



# AGENDA

## CITY COUNCIL MEETING

55 West Williams Avenue Fallon, NV

December 17, 2024 at 9:00 AM

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The Honorable City Council will meet in a regularly scheduled meeting on December 17, 2024 at 9:00 a.m. in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Items on the agenda may be taken out of order. The Council may combine two or more agenda items for consideration. The Council may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Unless otherwise allowed by the City Council, public comments by an individual will be limited to three minutes.

1. Pledge of Allegiance to the Flag
2. Certification of Compliance with Posting Requirements
3. Public Comments  
General in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken. **(For discussion only)**
4. Consideration and possible approval of Council Meeting Minutes for November 5, 2024 **(For possible action)**
5. Approval of Warrants **(For possible action)**
  - A) Accounts Payable
  - B) Payroll
  - C) Customer Deposit
6. Consideration of application by David Scott Tate for an on-premise drinking establishment liquor license for Fallon Bonanza Corporation dba Bonanza Inn & Casino to be located at 855 W. Williams Ave. **(For possible action)**

7. Consideration of application by David Scott Tate for an on-premise drinking establishment liquor license for Fallon Comstock Casino Corporation dba Comstock Casino to be located at 1975 S. Taylor Street. **(For possible action)**
8. Consideration of application by David Scott Tate for an on-premise drinking establishment liquor license for Ole Nugget Corporation dba Fallon Nugget to be located at 70 S. Maine Street. **(For possible action)**
9. Consideration of application by Fallon Bonanza Corporation dba Bonanza Inn & Casino for a non-restricted gaming license for 210 slot machines and 1 table game for Fallon Bonanza Corporation dba Bonanza Inn & Casino located at 855 W. Williams Ave. **(For possible action)**
10. Consideration of application by Fallon Comstock Casino Corporation dba Comstock Casino for a non-restricted gaming license for 35 slot machines for Fallon Comstock Casino Corporation dba Comstock Casino located at 1975 S. Taylor Street. **(For possible action)**
11. Consideration of application by Ole Nugget Corporation dba Fallon Nugget for a non-restricted gaming license for 142 slot machines and 1 table game for Ole Nugget Corporation dba Fallon Nugget located at 70 S. Maine Street. **(For possible action)**
12. Consideration and possible approval of a Record of Survey Map in Support of a Boundary Line Adjustment for Churchill Council on Alcohol and Other Drugs, Churchill County Assessor's Parcel Numbers 001-251-59 & 001-251-25. **(For possible action)**
13. Consideration and possible approval of a Record of Survey Map in Support of a Boundary Line Adjustment for Mark Gonzales and Diversified Builders LLC, Churchill County Assessor's Parcel Numbers 001-711-09 & 001-731-09. **(For possible action)**
- 14. Public Comments (For discussion only)**
- 15. Council and Staff Reports (For discussion only)**

This agenda has been posted on or before 9:00 a.m. on December 12, 2024 at City Hall, City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>).

The supporting material for this meeting is also available to the public on the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>) or by contacting Elsie Lee, Deputy City Clerk, City Clerk's Office, City Hall, 55 West Williams Avenue, Fallon, Nevada, 775-423-5104

/s/ Elsie M. Lee

**NOTICE TO PERSONS WITH DISABILITIES:** Reasonable effort will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the City Clerk's Office at 775-423-5104 in advance so that arrangements may be conveniently made.

**MINUTES  
CITY OF FALLON  
55 West Williams Ave  
Fallon, Nevada  
November 5, 2024**

The Honorable City Council met in a regular meeting on the above date in the Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

**Present:**

Mayor Ken Tedford  
Councilwoman Kelly Frost  
Councilwoman Karla Kent  
Councilman Paul Harmon  
Chief of Staff Bob Erickson  
City Attorney Mike Mackedon  
Deputy City Attorney Trent deBraga  
Deputy City Attorney Sean Rowe  
Chief Ron Wenger  
City Clerk Treasurer Michael O'Neill  
Deputy City Clerk Elsie Lee  
Public Works Director Brian Byrd  
Deputy Public Works Adrian Noriega  
Deputy Public Works Glen Radtke  
City Engineer Derek Zimney  
Director of Tourism Jane Moon  
Emergency Manager Steve Endacott

The meeting was called to order by Mayor Tedford at 9:00 a.m.

Mayor Tedford led the Pledge of Allegiance.

Mayor Tedford inquired if the agenda had been posted in compliance with NRS requirements.

City Clerk Treasurer Michael O'Neill advised that the agenda was posted in compliance with the NRS requirements.

**Public Comments**

Mayor Tedford inquired if there were any public comments. He noted that comments are to be general in nature, not relative to any agenda items. No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken.

Geoff Knell of 261 Serpa Place greeted the Council.

- Made comments regarding the event, Spooktacular.
- Made comments regarding preaching during Spooktacular.

- Made comments regarding an 86 letter.  
No further comments were noted.

**Consideration and possible approval of Council Meeting Minutes August 6, 2024, August 9, 2024, August 20, 2024, August 23, 2024, September 3, 2024, September 17, 2024, October 7, 2024, and October 16, 2024.**

Councilman Harmon motioned to approve the Council Meeting Minutes for August 6, 2024, August 9, 2024, August 20, 2024, August 23, 2024, September 3, 2024, September 17, 2024, October 7, 2024, and October 16, 2024, with no corrections or additions; seconded by Councilwoman Kent and approved with a 3-0 vote by the Council.

**Approval of Warrants**

- A) Accounts Payable
- B) Payroll
- C) Customer Deposit

Councilwoman Kent motioned to approve the accounts payable, payroll and customer deposit warrants; seconded by Councilwoman Frost and approved with a 3-0 vote by the Council.

**Consideration of application by Stephanie Kill-Reese for a drinking establishment (on-premises) liquor license and a retail establishment (off-premises) liquor license for Bites and Bottles LLC to be located at 65 South Maine Street.**

Deputy City Clerk Elsie Lee stated Stephanie Kill-Reese, owner of Bites and Bottles LLC has made an application for a drinking establishment (on-premises) liquor license and a retail establishment (off-premises) liquor license for Bites and Bottles LLC, to be located at 65 South Maine Street. A drinking establishment liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption upon the premises only. A retail liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption off the premises only. The application has been reviewed by Police Chief Ron Wenger, Deputy City Attorney Trent deBraga, City Engineer Derek Zimney, and Deputy City Clerk Elsie Lee and has been recommended for approval.

Mayor Tedford inquired if there were any questions from the Council or public.

Councilwoman Frost inquired if this was just a change of ownership.

Deputy City Clerk Elsie Lee stated that was correct.

Councilman Harmon inquired if Wallace Realty was the owner or property manager of the establishment.

Deputy City Clerk Elsie Lee stated that they are the property managers.

Mayor Tedford inquired if there were any further questions or comments.

No further comments were noted.

Councilwoman Frost motioned to approve the application by Stephanie Kill-Reese for a drinking establishment (on-premises) liquor license and a retail establishment (off-premises) liquor license for Bites and Bottles LLC to be located at 65 South Maine Street; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

**Consideration and possible approval of a Parcel Map for Reid Walker to split Churchill County Assessor's Parcel Number 001-424-05, commonly known as 460 & 470 South Taylor Street, Fallon, NV, into two parcels.**

City Engineer Derek Zimney stated that Reid Walker, owner of Churchill County Assessor's Parcel Number (APN) 001-424-05 has made an application and submitted a map to split his property at 460 & 470 South Taylor Street. This Parcel Map will create two parcels, consisting of 8,220 square feet and 7,530 square feet. These parcels are located within the R-1 zoning and approval will meet City of Fallon Municipal Code requirements for R-1 zoning. Any development or improvements to these parcels shall be required to meet all applicable City of Fallon standards and requirements.

Mayor Tedford inquired if there were any questions from the Council or public.

Councilman Paul Harmon inquired if this parcel was split in two, if it would still meet the R-Zoning requirements.

City Engineer Derek Zimney stated that it would.

Councilwoman Karla Kent inquired if each parcel consists of one residence, and one shop.

City Engineer Derek Zimney stated that was correct. One has a shop, and one has been converted to a shed.

Mayor Tedford inquired if there were any further questions from the Council or public.

No further comments were noted.

Councilwoman Kent motioned to approve the Parcel Map for Reid Walker to split Churchill County Assessor's Parcel Number 001-424-05, commonly known as 460 & 470 South Taylor Street, Fallon, NV, into two parcels; seconded by Councilman Harmon and approved with a 3-0 vote by the Council.

**Fallon Police Department Monthly Report for August 2024.**

Chief Ron Wenger presented the August monthly report. The report will compare the 2023 crime, traffic stops, and traffic accident statistics to August 2024. Total calls-for-service this month were 754 total calls-for-service.

- Crime Summary: 7 total Domestic Batteries; 5 Battery.
- Theft Calls: 14 total thefts for various items.
- Arrest Summary: 35 total arrests.
- Moving Citations/Traffic Warnings: 121 traffic stops were made; 14 issuing citations.
- Public/Private Property Accidents: 25 total accidents.
- Animal Shelter Services: Total – 137; Churchill County – 76; City – 59; Fallon Paiute Shoshone Tribe – 2.
- Volunteers in Police Services: Contributed 153 hours.
- Various training courses were provided to sworn-in and non-sworn-in officers.
- 0 requests were made through the Citizen Assistance Program.
- Police officers participated in several various public relations events.
- Citizen Surveys were all positive.

Mayor Tedford inquired if there were any comments or questions.

No comments were noted.

**Public Comments**

Mayor Tedford inquired if there were any public comments.  
Geoff Knell of 261 Serpa Place greeted the Council.

- Made comments regarding walking his dog.
- Made comments regarding attending a Sam Brown meeting.
- Made comments regarding the government.
- Made comments regarding the event, Spooktacular.
- Referenced Isaiah 5.
- Made comments regarding God in the government.
- Made comments regarding being willing to go to jail, while fighting for his beliefs.

No further comments were noted.

**Council and Staff Reports**

Mayor Tedford inquired if there were any Council or staff reports.  
No reports were noted.

**Executive Session**

Mayor Tedford tabled the executive session, as it was not needed at this time.

**Adjournment**

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:14 a.m.

\_\_\_\_\_  
Mayor Tedford

Attest: \_\_\_\_\_  
Michael O’Neill, City Clerk-Treasurer



# CITY OF FALLON

## REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: December 10, 2024  
 AGENDA DATE: December 17, 2024  
 TO: The Honorable City Council  
 FROM: Elsie Lee, Deputy City Clerk  
 AGENDA ITEM TITLE: Consideration of application by David Scott Tate for an on-premise drinking establishment liquor license for Fallon Bonanza Corporation dba Bonanza Inn & Casino to be located at 855 W. Williams Ave. **(For possible action)**

**TYPE OF ACTION REQUESTED:**

- |  |                         |
|--|-------------------------|
| Resolution   | Ordinance               |
| <input checked="" type="checkbox"/> Formal Action/Motion | Other – Discussion Only |

**POSSIBLE COUNCIL ACTION:** Motion to approve application and to issue an on-premise drinking establishment liquor license to Scott Tate for Fallon Bonanza Corporation dba Bonanza Inn & Casino to be located at 855 W. Williams Ave.

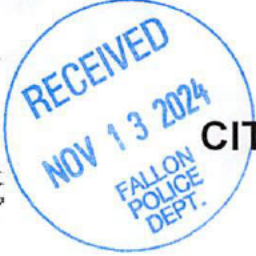
**DISCUSSION:** Scott Tate, President of Fallon Bonanza Corporation dba Bonanza Inn & Casino has made application for a drinking establishment liquor license for Fallon Bonanza Corporation dba Bonanza Inn & Casino at 855 W. Williams Ave. A drinking establishment liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption upon the premises only.

The application has been reviewed by Chief Ron Wenger, City Engineer Derek Zimney, Deputy City Attorney Trent deBraga and Deputy City Clerk Elsie Lee and has been recommended for approval.

**FISCAL IMPACT:** Annual drinking establishment liquor license fee revenue.

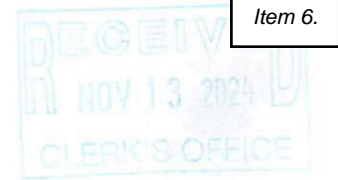
**FUNDING SOURCE:** N/A.

**PREPARED BY:** Elsie Lee, Deputy City Clerk



# CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406  
Phone: (775) 423-5104  
Fax: (775) 423-8874



Item 6.

## LIQUOR LICENSE APPLICATION

Application Type:  New  Owner Change  Manager Change  Location Change

Applicant Name: Tate David S Application Date: 10-31-24  
Last First MI

Title: President Phone: (775) 423-3101

Date of Birth: [REDACTED] Driver's License Number: [REDACTED]  
State: [REDACTED]

List all addresses in which you have resided at for the past five (5) years.

Begin/End	Physical Address	City	State	Zip
02/2022 - Present	7172 Sandhill Rd	Fallon	NV	89406
08/2013 - 08/2022	2390 Range View Ct.	Reno	NV	89519

Business Entity Type:  Sole Proprietor  Partnership  Limited Liability Company  DBA  
 Corporation  Association  Other: \_\_\_\_\_

Business Name: Fallon Bonanza Corporation dba Bonanza Inn & Casino

Business Owner(s):

Name	Address	Title
David Scott Tate	7172 Sandhill Rd, Fallon, NV 89406	General Manager

Business Address: 855 W. Williams Ave. Fallon NV 89406  
City State Zip

Provide a brief description of the portion to be occupied by the establishment for which the license is sought: (Attach drawing of layout)

Is the premises to be licensed leased by the applicant?  Yes  No

Name of the owner of the premises: WCW Corporation

Name of the owner's authorized agent, if any: N/A

What type of license for which the application is made:  Retail (Off Premises)  Drinking Establishment (On Premises)

Have you owned or managed any other business?  Yes  No





# CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

If Yes, list the business(es) you have owned or managed.

Begin/End	Name	Address	City	State	Zip
	WCW Corp Fallon Nugget	70 South Maine Street	Fallon	NV	89406
	WCW Corp Comstock	1975 S. Taylor Street	Fallon	NV	89406
	WCW Corp Bonanza Inn	855 W. Williams Avenut	Fallon	NV	89406

Have you ever been issued a business or a liquor license?  Yes  No  
 If Yes, when? 1995 What Agency? City of Fallon

Have you ever had a business or liquor license revoked?  Yes  No  
 If Yes, when? N/A What Agency? \_\_\_\_\_

Have you ever been denied a business or liquor license?  Yes  No  
 If Yes, when? N/A What Agency? N/A

Have you received any specialized training for serving alcoholic beverages?  Yes  No  
 If Yes, explain: Alcohol Awareness Training - 11-13-2023

Have you ever been arrested?  Yes  No

If Yes, provide the following information:

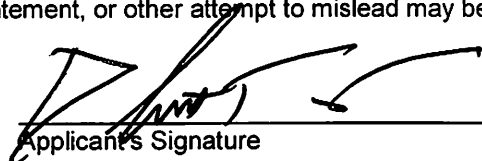
Date	Charge	Arresting Agency	Disposition
	N/A		
	N/A		
	N/A		

List five (5) references not related to you with daytime phone numbers:

Name	Phone	Relationship
Frank Woodliff	775-423-6065	Business acquaintance
John Boyd	602-738-1528	Business acquaintance
Andy Zimmerman	702-918-6125	Business acquaintance
Josh Dehmer	601-368-2242	Friend
Tom Howell	775-742-6908	Business acquaintance

I declare under penalty of perjury that the foregoing is true and correct:

1. That I have received and read a copy of Chapter 5.08 of the Fallon Municipal Code – Alcoholic Beverage Sales;
2. That upon approval of a Liquor License, I will conduct the business and business establishment in accordance with the provisions of the laws of the State of Nevada, the United States, and the ordinances of the City of Fallon applicable to the conduct of business; and
3. That the above information is true and correct to the best of my knowledge and belief and that such declaration is made with the full knowledge that any failure to disclose, misstatement, or other attempt to mislead may be considered sufficient cause for denial of a business license.

  
 Applicant's Signature



# CITY OF FALLON CLERK'S OFFICE

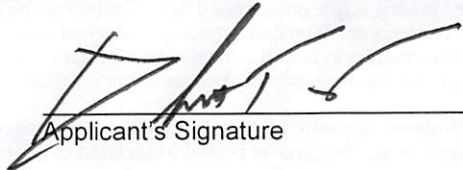
55 West Williams Avenue, Fallon, Nevada 89406

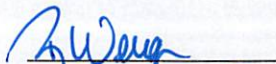
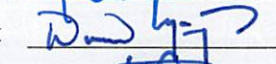

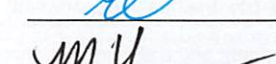
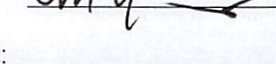
Phone: (775) 423-5104

Fax: (775) 423-8874

## AUTHORIZATION AND RELEASE

I, David S. Tate, authorize the Fallon Police Department to perform a background check and to release the results of said investigation, which may include information of a confidential or privileged nature, to the City Council in public documents and/or discussion at a public meeting.

  
Applicant's Signature

OFFICIAL USE ONLY			
City of Fallon	Approve	Approve with Conditions	Disapprove
Chief of Police		_____	_____
Engineering/Building Department		_____	_____
Attorney's Office		_____	_____
City Clerk's Office		_____	_____
Fallon/Churchill Fire Dept		_____	_____
Conditions required for approval: _____			
_____			
_____			
Recommendation for application:	<u>Approve</u>	<u>Approve with Conditions</u>	<u>Disapprove</u>

OFFICIAL USE ONLY:		
Account No.	License No.	Payment Received By:

# FALLON POLICE DEPARTMENT

55 West Williams Avenue  
Fallon, Nevada 89406-2941  
775-423-2111  
Fax: 423-6527

Ron Wenger  
Chief of Police

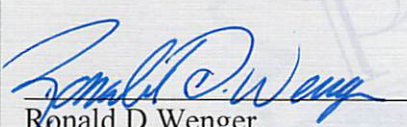
November 22, 2024

On November 13, 2024 the Fallon Police Department received an application for City Liquor License from Mr. Scott Tate of 7172 Sandhill Road in Fallon, Nevada 89406. Mr. Tate is the owner of WCW Corporation and is seeking a city liquor license to sell On Premise at his Casino's located at 70 S Maine Street, 855 W Williams Avenue and 1975 S Taylor Street within the City limits of Fallon Nevada.

Mr. Tate has previously held a City of Fallon Liquor License for all the establishments listed above and has successfully passed a background check conducted by the State Gaming Board.

On November 22, 2024 I interviewed Mr. Tate about his application. I have provided a supplemental form in which Mr. Tate signed, indicating he understands his responsibilities as they relate to the laws regarding underage drinking.

I have concluded that Mr. Tate has passed a limited background check.



Ronald D Wenger  
Chief of Police

# Liquor License Application Interview Supplement

APPLICANT Scott Tate DATE 11/22/2024

BUSINESS NAME – WCW corp.

70 S Maine Street Fallon, Nv 89406

I (will/will not) be the on-site supervisor.  
If not, the on-site supervisor will be Kiran Taylor  
Wats Goodman  
Tammie Baltazar

I understand that if the on-site supervisor changes, I am responsible to notify the City Clerk's Office. Initials [Signature]

I acknowledge that as the license holder, I am personally responsible for what is sold at the store. Initials [Signature]

I further acknowledge that as the license holder, I am responsible for alcohol sales from the business and may be held personally responsible for alcohol sales that violate any law or ordinance. Initials [Signature]

I have received, read and understand the Liquor and Business License requirements within the Fallon Municipal Code and agree to abide by those requirements. Initials [Signature]

Witness: Ronald D Wenger, Chief of Police



# CITY OF FALLON

## REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: December 10, 2024  
 AGENDA DATE: December 17, 2024  
 TO: The Honorable City Council  
 FROM: Elsie Lee, Deputy City Clerk  
 AGENDA ITEM TITLE: Consideration of application by David Scott Tate for an on-premise drinking establishment liquor license for Fallon Comstock Casino Corporation dba Comstock Casino to be located at 1975 S. Taylor Street.  
**(For possible action)**

**TYPE OF ACTION REQUESTED:**

- |  |                         |
|--|-------------------------|
| Resolution   | Ordinance               |
| <input checked="" type="checkbox"/> Formal Action/Motion | Other – Discussion Only |

**POSSIBLE COUNCIL ACTION:** Motion to approve application and to issue an on-premise drinking establishment liquor license to Scott Tate for Fallon Comstock Casino Corporation dba Comstock Casino to be located at 1975 S. Taylor Street.

**DISCUSSION:** Scott Tate, President of Fallon Comstock Casino Corporation dba Comstock Casino has made application for a drinking establishment liquor license for Fallon Comstock Casino Corporation dba Comstock Casino at 1975 S. Taylor Street. A drinking establishment liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption upon the premises only.

The application has been reviewed by Chief Ron Wenger, City Engineer Derek Zimney, Deputy City Attorney Trent deBraga and Deputy City Clerk Elsie Lee and has been recommended for approval.

**FISCAL IMPACT:** Annual drinking establishment liquor license fee revenue.

**FUNDING SOURCE:** N/A.

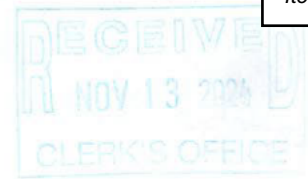
**PREPARED BY:** Elsie Lee, Deputy City Clerk



# CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406  
Phone: (775) 423-5104  
Fax: (775) 423-8874

Item 7.



## LIQUOR LICENSE APPLICATION

Application Type:  New  Owner Change  Manager Change  Location Change

Applicant Name: Tate David S Application Date: 10-31-24  
Last First MI

Title: President Phone: (775) 423-3101

Date of Birth: [REDACTED] Driver's License Number: [REDACTED]  
State: [REDACTED]

List all addresses in which you have resided at for the past five (5) years.

Begin/End	Physical Address	City	State	Zip
02/2022 - Present	7172 Sandhill Rd	Fallon	NV	89406
08/2013 - 08/2022	2390 Range View Ct.	Reno	NV	89519
				8

Business Entity Type:  Sole Proprietor  Partnership  Limited Liability Company  DBA  
 Corporation  Association  Other: \_\_\_\_\_

Business Name: Fallon Comstock Casino Corporation dba Comstock Casino

Business Owner(s):

Name	Address	Title
W.C.W. Corporation		
owned by David Scott Tate	7172 Sandhill Rd, Fallon, NV 89406	President

Business Address: 1975 S. Taylor Street Fallon NV 89406  
City State Zip

Provide a brief description of the portion to be occupied by the establishment for which the license is sought: (Attach drawing of layout)

Is the premises to be licensed leased by the applicant?  Yes  No

Name of the owner of the premises: Churchill Real Estate

Name of the owner's authorized agent, if any: N/A

What type of license for which the application is made:  Retail (Off Premises)  Drinking Establishment (On Premises)

Have you owned or managed any other business?  Yes  No



# CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

If Yes, list the business(es) you have owned or managed.

Begin/End	Name	Address	City	State	Zip
	WCW Corp Fallon Nugget	70 South Maine Street	Fallon	NV	89406
	WCW Corp. Comstock	1975 S. Taylor Street	Fallon	NV	89406
	WCW Corp Bonanza Inn	855 W. Williams Avenue	Fallon	NV	89406

Have you ever been issued a business or a liquor license?  Yes  No  
 If Yes, when? 1995 What Agency? City of Fallon

Have you ever had a business or liquor license revoked?  Yes  No  
 If Yes, when? N/A What Agency? \_\_\_\_\_

Have you ever been denied a business or liquor license?  Yes  No  
 If Yes, when? N/A What Agency? N/A

Have you received any specialized training for serving alcoholic beverages?  Yes  No  
 If Yes, explain: Alcohol Awareness Training - 11-13-2023

Have you ever been arrested?  Yes  No

If Yes, provide the following information:

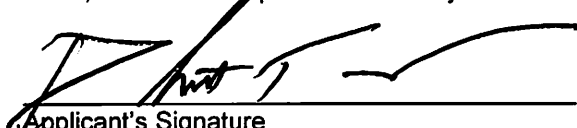
Date	Charge	Arresting Agency	Disposition
	N/A		
	N/A		
	N/A		

List five (5) references not related to you with daytime phone numbers:

Name	Phone	Relationship
Frank Woodliff	775-423-6065	Business acquaintance
John Boyd	602-738-1528	Business acquaintance
Andy Zimmerman	702-918-6125	Business acquaintance
Josh Dehmer	601-368-2242	Friend
Tom Howell	775-742-6908	Business acquaintance

I declare under penalty of perjury that the foregoing is true and correct:

1. That I have received and read a copy of Chapter 5.08 of the Fallon Municipal Code – Alcoholic Beverage Sales;
2. That upon approval of a Liquor License, I will conduct the business and business establishment in accordance with the provisions of the laws of the State of Nevada, the United States, and the ordinances of the City of Fallon applicable to the conduct of business; and
3. That the above information is true and correct to the best of my knowledge and belief and that such declaration is made with the full knowledge that any failure to disclose, misstatement, or other attempt to mislead may be considered sufficient cause for denial of a business license.

  
 Applicant's Signature



# CITY OF FALLON CLERK'S OFFICE

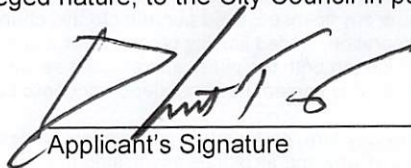
55 West Williams Avenue, Fallon, Nevada 89406

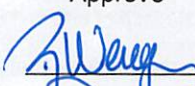



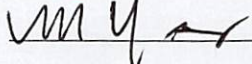
Phone: (775) 423-5104

Fax: (775) 423-8874

## AUTHORIZATION AND RELEASE

I, David S. Tate, authorize the Fallon Police Department to perform a background check and to release the results of said investigation, which may include information of a confidential or privileged nature, to the City Council in public documents and/or discussion at a public meeting.

  
Applicant's Signature

OFFICIAL USE ONLY			
City of Fallon	Approve	Approve with Conditions	Disapprove
Chief of Police		_____	_____
Engineering/Building Department		_____	_____
Attorney's Office		_____	_____
City Clerk's Office		_____	_____
Fallon/Churchill Fire Dept		_____	_____
Conditions required for approval: _____			
_____			
_____			
Recommendation for application:	<u>Approve</u>	<u>Approve with Conditions</u>	<u>Disapprove</u>

OFFICIAL USE ONLY:		
Account No.	License No.	Payment Received By:



# FALLON POLICE DEPARTMENT

55 West Williams Avenue  
Fallon, Nevada 89406-2941  
775-423-2111  
Fax: 423-6527

Ron Wenger  
Chief of Police


November 22, 2024

On November 13, 2024 the Fallon Police Department received an application for City Liquor License from Mr. Scott Tate of 7172 Sandhill Road in Fallon, Nevada 89406. Mr. Tate is the owner of WCW Corporation and is seeking a city liquor license to sell On Premise at his Casino's located at 70 S Maine Street, 855 W Williams Avenue and 1975 S Taylor Street within the City limits of Fallon Nevada.

Mr. Tate has previously held a City of Fallon Liquor License for all the establishments listed above and has successfully passed a background check conducted by the State Gaming Board.

On November 22, 2024 I interviewed Mr. Tate about his application. I have provided a supplemental form in which Mr. Tate signed, indicating he understands his responsibilities as they relate to the laws regarding underage drinking.

I have concluded that Mr. Tate has passed a limited background check.

  
Ronald D Wenger  
Chief of Police

# Liquor License Application Interview Supplement

APPLICANT Scott Tate DATE 11/22/2024

BUSINESS NAME – WCW corp.

70 S Maine Street Fallon, Nv 89406

I (will/will not) be the on-site supervisor.

If not, the on-site supervisor will be Kiran Taylor  
Walt Goodman  
Tammie Baltazar

I understand that if the on-site supervisor changes, I am responsible to notify the City Clerk's Office. Initials [Signature]

I acknowledge that as the license holder, I am personally responsible for what is sold at the store. Initials [Signature]

I further acknowledge that as the license holder, I am responsible for alcohol sales from the business and may be held personally responsible for alcohol sales that violate any law or ordinance. Initials [Signature]

I have received, read and understand the Liquor and Business License requirements within the Fallon Municipal Code and agree to abide by those requirements. Initials [Signature]

Witness: Ronald D Wenger  
Ronald D Wenger, Chief of Police



# CITY OF FALLON

## REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: December 10, 2024  
 AGENDA DATE: December 17, 2024  
 TO: The Honorable City Council  
 FROM: Elsie Lee, Deputy City Clerk  
 AGENDA ITEM TITLE: Consideration of application by David Scott Tate for an on-premise drinking establishment liquor license for Ole Nugget Corporation dba Fallon Nugget to be located at 70 S. Maine Street. **(For possible action)**

**TYPE OF ACTION REQUESTED:**

- |  |                         |
|--|-------------------------|
| Resolution   | Ordinance               |
| <input checked="" type="checkbox"/> Formal Action/Motion | Other – Discussion Only |

**POSSIBLE COUNCIL ACTION:** Motion to approve application and to issue an on-premise drinking establishment liquor license to Scott Tate for Ole Nugget Corporation dba Fallon Nugget to be located at 70 S. Maine Street.

**DISCUSSION:** Scott Tate, President of Ole Nugget Corporation dba Fallon Nugget has made application for a drinking establishment liquor license for Ole Nugget Corporation dba Fallon Nugget at 70 S. Maine Street. A drinking establishment liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption upon the premises only.

The application has been reviewed by Chief Ron Wenger, City Engineer Derek Zimney, Deputy City Attorney Trent deBraga and Deputy City Clerk Elsie Lee and has been recommended for approval.

**FISCAL IMPACT:** Annual drinking establishment liquor license fee revenue.

**FUNDING SOURCE:** N/A.

**PREPARED BY:** Elsie Lee, Deputy City Clerk



# CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406  
Phone: (775) 423-5104  
Fax: (775) 423-8874



Item 8.

## LIQUOR LICENSE APPLICATION

Application Type:  New  Owner Change  Manager Change  Location Change

Applicant Name: Tate David S Application Date: 10-31-24  
Last First MI

Title: President Phone: (775) 423-3101

Date of Birth: [REDACTED] Driver's License Number: [REDACTED]  
State: [REDACTED]

List all addresses in which you have resided at for the past five (5) years.

Begin/End	Physical Address	City	State	Zip
02/2022 - Present	7172 Sandhill Rd	Fallon	NV	89406
08/2013 - 08/2022	2390 Range View Ct.	Reno	NV	89519

Business Entity Type:  Sole Proprietor  Partnership  Limited Liability Company  DBA  
 Corporation  Association  Other: \_\_\_\_\_

Business Name: Ole Nugget Corporation dba Fallon Nugget

Business Owner(s):

Name	Address	Title
W.C.W Corporation		
owned by David Scott Tate	562 North Maine Street, Fallon NV 89406	President

Business Address: 70 South Maine St. Fallon NV 89406  
City State Zip

Provide a brief description of the portion to be occupied by the establishment for which the license is sought: (Attach drawing of layout)

Is the premises to be licensed leased by the applicant?  Yes  No

Name of the owner of the premises: W.C.W Corporation

Name of the owner's authorized agent, if any: N/A

What type of license for which the application is made:  Retail (Off Premises)  Drinking Establishment (On Premises)

Have you owned or managed any other business?  Yes  No



# CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

If Yes, list the business(es) you have owned or managed.

Begin/End	Name	Address	City	State	Zip
	WCW Corp Fallon Nugget	70 South Maine Street	Fallon	NV	89406
	WCW Corp Comstock	1975 S. Taylor Street	Fallon	NV	89406
	WCW Corp Bonanza Inn	855 W. Williams Avenue	Fallon	NV	89406

Have you ever been issued a business or a liquor license?  Yes  No  
 If Yes, when? 1995 What Agency? City of Fallon

Have you ever had a business or liquor license revoked?  Yes  No  
 If Yes, when? N/A What Agency? \_\_\_\_\_

Have you ever been denied a business or liquor license?  Yes  No  
 If Yes, when? N/A What Agency? N/A

Have you received any specialized training for serving alcoholic beverages?  Yes  No  
 If Yes, explain: Alcohol Awareness Training - 11-13-2023

Have you ever been arrested?  Yes  No

If Yes, provide the following information:

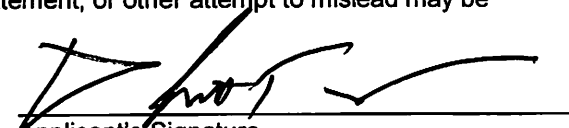
Date	Charge	Arresting Agency	Disposition
	N/A		
	N/A		
	N/A		

List five (5) references not related to you with daytime phone numbers:

Name	Phone	Relationship
Frank Woodliff	775-423-6065	Business acquaintance
John Boyd	602-738-1528	Business acquaintance
Andy Zimmerman	702-918-6125	Business acquaintance
Josh Dehmer	601-368-2242	Friend
Tom Howell	775-742-6908	Business acquaintance

I declare under penalty of perjury that the foregoing is true and correct:

- That I have received and read a copy of Chapter 5.08 of the Fallon Municipal Code – Alcoholic Beverage Sales;
- That upon approval of a Liquor License, I will conduct the business and business establishment in accordance with the provisions of the laws of the State of Nevada, the United States, and the ordinances of the City of Fallon applicable to the conduct of business; and
- That the above information is true and correct to the best of my knowledge and belief and that such declaration is made with the full knowledge that any failure to disclose, misstatement, or other attempt to mislead may be considered sufficient cause for denial of a business license.

  
 Applicant's Signature



# CITY OF FALLON CLERK'S OFFICE


55 West Williams Avenue, Fallon, Nevada 89406

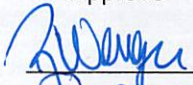



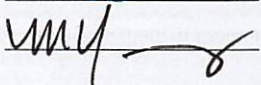
Phone: (775) 423-5104

Fax: (775) 423-8874

## AUTHORIZATION AND RELEASE

I, David S. Tate, authorize the Fallon Police Department to perform a background check and to release the results of said investigation, which may include information of a confidential or privileged nature, to the City Council in public documents and/or discussion at a public meeting.

  
Applicant's Signature

OFFICIAL USE ONLY			
City of Fallon	Approve	Approve with Conditions	Disapprove
Chief of Police		_____	_____
Engineering/Building Department		_____	_____
Attorney's Office		_____	_____
City Clerk's Office		_____	_____
Fallon/Churchill Fire Dept		_____	_____
Conditions required for approval: _____			
_____			
_____			
Recommendation for application:	<u>Approve</u>	<u>Approve with Conditions</u>	<u>Disapprove</u>

OFFICIAL USE ONLY:		
Account No.	License No.	Payment Received By:

# FALLON POLICE DEPARTMENT

55 West Williams Avenue  
Fallon, Nevada 89406-2941  
775-423-2111  
Fax: 423-6527

Ron Wenger  
Chief of Police


November 22, 2024

On November 13, 2024 the Fallon Police Department received an application for City Liquor License from Mr. Scott Tate of 7172 Sandhill Road in Fallon, Nevada 89406. Mr. Tate is the owner of WCW Corporation and is seeking a city liquor license to sell On Premise at his Casino's located at 70 S Maine Street, 855 W Williams Avenue and 1975 S Taylor Street within the City limits of Fallon Nevada.

Mr. Tate has previously held a City of Fallon Liquor License for all the establishments listed above and has successfully passed a background check conducted by the State Gaming Board.

On November 22, 2024 I interviewed Mr. Tate about his application. I have provided a supplemental form in which Mr. Tate signed, indicating he understands his responsibilities as they relate to the laws regarding underage drinking.

I have concluded that Mr. Tate has passed a limited background check.

  
Ronald D Wenger  
Chief of Police

# Liquor License Application Interview Supplement

APPLICANT Scott Tate DATE 11/22/2024

BUSINESS NAME – WCW corp.

70 S Maine Street Fallon, Nv 89406

I (will/will not) be the on-site supervisor.

If not, the on-site supervisor will be Kiran Taylor  
Walt Goodman  
Tammie Baltazar

I understand that if the on-site supervisor changes, I am responsible to notify the City Clerk's Office. Initials [Signature]

I acknowledge that as the license holder, I am personally responsible for what is sold at the store. Initials [Signature]

I further acknowledge that as the license holder, I am responsible for alcohol sales from the business and may be held personally responsible for alcohol sales that violate any law or ordinance. Initials [Signature]

I have received, read and understand the Liquor and Business License requirements within the Fallon Municipal Code and agree to abide by those requirements. Initials [Signature]

Witness: Ronald D Wenger  
Ronald D Wenger, Chief of Police





## CITY OF FALLON REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: December 10, 2024  
 AGENDA DATE: December 17, 2024  
 TO: The Honorable City Council  
 FROM: Elsie Lee, Deputy City Clerk  
 AGENDA ITEM TITLE: Consideration of application by Fallon Bonanza Corporation dba Bonanza Inn & Casino for a non-restricted gaming license for 210 slot machines and 1 table game for Fallon Bonanza Corporation dba Bonanza Inn & Casino located at 855 W. Williams Ave. **(For possible action)**

**TYPE OF ACTION REQUESTED:**

- Resolution
- Formal Action/Motion
- Ordinance
- Other – Discussion Only

**RECOMMENDED COUNCIL ACTION:** Motion to approve application and to issue a non-restricted gaming license to Fallon Bonanza Corporation dba Bonanza Inn & Casino located at 855 W. Williams Ave.

**DISCUSSION:** Fallon Bonanza Corporation dba Bonanza Inn & Casino has made application for a non-restricted gaming license for 210 slot machines and 1 table game for Fallon Bonanza Corporation dba Bonanza Inn & Casino to be located at 855 W. Williams Ave. A non-restricted gaming license is a privileged license that allows the licensee to operate a gambling establishment within the City of Fallon. “Non-restricted gaming license” has the meaning of non-restricted license or non-restricted operation as set forth in NRS 463.0177 as it may from time to time be amended.

The application has been reviewed by Police Chief Ron Wenger, City Engineer Derek Zimney, Deputy City Attorney Trent deBraga and Deputy City Clerk Elsie Lee and has been recommended for approval with conditions.

**FISCAL IMPACT:** Annual gaming license fee revenue.

**FUNDING SOURCE:** n/a

**PREPARED BY:** Elsie Lee, Deputy City Clerk



# CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

## GAMING LICENSE APPLICATION

Application Type:  Restricted (See NRS 463.0189) Complete Section A below.  Nonrestricted (See NRS 463.0177) Complete Sections A and B below.

Name: Fallon Bonanza Corporation dba Bonanza Inn & Casino Application Date: 10/31/24  
Last First MI

Title: Shauna Gibson - Controller Phone: 775-423-3101

Business Entity Type:  Sole Proprietor  Partnership  Limited Liability Company  DBA  
 Corporation  Association  Other:

Business Name: Fallon Bonanza Corporation dba Bonanza Inn & Casino

Business Owner(s):

Name	Title:
W.C.W. Corporation Owned by D. Scott Tate	Owner/President

Copy of State Gaming Board approval attached?  Yes  No

### SECTION A

			License Amount
Slots:	210	@ \$9.00 each	\$ 1,890.00
21 Games:		@ \$40.00 each	\$ 0.00
Keno Games:	1	@ \$40.00 each	\$ 40.00
Sports Book:		@ \$40.00 each	\$ 0.00
Race Book:		@ \$40.00 each	\$ 0.00
Table Games:		@ \$40.00 each	\$ 0.00
Other:		@ \$40.00 each	\$ 0.00
<b>LICENSE FEE TOTAL:</b>			<b>\$ 1,930.00</b>

### SECTION B

How many guestrooms will be at this premises? \_\_\_\_\_

How many parking spaces will be at this premises? \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct:

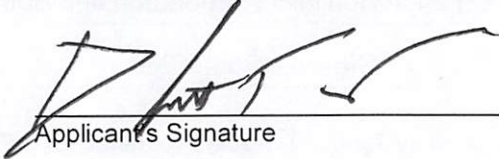
1. That I have received and read a copy of Chapter 5.52 of the Fallon Municipal Code – Gaming Licenses;
2. That upon approval of a Gaming License, I will conduct the business and business establishment in accordance with the provisions of the laws of the State of Nevada, the United States, and the ordinances of the City of Fallon applicable to the conduct of business; and



# CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406  
Phone: (775) 423-5104  
Fax: (775) 423-8874

That the above information is true and correct to the best of my knowledge and belief and that such declaration is made with the full knowledge that any failure to disclose, misstatement, or other attempt to mislead may be considered sufficient cause for denial of a business license.

  
Applicant's Signature

OFFICIAL USE ONLY			
City of Fallon	Approve	Approve with Conditions	Disapprove
Chief of Police		_____	_____
Engineering/Building Department		_____	_____
Attorney's Office	_____		_____
City Clerk's Office	_____		_____
Fallon/Churchill Fire Dept		_____	_____
Conditions required for approval: <u>issuance of City gaming license contingent on applicant obtaining and providing to the City a copy of gaming license issued by the State of Nevada.</u>			
_____			
Recommendation for application:	<u>Approve</u>	<u>Approve with Conditions</u>	<u>Disapprove</u>

OFFICIAL USE ONLY:		
Account No.	License No.	Payment Received By:



## CITY OF FALLON REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: December 10, 2024  
 AGENDA DATE: December 17, 2024  
 TO: The Honorable City Council  
 FROM: Elsie Lee, Deputy City Clerk  
 AGENDA ITEM TITLE: Consideration of application by Fallon Comstock Casino Corporation dba Comstock Casino for a non-restricted gaming license for 35 slot machines for Fallon Comstock Casino Corporation dba Comstock Casino located at 1975 S. Taylor Street. **(For possible action)**

TYPE OF ACTION REQUESTED:

- |  |  |
|--|--|
| <input type="checkbox"/> Resolution                      | <input type="checkbox"/> Ordinance               |
| <input checked="" type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other – Discussion Only |

RECOMMENDED COUNCIL ACTION: Motion to approve application and to issue a non-restricted gaming license to Fallon Comstock Casino Corporation dba Comstock Casino located at 1975 S. Taylor Street.

DISCUSSION: Fallon Comstock Casino Corporation dba Comstock Casino has made application for a non-restricted gaming license for 35 slot machines for Fallon Comstock Casino Corporation dba Comstock Casino to be located at 1975 S. Taylor Street. A non-restricted gaming license is a privileged license that allows the licensee to operate a gambling establishment within the City of Fallon. “Non-restricted gaming license” has the meaning of non-restricted license or non-restricted operation as set forth in NRS 463.0177 as it may from time to time be amended.

The application has been reviewed by Police Chief Ron Wenger, City Engineer Derek Zimney, Deputy City Attorney Trent deBraga and Deputy City Clerk Elsie Lee and has been recommended for approval with conditions.

FISCAL IMPACT: Annual gaming license fee revenue.

FUNDING SOURCE: n/a

PREPARED BY: Elsie Lee, Deputy City Clerk

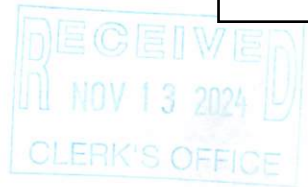


# CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874



## GAMING LICENSE APPLICATION

Application Type:  Restricted (See NRS 463.0189) Complete Section A below.  Nonrestricted (See NRS 463.0177) Complete Sections A and B below.

Name: Fallon Comstock Casino Corp. dba Comstock Casino Application Date: 10/31/24  
Last First MI

Title: Shauna Gibson - Controller Phone: 775-423-3101

Business Entity Type:  Sole Proprietor  Partnership  Limited Liability Company  DBA  
 Corporation  Association  Other:

Business Name: Fallon Comstock Casino Corporation dba Comstock Casino

Business Owner(s):

Name	Title:
W.C.W. Corporation Owned by D. Scott Tate	Owner/President

Copy of State Gaming Board approval attached?  Yes  No

### SECTION A

			License Amount
Slots:	35	@ \$9.00 each	\$ 315.00
21 Games:		@ \$40.00 each	\$ 0.00
Keno Games:		@ \$40.00 each	\$ 0.00
Sports Book:		@ \$40.00 each	\$ 0.00
Race Book:		@ \$40.00 each	\$ 0.00
Table Games:		@ \$40.00 each	\$ 0.00
Other:		@ \$40.00 each	\$ 0.00
<b>LICENSE FEE TOTAL:</b>			<b>\$ 315.00</b>

### SECTION B

How many guestrooms will be at this premises? \_\_\_\_\_

How many parking spaces will be at this premises? \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct:


1. That I have received and read a copy of Chapter 5.52 of the Fallon Municipal Code – Gaming Licenses;
2. That upon approval of a Gaming License, I will conduct the business and business establishment in accordance with the provisions of the laws of the State of Nevada, the United States, and the ordinances of the City of Fallon applicable to the conduct of business; and



# CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406  
Phone: (775) 423-5104  
Fax: (775) 423-8874

That the above information is true and correct to the best of my knowledge and belief and that such declaration is made with the full knowledge that any failure to disclose, misstatement, or other attempt to mislead may be considered sufficient cause for denial of a business license.

  
Applicant's Signature

OFFICIAL USE ONLY			
City of Fallon	Approve	Approve with Conditions	Disapprove
Chief of Police		_____	_____
Engineering/Building Department	_____	_____	_____
Attorney's Office	_____		_____
City Clerk's Office	_____	_____	_____
Fallon/Churchill Fire Dept		_____	_____
Conditions required for approval: <u>Issuance of City gaming license contingent on applicant obtaining and providing to the City a copy of gaming license issued by the State of Nevada.</u>			
_____			
Recommendation for application:	<u>Approve</u>	<u>Approve with Conditions</u>	<u>Disapprove</u>

OFFICIAL USE ONLY:		
Account No.	License No.	Payment Received By:



# CITY OF FALLON

## REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: December 10, 2024  
 AGENDA DATE: December 17, 2024  
 TO: The Honorable City Council  
 FROM: Elsie Lee, Deputy City Clerk  
 AGENDA ITEM TITLE: Consideration of application by Ole Nugget Corporation dba Fallon Nugget for a non-restricted gaming license for 142 slot machines and 1 table game for Ole Nugget Corporation dba Fallon Nugget located at 70 S. Maine Street.  
**(For possible action)**

TYPE OF ACTION REQUESTED:

- Resolution
- Formal Action/Motion
- Ordinance
- Other – Discussion Only

RECOMMENDED COUNCIL ACTION: Motion to approve application and to issue a non-restricted gaming license to Ole Nugget Corporation dba Fallon Nugget located at 70 S. Maine Street.

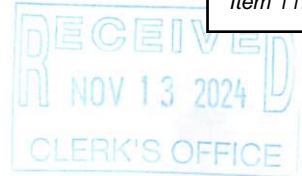
DISCUSSION: Ole Nugget Corporation dba Fallon Nugget has made application for a non-restricted gaming license for 142 slot machines and 1 table game for Ole Nugget Corporation dba Fallon Nugget to be located at 70 S. Maine Street. A non-restricted gaming license is a privileged license that allows the licensee to operate a gambling establishment within the City of Fallon. “Non-restricted gaming license” has the meaning of non-restricted license or non-restricted operation as set forth in NRS 463.0177 as it may from time to time be amended.

The application has been reviewed by Police Chief Ron Wenger, City Engineer Derek Zimney, Deputy City Attorney Trent deBraga and Deputy City Clerk Elsie Lee and has been recommended for approval with conditions.

FISCAL IMPACT: Annual gaming license fee revenue.

FUNDING SOURCE: n/a

PREPARED BY: Elsie Lee, Deputy City Clerk



# CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

## GAMING LICENSE APPLICATION

Application Type:  Restricted (See NRS 463.0189) Complete Section A below.  Nonrestricted (See NRS 463.0177) Complete Sections A and B below.

Name: Ole Nugget Corporation dba Fallon Nugget Application Date: 10/31/24  
Last First MI

Title: Shauna Gibson - Controller Phone: 775-423-3101

Business Entity Type:  Sole Proprietor  Partnership  Limited Liability Company  DBA  
 Corporation  Association  Other:

Business Name: Ole Nugget Corporation dba Fallon Nugget

Business Owner(s):

Name	Title:
W.C.W. Corporation Owned by D. Scott Tate	Owner/President

Copy of State Gaming Board approval attached?  Yes  No

### SECTION A

			License Amount
Slots:	142	@ \$9.00 each	\$ 1,278.00
21 Games:		@ \$40.00 each	\$ 0.00
Keno Games:		@ \$40.00 each	\$ 0.00
Sports Book:		@ \$40.00 each	\$ 0.00
Race Book:		@ \$40.00 each	\$ 0.00
Table Games:	1	@ \$40.00 each	\$ 40.00
Other:		@ \$40.00 each	\$ 0.00
<b>LICENSE FEE TOTAL:</b>			<b>\$ 1,318.00</b>

### SECTION B

How many guestrooms will be at this premises? \_\_\_\_\_  
 How many parking spaces will be at this premises? \_\_\_\_\_

I declare under penalty of perjury that the foregoing is true and correct:

- That I have received and read a copy of Chapter 5.52 of the Fallon Municipal Code – Gaming Licenses;
- That upon approval of a Gaming License, I will conduct the business and business establishment in accordance with the provisions of the laws of the State of Nevada, the United States, and the ordinances of the City of Fallon applicable to the conduct of business; and





# CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

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That the above information is true and correct to the best of my knowledge and belief and that such declaration is made with the full knowledge that any failure to disclose, misstatement, or other attempt to mislead may be considered sufficient cause for denial of a business license.

  
Applicant's Signature

OFFICIAL USE ONLY			
City of Fallon	Approve	Approve with Conditions	Disapprove
Chief of Police		_____	_____
Engineering/Building Department		_____	_____
Attorney's Office	_____		_____
City Clerk's Office	_____		_____
Fallon/Churchill Fire Dept		_____	_____
Conditions required for approval: <del>_____ Issuance of City gaming license contingent on applicant obtaining _____ and providing to the City a copy of gaming license issued by the State of Nevada _____</del>			
Recommendation for application:	<u>Approve</u>	<u>Approve with Conditions</u>	<u>Disapprove</u>

OFFICIAL USE ONLY:		
Account No.	License No.	Payment Received By:



## CITY OF FALLON REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: December 10, 2024  
 AGENDA DATE: December 17, 2024  
 TO: The Honorable City Council  
 FROM: Derek Zimney, City Engineer  
 AGENDA ITEM TITLE: Consideration and possible approval of a Record of Survey Map in Support of a Boundary Line Adjustment for Churchill Council on Alcohol and Other Drugs, Churchill County Assessor’s Parcel Numbers 001-251-59 & 001-251-25. **(For possible action)**

**TYPE OF ACTION REQUESTED:**

- |  |  |
|--|--|
| <input type="checkbox"/> Resolution                      | <input type="checkbox"/> Ordinance               |
| <input checked="" type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other – Discussion Only |

**POSSIBLE COUNCIL ACTION:** Motion to approve a Record of Survey in Support of a Boundary Line Adjustment for Churchill Council on Alcohol and Other Drugs, Churchill County Assessor’s Parcel Numbers 001-251-59 & 001-251-25.

**DISCUSSION:** Churchill Council on Alcohol and Other Drugs, owner of Churchill County Assessor’s Parcel Number (APN) 001-251-59 & 001-251-25 have made application and submitted a map move the boundary line between the two parcels. Approval of this map will bring the exiting New Frontier Treatment Building, including the recent addition into compliance with the 2018 Fire Code, which has previously been adopted by the City of Fallon.

Any development or improvements to these parcels shall be required to meet all applicable City of Fallon standards and requirements.

**FISCAL IMPACT:** N/A

**FUNDING SOURCE:** N/A.

**PREPARED BY:** Derek Zimney, City Engineer

Assessor's Parcel Numbers:  
001-251-59 & 001-251-25

Recording Requested by and return to:  
Churchill Council on Alcohol and Other Drugs  
1490 Grimes St.  
Fallon, NV 89406

Mail Tax Statements to Grantees:  
Churchill Council on Alcohol and Other Drugs  
1490 Grimes St.  
Fallon, NV 89406

**BOUNDARY LINE ADJUSTMENT**  
**QUITCLAIM DEED**

**COMES NOW, Churchill Council on Alcohol and Other Drugs**, as owner of Parcel 4 as shown on Record of Survey Map File No. 159672 in the Official Records of Churchill County, Nevada, **FIRST PARTY**, and **Churchill Council on Alcohol and Other Drugs**, as owner of Parcel 1 as described in Document No. 403163 in the Official Records of Churchill County, Nevada, **SECOND PARTY**, and enter into this indenture as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**WITNESSETH**

**THAT THE PARTIES**, as owners of adjacent and abutting parcels of land, for good and valuable consideration, do by these presents desire to adjust the boundary lines between said parcels pursuant to NRS 278.461 5 (c), said parcel situate within a portion of the North One-Half of the Northwest One-Quarter of Section Thirty-Six (36), Township Nineteen (19) North, Range Twenty-Eight (28) East, Mount Diablo Meridian, Churchill County, Nevada, being Assessor's Parcel Nos. 001-251-59 & 001-251-25.

**NOW THEREFORE**, the **PARTIES** do by these presents, quitclaim, bargain and convey one unto the other all lands necessary to effect this boundary line adjustment, so that the parcels of land owned by the **PARTIES** shall be described in EXHIBIT "A" as PARCEL 1 and PARCEL 2. EXHIBIT "A" is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF, THE FIRST AND SECOND PARTIES** have caused their presents to be executed the day and year first above written.

**FIRST and SECOND PARTIES:**

**Churchill Council on Alcohol and Other Drugs**

\_\_\_\_\_

State of Nevada                      S.S.  
County of Churchill

This instrument was acknowledged before me on \_\_\_\_\_

by \_\_\_\_\_ as \_\_\_\_\_

of Churchill Council on Alcohol and Other Drugs.

\_\_\_\_\_  
NOTARY PUBLIC

November 22, 2024  
Project No. 10931.000

## Exhibit "A"

### PARCEL 1

All that certain parcel situate within the North One-Half (N1/2) of the Northwest One-Quarter (NW 1/4) of Section 36, Township Nineteen (19) North, Range Twenty-Eight (28) East, Mount Diablo Meridian, Churchill County, Nevada, being a portion of Parcel 4 as shown on Record of Survey File No. 159672, in the Official Records of Churchill County, Nevada, said parcel being more particularly described as follows:

BEGINNING at a point on the easterly line of said Parcel 4, from which the northwest corner of said Section 36 bears North 73°38'35" West, 1710.53 feet;

THENCE from the POINT OF BEGINNING, leaving said easterly parcel line, South 88°23'31" West, 3.00 feet;

THENCE South 1°37'36" East, 455.70 feet to the southerly line of said Parcel 4;

THENCE along said southerly parcel line, South 87°49'26" West, 453.00 feet to the southwest corner of said Parcel 4;

THENCE along the westerly line of said Parcel 4 North, 0°05'22" East, 311.74 feet to the northwest corner of said Parcel 4;

THENCE along the northerly line of said Parcel 4, South 89°52'04" East, 396.84 feet;

THENCE continuing along said northerly parcel line, North 1°36'34" West, 151.88 feet;

THENCE continuing along said northerly parcel line, North 22°10'14" West, 191.15 feet, to a point on the southerly right-of-way line of Kaiser Street, as shown on said Record of Survey File No. 159672, being coincident with said northerly parcel line, also being the beginning of a non-tangent curve to the left from which the radius bears North 9°02'02" East;

THENCE along said northerly parcel line and said southerly right-of-way line, 58.08 feet along the arc of a 5395.00 foot radius curve, through a central angle of 0°37'00", to the northeast corner of said Parcel 4;

THENCE leaving said southerly right-of-way line of Kaiser Street along the easterly line of said Parcel 4, South 22°10'14" East, 170.67 feet to the POINT OF BEGINNING.

Said PARCEL 1 contains 3.49 acres, more or less.

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 0°05'22" E, BEING THE WEST LINE OF PARCELS 1 AND 4, RECORD OF SURVEY MAP NO. 159672 AS DETERMINED FROM THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED JULY 12, 2024 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM FLN1 MODIFIED BY A COMBINED FACTOR OF 1.0008524204 , SCALED FROM 0.00N ,0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

Prepared by:  
Lumos and Associates, Inc.  
David C. Crook, PLS 10836  
275 W. Williams Ave.  
Fallon, NV 8940



11/22/2024

November 22, 2024  
Project No. 10931.000

**Exhibit "A"**

**PARCEL 2**

All that certain parcel situate within the Northeast One-Quarter (NE1/4) of the Northwest One-Quarter (NW 1/4) of Section 36, Township Nineteen (19) North, Range Twenty-Eight (28) East, Mount Diablo Meridian, Churchill County, Nevada, being all of Parcel 1 as described in Document No. 403163, Official Records of Churchill County, Nevada, also being a portion of Parcel 4 as shown on Record of Survey File No. 159672, Official Records of Churchill County, Nevada, said parcel being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel 1, from which the northwest corner of said Section 36 bears North 73°38'35" West, 1710.53 feet;

THENCE from the POINT OF BEGINNING, along the northerly line of said Parcel 1, North 88°23'31" East, 224.61 feet to the northeast corner of said Parcel 1;

THENCE along the easterly line of said Parcel 1, South 1°28'30" East, 488.37 feet to the southeast corner of said Parcel 1;

THENCE along the southerly line of said Parcel 1, South 87°30'10" West, 223.35 feet, to the southwest corner of said Parcel 1;

THENCE along the westerly line of said Parcel 1, North 1°37'36" West, 36.16 feet to the southeast corner of said Parcel 4;

THENCE leaving said westerly line, along the southerly line of said Parcel 4, North 87°49'26" East, 3.00 feet;

THENCE leaving said southerly line, North 1°37'36" West, 455.70 feet;

THENCE North 88°23'31" East, 3.00 feet to the POINT OF BEGINNING.

Said PARCEL 2 contains 2.55 acres, more or less.

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 0°05'22" E, BEING THE WEST LINE OF PARCELS 1 AND 4, RECORD OF SURVEY MAP NO. 159672 AS DETERMINED FROM THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED JULY 12, 2024 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM FLN1 MODIFIED BY A COMBINED FACTOR OF 1.0008524204 , SCALED FROM 0.00N ,0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

Prepared by:  
Lumos and Associates, Inc.  
David C. Crook, PLS 10836  
275 W. Williams Ave.  
Fallon, NV 8940



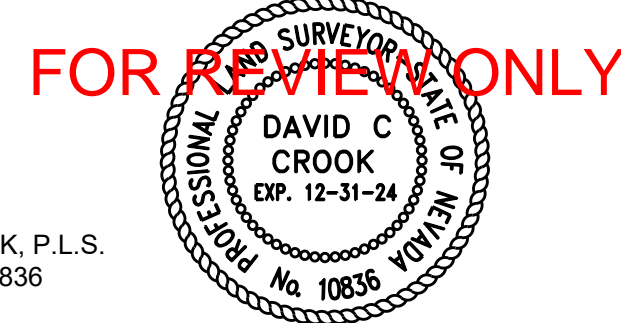
11/22/2024



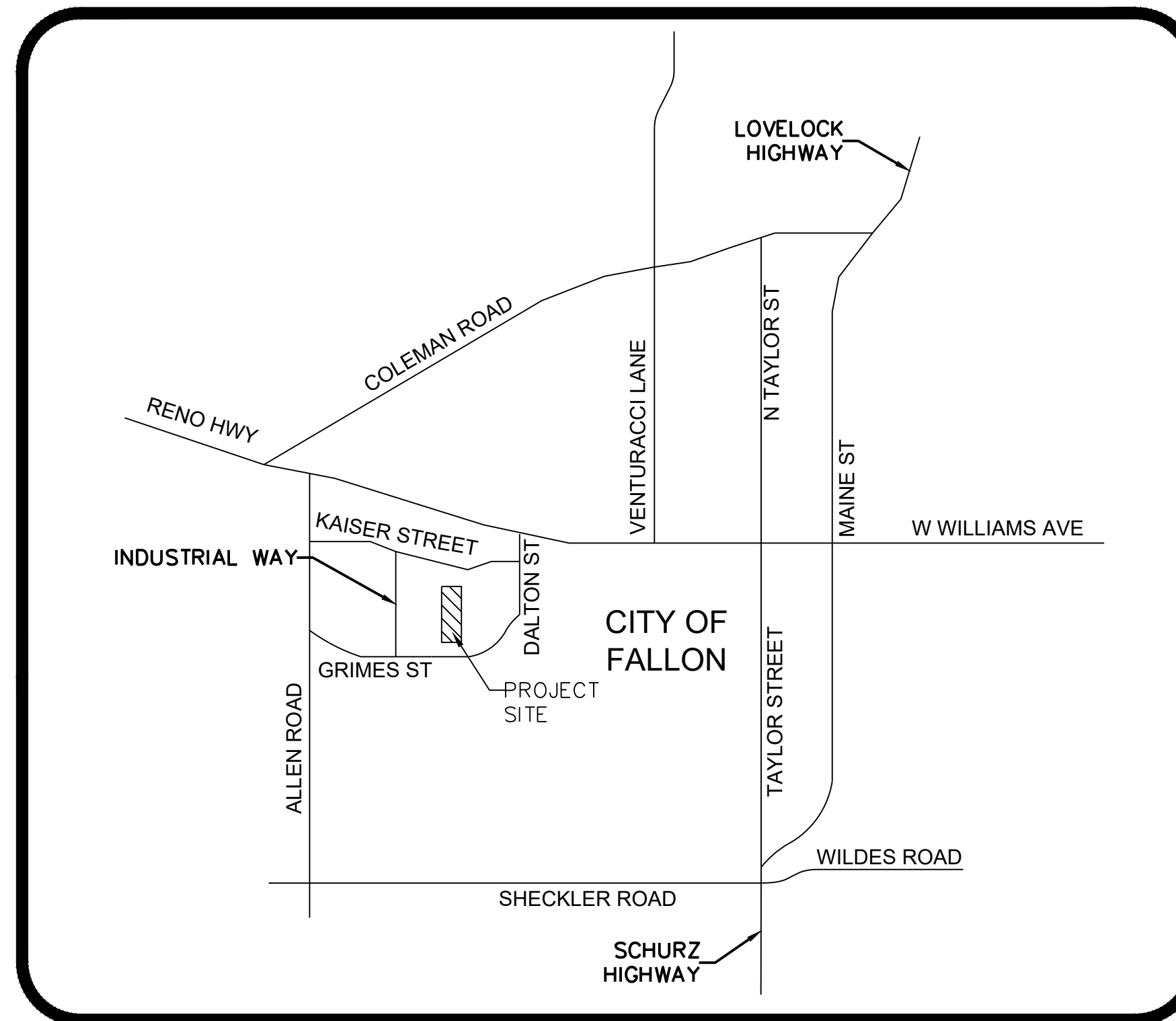
### SURVEYOR'S CERTIFICATE

I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AND THIS SURVEY IS SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT, AT THE INSTANCE OF CHURCHILL COUNCIL - NEW FRONTIER TREATMENT CENTER.
2. THE LANDS SURVEYED LIE WITHIN PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M., CHURCHILL COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON JULY 12, 2024.
3. THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE.
4. ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENTS AND THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.
5. THIS MAP IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE.



DAVID C. CROOK, P.L.S.  
NEVADA NO. 10836



### VICINITY MAP

NOT TO SCALE

### OWNERS' CERTIFICATE

THE UNDERSIGNED, CHURCHILL COUNCIL ON ALCOHOL AND OTHER DRUGS, OWNERS OF THE REAL PROPERTY DEPICTED HEREIN, EXECUTE AND ACKNOWLEDGE THE FOLLOWING:

1. WE HAVE EXAMINED THIS PLAT AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT.
2. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENTS WHICH IS SHOWN HEREON.
3. WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENTS PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630 INCLUSIVE.
4. ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
5. ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINES OR TRANSFER OF THE LAND.

CHURCHILL COUNCIL ON ALCOHOL AND OTHER DRUGS, A NEVADA NON-PROFIT CORPORATION

\_\_\_\_\_  
BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

STATE OF NEVADA } ss  
COUNTY OF CHURCHILL

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ AS (TITLE) \_\_\_\_\_ OF CHURCHILL COUNCIL ON ALCOHOL AND OTHER DRUGS PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

\_\_\_\_\_  
NOTARY PUBLIC

### OWNERS

CHURCHILL COUNCIL ON ALCOHOL AND OTHER DRUGS  
1490 GRIMES ST  
FALLON, NEVADA 89406

APN 001-251-25  
ZONING: R2

APN 001-251-59  
ZONING: C1

### AREA

PARCEL 1: 3.49± ACRES  
PARCEL 2: 2.55± ACRES

TOTAL AREA : 6.04± ACRES

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

### SECURITY INTEREST HOLDERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RURAL COMMUNITY ASSISTANCE PROGRAM, CONSENTS TO THE PREPARATION AND RECORDATION OF THIS PLAT. REFERENCE, DEED OF TRUST, RECORDED ON SEPTEMBER 27, 2024, AS DOCUMENT NO. 509978, OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

\_\_\_\_\_  
BY: \_\_\_\_\_  
ITS: \_\_\_\_\_

STATE OF \_\_\_\_\_ } s.s.  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_

BY \_\_\_\_\_ AS \_\_\_\_\_ OF RURAL COMMUNITY ASSISTANCE PROGRAM, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

\_\_\_\_\_  
NOTARY PUBLIC  
(MY COMMISSION EXPIRES \_\_\_\_\_)

### ENGINEER'S CERTIFICATE

I, DEREK ZIMNEY, CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF 2 SHEETS, AND THAT PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

\_\_\_\_\_  
CITY ENGINEER DATE

### COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, CHURCHILL COUNTY CLERK TREASURER, DOES HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE OR COUNTY OR SPECIAL ASSESSMENTS, AND THAT ALL TAXES FOR THE CURRENT TAX YEAR ARE PAID IN FULL.

\_\_\_\_\_  
CHURCHILL COUNTY CLERK TREASURER DATE

### CITY OF FALLON

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF FALLON OF CHURCHILL COUNTY, STATE OF NEVADA THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
MAYOR DATE

\_\_\_\_\_  
ATTEST: FALLON CITY CLERK DATE

### RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LUMOS AND ASSOCIATES, INC., ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ MINUTES PAST \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M., IN BOOK \_\_\_\_\_, AT PAGE \_\_\_\_\_ OF OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

RECORDING FEE: \_\_\_\_\_ BY: \_\_\_\_\_ RECORDER

FILE NUMBER: \_\_\_\_\_ BY: \_\_\_\_\_

### RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR CHURCHILL COUNCIL ON ALCOHOL AND OTHER DRUGS

A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

CITY OF FALLON COUNTY OF CHURCHILL STATE OF NEVADA



275 W. WILLIAMS AVENUE  
FALLON, NV 89406  
TEL (775) 423-2188  
LUMOSINC.COM

Drawn By : DCC  
Sheet : 1 OF 2  
Job No. : 10931.000  
Drawing No.: 10931000BLA.DWG

### OWNERS

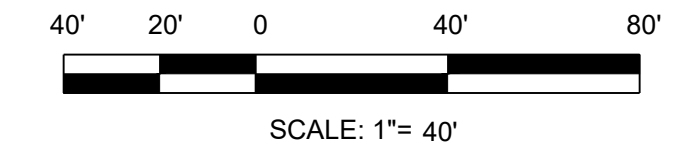
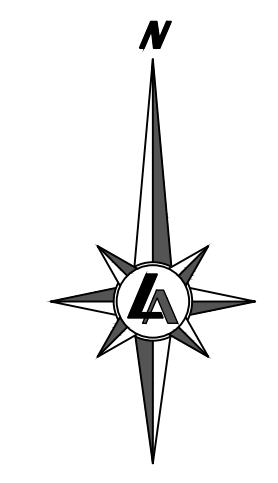
CHURCHILL COUNCIL ON ALCOHOL AND OTHER DRUGS  
1490 GRIMES ST  
FALLON, NEVADA 89406

APN 001-251-25  
ZONING: R2

APN 001-251-59  
ZONING: C1

### AREA

PARCEL 1: 3.49± ACRES  
PARCEL 2: 2.55± ACRES  
TOTAL AREA: 6.04± ACRES



### REFERENCE DOCUMENTS

- (R1) PLAT OF RANCHO ESTATES SUBDIVISION, FILE NO. 104082, DATED FEBRUARY 12, 1964, OFFICIAL RECORDS OF CHURCHILL COUNTY, STATE OF NEVADA.
- (R2) PLAT OF CHILDERS INDUSTRIAL PARK, FILE NO. 158347, DATED JULY 21, 1978, OFFICIAL RECORDS OF CHURCHILL COUNTY, STATE OF NEVADA.
- (R3) RECORD OF SURVEY, FILE NO. 159872, DATED SEPTEMBER 28, 1978, OFFICIAL RECORDS OF CHURCHILL COUNTY, STATE OF NEVADA.
- (R4) RECORD OF SURVEY, FILE NO. 176825, DATED NOVEMBER 18, 1980, OFFICIAL RECORDS OF CHURCHILL COUNTY, STATE OF NEVADA.
- (R5) RECORD OF SURVEY, FILE NO. 190732, DATED AUGUST 30, 1982, OFFICIAL RECORDS OF CHURCHILL COUNTY, STATE OF NEVADA.
- (R6) RECORD OF SURVEY, FILE NO. 190873, DATED SEPTEMBER 7, 1982, OFFICIAL RECORDS OF CHURCHILL COUNTY, STATE OF NEVADA.
- (R7) RECORD OF SURVEY, FILE NO. 453474, DATED JUNE 3, 2016, OFFICIAL RECORDS OF CHURCHILL COUNTY, STATE OF NEVADA.
- (R8) GRANT, BARGAIN, AND SALE DEED, FILE NO. 403163, DATED SEPTEMBER 19, 2008, OFFICIAL RECORDS OF CHURCHILL COUNTY, STATE OF NEVADA.
- (R9) GRANT, BARGAIN, AND SALE DEED, FILE NO. 481722, DATED JULY 2, 2020, OFFICIAL RECORDS OF CHURCHILL COUNTY, STATE OF NEVADA.
- (R10) PRELIMINARY TITLE REPORT ORDER NO. 1334-24-09 PREPARED BY WESTERN NEVADA TITLE COMPANY, DATED SEPTEMBER 30, 2024.
- (R11) PRELIMINARY TITLE REPORT ORDER NO. NO. 1347-24-10 PREPARED BY WESTERN NEVADA TITLE COMPANY, DATED OCTOBER 11, 2024.

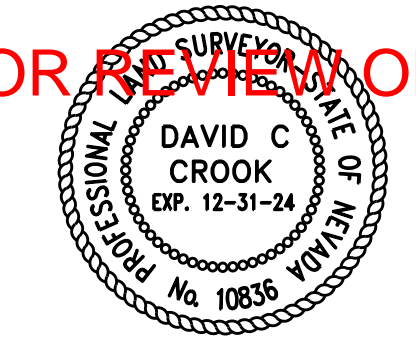
### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 0°05'22" E, BEING THE WEST LINE OF PARCELS 1 AND 4, RECORD OF SURVEY MAP NO. 159872 AS DETERMINED FROM THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED JULY 12, 2024 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM FLN1 MODIFIED BY A COMBINED FACTOR OF 1.0008524204, SCALED FROM 0.00N, 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

### LEGEND

- SUBJECT PARCEL LINE
- ADJACENT PARCEL LINE
- BUILDING OVERHANG LINE
- EASEMENT SIDELINE AS DESCRIBED
- FOUND 5/8" REBAR NO CAP/TAG UNLESS OTHERWISE NOTED
- SET 5/8" REBAR AND CAP, PLS 10836

FOR REVIEW ONLY



### RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR CHURCHILL COUNCIL ON ALCOHOL AND OTHER DRUGS

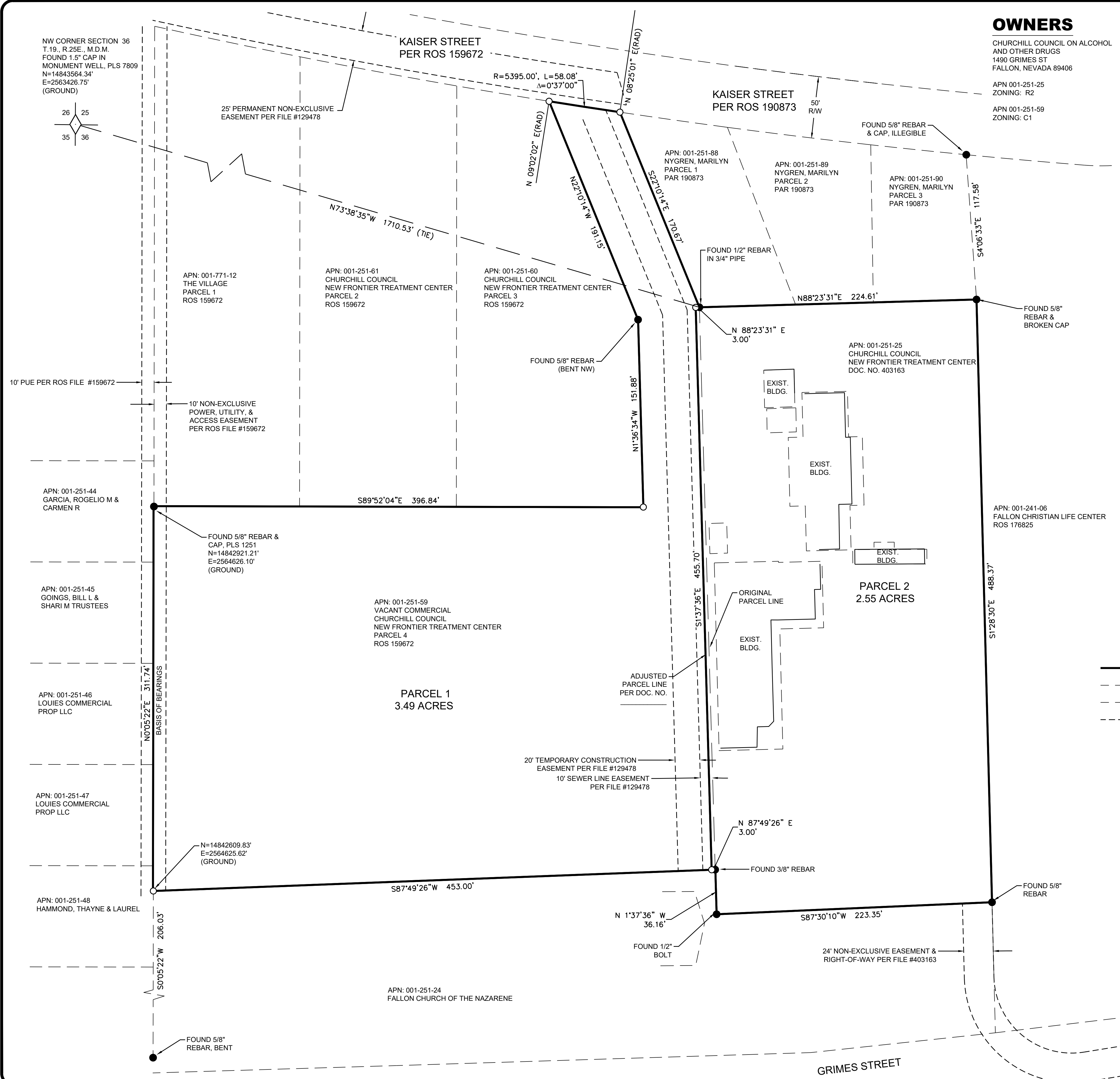
A PORTION OF THE N 1/2 OF THE NW 1/4 OF SECTION 36, TOWNSHIP 19NORTH, RANGE 28 EAST, M.D.M. CITY OF FALLON, CHURCHILL COUNTY, STATE OF NEVADA



275 W. WILLIAMS AVENUE  
FALLON, NV 89406  
TEL (775) 423-2188

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Sheet : 2 OF 2  
Job No. : 10931.000  
Drawing No. : 10931000BLA.DWG





## CITY OF FALLON REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: December 10, 2024  
 AGENDA DATE: December 17, 2024  
 TO: The Honorable City Council  
 FROM: Derek Zimney, City Engineer  
 AGENDA ITEM TITLE: Consideration and possible approval of a Record of Survey Map in Support of a Boundary Line Adjustment for Mark Gonzales and Diversified Builders LLC, Churchill County Assessor’s Parcel Numbers 001-711-09 & 001-731-09. **(For possible action)**

**TYPE OF ACTION REQUESTED:**

- |  |  |
|--|--|
| <input type="checkbox"/> Resolution                      | <input type="checkbox"/> Ordinance               |
| <input checked="" type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other – Discussion Only |

**POSSIBLE COUNCIL ACTION:** Motion to approve a Record of Survey Map in Support of a Boundary Line Adjustment for Mark Gonzales and Diversified Builders LLC, Churchill County Assessor’s Parcel Numbers 001-711-09 & 001-731-09.

**DISCUSSION:** Mark Gonzales, owner of Churchill County Assessor’s Parcel Number (APN) 001-711-09 & Diversified Builders owner of APN 001-731-09 have made application and submitted a map to move the boundary line between the two parcels. Approval of this map will move the property line and expand APN 001-711-09 to include a portion of APN 001-731-09.

Any development or improvements to these parcels shall be required to meet all applicable City of Fallon standards and requirements.

**FISCAL IMPACT:** N/A

**FUNDING SOURCE:** N/A.

**PREPARED BY:** Derek Zimney, City Engineer

Assessor's Parcel Numbers:  
001-711-09 & 001-731-09

Recording Requested by and return to:  
Lumos & Associates  
275 W. Williams Ave  
Fallon, NV 89406

Mail Tax Statements to Grantees:  
Mark A. Gonzales  
433 Harrigan Road  
Fallon, NV 89406

Diversified Builders LLC  
4888 Reno Hwy  
Fallon, NV 89406

**BOUNDARY LINE ADJUSTMENT**  
**QUITCLAIM DEED**

**COMES NOW, MARK A. GONZALES, a widower**, as owner of Parcel 1, as shown on Parcel Map, File No. 148388 in the Official Records of Churchill County, Nevada, **FIRST PARTY**, and **DIVERSIFIED BUILDERS LLC, a Nevada limited liability company**, as owner of Parcel 2 as shown on Parcel Map, File No. 148388 in the Official Records of Churchill County, Nevada **SECOND PARTY**, and enter into this indenture as of the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

**WITNESSETH**

**THAT THE PARTIES**, as owners of adjacent and abutting parcels of land, for good and valuable consideration, do by these presents desire to adjust the boundary lines between said parcels pursuant to NRS 278.461 5 (c), said parcels situate within a portion of the West One-Half (W1/2) of Section Thirty-Two (32), Township Nineteen (19) North, Range Twenty-Nine (29) East, Mount Diablo Meridian, Churchill County, Nevada, being Assessor's Parcel Nos. 001-711-09 & 001-731-09.

**NOW THEREFORE**, the **PARTIES** do by these presents, quitclaim, bargain and convey one unto the other all lands necessary to effect this boundary line adjustment, so that the parcel of land owned by the **FIRST PARTY** shall be described in EXHIBIT "A" as PARCEL 1A, and so that the land owned by the **SECOND PARTY** shall be described in Exhibit "A" as PARCEL 2A, EXHIBIT "A" is attached hereto and incorporated herein by reference.

**IN WITNESS WHEREOF, THE FIRST AND SECOND PARTIES** have caused there presents to be executed the day and year first above written.

**FIRST PARTY:**

**MARK A. GONZALES, a widower**

\_\_\_\_\_  
Mark A. Gonzales, OWNER

County of Churchill

S.S.

State of Nevada

On this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared **MARK A. GONZALES**, personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purpose herein stated.  
Witness my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC

**SECOND PARTY:**

**DIVERSIFIED BUILDERS LLC, a Nevada limited liability company**

\_\_\_\_\_

By: \_\_\_\_\_

Its: \_\_\_\_\_

County of Churchill

S.S.

State of Nevada

On this \_\_\_\_ day of \_\_\_\_\_, 2024 before me, the undersigned, a Notary Public in and for said State, personally appeared \_\_\_\_\_, as \_\_\_\_\_ of **DIVERSIFIED BUILDERS LLC, a Nevada limited liability company** personally known to me or proved to me on the basis of satisfactory evidence to be the person who executed the within instrument for the purpose herein stated.  
Witness my hand and official seal.

\_\_\_\_\_  
NOTARY PUBLIC

December 5, 2024  
Job No. 11265.000

**EXHIBIT "A"**  
**PARCEL 1A**

All that certain parcel situate within a portion of the Southwest One-Quarter (SW 1/4) of the Northwest One-quarter (NW1/4) Section Thirty-Two (32), Township Nineteen (19) North, Range Twenty-Nine (29) East, Mount Diablo Meridian, Churchill County, Nevada, being a portion of Parcels 1 and 2 as shown and so designated on Parcel Map, File No. 148388 in the Official Records of Churchill County, Nevada, said parcel being more particularly described as follows:

BEGINNING at the southwest corner of said Parcel 1, from which the west 1/4 corner of said Section 32 bears South 01°41'23" East, 1071.09 feet, said point also being on the easterly right-of-way line of Harrigan Road as shown on said Parcel Map 148388;

THENCE along the westerly line of said Parcel 1, being coincident with said easterly right of way line, North 00°16'12" East, 250.00 feet to the northwest corner of said Parcel 1, said point also being on the southerly right-of-way line of Stillwater Avenue as shown on said Parcel Map 148388;

THENCE leaving said westerly right-of-way, along the northerly line of said Parcel 1, being coincident with said southerly right-of-way, South 89°40'47" East, 268.64 feet to the northeast corner of said Parcel 1 and being the beginning of a non-tangent curve to the right from which the radius bears, South 77°21'11" West, also being on the westerly line of the U.S. Easement "Sd" Drain;

THENCE leaving said southerly right-of-way line, along the easterly line of said Parcel 1 and a portion of the westerly line of said Parcel 2, being coincident with said westerly drain line, 87.49 feet along the arc of a 793.50 foot radius curve, through a central angle of 06°19'02";

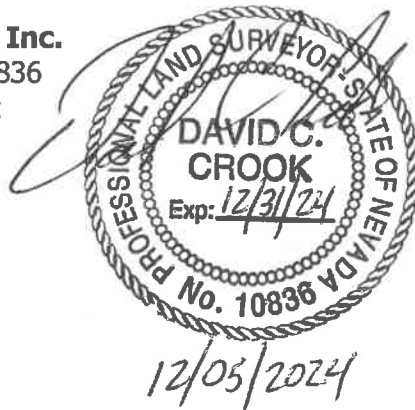
THENCE continuing along said easterly parcel lines and said westerly drain line, South 06°19'48" East, 171.98 feet;

THENCE leaving said easterly parcel line and said westerly drain line, North 88°21'30"West, 303.32 feet to the POINT OF BEGINNING.

Said Parcel 1A contains 72907 square feet of land, more or less.

THE BASIS OF BEARINGS FOR THIS SURVEY IS N00°10'49"W, BEING THE BEARING ON THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 32, T19N, R29E,MDM AS DETERMINED FROM THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED FEBRUARY 23, 2024 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER WITH TRIMBLE VRS CORRECTIONS FROM CONTINUOUSLY OPERATING REFERENCE STATION (CORS) FNL1 MODIFIED BY A COMBINED FACTOR OF 1.0002825567604, SCALED FROM 0.00N ,0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

Prepared by:  
**Lumos & Associates, Inc.**  
David C. Crook, PLS 10836  
178 South Maine Street  
Fallon, NV 89406





December 5, 2024  
Job No. 11265.000

**EXHIBIT "A"**  
**PARCEL 2A**

All that certain parcel situate within a portion of the West One-Half (W1/2) Section Thirty-Two (32), Township Nineteen (19) North, Range Twenty-Nine (29) East, Mount Diablo Meridian, Churchill County, Nevada, being a portion of Parcels 2 as shown and so designated on Parcel Map, File No. 148388 in the Official Records of Churchill County, Nevada, said parcel being more particularly described as follows:

BEGINNING at the northwest corner of said Parcel 2, from which the west 1/4 corner of said Section 32 bears South 01°41'23" West, 1071.09 feet, said point also being on the easterly right-of-way line of Harrigan Road as shown on said Parcel Map 148388;

THENCE leaving said westerly parcel line and said easterly right-of-way line, South 88°21'30" East, 303.32 feet to a point on the easterly line of said Parcel 2, also being on the westerly line of the U.S. Easement "Sd" Drain;

THENCE along said easterly parcel line and said westerly drain line, South 06°19'48" East, 1406.67 feet to the southeast corner of said Parcel 2;

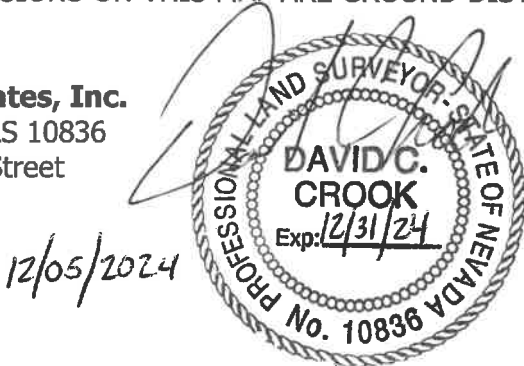
THENCE leaving said westerly drain line, along the southerly line of said Parcel 2, South 89°42'12" West, 464.93 feet to the southwest corner of said Parcel 2, also being on the easterly right-of-way line of the above mentioned Harrigan Road;

THENCE along the westerly line of said Parcel 2, being coincident with said easterly right-of-way line, North 00°16'12" East, 1409.20 feet to the POINT OF BEGINNING.

Said Parcel 2A contains 12.37 acres of land, more or less.

THE BASIS OF BEARINGS FOR THIS SURVEY IS N00°10'49"W, BEING THE BEARING ON THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 32, T19N, R29E,MDM AS DETERMINED FROM THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED FEBRUARY 23, 2024 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER WITH TRIMBLE VRS CORRECTIONS FROM CONTINUOUSLY OPERATING REFERENCE STATION (CORS) FNL1 MODIFIED BY A COMBINED FACTOR OF 1.0002825567604, SCALED FROM 0.00N ,0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

Prepared by:  
**Lumos & Associates, Inc.**  
David C. Crook, PLS 10836  
178 South Maine Street  
Fallon, NV 89406



### SURVEYOR'S CERTIFICATE

I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A FIELD SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF MARK GONZALES.
- THE LANDS SURVEYED LIE WITHIN A PORTION OF THE W 1/2 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 29 EAST, M.D.M., CITY OF FALLON CHURCHILL COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON \_\_\_\_\_, 2024.
- THIS PLAT COMPLIES WITH APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE SURVEY WAS COMPLETED, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE, AND THIS RECORD OF SURVEY IS NOT IN CONFLICT WITH THE PROVISIONS OF NRS 278.010 TO 278.630, INCLUSIVE AND THE REGULATIONS OF TRANSACTIONS PERTAINING THERETO SHALL BE COMPLIED WITH.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT DURABILITY.
- A FIELD SURVEY WAS PERFORMED THAT IS SUFFICIENT TO LOCATE AND IDENTIFY PROPERLY THE PROPOSED BOUNDARY LINE ADJUSTMENT; AND ALL CORNERS AND ANGLE POINTS OF THE ADJUSTED BOUNDARY LINE HAVE BEEN DEFINED BY MONUMENT OR WILL BE OTHERWISE DEFINED ON A DOCUMENT OF RECORD AS REQUIRED BY NRS 625.340.



DAVID C. CROOK, P.L.S.  
NEVADA NO. 10836

### OWNERS' CERTIFICATE

THE UNDERSIGNED, MARK A. GONZALES, A WIDOWER AND DIVERSIFIED BUILDERS, LLC, A NEVADA LIMITED LIABILITY COMPANY, BEING THE OWNERS OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT:

- WE HAVE EXAMINED THE PLAT AND APPROVE AND AUTHORIZE THE RECORDATION THEREOF.
- WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS CREATING ANY EASEMENT WHICH IS SHOWN HEREON.
- WE AGREE TO EXECUTE THE REQUIRED DOCUMENTS ABANDONING ANY EXISTING EASEMENTS PURSUANT TO THE PROVISIONS OF NRS 278.010 TO 278.630 INCLUSIVE.
- ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
- ANY LENDER WITH AN IMPOUND ACCOUNT FOR THE PAYMENT OF TAXES HAS BEEN NOTIFIED OF THE ADJUSTMENT OF THE BOUNDARY LINES OR TRANSFER OF THE LAND.

MARK A. GONZALES, A WIDOWER

AS OWNER OF PARCEL 1, AS SHOWN ON PARCEL MAP, FILE NO. 148388, AND AS OWNER OF PARCELS 1A AS SHOWN HEREON

\_\_\_\_\_  
MARK A GONZALES DATE

DIVERSIFIED BUILDERS, LLC, A NEVADA LIMITED LIABILITY COMPANY

AS OWNER OF PARCEL 2, AS SHOWN ON PARCEL MAP, FILE NO. 148388 AND AS OWNER OF PARCEL 2A AS SHOWN HEREON

\_\_\_\_\_  
BY: DATE

\_\_\_\_\_  
ITS: DATE

STATE OF NEVADA }  
COUNTY OF CHURCHILL }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY

MARK A. GONZALES

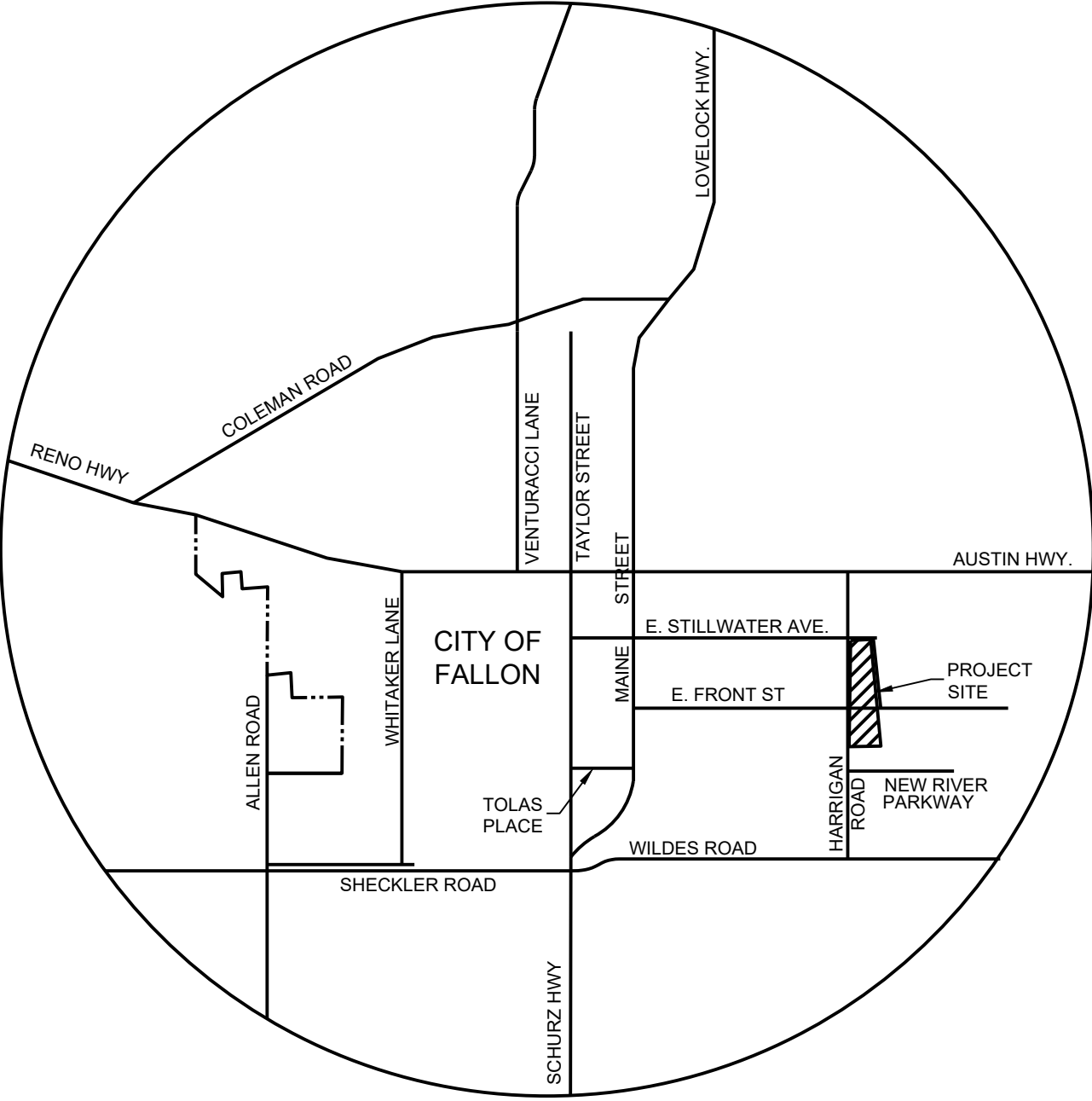
\_\_\_\_\_  
NOTARY PUBLIC

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ }SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ BY

\_\_\_\_\_  
AS \_\_\_\_\_ OF DIVERSIFIED BUILDERS, LLC,

\_\_\_\_\_  
NOTARY PUBLIC



**VICINITY MAP**  
NOT TO SCALE

### ENGINEER'S CERTIFICATE

I, DEREK ZIMNEY, CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF TWO (2) SHEETS, AND THAT THE PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

\_\_\_\_\_  
CITY ENGINEER DATE

### CITY OF FALLON

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF FALLON, COUNTY OF CHURCHILL, STATE OF NEVADA, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
MAYOR DATE

\_\_\_\_\_  
ATTEST: FALLON CITY CLERK DATE

### OWNERS

MARK A. GONZALES  
433 HARRIGAN ROAD  
FALLON, NV 89406

APN 001-711-09

ZONING: R2

DIVERSIFIED BUILDERS LLC  
4888 RENO HWY  
FALLON, NV 89406

APN 001-731-09

ZONING: C1

### AREA

PARCEL 1A: 72907± SQ. FT. (1.67± ACRES )  
PARCEL 2A: 12.37± ACRES (538845± SQ. FT.)

TOTAL AREA :14.04± ACRES

### COPIES NOTE

IN ACCORDANCE WITH NEVADA REVISED STATUTES 247 AND 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

### 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) THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY, ORDER NO. 02-46053-24

WESTERN NEVADA TITLE COMPANY

\_\_\_\_\_  
BY: DATE

### CLERK-TREASURER CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY CLERK-TREASURER, DOES HEREBY CERTIFY THAT:

- ALL PROPERTY TAXES ON THE LAND FOR THE FISCAL YEAR HAVE BEEN PAID.
- THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE, COUNTY, SPECIAL ASSESSMENT, AND
- THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM DEFERRED TAX STATUS HAS BEEN PAID.

\_\_\_\_\_  
DATE PRINTED NAME TITLE SIGNATURE

### RECORDER'S CERTIFICATE

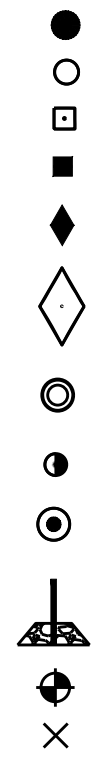
FILE NO. \_\_\_\_\_  
FILED FOR RECORD AT THE REQUEST OF \_\_\_\_\_ ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_ MINUTES PAST \_\_\_\_\_ IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA.

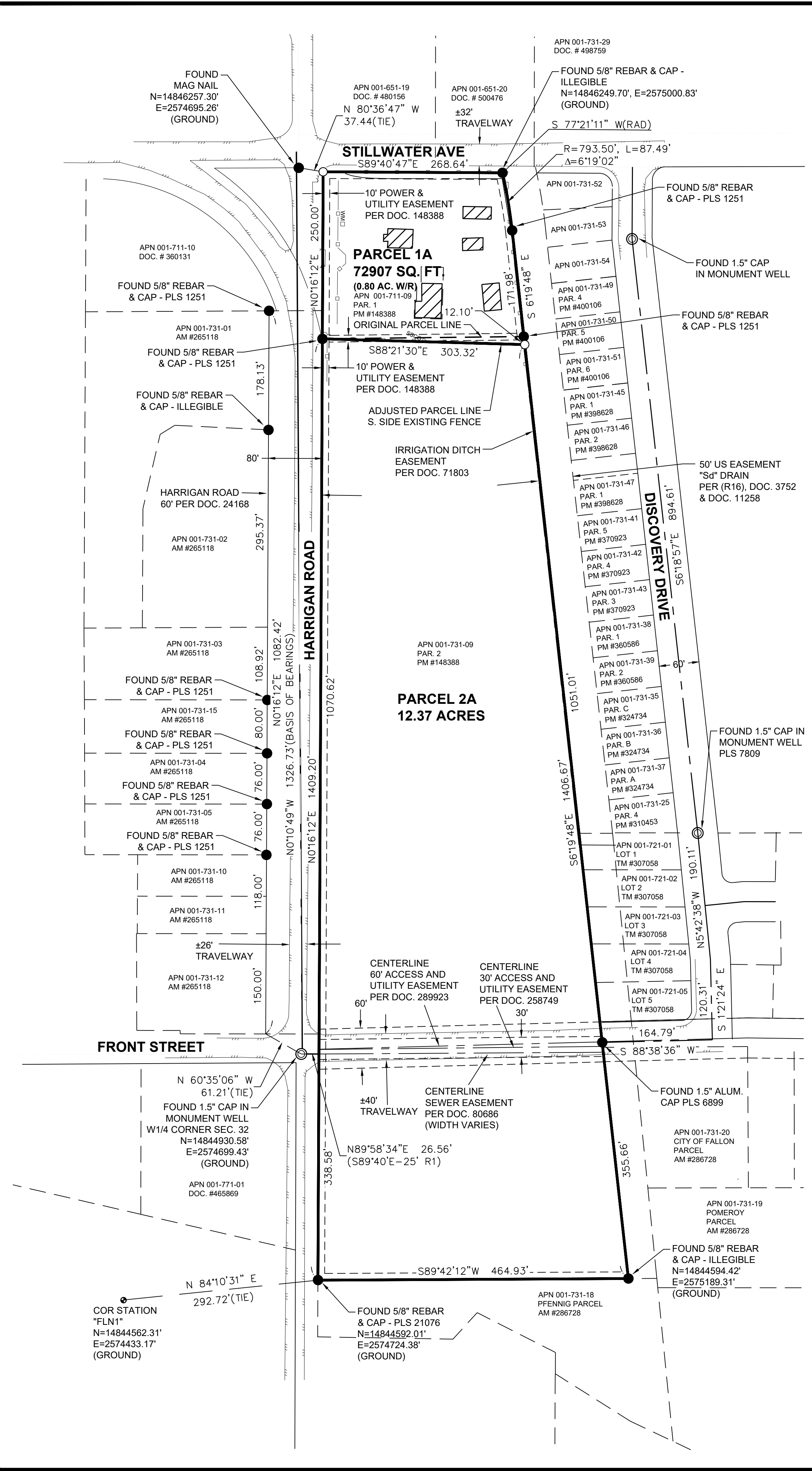
FEE: \_\_\_\_\_  
CHURCHILL COUNTY RECORDER \_\_\_\_\_

\_\_\_\_\_  
TITLE PRINT NAME SIGNATURE

**RECORD OF SURVEY IN SUPPORT OF A BOUNDARY LINE ADJUSTMENT FOR MARK A. GONZALES AND DIVERSIFIED BUILDERS, LLC**  
BEING AN ADJUSTMENT OF PARCELS 1 & 2, AS SHOWN ON PARCEL MAP, FILE NO. 148388,  
BEING A PORTION OF THE W 1/2 OF SECTION 32, TOWNSHIP 19 NORTH, RANGE 29 EAST, M.D.M.

FALLON	CHURCHILL COUNTY	STATE OF NEVADA
	275 W. WILLIAMS AVENUE FALLON, NV 89406 TEL (775) 423-2188	Drawn By :DCC Sheet : 1 OF 2 Job No. : 11265.000 Drawing No.:11265000SURVEY.dwg





### REFERENCE DOCUMENTS

- (R1) ELMER WOOLVERTON PARCEL MAP, FILED OCTOBER 7, 1976 AS FILE NO. 148388.
  - (R2) PARCEL MAP FOR CHARLIE J. & ALTON K. POMEROY, FILED OCTOBER 6, 1978 AS FILE NO. 159803.
  - (R3) RECORD OF SURVEY FOR KENNETH K. KENT, FILED APRIL 13, 1990 AS FILE NO. 251279.
  - (R4) MAP TO SUPPORT THE ANNEXATION OF CERTAIN LANDS TO THE CITY OF FALLON, NEVADA, FILED JANUARY 17, 1992 AS FILE NO. 265118.
  - (R5) RECORD OF SURVEY FOR BEALE CANN, FILED NOVEMBER 28, 1994 AS FILE NO. 286679.
  - (R6) POMEROY, PFENNIG AND CITY OF FALLON AMENDED ANNEXATION MAP TO SUPPORT THE ANNEXATION OF CERTAIN LANDS TO THE CITY OF FALLON, NEVADA, FILED DECEMBER 1, 1994 AS FILE NO. 286728.
  - (R7) PARCEL MAP FOR CHURCHILL COUNTY SCHOOL DISTRICT, FILED JULY 11, 1996 AS FILE NO. 299112.
  - (R8) FINAL MAP OF MALLARD ESTATES, FILED JULY 23, 1997 AS FILE NO. 307058.
  - (R9) PARCEL MAP FOR CHURCHILL COUNTY SCHOOL DISTRICT, FILED DECEMBER 18, 1997 AS FILE NO. 310453.
  - (R10) PARCEL MAP FOR CHURCHILL COUNTY SCHOOL DISTRICT, FILED SEPTEMBER 15, 1999 AS FILE NO. 324734.
  - (R11) PARCEL MAP FOR CHURCHILL COUNTY SCHOOL DISTRICT, FILED APRIL 22, 2004 AS FILE NO. 360586.
  - (R12) PARCEL MAP FOR CHURCHILL COUNTY SCHOOL DISTRICT, FILED MAY 18, 2005 AS FILE NO. 370923.
  - (R13) PARCEL MAP FOR CHURCHILL COUNTY SCHOOL DISTRICT, FILED FEBRUARY 26, 2008 AS FILE NO. 398628.
  - (R14) PARCEL MAP FOR CHURCHILL COUNTY SCHOOL DISTRICT, FILED MAY 15, 2008 AS FILE NO. 400106.
- THE ABOVE LISTED REFERENCES ARE FILED IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- (R15) U.S.R.S. TRUCKEE CARSON PROPERTY AND STRUCTURE MAP, SECTION 32, TOWNSHIP 19 NORTH, RANGE 29 EAST, DATED APRIL 1912.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N00°10'49"W, BEING THE BEARING ON THE WEST LINE OF THE SW 1/4 OF THE NW 1/4 OF SECTION 32, T19N, R29E, MDM AS DETERMINED FROM THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS. OBSERVED FEBRUARY 23, 2024 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER WITH TRIMBLE VRS CORRECTIONS FROM CONTINUOUSLY OPERATING REFERENCE STATION (CORS) FNL1 MODIFIED BY A COMBINED FACTOR OF 1.0002825567604, SCALED FROM 0.00N, 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

### LEGEND

- SUBJECT PARCEL LINE
- ADJACENT PARCEL LINE
- EDGE OF PAVEMENT
- EASEMENT SIDELINE AS DESCRIBED
- FENCE LINE
- FOUND 5/8" REBAR & CAP, PLS 10142 UNLESS OTHERWISE NOTED
- SET 5/8" REBAR AND CAP, PLS 10836
- EXISTING BUILDING LINE

### OWNERS

MARK A. GONZALES  
433 HARRIGAN ROAD  
FALLON, NV 89406

APN 001-711-09

ZONING: R2

DIVERSIFIED BUILDERS LLC  
4888 RENO HWY  
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APN 001-731-09

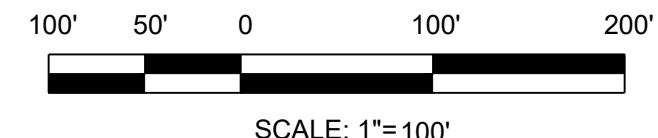
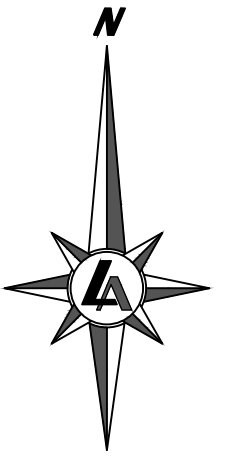
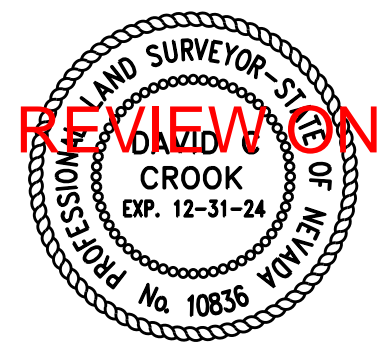
ZONING: C1

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FOR REVIEW ONLY



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BEING AN ADJUSTMENT OF PARCELS 1 & 2, AS SHOWN ON PARCEL MAP, FILE NO. 148388,  
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FALLON	CHURCHILL COUNTY	STATE OF NEVADA
		275 W. WILLIAMS AVENUE FALLON, NV 89406 TEL (775) 423-2188 LUMOSINC.COM
Drawn By :DCC Sheet : 1 OF 2 Job No. : 11265.000 Drawing No.: 11265000SURVEY.dwg		