



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Subdivision	Application #:	PC26-10
Request:	To implement the first phase of an approved tentative subdivision and create 25 new parcels		
Applicant:	Casey Road, LLC		
Owner:	Casey Road, LLC		
Site:	Assessor Parcel Numbers 008-792-11 & 95		
Master Plan//Zone:	Urbanizing // R-1		

Executive Summary

Staff Recommendation: Approve with Conditions

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the purpose and findings for the division of land and imposing conditions outlined in CCC **16.12.010** and **16.04.050** have **BEEN** met for **subdivision** PC26-10 to implement the first phase of an approved tentative subdivision and create 25 new parcels at Assessor Parcel Numbers 008-792-11 & 95, and therefore recommend the Board of County Commissioners **APPROVE WITH CONDITIONS** the **subdivision** application.

Request

The applicant is requesting to implement the first phase of an approved tentative map. This phase proposes 25 parcels and the associated infrastructure and improvements. The tentative map was approved by the Board of County Commissioners on November 10, 2025.

Findings

The following findings meet the purpose of CCC 16.12.010, Division of Land, and impose conditions under CCC 16.04.050, Conditional Approval. The proposed application:

- 1. Preserves and protects the natural environment by protecting the land through limiting stormwater runoff, erosion, fire, flooding and pollution;**
Staff Comment: The proposed subdivision is not within a flood zone and shall have an approved drainage plan as conditioned below.
- 2. Conserves agricultural resources;**
Staff Comment: The proposed subdivision is in a Single Family Residential (R-1) district and will not impact agricultural resources.
- 3. Provides adequate open spaces through efficient design and development;**
Staff Comment: The proposed subdivision provides each property with private open space.
- 4. Preserves topographic elements and features;**
Staff Comment: There are no topographical features requiring preservation.
- 5. Facilitates through the orderly planning and subsequent development provision of police, fire, and other public services;**
Staff Comment: The proposed Wildcat Parkway and Eagle Canyon Road will provide access for police, fire, and other public services.
- 6. Promotes the public health, safety and welfare by ensuring proper development that is consistent with and compatible with the existing community;**
Staff Comment: The proposed parcel size and density are consistent with neighboring communities.

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7. Provides at the time of land division the proper infrastructure for water, sewer, drainage, and other utilities;

Staff Comment: The proposed subdivision will provide infrastructure for water, sewer, drainage, and other utilities to County specification as conditioned below.

8. Encourages the preservation and conservation of natural resources, including water, streams, hills, scenic areas, and open space; and

Staff Comment: The proposed subdivision will not impact existing streams, hills, scenic areas, or open space.

9. Conforms with the goals and objectives of the development code and Master Plan.

Staff Comment: The proposed subdivision conforms with the goals and objectives of the development code and the 16 identified Master Plan goals and policies, as conditioned below. The required variance for smaller lot sizes best balances safety and code compliance as the Right of Way (ROW) changes from 50ft to 60ft.

Recommended Conditions of Approval

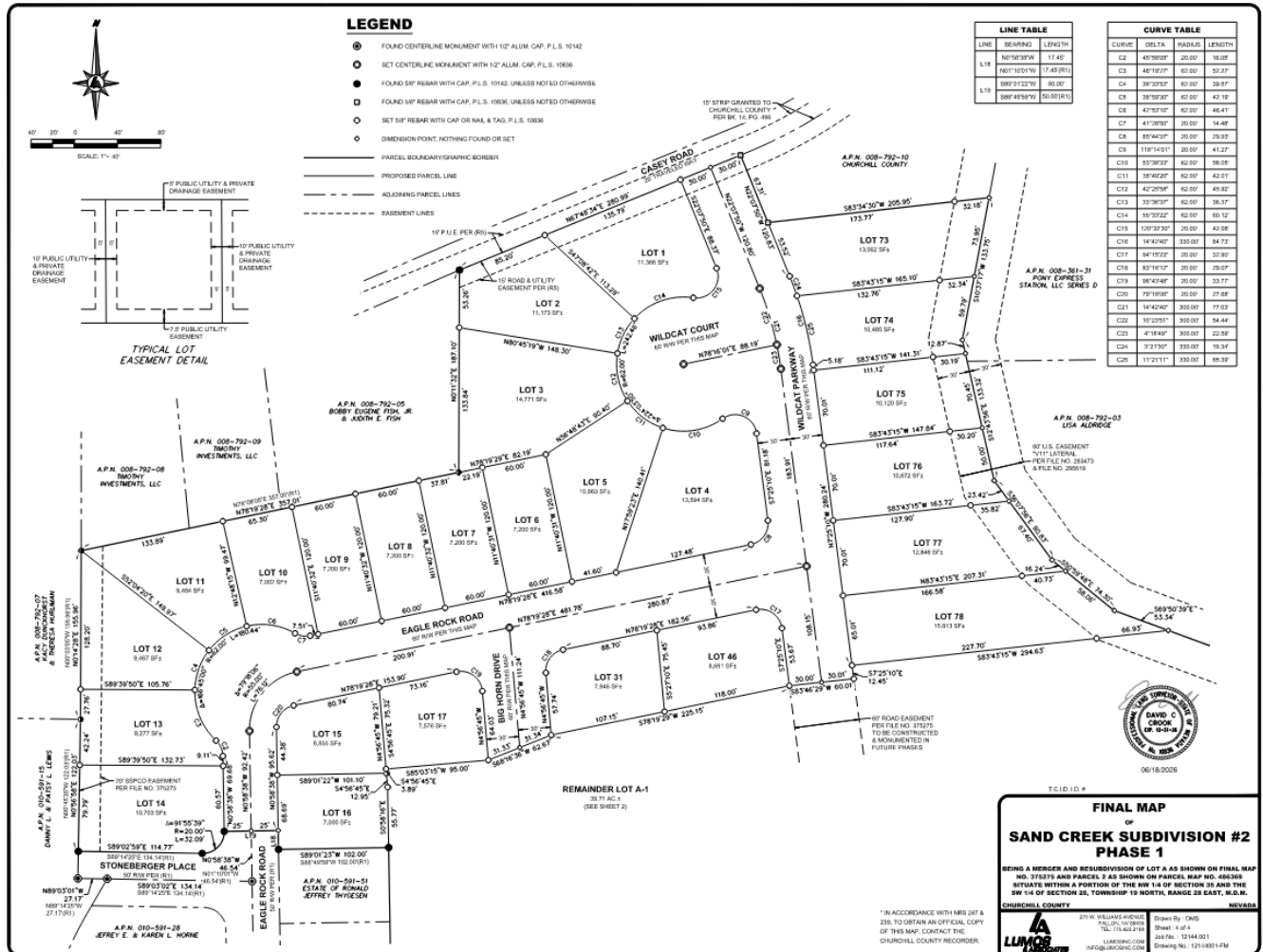
Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:

1. Conditions required prior to recordation:
 - a. Any final changes required by the County Surveyor shall be made prior to recording.
 - b. Applicant shall sign a Maintenance Agreement as required under CCC 16.16.010.7(B)3.
 - c. Applicant shall obtain Civil Improvement Plan approval from the Director of Public Works.
 - d. Applicant shall obtain a Will Serve letter from Churchill County for each lot.
 - e. Applicant shall either construct or bond the required improvements as required under CCC 16.12.030.3(A).
 - f. Applicant shall obtain variances for lot size and minimum lot width for lot 15.
 - g. Applicant shall pay the Payment in Lieu of Water Rights dedication fees for at least 25 parcels in accordance with CCC 13.02.010(G)3.
 - h. Applicant shall create a Government Improvement District (GID) for streetlights and preventative maintenance of the roads.
 - i. Applicant shall complete the abandonment of the 50ft roadway as outlined under AE26-4 (pending).



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Detailed Analysis Site Plan



Background

The applicant is requesting to implement the first phase of an approved tentative map. This phase proposes 25 parcels and the associated infrastructure and improvements. The Board of County Commissioners approved the tentative map on November 10, 2025.

The applicant has also filed concurrent Public Utility Easement (PUE) abandonments (approved), and a road abandonment (AE26-4, also before the Planning Commission).

Analysis

CCC 16.04.050(A) authorizes the Planning Director, Planning Commission, or County Commissioners to apply conditions to development to ensure:

1) Master Plan Conformity

The following 16 goals and policies are most relevant to the proposed subdivision:

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Goal/ Policy	Text	Staff Comment
ED5.5	Require that new and expanded developments comply with Truckee-Carson Irrigation District (TCID) requirements to maintain the viability of delivery and drainage features.	The applicant has not rerouted or changed the existing 60ft irrigation easement.
PSF1.2.2	New service areas (including expansions) for public water utilities are only allowed in the Urbanizing and Industrial land use designations and may not overlap with other water utility service areas.	The proposed subdivision is within the existing County water service area.
PSF1.2.3	Development that is served by a centralized/community water utility must be located within the service area for the utility.	The proposed subdivision is within the existing County water system service area.
PSF1.14.1	Areas planned for urban or suburban development (residential densities greater than one unit per five acres or comparable non-residential development) will be served by a community water supply system. In accordance with adopted and existing County policies and ordinances, all new systems and facilities shall be dedicated to Churchill County.	The proposed subdivision is within the existing County water system service area and will be served by the County's water system.
PSF1.14.5	The cost of water service to new development shall be paid by the new development, and the cost of the service shall include extending service lines or facilities to the site.	The applicant shall build or bond the required water infrastructure prior to map recordation, as conditioned above.
PSF1.16	Require dedication of water rights to the County as outlined in the Churchill County Code. A plan approved by the County for the transfer, change in point of diversion, or change in use shall be outlined in sufficient detail to clearly state intended use.	The site does not have sufficient water rights. The applicant shall provide a Payment in Lieu of water rights prior to map recordation, as conditioned above.
PSF1.20	For proposed or existing development to be served by the County utilities, adequate land or rights-of-way shall be dedicated to public facilities. During the development review process, necessary easements, rights-of-way, and lands shall be made available for the installation, construction, and operation of public facilities and utilities.	The proposed map provides sufficient rights of way for dedication to ensure the installation, construction, and operation of public facilities and utilities.
PSF1.21	All planned unit developments and subdivisions shall be served by a centralized/community municipal water system.	The proposed subdivision shall be served by Churchill County's water system. Churchill County has provided an Intent to Serve letter for this site.
PSF1.22	Require all developments taking place near public water facilities to connect to them with limited exceptions.	The proposed subdivision shall connect to public water facilities.
PSF2.1.4	Development that is served by a public wastewater utility must be located within the service area for the utility.	The proposed subdivision is within the existing County sewer service area.
PSF2.2.1	All planned unit developments and subdivisions with residential densities of more than one unit per five acres shall be served by a community sewage treatment facility.	The proposed subdivision shall be served by the Churchill County sewer system.
PSF2.2.7	Require all developments taking place near public sewer facilities to connect to them with limited exceptions.	The proposed subdivision shall be served by the Churchill County sewer system.

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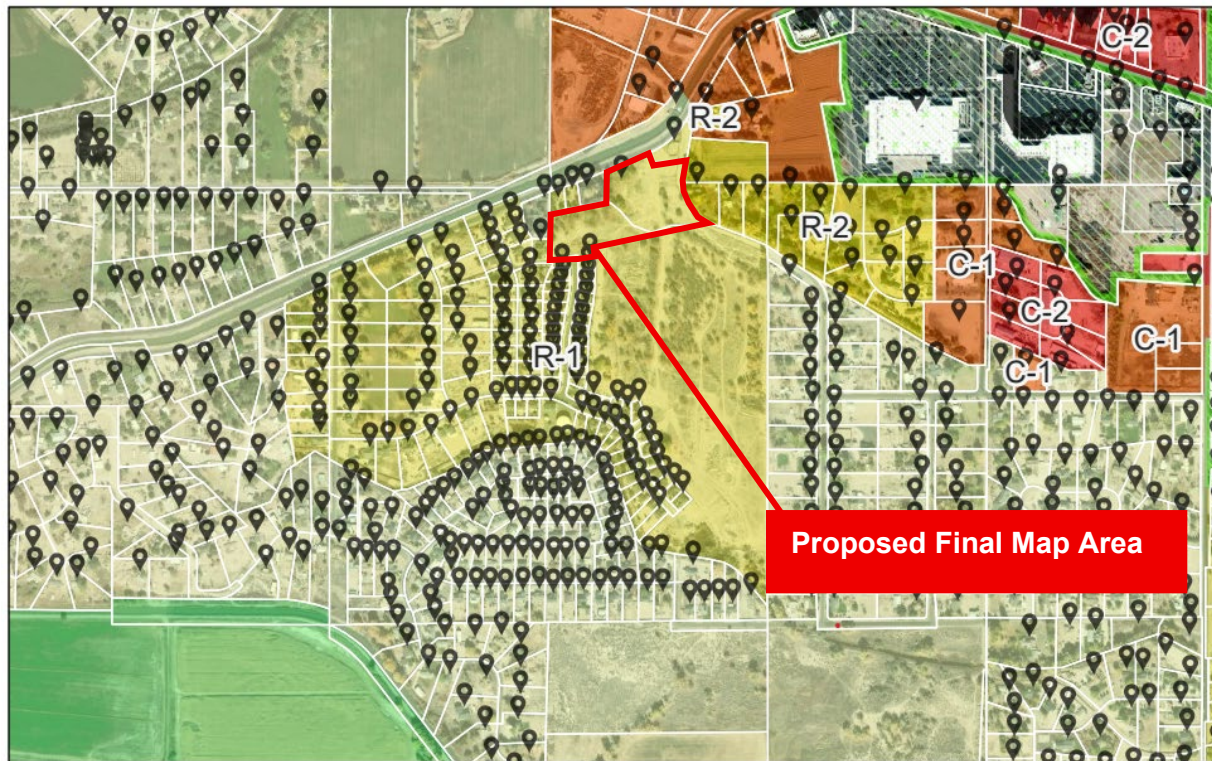


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PSF2.5	Ensure that future and proposed development is consistent with wastewater disposal facilities and the ability of the environment to assimilate effluent without violating applicable water quality standards.	The proposed subdivision shall be served by Churchill County sewer system. Churchill County's sewer system meets all required environmental standards.
PSF5.1.4	Future development will require water distribution systems to meet fire department standards.	The proposed subdivision will connect to Churchill County's water system. Churchill County's water system meets fire department standards.
LU4	Infrastructure expansion shall be cost effective.	The proposed subdivision shall either construct or bond the required infrastructure expansion.
LU4.1	Encourage infill development, particularly in the urbanizing area, to provide a cost-effective provision of utilities.	The proposed subdivision abuts existing residential development to the east and west. This allows for cost effective provision of utilities.

2) *Compatibility with adjacent properties and uses*

The proposed subdivision abuts existing residential subdivisions to the east and west and commercial development to the north. The subsequent subdivision phases will fill the vacant area to the south, as seen in the exhibit below:



7/23/2026, 9:52:52 AM



Exhibit 1

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The proposed parcels range from 6,855sf to 15,813sf.¹ This matches the neighboring parcels which range from 7,013sf to up to 3 acres (130,680sf).

3) *Protection of the public health, safety, and welfare*

There are minimal public safety risks from the location of the subdivision. The proposed subdivision is not within a flood plain and there are no known fault lines within the subdivision. The geotechnical report identified sandy soils and sediments within the subdivision but did not have concerns over potential liquefaction.²

The proposed Wildcat Parkway and Eagle Canyon Road will provide access for police, fire, and other public services. The proposed roads meet Churchill County design standards. This ensures the public health, safety, and welfare.

The proposed 25 parcels increase the number of people in this dominantly residential area. According to the US Census, the average persons per household in Churchill County is 2.66. Therefore, this phase of development will increase activity and traffic by approximately 67 people. The full development may create an impact of approximately 479 people. The applicant's full subdivision traffic study shows an anticipated 1,688 daily trips. The traffic study recommended the creation of a left turn lane along Casey Road. The Director of Public Works determined that the left turn lane is not required until phase 2 of the subdivision. The current phase will have acceptable impacts to the welfare of neighboring properties.

4) *That adequate public facilities and services are available to the development*

The proposed parcels have access along the proposed Eagle Rock Road, Wildcat Parkway, and Big Horn Drive. Staff covered the potential traffic impacts and timing of the future Casey Road left turn lane in Section 3, above.

Sufficient power and telecommunications services are available along Casey Road. Parcels contain a 7.5ft wide PUE along the proposed road frontages, 5ft wide PUEs along side property lines, and a 5ft PUE and private drainage to provide utility access and drainage.³

Churchill County water and sewer will service the subdivision. Churchill County has provided an Intent to Serve letter for the subdivision. Payment in lieu of water rights dedication shall be made in accordance with CCC 13.02.010(G), as conditioned above. Staff notes that the geotechnical report found water intrusion may occur at depths of 6.5ft. This may impact the design of below grade utilities. An approved Civil Improvement Plan will be required prior to recordation of the final map, as conditioned above.

The proposed subdivision will have adequate public facilities and services, as conditioned above.

5) *Findings of conformance with the goals and objectives of the Code and the master plan must be made in order to recommend approval and impose conditions*

Broadly, the proposed subdivision meets the standards outlined under Churchill County code. However, there is an exception where Eagle Rock Road transitions from the old 50ft ROW

¹ Please note that 1-acre equals 43,560sf.

² Liquefaction describes an event during an earthquake where normally solid ground behaves like a liquid.

³ PUE stands for Public Utility Easement.



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standard to the current 60ft ROW standard. Aligning these two standards at the intersection would result in unsafe traffic travel and lines of sight. The Director of Public Works determined that the safest and most effective means of bridging this gap is to extend the 50ft ROW up to the knuckle where Eagle Rock Road turns east, then change the width of the ROW to 60ft, as seen in the exhibit below:

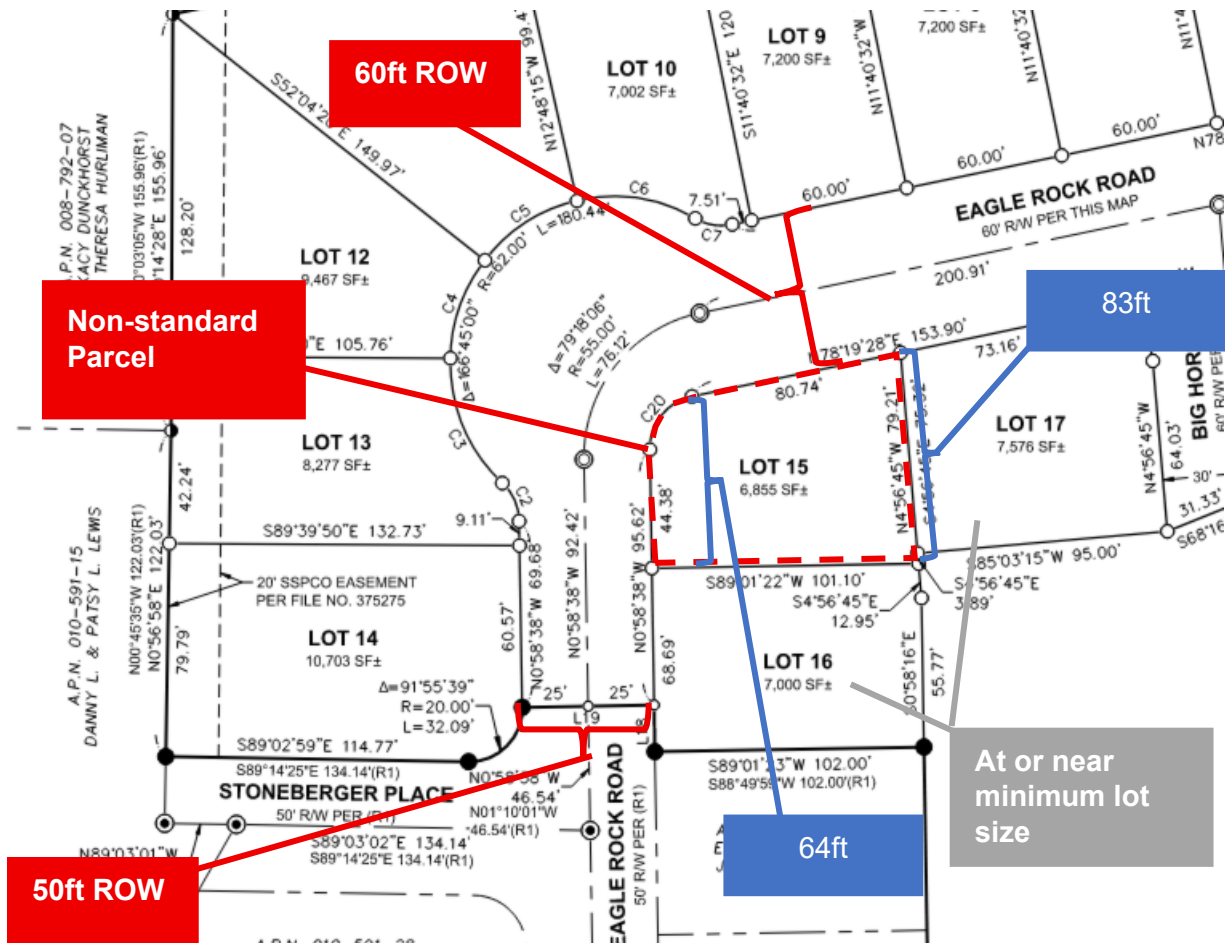


Exhibit 2

However, this change in ROW results in a reduced Lot 15. There is minimal ability to meet the minimum lot size (7,500sf) and lot width (75ft for a corner lot) due to the alignment constraints. Lots 16 and 17 barely meet the minimum lot size requirements, limiting room for adjustments. Lot 15's lot size is within the 10% deviation allowed under minor variance. Lot 15's minimum lot width is approximately 64ft,⁴ which is over the 10% deviation permissible under a minor variance. Therefore, staff has required that the applicant secure an approved variance prior to recording the final map.

⁴ Staff measures minimum lot width based on the measurement from the outside lot line to the interior lot line. Corner radii are not included. See the Exhibit 2 above.



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All other proposed lots meet the minimum lot, width, and infrastructure standards outlined under CCC 16.16.020.1. and 16.16.010. Staff notes that street lighting will be provided in Phase 2 of the subdivision.

The applicant addressed all of the conditions of approval relevant to this phase. A development code amendment superseded the required minimum average lot width variance.

Reviewing Agency Comments

Agency	Reviewer	Comment
CC Communications	Steward Nichols	No Comment
NDOT	Cheyenne Trueblood	After an initial review, the project occurs within mapped agricultural habitat for mule deer. This project has the potential for direct and indirect impacts on wildlife species from anthropogenic disturbances, such as development, including changes in movement or seasonal use patterns, breeding or nesting behavior, and demographic rates. I have included a copy of the urban bird recommendations.
Southwest Gas	Frank Lee	No comment
Churchill County Building	Jera Reidenbach	No comment
Churchill County Assessor	Heather Gomes	No signatures listed No notary block listed Taxes for 2026-2027 will need to be paid in full before Map is recorded. New parcels will not exist until FY2027-28. Will Create new page 008-793-xx for new parcels.
Churchill County GIS	Preston Denny	1) Name change to "Sand Creek Drive" has been approved as of July 1, 2026 2) Please provide radial or tangent bearings for these curves. C24 and C25 3) Please provide radial or tangent bearings for these curves. C3, C4, C5, and C6.
Churchill County Surveyor	Jeff Cruess	1) Wet Stamp and sign all documents submitted for recording. 2) Black ink only on final maps 3) Title Block section location appears to be incorrect. 4) Vicinity map project does not match the map. 5) Add section corner ties to sheet 3 and 4 6) Missing information for the boundary on sheet 3. 7) Clearly delineate the boundary for abandonments on sheet 3. 8) Identify reference monuments in the legend. 9) Remove all references to future occurrences on sheets 3 and 4. 10) Change the "see sheet 3" reference on sheet 3 to "see sheet 4." 11) Add offered for dedication to all appropriate items. 12) Add coordinates to two corners on sheet 4. 13) Add a graphic border to the project on sheet 4 per NRS 278.372 14) Move I18 to the other side of the line on sheet 4. 15) Check the area of lot 76.

Public Comment

Staff received no public comments on this application.

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