

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406

April 9, 2025

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 6:00 p.m. on April 9, 2025 by Chair Bunyard.

Present: Zack Bunyard, Chair; Jeff Goings, Vice Chair; Tami Edgmon, Member; Joe Frey, Member; and Mark Hyde, Member.

Absent: Victor Ansotegui, Member, and Scott Nelson, Member

Planning Staff Present:

Randy Hines, Public Works Director
Dean Patterson, Senior Planner
Loreli LeBaron, Code Compliance Official
Diane Moyle, Administrative Assistant

Civil D.A. Staff Present:

Joseph Sanford, Deputy District Attorney

2. Pledge of Allegiance:

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

3. Public Comment:

There were none.

4. Verification of the Posting of the Agenda:

It was verified by Diane Moyle, Administrative Assistant, that the agenda for this meeting was posted on April 3, 2025, between 8:30 a.m. and 5:00 p.m., at all of the locations listed on the agenda, in accordance with NRS 241 and the Churchill County Code.

5. Consideration and possible action re: Approval of Agenda as submitted or revised:

Member Edgmon moved to approve the agenda as submitted. Vice Chair Goings seconded the motion which carried by unanimous vote (5-0).

6. Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code:

Chair Bunyard verified with the Administrative Assistant that notification was sent to all landowners in accordance with NRS and the Churchill County Code.

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

A. March 12, 2025 Hearing

Member Edgmon moved to approve the March 12, 2025 minutes as written. Vice Chair Goings seconded the motion and the decision carried by unanimous vote (5-0).

8. Old Business

A. Consideration and possible action re: Annual review of a special use permit previously granted to Fernley Business Park LLC for rail-based services and industrial park expansion for Western

Nevada Transload. The property is located at 17127 Inland Port Drive, Assessor's Parcel Numbers 009-251-77 and 009-251-78 (west of the railroad), in the Industrial zoning district.

Bill Staab, Project Manager for the Port of Nevada Development, and Tera Anderson, Asset Development Manager, with IRG Realty Advisors, were available to speak regarding this application.

Director Hines explained that this is the annual review of the special use permit that was approved last year. He stated that after staff has visited the site it appears that the applicant has made significant progress in meeting the conditions of approval. There are a few items that still need to be completed, including the landscape tree, the Americans with Disabilities Act (ADA) parking spot, the modifications for the ADA bathroom, and the landscaping along the berm that provides the screening. They have plans to get three of those items done by June or July 2025, and then they need to pick a tree and get it planted.

Chair Bunyard inquired why the ADA has not been completed. Bill Staab remarked that they want to take the most efficient approach to the construction out there, and they have other flat work that they had plan to complete in the next 60 days. They planned to have all of the flat work done at the same time. It has been put out for bid, and the bid has been awarded. They are just trying to avoid having multiple mobilizations for the same type of construction. Chair Bunyard pointed out that we are at a year since this permit was approved, and he wasn't sure if the previous permits required ADA compliance, but this is something that should be a priority. He noted that he had heard that they plan to bring forward another special use permit application for the meeting next month, and he thinks that this is something that needs to be completed sooner rather than later. He asked if it would be completed by June or just starting in June. Mr. Staab responded that it would be completed in June. Ms. Anderson stated that right now with the increase in construction costs for them to have mobilized and poured concrete for just that ADA parking space, not that they don't find it significant, and given the location and mobilization it would have been much more costly versus completing it with other concrete work that took longer to design. The full entirety of their gate complex out there, and it took longer navigating those elements. They had hoped to do them both sooner, but the container yard gate complex and some of those components have taken longer than they intended. She clarified that the ADA bathroom improvements have been done and there is some administrative permit application paperwork to finish. Bill Staab noted that the building permits have been issued for ADA parking and the improvements in the bathroom. They just need to schedule the inspection for the bathroom.

Member Hyde explained that the board wants to ensure that things get completed, and it appears that they are working on getting them done and having the permits in place. He stated that he has been impressed with what they have done in terms of the berm and fencing. He questioned what plan they have presented for landscaping because that is another piece of this that needs to be completed within the year period of time. Tera Anderson stated that they have not completed that yet, and they have had discussions with staff about what would be acceptable and desirable to the local community, as well as appropriate for that area. They have come up with a couple of ideas based on some other examples in the community. While they are excited about the progress, the interest in the market is really leading to prove itself to be more than what they had hoped. They have been trying to ramp up and get all of their operational pieces together. They do not intend to neglect any conditions, but with what has happened with the supply chain, construction costs, and the location, as well as state agency collaborations, there has been a lot of moving parts. It is like they are building the plane while trying to fly it, and they are trying to satisfy the increase in rail customer interest in the site. They are pursuing these things in good faith, but they want to develop this in an efficient and productive way. Member Hyde inquired what the projected timeframe is for completing the

landscaping. Ms. Anderson replied that they anticipate completing the landscaping within the next 90 days assuming that they get the approval from staff about the ideas that they have discussed and that they meet what they had envisioned and satisfy the code requirements. They are far enough along with the construction of the berm, and the fencing installation has taken longer due to procurement, delivery, and installation. They weren't going to landscape while they were still installing a pretty robust fence. As long as they do not experience any further delays with the installation of the fencing, she didn't see why they couldn't tackle the landscaping within the next 90 days. Dean Patterson said that he was at the site with Mr. Staab, and they discussed what to include in the landscape plan. He shared some of the ideas, including graveling the side of the berm, large boulders along the berm, using rail pieces as decorative items, and so on.

Vice Chair Goings commended the applicant on their progress and said how impressed he is also with the berm and screened fence, which accomplished exactly what they had intended. When this came before them there were some questions about how this site was going to fit. It looks clean, and he thinks that once they get the landscaping in it will be a perfect fit for out there. He questioned if staff felt that the applicant had completed enough that it could be handled administratively moving forward and would no longer require an annual review with the Planning Commission. Director Hines believes it could be done administratively, and everyone hopes it is completed prior to the issuance of any future permit. He said that the ADA compliance is very easy to finish, and the largest part is the landscaping condition. They did propose to have that in by July 1, 2025. If they do not meet the remaining conditions, staff could always bring it back in front of the commission at a later date. Chair Bunyard agreed that they would like to have it handled that way.

Chair Bunyard called for public comment. There being none, Chair Bunyard called for a motion.

Member Frey moved to no longer require annual reviews for the special use permit granted to Fernley Business Park LLC at 17127 Inland Port Drive (APN 009-251-77 and 009-251-78). Member Hyde seconded the motion and the decision carried by unanimous vote (5-0).

9. New Business:

A. Consideration and possible action re: A parcel map application filed by Linda L. Mertens. The property is located at 4275 Testolin Road, Assessor's Parcel Number 006-791-03, in the A-10 zoning district. The applicant proposes to divide the parcel into two parcels.

David Crook, Lumos & Associates, 275 W Williams Ave, was available to speak regarding this application.

Dean Patterson, Senior Planner, stated the existing parcel currently has two homes placed on it. One of these homes was placed under the current zoning code through a permit for a second permanent dwelling. At that time, it also complied with the water dedication requirement, and it has one credit that could apply to this land division.

The proposed parcel map will result in two lots of equal size, separating the two existing homes on each new lot. So, both new lots will already be developed, and little change will occur from the lot split. The staff report reviewed the criteria for land divisions and found that the only issue of note is that the new lots will be served by existing bridges over a canal. The aerial photograph displayed on the overhead screen was used to show the location of these bridges. The County Code requires that existing bridges must be investigated to confirm that they are adequate for fire truck

crossings to the satisfaction of the Fire Marshal. The north bridge is newer and clearly meets County standards for fire truck accessibility. It is unclear whether the south bridge meets County standards for strength and width. A condition of approval is recommended to address the adequacy of the bridge. In addition, the south bridge is located on the adjacent property, so that matter will need to be resolved, and there is also a recommended condition for that. Other than the Fire Marshal's bridge issues, there were no comments received. Staff recommends approval with the conditions listed in the staff report.

Chair Bunyard inquired if any inspections had been done on the bridge in question. David Crook stated that none had been done yet; however, it would be done before they would be able to record the map.

Chair Bunyard asked if any of the commissioners had any questions or discussion.

Vice Chair Goings questioned how old the existing bridge is on the south side. Dean Patterson reiterated that the bridge on the north is in good condition, and the south bridge was built sometime recently, but not probably within the last ten years. It isn't like it is 50 years old, though. It is built with concrete, but it has a thinner deck and narrower than the other one. David Crook believes it is around 20 years old. Vice Chair Goings would assume if it is a 20 year old bridge, that it would have had to meet some certain codes at that time for that bridge to be able to support fire apparatus and Truckee Carson Irrigation District (TCID) requirements as well.

Member Edgmon verified that the south bridge is currently being used for legal access. David Crook replied in the affirmative. Dean Patterson clarified that one issue is that they are using the bridge that is on someone else's property. Normally, they would have an easement or something, and he believes that the applicant is working on that now. David Crook stated that the bridge has been historically used for that parcel since the early 1950s. The bridge was reconstructed around 20 years ago when the property changed hands. Member Edgmon inquired if they will have an easement granted prior to the recording of the map, and Mr. Crook said that they will either have to create another access or have an easement created over that parcel.

Chair Bunyard called for public comment. There being none, he called for a motion.

Member Edgmon, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the criteria found in CCC 16.04.040(C) and CCC 16.04.050(A) have been met for the parcel map application, and therefore recommend that the Board of County Commissioners:

(A) approve the parcel map for Allen and Susan Mathern, and Linda Mertens to divide APN 006-791-03 into two lots. This approval is subject to conditions, as listed in the Staff Report.

(B) accept the offer to grant easements identified on the maps.

(C) reject offers to dedicate land and improvements.

Member Hyde seconded the motion and the decision carried by unanimous vote (5-0).

Recommended Conditions:

1. *Changes shall be made for compliance with Churchill County Code, including but not limited to:*
 - a. *Changes to labels on road easements and improvements shall be made to be consistent with the final decision on offers to grant easements and dedicate land and facilities.*

- b. Changes to the Churchill County Commissioner's Certificate shall be made to be consistent with the final decision on offers to grant easements and dedicate land and facilities.*
- c. Testolin Road shall be labeled to identify the Bureau of Reclamation Agreement authorizing roads within federal easements.*
- d. The NAS Fallon noise contour shall be labeled.*
- e. The driveway and bridge serving Parcel 2 but located south of Parcel 2 shall obtain authorization for its use from the adjacent property owner, or an alternative access easement and road shall be provided.*
- f. Adequate bridges across the canal for access to Testolin Road shall be provided for both new lots that meet fire truck access requirements.*
- g. Water dedication requirements must be met prior to recording the map, excluding existing credits for existing home developments.*
- 2. *Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:*
 - a. Any typographic and map errors shall be corrected.*

Chair Bunyard thanked the applicant and advised that their recommendation will be forwarded to the Board of County Commissioners at their hearing on May 1, 2025.

- B. Consideration and possible action re: An application for abandonment of 30' road easement filed by Keith & Janet Schmidt, Joseph Richard Morton, and Travis & Roxanne White. The easement is located along the east property line of Assessor's Parcel Numbers 006-293-09 and 006-293-12 as shown on Parcel Map Document Number 278512. The owners are requesting an abandonment of this road easement.

Keith & Janet Schmidt, 4495 Candee Lane, and Mark Joseph Morton, 5141 Candee Lane, were available to speak regarding this application.

Dean Patterson, Senior Planner, said the applicants (the Schmidt's) are requesting to abandon the road easement running along their west property line. This easement lies on the adjacent west neighbor's property, but it creates setback requirements on the applicant's property that encumbers a large portion of their property. The map showing the easement was displayed on the overhead screen, and he stated that the easement is represented by the hatched line along the side of the two parcels. He said that the Schmidt's property is at the northeast corner off of this map. The easement is on the neighbors' property, but it creates setback requirements on the applicant's property that encumber a large portion of their property. He noted that whenever a road easement is created, it automatically comes with road setbacks, so that homes aren't placed right next to where cars are going to be driving. The road easement of concern was created by a serial parcel map project (map displayed on the screen), which also created the Morton and White parcels. These landowners have the easement on their property and are parties to the application, but they did not know about it and do not want the easement either. Other adjacent landowners further south and on the east and west sides of this line have also consented to the abandonment as provided in the submittal.

Examining the map creating the easement shows a 30' half-road easement was provided around the entire property (the south, west and north property lines—the north is Candee Lane), as well as a full road for Eugene Way through the middle of the property. It is unclear why such extensive road easements were applied, but the perimeter easement is inadequate for a full road. In addition, the map applied the easement adjacent to the Schmidt property without informing them and without

considering the consequences of setbacks to their property. This is something that should normally be considered when a map is being created with road easements. The Schmidt's property is long and narrow. An aerial photograph was displayed on the screen of the properties with the Schmidt parcel being in the upper right edge. The parcel and the home existed at the time of the adjacent land division. There are already small structures that are inside the easement setback, and possibly the home is within the setback as well. Abandoning the easement will remove the road setback encumbrance on the applicant's property, and also remove the easement and setback burden from the properties that the easement lies on. Mr. Patterson noted that during pre-application conversations with the applicant, the extent of the abandonment was purposefully limited to not affecting the cross-easements at the north and south ends, so the cross-easements will continue to provide access in the future.

The staff report reviews the Abandonment Criteria, which is mainly a determination that the public will not be materially injured. Nevada Revised Statutes (NRS) and Churchill County Code have extensive notice requirements.

- The Fire Marshall had no objections.
- The Road Supervisor normally does not support abandoning road easements, but in this case, he has determined the odd application of road easements in the previous serial parcel map project results in road easements that have little public benefit.
- The Churchill County Public Works Director approves of the abandonment.
- The County Surveyor reviewed the proposal and approved of the abandonment with minor text corrections.
- Utility and video service providers were notified as required, and all that have replied found the request acceptable. He noted that NV Energy's response was late and was included in their handouts for this meeting.
- No other comments were received.

Staff recommends approval with a single condition listed in the staff report.

Chair Bunyard inquired if the applicants had anything to add. Mr. Schmidt said that they didn't even know this easement existed until they applied for a building permit, and it was denied. They were there prior to the division of the other parcels, and they were never notified of that happening. Their house is probably a foot within the setback. Chair Bunyard stated that he can see the need for this request and doesn't see an issue with it. He asked if any of the commissioners had any questions or discussion.

Vice Chair Goings verified that Assessor's Parcel Number 006-293-12 gets access off of Eugene Way. Mr. Schmidt answered that all of those properties in that division have access from Eugene Way, Candee Lane, and Keyes Way. Vice Chair Goings said that it appears that they had future plans to possibly subdivide the other parcel there, which is probably why it was included in the previous parcel map. That property can no longer be divided, so it shouldn't be a problem.

Member Edgmon confirmed that there is already a fence along the property line and that no road runs along there. Keith Schmidt responded that there is a fence line that runs right along that easement all of the way from Candee Lane down to where the south easement comes in off of Keyes Way. Member Edgmon verified that nobody is using it currently for a road, nor does anyone even know this easement is there. Mr. Schmidt stated that they have been there for over 30 years, and there had never been a road through there. Member Edgmon said that she just wanted to get that information in the record.

Chair Bunyard called for public comment. There being none, he called for a motion.

Member Frey, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the criteria found in CCC 16.08.050 have been met and therefore recommend that the Board of County Commissioners approve the request to abandon an unused road easement running along the east sides of Parcel 4 of Parcel Map Doc. # 278512, APN 006-293-09, and Parcel 7 of Parcel Map Doc. # 297687, APN 006-293-12. This approval is subject to conditions, as listed in the Staff Report. Member Edgmon seconded the motion and the decision carried by unanimous vote.

Recommended Conditions:

1. *Changes required by the County Surveyor or County Commissioners , including but not limited to (a) the legal description being measured “westerly” from the east property line, and (b) adding a phone number to the preparer’s information.*

Chair Bunyard thanked the applicant and advised that their recommendation will be forwarded to the Board of County Commissioners at their hearing on May 1, 2025.

10. Update related to code and master plan changes:

Director Hines stated that there will be a workshop in two weeks. He went over some of the items that are being considered for discussion, including the Industrial use table, some design standards that they would like to reimplement into a document, more current standard details for Churchill County, and possibly regarding special use permits and temporary use permits. This meeting will include the County Commissioners. The responses they receive will guide them in the direction that they will take in bringing forward code changes. The meeting will be at 6:30 p.m. on April 22, 2025.

11. Consent Agenda: All matters listed under the Consent Agenda are considered routine and may be acted upon by the Planning Commission with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

No Items.

12. Public Comment:

There were none.

13. Adjournment:

There being no further business to come before the Planning Commission, Chair Bunyard adjourned the meeting at 6:30 p.m.

14. Appendix:

Supporting Documentation

Approved: _____

Zack Bunyard, Chair

Approved: _____

Jeff Goings, Vice Chair

Approved: _____

Victor Ansotegui, Commissioner

Approved: _____

Tami Edgmon, Commissioner

Approved: _____

Joe Frey, Commissioner

Approved: _____

R. Mark Hyde, Commissioner

Approved: _____

Scott Nelson, Commissioner

ATTEST:

Diane Moyle, Administrative Assistant



CHURCHILL COUNTY
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STAFF REPORTS FOR
PLANNING COMMISSION MEETING – April 9, 2025

LIST OF STAFF REPORTS

- Mertens-Mathern Parcel Map Application Page 2
- Schmidt Abandonment of Easement Application Page 5
- Consent Agenda Page 7

OLD BUSINESS ITEM MOTIONS

Motion for Annual Review of SUP - should be modified by the Planning Commission as needed.

NOTE: Annual review is **NOT a new decision or renewal**. It is a review for compliance with the previously approved decision. Failure to comply with the permit can be grounds for a permit **REVOCATION** process.

- ☐ I move to review this application in one year. ***[[OR USE OTHER TIMEFRAME]]***
[[ADD OTHER REQUIREMENTS OR INSTRUCTIONS IF NEEDED]]
- ☐ I move no longer require annual review for this application.

Motion for Renewal of Temporary Use Permit - should be modified by the Planning Commission as needed.

NOTE: These permits expire in one year unless a renewal is approved, with the possibility of setting shorter renewal periods. Thus a renewal is a **new decision or approval**.

- ☐ I move to **APPROVE** the renewal of this Temporary Use Permit for ***[NAME OF APPLICANT]*** for one year. ***[[OR USE OTHER TIMEFRAME]]***
[[ADD OTHER REQUIREMENTS OR INSTRUCTIONS IF NEEDED]]
- ☐ I move to **DENY** the renewal of this Temporary Use Permit for ***[NAME OF APPLICANT]***.

Application:	Parcel Map for 2 lots	Use Listing:	Land Division
Applicant:	Linda Mertens	Owner	Linda Mertens, & Allen and Susan Mathern
Representative:	David Crook, Lumos and Associates		
Site:	4275 Testolin Road (APN 006-791-03) – 20.10 acres		
Designations:	Master Plan – NASF Buffer-Agriculture // Zoning – A-10		

Background: The existing parcel currently has 2 homes placed on it. One of these homes was placed under the current zoning code through a permit for a 2nd permanent dwelling. At that time it also complied with the water dedication requirements, and has 1 credit that can apply to this land division.

Summary: The proposed parcel map will result in 2 lots of roughly equal size, separating the 2 existing homes onto each new lot. Since both lots will have an existing home, the lot split will minimally change the development potential of the property and the impacts to the neighborhood. The existing lot includes irrigated farmland with surface water rights.

The new lots will front Testolin Road, and take access using the existing driveway bridges over the intervening canal/ditch. One of the bridges has a complication discussed below.

Criteria Review:

CCC 16.04.040(C) Design Standards: Churchill County has adopted development standards, which shall be complied with in all application submittals.

The proposed development must conform to the County Development Code. Conditions of approval will address specific issues.

- **Setbacks and Easements:** New lot lines will not create setback problems, because they will not be near structures existing on the site. Necessary easements exist or will be created. Later development will meet setbacks zoning district and avoid applicable easements.
- **Lot size and width:** The A-10 zone has a 10-acre minimum lot size and dimensional requirements. The proposed lots comply.
- **Access, sewer, and water facilities:** See comments under Criterion 4, below regarding public services. The proposed lots will have the existing homes on them, which will use existing on-site sewer and water service. No new services will be needed for new lots.
- **Water rights and community development fees:** Community development fees will be due with any home construction on new lots. The exception is that water dedication is required for new lots with the Parcel Map. One water dedication credit exists for a home what will apply to the lot it is on. The other lot will need another dedication before recording the map.
- **Land division road standards:** The new lots will be served by existing bridges. The County Code requires that existing bridges must be investigated to confirm that they are adequate for fire truck crossings to the satisfaction of the Fire Marshal. The north bridge is newer, and clearly meets County standards for fire truck accessibility. It is unclear that the south bridge meets County standards for strength and width. A condition of approval is recommended to address the adequacy of the bridge.

CCC 16.12 provides extensive requirements for submitting land division maps. Staff recommends conditions of approval to address changes for required items.

CCC 16.04.050(A) Conditional Development Approval: The planning director, planning commission or county commissioners are authorized to apply conditions to applications for development. Conditions are employed to development projects to ensure:

1. *Conformity with the master plan.*

The Master Plan designates the area as NASF Buffer-Agriculture which is implemented by the existing A-10 zoning district. Most Master Plan policies are not applicable to the issue of a land division. Both **GOAL LU 2** and Policy LU 2.1 discuss compatibility issues that are discussed under criterion 2, below. The application conforms with the Master Plan.

2. *Compatibility with existing adjacent properties and uses.*

The proposal will not significantly change the existing residential use and human activities of the existing site. The project is generally compatible with other existing residential and vacant lands nearby.

3. *Protection of the public health, safety and general welfare.*

The creation of new lots will not significantly change the existing conditions for public health, safety and welfare, nor will it overburden police and fire services.

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

There are no public sewer and water facilities on or near the site. Other public utilities (power and gas) do exist and can serve the proposed lots. Current county practice is for road easements and property lines to include utility easements. The map complies with this practice.

The property is served by Testolin Road, which is a County maintained gravel road lying between federal canals/drains. The road is encompassed within the federal easements, and authorized by agreement with the Bureau of Reclamation. Residential traffic on Testolin Road from the existing homes will not change due to the land division. The bridge providing access to the proposed south lot appears to be located off the property on the parcel to the south. If this is the case, appropriate authorization needs to be obtained from that landowner, or alternate access for the lot needs to be provided. A condition is recommended to address this matter. One alternative might be for both lots to use the north bridge, including an easement to the south lot.

As required by NRS 278.378, offers to grant easements and dedicate land to the County must be accepted or rejected along with approval of the map. The motion of approval needs to include these statements. Because Testolin Road lies within federal easements, it will not be offered for dedication.

5. *As a part of the review and analysis of the development request, findings of conformance with the goals and objectives of the code and the master plan must be made in order to recommend approval and impose conditions. The conditions imposed by the staff may be modified by the final decision-making body.*

Based on the above assessment, options for Findings are provided below.

STAFF RECOMMENDATION:

APPROVAL

MOTION: The motion should be modified by the Planning Commission as needed.

- Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC 16.04.040(C) and CCC 16.04.050(A) **HAVE** been met for the parcel map application, and therefore recommend that the Board of County Commissioners:
 - (A) **APPROVE** the parcel map for Allen and Susan Mathern, and Linda Mertens to divide APN 006-791-03 into 2-lots. This approval is subject to conditions, as listed in the Staff Report.
 - (B) ACCEPT the offer to grant easements identified on the maps.
 - (C) REJECT offers to dedicate land and improvements.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a) Changes to labels on road easements and improvements shall be made to be consistent with the final decision on offers to grant easements and dedicate land and facilities.
 - b) Changes to the Churchill County Commissioner's Certificate shall be made to be consistent with the final decision on offers to grant easements and dedicate land and facilities.
 - c) Testolin Road shall be labeled to identify the Bureau of Reclamation Agreement authorizing roads within federal easements.
 - d) The NAS Fallon noise contour shall be labeled.
 - e) The driveway and bridge serving Parcel 2 but located south of Parcel 2 shall obtain authorization for its use from the adjacent property owner, or an alternative access easement and road shall be provided.
 - f) Adequate bridges across the canal for access to Testolin Road shall be provided for both new lots that meet fire truck access requirements.
 - g) Water dedication requirements must be met prior to recording the map, excluding existing credits for existing home developments.
- 2) Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:
 - a) Any typographic and map errors shall be corrected.

Application:	Abandonment of Road Easement	Use Listing:	Residential
Applicant:	Keith & Janet Schmidt (4495 Candee Ln – APN 006-311-19)		
Owners:	Joseph Richard Morton & Travis & Roxann White		
Site:	5141 Candee Ln (APN 006-293-09) 5.05 ac // 3145 Eugene Way (APN 006-293-12) 8.86 ac		
Designations:	Master Plan - Agriculture // Zoning – A-5		

Summary: The applicants (the Schmidt's) are requesting to abandon the road easement running along their west property line. This easement lies on the adjacent west neighbor's property, but it creates setback requirements on the applicant's property that encumbers a large portion of their property.

The road easement of concern was created by a serial parcel map project which also created the Morton and White parcels. These landowners have the easement on their property, but did not know about it and do not want the easement either. Other adjacent landowners have also consented to the abandonment, as provided in the submittal. Examining the map creating the easement shows a 30' half-road easement was provided around the entire property as well as a full road for Eugene Way. It is unclear why such extensive road easements were applied, but the perimeter easement is inadequate for a full road. In addition, the map applied the easement adjacent to the Schmidt property without informing them, and without considering the setback consequences on their property.

The Schmidt's property is long and narrow. It and the home existed at the time of the adjacent land division. The home is close to the property line, possibly inside the road setback for the road easement that is the subject of this request. There are already small structures that are inside the setback. Abandoning the easement will remove the road setback encumbrance on the applicant's property, and remove the easement and setback burden from the properties the easement lies on.

Note that during pre-application conversations with the applicant, the extent of the abandonment was limited to NOT affect cross-easements at the north and south ends, so they will continue to provide access in the future.

Criteria Review:

CCC 16.08.050.4(H)

NRS and County Code requires two public hearings. The first hearing is before the Planning Commission, who makes a recommendation to the Board of County Commissioners. The second hearing is before the Board, who makes the final decision. The Planning Commission may recommend, and the Board may approve the abandonment if it determines that the public will not be materially injured. If approved, the land rights for the road easement are returned to the landowner.

NRS and County Code requires notice for the hearings to the newspaper, to landowners abutting the abandoned easement, and to utility and video service providers. Such notice was provided. Notice of the proposal was also provided to other County Departments.

- The Fire Marshall had no objections.
- The Road Supervisor **NORMALLY DOES NOT** support abandoning road easements, but has determined the odd application of road easements in the previous serial parcel map project results in road easements that have little public benefit.
- Similarly, the Churchill County Public Works Director approves of the abandonment.
- The County Surveyor reviewed the proposal and approved of the abandonment with minor text corrections.

NRS and County Code allows utility and video service providers to object to abandoning a street, and/or request that a utility easement be retained. CC Communications and Charter Communications indicated no objection to the abandonment. No other comments were provided.

STAFF RECOMMENDATION: **APPROVAL**

MOTION: The motion should be modified by the Planning Commission as needed.

- Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC 16.08.050 **HAVE BEEN** met and therefore recommend that the Board of County Commissioners **APPROVE** the request to abandon an unused road easement running along the east sides of Parcel 4 of Parcel Map Doc. # 278512, APN 006-293-09, and Parcel 7 of Parcel Map Doc. # 297687, APN 006-293-12. This approval is subject to conditions, as listed in the Staff Report.

Recommended Conditions (NOT PART OF MOTION): Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with any approval:

- 1) Changes required by the County Surveyor or County Commissioners , including but not limited to (a) the legal description being measured “westerly” from the east property line, and (b) adding a phone number to the preparer’s information.

An Order of Abandonment will be prepared for execution by the Chair of the Board at the BOCC meeting.

Consent Agenda:

NOTE: All matters listed under the Consent Agenda are considered routine and may be acted upon by the Planning Commission with one action and without an extensive hearing. Any member of the commission or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.

Please review the Consent Agenda to determine if you have any concerns.

RECOMMENDED MOTION

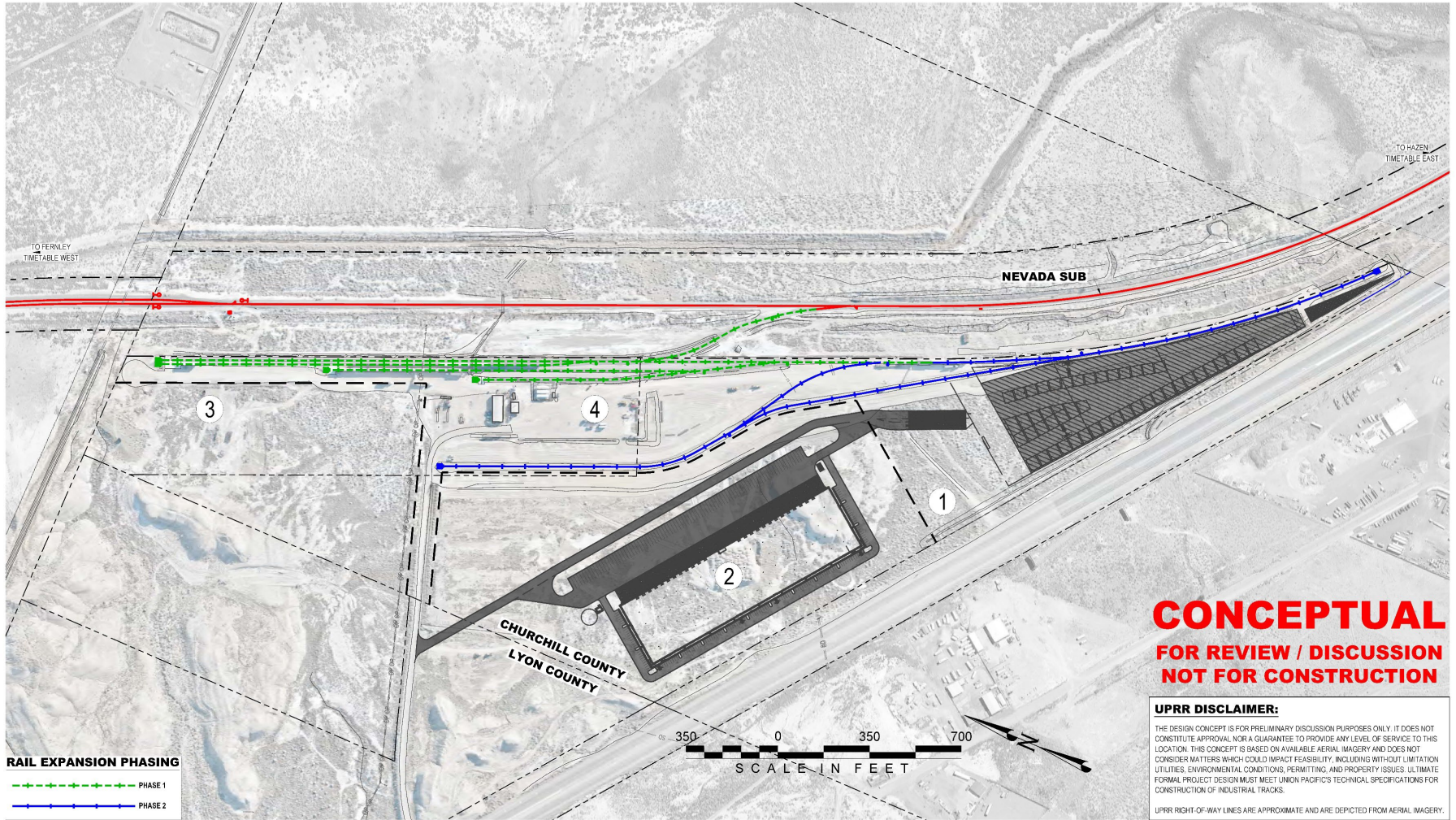
- I move to **Approve** the Consent Agenda as submitted.
- ***[IF YOU WISH TO REMOVE ANY ITEM FOR FURTHER DISCUSSION]***
I move to ***remove Item*** ____ for further discussion, and to approve the remainder of the Consent Agenda as submitted.



**CHURCHILL COUNTY
PLANNING COMMISSION
HEARING
April 9, 2025**

Fernley Business Park, SUP Review, 17127 Inland Port Dr APN 009-251-77 & 009-251-78





CONCEPTUAL FOR REVIEW / DISCUSSION NOT FOR CONSTRUCTION

UPRR DISCLAIMER:

THE DESIGN CONCEPT IS FOR PRELIMINARY DISCUSSION PURPOSES ONLY. IT DOES NOT CONSTITUTE APPROVAL NOR A GUARANTEE TO PROVIDE ANY LEVEL OF SERVICE TO THIS LOCATION. THIS CONCEPT IS BASED ON AVAILABLE AERIAL IMAGERY AND DOES NOT CONSIDER MATTERS WHICH COULD IMPACT FEASIBILITY, INCLUDING BUT NOT LIMITED TO UTILITIES, ENVIRONMENTAL CONDITIONS, PERMITTING, AND PROPERTY ISSUES. ULTIMATE FORMAL PROJECT DESIGN MUST MEET UNION PACIFIC'S TECHNICAL SPECIFICATIONS FOR CONSTRUCTION OF INDUSTRIAL TRACKS.

UPRR RIGHT-OF-WAY LINES ARE APPROXIMATE AND ARE DEPICTED FROM AERIAL IMAGERY.

RAIL EXPANSION PHASING

- PHASE 1
- PHASE 2

REV #	BY	DATE	DESCRIPTION

EX UPRR TRACK	SHIFT IND TRACK
PROP UPRR TRACK	PLTURE IND TRACK
REMOVE UPRR TRACK	PROP LEASED IND TRK
SHIFT UPRR TRACK	EX LEASED IND TRK
EX IND TRACK	NO RR OPERATIONS
PROP IND TRACK	OTHER IND TRK
REMOVE IND TRACK	RIGHT OF WAY

HAND THROW TURNOUT
POWER TURNOUT
POWER DERAIL
HAND THROW DERAIL
POINT OF CURVE
BRIDGE
SIGNAL

Horrocks

4246 S Riverbowl Rd, Ste 200 | Salt Lake City, UT 84123
P: 801.359.5555 | www.horrocks.com

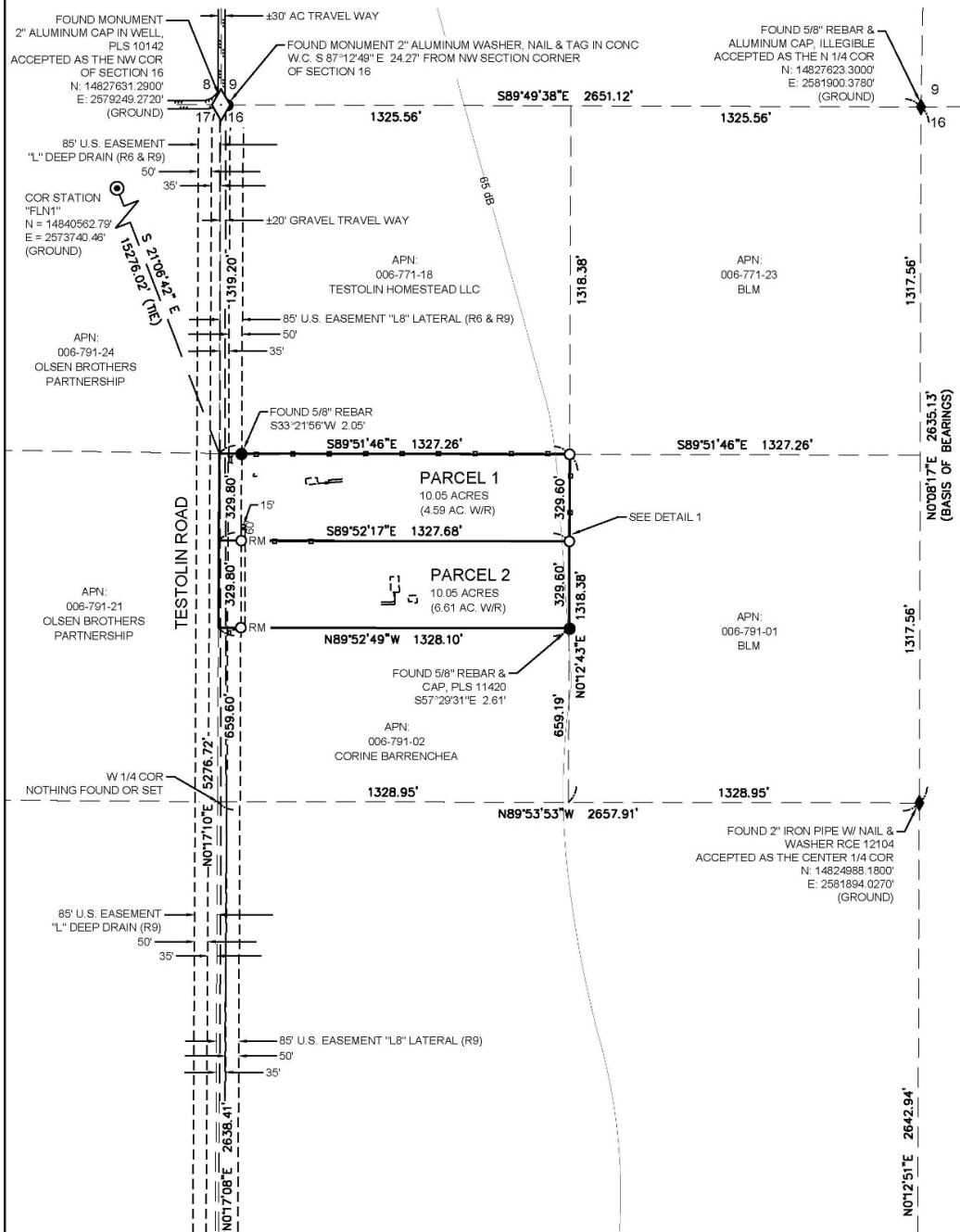
2024-0085



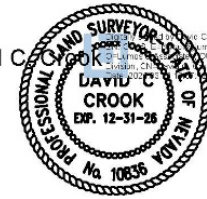
FEES: 48290	DOCUMENT TYPE: EXHIBIT
DRAWN BY: T. BUHLER	UNION PACIFIC RAILROAD
CHECKED BY: C. ALLEN	FOR USE IN AGREEMENT WITH FERNLEY BUSINESS PARK, LLC
DATE: 2025-03-19	LOCATION & DESCRIPTION: MP 285.91, NEVADA SUB DARWIN, CHURCHILL Co, NEVADA
SHEET NUMBER: 1 OF 1	SHEET TITLE: OVERALL PLAN VIEW

Linda Mertens, Parcel Map, 4275 Testolin Rd, APN 006-791-03

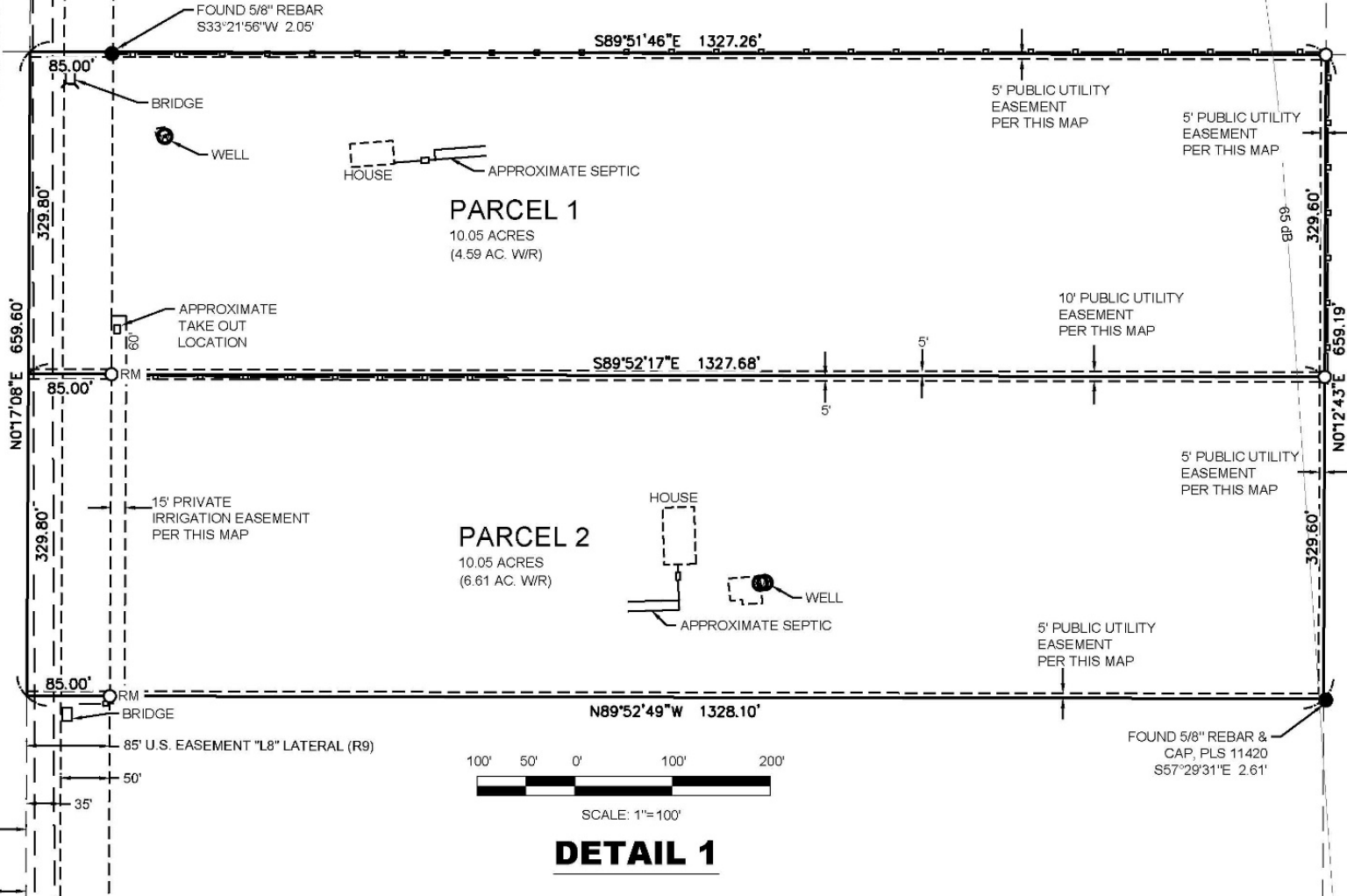




David C. Crook



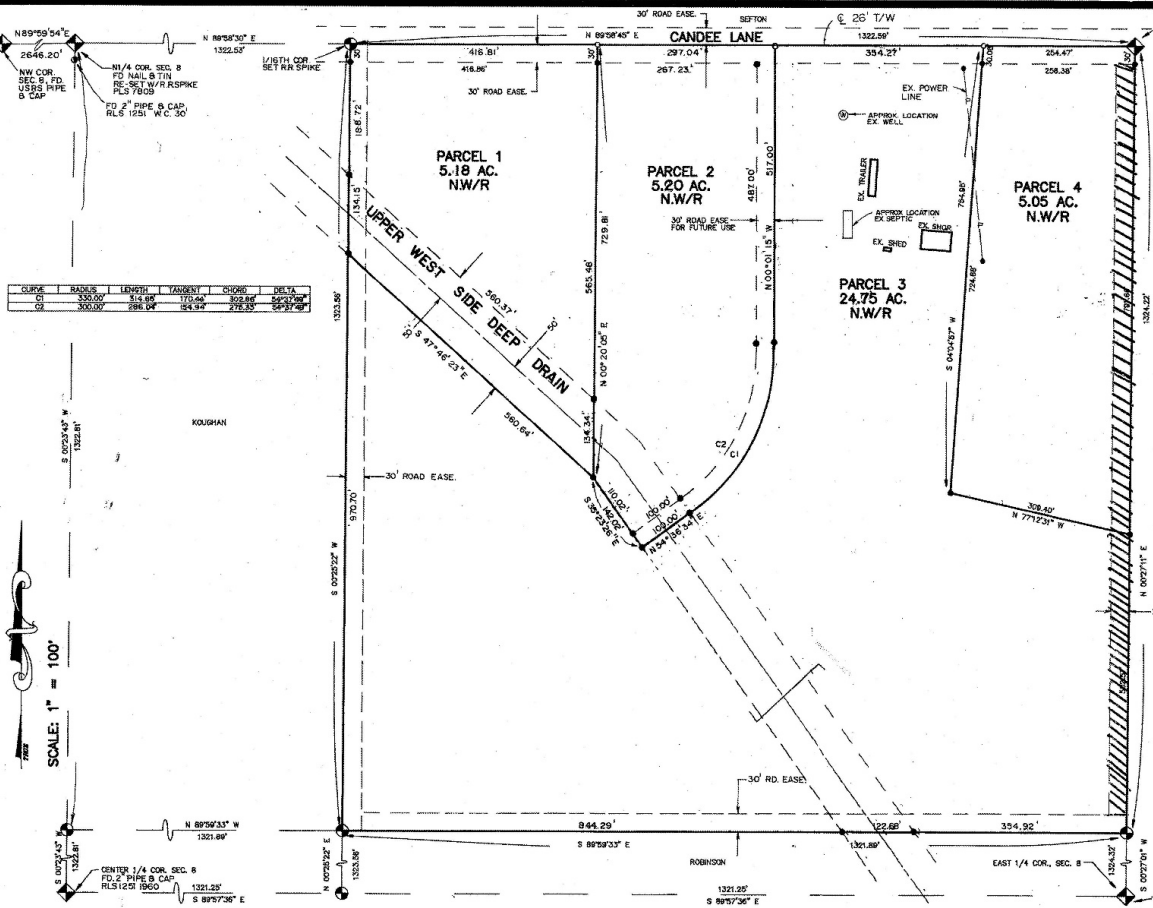
TESTOLIN ROAD



DETAIL 1

Schmidt, Abandonment of Easement, APNs 006-293-09 & 006-293-12





OWNERS' CERTIFICATE

THE UNDERSIGNED, THE OWNERS OF THE REAL PROPERTY DEPICTED HEREIN, WARRANTS THAT ALL PURCHASERS HAVE OR WILL BE PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN INFORMED THAT PURSUANT TO N.E.S. 686.440 AND N.E.S. 686.450, NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO FENCE OUT LIVESTOCK, AND THEY ALSO HEREBY DEED AND SET APART ALL EASEMENTS FOR UTILITY INSTALLATION AND ACCESS SHOWN HEREON TO BE USED FOREVER.

Alvin Hanks *Christine Hanks*

STATE OF NEVADA }
COUNTY OF CHURCHILL } S.S.

ON September 21, 1993, I, *Kathy Robertson*, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, *Kathy Robertson*, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
Kathy Robertson



SURVEYOR'S CERTIFICATE

I, BARRY A. FITZPATRICK, PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA CERTIFY THAT:

- (1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF THE ABOVE LANDOWNER.
- (2) THE LANDS SURVEYED LIE WITHIN SEC. 8, T. 18 N., R. 28 E., M.D.B. & M. AND THE SURVEY WAS COMPLETED ON 8/31/93.
- (3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- (4) THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

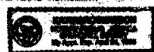
Barry A. Fitzpatrick
BARRY A. FITZPATRICK, P.L.S. 7809



STATE OF NEVADA }
COUNTY OF CHURCHILL } S.S.

ON September 28, 1993, I, *Barry A. Fitzpatrick*, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, *Barry A. Fitzpatrick*, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
Barry A. Fitzpatrick



PLANNING COMMISSION APPROVAL

RECOMMEND APPROVAL / DISAPPROVAL, THIS 12 DAY OF Oct, 1993 BY THE CHURCHILL COUNTY PLANNING COMMISSION.

Marie J. Roth
PLANNING COMMISSION CHAIRMAN

CHURCHILL COUNTY COMMISSIONER'S CERTIFICATE

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON. CHURCHILL COUNTY SPECIFICALLY DECLINES TO ACCEPT SAID ROADWAYS AS DEDICATED STREETS OR HIGHWAYS ON THIS 22nd DAY OF November, 1993.

Barry A. Fitzpatrick
CHURCHILL COUNTY COMMISSIONER'S CHAIRMAN

NOTE: ACCEPTANCE BY CHURCHILL COUNTY OF THIS PARCEL MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE OF A COUNTY BUILDING PERMIT.

RECORDER'S CERTIFICATE

FILE NO. 278512
FILED FOR RECORD AT THE REQUEST OF *Churchill County* ON THE 22nd DAY OF November, 1993 AT 2:14 MINUTES FIRST AT 10 O'CLOCK P.M. IN THE OFFICE OF THE COUNTY RECORDER, CHURCHILL COUNTY, NEVADA.
FEE: \$1.75

Teresa Marshall
CHURCHILL COUNTY RECORDER

Barry A. Fitzpatrick
DEPUTY

T.C.I.D. ID. # 93129

BASIS OF BEARING

N 02°23'43" E ALONG THE WEST LINE OF THE NE 1/4 SEC. 8, T. 18 N., R. 28 E., M.D.B. & M. AS PER MILLS RECORD OF SURVEY FILE #254775 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

ROAD NOTE

ROADWAYS DESIGNATED AS PUBLIC ROADS AS SHOWN ON THIS MAP WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS AND APPROVED BY THE CHURCHILL COUNTY COMMISSIONERS FOR ACCEPTANCE INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM.

LEGEND :

- FD. SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 7809 OR AS DESCRIBED
- SET SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 7809
- SURVEY POINTS NOT SET
- 1/16TH SET 5/8" R/B PLS 7809 OR AS DESCRIBED

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, CHURCHILL COUNTY CLERK TREASURER, DO HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE 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.

Ruby Anderson
CHURCHILL COUNTY CLERK TREASURER

POWER & UTILITY EASEMENTS

- 10' ON EXTERIOR BOUNDARY
- 5' ON EACH SIDE OF INTERIOR LOT LINES
- 7.5' ALONG ROAD EASEMENTS

UTILITY COMPANIES

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY:

- Barbara L. Hill* Engineer 9-22-93 DATE
CHURCHILL COUNTY TELEPHONE AND TELEGRAPH SYSTEM
- Mike Ward* 9-13-93 DATE
CHURCHILL COUNTY ROAD DEPARTMENT
- James J. Jones* 9-21-93 DATE
CHURCHILL COUNTY FIRE DEPARTMENT
- David Sanderson* 9-21-93 DATE
SIERRA PACIFIC POWER COMPANY
- Steve M. McCall* 9-22-93 DATE
TRUCKEE CARSON IRRIGATION DISTRICT

OWNER

ALVIN HANKS
PO. BOX 1754
FALLON, NEVADA 89406

APR: 06-292-40
ZONE: A-2

COUNTY SURVEYOR

I, *Lowell D. Enix*, BEING FIRST DULY SWORN DECLARE THAT I HAVE EXAMINED THIS MAP AND FIND THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL PROVISIONS OF THE LAW HAVE BEEN MET AND THAT THIS MAP IS TECHNICALLY CORRECT.
Lowell D. Enix PLS
CHURCHILL COUNTY SURVEYOR

COUNTY CLERK CERTIFICATE

APPROVED AND ACCEPTED THIS 22nd DAY of November, 1993 BY THE CHURCHILL COUNTY COMMISSIONERS.

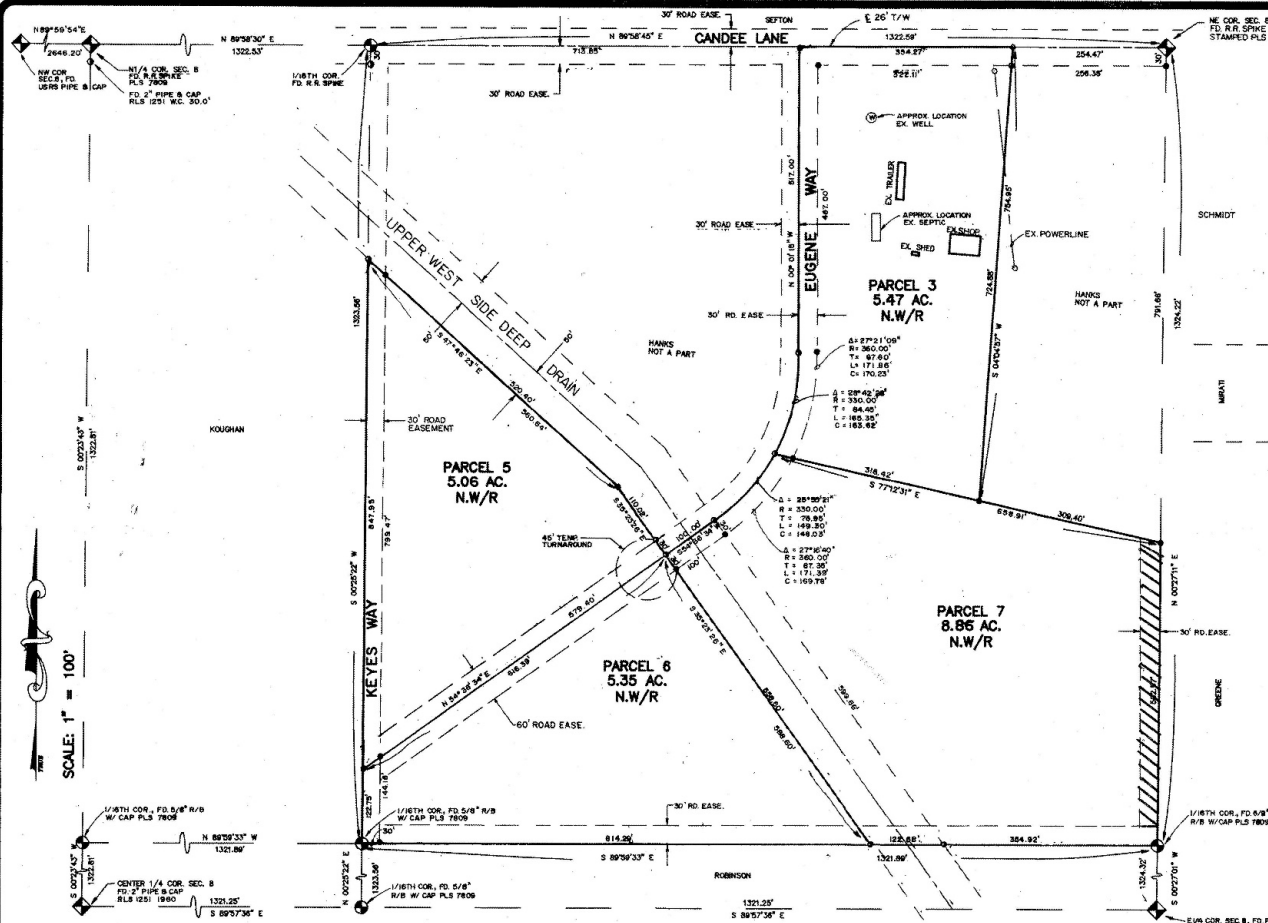
Ruby Anderson
CHURCHILL COUNTY CLERK

PARCEL MAP
FOR
ALVIN & CHRISTINE HANKS

**LOCATED IN THE NE 1/4 - NE 1/4 OF SEC. 8,
T. 18 N., R. 28 E., M.D.B. & M.**

County Recorder, Churchill County, Nevada
One Sacramento, Sacramento, California 95811
Tel: 916/441-1100, Fax: 916/441-1101

Drawn By: JENNIFER SPANGLE
Date: SEPTEMBER 14, 1993
Scale: 1" = 100'
Job No.: 2777
Drawing No.: 2777-1.0WG

**BASIS OF BEARING**

N 07°23'43" E ALONG THE WEST LINE OF THE NE 1/4 OF SEC. 8, T. 18 N., R. 28 E., M.D.B.&M. AS PER MILLS PARCEL MAP 7, FILE # 254775 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

ROAD NOTE

ROADWAYS DESIGNATED AS PUBLIC ROADS AS SHOWN ON THIS MAP WILL NOT BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS AND APPROVED BY THE CHURCHILL COUNTY COMMISSIONERS FOR ACCEPTANCE INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM.

LEGEND :

- FD. SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 7809 OR AS DESCRIBED
- SET SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 7809
- SURVEY POINTS NOT SET

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, CHURCHILL COUNTY CLERK TREASURER, DO HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE 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.

Billy Anderson
CHURCHILL COUNTY CLERK TREASURER

POWER & UTILITY EASEMENTS

- 10' ON EXTERIOR BOUNDARY
- 5' ON EACH SIDE OF INTERIOR LOT LINES
- 7.5' ALONG ROAD EASEMENTS

UTILITY COMPANIES

THE EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED AND APPROVED BY :

Douglas Lowell Hill *Eugene Dyer* 10-11-93
CHURCHILL COUNTY TELEPHONE AND TELEGRAPH SYSTEM
DATE
Mike M. Mott 10-12-93
CHURCHILL COUNTY ROAD DEPARTMENT
DATE
James L. Brown 10-9-92
CHURCHILL COUNTY FIRE MARSHAL
DATE
David Anderson 10-12-93
SEBPA PACIFIC POWER COMPANY
DATE
Thomas M. Carroll 10-20-92
TRUCKEE CARSON IRRIGATION DISTRICT
DATE

OWNER

ALVIN HANKS
P.O. BOX 1754
FALLON, NEVADA 89406

APR: 06-292-40
ZONE: A-2

COUNTY SURVEYOR

Lowell D. Emery BEING FIRST DULY SWORN DECLARE
THAT I HAVE EXAMINED THIS MAP AND FIND THAT TO THE BEST OF MY
KNOWLEDGE AND BELIEF THAT ALL PROVISIONS OF THE LAW HAVE BEEN
MET AND THAT THIS MAP IS TECHNICALLY CORRECT.

Lowell D. Emery
CHURCHILL COUNTY SURVEYOR

COUNTY CLERK CERTIFICATE

APPROVED AND ACCEPTED THIS 24th DAY OF December 1993
BY THE CHURCHILL COUNTY COMMISSIONERS.

Billy Anderson
CHURCHILL COUNTY CLERK

OWNERS' CERTIFICATE

THE UNDERSIGNED, THE OWNERS OF THE REAL PROPERTY DEPICTED HEREIN, WARRANTS THAT ALL PURCHASERS HAVE OR WILL BE PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN INFORMED THAT PURSUANT TO N.E.S. 586.440 AND N.R.S. 586.450, NEVADA IS AN OPEN RANGE STATE AND IT IS THE RESPONSIBILITY OF THE PROPERTY OWNERS TO FENCE OUT LIVESTOCK, AND THEY ALSO HEREBY DEDICATE AND SET APART ALL EASEMENTS FOR UTILITY INSTALLATION AND ACCESS SHOWN HEREON TO BE USED FOREVER.

Christine Hanks *Alvin Hanks*

STATE OF NEVADA }
COUNTY OF CHURCHILL } S.S.

ON 08-18-1993 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, *ALVIN HANKS & CHRISTINE HANKS* WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Steven E. Hampton
NOTARY PUBLIC

**SURVEYOR'S CERTIFICATE**

I, BARRY A. FITZPATRICK, PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA CERTIFY THAT:

- (1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LANDS SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF *ALVIN HANKS*
- (2) THE LANDS SURVEYED LIE WITHIN SEC. 8, T. 18N., R. 28E., M.D.B. & M. AND THE SURVEY WAS COMPLETED ON 8/21/93
- (3) THIS PLAT COMPLES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES.
- (4) THE MONUMENTS ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED.

Barry A. Fitzpatrick
BARRY A. FITZPATRICK, P.L.S. 7809



STATE OF NEVADA }
COUNTY OF CHURCHILL } S.S.

ON 08-26-1993 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, *BARRY A. FITZPATRICK* WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Steven E. Hampton
NOTARY PUBLIC

**PLANNING COMMISSION APPROVAL**

RECOMMEND APPROVAL / UNAPPROVAL THIS 8th DAY OF Dec., 1993.
BY THE CHURCHILL COUNTY PLANNING COMMISSION.

Marie J. Paulle
PLANNING COMMISSION CHAIRMAN

CHURCHILL COUNTY COMMISSIONER'S CERTIFICATE

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON. CHURCHILL COUNTY SPECIFICALLY DECLINES TO ACCEPT SAID ROADWAYS AS DEDICATED STREETS OR HIGHWAYS ON THIS 12th DAY OF Dec., 1993.

Carl Schuchman
CHURCHILL COUNTY COMMISSIONERS CHAIRMAN

NOTE: ACCEPTANCE BY CHURCHILL COUNTY OF THIS PARCEL MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE OF A COUNTY BUILDING PERMIT.

RECORDER'S CERTIFICATE

FILE NO. 297687
FILED FOR RECORD AT THE REQUEST OF *Churchill County* ON THE 24th DAY OF Dec., 1993 AT 10 MINUTES PAST 11 O'CLOCK
P.M. IN THE OFFICE OF THE COUNTY RECORDER, CHURCHILL COUNTY, NEVADA.
FEE: \$172.22

Terrie M. Carroll
CHURCHILL COUNTY RECORDER
DEPT.

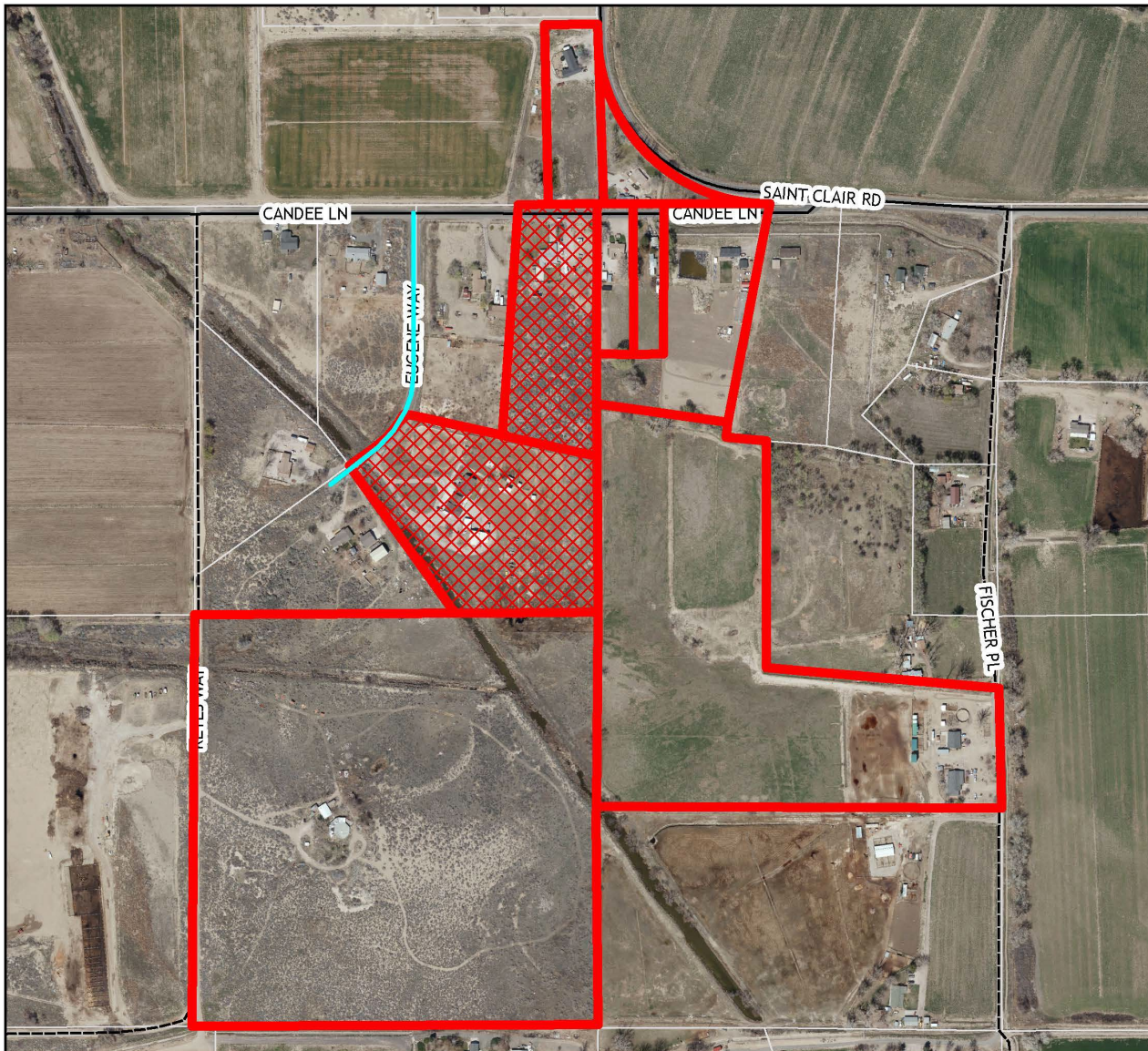
T.C.I.D. (D.) # 93133

PARCEL MAP

FOR
ALVIN & CHRISTINE HANKS
PARCEL 3 OF THE HANKS PARCEL MAP FILE #278512 IN THE CHURCHILL COUNTY RECORDS
LOCATED IN THE NE 1/4 OF SEC. 8, T. 18N., R. 28E., M.D.B.&M.



Drawn By: JENNIFER SPANGLE
Date: SEPTEMBER 24, 1993
Scale: 1" = 100'
Job No.: 2777
Drawing No.: 2777-2.DWG



Abandonment of Easement Schmidt, Morton, and White Candee Lane and Eugene Way APNs: 006-293-09 and 006-293-12

*Notification Boundary
per Churchill County Code
All Abutting Property
Owners
This Notice: All Required*



- | | |
|-----------------------|--------------------|
| Zoning | Lakes & Reservoirs |
| E-1 | Carson River |
| R-1 | Property Lines |
| R-2 | Subject Property |
| A-5 | |
| A-10 | |
| C-1 | |
| C-2 | |
| I | |
| RR-20 | |
| Special Restriction's | |

This map is intended to depict approximate boundaries and does not represent a survey. Any area determination or dimensions are estimates, or approximate measurements. For accurate boundaries and acreages a survey by a licensed surveyor is needed. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Use of this map for other than illustrative purposes is not recommended, and Churchill County expressly disclaims any liability for use other than for illustrative purposes.

Consent Agenda

Fernley Business Park, LLC Port of Nevada Annual Review

APN 009-251-77 & 009-251-78

SUP Doc #'s 506882 & 506883

17127 Inland Port Drive

4/10/2024

APN 009-251-77 & 009-251-78

SUP Doc #506882

- Limited improvements for rail-based services & industrial park expansion subject to conditions for approval were:
 - 1. Annual Review which we are here presenting
 - 2. Allows operation of rail yard across parcel lines
 - 3. Master Site Plan is being maintained (In compliance)
 - 4. The following facilities are approved if implemented within 5 years
 - Track expansions in all three (3) areas incl. appurtenant transloading facilities
 - Graveled use areas in Area 1, subject to construction permitting
 - Container storage areas in Area 1 subject to Variance
 - Laydown yards & other outside open-air storage in Area 1
 - Shipped vehicle & equipment storage lots in Area 1
 - No dangerous substances handles or stored...

APN 009-251-77 & 009-251-78

SUP Doc #506882

- Conditions continued:
 - 5. Site to be constructed & operated in conformance with County Code and building permit requirements, but not limited to: (In compliance)
 - a. Business Licenses maintained
 - b. Building & Grading permits obtained
 - c. Requirements of storage containers, except as authorized by Variance
 - d. Code requirements must be implemented with each zoning review noted in these conditions
 - e. No add'l facilities approved until existing driveway is repaired (Completed)
 - f. No add'l facilities until required 1 parking lot tree is installed (Not completed: will plant after consultation with landscaper for appropriate species: fall 2025)
 - g. No add'l facilities until existing office restroom upgraded for ADA accessibility (Parts ordered – installation complete by May 1st)
 - h. No add'l facilities until existing office parking is upgraded to ADA (Parking stall under contract – to be completed by July 1st)

APN 009-251-77 & 009-251-78

SUP Doc #506882

- Conditions continued:
 - 5. Site to be constructed & operated in conformance with County Code and building permit requirements, but not limited to (continued):
 - i. No add'l facilities until existing transloading & driving areas are graveled (Complete).
 - j. Other Area 1 associated transloading & driving areas shall be graveled for dust control (Complete)
 - k. Street landscaping installed with the first facility in Area 1. (To be completed after fence on top of berm is completed – punch list items remain – to be completed by July 1st)
 - 6. Any Zoning Review for Area 1 to be accompanied by Emergency Response Plan approved by Fire Marshall & Sheriff or updated to accommodate additional proposed facilities

APN 009-251-77 & 009-251-78

SUP Doc #506882

- 7. With first Zoning Review to implement facilities approved in this SUP, documentation shall be provided:
 - a. from NDEP confirming the Public Water System is approved
 - b. from NDOT confirming Area 1 improvements do not need a traffic study or additional improvements. If improvements required, documentation to the Director shall be provided that they are underway.
- 8. Operation of the business shall be conducted in a manner that does not create a nuisance under Nevada Law or Churchill County Code - (In compliance)
- 9. All State & Federal permits required for this type of business shall be obtained and maintained. (In compliance)

APN 009-251-77 & 009-251-78

SUP Doc #506883

- Variance for limitation of number of shipping containers
- Expansion of Rail-Based Industrial Park
 - Limited to Area 1 as shown on Master Site Plan
 - Maximum 3 Containers High (In compliance)
 - 20' Screening to mitigate visual impact of holding area (Complete)

CHURCHILL COUNTY PLANNING COMMISSION MEETING
155 North Taylor Street, Commission Chambers
April 9, 2025 at 6:00 p.m.

[illegible]

PLEASE SIGN IN & PRINT YOUR NAME AND CONTACT INFO