



**CHURCHILL COUNTY  
PLANNING COMMISSION  
CHURCHILL COUNTY, NEVADA**

**270 S. Maine Street, Suite A**

**Fallon, Nevada 89406**

**(775) 423-7627**

**Fax: (775) 428-0259**

**E-mail: [planning-admin@churchillcountynv.gov](mailto:planning-admin@churchillcountynv.gov)**

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

**AGENDA**

***PLEASE POST***

**PLACE OF MEETING:** Churchill County Administrative Building, Commission Chambers,  
155 North Taylor Street, Fallon, Nevada

**DATE & TIME:** June 10, 2026 at 6:00 PM

**TYPE OF MEETING:** Regularly Scheduled Planning Commission Meeting

**Live Webcasting:**

<https://www.youtube.com/@churchillcounty/streams>

If you wish to make public comment, you may make them in person at the meeting or via e-mail, no later than 4:30 PM the day before the meeting, to: [planning-admin@churchillcountynv.gov](mailto:planning-admin@churchillcountynv.gov) and [planning@churchillcountynv.gov](mailto:planning@churchillcountynv.gov).

**Notes:**

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

**AGENDA:**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Public Comment**
- 4. Verification of the Posting of the Agenda**
- 5. Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code**

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

A May 13, 2026 Public Hearing

**7. Old Business**

A Consideration and possible action re: Review of a special use permit, SUP1091, for a multi-tenant business complex previously granted to Rigoberto Uribe & Maria Herrera of Desert Properties R.U.S. on June 12, 2024. The property is located at 5070 Reno Highway, Assessor's Parcel Number 008-531-90, in the C-2 zoning district. This permit is subject to annual review until the Planning Commission determines it is no longer necessary.

B. Consideration and possible action re: Renewal of a temporary use permit, TUP25-4, previously granted to Thomas Hodgdon on May 8, 2024. The property is located at 7730 Curry Road, Assessor's Parcel Number 006-553-12, in the A-10 zoning district. The Director is not able to approve the renewal of the permit since significant progress toward reconstruction of the residence was not made in the past year. The applicant is requesting renewal for another year for them to be able to reside in the RV on the property while reconstructing the residence that was damaged in a fire.

**8. New Business:**

A. Consideration and possible action re: A Division into Large Parcels Map Application, PC25-5, filed by Mic Casey. The property is located at 14001 Cadet Road, Assessor's Parcel Number 007-071-16, consisting of 221.21 acres in the A-10 zoning district. The applicant proposes to divide property into four (4) large parcels.

B. Consideration and possible action re: Parcel map applications, PC26-1, PC26-2, PC26-3, PC26-4 & PC26-5, filed by P4 Properties LLC to implement a cluster development. The property is located at 3435 Lima Ln, Assessor's Parcel Number 006-331-82, in the A-5 zoning district. The applicant proposes to create 16 parcels with the five maps and will record a conservation easement on the remaining agricultural parcel.

C. Consideration and possible action re: A Parcel Map Application, PC26-6, filed by Gary & Roxann Lewis and Bruce & Barbara Lewis. The property is located on Mc Lean Road, Assessor's Parcel Number 008-492-83, in the E-1 zoning district. The applicant proposes to create three parcels.

D. Consideration and possible action re: A variance application, VAR26-5, filed by Sharon Pierce. The property is located at 1415 Golden Park Way, Assessor's Parcel Number 008-312-71, in the E-1 zoning district. The applicant requests a variance from the setback requirement for an accessory dwelling unit.

E. Consideration and possible action re: A special use permit application, SUP26-9, filed by Jordan Huffman. The property is located at 1322 Bench Road, Assessor's Parcel Number 007-191-09, in the A-10 zoning district. The applicant proposes to operate a home-based automotive window tinting business where customers drop off and pick up their vehicles at his residence.

F. Consideration and possible action re: A special use permit application, SUP26-11, filed by Briana Alcaraz Avalos of Tiny Tots Learning LLC. The property is located at 6450 Zephyr Lane, Assessor's Parcel Number 008-133-09, in the E-1 zoning district. The applicant proposes to establish a home-based daycare.

- G. Consideration and possible action re: A special use permit application, SUP26-12, filed by Clayton Bryant of Deadeye Dirtworks, LLC. The property is located at 150 Classic Way, Assessor's Parcel Number 008-531-71, in the C-1 zoning district. The applicant proposes to operate a construction contractor and property services with heavy equipment storage.
- H. Consideration and possible action re: A special use permit application, SUP26-10, filed by Jade Bourdeau-Hernikl of Raser Power Systems, LLC, for Desert Queen Geothermal Exploration Drilling. The properties are located west of US Highway 95 North (Lovelock Hwy) on Assessor's Parcel Numbers 004-071-03, 004-071-04, 004-071-07, 004-071-08, 004-071-14, 004-071-15, 004-071-16, 004-071-17, 004-071-18, 004-071-37, 004-071-38, 004-071-39, 004-051-13 and 004-051-37, in the RR-20 zoning district. The applicant proposes to conduct geothermal exploration drilling and wellpad construction.

9. **Consideration and possible action re: Joint Workshop, July 28, 2026, at 6:30 p.m.**

10. **Consider Future Agenda Items**

11. **Commissioner Reports and Updates**

12. **Public Comment**

13. **Adjournment**

14. **Appendix**

Supporting Documentation

15. **Affidavit of Posting:**

STATE OF NEVADA            )  
                                              : ss.  
County of Churchill         )

*I, **Diane Moyle, Administrative Assistant**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the **4th day of June 2026, between the hours of 8:30 a.m. and 5:00 p.m.**, at the following locations in Churchill County, Nevada:*

- 1. *County Administration Building, 155 N. Taylor St., Fallon, NV;*
- 2. *The Churchill County Website @ [www.churchillcountynv.gov](http://www.churchillcountynv.gov);*
- 3. *The State of Nevada Website @ <https://notice.nv.gov/>.*



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***Diane Moyle, Administrative Assistant***

**Diane Moyle, Administrative Assistant**, who was subscribed and sworn to before me this **4th day of June 2026**.



**Tara Adams, Deputy Clerk of the Board**

*Endnotes:*

**Disclosures:**

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

**Accommodations/Nondiscrimination:**

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

- 1. Mail: U.S. Department of Agriculture  
Office of the Assistant Secretary for Civil Rights  
1400 Independence Avenue, SW  
Washington, D.C. 20250-9410;*
- 2. Fax: (202)690-7442; or*
- 3. Email: [program.intake@usda.gov](mailto:program.intake@usda.gov).*

**Procedures:**

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

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

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

*\*All supporting materials for this Agenda, previous Agendas, or Minutes are available by requesting a copy from the Public Works, Planning and Zoning office, 775-423-7627. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Public Works, Planning and Zoning office. You are entitled to one copy of the supporting materials free of charge.*