

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406

June 10, 2026

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 6:00 PM on June 10, 2026.

PRESENT: Planning Commissioner Jeff Goings
Planning Commissioner Mark Hyde
Planning Commissioner Victor Ansotegui
Planning Commissioner Tami Edgmon
Planning Commissioner Joseph Frey
Planning Commissioners Dennis Mills

STAFF: Randy Hines, Public Works Director
Dan Cahalane, Senior Planner
Carina Nolasco, Associate Planner
Wade Carner, Deputy District Attorney-Civil
Diane Moyle, Administrative Assistant

2. Pledge of Allegiance:

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

3. Public Comment: (Chair Edgmon stated a limit of 3 minutes per person)

Bruce Cunningham, 1240 Bench Road, spoke about when he moved to this area and the work done to improve his property and house. He gave a history of what transpired over the years, and he talked about a roadway that he doesn't believe has an easement that is being overused by other residents in the area. It was originally a ditch road that ran along his property line, and he believes that people just used it to develop other properties. He doubts that an easement was granted for the use of this road. He expressed his concerns about the amount of traffic and the speed that is traveled on that dirt road, as well as people living in travel trailers on another property nearby. The clouds of dust are so bad from that road that they can't even open their windows. Chair Edgmon had to cut off the comments, and she suggested that the department put him in touch with the Compliance Officer regarding his concerns.

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 the 4th day of June 2026, between the hours of 8:30 a.m. and 5:00 p.m. at all of the locations listed on the Agenda, in accordance with NRS 241.

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

It was verified by Diane Moyle, Administrative Assistant, that all landowners were notified per the Churchill County Code and NRS.

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

A. May 13, 2026 Public Hearing

Commissioner Hyde moved to approve the Minutes of the Public Hearing on May

13, 2026 as submitted. Commissioner Mills seconded the motion, which passed by unanimous vote (6-0).

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.**

Maria Herrera, 5070 Reno Highway, and Jorge Cruz, Silver State Construction, were available to speak regarding this permit.

Randy Hines, Public Works Director, stated that the last review was in March 2026, and the Planning Commission granted a three month extension on the permit review to June 2026. The conditions still remaining unmet include:

- Installation of a commercial septic system to replace the old residential septic system.
- Coordination with Nevada Division of Environmental Protection (NDEP), Bureau of Safe Drinking Water, regarding their water system requirements.
- Landscaping.
- Closure of front access to reduce the opening to a single entrance on the west side of the building per Nevada Department of Transportation (NDOT). Our office has comments from NDOT requesting that they put a fence along the front property line.

He said that he visited the site on Monday, and he provided a copy of a letter received from the state regarding approval for construction of the septic system. At the time of his visit, construction started. They will need to provide copies of the approved plans and approval from the state saying that it was built as approved, so that we have that on record. Also included in the Planning Commission packet was a copy of a letter received from NDEP about their water system. The applicant can provide more information regarding these in their response. He knows that they are in discussions with a surveyor in order to get their property lines marked, so they can build the fence on their property and not within the NDOT right of way.

Jorge Cruz requested a little bit more time for the landscaping along the front of the property. The septic system should be 100% complete. They are just waiting for the engineer to provide the certificate of completion. A site visit is scheduled for Friday, June 12, 2026, with the engineer. After that, the engineer would start working on the NDOT request for reducing the encroachment access off of the highway. If the fence and landscaping can be done on the applicant's property, they wouldn't need to submit any permits to NDOT for encroachment into the right-of-way. Maria Herrera confirmed that the septic has been installed, and they are just waiting for the final inspection. She said that they just need to do the last process with the water system, because they came and tested the water. The state is requiring them to get an "operational", and they need to get a little guidance on how to do that.

Chair Edgmon remarked that one of the requirements was for them to meet with the planning department to implement the landscaping over the last three months, and she asked what has been done regarding this condition. Did you meet with the department to go over landscaping requirements and implement a plan? Has that been done in the three months they allowed, which is something that they could do? Maria Herrera responded that at the last meeting they said that they were trying to finish the septic tank and the water, which they did first. Chair Edgmon confirmed with Director Hines the conditions that were remaining unmet. He reiterated that they needed to complete the septic system,

water system, fence required by NDOT, and landscaping. He verified that the septic system has been installed awaiting final inspection by the state, and they have started working with NDEP regarding the water system. He said that the applicant doesn't want to construct the fence in the right-of-way, so they have a surveyor to mark the property line. He said that they have talked about landscaping with the applicants, but they have put their efforts toward the septic and water systems since the last meeting. There was discussion regarding the items that might have been able to be completed without state permitting required, but the applicants chose to focus their efforts on those that required state permitting first.

Commissioner Hyde asked regarding the amount of time that is being requested to finish the conditions as stated at this meeting. Jorge Cruz said that they had a site visit with the state on May 6, 2026, regarding the water system. Out of the five items noted from that visit, they have fixed two of them. There are still three items that need to be corrected, and they are coordinating with a couple of other companies to complete these. Commissioner Hyde inquired how much time is being requested. Mr. Cruz responded that they need to have the surveyor to mark the property boundary so that they can construct the fence and install the landscaping on their property, not in the right-of-way. If they had to get a permit from NDOT, it could take four to six months, but if they don't need to do that, it could be completed in a month. He said that they would like to get at least two more months. They are to meet with the surveyor on the site on Monday, and they believe that they could have that marked by the end of the following week. Commissioner Hyde asked if they were given an extension for six months if everything would be completed. Mr. Cruz said that they would.

Vice Chair Goings said that he thought they were pretty clear on these conditions from the time that the permit was granted and that all of them had to be met. He thinks that we are into the second year now, and we are still waiting on conditions to be met. He is pleased that some of these are finally being completed, but he pointed out that they could work on the landscaping condition without having to wait for the septic system to be done or the water system to be done. Those are things that could have been done while they were waiting for all of the rest of the things to be permitted. They could have met with the department to go over their landscape plan and get it approved. Maybe it had to wait to be put in until the other improvements required by NDOT, but the planning portion of it could be done. This has been part of the frustration because the applicants seem to have been waiting for one thing to get done before starting another instead of working on things simultaneously. He expressed that these conditions need to be met sooner rather than later.

Chair Edgmon questioned how many tenants they currently have in the building, and Maria Herrera said that it is just one. Chair Edgmon noted for the record that at the last meeting there were two, and now there is only one tenant. She pointed out to the applicant the stress and pressure it puts on their tenant when that tenant has met all of the requirements for their business, but the owners are not meeting the conditions for this facility. She said that she would like to see something done and get an update in three months rather than waiting another six months because it seems that something only gets done the month before the review meeting.

Commissioner Mills asked if they can't do the landscaping until they know the border of the NDOT right-of-way, or is that part of the landscaping requirement. Director Hines remarked that the landscape island that is on the southeast corner of the property could be done now, and the fence could be done now as long as they ensure that it is on their property and not in the NDOT right-of-way, which is why they are requesting a surveyor mark the property line. He stressed to the applicant to start working on the landscaping and get a plan for the fence, so that they can get it constructed when they know the property boundaries. It was stressed by other commissioners that they should not wait on something else before getting the approval for the landscape plan.

Chair Edgmon asked for public comment, and there were none.

Commissioner Frey moved to extend this special use permit review for six (6) months, and if all remaining conditions are not completed in that timeframe, to automatically start the revocation process. Vice Chair Goings seconded the motion. The vote passed with four (4) in favor (Commissioners Edgmon, Frey, Goings & Hyde) and two (2) against (Commissioners Ansotegui & Mills).

Chair Edgmon stated that the revocation process will start at the next meeting if all of the conditions have not been completed by that time.

- 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.**

Thomas Hodgdon, 7730 Curry Road, was available to speak regarding the permit.

Randy Hines, Public Works Director, gave a background of the permit. The initial application was in May 2024, which was approved by the Planning Commission. With the changes in code, in order for the Director to be able to approve the renewal, significant progress toward completion had to be demonstrated. These permits also have a limit of up to three years to build/reconstruct their residence. He stated that the 2025 renewal was granted since it was the first transition year after the temporary use permits were made an administrative function. However, in the last year, significant progress hasn't been made, so he is not able to approve the renewal. This is why he is bringing this renewal to the Planning Commission, since they were the ones who granted the permit initially.

Mr. Hodgdon noted that he has been having some medical problems, and he hasn't done much other than cleaning the interior. He hasn't removed any of the burned wood. He admitted that he has been sorely lacking in removal of the damaged structure.

Commissioner Mills said that he has driven by the site, and it seems that this is a big task to accomplish. He said that they have limited options available regarding temporary use permits. He remarked that the commission doesn't want to keep "rubber stamping" renewals for permits that are to be temporary in nature and may not necessarily wish to deny the renewal because of the hardship that exists. He inquired about the plan that the applicant has for moving forward and if he has something sketched out about how he expects to move forward with this project. Thomas Hodgdon reiterated that he has been having some medical problems. He had purchased a pole chain saw in order to take down the rafters, but he hasn't done it yet because of troubles with his back. All of the friends that said they would help him have not made the time to assist with the project that needs to be done. He hoped to get this temporary use permit changed to a medical hardship. He said that his residence was lost, or rendered unusable, by a fire. He has documented medical hardships, and he is requesting to change his permit to a medical hardship and seeking a modification of the permit category, not avoiding county regulations. He has a doctor's letter and letters of support from a multitude of his neighbors. These letters reflect that his neighbors are aware of his situation and support his request for a medical hardship permit. He asked for the opportunity to remain on his

property while he works through the consequences of the fire and his documented medical condition. He has tried to follow the county's process, has support from his physician and many of his neighbors, and he respectfully asked for their approval to change the category of the temporary use permit to medical hardship.

Director Hines stated that the medical hardship temporary use permit relates to residing in temporary living quarters when there is someone residing in the primary residence on the property. Usually under this type of permit, the person needing care resides in one and the person providing care resides in the other. Unfortunately, the residence has been damaged, and no one can live in the residence to provide care, so he doesn't meet the requirements for that category of permit. Chair Edgmon asked staff regarding safety and welfare related to someone living in a recreational vehicle (RV) permanently. Director Hines said that this is something that the county has struggled with, and there will be a workshop in the future to discuss these types of permits. He noted that RVs are for temporary residences, and they are not really built to be used as a permanent residence. This is why the county has requirements for people living in RVs. Chair Edgmon said that the Planning Commission can follow code or grant an exception.

Thomas Hodgdon stated that he plans to still reconstruct the house, but he hasn't been able to due to health issues. He would like to continue working on the residence.

Vice Chair Goings said that it is understood regarding temporary use permits that they are temporary in nature. It doesn't mean that he cannot continue to work on his house. The temporary use permit is for him to be able to live in an RV on the property while doing the work. He asked Mr. Hodgdon if he had thought about moving the RV to an RV park while continuing to work on the house so that he doesn't have to keep a temporary use permit. He thinks that if the commission renews this permit, it will just put off the inevitable denial to a later date. Would it not make sense to move the RV to an approved facility and continue to work on the house? Mr. Hodgdon responded that he is on disability, and his wife is on retired social security, and they barely have enough income to support them as they are right now and still be able to pay the property taxes. He wouldn't be able to afford the cost of an RV park and would be homeless. He needs his medical equipment, and without being able to live in the RV hooked up to electricity, he would die. Vice Chair Goings then remarked, based upon this answer, that he would not be able to complete the reconstruction of the residence if they cannot afford to pay for a space at an RV park. Thomas Hodgdon said that these spaces cost between \$800-\$1,200 now. Vice Chair Goings says that the applicant is basically asking for him to be able to live in his RV for perpetuity because he doesn't see that they will have the funds necessary to reconstruct the residence on the property. He thinks that the applicant should consider moving to a place where he could live with more reliable electrical, sewer, and water hookups. Mr. Hodgdon said that he paid to have the proper hookups on the property, and his connections are reliable where he is. He has lived on this property for the last 40 years. He's not a burden to society where he is, and if he has to leave the property, he won't be able to make it anywhere else. He would have to go on some type of county or federal aid, and he doesn't want to do that. He admitted that his progress has been almost nil, but he would continue to make progress. It will just take more time due to his health.

Commissioner Mills asked what needs to be done to make the house livable again. Thomas Hodgdon stated that it needs to have the roof removed (at least half of it is burned beyond repair), there are two walls that have to be replaced, and a new roof put on. The kitchen and garage need to be replaced. Commissioner Mills inquired if he would be able to get the funding to be able to rebuild once the damaged areas have been removed. Mr. Hodgdon responded that he would have to try to get a loan, and he's not sure of his ability to get one since he is on disability. He might be able to get an equity loan since he has been there for a long time, so there has to be some equity in the improved

land. He hasn't tried to do that. He doesn't have anyone else to fall back on. Commissioner Mills wondered if there were some local volunteer groups or churches that Mr. Hodgdon could appeal to in order to get help with labor to get some progress to be made on the taking out the burned areas of the home. That would be a moot point though if he is not able to get funding in order to rebuild it. He suggested that the commission renew the permit for three months (summer), and if he is able to summon some help from any local groups and able to get some financing, it would be something that they might be able to consider in order for the permit to continue. Otherwise, it would be a permanent temporary use permit, which they are not going to be able to approve.

Commissioner Hyde had some of the same questions posed by Commissioner Mills regarding the extent of the repairs that need to be accomplished. Was there damage also to electrical? Thomas Hodgdon responded in the affirmative. He will have to rerun the electrical lines in the walls that need to be replaced. Commissioner Hyde asked if the applicant has an estimate of what the repairs will cost. Mr. Hodgdon remarked that he got a civil engineer to provide a report on what he needed to do, but it didn't include costs, and that was done over two years ago. Commissioner Hyde inquired if the applicant had any idea of what it would cost, and Mr. Hodgdon said that it would probably cost between \$20,000 and \$50,000, but he didn't know the cost of construction right now. Everything costs more now than it did a few years ago. Commissioner Hyde asked if he had requested an estimate from anyone, and Mr. Hodgdon said that he hasn't. There was more discussion about the repairs that would be needed, the cause of the fire, and what he needed to do before any reconstruction could be done. Commissioner Hyde reiterated the suggestion by Commissioner Mills to give the applicant three months in order to secure financing and locating any volunteer groups that could help him. Mr. Hodgdon asked for any suggestions about any groups that could offer assistance and said that he would definitely contact them. He isn't aware of any of these, and his friends that said they would help have abandoned him. Commissioner Hyde went over the options that the commission has regarding this permit. The commission is compassionate to the circumstances, and they have to be a group that has to uphold the county code. A temporary use permit is really meant to be temporary, and, as Vice Chair Goings pointed out, given the cost of this and what their current circumstances are, this could go on for much longer than what the definition of temporary means. This could be a permanent thing that he is requesting, which is something that they have to consider.

Vice Chair Goings, taking into consideration what the other commissioners have said, agreed that they are compassionate, and he didn't think that three months would be sufficient time for Mr. Hodgdon to accomplish what they are suggesting. He recommended that if they are going to give any time, it should be six months. He's not sure that it will make any difference, but it would give the applicant time to reach out to some church groups, veterans' groups, or other agencies. He thinks it will take 60-90 days just to locate the groups to contact. He thinks that the commission is willing to give him an opportunity to try to reach out and try to get some assistance. They have to follow the regulations in Churchill County Code. He agreed to give him some time, but Mr. Hodgdon would need to use that opportunity to reach out and find assistance.

Commissioner Mills stated what he would like for the applicant to do and prepare for when he comes back should the commission agree to extend this permit. They would like to see progress and a plan—even if he gets help to remove all of the damaged portions—to get the home rebuilt where they can be out of the RV. If he can't do any of these things, it won't solve the problem. The burden on the applicant, besides some progress, is a plan—financing, assistance, help to do the work, etc.

Chair Edgmon noted that progress has to be made in reconstruction of the residence. She asked if the applicant and his wife had thought about another plan for this time in their lives, where they would go or what they would do next, or maybe considered selling the property so they can

move to another location. Mr. Hodgdon responded that they have not considered any other options. He has lived there for 40 years and planned to continue there until he passes. Chair Edgmon stated that if the commission decides to give an extension, will the applicant come up with a plan B because the permit won't continue to be renewed. Thomas Hodgdon said that he would come up with something if he cannot get financing to make the repairs, and they may have to put it on the market because if he cannot come up with some kind of plan for deconstruction and reconstruction with financing, he agrees that he wouldn't have any other option. He shared that he has seen a multitude of people living in their RVs, and there are even people advertising on Facebook for tenants to live in their RV at their house. He thinks that it is a shame that someone who has lived here so long and made contributions is facing becoming homeless. Chair Edgmon reiterated that if an extension is granted, she would like to see that he has come up with plan B, listed the property for sale, and/or have the plan for reconstruction of the residence including financing and labor to get it done in a shorter timeframe in place. He agreed because he cannot live on the street due to his medical condition.

Commissioner Frey said that it is unfortunate that he has medical hardships that have made it difficult for him to complete the reconstruction of the residence. They have gone over the reasons for the county's position for these regulations, and he does not qualify for the medical hardship temporary use permit. If this permit goes away, he doesn't believe that the Sheriff is going to be evicting him tomorrow. He would just be living there without a temporary use permit. He pointed out that all of his services would still be available; however, he would be living there at his own risk without the county's approval. His situation is unfortunate, and the commission has compassion, but they cannot condone allowing a temporary use permit to go on for more years without a plan for actually accomplishing what the permit is there to do. He would like to help Mr. Hodgdon find a group that could help him to do the work, and he encouraged the applicant to reach out to them for ideas. The potential denial of renewing the temporary use permit would not be personal. The county would just be saying that he doesn't meet the conditions and would no longer have the permit to live there in an RV. Thomas Hodgdon noted that he had been living in the RV for four years before calling the county to see what permitting would be for adding onto the home to create some living space, and that is when he found out about the temporary use permit and that he was in violation of the code. He has tried to work within the regulations and remain in compliance.

Chair Edgmon asked for any public comments, and there were none.

Commissioner Hyde moved to approve a renewal of the temporary use permit, TUP25-4, for a period of six (6) months. Vice Chair Goings seconded the motion, which passed unanimously (6-0).

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.

Steve Bell, Bell Land Surveying, 100 Fillmore Way, Reno, NV, and Mic Casey, 399 Regan Place, were available to speak regarding the application.

Dan Cahalane, Senior Planner, stated that this application is requesting to divide a 221.21 acre parcel into four parcels that are 40.01 acres, 46.15 acres, 72.12 acres, and 64.57 acres. The minimum lot size required for a division of land into large parcels is 40 acres. Staff is able to make all of the

findings, as outlined in the staff report; meeting the purpose of the division of land title in county code; and, therefore, recommends approval with conditions as stated in the staff report.

There was no discussion from the commission, and there were no public comments.

Commissioner Ansotegui, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the purpose for regulating the division of land outlined in CCC 16.12.010 and findings to impose conditions under CCC 16.04.050 have been met for the Parcel Map PC25-5 to create four (4) large parcels at 14001 Cadet Road, Assessor's Parcel Number 007-071-16, and therefore recommend the Board of County Commissioners approved the Parcel Map application. Commissioner Frey seconded the motion, which passed by unanimous vote (6-0).

Recommended Conditions of Approval

1. Conditions required prior to recordation:

- a. Any final changes required by the County Surveyor shall be made prior to recording.
- b. Wording regarding 60ft Fisherman Road easement shall be updated to include "offered for dedication."
- c. Payment in Lieu of Water Rights dedication as required under CCC 13.02.010(E)&(G).

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.

David Crook, Lumos & Associates, 275 W Williams Avenue, and Travis Peek, P4 Properties LLC, 5499 Casey Rd, were available to speak regarding the applications.

Dan Cahalane, Senior Planner, stated that these applications are requesting to implement an approved tentative map for a cluster development creating fifteen (15) new parcels and one (1) conservation easement on a 78.38 acre parcel via five (5) second and subsequent parcel maps. The tentative map was approved by the Board of County Commissioners on November 3, 2022. Staff is able to make all of the findings in order to meet the purpose of the division of land title of Churchill County Code, and, therefore, recommends that the Planning Commission approve with conditions these applications.

Chair Edgmon asked regarding the number of parcels. Dan Cahalane explained that there are fifteen (15) new parcels and one (1) conservation easement parcel for a total of sixteen (16) parcels.

Commissioner Hyde inquired regarding the size of the parcels being created. David Crook responded that they were between one-acre and two-acre parcels. He questioned what the wells and septic systems would look like for these lots. Travis Peek remarked that these are primarily one-acre lots, and they border the Bureau of Reclamation (BOR) drainage ditch. These will each have a well and septic system since this is too far away to connect these to the county or city water or sewer systems. Commissioner Hyde brought this up because their posture has been not to have one-acre lots with septic and well. Randy Hines, Public Works Director, confirmed that for normal land divisions this has been true; however, with cluster developments there is an option to create one-acre lots. There was some discussion regarding the regulations in code that allow for the smaller, one-acre lots with cluster developments, which is what this was approved as in 2022. There will be a conservation easement on the larger remaining agricultural parcel. Director Hines noted that on the tentative map there was a

layout of the well and septic locations for each parcel. Dan Cahalane noted that there was on the tentative map an increased distance in order to maintain a 150' distance between well and septic, and all parcels were able to meet that requirement.

Commissioner Mills said that he read through the materials provided, and, in particular, how rapidly the water permeated through the soil. He pointed out that there is a canal right across the road from these. He asked if staff had any guidance on how far away the septic systems would need to be. Dan Cahalane responded that these meet all of the requirements under Nevada Administrative Code (NAC) which requires a certain distance from the edge of the feature, not to the edge of the easement. They meet this requirement. Commissioner Mills also asked regarding the old, unused ditch that is going to be filled in because all he saw on a site visit was the existing ditch that is in use. It was noted that they got permission from BOR and Truckee Carson Irrigation District (TCID) to move the existing ditch, which was moved to the east side of the property. The old ditch was very tough to maintain. Everything was constructed to meet TCID standards with new takeouts installed. The map showing the ditch on the east side of the parcel was displayed on the overhead screen. It is a straight line now, and previously it meandered through the property.

Chair Edgmon mentioned some corrections that were recommended by the contracted surveyor for the County. Have those corrections been made? Dan Cahalane noted that the comments she was referring to were for the previous map application off Fisherman Road. David Crook stated that all of the comments regarding these maps have been addressed.

There was no public comment.

Commissioner Mills, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the purpose for regulating the division of land outlined in CCC 16.12.010 and finding to impose conditions under CCC 16.04.050 have been met for the Parcel Map PC26-1, PC26-2, PC26-3, PC26-4, and PC26-5 to implement a cluster development creating fifteen (15) new parcels and record a conservation easement on the remaining parcel at 3435 Lima Lane, Assessor's Parcel Number 006-331-82, and therefore recommend the Board of County Commissioners approve the Parcel Map application. Vice Chair Goings seconded the motion, and the motion passed unanimously (6-0).

Recommended Conditions of Approval

1. Conditions required prior to recordation:
 - a. Any final changes required by the County Surveyor shall be made prior to recording.
 - b. A conservation easement shall be recorded on Parcel A.
 - c. The interior road shall be constructed or bonded as required under CCC 16.12.030.3(A).

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.

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

Dan Cahalane, Senior Planner, stated that this application is requesting to divide a 16.23 acre parcel into two (2) 5-acre parcels and one (1) 6.23-acre remainder parcel. The proposed parcel is in the

First Estates District, E-1, and does not connect to water or sewer services; therefore, the minimum required lot size is five (5) acres. Staff is able to make all of the required findings to meet the purpose of Churchill County Code 16.12.010, Division of Land, and, therefore, recommends that the Planning Commission approve the application with conditions recommended.

Commissioner Hyde recused himself due to familial connection.

Commissioner Frey requested to view the proposed parcel map, and it was stated that a copy of the map was provided with the application packet; however, it wasn't available to display on the overhead screen.

Commissioner Mills inquired if they need Truckee Carson Irrigation District (TCID) to comment given that the division is going crosswise of one of the existing fields and that ditches may need to be adjusted or water rights removed from the land. Dan Cahalane said that water rights taken from the land is a normal condition of approval for creating a parcel. There is no consultation required at this point in time. They will be providing feedback as the applicant submits for removing the water off of the parcel. Commissioner Mills confirmed that he was aware that there is a portion of water right that needs to come off for construction of the house, but this has a lot more water rights than the county needs to retain for that. Dan Cahalane remarked that this will be taken care of with the final recording of the parcel map once it has been approved.

Chair Edgmon confirmed that all corrections recommended by the contracted surveyor for the County have been made, and David Crook verified that they had been completed. Chair Edgmon then inquired about the Building Department comments regarding the septic system design related to the Geotech Report for potential high ground water. Dan Cahalane noted that this property is located along the Carson River and may have high ground water. This comment is just a standard note to say that there may not be the ability to put a standard septic system because of high ground water, and it may require an engineered septic system. Chair Edgmon also asked about an elevation certificate, and Planner Cahalane said that was corrected, so the map that is before them right now shows the flood zones, so that allows landowners to understand where the flood zones are located and when construction would require elevation of the site for construction of a residence.

There was no public comment.

Commissioner Frey, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the purpose for regulating the division of land outlined in CCC 16.12.010 and finding to impose conditions under CCC 16.04.050 have been met for the Parcel Map PC26-6 to create three parcels at Assessor's Parcel Number 008-492-83, and therefore recommend the Board of County Commissioners approve the Parcel Map application. Vice Chair Goings seconded the motion, which passed unanimously (5-0, with Commissioner Hyde abstaining).

Recommended Conditions of Approval

1. Conditions required prior to recordation:
 - a. Any final changes required by the County Surveyor shall be made prior to recording
 - b. Water rights shall be dedicated to Churchill County per CCC 13.02.010(E) and 16.12.030.5.

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. (1:05:53)

Jay Pierce & Kellie Pierce, 1415 Golden Park Way, were available to speak regarding the application.

Dan Cahalane, Senior Planner, explained the history related to this application. An accessory structure was permitted in 2011, which should have been classified as an accessory dwelling unit. The structure was properly constructed with a building permit; however, since it was not considered an accessory dwelling unit, the required permitting for this use wasn't completed at that time. This application for a variance is part of the process to make this structure legal since the building was constructed within the setback that would have been required for the dwelling. He went over the four findings that must be met in order to grant the variance and explained how this application meets these findings as outlined in the staff report. Staff is recommending approval of this application.

Chair Edgmon verified with the applicant when they purchase this property, and Jay Pierce answered that they bought the property in December 2025.

Commissioner Mills asked regarding the bathroom in this unit, and Dan Cahalane stated that this structure was originally constructed with a bathroom and a kitchen layout with a sink but no cooking surface, which the building department defines as an accessory structure, not an accessory dwelling unit. Building codes define an accessory dwelling as having a permanent means of cooking—either 240 volt for electric or gas hookup for gas stove. He went over the definition of an accessory dwelling in Title 16, and this use meets that definition.

Chair Edgmon said that she understands that they intend to add on to this building because they will be having someone living in this unit. Jay Pierce confirmed that his parents plan to live in this dwelling. Kellie Pierce remarked that they aren't making it larger, they are planning to change the footprint inside the building and to add some walls for a room.

Chair Edgmon called for public comment, and there were none.

Commissioner Ansotegui, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the criteria found in CCC 16.08.090(F) have been met and therefore approve the Variance, VAR26-5, to reduce the setback requirements for an accessory dwelling unit parcel at 1415 Golden Park Way, Assessor's Parcel Number 008-312-71. Commissioner Frey seconded the motion, which passed unanimously (6-0).

Recommended Conditions of Approval

1. Compliance with Churchill County code.

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.

Jordan Huffman, 1322 Bench Road, was available to speak regarding this application.

Carina Nolasco, Associate Planner, explained the proposal to start a home based business for automotive window tinting services. This use anticipates one to four visitors per day, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Services will be done through drop

off by appointment only and work will be performed in the garage. Staff received a public comment concerning dust generation; therefore, a condition of no more than four customers per day shall be allowed during the hours of operation is recommended to mitigate this concern. Staff is able to make all five findings required by code and recommends approval with recommended conditions.

Commissioner Frey asked if the restriction to four visits per day would inhibit his business. Mr. Huffman said that it would not.

Chair Edgmon verified that the applicant had read over all of the conditions that were included in the staff report, and Jordan Huffman said that he had and agreed to abide by these.

Chair Edgmon asked for public comments.

Bruce Cunningham, 1240 Bench Road, who spoke previously, said that there are several issues that he finds important. He believes this doesn't meet the original intent of the zoning in this area. He noted the increased traffic and dust issues that pose a problem since his front door is 60 feet away from the road. He pointed out his residence on the overhead aerial photograph displayed in relation to the road. He believes that allowing an increase in traffic on this road for this business will make the dust problem worse and has increased the burden on them.

Chair Edgmon asked staff to clarify the concern mentioned regarding zoning. Dan Cahalane explained that this is a permit request for a home based business, which is allowed in county code. This permit is required because they plan to have an increase in traffic to their residence for business. The business will be conducted inside of structures on the property. The site is accessed by a non-exclusive access easement benefiting this parcel and several other parcels further to the west. Chair Edgmon mentioned that there is a Code Compliance Officer employed by the county to address any comments or concerns that could be a violation of the code.

Commissioner Hyde asked the applicant regarding the amount of traffic using the road currently. Jordan Huffman responded that they use the road, and there is another neighbor directly to the right of their property as displayed in the aerial photograph on the overhead screen. He pointed out that there is also another neighbor beyond them along the road that use it. There was a mention of some other people that may stay at the back of the property that is further west. Commissioner Hyde stated that the only way that the dust could be mitigated is to pave the road. If we requested that the road be graveled, there would still be dust issues. Jordan Huffman remarked that he does all of the road maintenance for this road, and he intends to continue taking care of it and making improvements as needed. He doesn't like people making dust either; he always makes sure to drive slowly down the road. He tells anyone that comes to his property to go very slowly down the road to be respectful of the neighbors. People tend to be respectful when they are told about the problem. Commissioner Hyde agreed that it is well within his rights to operate a home based business within the code regulations, and it would be an undue burden on him to require him to pave this section of the road, which would be the only way to completely mitigate the dust. Mr. Huffman stated that he intends to add gravel to the road at some point when the funds are available because he doesn't like the dust.

Chair Edgmon mentioned a written comment that was received expressing concerns regarding several trailer spaces occupied on a neighboring property that is causing a lot of dust. She noted that is something that could be filed as a complaint through code enforcement for people living in RVs without a permit to do so in order to mitigate some of the dust issues due to the increased traffic.

Commissioner Mills said that one of the reasons for requiring a special use permit (SUP) for a home based business is to allow businesses to get a foothold until they are big enough to have

a full commercial operation someplace else. So, the purpose isn't to allow this person to grow to twenty or eighty customer per day at this location. Dan Cahalane explained that the purpose of an SUP is to regulate the impacts that go beyond a normal administratively issued home based business. We have a number of things that we look at, and some of these include visitors to the site, screening, signage, employees, etc. The only one that applies in this instance is visitors to the property, which deviates from a normal home based business. Staff are providing recommended conditions to address this. They have also recommended conditions to mitigate the impact on neighbors, which is limiting it to four customers per day. If the applicant wants to expand, he will need to come in for another special use permit, which they would have the opportunity to approve or deny; otherwise, he will need to find another location in the appropriate zoning.

Commissioner Mills, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the criteria found in CCC 16.08.080(H) have been met and therefore approve the Special Use Permit, SUP26-9, to establish a home-based business at 1322 Bench Road, Assessor's Parcel Number 007-191-09. Vice Chair Goings seconded the motion, and the motion passed unanimously (6-0).

Recommended Conditions of Approval

1. Conditions required prior to issuance of a business license.
 - a. Compliance with Churchill County code including but not limited to:
 - i. No more than four customers per day shall be allowed during hours of operations.
 - b. Obtaining all necessary building permits and approvals, if applicable.
 - c. Obtaining all necessary state and federal approvals, if applicable.
2. Operational Conditions
 - a. Maximum advertising sign area shall not exceed 10 square feet.
 - b. Overnight vehicle parking associated with the business shall be limited to a maximum of 2 vehicles.
 - c. Hours of operations shall be limited to 8:00am to 6:00pm.
 - d. Maintenance of a Churchill County business license. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal.
 - e. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.

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.

Briana Alcaraz Avalos, 6450 Zephyr Lane, and Jose Alcaraz, 6450 Zephyr Ln, were available to speak regarding the application.

Dan Cahalane, Senior Planner, said that this application is requesting to establish a home based family daycare business with up to twelve children operating from 7:00 a.m. to 5:00 p.m. in the First Estate (E-1) zoning district. Staff was able to make all five of the required findings; although he wanted to call attention to a couple of the conditions of approval that are recommended in the staff report. There is a condition for an Americans with Disabilities Act (ADA) parking space, which will require them to expand the existing paved parking space by three

feet (3'). There is a condition for obtaining the required state and federal approvals as required. Staff is also recommending that the hours of operation be extended to 7:00 a.m. to 6:00 p.m. to allow for additional flexibility on drop off and pick up times, as well as limiting the number of children to ten, unless there is proof of an additional parking space, in which case they would be allowed to go up to twelve. Staff recommends that the commission approve the application with the recommended conditions as stated in the staff report.

Chair Edgmon verified that the applicants had read through and understood the conditions, and they stated that they had and didn't have any issues with them. Chair Edgmon asked staff regarding the condition of a fire suppression system. She noted that most people wouldn't install a fire suppression system in their home for a home based business. Dan Cahalane explained the building and fire code regulations for occupancy for commercial uses that pertain to fire suppression systems, and once the number of children reaches more than five (5), it changes the building occupancy from R-3 to E, which changes the level of review from Churchill County to the State Fire Marshal. At that point the State Fire Marshal is going to impose all of the requirements that they have the ability to impose. He provided additional information on the Nevada Administrative Code (NAC) related to childcare facilities and general requirements. The condition that is recommended is a general condition, and if fire suppression is required, they will have to comply. He read some of the regulations found in NAC.

Chair Edgmon said that the state licensing limits the number of children based upon the type of licensing granted, and this request is for up to 12 children. Even if the state licenses them for up to 12, this permit would be limited to 10 children. She asked the applicant if they understood this restriction, and they confirmed that they did. Chair Edgmon inquired if they planned to address the parking issue, which is the only thing that would stop them from being able to increase this amount to 12. Jose Alcaraz replied that they are currently working on that. It is pretty expensive, but they are trying to complete the foundation before they proceed with the concrete to build on the parking spaces. They have spoken with Dan Cahalane about the parking space on Zephyr Lane and whether they would be able to allow horizontal parking along the road. Dan Cahalane clarified that the county only requires one paved ADA compliant parking space. We do not require all of the parking spaces to be paved. There was also clarification that the additional parking that was needed to increase the number of children permitted was for adding another regular parking space.

Commissioner Frey posed a question that if the conditions are not met to get to where 12 children would be allowed and this permit was approved, they could still operate with up to 5 children without meeting the conditions that would allow more children. Dan Cahalane agreed.

Randy Hines, Public Works Director, explained that the ADA space must be paved, and there must be an ADA accessible route to and through the building, potentially a ramp into the building, as well as an ADA bathroom. He wanted to bring this to everyone's attention so that it is understood up front that provision of a paved parking space isn't all that is required to meet the ADA accessibility required.

Commissioner Hyde asked for clarification that if there are to be more than five children, there must be fire suppression. Dan Cahalane answered that the county is stating that when there are more than five children the occupancy level changes, and then they must meet all of the State Fire Marshal requirements.

Vice Chair Goings continued by stating that we must meet Fire Marshal regulations. If he understands correctly, they can handle fire suppression through handheld devices for up to 12 children; however, once they reach that number, they would have to install a full fire suppression

system. Dan Cahalane said that this is something that is related to fire codes and not planning codes, so he doesn't really have the answers. Director Hines pointed out that we just want to make sure that when the number of children reaches more than five, there are other fire codes that must be met. Vice Chair Goings noted that the applicant would be held responsible for contacting the Fire Marshal and meeting these requirements when they have more than five children in order to remain compliant.

Chair Edgmon expressed that there is a need for more childcare in the area, so they don't want to make things so stringent that someone can't get a home based business for childcare. She asked for any public comment, and there were none.

Commissioner 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 16.08.080(H) have been met and therefore approve the Special Use Permit, SUP26-11, to establish a home-based daycare at 6450 Zephyr Lane, Assessor's Parcel Number 008-133-09. Commissioner Hyde seconded the motion, and the motion passed by unanimous vote (6-0).

Recommended Conditions of Approval

1. Conditions required prior to issuance of a business license.
 - a. Compliance with Churchill County code including, but not limited to:
 - i. Provision of 1 ADA compliant parking space, 13ft x 20ft
 - b. Obtaining all necessary building permits and approvals including, but not limited to:
 - i. ADA compliant facilities, egress requirements, and fire suppression.
 - c. Obtaining all necessary state and federal approvals, if applicable, including any licensing from the Nevada Department of Social Services and Nevada Division of Public and Behavioral Health.
2. Operational Conditions
 - a. Maximum advertising sign area shall not exceed 10 square feet.
 - b. Hours of operations shall be limited to 7:00am to 6:00pm.
 - c. Maximum number of children allowed is 10 unless the applicant can demonstrate 5 parking spaces of non-tandem parking, then maximum operation is up to 12 children.
 - d. Maintenance of a Churchill County business license. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal.
 - e. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.

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.

Clayton Bryant, 150 Classic Way, was available to speak regarding the application.

Dan Cahalane, Senior Planner, said that the applicant is requesting to establish a construction contractor and property services use with heavy equipment storage in the General Commercial (C-1) zoning district. This site will initially serve as a location to store heavy equipment, and there are future plans to establish a shop with an office. Staff noted that this is a successful transition from a

home based business to a commercially zoned business. Staff was able to make all five of the required findings, and, therefore, recommends that the commission approve the application with the recommended conditions.

Clayton Bryant said that he doesn't have any issues with meeting any conditions required by the county. He has spoken to neighbors regarding possible issues and has come up with solutions to address those that were brought up.

Vice Chair Goings thinks this is the perfect example of what they hope for with each home based business that has been approved. These act as incubators for allowing a business time to grow and get started.

Clayton thanked the commission for the opportunity to make this happen.

Chair Edgmon asked for any public comment, and there were none.

Commissioner Ansotegui, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the criteria found in CCC 16.08.080(H) have been met and therefore approve the Special Use Permit, SUP26-12, to establish a construction contractor and property services use with heavy equipment storage for parcel at 150 Classic Way, Assessor's Parcel Number 008-531-71. Vice Chair Goings seconded the motion, and the motion passed unanimously (6-0).

Recommended Conditions of Approval

1. Conditions required to satisfy enactment of the Special Use Permit:
 - a. One (1) paved or concrete handicapped accessible parking spot shall be installed within 6 months of SUP approval.
 - b. Installation of the code required landscaping within 6 months of SUP approval, at a minimum:
 - i. Landscaping buffers of:
 1. A minimum of 80% of the buffer area shall be decorative rock, rock mulch, or other inert materials located within the existing slatted chain link fence.
 - c. Provide photographic proof that the above requirements have been completed.
2. Conditions required prior to building permit issuance:
 - a. Compliance with Churchill County code, including, but not limited to:
 - i. Commercial building and shipping container shall be a minimum of 100ft from all existing single family residential dwelling units.
3. Operational Conditions
 - a. All landscaped area shall be maintained. Any damaged or dead plants must be replaced or repaired within 6 months following notification by the code enforcement officer.
 - b. Maintenance of a Churchill County Business License. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal
 - c. Compliance with all necessary state and federal approvals, if applicable.
 - d. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
 - e. Failure to comply with any of the conditions of approval may render this approval out of conformance and subject to revocation.

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.

Jade Bourdeau-Hernikl, 50 W Liberty Street, Reno, NV; Cesar Vivas, 50 W Liberty Street, Reno, NV; and Daniel Minguez, Senior Vice President of Resource and Engineering for Cynq Energy and Raser Power Systems, 50 W Liberty Street, Reno, NV.

Dan Cahalane, Senior Planner, stated that the applicant is requesting to construct four wellpads to conduct geothermal exploration in an RR-20 zoning district. This is phase 1 of a potential geothermal power generation project. Staff is able to make all five of the required findings with the recommended conditions of approval in the staff report. Staff recommends that the commission approve this permit with these conditions.

Vice Chair Goings asked for a map to be shown on the overhead screen regarding this location as well as the location of existing geothermal facilities in relation to the proposed drilling. The map provided by the applicant was displayed on the screen, and Jade Bourdeau-Hernikl gave an explanation of the locations and how these are accessed. Vice Chair Goings said that in his dealings with other geothermal operations he was told that this area has a lot of geothermal potential, and he assumes that is what the applicant is seeking. Ms. Bourdeau-Hernikl said that another company in about 2008-2009 drilled some shallower temperature gradient wells, and one of them was in Section 17 where they encountered a really hot, shallow geothermal gradient. One of their proposed wells to appraise this resource is essentially right next to that test well to target the resource there.

Commissioner Hyde asked the applicant to explain to the commission what the Seismic Monitoring system looks like. Jade Bourdeau-Hernikl responded that typically, for conventional hydrothermal systems there is not a seismic monitoring plan in place. That stems from enhanced geothermal systems (EGS) and seismic monitoring is typically required or implemented during an EGS drilling program because EGS is slightly different from the type of wells they are drilling. They are drilling conventional wells, which are straight, vertical wells. EGS wells run horizontally, similar to oil and gas, and they go in and FRAC the wells to increase the fracture density and open up the pore space in the underground aquifer area that they are targeting. Commissioner Hyde noted that this is an operational condition recommended by staff for approval of the permit. He understands from what the applicant stated that this would be an anomaly to have a seismic monitoring system required. Jade Bourdeau-Hernikl, agreed, which is why they did not have that in place initially when they submitted the permit application. They are just going out to test the resource and see if there is a conventional, economic resource here. It is potentially something that could be implemented later, especially if they were going to do EGS. Their company drills conventional wells.

Commissioner Mills questioned if there is a requirement for seismic monitoring system for this application. Dan Cahalane said that there is a requirement that comes from a master plan policy, and so a condition is required. Whether or not this is something that should be amended in the master plan when it is updated is something to be handled at a later date.

Vice Chair Goings asked if there are seismic monitoring systems on all current, operational geothermal facilities, and Director Hines couldn't answer that right now. This is a similar

requirement that was included on the Fervo Energy geothermal exploration drilling project. They are doing horizontal drilling, and he's not sure if all of the other facilities have the same requirement or systems in place. Vice Chair Goings verified that the master plan was last updated in 2018. He thinks that maybe some of the other facilities weren't required to have these systems. He asked if Fervo Energy was going to have to import water, and he wondered if water was available for this location, or would this project have to import water as well. Jade Bourdeau-Hernikl responded that there is water available. They had a hydrologic study done two to four years ago in this basin, and from those findings there were two shallow groundwater wells more closely in their direct vicinity. They are planning to drill a shallow water well that would be used for all of the dust mitigation for all of the geothermal drilling. They have water rights as well, and they will drill a water well in Section 17.

Commissioner Mills inquired how big of a burden this requirement would place on the cost of the project. Daniel Minguez stated that they have a couple of options when it comes to seismic monitoring, and it really depends on the level of screening that they would like to apply to the project. There are a network of seismometers that already exist in the west that can measure and locate earthquakes above a certain magnitude, which he believes are around 1 or 1.5. They can set up a program that would allow them to monitor at that level. If they need to monitor something at a microseismic level, they will need to install something locally. This would involve a small solar/battery powered unit with an estimated range in the low hundreds of thousands of dollars to install and monitor. Commissioner Mills stated that based upon what Planner Cahalane read from the master plan it isn't really defined as to what type of monitoring would be required, and he imagines that it would just need to be to our satisfaction. Dan Cahalane confirmed that he understood that correctly.

Vice Chair Goings said, based upon the comment from Mr. Minguez, it would depend upon how low we want to monitor this seismic activity would determine the cost they would expend to put in a monitoring system or have it monitored through an existing system. Daniel Minguez confirmed that to be the case. There is an existing network of seismometers, and the United States Geological Survey (USGS) is a steward of that network. That data is readily available, and they would be setting up a program that monitors that data for events that would be occurring in these parcels that they are developing. They would be collecting that information so that they could see what those monitors are registering. If something would be required to monitor something at a smaller level than those detect, they would have to install a system onsite.

Chair Edgmon asked for public comment, and there were none.

Commissioner 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 16.08.080(H) have been met and therefore approve the Special Use Permit, SUP26-10, to conduct geothermal exploration and well pad construction at 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. Commissioner Hyde seconded the motion, and the motion passed by unanimous vote (6-0).

Recommended Conditions of Approval

1. Conditions required prior to building or grading permit issuance:
 - a. Road maintenance agreement to the satisfaction of the Roads Supervisor

- b. List of drilling fluid additives and their function within the drilling fluid provided to Churchill County Planning
 - c. Provision of a detailed site plan, including, but not limited to:
 - i. Laydown yards and material storage locations with required screening,
 - ii. Proposed parking locations,
 - iii. Job trailers, commercial coaches, or temporary office facilities,
 - iv. On site sanitation facilities
2. Conditions required prior to issuance of business license:
- a. Compliance with Churchill County code, including but not limited to:
 - i. Road improvements shall be constructed to the minimum 20ft wide traveled way with 1 ½ inch of select natural base or otherwise approved by the Fire Marshal.
 - ii. Compliance with Fire department inspections and requirements, including but not limited to:
 - 1. An approved Emergency Action Plan
 - iii. Compliance with code required parking requirements including 1 ADA parking space per 25 employees if jobsite office trailers are provided.
 - iv. Provision of a closure or decommissioning plan to provide for the removal, storage, or disposal of the facilities and an estimate for decommissioning costs.
 - v. Provision of a decommissioning bond or cash deposit to the satisfaction of the Director of Public Works
 - b. Proof of liability insurance of at least \$1 million.
 - c. Provision of the conceptual aquifer model to Churchill County or its designated representatives.
 - d. Provision of any federal or state wildlife surveys and their recommendations shall be provided to the county.
 - e. Obtaining all necessary building permits and approvals.
 - f. Provision of written evidence that all necessary state and federal approvals have been secured including but not limited to:
 - i. Nevada Division of Minerals, Nevada Division of Environmental Protection, Nevada Division of Water Resources, Nevada Division of Public and Behavioral Health, Bureau of Land Management, etc.
3. Operational Conditions
- a. A seismic monitoring system with monthly seismic reports shall be developed that is satisfactory to the Director. The report shall consist of a monthly log of seismic activity and faults encountered, with an assessment of their meaning. Reporting shall continue for the duration of the exploration project, and 6 months after the end of drilling.
 - b. Provision of the numerical aquifer model.
 - c. If site is abandoned, site shall be returned to a natural state within 1 year of abandonment.
 - d. Maintenance of a Churchill County Business License. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal.
 - e. Compliance with all necessary state and federal approvals, if applicable.
 - f. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
 - g. Failure to comply with any of the conditions of approval may render this approval out of conformance and subject to revocation.

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

Randy Hines, Public Works Director, stated that the department has been tasked with cleaning up the code. It was requested to present a code amendment once per quarter; however, it will probably be more like two per year. He plans to hold a joint workshop and would like to have a quorum of the Board of County Commissioners there, or it would be moved to August. He wanted to get input from the Board and the Planning Commission, so that there is direction for how to proceed with the proposed changes. It is planned to cover areas related to landscape, screening, and Conex box requirements within the county. They would also like to consider changes to accessory structures versus other structures as they pertain to setbacks, zoning along Highway 50, definitions, and temporary use permits. Right now, this is planned for July 28, 2026 in the Commission Chambers. There will be more information made available soon.

10. Consider Future Agenda Items:

None.

11. Commissioner Reports and Updates:

Chair Edgmon asked for an update for the posting for the seventh planning commissioner position. Director Hines stated that it was posted on the county website for the last three weeks; however, it wasn't posted in the newspaper. The job announcement will be posted in the newspaper starting this week for three weeks. They hope to have someone appointed in July. Chair Edgmon verified that the interview panel will include the Chair of the Planning Commission, the Public Works Director, and the County Manager (or interim).

12. Public Comment:

Chair Edmon asked if there was any public comment, but there was none.

13. Adjournment:

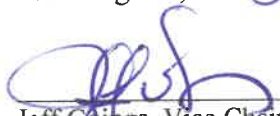
Chair Edgmon adjourned the meeting at 8:00 p.m.

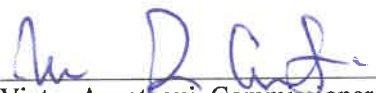
14. Appendix:

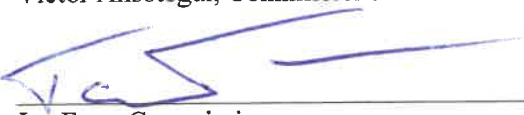
- Supporting Documentation

15. Affidavit of Posting:

Approved: 
Tami Edgmon, Chair

Approved: 
Jeff Goings, Vice Chair

Approved: 
Victor Ansotegui, Commissioner

Approved: 
Joe Frey, Commissioner

Approved: Not available
R. Mark Hyde, Commissioner

Approved: Not available
Dennis Mills, Commissioner

ATTEST: Diane Moyle
Diane Moyle, Administrative Assistant



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Division of Land into Large Parcels	Application #:	PC25-5
Request:	To create 4 large parcels		
Applicant:	Steve Bell		
Owner:	Mic Casey		
Site:	14001 Cadet Road, Assessor's Parcel Number 007-071-16		
Master Plan//Zone:	Agriculture // A-10		

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 for regulating the division of land outlined in CCC 16.12.010 and findings to impose conditions under CCC 16.04.050 have **BEEN** met for the **Parcel Map** PC25-5 to create 4 large parcels parcel at 14001 Cadet Road, Assessor's Parcel Number 007-071-16, and therefore recommend the Board of County Commissioners **APPROVE** the **Parcel Map** application.

Request

The applicant is requesting to divide a 221.21-acre parcel into four (4) parcels of 40.01-acres, 46.15-acres, 72.21-acres, and 64.57-acres. The proposed Division of Land into Large Parcels (DLLP) is in an Agricultural (A-10) district. The minimum required lot size for a DLLP is 40-acres.

Findings

The following findings meet the purpose of CCC 16.12.010, Division of Land, and impose conditions under CCC 16.04.050. 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 map identifies flood hazard areas for the benefit of future landowners.
- 2. Conserves agricultural resources;**
Staff Comment: The proposed lot sizes of 40+ acres are larger than the 10-acre minimum lot size. This conserves and maintains future agricultural uses.
- 3. Provides adequate open spaces through efficient design and development;**
Staff Comment: The large lot sizes of the proposed parcels does not require an open space dedication, because there is sufficient open space located on each parcel.
- 4. Preserves topographic elements and features;**
Staff Comment: There are minimal topographically significant features that require preservation. The site is generally flat and abuts the Carson River.
- 5. Facilitates through the orderly planning and subsequent development provision of police, fire, and other public services;**
Staff Comment: The provision of police, fire and other public services are facilitated through access onto county-maintained Cadet Road and Fisherman Road.
- 6. Promotes the public health, safety and welfare by ensuring proper development that is consistent with and compatible with the existing community;**



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Staff Comment: The proposed parcels sizes are consistent with the neighboring agricultural properties to the north, west and south and compatible with the neighboring 2-acre residential properties to the east.

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

Staff Comment: The proposed parcels are large enough to locate a septic system and water well on site. Two of the proposed parcels have direct access to electrical, telecommunication, and road services along Cadet Road. The other two parcel have utility easements allowing for the future construction of electrical and telecommunication utilities.

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

Staff Comment: The proposed map outlines the boundaries of flood hazards and maintains private open space through 40-acre minimum parcel sizes.

9. The proposed application is in conformance with goals and objectives of the development code and Master Plan.

Staff Comment: The proposed parcel map is in conformance with the goals and objective of the development code and master plan as discussed in the staff report, below.

Recommended Conditions of Approval

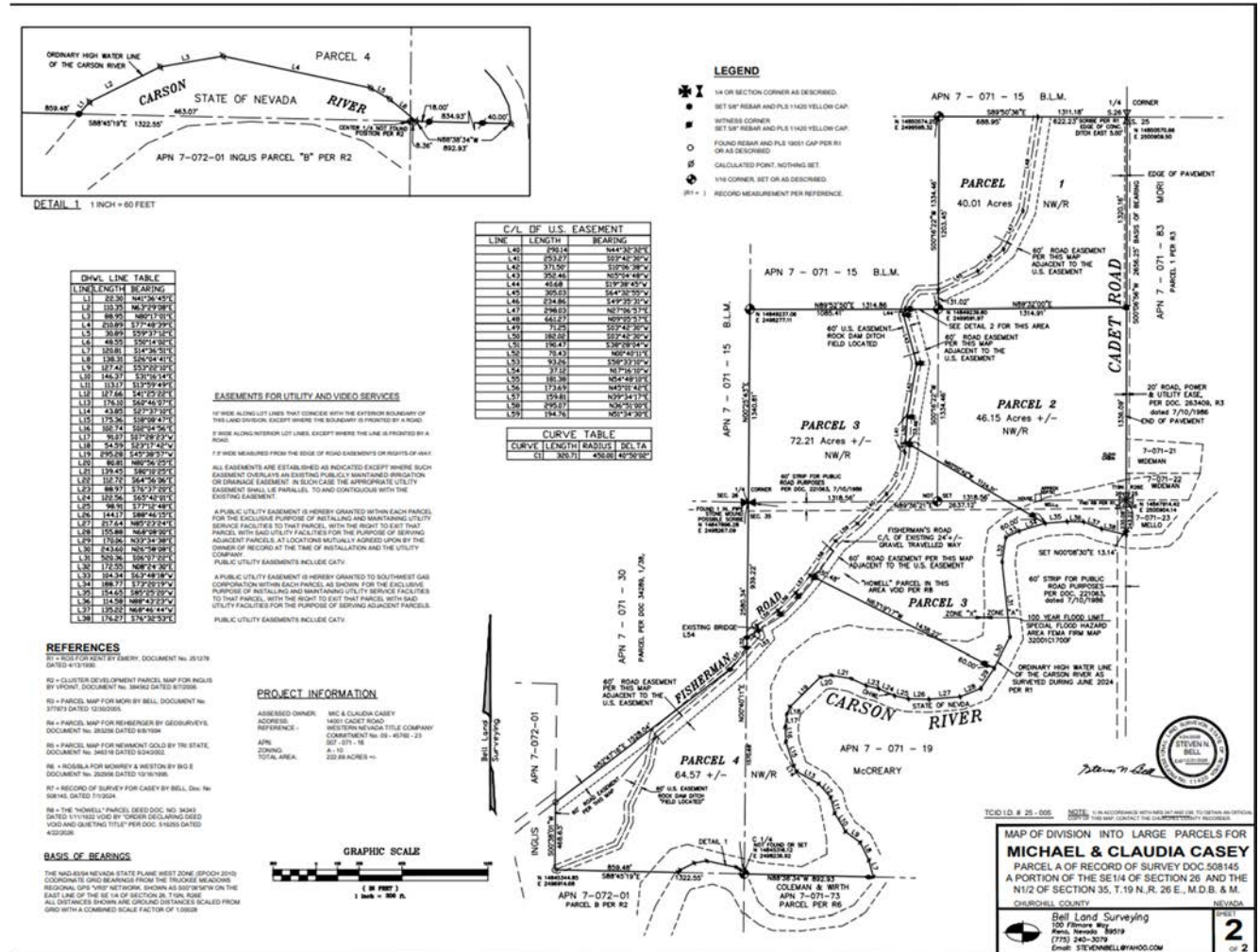
Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:

1. Conditions required prior to recordation:
 - a. Any final changes required by the County Surveyor shall be made prior to recording.
 - b. Wording regarding 60ft Fisherman Road easement shall be updated to include "offered for dedication."
 - c. Payment in Lieu of Water Rights dedication as required under CCC 13.02.010(E)&(G).



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Detailed Analysis Site Plan



Background

The applicant is requesting to divide a 221.21-acre parcel into four (4) parcels of 40.01-acres, 46.15-acres, 72.21-acres, and 64.57-acres. The proposed Division of Land into Large Parcels (DLLP) is in an Agricultural (A-10) district. The minimum required lot size for a DLLP is 40-acres. Generally, this parcel is surrounded by 2-acre parcels to the east and 10+ acre parcels to the north, west, and south.

The parcel borders the Carson River on its south side, with some areas within flood hazard zones, as shown in Exhibit 1, below:

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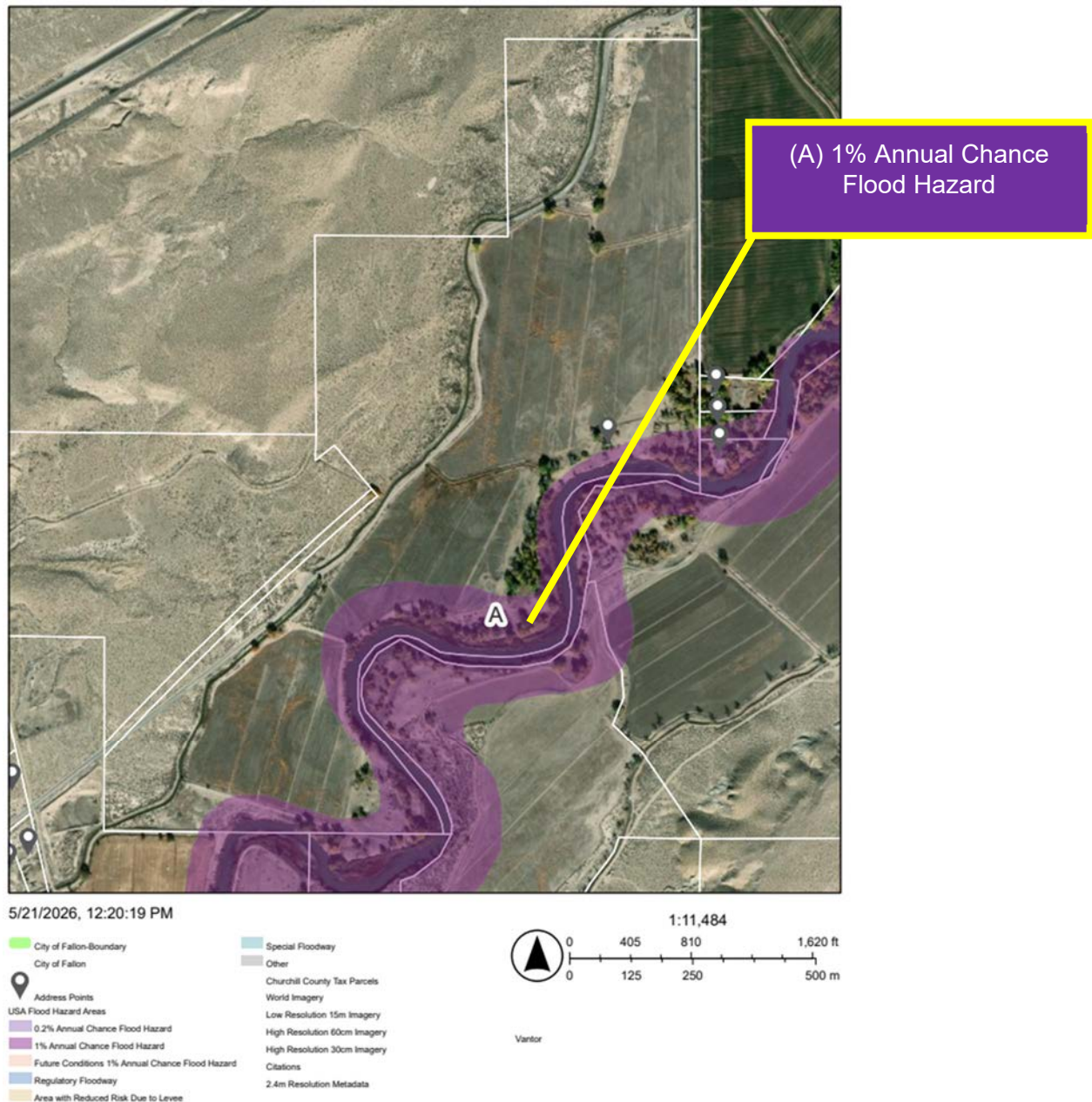


Exhibit 1

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 Master Plan policies are applicable to this application:

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Goal/ Policy	Text	Staff Comment
CNR2.2	Control stormwater runoff from new developments by ensuring that they infiltrate stormwater using on-site detention and drainage facilities and are constructed to avoid their failure when their capacity is exceeded. (Encourage Low Impact Development Standards, LIDs)	The proposed map outlines the 1% flood hazard area for the benefit of future property owners.
CNR 3.3	Provide incentives to new developments along the Carson River to maintain the river frontage as a park or other public facility	Churchill County currently does not have a mechanism for providing incentives to maintain the river frontage as a park.
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 proposed parcel map maintains the 60ft US Easement for Rock Dam Ditch.
PSF1.15	Acquire and manage existing irrigation water rights as a method to increase the total municipal water supply by maintaining recharge and providing a supplemental source of water for municipal and industrial use	The proposed parcels do not have surface water rights. Churchill County will require a Payment In Lieu of fee for water dedications prior to final map recordation.
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 proposed parcels do not have surface water rights. Churchill County will require a Payment In Lieu of fee for water dedications prior to final map recordation.
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 parcels provide for a 60-ft easement along Fisherman Road.
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 parcels are larger than the minimum 1-acre lot size required for a septic system.

2) Compatibility with adjacent properties and uses

The proposed parcels are located in an A-10 zoning district. The minimum lot size required in this zoning is 10 acres. These parcels are a minimum of 40-acres, meeting the required size for a DLLP per 16.12.040.2(C).

Generally, this parcel abuts 2-acre parcels to the east and 10+ acre parcels to the north, west, and south. The general size of the parcels is compatible with the both adjacent 2-acre parcels

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and the larger agricultural parcels. Additionally, 40-acre parcels are sufficient for agricultural uses, which is consistent with the purpose of the A-10 zoning district.

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

The proposed parcels are located along the Carson River and have at least some impacts associated with flooding, as shown in Exhibit 1, above. Three of the four parcels are at least partially in the 1% flood hazard area ("A").

CCC requires additional information on these "A" zones as part of any development permit in order to apply additional standards of construction. Parcel maps are a useful tool for conveying this information to property owners. The applicant has depicted the "A" zone on the parcel map.

The proposed parcels front onto either county-maintained Cadet Road or county-maintained Fisherman Road. This facilitates the provision of police, fire and other public services to protect the public health, safety, and welfare.

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

The proposed parcels all front onto either county-maintained Cadet Road or Fisherman Road. Telephone poles run down Cadet Road which ensures that the two parcels fronting onto it have access to electrical and telecommunication services. The two parcels accessed via Fisherman Road do not have access to electrical or telecommunication services. These parcels are required to construct utilities within the 5ft interior lot line easements or 7.5ft edge of road easements for utility and video services. This situation is sufficient for parcels over 40-acres, but is less than ideal for standard 10-acre A-10 zoned lots.

Cadet road is located within a 20ft right of way and is currently paved. All of the parcels meet the required access easement requirement via the 60ft easement provided for Fisherman Road, which has a 24ft wide gravel traveled way. This does not conform to the grade gravel residential street standard outlined in 16.16.010.7(B)1c permitted for parcels larger than 20 acres.

The proposed parcel map has less than 20 new parcels. Any traffic impacts from three parcels are likely to be minimal. However, there is still sufficient area to expand the travel way to accommodate additional traffic in the future.

Churchill County has no plans to extend water or sewer service to this area within the next five years. However, the proposed lot sizes of 40+ acres is sufficient septic system (minimum size of 1 acre) and well (minimum distance to septic of 100ft) to be installed on site.

The proposed subdivision has adequate, electrical, and telecommunication facilities and has sufficient space to locate a well and septic system on site. Staff has provided conditions requiring that Fisherman Road be upgraded to meet county road standards prior to recordation of the final map.

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*

All development applications are required to comply with all adopted design standards per CCC 16.04.040.



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The proposed 40+ acre parcels meet the minimum required lot size for a DLLP. The parcels all exceed the minimum lot width of 200ft. The narrowest width on Parcel 4 is approximately 500ft wide. The average lot width exceeds 200ft for all of the parcels.

The proposed parcels will meet the legal and physical access requirements under 16.16.010.7 by fronting onto Fisherman Road as conditioned above.

The proposed parcels do not have surface water rights. Churchill County will require a Payment In Lieu of fee for water dedications prior to final map recordation as required by CCC 13.02.010(E)&(G).

The proposed parcel map conforms to the goals and objectives of the Code and Master Plan as conditioned above.

Reviewing Agency Comments

Agency	Reviewer	Comment
Churchill County Surveyor	Jeff Cruess	1. Wet stamp and sign all documents submitted for recording. 2. Black ink only on final maps 3. All property corners and angle points must be set or have witness corners set. 4. Access easements don't match up on parcel 1 and to the Inglis property. 5. Identify that "detail 2" is on sheet 1. 6. Add a bearing to the line south of the section corner. 7. Add a bearing to the west line of parcel 3. 8. There is a missing line label on parcel 4. 9. Verify the total area. 10. Identify access on the BLM parcel between parcels 1 and 2. 11. Is the map at the instance of Mic or Michael Casey. 12. Add dimensions to the field located U.S. easement at the southerly end of parcel 4. 13. Identify the location of "Fisherman Road" on Parcel 4. 14. The ditch easement encroaches into the 60 road easement on parcel 4. 15. Add dimensions to the road easement at the southwest corner of parcel 3.

Public Comment

Staff received no public comments on this application.



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Parcel Map, Second & Subsequent Parcel Map	Application #: PC26-1,2,3,4,5
Request:	To implement a cluster development creating 15 new parcels and record a conservation easement on the remaining parcel	
Applicant:	P4 Properties LLC	
Owner:	P4 Properties LLC	
Site:	3435 Lima Ln, Assessor's Parcel Number 006-331-82	
Master Plan//Zone:	Agriculture // A-5	

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 for regulating the division of land outlined in CCC **16.12.010** and finding to impose conditions under CCC 16.04.050 have **BEEN** met for the **Parcel Map** PC26-1,2,3,4,5 to implement a cluster development creating 15 new parcels and record a conservation easement on the remaining parcel at 3435 Lima Ln, Assessor's Parcel Number 006-331-82, and therefore recommend the Board of County Commissioners **APPROVE** the **Parcel Map** application.

Request

The applicant is requesting to implement an approved tentative map for a cluster development creating 15 new parcels and 1 conservation easement on a 78.38 acre parcel via five (5) second and subsequent parcel maps. The tentative map was approved by the Board of County Commissioners on November 3, 2022.

Findings

The following findings meet the purpose of CCC 16.12.010, Division of Land, and impose conditions under CCC 16.04.050. 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 parcel include a 59.99-acre conservation easement.
- 2. Conserves agricultural resources;**
Staff Comment: The proposed parcels include a 59.99-acre conservation easement that may be used for agricultural purposes.
- 3. Provides adequate open spaces through efficient design and development;**
Staff Comment: The proposed parcels include a 59.99 acre conservation easement that provides open space for the development overall.
- 4. Preserves topographic elements and features;**
Staff Comment: There are no topographically prominent features on site that require preservation.
- 5. Facilitates through the orderly planning and subsequent development provision of police, fire, and other public services;**
Staff Comment: The provision of police, fire and other public services are facilitated through access onto the proposed Cowboy Court.



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

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 parcels sizes are consistent with the neighboring agricultural properties. The purpose of the conservation easement is to preserve agricultural land while allowing property owners to monetize their allowed density.

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

Staff Comment: The proposed parcels are sufficiently large to accommodate a 150ft separation between wells and septic systems. There are sufficient easements to convey electrical and telecommunication services to the parcels.

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

Staff Comment: The proposed parcels include a 59.99-acre conservation easement

9. **The proposed application is in conformance with goals and objectives of the development code and Master Plan.**

Staff Comment: The proposed parcel maps are in conformance with the goals and objective of the development code and master plan as discussed in the staff report, below.

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. A conservation easement shall be recorded on Parcel A.
 - c. The interior road shall be constructed or bonded as required under CCC 16.12.030.3(A).

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Background

The applicant is requesting to implement an approved tentative map for a cluster development creating 15 new parcels and 1 conservation easement on a 78.38-acre parcel via five (5) second and subsequent parcel maps. The tentative map was approved by the Board of County Commissioners on November 3, 2022. There have been no major changes from the originally proposed tentative map.

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

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 proposed map has realigned the laterals to maintain the viability of delivery and drainage features.
PSF1.15	Acquire and manage existing irrigation water rights as a method to increase the total municipal water supply by maintaining recharge and providing a supplemental source of water for municipal and industrial use	The proposed parcels are part of a cluster development with a conservation easement to maintain groundwater recharge and are therefore exempted from surface water rights dedications per CCC 13.02.010(F)1
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 maps have provided easements for public access, public utilities, drainage, and irrigation features.
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 parcels have demonstrated the ability to provide a 150ft setback between wells and septic system locations to help meet water quality standards.
OS4.4	Promote cluster developments	The proposed maps are part of a cluster development.
OS6	Implement conservation easements.	The proposed maps include a 59.99-acre conservation easement as included in this application.
OS6.1	Promote conservation easements that preserve open space by conserving agricultural lands and valued wildlife habitat.	The proposed maps include a 59.99-acre conservation easement as included in this application.
LU3.3	Continue implementing the transfer of development rights, conservation easement, and cluster development programs to retain agriculturally productive lands.	The proposed maps include a 59.99-acre conservation easement as included in this application.

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2) *Compatibility with adjacent properties and uses*

The proposed 15 developable parcels will increase the number of people in this largely agricultural area. According to the US Census the average persons per household in Churchill County is 2.66¹. The population of the development will be approximately 40 people increasing the overall level of human activity and traffic in the area.

However, the location of these parcels is clustered near existing residential development. The closest is the owner that participated in the previous BLA who is within a couple hundred feet of the home site area. There are several other homes to the southwest that range between 600 to 1000 feet away.

The proposed 1 to 2 acre lots are broadly compatible with the agricultural nature of the surrounding parcels.

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

All of the proposed parcels front onto the proposed Cowboy Court, which will be constructed to Churchill County standards. This facilitates the provision of police, fire and other public services to protect the public health, safety, and welfare.

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

The proposed parcel maps have less than 20 total new parcels. Any traffic impacts from 15 developable parcels can be accommodated by the existing road network.

All of the proposed developable parcels front onto the proposed Cowboy Court, which will be constructed to Churchill County standards. The interior road is in a 60' easement and will be centered on the home site parcel lines so that 30' falls on one side and 30' on the other side. The easement will be offered for dedication, but the County will NOT accept it. It should continue to be drawn as an easement.

Power and telecommunication services are available in the area and are adequate to serve the development. The closest telephone poles are located approximately 850ft south of the proposed intersection of Lima Lane and Cowboy Court. There are 7.5ft wide public utility easements along road easement which will facilitate electrical and telecommunication services to all proposed parcels.

There are no public water or sewer facilities in the area. The development will use private on-site well and septic systems. The application included a Geotechnical Report and a Drainage Plan. These documents included important findings needing consideration. The first has to do with wells and septic systems. The percolation rate in the reports is very fast, with all sites being less than 1 minute per inch of water drainage, and some sites being less than 15 seconds per inch. The reports also found high groundwater, as little as 6' deep. This presents a potential that all the septic systems will be draining directly to groundwater, which is then the source of drinking water for a high concentration of wells in the development. The result is that specialized septic systems may be required to prevent well water contamination by the septic systems. This will be determined by the Building Department, who indicates that a lot-by-lot percolation assessment will be needed. A note to this effect has been added to the proposed

¹ US Census, "QuickFacts: Churchill County Nevada, population estimates, July 1, 2024," Accessed 5/22/2026, <https://www.census.gov/quickfacts/fact/table/churchillcountynevada,NV/PST045224>



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

final maps. Additionally, the applicant has demonstrated that an increased 150ft separation between wells and septic systems can be made on each parcel

The second issue is that the Geotech report found a very high concentration of fine sediments in the soil, including clay. These are subject to expansion, shifting, and earthquake liquefaction. These characteristics may require the use of special construction methods that are described in the report, possibly including over-excavation and replacement of soils for foundations. This will be monitored by the Building Department. A note to this effect has been added to the proposed final maps.

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

The proposed 1+ acre parcels meet the minimum required lot size for a Cluster Development. The parcels all exceed the minimum lot width of 30ft fronting onto a cul-de-sac per Cluster Development standards. The narrowest fronting width on Parcels 10 is approximately 30ft wide. The average lot width exceeds 80ft for parcels fronting onto a cul-de-sac, and 100ft for all of the other parcels.

The proposed parcels will meet the legal and physical access requirements under 16.16.010.7 by fronting onto the proposed Cowboy Court 60ft road easement offered for dedication, 26ft paved section, 4ft wide compacted shoulders. Staff has provided conditions requiring that the road shall be constructed or bonded prior to recordation of the final maps.

The proposed parcels do not have surface water rights. However, the dedication requirement does not apply to cluster developments with a conservation easement per CCC 13.02.010(F)1.

The proposed parcel map conforms to the goals and objectives of the Code and Master Plan

Reviewing Agency Comments

Agency	Reviewer	Comment
Assessor Office	Heather Gomes	New parcels will not exist until FY 2026-2027
Churchill County Surveyor	Jeff Cruess	Map 1: 1. Stamp and sign all documents submitted for recording. 2. Black ink only on final maps 3. Change "charter" to "character" on item 4 in the Surveyor's Certificate. 4. Add your email address to your information block. 5. Add the name of the person who is designated to sign the Owner's Certificate 6. Add curve information to the southerly line of parcel 1 on sheet 2. 7. The curve information for the first curve southerly of parcel 1 does not match sheet 3. 8. Identify the distance for the segment at the westerly end of the north line of parcel A on sheet 2. 9. Add +/- to all areas on sheets 2 and 3. 10. The easements cannot be "to be offered for dedication" They are offered or they are not.

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		11. Add a north arrow to the vicinity map. Map 2: 1. Stamp and sign all documents submitted for recording. 2. Black ink only on final maps 3. Change “charter” to “character” on item 4 in the Surveyor’s Certificate. 4. Add your email address to your information block. 5. Add the name of the person who is designated to sign the Owner’s Certificate 6. The curve information on the southerly line of parcel 1 does not match previous map. 7. Identify reference monuments. 8. Identify a line on the map for a basis of bearings 9. Add +/- to all areas. 10. The easements cannot be “to be offered for dedication” They are offered or they are not. 11. Add north arrow to the vicinity map. 12. Add a tie to a section corner. Map 3: 1. Stamp and sign all documents submitted for recording. 2. Black ink only on final maps 3. Change “charter” to “character” on item 4 in the Surveyor’s Certificate. 4. Add your email address to your information block. 5. Add the name of the person who is designated to sign the Owner’s Certificate 6. The curve information to the southerly line of parcel 1 does not match previous map. 7. Identify reference monuments. 8. Identify a line on the map for a basis of bearings 9. Add +/- to all areas. 10. The easements cannot be “to be offered for dedication” They are offered or they are not. 11. Add north arrow to the vicinity map. 12. Add a tie to a section corner. 13. Add a distance to the line segment on the southerly side of parcel 5. Map 4: 1. Stamp and sign all documents submitted for recording. 2. Black ink only on final maps 3. Change “charter” to “character” on item 4 in the Surveyor’s Certificate. 4. Add your email address to your information block. 5. Add the name of the person who is designated to sign the Owner’s Certificate 6. The curve information to the southerly line of parcel 1 does not match previous map. 7. Identify reference monuments. 8. Identify a line on the map for a basis of bearings
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		9. Add +/- to all areas. 10. The easements cannot be "to be offered for dedication" They are offered or they are not. 11. Add north arrow to the vicinity map. 12. Add a tie to a section corner. Add a tie to a section corner. Map 5: 1. Stamp and sign all documents submitted for recording. 2. Black ink only on final maps 3. Change "charter" to "character" on item 4 in the Surveyor's Certificate. 4. Add your email address to your information block. 5. Add the name of the person who is designated to sign the Owner's Certificate 6. The curve information to the southerly line of parcel 1 does not match previous map. 7. Identify reference monuments. 8. Identify a line on the map for a basis of bearings 9. Add +/- to all areas. 10. The easements cannot be "to be offered for dedication" They are offered or they are not. 11. Add north arrow to the vicinity map. 12. Add a tie to a section corner.
Churchill County GIS	Preston Denny	Parcel Map No. 1 • Sheet 1 of 3 - o Please provide the survey completion date. • Sheet 3 of 3 - o Some dimensions obscure each other, please adjust for clarity. - o The radial bearing line common to parcels 1 and B shows the bearing twice. - o The delta angle for the curve for parcels 2 and B does not match that shown on the closure report. Parcels 2 and B do not close with the delta angle shown on the map. They do close with the delta angle from the closure report. - o Some dimensions do not match those from the closure report. Parcel Map No. 2 • Sheet 1 of 2 - o Please provide the survey completion date. • Sheet 2 of 2 - o Dimensions are obscuring each other, please adjust so all can be read. - o Curves for Parcels 3, 4, and 5 are missing the delta angles - o Some dimensions do not match the closure report. Parcel Map No. 3 • Sheet 1 of 2 - o Please provide the survey completion date.

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		• Sheet 2 of 2 - o Parcel D has some cluttered dimensions, please adjust for clarity. - o Parcel 5 is missing a dimension. - o Some dimensions do not match the closure report. Parcel Map No. 4 • Sheet 1 of 2 - o Please provide the survey completion date. • Sheet 2 of 2 - o Parcel E has some clustered dimensions, please adjust for clarity. - o Parcel E has a dimension that does not match the closure report. Parcel Map No. 5 • Sheet 1 of 2 - o Please provide the survey completion date. • Sheet 2 of 2 - o Parcel 15 has a dimension that does not match the closure report.
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Public Comment

Staff received no public comments on this application.



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Parcel Map	Application #:	PC26-6
Request:	To create three parcels		
Applicant:	W. Bruce and Barbara Lewis & Gary G. and Roxann Lewis		
Owner:	W. Bruce and Barbara Lewis & Gary G. and Roxann Lewis		
Site:	Assessor's Parcel Number 008-492-83		
Master Plan//Zone:	Urbanizing // E-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 for regulating the division of land outlined in CCC 16.12.010 and finding to impose conditions under CCC 16.04.050 have **BEEN** met for the **Parcel Map** PC26-6 to create three parcels parcel at Assessor's Parcel Number 008-492-83, and therefore recommend the Board of County Commissioners **APPROVE** the **Parcel Map** application.

Request

The applicant is requesting to divide a 16.23-acre parcel into two (2) 5-acre parcels and one (1) 6.23-acre remainder parcel. The proposed parcel map is in a First Estates (E-1) district and does not connect to water or sewer services. Therefore, the minimum required lot size is 5 acres.

Findings

The following findings meet the purpose of CCC 16.12.010, Division of Land, and impose conditions under CCC 16.04.050. 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 map identifies the flood hazard areas for the benefit of future landowners.

2. Conserves agricultural resources;

Staff Comment: The proposed lot sizes of 5+ acres are larger than the 5-acre minimum lot size for this location. Additionally, the applicant has provided a 15ft irrigation easement along the western property line. These factors help conserve and maintain agricultural resources and uses.

3. Provides adequate open spaces through efficient design and development;

Staff Comment: The number and size of the proposed parcels are too few and too large to require open space to serve future residents. This is not applicable to the proposed map.

4. Preserves topographic elements and features;

Staff Comment: There are no major topographic elements on site. The proposed map identifies the flood hazard areas for the benefit of future landowners.

5. Facilitates through the orderly planning and subsequent development provision of police, fire, and other public services;

Staff Comment: The provision of police, fire and other public services are facilitated through access onto county-maintained McLean Road.



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- 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 parcels sizes are consistent with the neighboring agricultural properties to the north and west and compatible with the neighboring 1-acre residential properties to the east.

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

Staff Comment: The proposed parcels are large enough to locate a septic system and water well on site. There is existing access to electrical, telecommunication, and road services along McLean Road.

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

Staff Comment: The proposed map outlines the boundaries of flood hazards, including the floodway. This will ensure that construction will not occur within the floodway.

- 9. The proposed application is in conformance with goals and objectives of the development code and Master Plan.**

Staff Comment: The proposed parcel map is in conformance with the goals and objective of the development code and master plan as discussed in the staff report, below.

Recommended Conditions of Approval

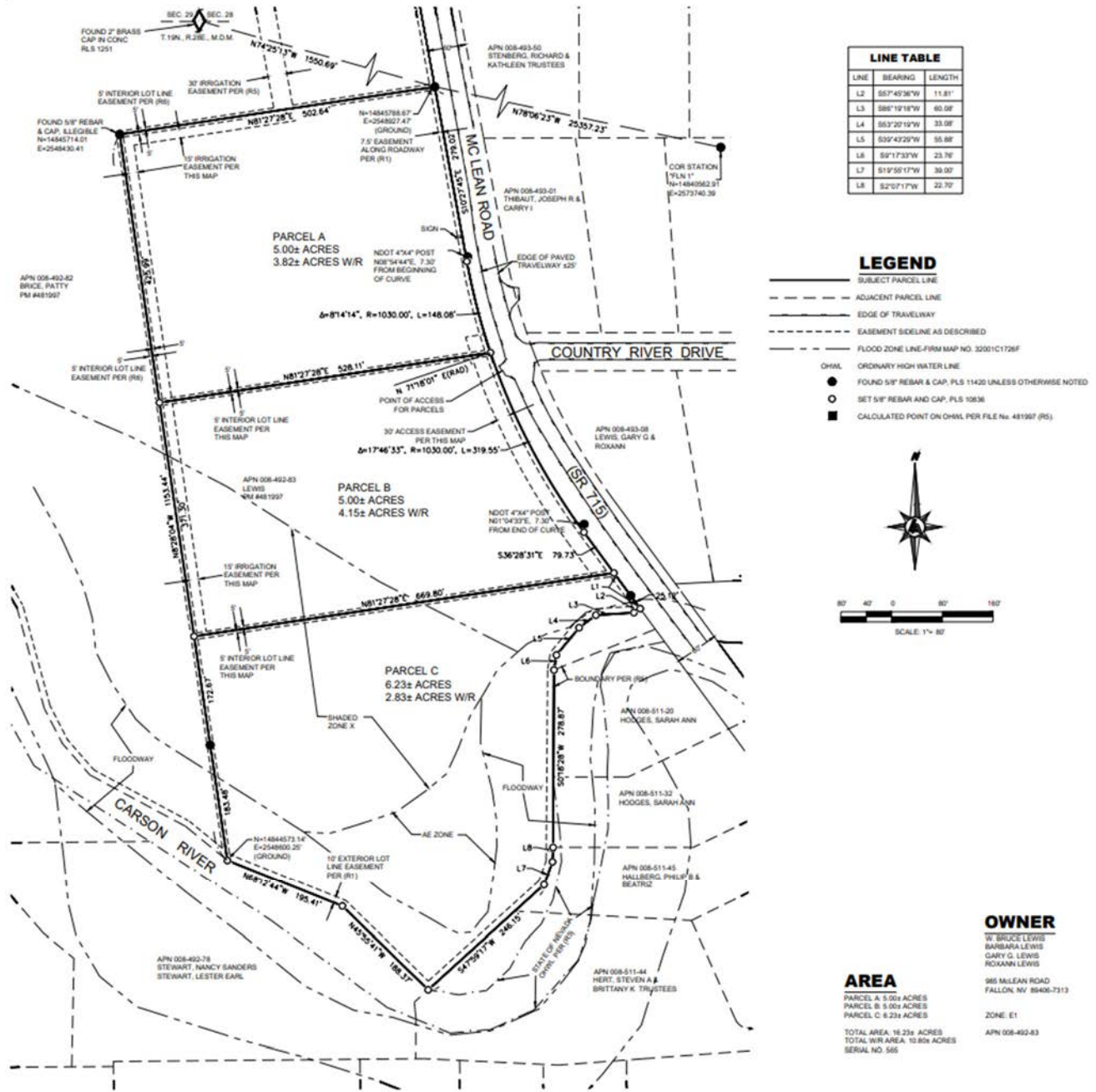
Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:

1. Conditions required prior to recordation:
 - a. Any final changes required by the County Surveyor shall be made prior to recording
 - b. Water rights shall be dedicated to Churchill County per CCC 13.02.010(E) and 16.12.030.5.



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Detailed Analysis Site Plan



Background

The applicant is requesting to divide a 16.23-acre parcel into two (2) 5-acre parcels and one (1) 6.23-acre remainder parcel. The proposed parcel map is in a First Estates (E-1) district, where the minimum lot size is 5 acres where there are no community water or sewer facilities provided. Generally, this parcel is surrounded by 1-acre parcels and qualifies for the infill exception.

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

The parcel borders the Carson River on its south side, with a large area within flood hazard zones, as shown in Exhibit 1, below:

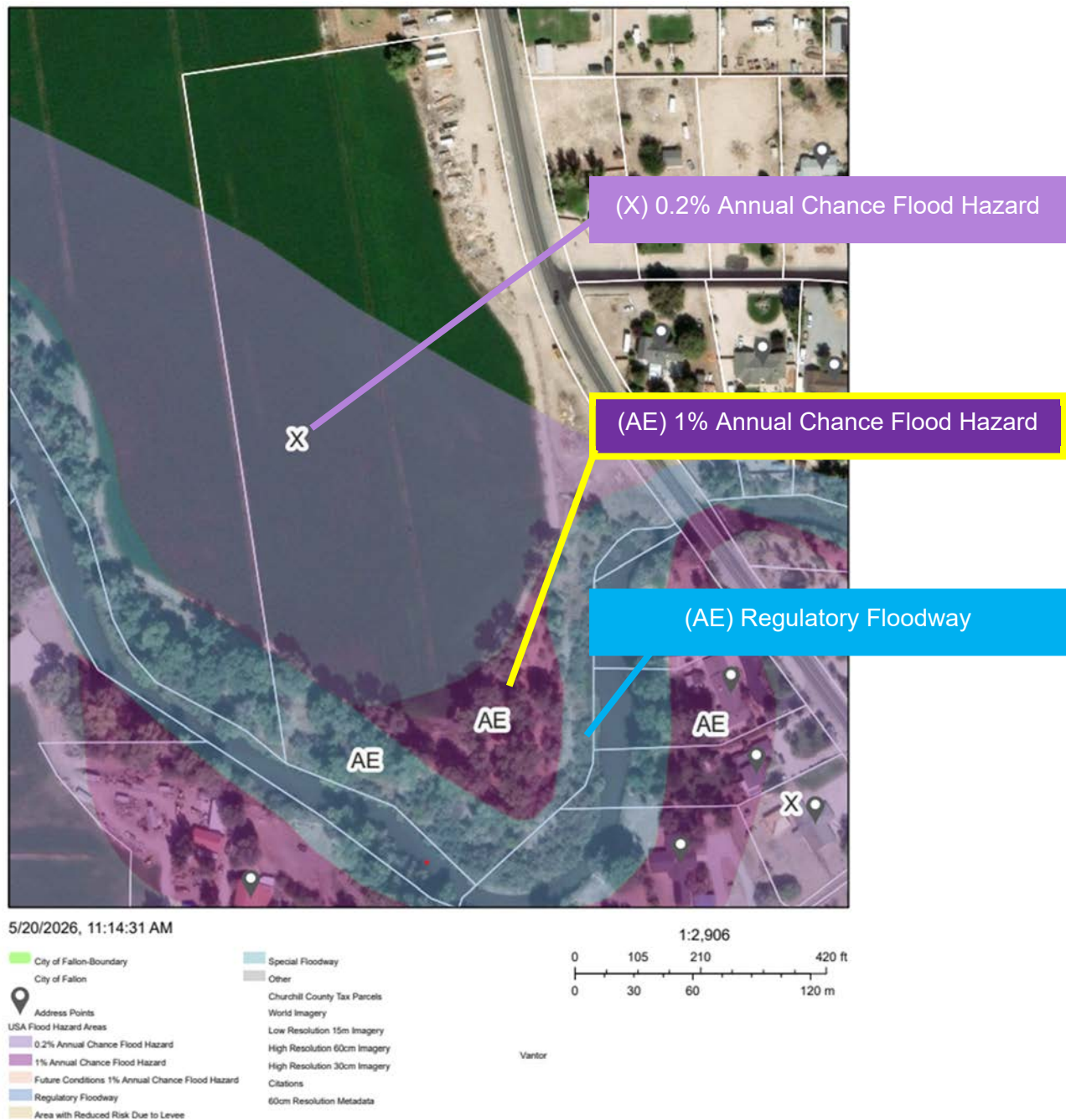


Exhibit 1

Analysis

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

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

1) Master plan conformity

The following Master Plan policies are applicable to this application:

Goal/ Policy	Text	Staff Comment
CNR2.2	Control stormwater runoff from new developments by ensuring that they infiltrate stormwater using on-site detention and drainage facilities and are constructed to avoid their failure when their capacity is exceeded. (Encourage Low Impact Development Standards, LIDs)	Staff has required the delineation of both the 0.2% flood hazard area and the 1% flood hazard area on the final parcel map.
CNR 3.3	Provide incentives to new developments along the Carson River to maintain the river frontage as a park or other public facility	Churchill County currently does not have a mechanism for providing incentives to maintain the river frontage as a park.
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 proposed parcel map has provided a 15ft irrigation easement along the western property line boundaries.
PSF1.15	Acquire and manage existing irrigation water rights as a method to increase the total municipal water supply by maintaining recharge and providing a supplemental source of water for municipal and industrial use	Churchill County requires the dedication of surface water rights to create new parcels. Surface water dedications will be required prior to recordation of the final map.
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.	Churchill county requires the dedication of surface water rights to create new parcels. Surface water dedications will be required prior to recordation of the final map.
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 parcel map has sufficient access to public rights of way along McLean Road. Churchill County does not have plans to extend community water or sewer out to this location at this time.
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 parcels are larger than the minimum 1-acre lot size required for a septic system.

2) Compatibility with existing adjacent properties and uses;

The proposed parcel map is surrounded by large agricultural parcels to the north and west and 1-acre parcels to the east and south. The proposed 5-acre lot size is consistent with agricultural

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

uses and helps conserve agricultural resources. The 5-acre lot size is also compatible with adjacent suburban E-1 one-to-two-acre development to the east.

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

The proposed parcels are located along the Carson River and have at least some impacts associated with flooding, as shown in Exhibit 1, above. All parcels are at least partially in the 0.2% flood hazard area ("X") with the southernmost parcel having approximately 3.5-acres in either the 1% flood hazard area ("AE") or the floodway ("AE").

CCC requires additional information on these "X" and "AE" zones as part of any development permit in order to apply additional standards of construction. Parcel maps are a useful tool for conveying this information to property owners. Staff has required that both the "X" and "AE" zones be depicted on the parcel map.

All of the proposed parcels front onto the county-maintained McLean Road. This facilitates the provision of police, fire and other public services to protect the public health, safety, and welfare.

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

The proposed parcels all front onto county-maintained McClean Road. Telephone poles run down the east side of McClean Road ensuring that these parcels have access to electrical and telecommunication services. McClean Road is located within a 60ft right of way and currently has an approximately 25ft paved travel way. The proposed parcel map will create no less than 20 new parcels, which is the threshold for a traffic impact study. Any traffic impacts from three parcels are likely to be minimal. However, there is still sufficient area to expand the travel way to accommodate additional traffic in the future.

Churchill County has no plans to extend water or sewer service to this area within the next five years. However, the proposed lot sizes of 5+ acres are sufficient for a septic system (minimum size of 1 acre) and well (minimum distance to septic of 100ft) to be installed on each site.

The proposed subdivision has adequate road, electrical, and telecommunication facilities and has sufficient space to locate a well and septic system on site.

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

All development applications are required to comply with all adopted design standards per CCC 16.04.040.

The proposed 5+ acre parcels meet the minimum required lot size of 5-acres for an E-1 district as outlined in CCC 16.16.020.1. The parcels all exceed the minimum lot width of 60ft. The narrowest width on Parcel C is approximately 70ft wide. The average lot width exceeds 100ft for all parcels.

The proposed parcels meet the legal and physical access requirements under 16.16.010.7 by fronting onto McLean Road. No additional easements or construction of roads are required.

All of the parcels have surface water rights sufficient to dedicate the required 2-acre feet of surface water required under CCC 13.02.010(E).



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

The proposed parcel map conforms to the goals and objectives of the Code and Master Plan.

Reviewing Agency Comments

Agency	Reviewer	Comment
Churchill County Surveyor	Jeff Cruess	1. Stamp and sign all documents submitted for recording. 2. Black ink only on final maps 3. Change "charter" to "character" on item 4 in the Surveyor's Certificate. 4. Use leaders to delineate L1. 5. Move the text off the easement line on the southerly property line of Parcel A. 6. Identify the end of the existing pavement opposite the project. 7. There appears to be shared access for the three parcels, identify the access location. 8. Set the beginning and end of the curve on Mclean Road. 9. Add +/- to all areas on sheet 2. 10. All corners must be set or have reference monuments per NRS 278.371. 11. The map does not close, missing segment. 12. Add a note stating OHWL was verified for this map and include the date. 13. Clarify the bearing on the easterly line of Parcel C.
Churchill County Building	Jera Reidenback	Churchill County Code Title 19.11.10, shaded X requires elevation certificate. Parcel A and part of Parcel B in shaded X. Geotech report suggested for septic system design for potential high ground water.

Public Comment

Staff received no public comments on this application.

OWNER'S CERTIFICATE

THE UNDERSIGNED, W. BRUCE LEWIS & BARBARA LEWIS, AND GARY G. LEWIS & ROXANN LEWIS, BEING OWNER(S) OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT:

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

W. BRUCE LEWIS and BARBARA LEWIS, HUSBAND AND WIFE, AS JOINT TENANTS AS TO AN UNDIVIDED ONE-HALF INTEREST WITH RIGHT OF SURVIVORSHIP.

GARY G. LEWIS and ROXANN LEWIS, HUSBAND AND WIFE, AS JOINT TENANTS AS TO AN UNDIVIDED ONE-HALF INTEREST WITH RIGHT OF SURVIVORSHIP.

W. BRUCE LEWIS, OWNER _____ DATE _____

BARBARA LEWIS, OWNER _____ DATE _____

GARY G. LEWIS, OWNER _____ DATE _____

ROXANN LEWIS, OWNER _____ DATE _____

STATE OF _____ } S.S.
COUNTY OF _____ }

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY W. BRUCE LEWIS and BARBARA LEWIS, AND GARY G. LEWIS and ROXANN LEWIS, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

UTILITY COMPANY'S CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY _____ DATE _____
BY: _____
TITLE: _____

SOUTHWEST GAS CORPORATION _____ DATE _____
BY: _____
TITLE: _____

CC COMMUNICATIONS _____ DATE _____
BY: _____
TITLE: _____

CHARTER COMMUNICATIONS _____ DATE _____
BY: _____
TITLE: _____

CHURCHILL COUNTY UTILITIES _____ DATE _____
BY: _____
TITLE: _____

ROAD AND FIRE CERTIFICATE AND NOTES

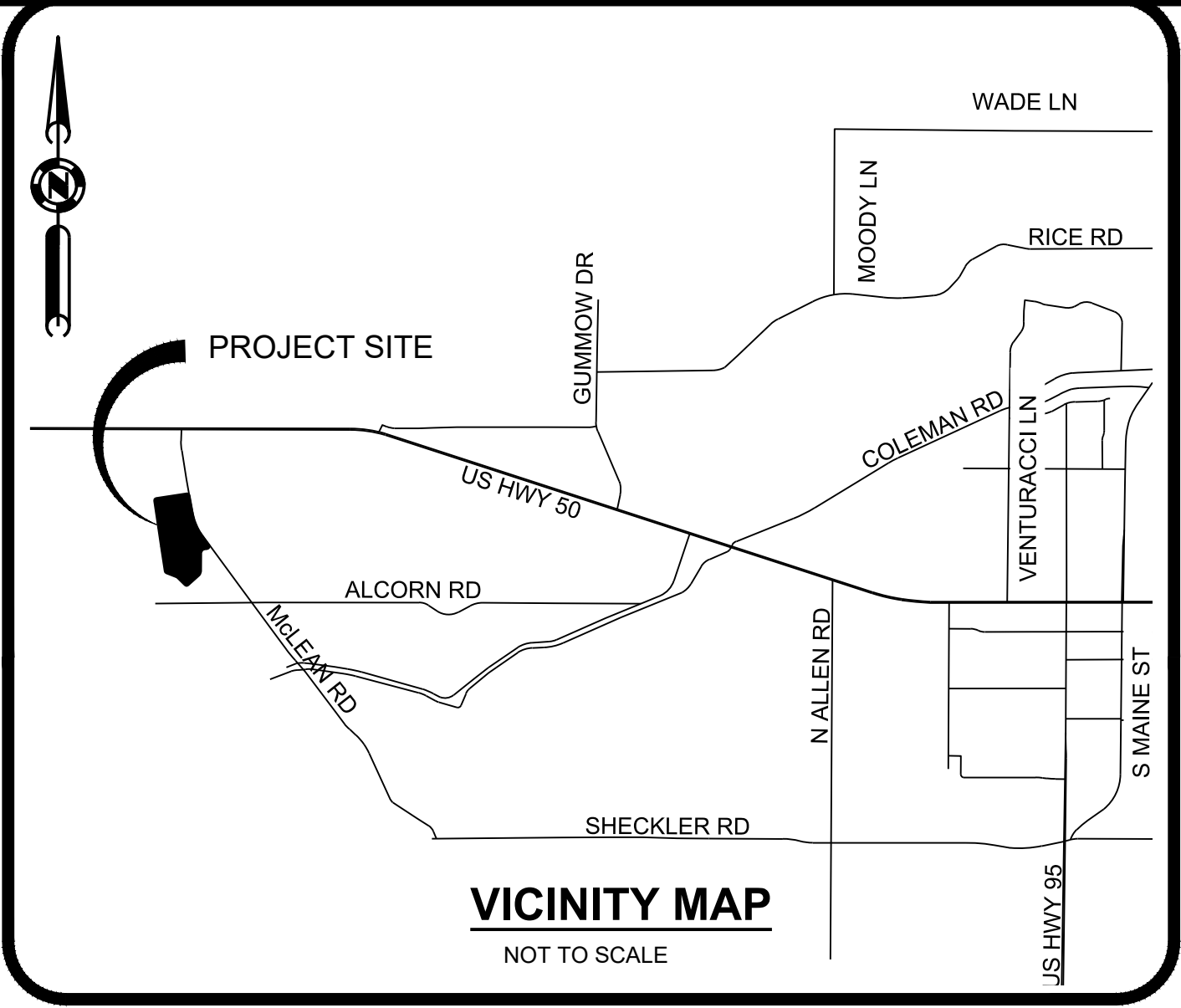
THE UNDERSIGNED, ON BEHALF OF THE CHURCHILL COUNTY, HAS REVIEWED AND APPROVED THIS MAP FOR ROAD AND FIRE REQUIREMENTS.

DATE _____ SIGNATURE _____
GARY FOWKES, CHURCHILL COUNTY ROAD SUPERVISOR

DATE _____ SIGNATURE _____
BRAD DOLAN, CHURCHILL COUNTY FIRE MARSHAL

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

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



TITLE COMPANY CERTIFICATE

THE UNDERSIGNED, ON BEHALF OF FIRST AMERICAN TITLE INSURANCE COMPANY DOES HEREBY CERTIFY THAT THIS MAP HAS BEEN EXAMINED, AND THAT:

- (1) THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREIN OR ANY PART THEREOF FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS;
- (2) THE OWNERS IDENTIFIED IN THE OWNER'S CERTIFICATE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY DELINEATED HEREON;
- (3) THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND;
- (4)THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY, ORDER NO. 1727-25-09

DATE _____ TITLE _____ PRINTED NAME _____ SIGNATURE _____

FIRST AMERICAN TITLE INSURANCE COMPANY

PLANNING DEPARTMENT CERTIFICATE

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

DATE _____ TITLE _____ PRINTED NAME _____ SIGNATURE _____

AFFIRMED BY PLANNING COMMISSION
DATE _____ PRINTED NAME _____ SIGNATURE _____

CERTIFICATE OF BOARD APPROVAL

THE UNDERSIGNED, ON BEHALF OF THE BOARD OF CHURCHILL COUNTY COMMISSIONERS, DOES HEREBY CERTIFY:

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

DATE _____ TITLE _____ PRINTED NAME _____ SIGNATURE _____

CLERK-TREASURER CERTIFICATE

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

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

DATE _____ TITLE _____ PRINTED NAME _____ SIGNATURE _____

COUNTY SURVEYOR REVIEW CERTIFICATE

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

JEFF CRUESS, PLS 12456.

SURVEYOR'S CERTIFICATE

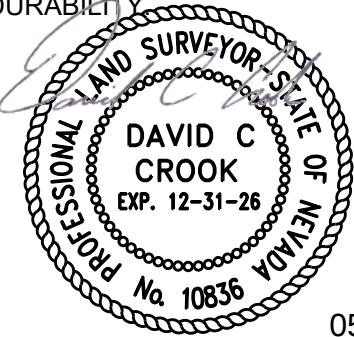
I, DAVID C. CROOK, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., CERTIFY THAT:

1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF W. BRUCE & BARBARA LEWIS AND GARY G. & ROXANN LEWIS.

2) THE LANDS SURVEYED LIE WITHIN THE SW 1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON _____.

3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, INCLUDING NRS 278.010 TO 278.630 INCLUSIVE, AND NRS 625.340 TO 625.380 INCLUSIVE.

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



DAVID C. CROOK, P.L.S.
NEVADA CERTIFICATE No. #10836

05/27/2026

BUILDING AND SEPTIC PERMIT NOTE

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

RIGHT TO FARM NOTE

THIS MAP IS SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND PROVISIONS IN THIS CODE, REGARDING THE RIGHT TO FARM.

OPEN RANGE NOTE

PURSUANT TO NRS 569.440 AND NRS 569.450, NEVADA IS AN OPEN-RANGE STATE AND IT IS THE RESPONSIBILITY OF PROPERTY OWNERS TO FENCE OUT LIVESTOCK.

TRUCKEE-CARSON IRRIGATION DISTRICT

I, BENJAMIN D. SHAWCROFT, GENERAL MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT (DISTRICT) DOES HEREBY DECLARE AS FOLLOWS:

1. EVERY PARCEL DEPICTED UPON THIS MAP LIES WITHIN THE GEO-PHYSICAL BOUNDARIES OF THE NEWLANDS FEDERAL RECLAMATION PROJECT (PROJECT) ESTABLISHED BY ACT OF CONGRESS IN 1902 (32 STAT. 388), AND THE BOUNDARIES OF THE DISTRICT AS AUTHORIZED BY THE NEVADA IRRIGATION DISTRICT ACT (NRS 539.010 ET SEQ). DEPICTED ON THIS MAP ARE PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR THE CONSTRUCTION, MAINTENANCE, AND/OR OPERATION OF PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES. OBSTRUCTIONS AND/OR NUISANCES TO OR WITHIN PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES, ARE IMPERMISSIBLE.
2. THE DISTRICT BY AGREEMENT WITH THE UNITED STATES OF AMERICA, THROUGH THE BUREAU OF RECLAMATION (RECLAMATION) OF THE DEPARTMENT OF THE INTERIOR, IS THE AGENT FOR THE OPERATION AND MAINTENANCE OF THE PROJECT. THE DISTRICT IS AUTHORIZED TO ENTER PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR ALL LAWFUL PURPOSES ASSOCIATED WITH THE OPERATION AND MAINTENANCE OF THE PROJECT.
3. ALL LANDS DEPICTED HEREON, HAVING SURFACE WATER RIGHTS APPURTENANT THERETO, ARE SUBJECT TO REGULATION BY THE DISTRICT FOR THE DELIVERY AND DISTRIBUTION OF WATER AS PROVIDED FOR BY NRS 539.233.
4. THE DISTRICT ASSUMES NO LEGAL DUTY, AS TO THE LANDS DEPICTED HEREON, FOR THE INSPECTION OR REVIEW OF PAST OR FUTURE HYDROLOGIC CONDITIONS, INCLUDING, WITHOUT LIMITATION, CHANGES TO SURFACE OR GROUNDWATER SOURCES, WATER TABLES, OR FLOODING, AND MAKES NO CLAIM OR WARRANTY AS TO THE EXISTENCE OF SUCH ADVERSE HYDROLOGIC CONDITION(S) NOW ATTENDING THE LANDS, OR EXISTING STRUCTURES, OR AS TO ANY STRUCTURE(S) TO BE PLANNED OR TO BE CONSTRUCTED THEREON.
5. THE DISTRICT ASSUMES NO LEGAL DUTY FOR, NOR MAKES ANY WARRANTY ASSOCIATED WITH, THE ACCURACY OF THE WATER RIGHTS DEPICTED ON THIS MAP.

BENJAMIN D. SHAWCROFT,
GENERAL MANAGER

COPIES NOTE

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

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 _____ T.C.I.D. I.D. #25-032

**PARCEL MAP
FOR**
**W. BRUCE LEWIS & BARBARA LEWIS
AND
GARY G. LEWIS & ROXANN LEWIS**

A DIVISION OF PARCEL 1 AS SHOWN ON PARCEL MAP, FILE NO. 481997, BEING A PORTION OF THE SW 1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY

STATE OF NEVADA



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

INFO@LUMOSINC.COM

Drawn By : DCC / CCM
Sheet : 1 of 2
Job No. : 12165.000
Drawing No.: 12165000SURVEY.dwg

OWNER

W. BRUCE LEWIS
BARBARA LEWIS
GARY G. LEWIS
ROXANN LEWIS

985 McLEAN ROAD
FALLON, NV 89406-7313

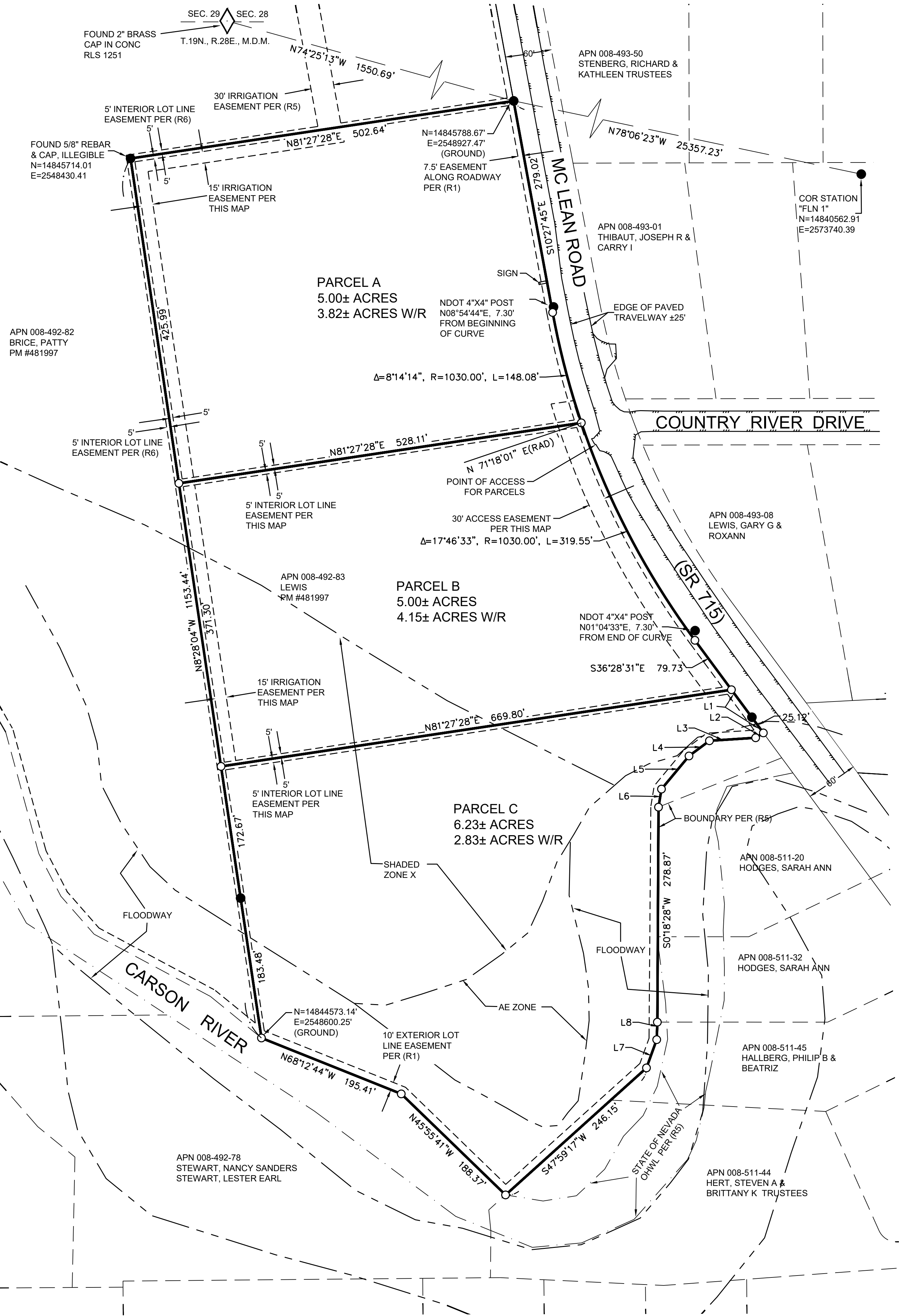
ZONE: E1

APN 008-492-83

AREA

PARCEL A: 5.00± ACRES
PARCEL B: 5.00± ACRES
PARCEL C: 6.23± ACRES

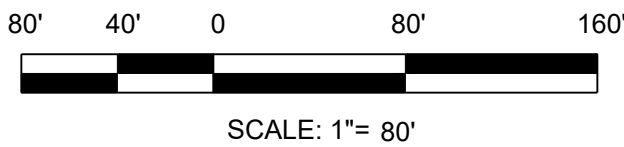
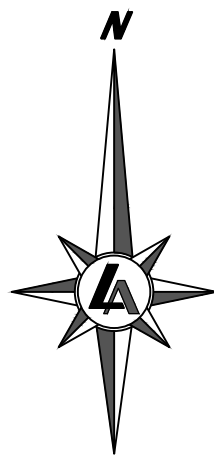
TOTAL AREA: 16.23± ACRES
TOTAL W/R AREA: 10.80± ACRES
SERIAL NO. 565



LINE TABLE		
LINE	BEARING	LENGTH
L2	S57°45'36"W	11.81'
L3	S86°19'18"W	60.08'
L4	S53°20'19"W	33.08'
L5	S39°43'29"W	55.88'
L6	S9°17'33"W	23.76'
L7	S19°55'17"W	39.00'
L8	S2°07'17"W	22.70'

LEGEND

- SUBJECT PARCEL LINE
- ADJACENT PARCEL LINE
- EDGE OF TRAVELWAY
- EASEMENT SIDELINE AS DESCRIBED
- FLOOD ZONE LINE-FIRM MAP NO. 32001C1726F
- ORDINARY HIGH WATER LINE
- FOUND 5/8" REBAR & CAP, PLS 11420 UNLESS OTHERWISE NOTED
- SET 5/8" REBAR AND CAP, PLS 10836
- CALCULATED POINT ON OHWL PER FILE NO. 481997 (R5).



REFERENCE DOCUMENTS

- (R1) PARCEL MAP FOR ELLIS A. & MAY LEWIS, FILED MARCH 24, 1986 AS FILE No. 218784.
- (R2) PARCEL MAP FOR GARY & ROXANN LEWIS, FILED NOVEMBER 16, 1988 AS FILE No. 245179, AND CERTIFICATE OF AMENDMENT THEREOF FILED MARCH 2, 1990 AS FILE No. 250577.
- (R3) PARCEL MAP FOR GARY & ROXANN LEWIS, FILED JULY 28, 1989 AS FILE No. 246769.
- (R4) PARCEL MAP FOR GARY & ROXANN LEWIS, FILED AUGUST 18, 1989 AS FILE No. 247199.
- (R5) PARCEL MAP FOR ELLIS A. & MAY LEWIS, FILED FEBRUARY 9, 1996 AS FILE No. 295682.
- (R6) PARCEL MAP FOR THE LEWIS FAMILY TRUST, FILED JULY 20, 2020 AS FILE No. 481997.
- (R7) QUITCLAIM DEED, FILED September 4, 2020 AS DOCUMENT No. 483405.

THE ABOVE LISTED REFERENCES ARE FILED IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

EASEMENTS FOR UTILITY AND VIDEO SERVICES

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

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

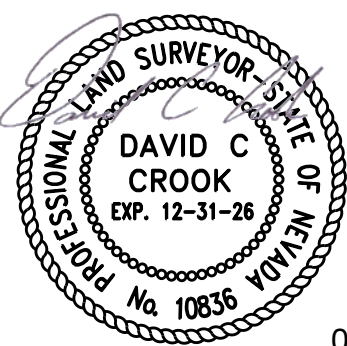
PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO ENTER AND EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT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

COPIES NOTE

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

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N8°28'04"W, BEING THE BEARING ON THE WEST LINE OF PARCEL 1 AS SHOWN ON PARCEL MAP FOR LEWIS FAMILY TRUST, FILED JULY 20, 2020 AS FILE NO. 481997, AS DETERMINED FROM THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) BASED UPON REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED SEPTEMBER 5, 2025 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 1.0001854204, SCALED FROM 0.00N 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.



T.C.I.D. I.D. #25-032

OWNER

W. BRUCE LEWIS
BARBARA LEWIS
GARY G. LEWIS
ROXANN LEWIS

985 McLEAN ROAD
FALLON, NV 89406-7313

AREA

PARCEL A: 5.00± ACRES
PARCEL B: 5.00± ACRES
PARCEL C: 6.23± ACRES

TOTAL AREA: 16.23± ACRES
TOTAL W/R AREA: 10.80± ACRES
SERIAL NO. 565

ZONE: E1

APN 008-492-83

PARCEL MAP FOR
W. BRUCE LEWIS & BARBARA LEWIS
AND
GARY G. LEWIS & ROXANN LEWIS

A DIVISION OF PARCEL 1 AS SHOWN ON PARCEL MAP, FILE NO. 481997, BEING A PORTION OF THE SW 1/4 OF SECTION 28, TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY

STATE OF NEVADA



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

INFO@LUMOSINC.COM

Drawn By : DCC / CCM
Sheet : 2 of 2
Job No. : 12165.000
Drawing No.: 12165000SURVEY.dwg



Outlook

RE: PC26-6 McClean Dr Parcel Map - Review Comments

From Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>

Date Tue 4/28/2026 10:19 AM

To Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>

Dan,

I had updated my comments in Citizenserve but here they are.

- Churchill County Code Title 19.11.10, shaded X requires elevation certificate. Parcel A and part of Parcel B in shaded X. Geotech report suggested for septic system design for potential high ground water.

Jera Reidenbach

Building Official

Jera.Reidenbach@ChurchillCountyNV.gov

Public Works, Planning, & Building

270 S. Maine St

Suite A

Fallon, NV 89406-2754

O: (775) 428-0264

Fax: (775) 423-8185



From: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>

Sent: Tuesday, April 28, 2026 8:03 AM

To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Fire Marshal <fm@fallonfire.org>; AOL Mail!  <thesurveyor1951@aol.com>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; ida@tcid.org; Preston Denney <preston.denney@churchillcountynv.gov>

Subject: PC26-6 McClean Dr Parcel Map - Review Comments

Attached is a copy of the parcel map application and proposed for the 6/10/2026 Planning Commission meeting. Please submit comments to me, to be included with the agenda to be considered in the staff report, as soon as possible and before May 15th, 2026.

Regards,

Dan Cahalane, Senior Planner
Churchill County Public Works, Planning, & Building
Off. 775-399-6796 || dan.cahalane@churchillcountynv.gov
270 S. Maine St., Suite A, Fallon NV 89406



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Variance	Application #:	VAR26-5
Request:	To reduce the setback requirements for an accessory dwelling unit		
Applicant:	Sharon K Pierce		
Owner:	Jay and Sharon Pierce		
Site:	1415 Golden Park Way, Assessor's Parcel Number 008-312-71		
Master Plan//Zone:	Urbanizing // E-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 criteria found in CCC **16.08.090(F)** have **BEEN** met and therefore **APPROVE** the Variance VAR26-5 to reduce the setback requirements for an accessory dwelling unit parcel at 1415 Golden Park Way, Assessor's Parcel Number 008-312-71.

Request

The applicant is requesting an 8ft reduction in the rear yard setback from 20ft to 12ft to allow an Accessory Dwelling Unit (ADU) within an existing legally constructed detached accessory structure. The detached accessory structure was constructed in 2011 and should have been classified as an ADU at time of construction. The applicant is requesting this variance as part of a Conditional Zoning Permit application to make the ADU legal.

Findings

CCC 16.08.090(F) requires that the Planning Commission make the following findings:

- 1. The property is characterized by an extraordinary or exceptional situation or condition, such as exceptional narrowness, shallowness or shape, or it has exceptional topographic conditions at the time of enactment of the regulations.**
Staff Comment: The existing structure is a legally constructed structure. The structure should have been considered an ADU at time of construction under the development code. However, it was constructed under detached accessory structure standards.
- 2. The strict application of the regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property.**
Staff Comment: The County currently considers this a non-conforming detached accessory structure despite it meeting the ADU definition. The applicant is working to fully legalize the ADU through a Conditional Zoning Permit and this variance.
- 3. Granting of this variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity.**
Staff Comment: Reducing the setback for the existing structure is not detrimental to the public health, safety, or welfare. Neighboring property owners have signed a petition under minor variance VAR26-4 in favor of an ADU in the existing structure.
- 4. The proposed variance is consistent with the intent and purpose of this title.**
Staff Comment: The structure meets the required detached accessory structure setback and height requirements and is only a single story high. This minimizes potential privacy conflicts and building mass incompatibilities between properties. Therefore, the variance is consistent with the intent and purpose of this title.

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Recommended Conditions of Approval

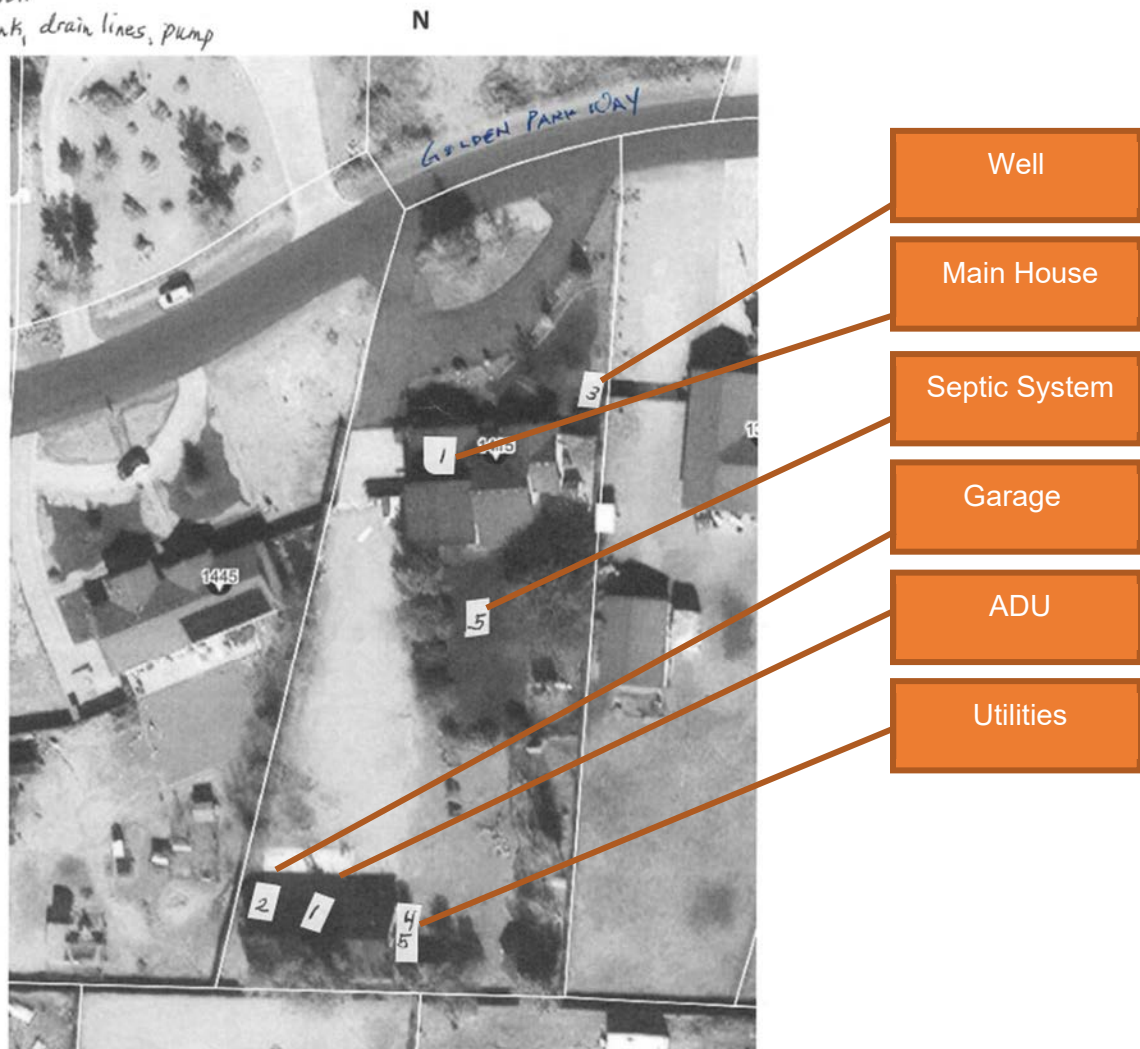
Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended to be included with an approval:

1. Compliance with Churchill County code.

Detailed Analysis

Site Plan

- 1 Existing house, existing ADU
- 2 Asphalt, gravel, cement, 2 car garage
- 3 Well
- 4 breaker box
- 5 septic tank, drain lines, pump



Background

The applicant is requesting an 8ft reduction in the rear yard setback from 20ft to 12ft to allow an Accessory Dwelling Unit (ADU) within an existing legally constructed detached accessory structure. The detached accessory structure was constructed in 2011 and should have been

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

classified as an ADU at time of construction. The applicant is requesting this variance as part of a Conditional Zoning Permit application to make the ADU legal.

Analysis

CCC 16.08.090(F) Findings: In order to approve a variance, the commission shall make the following findings:

The property is characterized by an extraordinary or exceptional situation or condition, such as exceptional narrowness, shallowness or shape, or it has exceptional topographic conditions at the time of enactment of the regulations.

The Applicant – The applicant argues that the property already had an Accessory Dwelling Unit (ADU) on the parcel when they purchased the property and they are paying taxes for an ADU. Therefore, it is an exceptional situation preventing the ADU from being remodeled.

Staff – The structure is a legal detached accessory structure and meets all required setbacks -- 5ft side and rear yard setbacks. However, ADUs are required to meet the E-1 dwelling unit setbacks of 10ft side yard and 20ft rear yard setbacks.

The structure in question was legally placed accessory structure placed in 2011 under building permit file 6766. The originally approved accessory structure contained a bathroom with a shower, a double sink across from an island, water, sewer, and gas connections. This meets the definition of an Accessory Dwelling Unit under CCC 16.24:

Accessory dwelling unit. Detached or attached living quarters of a permanent construction that may contain kitchen or cooking facilities, clearly subordinate and incidental to the use of the main building on the same parcel for use of the residents of the single-family dwelling. Accessory dwelling units may be rented only if the property owner lives on the parcel. However, if the owner does not inhabit the parcel, they cannot let, lease or rent the unit separately from the main residence, but must exclusively use it for nonpaying guests.

Churchill County started requiring special use permits for ADUs in 2005. However, this building permit was issued without a special use permit in 2011. This may have been due to conflicting definitions between dwelling units in the building code and the development code. Dwelling units under building code require the placement of a cooking range either via a 240amp outlet or gas hookup.

Additionally, Hyde Dental Prosthetics used the structure as an office. Currently, the structure is classified as a detached garage/ single family residence under assessor's records.

The strict application of the regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property.

The Applicant – The applicant argues that they purchased the home for grandparents to live in because it had the required facilities for a house. The neighbors have no issues with the proposed use.

Staff – Churchill County approved a building permit that meets the ADU definition in 2011. Strict enforcement of the regulation would require that the structure remove the bathroom to make it an accessory structure in accordance with planning regulations. This would result in an undue



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

hardship on the owner of the property. The county current treats this as a detached accessory structure despite the structure meeting the ADU definition. The applicant is working to legalize the ADU through a Conditional Zoning Permit and this variance is required to bring it into compliance. Granting this variance will bring this structure into full compliance with Churchill County Code.

Granting of this variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements in the vicinity.

The Applicant – The applicant argues that variance does not increase safety, pollution, disease, or hazard risks and will not impact the neighborhood image.

Staff – The ADU is in a legally approved structure with connections to water and sewerage. Granting this variance is to reduce the setbacks to establish an ADU in the existing structure. Neighboring property owners have signed a petition approving a minor variance expanding the livable area for an ADU to 1099sf. There are no impacts to public health, safety, or welfare.

The proposed variance is consistent with the intent and purpose of this title.

The Applicant – The applicant argues that the structure has been an ADU for several years and that the impacts of the structure on neighboring properties is mitigated through by 5 mature trees screening the structure.

Staff – This variance is attempting to balance between conflicting code provisions – a reduced setback for detached accessory structures and the requirement of locating ADUs within the same setbacks as a normal dwelling unit. The intent of setbacks and height limitations are to reduce fire hazards, maintain light penetration to the ground, reduce privacy conflicts and minimize building mass incompatibilities.

The increased setbacks between dwelling units are focused primarily on the reduction of privacy conflicts and building mass incompatibilities. Staff recommends that the Planning Commission investigate rectifying this conflict through a code amendment in the future.

The structure meets the required detached accessory structure setback and is only a single story. These circumstances minimize the potential privacy conflicts and building mass incompatibilities between neighbors. Therefore, the variance is consistent with the intent and purpose of this title.

Reviewing Agency Comments

Staff has received no agency comment on this application.

Public Comment

Staff received no public comments on this application.

RE: Churchill County Planning Commission, June 10, 2026, variance application, Pierce, 1415 Golden Park Way, Fallon, NV

From Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>

Date Wed 5/13/2026 1:56 PM

To Diane Moyle <diane.moyle@churchillcountynv.gov>

Cc Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>

The Building Department has no comments on this application.

Jera Reidenbach

Building Official

Jera.Reidenbach@ChurchillCountyNV.gov

Public Works, Planning, & Building

270 S. Maine St

Suite A

Fallon, NV 89406-2754

O: (775) 428-0264

Fax: (775) 423-8185



From: Diane Moyle <diane.moyle@churchillcountynv.gov>

Sent: Tuesday, May 12, 2026 12:46 PM

To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; diane baley60@gmail.com; infofallon <infofallon@nvenergy.com>

Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>

Subject: Churchill County Planning Commission, June 10, 2026, variance application, Pierce, 1415 Golden Park Way, Fallon, NV

Importance: High

Attached is a copy of the application for a variance from setback for an accessory dwelling unit at 1415 Golden Park Way, Fallon. Please provide any comments related to this application to me, Dan Cahalane, Senior Planner, and Carina Nolasco, Associate Planner, for consideration in the staff report. Responses should be submitted by May 22, 2026. These will be provided to the Planning Commission for consideration during their decision-making process.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Special Use Permit	Application #:	SUP26-9
Request:	To establish a home-based business automotive window tinting service		
Applicant:	Jordan Huffman Silver State Tint LLC		
Owner:	Jordan Huffman & Kira M Huffman		
Site:	1322 Bench RD APN 007-191-09		
Master Plan//Zone:	Agriculture // A-10		

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 criteria found in CCC **16.08.080(H)** have **BEEN** met and therefore **APPROVE** the Special Use Permit SUP26-9 to establish a home-based business at 1322 Bench RD APN 007-191-09.

Request

The applicant is requesting to establish a home-based business for automotive window tinting services. This use anticipates 1-4 visitors per day between the hours of 8:00am and 5:00pm Monday through Friday. Services will be by drop off appointment only and conducted in the garage.

Findings

CCC 16.08.080(H) requires that the Planning Commission make the following findings:

- 1. Is compatible with the existing surrounding land uses and development;**
Staff Comment: The proposed use is compatible with surrounding land use due to minor noise disruption. The business will not take away from the neighborhood characteristics of the properties.
- 2. Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this Code;**
Staff Comment: The use is in substantial conformance with the master plan and Churchill County code.
- 3. The project will be constructed and operated in a manner that will not overburden public services and infrastructure;**
Staff Comment: The existing structure will remain unchanged. The project will be constructed and operated in compliance with all applicable code requirements.
- 4. Adequately mitigates road and traffic impacts generated by the construction and build-out of the project;**
Staff Comment: The proposed use will have no impact on the existing structure, as it is already established on-site. The applicant anticipates 1-4 visitors per day.
- 5. Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.**
Staff Comment: The proposed project is not anticipated to result in any environmental impacts. Any potential disturbances associated with the use are expected to be minor and consistent with surrounding area.

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

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 issuance of a business license.
 - a. Compliance with Churchill County code including but not limited to:
 - i. No more than four customers per day shall be allowed during hours of operations.
 - b. Obtaining all necessary building permits and approvals, if applicable.
 - c. Obtaining all necessary state and federal approvals, if applicable.
2. Operational Conditions
 - a. Maximum advertising sign area shall not exceed 10 square feet.
 - b. Overnight vehicle parking associated with the business shall be limited to a maximum of 2 vehicles.
 - c. Hours of operations shall be limited to 8:00am to 6:00pm.
 - d. Maintenance of a Churchill County business license. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal.
 - e. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.

Detailed Analysis

Site Plan



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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Background

The applicant is requesting to establish a home-based business for automotive window tinting services. This use anticipates 1-4 visitors per day between the hours of 8:00am and 5:00pm Monday through Friday. Services will be by appointment only and conducted in the garage. Customers will be dropping off and picking up their vehicles and there is no waiting room. The applicant does not anticipate any outdoor overnight parking associated with the business. However, if overnight parking were necessary, it would be limited to one vehicle parked in the garage. One handicapped parking space will be required section code 16.16.020.5.

Analysis

The normal operations of the proposed use are broadly similar to an administratively approved home-business. The owners reside in the residence, the business operations will not take away from the residential characteristics of the property, and there is only minor customer traffic.

The proposed use anticipates 1-4 visitors per day. This will not generate substantial traffic for neighboring property owners. The business anticipates a visitor roughly every 1-2 hours with minor traffic impacts. Applicant anticipates no more than four visitors a day. The proposed advertising sign is permissible in agricultural districts with an approved special use permit per CCC 16.06.020.6 (B)2(g). The maximum allowable sign area is 10sf.



Front of the shop



Side of the Shop

According to the parcel map, the property meets required setback standards provides 8 parking spaces. Adding landscape to the site is exempted from compliance to single-family CCC 16.16.020.4(B). Although the site provides 8 parking spaces, overnight vehicle parking associated with the business shall be limited to a maximum of 2 vehicles at any given time.

Staff has provided a limitation on the maximum number of customers per day. This traffic limitation is intended to maintain compatibility with surrounding properties and minimize potential impacts to the area. The business is self-employed owner operating on-site. There will be one commercial vehicle associated with the business. Operating hours the business owner is proposing will be from 8:00 AM to 5:00PM. Any signage will meet applicable code requirements and no outdoor storing.

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Reviewing Agency Comments

Staff received no agency comment on the proposed use.

Public Comment

Staff received a public comment expressing concern related to dust generation associated with the proposed special use permit for the operation of window tinting services. Restrictions have been added to limit the number of visitors in the conditions of approval.

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RE: Churchill County Planning Commission, June 10, 2026, application for a home based business special use permit, Huffman, 1322 Bench Rd, Fallon, NV

From Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>

Date Tue 5/12/2026 1:10 PM

To Diane Moyle <diane.moyle@churchillcountynv.gov>

Cc Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>

If the only customer traffic is to drop off vehicles and customer's will not remain on property, the Building Department has no comments.

Jera Reidenbach

Building Official

Jera.Reidenbach@ChurchillCountyNV.gov

Public Works, Planning, & Building

270 S. Maine St

Suite A

Fallon, NV 89406-2754

O: (775) 428-0264

Fax: (775) 423-8185



From: Diane Moyle <diane.moyle@churchillcountynv.gov>

Sent: Tuesday, May 12, 2026 12:35 PM

To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; infofallon <infofallon@nvenergy.com>

Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>

Subject: Churchill County Planning Commission, June 10, 2026, application for a home based business special use permit, Huffman, 1322 Bench Rd, Fallon, NV

Importance: High

Attached is a copy of the application for a home business special use permit for an automotive window tinting business at 1322 Bench Road, Fallon. Please provide any comments related to this application to me, Dan Cahalane, Senior Planner, and Carina Nolasco, Associate Planner, for consideration in the staff report. Responses should be submitted by May 22, 2026. These will be provided to the Planning Commission for consideration during their decision-making process.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

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IN THE MATTER OF SPECIAL USE PERMIT
APPLICATION # SUP26-9

APPLICANT: JORDAN UFFMAN

ADDRESS: 1322 BENCH RD

ASSESSOR'S PARCEL NUMBER 007-191-09

IN THE A-10 ZONING DISTRICT

I, Bruce Cunningham of 1240 Bench Road, Fallon NV 89406, submit this objection to granting the above captioned application by Jordan Huffman to secure a Special Use Permit to operate a commercial enterprise, thereby

increasing traffic on a dirt road a mere sixty feet from my front door. My house lies just North and East of the road and proposed commercial enterprise that requires customers to pass by my house going in and out. The dust from this road is already blowing on and into my home when wind blows, and it does blow at Swingle Bench! The traffic generated by neighbor Sheldahl and the occupants of his home and by the several trailer space occupants has drastically increased the dust hazard that they don't suffer, being upwind of the dust they create. Even before Mr Huffman's moving into his new home to my Southwest, dust and cars traveling at higher speeds were making life for me and my wife, Peggy Cunningham, far less enjoyable. We can't leave windows open or let pets outside for fear of their being run over by careless and rude drivers. Now the aggravation of the dust and cars and trucks going by close to our residence is increased by Mr. Huffman's added traffic and refuse trucks attending his dumpster.

As to the nature of the proposed business at the Huffman residence, by its very nature it will increase traffic by drivers who care little or not at all

about slowing down near a residence, and by the nature of the enterprise, people who get vehicle windows tinted often do so because they have something to hide.

With the increased dust already and the traffic already causing us to dust and clean about three times what we needed to prior to the existing heavy traffic increase and dust hazard when we are outdoors gardening, etc., and the general annoyance of increased traffic so close to us, and by the rural Residential nature of the area, I submit my strongest objection to Mr. Huffman's application for a Special Use Permit for a commercial enterprise at his residence.

Kind Regards,


05/26/2028

Bruce Cunningham



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Special Use Permit	Application #:	SUP26-11
Request:	To establish a home-based daycare		
Applicant:	Briana Alcaraz Avalos of Tiny Tots Learning LLC		
Owner:	Briana Alcaraz Avalos, Jose Alcaraz Avalos		
Site:	6450 Zephyr Ln, Assessor's Parcel Number 008-133-09		
Master Plan//Zone:	Urbanizing // E-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 criteria found in CCC **16.08.080(H)** have **BEEN** met and therefore **APPROVE** the Special Use Permit SUP26-11 to establish a home-based daycare at 6450 Zephyr Ln, Assessor's Parcel Number 008-133-09.

Request

The applicant is requesting to establish a home-based family daycare business with up to 12 children operating from 7:00am to 5:00pm in a First Estates (E-1) district.

Findings

CCC 16.08.080(H) requires that the Planning Commission make the following findings:

- 1. Is compatible with the existing surrounding land uses and development;**
Staff Comment: The proposed use will not change the exterior of the existing residence. Any additional impacts will be limited to the hours of 7:00am and 6:00pm. The proposed use is compatible with surrounding land uses and development.
- 2. Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this Code;**
Staff Comment: The proposed use will be operated in full compliance of the code as conditioned below.
- 3. The project will be constructed and operated in a manner that will not overburden public services and infrastructure;**
Staff Comment: The proposed use will be operated in a manner that will not overburden public services and infrastructure.
- 4. Adequately mitigates road and traffic impacts generated by the construction and build-out of the project;**
Staff Comment: Potential traffic impacts are mitigated through the limitation of the number of children on site to ensure adequate parking and drop off areas for daycare customers as outlined in the conditions of approval, below.
- 5. Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.**
Staff Comment: The proposed use is not detrimental to public health, safety, or welfare as outlined in the conditions below.



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

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:

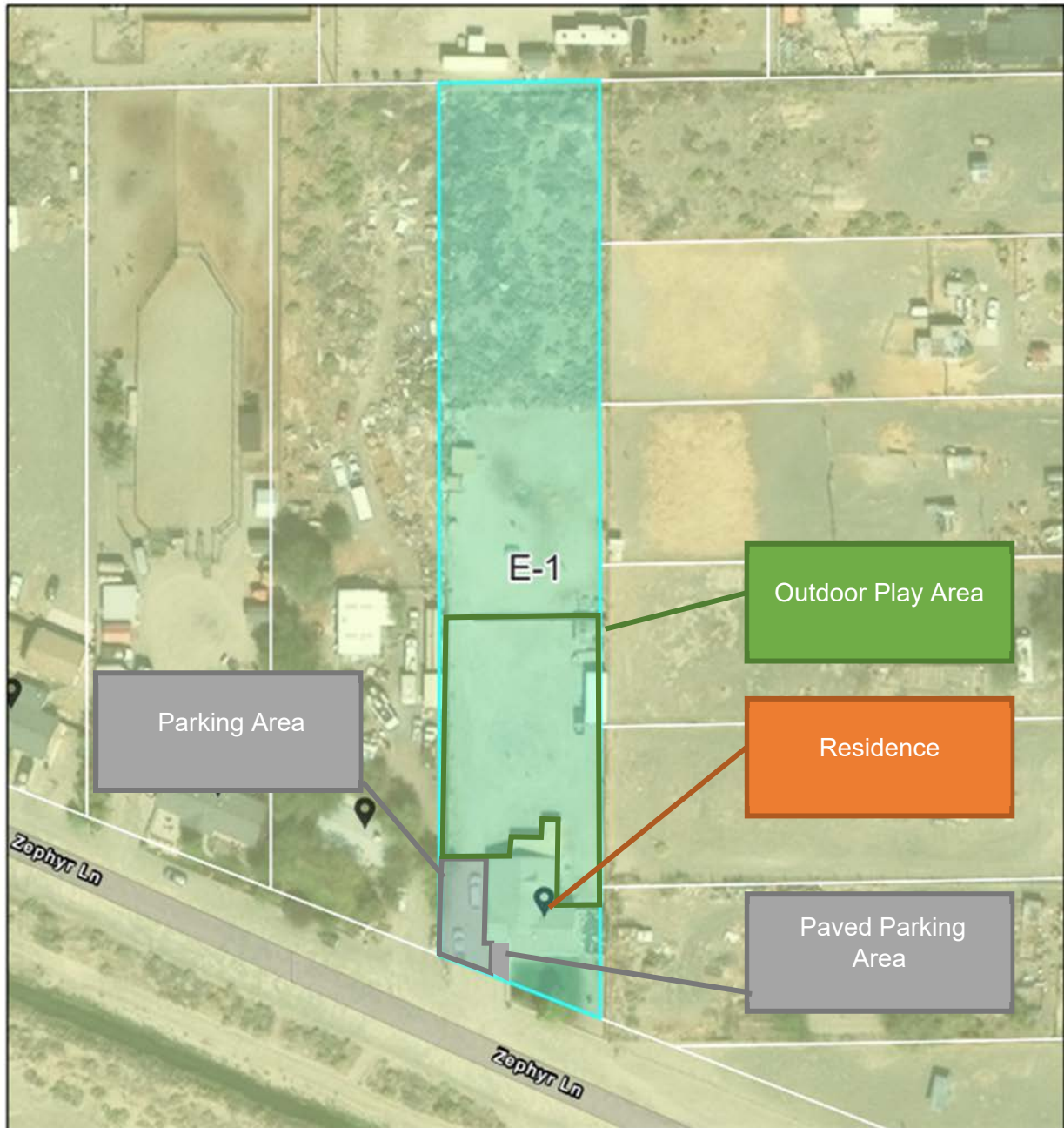
1. Conditions required prior to issuance of a business license.
 - a. Compliance with Churchill County code including, but not limited to:
 - i. Provision of 1 ADA compliant parking space, 13ft x 20ft
 - b. Obtaining all necessary building permits and approvals including, but not limited to:
 - i. ADA compliant facilities, egress requirements, and fire suppression.
 - c. Obtaining all necessary state and federal approvals, if applicable, including any licensing from the Nevada Department of Social Services and Nevada Division of Public and Behavioral Health.
2. Operational Conditions
 - a. Maximum advertising sign area shall not exceed 10 square feet.
 - b. Hours of operations shall be limited to 7:00am to 6:00pm.
 - c. Maximum number of children allowed is 10 unless the applicant can demonstrate 5 parking spaces of non-tandem parking, then maximum operation is up to 12 children.
 - d. Maintenance of a Churchill County business license. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal.
 - e. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Detailed Analysis

Site Plan



5/12/2026, 9:35:33 AM



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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Background

The applicant is requesting to establish a home-based family daycare business with up to 12 children operating from 7:00am to 5:00pm in a First Estates (E-1) district. The applicant anticipates having up to three (3) employees. Two of the three employees live on site.

Analysis

Code Requirements

The proposed home-based business will make no changes to the existing single family residence; therefore, setbacks do not apply. Additionally, per CCC 16.16.020.4, single family dwellings are exempted from landscape requirements.

The applicant anticipates that there will be approximately 30 visits to the site every day (24 for customers and 6 for employees). Under CCC 16.16.020.5(c), childcare facilities require 1 parking space per employee plus 1 space of drop-off area per 10 children. Therefore, the facility requires 5 parking spaces for 3 employees and 12 children.

The minimum dimensions of a parking space are 8.5ft by 20ft per CCC 16.16.0205(F)5. The applicant has a trapezoidal parking area approximately 30ft wide with legs of 56ft and 73ft respectively adjacent to an approximately 9ft x 20ft paved parking area as shown in the site plan, above. This area can fit up to 4 parking spaces without tandem parking. Staff has provided conditions of approval limiting the number of children to 10 to meet the parking requirements.

Staff notes that the applicant may operate as a “care of 1-4 children” use without a zoning permit review or a business license in Churchill County.

Impacts

The proposed use will generate minimal impacts to neighboring properties. Only one of the three employees lives off site. There are no proposed exterior alterations, commercial vehicles, or storage of outdoor materials on site. The applicant does not anticipate business deliveries to the site. The hours of operation are limited to 7:00am to 5:30pm, minimizing noise conflicts with neighboring residences.

The proposed use shall comply with Churchill County requirements for signage, screening, and number of commercial vehicles.

Reviewing Agency Comments

Agency	Reviewer	Comment
Churchill County Building	Jera Reidenbach	More than 5 children requiring care is a change of occupancy and will have to meet full compliance of all adopted codes by Churchill County up to and including egress, ADA compliance, fire suppression systems, etc. They are also required to obtain licensing from DPBH. <u>305.2.2 Five or fewer children.</u> A facility having five or fewer children receiving such day care shall be classified as part of the primary occupancy.



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

	Where a child day care facility has no more than five children receiving care at any one time, the classification of the main occupancy may extend to the day care use. The limited number of occupants requiring care services does not warrant classification as a separate and distinct occupancy from that of the major use. <u>305.2.3 Five or fewer children in a dwelling unit.</u> A facility such as the above within a dwelling unit and having five or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code. Where child day care services are performed within a single-family dwelling or within a dwelling unit of a two-family dwelling, residential provisions are applicable provided the number of children receiving care does not exceed five. The facility may be classified under the code as a Group R-3 occupancy or may be regulated under the provisions of the International Residential Code® (IRC®). Where this use occurs within a dwelling unit of a Group R-2 multifamily building, it is expected that the day care facility be considered as an extension of the Group R-2 classification as addressed in Section 305.2.2
--	---

Public Comment

Staff received no public comments on this application.

RE: Churchill County Planning Commission, June 10, 2026, application for a home based daycare, Tiny Tots Learning, 6450 Zephyr Ln, Fallon, NV

From Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>

Date Tue 5/12/2026 12:20 PM

To Diane Moyle <diane.moyle@churchillcountynv.gov>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>

Cc Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>

 2 attachments (1 MB)

Tiny Tots Site Plans.pdf; Tiny Tots SUP Application.pdf;

Hello,

More than 5 children requiring care is a change of occupancy and will have to meet full compliance of all adopted codes by Churchill County up to and including egress, ADA compliance, fire suppression systems, etc.

They are also required to obtain licensing from DPBH.

305.2.2 Five or fewer children.

A *facility* having five or fewer children receiving such day care shall be classified as part of the primary occupancy.

Where a child day care facility has no more than five children receiving care at any one time, the classification of the main occupancy may extend to the day care use. The limited number of occupants requiring care services does not warrant classification as a separate and distinct occupancy from that of the major use.

305.2.3 Five or fewer children in a dwelling unit.

A *facility* such as the above within a *dwelling unit* and having five or fewer children receiving such day care shall be classified as a Group R-3 occupancy or shall comply with the [International Residential Code](#).

Where child day care services are performed within a single-family dwelling or within a dwelling unit of a two-family dwelling, residential provisions are applicable provided the number of children receiving care does not exceed five. The facility may be classified under the code as a Group R-3 occupancy or may be regulated under the provisions of the [International Residential Code](#)[®] (IRC[®]). Where this use occurs within a dwelling unit of a Group R-2 multifamily building, it is expected that the day care facility be considered as an extension of the Group R-2 classification as addressed in [Section 305.2.2](#)

Jera Reidenbach

Building Official

Jera.Reidenbach@ChurchillCountyNV.gov

Public Works, Planning, & Building

270 S. Maine St

Suite A

Fallon, NV 89406-2754

O: (775) 428-0264

Fax: (775) 423-8185



From: Diane Moyle <diane.moyle@churchillcountynv.gov>

Sent: Tuesday, May 12, 2026 11:37 AM

To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>

Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>

Subject: Churchill County Planning Commission, June 10, 2026, application for a home based daycare, Tiny Tots Learning, 6450 Zephyr Ln, Fallon, NV

Attached is a copy of the application for a home business special use permit for an in-home daycare at 6450 Zephyr Ln, Fallon. Please provide any comments related to this application to me, Dan Cahalane, Senior Planner, and Carina Nolasco, Associate Planner, for consideration in the staff report. Responses should be submitted by May 22, 2026. These will be provided to the Planning Commission for consideration during their decision-making process.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Special Use Permit	Application #:	SUP26-12
Request:	To establish a construction contractor and property services use with heavy equipment storage		
Applicant:	Dead Eye Dirtworks LLC, Clayton Bryant		
Owner:	Clint Jensen Construction LLC		
Site:	150 Classic Way, Assessor's Parcel Number 008-531-71		
Master Plan//Zone:	Urbanizing // C-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 criteria found in CCC **16.08.080(H)** have **BEEN** met and therefore **APPROVE** the Special Use Permit SUP26-12 to establish a construction contractor and property services use with heavy equipment storage for parcel at 150 Classic Way, Assessor's Parcel Number 008-531-71.

Request

The applicant is requesting to establish a construction contractor and property services use with heavy equipment storage in a General Commercial (C-1) district. The site will initially serve as a location to store heavy equipment with future plans to establish a shop and office.

Findings

CCC 16.08.080(H) requires that the Planning Commission make the following findings:

- 1. Is compatible with the existing surrounding land uses and development;**
Staff Comment: The proposed use is adjacent to existing heavy equipment storage and heavy commercial uses. The site is fully screened from neighboring residences. The proposed use is compatible with the surrounding land uses and development.
- 2. Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this Code;**
Staff Comment: The proposed development is in substantial conformance with the 5 relevant master plan policies identified and will be in full compliance with the development code as conditioned below.
- 3. The project will be constructed and operated in a manner that will not overburden public services and infrastructure;**
Staff Comment: The project will not overburden public services or infrastructure.
- 4. Adequately mitigates road and traffic impacts generated by the construction and build-out of the project;**
Staff Comment: The proposed use anticipates less than 20 daily visits to site from 4 employees. There are minimal road and traffic impacts.
- 5. Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.**
Staff Comment: The proposed use will not be detrimental to the public health, safety, or welfare as conditioned below.

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

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:

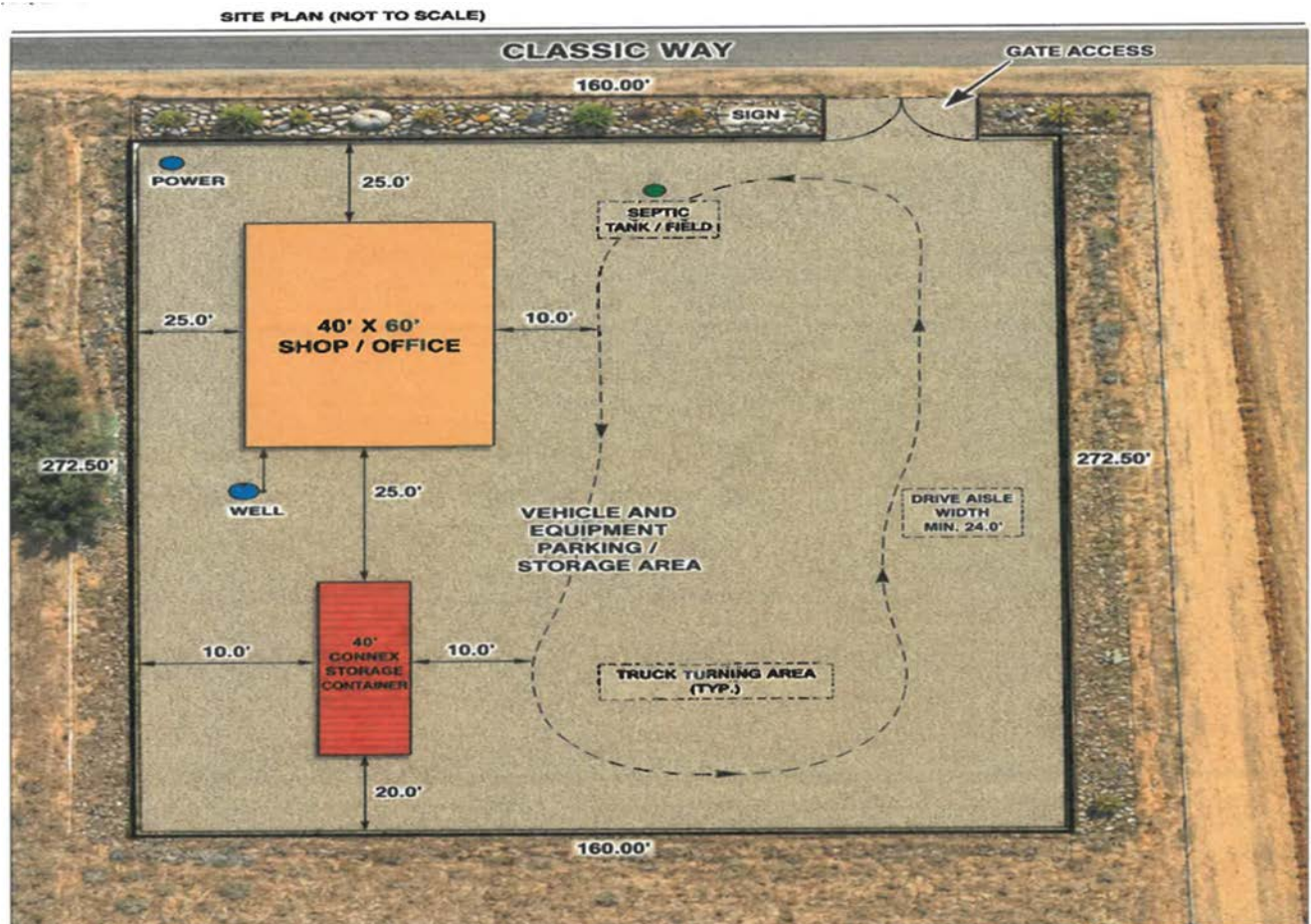
1. Conditions required to satisfy enactment of the Special Use Permit:
 - a. One (1) paved or concrete handicapped accessible parking spot shall be installed within 6 months of SUP approval.
 - b. Installation of the code required landscaping within 6 months of SUP approval, at a minimum:
 - i. Landscaping buffers of:
 1. A minimum of 80% of the buffer area shall be decorative rock, rock mulch, or other inert materials located within the existing slatted chain link fence.
 - c. Provide photographic proof that the above requirements have been completed.
2. Conditions required prior to building permit issuance:
 - a. Compliance with Churchill County code, including, but not limited to:
 - i. Commercial building and shipping container shall be a minimum of 100ft from all existing single family residential dwelling units.
3. Operational Conditions
 - a. All landscaped area shall be maintained. Any damaged or dead plants must be replaced or repaired within 6 months following notification by the code enforcement officer.
 - b. Maintenance of a Churchill County Business License. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal
 - c. Compliance with all necessary state and federal approvals, if applicable.
 - d. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
 - e. Failure to comply with any of the conditions of approval may render this approval out of conformance and subject to revocation.



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Detailed Analysis

Site Plan



Background

The applicant is requesting to a construction contractor a construction contractor and property services use with heavy equipment storage in a General Commercial (C-1) district. Heavy equipment storage tips the level of planning review from a Zoning Review to a Special Use Permit.

The applicant is relocating his home-based business this site. The original (May 2024) home-based business SUP allowed for 1 employee, 2 business vehicles, and 2 pieces of equipment on site.

The site will initially serve as a location to store heavy equipment with future plans to establish a 40ft x 60ft shop and office along with 1 shipping container for material storage with up to 4 employees reporting to the site. Hours of operations are proposed to be 7:00am to 5:00pm. The equipment to be stored on site includes a water truck, dump truck, and service truck.

The site is currently being used for the outdoor storage of scrap and is surrounded by a sight obscuring (slatted chain-link) fence.

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Analysis

Code Requirements

This property is located on a corner lot, with a 30ft access easement along the north and eastern property lines (see Exhibit 2). The property has two front yard setbacks, two side yard setbacks, but no rear yard setbacks. C-1 districts have front yard setbacks of 30ft from edge of easement and no side yard setbacks. Friction zone standards (CCC 16.16.020.2) apply because the site abuts single family residential properties to the north, east, and west. Friction zone setbacks require a 100ft setback from the rear of any dwelling unit to the commercial building, as seen in exhibit 1, below. Any future structures will need to be constructed in compliance with the required setbacks.



Exhibit 1

CCC 16.16.020.4(B)5 requires landscape buffers of 10ft along county-maintained roads and 5ft along other roads. Additionally, the friction zone requirements stipulate an 8ft wide landscape strip per CCC 16.16.020.2(A). The applicant is proposing large rocks and bushes for landscaping outside of the existing slatted chain link.

However, the slatted chain link fence is on the edge of the access easements (see Exhibit 2). Churchill County does not permit the installation of any landscaping within an access easement. Therefore, staff has provided conditions of approval requiring the installation of inert materials inside the fence to meet the landscaping requirements. The slatted chain link fence advances



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

the purpose of the landscaping ordinance to reduce visual pollution and establish a greater sense of privacy from visual and physical intrusion as outlined in CCC 16.16.020.4(A) and is considered part of the required landscaping.

The applicant anticipates four (4) employees will report to site. There is no construction contractor use in the parking table outlined in CCC 16.16.020.5(C). The closest use listed is "warehousing," which requires 1 parking space per employee. There is sufficient space on site for four (4) employees to park. The applicant shall comply with all code requirements for parking, lighting, and screening.

Impacts

The proposed use of construction contractor and property services with heavy equipment storage is broadly compatible with the surrounding C-1 zoned properties.

Neighboring properties include a mix of commercial and heavy equipment storage and residential uses. The applicant foresees minimal traffic, with up to 16 visits per day with 1-2 deliveries per month to the site. There are minimal traffic impacts given the low number of vehicle trips.

The existing slatted chain link fence helps mitigate visual impacts from the heavy equipment storage. The hours of operation, 7:00am to 5:00pm, limit the amount of sound impacting neighboring residences. Staff has provided conditions of approval limiting the hours of operation.

Staff has also reviewed the Master Plan and identified the following 5 policies that apply to the project:

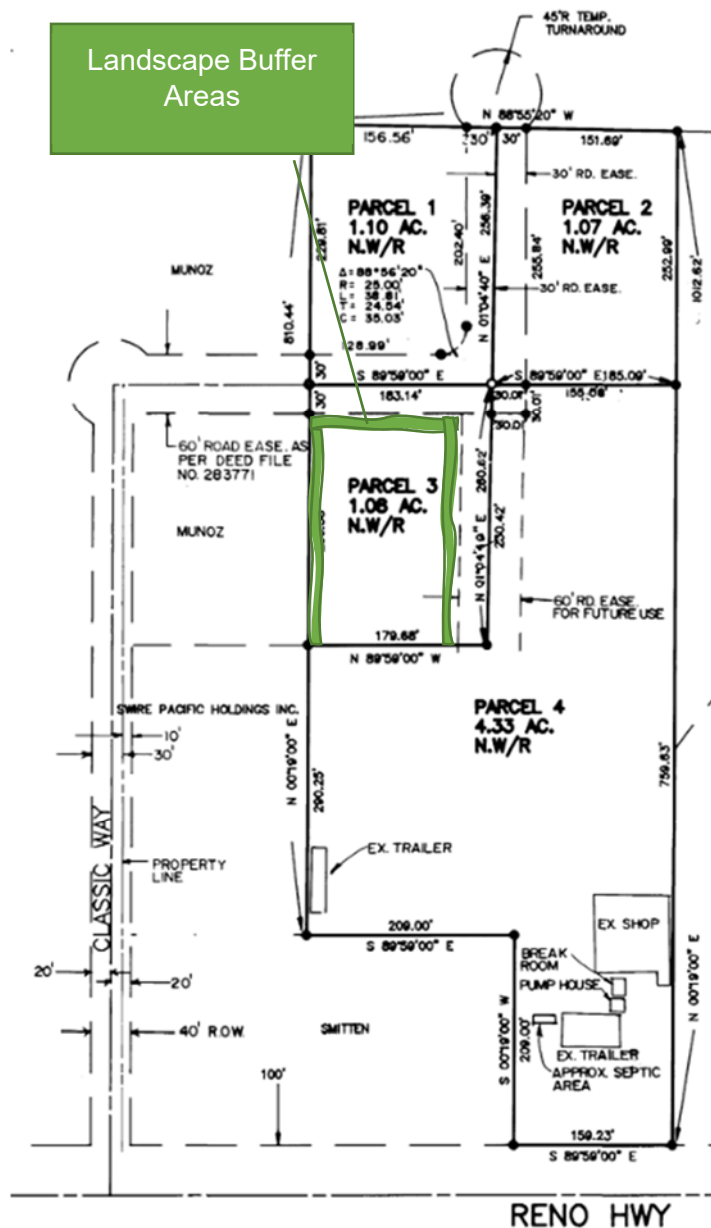


Exhibit 2



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Goal/ Policy	Text	Staff Comment
HH1.1	Maintain and enforce building codes and development standards	Applicant is required to meet all building codes and development standards.
T13.2	Legal and physical access shall be established prior to approval of development plans. Easements shall be provided as outlined in Churchill County Code and Uniform Fire Code.	The site has legal and physical access off Classic Way.
LU2.1	In reviewing any development proposals, Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics, and efficient service provision.	Staff considered the impacts on community character, balance, safety, and aesthetics in the staff report, above.
LU2.5	Churchill County shall only approve requests for special use permits, land divisions, and other development proposals that are consistent with the land use map and the policies contained within the Master Plan.	Staff has compiled a list of applicable Master Plan policies in this table.
LU2.6	Enforce friction zone standards	Staff has outlined the required friction zone standards in the "Code Requirements" section above.

Reviewing Agency Comments

Agency	Reviewer	Comment
Churchill County Building	Jera Reidenbach	The Building Department does not have any comments for this application.

Public Comment

Staff received no public comments on this application.

RE: Churchill County Planning Commission Special Use Permit application from Deadeye Dirtworks, 150 Classic Way, Fallon, NV

From Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>

Date Tue 5/12/2026 12:47 PM

To Diane Moyle <diane.moyle@churchillcountynv.gov>

Cc Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>

The Building Department does not have any comments for this application.

Jera Reidenbach

Building Official

Jera.Reidenbach@ChurchillCountyNV.gov

Public Works, Planning, & Building

270 S. Maine St

Suite A

Fallon, NV 89406-2754

O: (775) 428-0264

Fax: (775) 423-8185



From: Diane Moyle <diane.moyle@churchillcountynv.gov>

Sent: Tuesday, May 12, 2026 11:17 AM

To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; infofallon <infofallon@nvenergy.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>

Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>

Subject: Churchill County Planning Commission Special Use Permit application from Deadeye Dirtworks, 150 Classic Way, Fallon, NV

Importance: High

Attached is a copy of the application for a special use permit for a construction contractor business at 150 Classic Way, Fallon. Please provide any comments related to this application to me, Dan Cahalane, Senior Planner, and Carina Nolasco, Associate Planner, for consideration in the staff report. Responses should be submitted by May 22, 2026. These will be provided to the Planning Commission for consideration during their decision-making process.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Special Use Permit	Application #:	SUP26-10
Request:	To conduct geothermal exploration and well pad construction		
Applicant:	Raser Power Systems, LLC		
Owner:	BNSF, Priv-Frase, BLM		
Site:	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		
Master Plan//Zone:	Rural // RR-20		

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 criteria found in CCC **16.08.080(H)** have **BEEN** met and therefore **APPROVE** the Special Use Permit SUP26-10 to conduct geothermal exploration and well pad construction at 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.

Request

The applicant is requesting to construct four (4) well pads to conduct geothermal exploration in the Rural Resource (RR-20) district. This is the first phase of a potential geothermal power generation project.

Findings

CCC 16.08.080(H) requires that the Planning Commission make the following findings:

- 1. Is compatible with the existing surrounding land uses and development;**
Staff Comment: The proposed site is surrounded by vacant lands. The proposed use is compatible with the surrounding lands uses and development.
- 2. Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this Code;**
Staff Comment: The proposed use is in substantial conformance with 14 identified Master Plan policies identified and as conditioned below.
- 3. The project will be constructed and operated in a manner that will not overburden public services and infrastructure;**
Staff Comment: The proposed project will operate in a manner that will not overburden public services and infrastructure as conditioned below.
- 4. Adequately mitigates road and traffic impacts generated by the construction and build-out of the project;**
Staff Comment: Traffic impacts are temporary and limited to mobilization and well pad drilling timeframes. The project adequately mitigates road impacts as conditioned below.
- 5. Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.**
Staff Comment: The proposed use will not be detrimental to the public health, safety, or welfare as conditioned below.

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

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 building or grading permit issuance:
 - a. Road maintenance agreement to the satisfaction of the Roads Supervisor
 - b. List of drilling fluid additives and their function within the drilling fluid provided to Churchill County Planning
 - c. Provision of a detailed site plan, including, but not limited to:
 - i. Laydown yards and material storage locations with required screening,
 - ii. Proposed parking locations,
 - iii. Job trailers, commercial coaches, or temporary office facilities,
 - iv. On site sanitation facilities
2. Conditions required prior to issuance of business license:
 - a. Compliance with Churchill County code, including but not limited to:
 - i. Road improvements shall be constructed to the minimum 20ft wide traveled way with 1 ½ inch of select natural base or otherwise approved by the Fire Marshal.
 - ii. Compliance with Fire department inspections and requirements, including but not limited to:
 1. An approved Emergency Action Plan
 - iii. Compliance with code required parking requirements including 1 ADA parking space per 25 employees if jobsite office trailers are provided.
 - iv. Provision of a closure or decommissioning plan to provide for the removal, storage, or disposal of the facilities and an estimate for decommissioning costs.
 - v. Provision of a decommissioning bond or cash deposit to the satisfaction of the Director of Public Works
 - b. Proof of liability insurance of at least \$1 million.
 - c. Provision of the conceptual aquifer model to Churchill County or its designated representatives.
 - d. Provision of any federal or state wildlife surveys and their recommendations shall be provided to the county.
 - e. Obtaining all necessary building permits and approvals.
 - f. Provision of written evidence that all necessary state and federal approvals have been secured including but not limited to:
 - i. Nevada Division of Minerals, Nevada Division of Environmental Protection, Nevada Division of Water Resources, Nevada Division of Public and Behavioral Health, Bureau of Land Management, etc.
3. Operational Conditions
 - a. A seismic monitoring system with monthly seismic reports shall be developed that is satisfactory to the Director. The report shall consist of a monthly log of seismic activity and faults encountered, with an assessment of their meaning. Reporting shall continue for the duration of the exploration project, and 6 months after the end of drilling.
 - b. Provision of the numerical aquifer model.
 - c. If site is abandoned, site shall be returned to a natural state within 1 year of abandonment.

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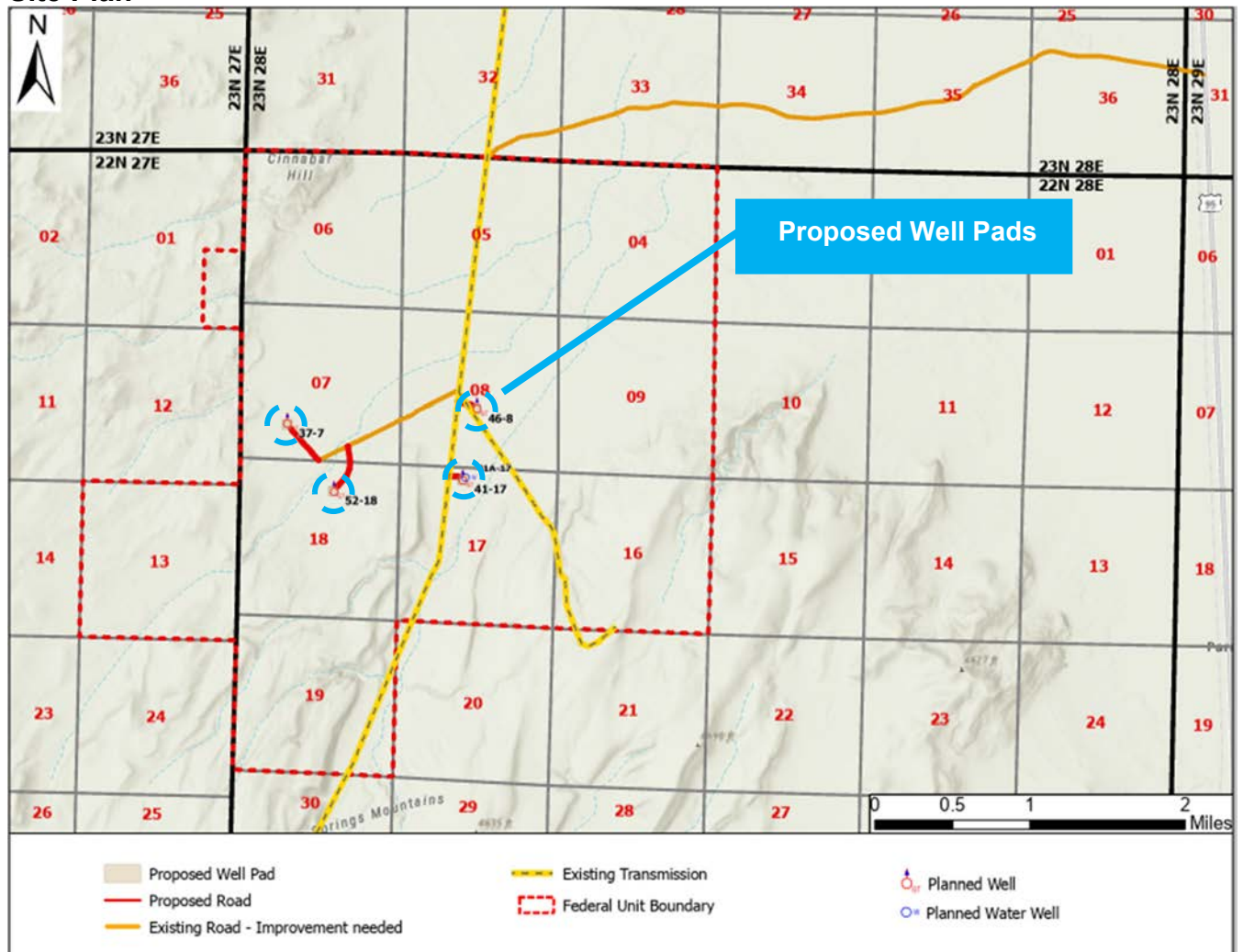


CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

- d. Maintenance of a Churchill County Business License. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal.
- e. Compliance with all necessary state and federal approvals, if applicable.
- f. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
- g. Failure to comply with any of the conditions of approval may render this approval out of conformance and subject to revocation.

Detailed Analysis

Site Plan



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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Background

The applicant is requesting to construct four (4) well pads to conduct geothermal exploration in the Rural Resource (RR-20) district. The proposed use of geothermal development project requires a special use per CCC 16.16.030.3.1.

The proposed exploration is the first phase of a potential 35MW geothermal power generation project. The second phase will include drilling additional wells, installation of the power plant, and electrical interconnection infrastructure. The second phase will require at least a second Special Use Permit (SUP).

The applicant currently operates four (4) geothermal power facilities across the western United States including the Patua and Soda Lake geothermal facilities in Churchill County.

The applicant states that the deepest well for Phase 1 will be approximately 5000ft. The first 2,000 feet of the well will be cased to prevent well collapse, as outlined in the table below:

Depth	Casing Size
0-70ft	20" conductor
70-350ft	13 3/8" surface casing
350-2,000ft	9 5/8" production casing

Table 1

The applicant also proposes five storage tanks to be located within the secondary containment area – four (4) 500-gallon tanks and one (1) 1,000-gallon tank – for diesel, lubricating oils, and hydraulic oils. Visqueen plastic lines will be used to for a barrier between equipment and well pads. Spill clean up kits will be on site for any potential spills.

Analysis

Code Requirements

The proposed site is located across several parcels in the 40-mile desert. The applicant has secured leases from the Bureau of Land Management and private property owners in the area.

The application has provided minimal site detail showing the proposed outline of the site. Therefore, all required code provisions will be enforced during building permit review including, but not limited to, the application of RR-20 setbacks, and parking requirements. Staff does not believe landscaping should be required at phase 1 since the well-pads are exploratory and potentially temporary in nature. Staff has provided conditions of approval specifying the minimum parking requirements.

The maximum height of the proposed drill rig is 155ft. Per CCC 16.16.020.1, note 14:

Height limits shall not apply to church spires, silos, belfries, cupolas, domes, chimneys, flues, flagpoles, water towers, radio towers, and the like except where they may be deemed a hazard.

Staff believes that drill rigs fit under this exception. The site is located outside of the nine (9) mile NAS Fallon notification area for structures greater than 200ft. There are minimal hazards associated with the height of the proposed drill rig.



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

The applicant has provided information stating that pipe and other construction materials will be on site. The applicant also proposes to have a wide variety of different trucks, trailers, and drilling equipment. Per CCC 16.16.020.3.1, outdoor storage applies to the long-term retention (more than 24 hours) of materials, tools, equipment, and machinery but exempts trucks, trailers, and large vehicular equipment such as drilling rigs and heavy construction equipment. Staff has provided conditions of approval requiring site plans identifying laydown yards and material storage sites to ensure the application of screening.

The applicant states that the hours of operation for this phase will be 24 hours a day for 45 days per each well pad. This is to maintain wellbore integrity and ensure the safety of the crew. The applicant will use only downlit and shielded lighting to minimize light pollution.

The applicant has provided an outline of a closure plan, inclusive of a \$100,000 cash bond deposit with Nevada Division of Minerals. The applicant is required to provide a closure, removal and post closure plan per CCC per CCC 16.16.030(E)13 and a performance bond or cash deposit in lieu of bond per CCC 16.16.030(F)2. Staff has provided conditions of approval requiring a closure plan and bonding prior to issuance of the business license.

Impacts

The proposed geothermal development project use is broadly compatible with the surrounding RR-20 zoned properties. The neighboring properties are vacant or agriculturally qualified vacant per Churchill County Assessor's data.

The project proposes access along an existing RS2477 alignment. The proposed project will generate substantially more traffic than normal along its proposed access alignment. The type of vehicles visiting the site include dump trucks, graders, rollers, water trucks, light service vehicles, and the drilling rig. The applicant outlines that traffic patterns will change based on the phase of the well pad construction, as seen in Table 2, below:

Phase	Time Frame	Trip Type	Frequency	Impact Level
Mobilization	30 days	Heavy Haul (rig/casing)	15-20 total loads	High (OSOW)
Drilling (24/7)	45 days/well pad	Employee/Crew Shifts	8 trips/day	Low (Light Truck)
Support	Ongoing	Water/Fuel/Service	2 trips/day	Medium (Class 8 Truck)

Table 2

There is a potential for road damage along the proposed access road. The applicant has permission to use/improve the access road across private properties and provided proof as part of the application. Staff has provided conditions of approval requiring a road maintenance agreement to mitigate potential road damage and requirements that road improvements meet the minimum access standard per CCC 16.16.010.1(A).

The applicant is proposing temporary toilets and sanitation facilities for the 24/7 operations. This is appropriate given the temporary nature well bore drilling. Full facilities will be reviewed under a future phase 2.



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

The scale of the proposed facility creates impacts to the public health, safety, and welfare. The applicant has provided habitat, ecological resources, water resource, and soil studies. The wildlife and ecological resource studies did not identify any individual plants, wildlife, or signs thereof within the study area. Staff has provided conditions of approval requiring any final state or federal required studies to be filed with the County prior to issuance of business licensing.

The applicant has provided a water resources study as part of the application. According to the water resource report there are 24 wells in the area. Two (2) of the wells were domestic but are located on BLM land. There are 3 industrial wells in the area and the remaining 19 wells are test wells. The study had access to limited water quality data but expects that the water is saline based on the saline water at neighboring sites. Staff has provided conditions of approval requiring water quality monitoring. Geothermal water rights are considered a separate water resource and not factored into basin commitment totals.

The applicant has outlined that the drilling fluids are primarily water based with potential additives such as bentonite clay and weighting materials. Bentonite is a naturally occurring clay that the FDA recognizes as Generally Recognized as Safe (GRAS)¹. Bentonite clay is used in drilling fluids to hold rock in solution when drilling stops and helps create a “low permeability filter cake” that helps seal the borehole.² Staff has provided conditions of approval requiring the submittal of all drilling fluid additives to Planning Staff.

The applicant has provided a draft Emergency Action Plan outlining the procedure if there are any issues on site. The applicant has noted the potential for highly toxic hydrogen sulfide (H₂S) gas to be released as part of the geothermal drilling process. Staff has required the final Emergency Action Plan be approved by the Fire Marshal prior to issuance of business licensing.

Staff has reviewed the Master Plan and identified the following 14 policies apply to the project:

Goal/ Policy	Text	Staff Comment
CNR2.3	Minimize the use of high-water demand vegetation for decorative uses on public and private project landscaping; and encourage new public and private development to use water conservation landscaping and fixtures	Staff believes that landscaping is not necessary until permanent facilities will be installed in phase 2.
CNR4	Promote development of renewable energy projects and provide adequate regulation to minimize or eliminate potential adverse impacts associated with project development and operation	The applicant obtained a Nevada Department of Water Resources test well permit.

¹ FDA. “Select Committee on GRAS Substances” Accessed May 27, 2026.

<https://www.hfpappexternal.fda.gov/scripts/fdcc/index.cfm?set=SCOGS&sort=Sortsubstance&order=ASC&startrow=1&type=column&search=SCOGS%20Report%20Number%C2%A4VARCHAR%C2%A490>

² Abdou, M.I., Al-sabagh, A.M., Dardir, M.M. “Evaluation of Egyptian bentonite and nano-bentonite as drilling mud.” Accessed May 27, 2026.

<https://www.sciencedirect.com/science/article/pii/S1110062112000499>



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

CNR4.1	Encourage and support development of renewable energy and geothermal activity without adversely impacting the surrounding community and environment, including migration routes, nesting/roosting sites, and unique habitats of wildlife and plant species	Applicant provided their 2024 Habitat Evaluation report. There were no observations of at-risk species in the study area.
CNR4.2	Ensure that renewable energy projects are viable, adequately maintained, compatible with surrounding environments, and that site rehabilitation will be completed once the project is terminated	Staff has provided conditions of approval requiring site rehabilitation and reclamation bonding.
CNR4.3	Renewable energy companies will be required to consult with NAS Fallon to ensure that their projects will not interfere with aircraft operations throughout Churchill County	The applicant has been in contact with NAS Fallon, which has no concerns with the exploration activities.
CNR4.4	Renewable energy projects will not encroach upon residential development and their location shall be a suitable distance from existing homes and neighborhoods	The proposed facility is over ten miles from the closest existing neighborhood.
CNR4.5	Churchill County will implement measures to minimize impacts from geothermal projects and exploration activities on water resources	Staff has required the applicant provide the conceptual aquifer model, list of drilling fluid components, and numerical aquifer model to mitigate impacts on water resources.
CNR4.6	Churchill County shall require adequate monitoring procedures to ensure that performance standards of proposed facilities are met, and adverse environmental impacts are detected, including migration routes, nesting/roosting sites, and unique habitats of wildlife and plant species.	Applicant provided their 2024 Habitat Evaluation report. There were no observations of at-risk species in the study area.
HH4	Require adequate monitoring of geothermal activities to assess impact on seismic activities.	Staff has provided conditions requiring seismic reporting.
T13.2	Legal and physical access shall be established prior to approval of development plans. Easements shall be provided as outlined in Churchill County Code and Uniform Fire Code.	The applicant has provided leases and permission to use and upgrade the existing access road.
LU2.1	In reviewing any development proposals, Churchill County shall consider issues of community character, balance, sustainability, environmental impact, safety, aesthetics, and efficient service provision.	The proposed facility is located far away from the residential and commercial developments. The applicant has provided reports demonstrating minimal environmental impacts. The proposed facility will have minimal impacts to public safety as conditioned above.
LU2.5	Churchill County shall only approve requests for special use permits, land divisions, and other development proposals that are consistent with the land use map and the policies contained within the Master Plan.	The proposed development is broadly consistent with the policies contained in the Master Plan as outlined in this table.
LU2.6	Enforce friction zone standards	The proposed industrial facility is not in industrial or commercial zoning. Friction standards do not apply.

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270 S. Maine Street, Suite A, Fallon, Nevada 89406

Public Works & Planning (775) 423-7627 Building (775) 428-0259

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

LU3.1	Churchill County shall ensure that green energy projects meet environmental standards and have a positive impact on the community.	The proposed geothermal project will meet required environmental standards and help generate economic benefits to the community as conditioned above.
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Reviewing Agency Comments

Agency	Reviewer	Comment
Churchill County Roads	Gary Fowkes	Access road should use 1 ½ inch select natural base or material otherwise approved by the Fire Marshal.

Public Comment

Staff received no public comments on this application.

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Public Works & Planning (775) 423-7627 Building (775) 428-0259

www.churchillcountynv.gov

RE: Churchill County Planning Commission 6/10/2026, special use permit application for Desert Queens Geothermal Exploration Drilling

From Chris Mahannah <Chris@mah2o.com>

Date Mon 6/8/2026 10:06 AM

To Diane Moyle <diane.moyle@churchillcountynv.gov>

Cc Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>

Caution: This email originated from outside of the Churchill County organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department.

Hello Diane: Sorry for the delay but I've looked at all the documents in the shared folder & do not have any additional comments or requirements to provide at this time. This is primarily due the remote nature of the proposed project & the fact that they are only in the exploration phase. If the geothermal project is determined to be a commercially viable, then we will want to take a closer look at their proposed operational plans.

Regards,
Chris Mahannah

From: Diane Moyle <diane.moyle@churchillcountynv.gov>

Sent: Wednesday, May 27, 2026 2:44 PM

To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Chris Mahannah <Chris@mah2o.com>; Paul Marcinko <PRMARCIN@up.com>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <jgraham@dot.nv.gov>; Loren Borst <lborst@ndep.nv.gov>; sthompson@dcnr.nv.gov; rlpalmer@shpo.nv.gov; Katie Andrie <kmandrie@ndow.org>; 'jkleiber@ndow.org' <jkleiber@ndow.org>; ndom@minerals.nv.gov; mvisher@minerals.nv.gov; Robin Schofield (robin.schofield@navy.mil) <robin.schofield@navy.mil>; Schofield, Robin M CIV USN (USA) <robin.m.schofield2.civ@us.navy.mil>; blm_nv_ccdowebmail@blm.gov; wfoweb@blm.gov

Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>

Subject: Churchill County Planning Commission 6/10/2026, special use permit application for Desert Queens Geothermal Exploration Drilling

Importance: High

We've received an application for a special use permit to be heard at the 6/10/2026 Planning Commission meeting. The application files may be viewed in the shared folder at  [Desert Queens Geothermal Exploration Drilling Major SUP](#). Please provide comments by Tuesday, June 5, 2026 for consideration in the staff report to the commissioners. Any comments received after the agenda is posted will be provided at the meeting.

If you cannot open the folder or view the files, please let me know as soon as possible. One of the files is quite large, so I thought it might be easier to provide a link.

Diane Moyle
Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

270 S Maine Street, Suite A

Fallon, NV 89406

775-423-7627 Main Phone

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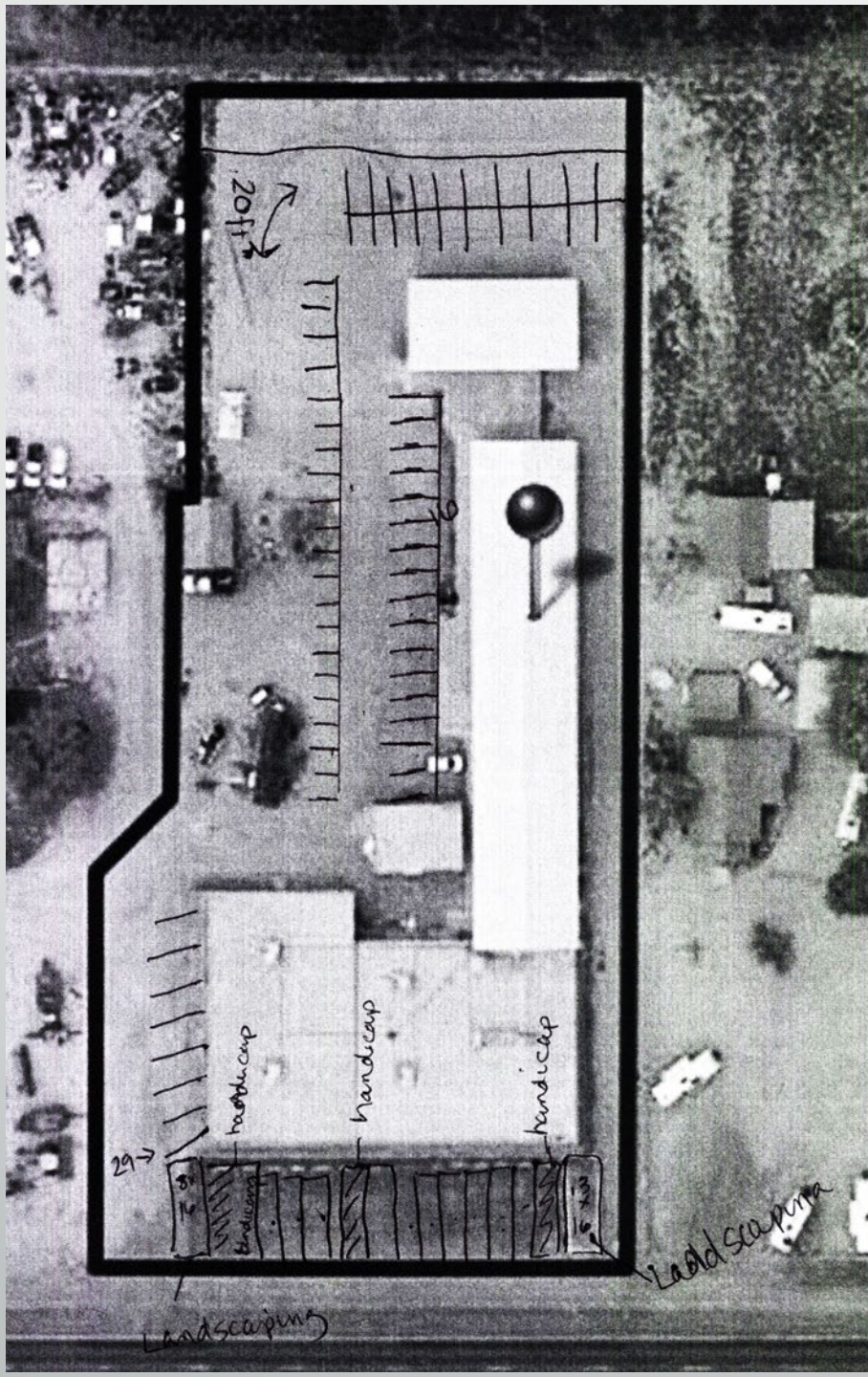


**CHURCHILL COUNTY
PLANNING COMMISSION
HEARING**

June 10, 2026

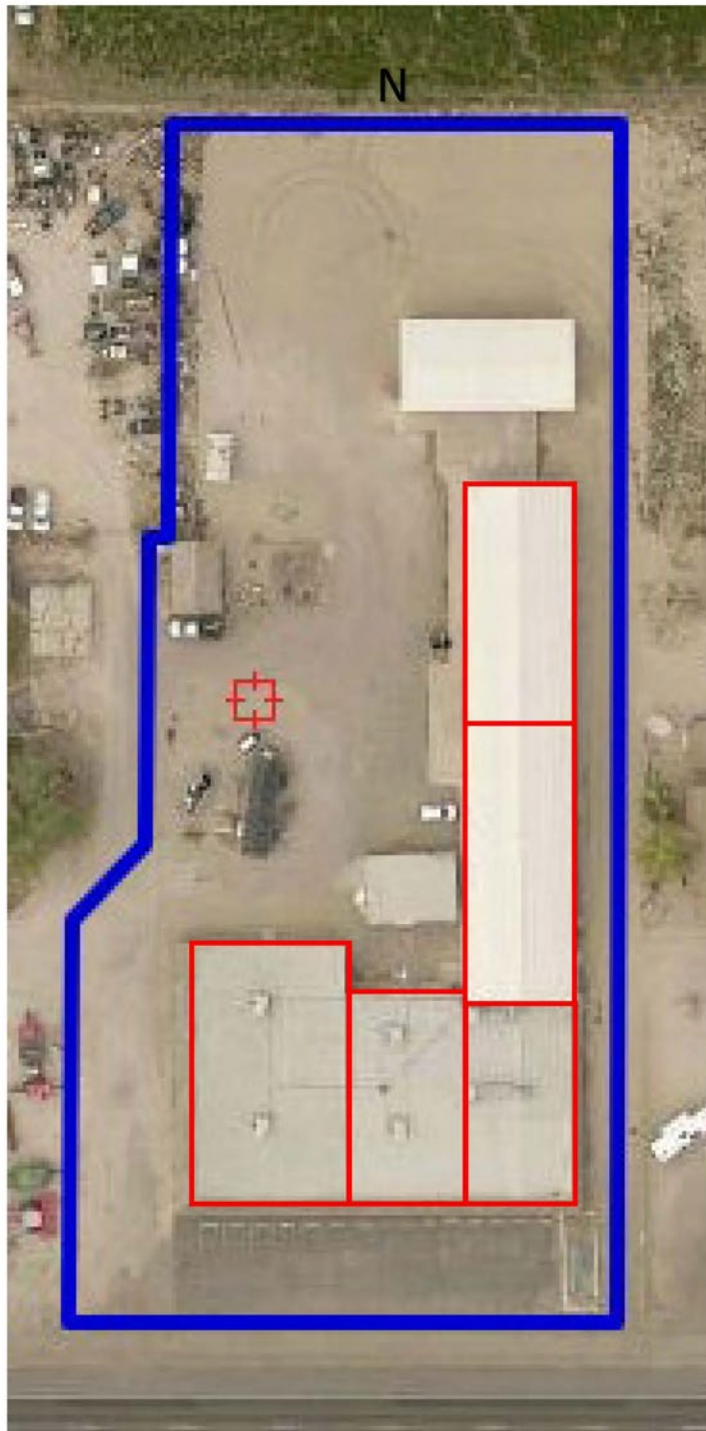
Uribe/Herrera, SUP Review, 5070 Reno Hwy, APN 008-531-90



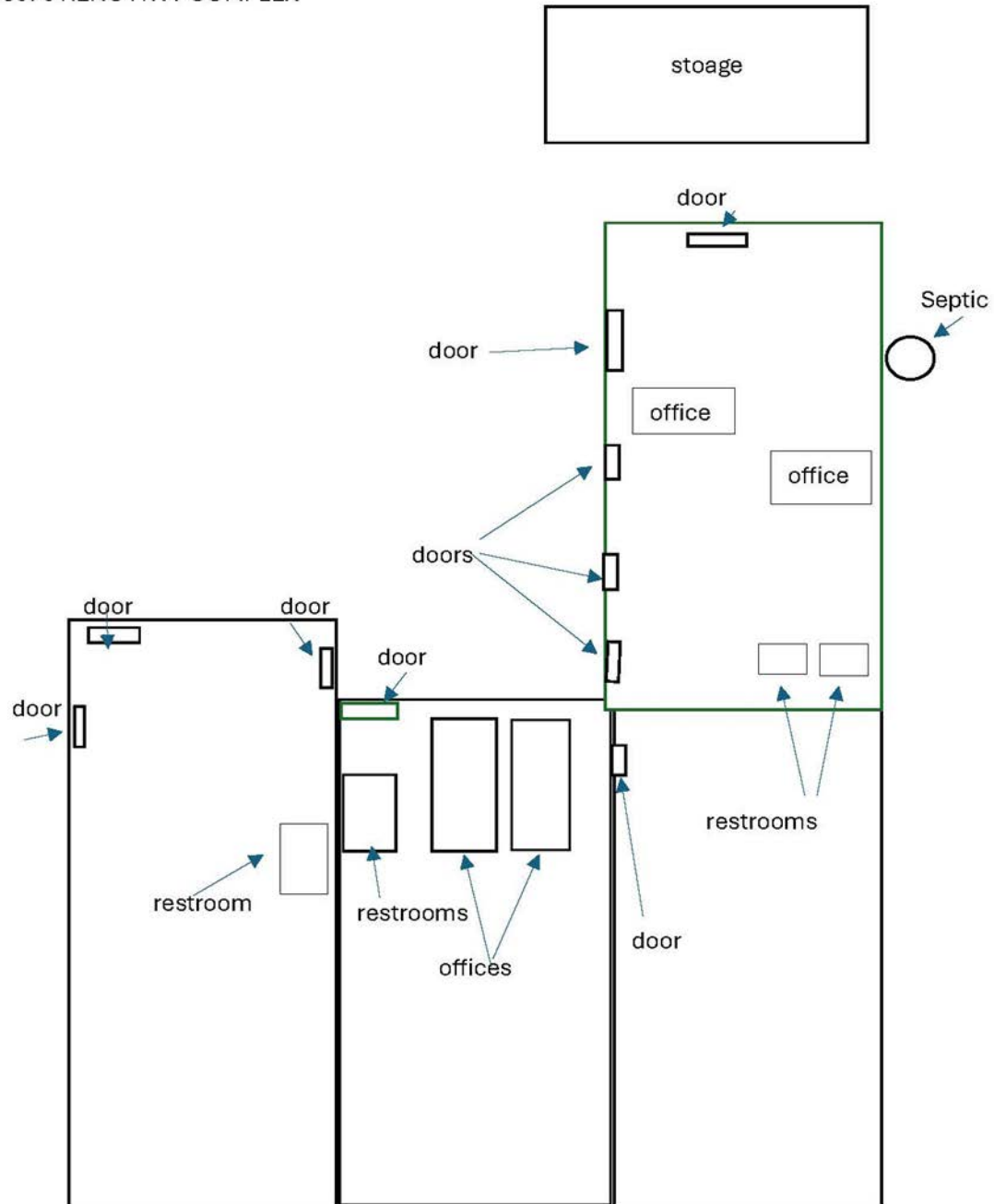




 Physical Walls



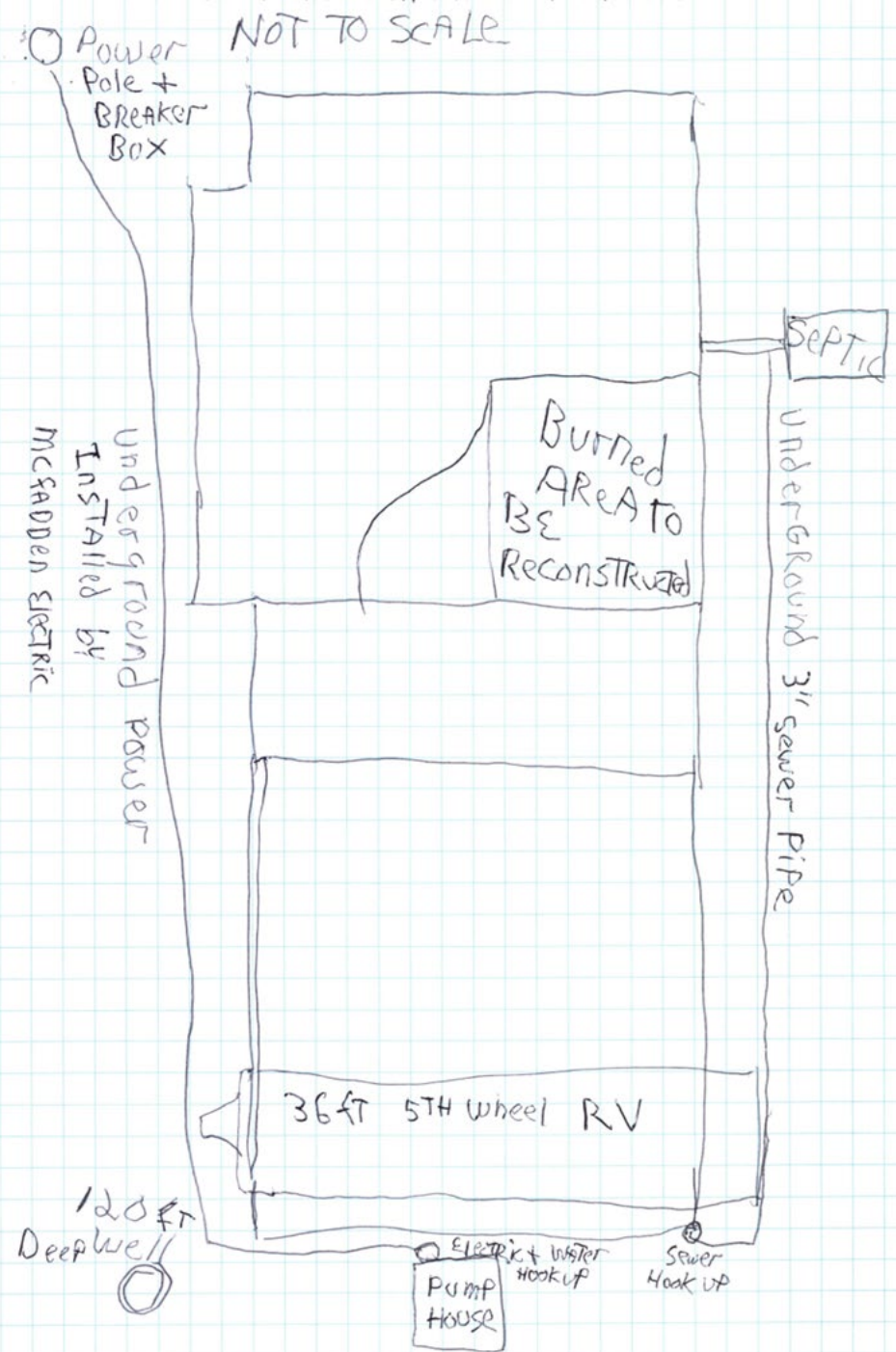
5070 RENO HWY COMPLEX



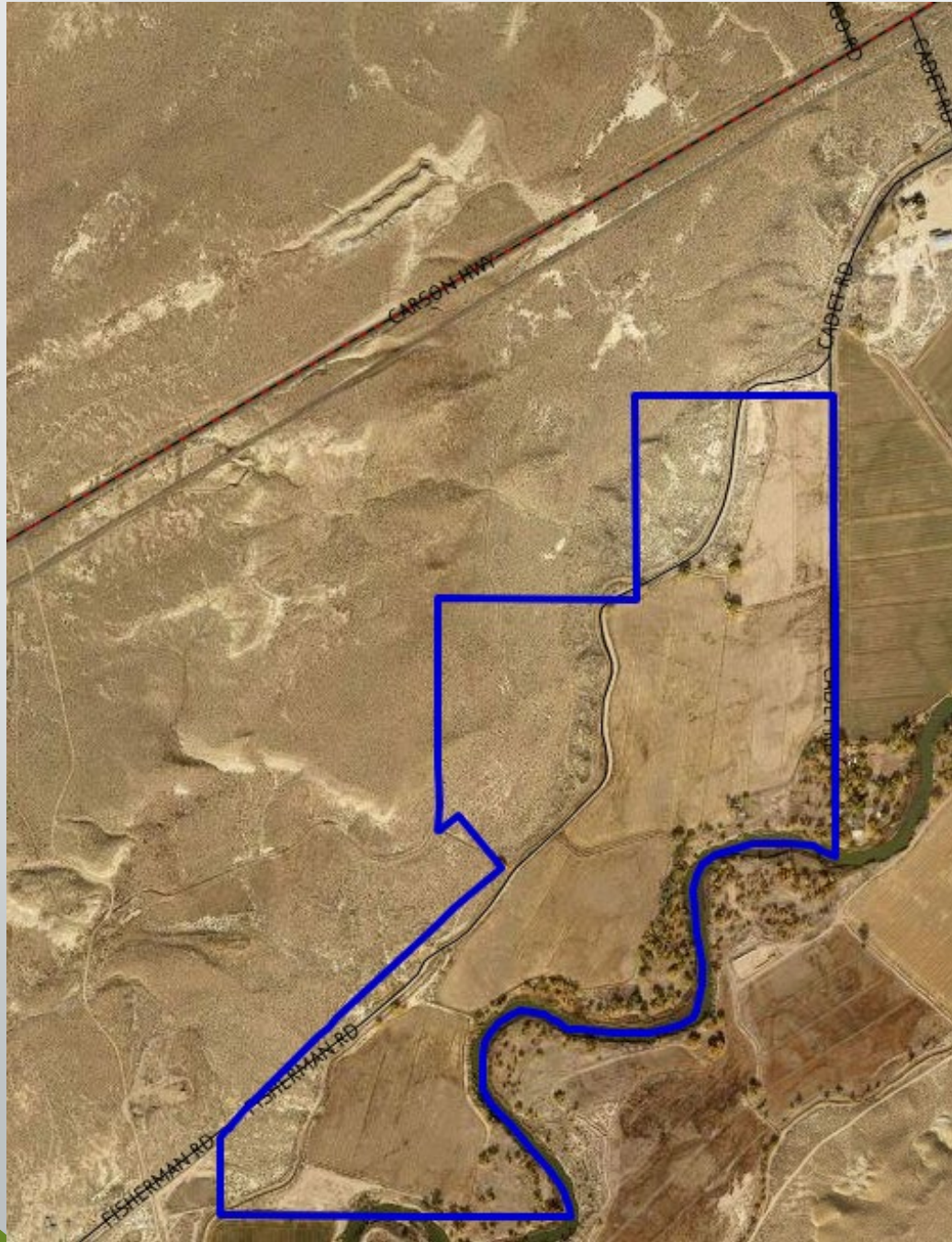
Hodgdon, TUP Renewal, 7730 Curry Rd, APN 006-553-12

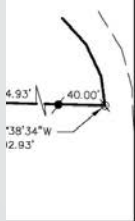






Mic Casey, Parcel Map, 14001 Cadet Rd, APN 007-071-16



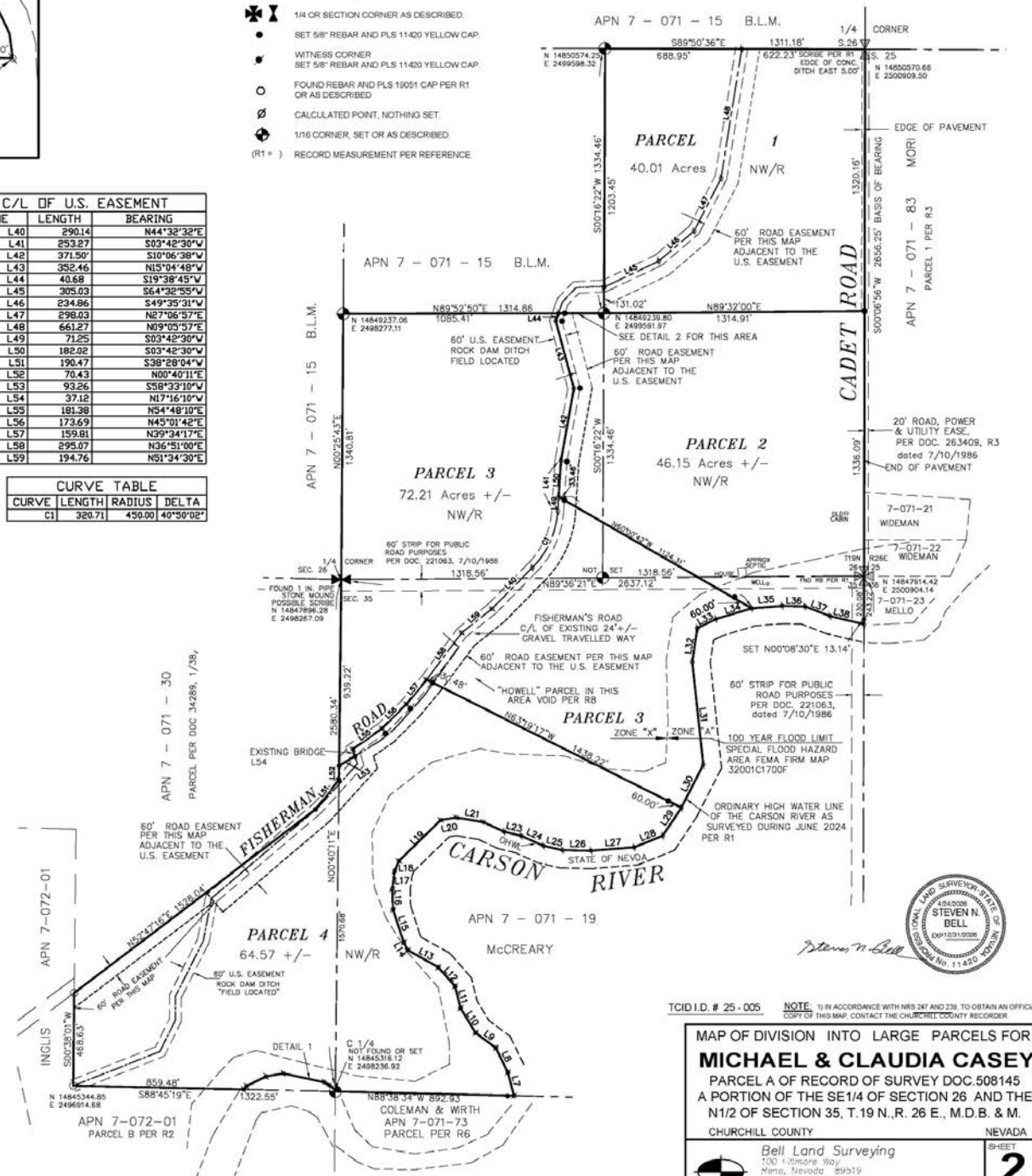


- LEGEND**
- ✦ 1/4 OR SECTION CORNER AS DESCRIBED.
 - SET 5/8" REBAR AND PLUS 11420 YELLOW CAP.
 - WITNESS CORNER
SET 5/8" REBAR AND PLUS 11420 YELLOW CAP
 - FOUND REBAR AND PLUS 10051 CAP PER R1 OR AS DESCRIBED
 - ⊙ CALCULATED POINT, NOTHING SET.
 - ⊙ 1/16 CORNER, SET OR AS DESCRIBED.
 - (R1 =) RECORD MEASUREMENT PER REFERENCE

C/L OF U.S. EASEMENT		
LINE	LENGTH	BEARING
L40	290.14	N44°32'32"E
L41	253.27	S03°42'30"W
L42	371.50	S10°06'38"W
L43	352.46	N15°04'48"W
L44	40.68	S19°38'45"W
L45	305.03	S64°32'55"W
L46	234.86	S49°35'31"W
L47	298.03	N27°06'57"E
L48	661.27	N09°05'57"E
L49	71.25	S03°42'30"W
L50	182.02	S03°42'30"W
L51	190.47	S38°28'04"W
L52	70.43	N00°40'11"E
L53	93.26	S58°33'10"W
L54	37.12	N17°16'10"W
L55	181.38	N54°48'10"E
L56	173.69	N45°01'42"E
L57	159.81	N39°34'17"E
L58	295.07	N36°51'00"E
L59	194.76	N51°34'39"E

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	320.71	450.00	40°59'02"

Bell Land
Surveying



TCID I.D. # 25 - 005 NOTE: IN ACCORDANCE WITH NRS 247 AND 238, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

MAP OF DIVISION INTO LARGE PARCELS FOR
MICHAEL & CLAUDIA CASEY
PARCEL A OF RECORD OF SURVEY DOC. 508145
A PORTION OF THE SE 1/4 OF SECTION 26 AND THE
N 1/2 OF SECTION 35, T.19 N., R. 26 E., M.D.B. & M.
CHURCHILL COUNTY NEVADA

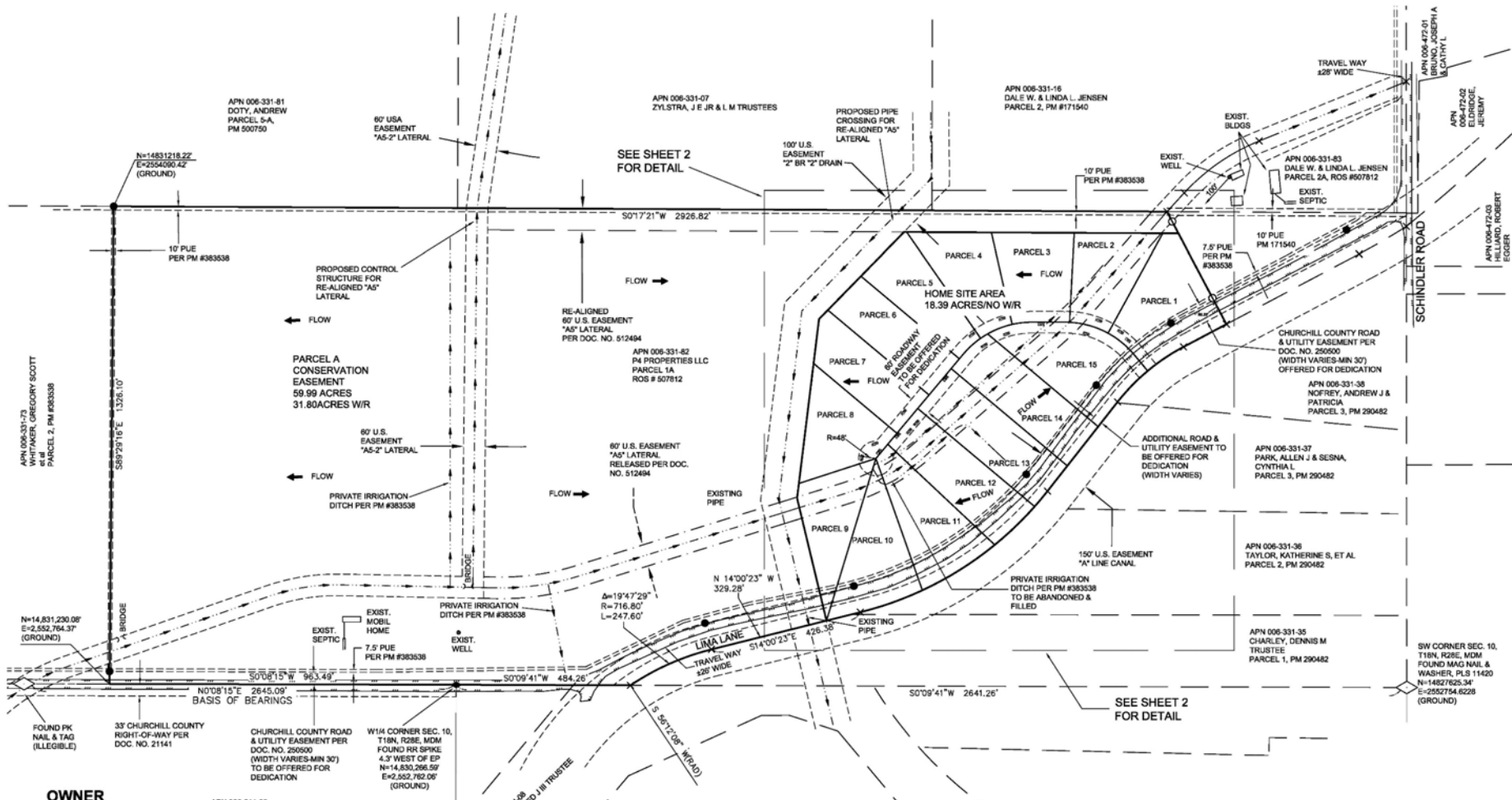
Bell Land Surveying
100 Commerce Way
Mesa, Nevada 89019
(775) 240-3079
www.bellsurvey.com

SHEET

2

P4 Properties LLC, Parcel Maps for Cluster Development 3435 Lima Lane, APN 006-331-82





OWNER

APN 006-331-07
ZYLISTRA, J.E. JR. & L.M.
TRUSTEES

100' USA
EASEMENT
"2" BR "2" DRAIN

APN 006-331-18
DALE W. & LINDA L. JENSEN
PARCEL 2, PM #171540

EXIST.
SEPTIC

S017°21'W 2926.82'

RE-ALIGNED
60' USA EASEMENT
"AS" LATERAL
PER DOC. NO. 512494

APN 006-331-83
DALE W. & LINDA L. JENSEN
PARCEL 2A, ROS #507812

7.5' PUE
PM #363538

PARCEL A
CONSERVATION
EASEMENT
59.99 ACRES

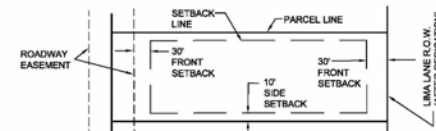
150' USA EASEMENT
"A" LINE CANAL

APN 006-331-38
NORREY, ANDREW J. & PATRICIA
PARCEL 3, PM 290482

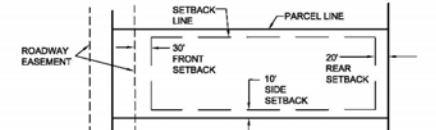
LEGEND

- SUBJECT PARCEL LINE
- ADJACENT PARCEL LINE
- EASEMENT SIDE LINE
- EASEMENT/RIGHT-OF-WAY CENTERLINE
- EDGE OF TRAVEL WAY
- DITCH FLOWLINE
- GRADE BREAK

- FOUND 5/8" REBAR & CP, PLS #1111 UNLESS OTHERWISE NOTED
- 5/8" REBAR AND CAP, PLS 10836 TO BE SET WITH FUTURE MAPS
- STANDARD STREET CENTERLINE MONUMENT, PLS 10836 TO BE SET WITH FUTURE MAPS
- ✕ DIMENSION POINT - NOTHING FOUND OR SET
- TP-1 GEOTECHNICAL TEST PIT
- INFILTRATION BASIN



LOTS 10 THROUGH 15



LOTS 1 THROUGH 9

TYPICAL SETBACK LAYOUT

NOT TO SCALE

TENTATIVE PARCELING MAP

FOR

P4 PROPERTIES, LLC

BEING PARCEL 1A OF RECORD OF SURVEY MAP, FILE NO. 507812
SITUATE WITHIN A PORTION OF THE W1/2 OF SECTION 10
TOWNSHIP 18 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY

STATE OF NEVADA

LUMOS
& ASSOCIATES

178 SOUTH MAINE STREET
FALLON, NV 89406
TEL: (775) 423-2188
LUMOSINC.COM
INFO@LUMOSINC.COM

Drawn By: DGC
Sheet: 3 of 3
Job No. 10324.001
Drawing No. 10324001SURVEY.DWG

OWNER

P4 PROPERTIES, LLC
5499 CASEY ROAD
FALLON NV 89406-7814

ZONE: A5

APN 006-331-82
3433 LIMA LANE

AREA

TOTAL AREA: 78.38 ACRES
TOTAL NUMBER OF LOTS: 16
MINIMUM LOT SIZE: 1.15 ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94), BEING N7° 08' 10" E TO BE BASED ON THE FOUND MONUMENTS ON THE WEST LINE OF THE NW 1/4 OF SECTION 10, AND DETERMINED FROM REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED JULY 30, 2021 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER WITH TROMBLE VRS CORRECTIONS FROM CONTINUOUSLY OPERATING REFERENCE STATION (CORS) PM1 MODIFIED BY A COMBINED FACTOR OF 1.0001854204, SCALED FROM 0.00N 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

APN 006-331-36
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-37
PARK, ALLEN J. & SESNA, CYNTHIA L
PARCEL 3, PM 290482

APN 006-331-38
NORREY, ANDREW J. & PATRICIA
PARCEL 3, PM 290482

APN 006-331-39
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

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APN 006-331-132
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-133
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-134
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-135
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-136
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-137
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-138
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-139
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-140
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-141
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-142
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-143
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-144
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-145
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-146
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-147
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-148
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-149
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-150
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-151
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-152
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-153
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-154
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-155
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-156
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-157
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-158
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-159
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

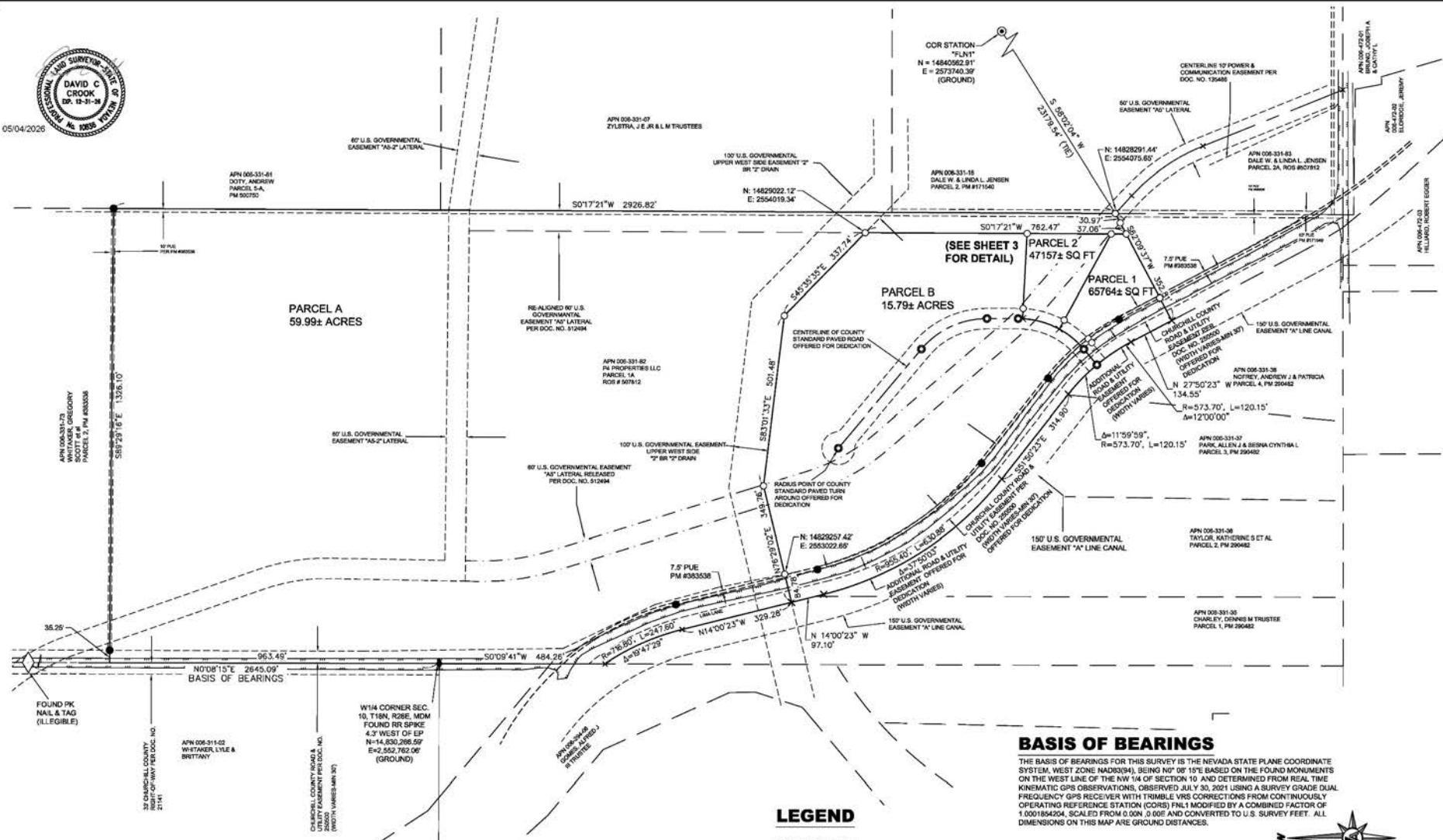
APN 006-331-160
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

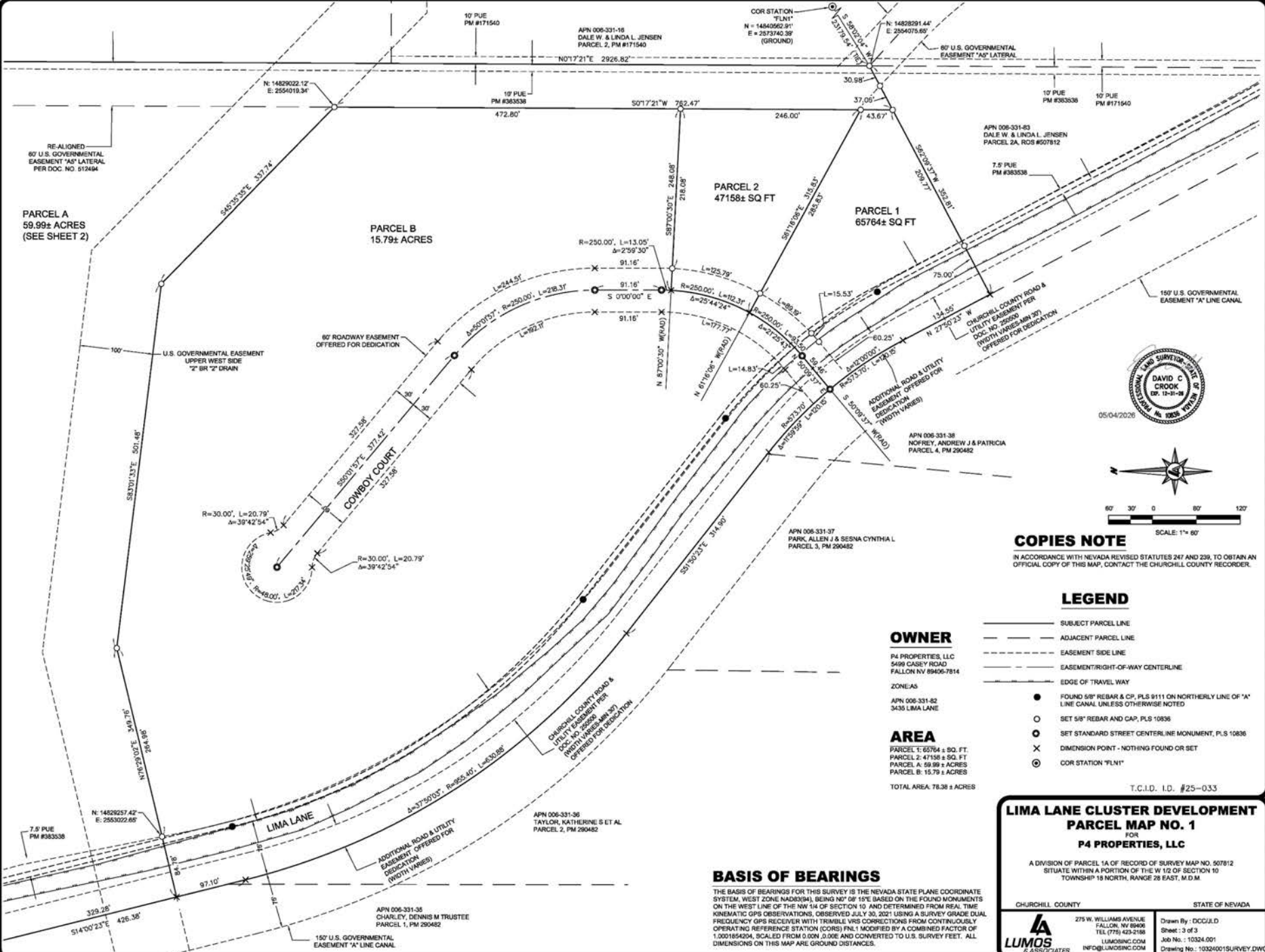
APN 006-331-161
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-162
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-331-163
TAYLOR, KATHERINE S. ET AL
PARCEL 2, PM 290482

APN 006-





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

LEGEND

- SUBJECT PARCEL LINE
- ADJACENT PARCEL LINE
- EASEMENT SIDE LINE
- EASEMENT/RIGHT-OF-WAY CENTERLINE
- EDGE OF TRAVEL WAY
- FOUND 5/8" REBAR & CAP, PLS 9111 ON NORTHERLY LINE OF "A" LINE CANAL UNLESS OTHERWISE NOTED
- SET 5/8" REBAR AND CAP, PLS 10836
- SET STANDARD STREET CENTERLINE MONUMENT, PLS 10836
- × DIMENSION POINT - NOTHING FOUND OR SET
- ⊙ COR STATION "PLN1"

OWNER

P4 PROPERTIES, LLC
5499 CASEY ROAD
FALLON NV 89405-7814

ZONE A5
APN 006-331-82
3435 LIMA LANE

AREA

PARCEL 1: 65764 ± SQ. FT.
PARCEL 2: 47158 ± SQ. FT.
PARCEL A: 59.99 ± ACRES
PARCEL B: 15.79 ± ACRES

TOTAL AREA: 78.38 ± ACRES

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94), BEING N 0° 00' 15" E BASED ON THE FOUND MONUMENTS ON THE WEST LINE OF THE NW 1/4 OF SECTION 10 AND DETERMINED FROM REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED JULY 30, 2021 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 1.001654204, SCALED FROM 0.00N, 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

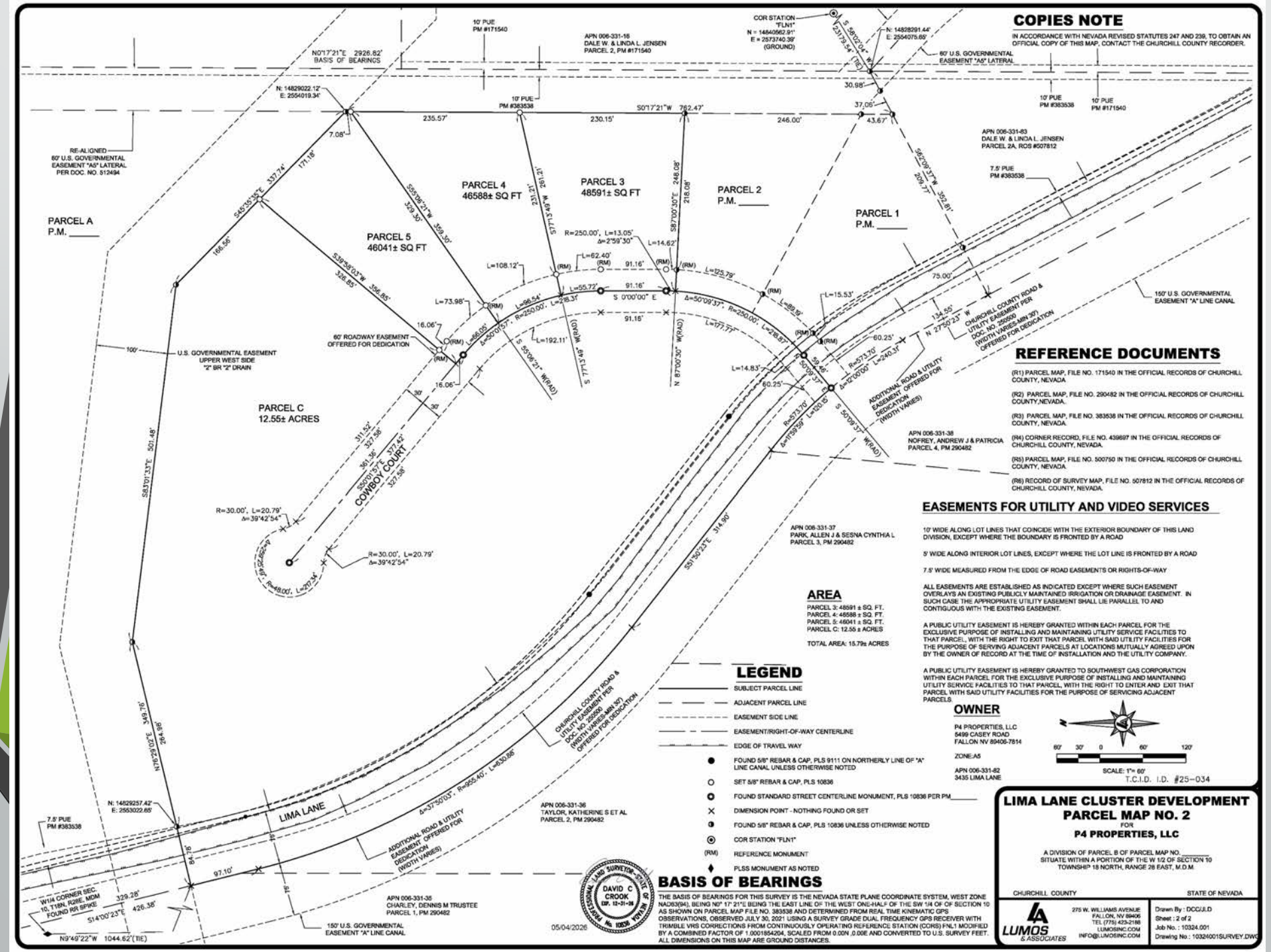
**LIMA LANE CLUSTER DEVELOPMENT
PARCEL MAP NO. 1**
FOR
P4 PROPERTIES, LLC

A DIVISION OF PARCEL 1A OF RECORD OF SURVEY MAP NO. 507812
SITUATE WITHIN A PORTION OF THE W 1/2 OF SECTION 10
TOWNSHIP 18 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY STATE OF NEVADA

275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL: (775) 425-2168
LUMOSINC.COM
INFO@LUMOSINC.COM

Drawn By: DCC/J.D.
Sheet: 3 of 3
Job No.: 10324.001
Drawing No.: 10324001SURVEY.DWG



REFERENCE DOCUMENTS

- (R1) PARCEL MAP, FILE NO. 171540 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- (R2) PARCEL MAP, FILE NO. 250452 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- (R3) PARCEL MAP, FILE NO. 383538 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- (R4) CORNER RECORD, FILE NO. 438697 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- (R5) PARCEL MAP, FILE NO. 500750 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.
- (R6) RECORD OF SURVEY MAP, FILE NO. 507812 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA.

EASEMENTS FOR UTILITY AND VIDEO SERVICES

10' WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD

5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE LOT LINE IS FRONTED BY A ROAD

7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY

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

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

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO ENTER AND EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVICING ADJACENT

OWNER

P4 PROPERTIES, LLC
5499 CASEY ROAD
FALLON NV 89406-781

ZONE A5

APN 006-331-82
3435 LIMA LANE

PM _____

1000

100

100

100

100

100

100

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Journal of Internal Medicine 247: 105–112

OF SECTION 10

PS
GENERATED WITH

FNL1 MODIFIED

SURVEY FEET.

LIMA LANE CLUSTER DEVELOPMENT

PARCEL MAP NO. 2

FOR
RENTAL, U.S.

P4 PROPERTIES, LLC

A DIVISION OF PARCEL B OF PARCEL MAP NO. _____
SITUATE WITHIN A PORTION OF THE W 1/2 OF SECTION 10
TOWNSHIP 18 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY

STATE OF NEVADA



275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL (775) 423-2180
LUMOSINC.COM
INFO@LUMOSINC.COM

Drawn By : DCCJLD
Sheet : 2 of 2
Job No. : 10324.001
Drawing No : 10324001SURVEY DW



COPIES NOTE

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

REFERENCE DOCUMENTS

- (R1) PARCEL MAP, FILE NO. 171540 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA
- (R2) PARCEL MAP, FILE NO. 290482 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA
- (R3) PARCEL MAP, FILE NO. 383538 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA
- (R4) CORNER RECORD, FILE NO. 439697 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA
- (R5) PARCEL MAP, FILE NO. 500750 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA
- (R6) RECORD OF SURVEY MAP, FILE NO. 507812 IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA

EASEMENTS FOR UTILITY AND VIDEO SERVICES

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

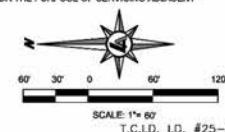
ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE, THE APPROPRIATE UTILITY EASEMENT SHALL BE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT.

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

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

OWNER

P4 PROPERTIES, LLC
5499 CASEY ROAD
FALLON NV 89406-7814
ZONE: A5
APN 006-331-82
3435 LIMA LANE



LIMA LANE CLUSTER DEVELOPMENT PARCEL MAP NO. 5

P4 PROPERTIES, LLC

A DIVISION OF PARCEL E OF PARCEL MAP NO. SITUATE WITHIN A PORTION OF THE W 1/2 OF SECTION 10 TOWNSHIP 13 NORTH, RANGE 18 EAST, M.D.M.

CHURCHILL COUNTY

STATE OF NEVADA

LUMOS
& ASSOCIATES

275 W. WILLIAMS AVENUE
FALLON, NV 89405
TEL: (775) 425-7169
LUMOS@LUMOSINC.COM
INFO@LUMOSINC.COM

Drawn By: DCC/J.D
Sheet: 2 of 2
Job No.: 10324.001
Drawing No.: 10324001.SURVEY.DWG

LEGEND

- SUBJECT PARCEL LINE
- ADJACENT PARCEL LINE
- EASEMENT SIDE LINE
- EASEMENT/RIGHT-OF-WAY CENTERLINE
- EDGE OF TRAVEL WAY

- FOUND 5/8" REBAR & CAP, PLS 9111 ON NORTHERLY LINE OF "A" LINE CANAL, UNLESS OTHERWISE NOTED
- SET 5/8" REBAR & CAP, PLS 10836
- FOUND STANDARD STREET CENTERLINE MONUMENT, PLS 10836 PER PM
- × DIMENSION POINT - NOTHING FOUND OR SET
- FOUND 5/8" REBAR & CAP, PLS 10836 UNLESS OTHERWISE NOTED
- ⊙ COR STATION "FLN1"
- (RM) REFERENCE MONUMENT
- PLSS MONUMENT AS NOTED

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(04), BEING N° 17° 21' E BEING THE EAST LINE OF THE WEST ONE-HALF OF THE SW 1/4 OF OF SECTION 10 AS SHOWN ON PARCEL MAP FILE NO. 383538 AND DETERMINED FROM REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED JULY 30, 2021 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 1.0001854204, SCALED FROM 0.00N 0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.



APN 006-331-36
TAYLOR, KATHERINE S ET AL
PARCEL 2, PM 290482

APN 006-331-35
CHARLEY, DENNIS M TRUSTEE
PARCEL 1, PM 290482

RE-ALIGNED
60' U.S. GOVERNMENTAL
EASEMENT "A" LATERAL
PER DOC. NO. 512494

PARCEL A
P.M.

PARCEL 5
P.M.

PARCEL 6
P.M.

PARCEL 7
P.M.

PARCEL 8
P.M.

PARCEL 9
P.M.

PARCEL 10
P.M.

PARCEL 11
P.M.

PARCEL 12
59077± SQ FT

PARCEL 13
61242± SQ FT

PARCEL 14
57657± SQ FT

PARCEL 15
67218± SQ FT

PARCEL 2
P.M.

PARCEL 3
P.M.

PARCEL 4
P.M.

PARCEL 1
P.M.

APN 006-331-83
DALE W. & LINDA L. JENSEN
PARCEL 2A, NOS #07812

7.5' PUE
PM #383538

10' PUE
PM #383538

10' PUE
PM #171540

APN 006-331-37
PARK, ALLEN J & SENA CYNTHIA L
PARCEL 3, PM 290482

AREA

PARCEL 12: 59077 ± SQ. FT.
PARCEL 13: 61242 ± SQ. FT.
PARCEL 14: 57657 ± SQ. FT.
PARCEL 15: 67218 ± SQ. FT.

TOTAL AREA: 5.63 ± ACRES

05/04/2020

Lewis, Parcel Map, McLean Rd, APN 008-492-83





Pierce, Variance, 1415 Golden Park Way, APN 008-312-71



- 1 Existing house, existing Ab4
- 2 Asphalt, cement, gravel, cement, 2 car garage
- 3 Well
- 4 breaker box
- 5 septic tank, drain lines, pump

N



Huffman, Home Business SUP, 1322 Bench Rd, APN 007-191-09





Tiny Tots Daycare, HB SUP, 6450 Zephyr Ln, APN 008-133-09







CONTOURS 85 dB
 NAS Fallon Accident Potential Zones (APZ)
 APZ I
 APZ II
 Clear Zone
 NAS Fallon Notification Area

Special Exclusion Setback
 SES Special Exclusion Setback
 Churchill County Zoning
 E-1 First Estate Zoning
 R-1 Single-Family Residential Zoning
 R-2 Multi-Family Residential Zoning

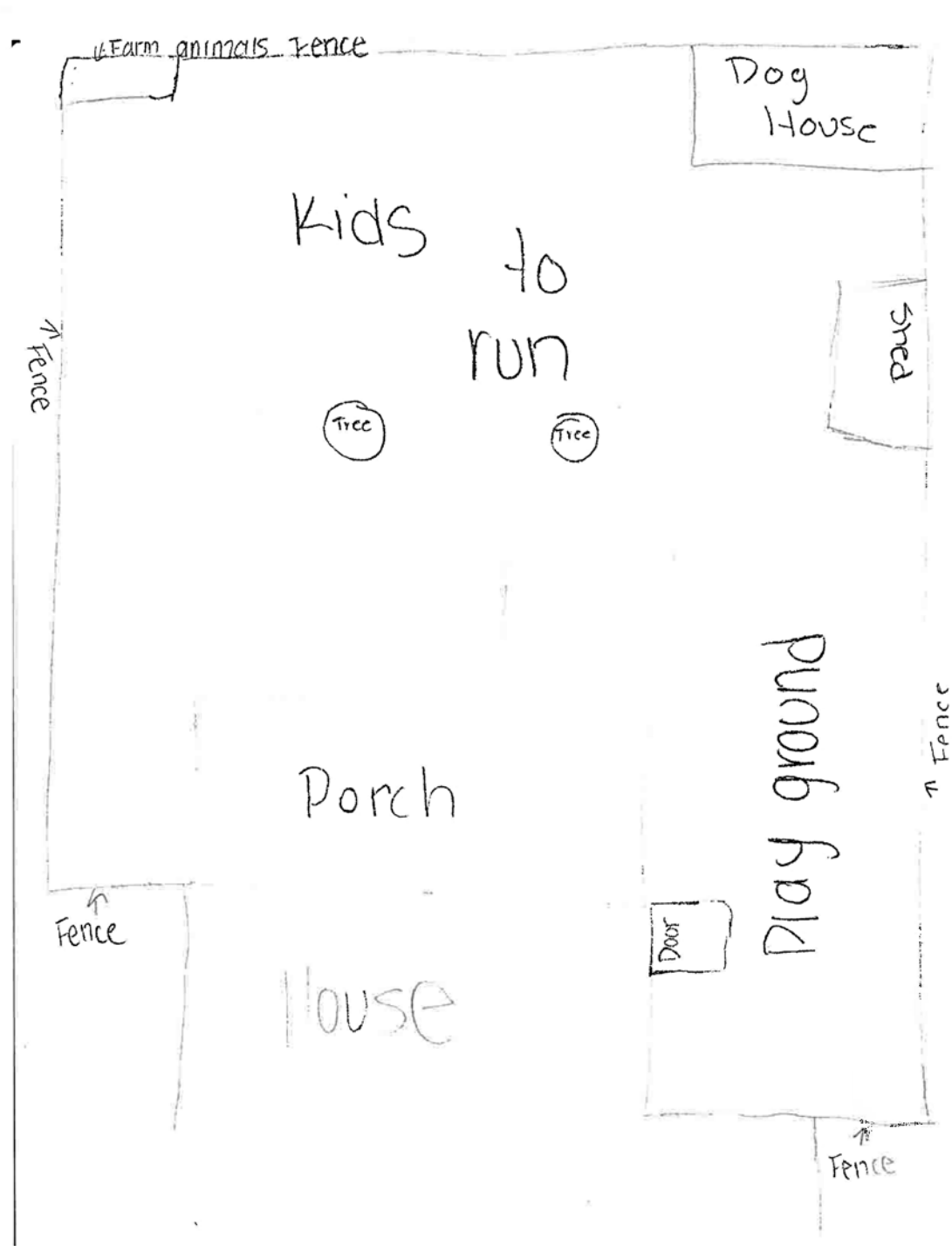
R-3 Intensive Multi-Family Residential Zoning
 A-5 Agricultural Zoning
 A-10 Agricultural Zoning
 C-1 General Commercial Zoning
 C-2 General Heavy Commercial Zoning
 I-1 Light Industrial Zoning

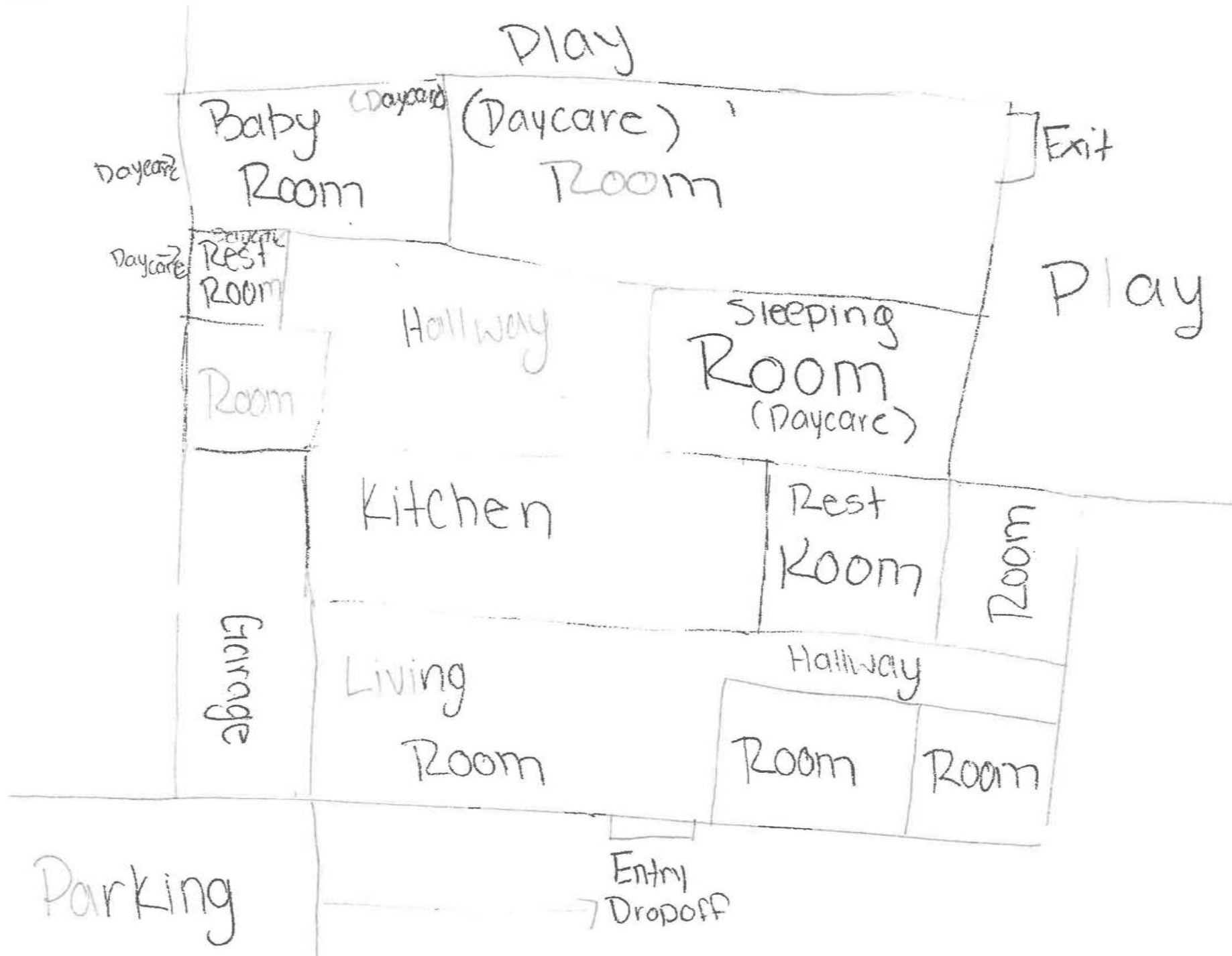
I-2 Medium Industrial Zoning
 I-3 Heavy Industrial Zoning
 Industrial Zoning - Retiring
 NAS Fallon
 Tribal Reservations
 RPS-20 Rural Resource Zoning (No Color)



Sources: Esri, Tom contributors, and the

1. Outside play





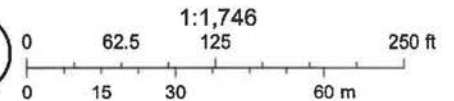
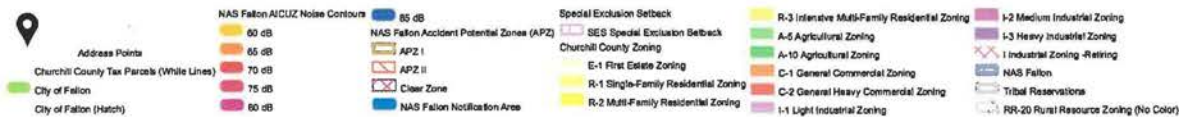
Dead Eye Dirtworks, SUP, 150 Classic Way, APN 008-531-71



ArcGIS Web Map



5/4/2026, 2:15:31 PM



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Microsoft, Vantor

150 CLASSIC WAY, FALLON, NV

SITE PLAN, PROJECT NARRATIVE & REVIEW

Page 5.

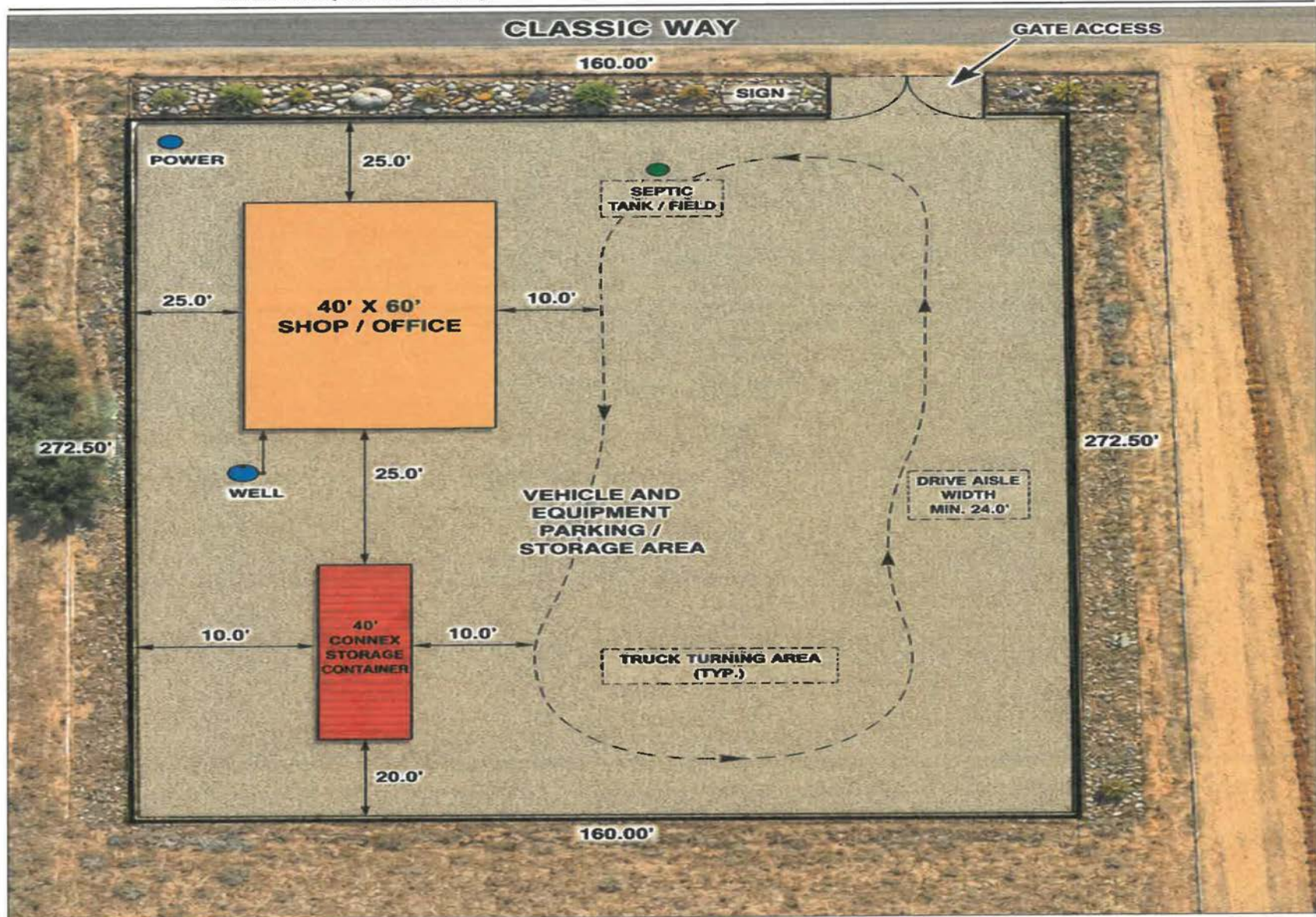
Fallon, NV 89406

Planning Department

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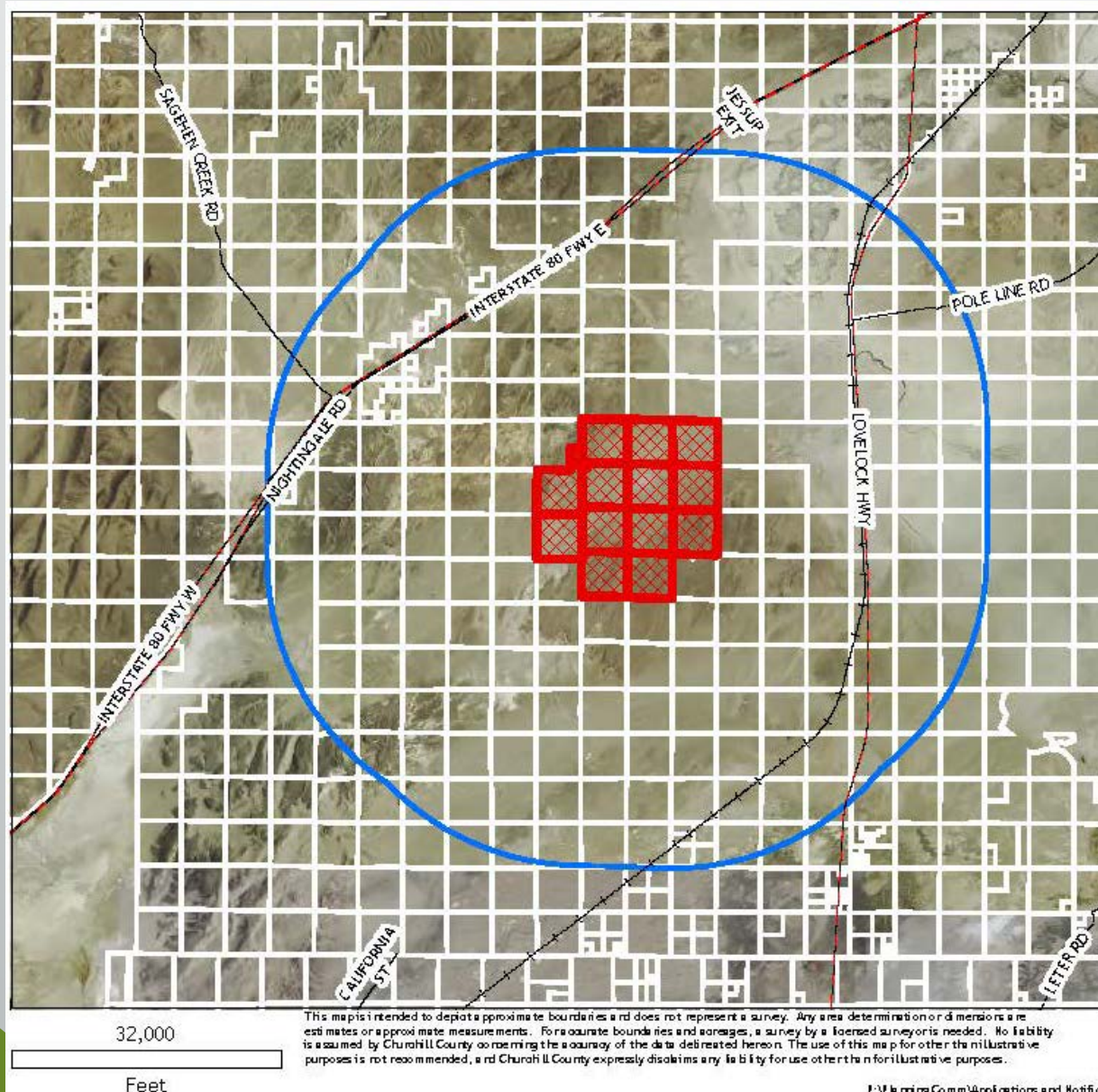


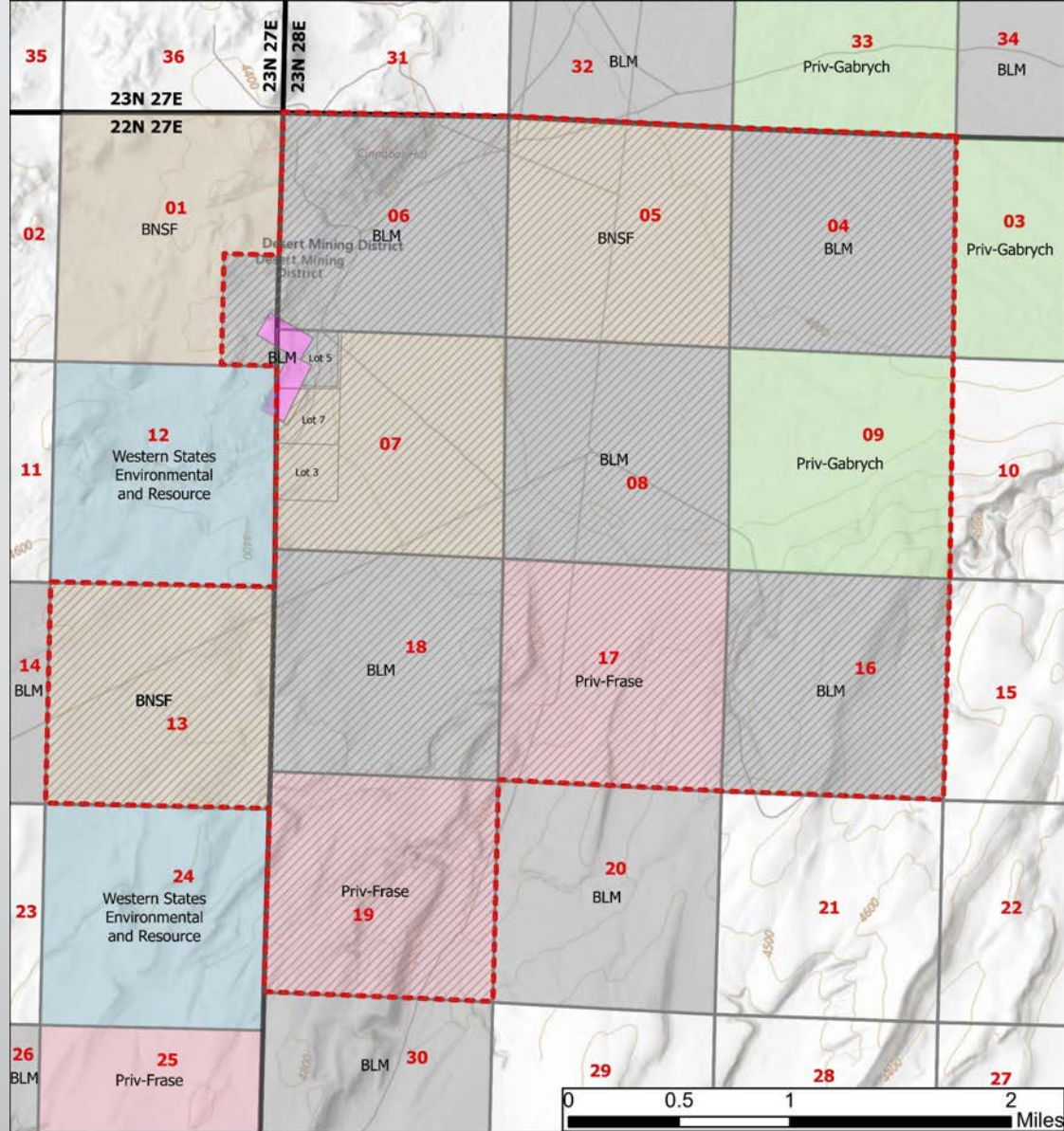
SITE PLAN (NOT TO SCALE)



Desert Queen Geothermal, SUP, W of Lovelock Hwy

APNs 004-071-03, 004-071-04, 004-071-07, 004-071-14, 004-071-15, 004-071-16, 004-071-17, 004-071-37, 004-071-38, 004-071-39, 004-051-13 and 004-051-37





Ownership

Cyrq Leases

BLM

Priv-Gabrych

NNL

Desert Queen Unit

BNSF

Western States
Environmental and
Resource

DQ_MiningClaims

Priv-Frase

