

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406

July 8, 2026

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 6:00 p.m. on July 8, 2026 by Chair Edgmon.

Present: Tami Edgmon, Chair; Jeff Goings, Vice Chair; Victor Ansotegui; Joe Frey; Mark Hyde (via GoTo Meeting); and Dennis Mills (via GoTo Meeting).

Absent: None

Planning Staff Present:

Randy Hines, Public Works Director
Dan Cahalane, Senior Planner
Carina Nolasco, Associate Planner
Diane Moyle, Administrative Assistant

Civil D.A. Staff Present:

Wade Carner, Deputy District Attorney

2. Pledge of Allegiance:

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

3. Public Comment:

There were none.

4. Verification of the Posting of the Agenda:

It was verified by Diane Moyle, Administrative Assistant, that the agenda for this meeting was posted on July 1, 2026, between 8:30 a.m. and 5:00 p.m., at all of the locations listed on the agenda, in accordance with NRS 241 and the Churchill County Code.

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

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

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

A. June 10, 2026 Public Hearing

Commissioner Frey moved to approve the June 10, 2026 minutes as written.

Commissioner Ansotegui seconded the motion and the decision passed by unanimous vote (6-0).

7. Old Business

A. Consideration and possible action re: Renewal of a temporary use permit, TUP384, previously granted to Keary Basford on 8/12/2020. The property is located at 895 Howard Place, Assessor's Parcel Number 007-851-19, in the A-5 zoning district. The applicant has not been able to sell the property within the last six (6) months and is requesting another renewal of the permit to allow him time to sell the property and move.

Keary Basford, 895 Howard Place, and Josh Berney, 1870 W Williams Avenue, were

available to speak regarding this application.

Randy Hines, Public Works Director, stated that Keary Basford was given a six-month extension in January 2026. In May, Loreli LeBaron, Code Compliance Official, performed a site inspection to verify whether Mr. Basford was still living on the property. During that inspection it was discovered that the applicant's girlfriend was living in the RV and Mr. Basford was living in a shed on the property. He was told that he couldn't live in the shed, and when Ms. LeBaron tried to do a follow-up inspection to ensure that he was no longer living in the shed, she was not able to set an appointment for this inspection and asked not to come onto the property.

Chair Edgmon asked if the applicant had anything to add. Keary Basford said that a lot has happened related to what Director Hines was talking about, and he stated that he provided several emails informing Loreli LeBaron of the reasons they were denying the requests to inspect the property because of the emotional distress it placed on him and his fiancé because of the violations that they felt she was imposing on them. He shared his viewpoint on the interactions with Ms. LeBaron and believes that he complied with what she had asked him to do. He went over their health problems and how the dealings with the county have contributed to these issues. He stated that he is no longer living in the shed. Mr. Basford then indicated that an offer had been accepted to purchase the property. Josh Berney confirmed that an offer had been accepted the day prior—there were two offers actually. The closure date is scheduled for August 21, 2026. The property went into escrow.

Chair Edgmon remarked related to correspondence that was included in the packet of information that was provided to the commission where it said that the “commissioners vote according to their conscience” that the commission votes in compliance with code, and she believes that the Code Compliance Official has just been trying to get Mr. Basford to comply with the codes. She also noted that she read through his letters and emails and pointed out that he mentioned neighbors that have four or five tenants living in RVs around him, and she stated that those people are not complying with county codes either. Chair Edgmon asked staff to share what time would be allowed if the permit were not renewed tonight for Mr. Basford to move off of the property or to no longer live in the RV on the property, and Director Hines said that the code states that the person has 90 days to remove the temporary quarters once the permit has been terminated. This should allow Mr. Basford ample time as long as there aren't any problems with escrow and closing by August 21st should the renewal be denied. There was some discussion about the options available to the commission for denying the renewal or giving another extension and for how long. Mr. Basford explained all that he has tried to do to find affordable housing in the meantime, and there hasn't been anything available nor does he have the ability to pay for anything until the property sells.

Vice Chair Goings asked Josh Berney, based upon his years of experience in real estate, what the chances were that the escrow will close by August 21, 2026 as stated in the email that was received. Mr. Berney responded that he didn't see any reason why it should not close. He pointed out that there is a fifteen-day due diligence period, and once they get to that point, they will know better whether or not it will continue moving forward. Chair Edgmon asked if the buyer was seeking financing or whether this was a cash offer, and Mr. Berney stated they were seeking financing.

Commissioner Mills remarked that he was tempted to deny the renewal; however, he didn't see any issue with allowing it to remain in place for another few months to allow Mr. Basford to complete the escrow and be able to move.

There was some discussion about the permit, which expired on June 30, 2026, and if the commission wanted to extend the permit until the end of August, giving a 60-day extension.

Commissioner Frey moved to approve a 60-day renewal of the temporary use permit for Keary Basford at 895 Howard Place, Assessor's Parcel Number 007-851-19 to allow him to close escrow and move off of the property, and no renewal will be granted after then (end of August 2026). Vice Chair Goings seconded the motion and the decision passed by unanimous vote (6-0).

- B. Consideration and possible action re: Review of a special use permit, SUP1103, previously granted on July 10, 2024 to NV Energy for Phase I of the Sierra Solar renewable energy facility on Sagehen Creek Road, Assessor's Parcel Numbers 004-331-01, 004-331-11, 004-351-02, 004-351-03, 004-351-04, 004-351-05, 004-351-07, 004-351-08, 004-351-09, 004-351-10, 004-351-11, 004-351-14, 004-351-15, 004-351-16, 004-351-21, 004-351-22, and 004-351-36. One of the conditions for approval was an annual review until the Planning Commission determines that annual review is no longer necessary.

Randy Hines, Public Works Director, shared an update with information provided by NV Energy regarding progress on the Sierra Solar Project. This is the second year of the project, and the spreadsheet provided to the commission addressed all of the required conditions of the permit. He noted that NV Energy highlighted some of the items that they have addressed, and he thinks that for the most part they have been addressed during each phase of the construction. A few photographs provided by NV Energy were displayed on the overhead screen, including the Lantern Switchyard, which is completed and operational as of December 2025; the Sierra BESS station, which is the battery storage facility that has been completed and operational as of March 2026; and the Sierra Substation and Gen-Tie, which is complete and operational as of December 2025. He also pointed out that the O & M (operations and maintenance) Building is constructed and the certificate of occupancy was obtained in March 2026. The construction for the remainder of the property is putting up the solar panels and all of the other infrastructure. This is expected to be done in the first quarter of 2027, which would be completed before their next annual review. The commission can request another review next year or discontinue the annual review and allow the department to verify that all conditions have been met.

Chair Edgmon inquired if any of the commissioners had any questions or discussion, and there were none.

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

Commissioner Ansotegui moved to require another annual review of this permit. Commissioner Frey seconded the motion and the decision passed by unanimous vote (6-0).

8. New Business:

- A. Consideration and possible action re: A sending site application, TDR26-2, filed by Thaine and Kari Ernst. The property is located at 1975 Berney Road, Assessor's Parcel Number 006-851-03, consisting of 40.0 acres with 34.28 irrigated water righted acres in the A-10 zoning district. The applicant proposes to record a conservation easement on the property.

Randy Hines, Public Works Director, stated that this property meets the minimum requirements set forth in the code for a sending site, and based upon the transfer of development right calculations, it is eligible for 50 TDRs (transferable development rights). He noted that the owners are asking that the appraisal be done with and without an additional home reservation on the property.

The Sending Site Review Committee recommended approval of this application at their meeting on June 29, 2026, along with 50 TDRs.

Chair Edgmon inquired if any of the commissioners had any questions or discussion, and there was nothing.

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

Commissioner Frey, based on the information provided in the application, in the staff report, sending site meeting and heard tonight, moved to recommend the following to the Board of County Commissioners:

- a) Approval of the Sending Site application for Thaine and Kari Ernst based on providing community benefits of preserving 40.0 acres of farmland with surface water-rights; protecting nearby military operations, and protection of water recharge areas; and**
- b) Approval of 50 TDRs of the same property.**

Commissioner Ansotegui seconded the motion, and the decision passed by unanimous vote (6-0).

- B. Consideration and possible action re: A reversion to acreage map application, PC26-8, filed by Gloria Frey & Rhys McDonald. The properties are located at 793 & 825 River Village Drive, Assessor Parcel Numbers 008-421-70 & 008-421-71, in the E-1 zoning district. The applicants propose to create one parcel from the two lots.

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

Dan Cahalane, Senior Planner, stated that the applicant is requesting to combine a 1.07-acre and a 1.06-acre parcel into a 2.13-acre parcel. The applicant has already completed the abandonment of the public utility easement. Staff is able to make the purpose and findings based on Churchill County Code and recommends approval with the conditions attached.

Commissioner Frey recused himself.

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, I move to find that the purpose and findings for regulating the division of land and imposing conditions outlined in CCC 16.12.010 and 16.04.050 have been met for the Parcel Map PC26-8 to create one parcel from two existing lots parcel at 793 & 825 River Village Dr, Assessor Parcel Numbers 008-421-70,71, and therefore recommend the Board of County Commissioners approve the Reversion to Acreage application. Vice Chair Goings seconded the motion, and the decision passed by a vote of 5-0 with Commissioner Frey abstaining.

Recommended Conditions:

1. *Conditions required prior to recordation:*
 - a. *Any final changes required by the County Surveyor shall be made prior to recording.*

- C. Consideration and possible action re: A special use permit application, SUP26-13, filed by Eric Scott. The property is located at 4405 Sheckler Road, Assessor's Parcel Number 006-231-38, in the A-5 zoning district. The applicant proposes to operate a home based equipment rental business.

Eric Scott, 4405 Sheckler Road, was available to speak regarding this application.

Carina Nolasco, Associate Planner, stated that the applicant is requesting to establish a specialized vehicle or trailer rental home-based business for renting homeowner-sized dump trailers. The hours of operation will be between 8:00 a. m. and 5:00 p. m., Monday through Sunday. Services will be by appointment. The applicant will drop off the equipment and pick up equipment to the delivery site. Staff received no public comment. Staff is able to make all five findings; therefore, staff recommends approval with conditions.

Chair Edgmon asked the applicant how he planned to advertise his business, and Eric Scott said that he was going to use social media, bulletin boards, and word of mouth.

Vice Chair Goings verified that this would be empty trailers and that no trash or garbage would be brought to this property. Mr. Scott explained that someone would call him to rent a trailer or piece of equipment, he would deliver it to their location, they would call him to pick it up after they used it, and he will pick it up and bring it back to this property.

Commissioner Ansotegui inquired where he planned to park this equipment on his lot, and it was demonstrated on the aerial photograph displayed on the overhead screen that the equipment would be parked near his home at the southern end of the lot, well away from the road.

No signage was requested.

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

Vice Chair Goings, 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 SUP26-13 to establish a specialized vehicle or trailer rental home-based business parcel at 4405 Sheckler Road, APN 006-231-38. Commissioner Ansotegui seconded the motion, and the decision passed by unanimous vote (6-0).

Recommended Conditions:

1. *Conditions required prior to issuance of a business license.*
 - a. *Compliance with Churchill County code including but not limited to:*
 - i. *Obtaining all necessary state and federal approvals, if applicable.*
2. *Operational Conditions*
 - a. *Maximum advertising sign area shall not exceed 10 square feet.*
 - b. *Commercial vehicles with commercial plates associated with the business shall be limited to a maximum of 5 vehicles.*
 - c. *Provide a 6ft high sight obscuring fence or wall screened area for any on-site maintenance.*
 - d. *Hours of operations shall be limited to 8:00am to 6:00pm.*
 - e. *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.*
 - f. *Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.*

D. Consideration and possible action re: A special use permit application, SUP25-26, filed by Wade Lumsden of GSD Metals. The property is located at 2954 Enterprise Way, Assessor's Parcel Number 007-311-50, in the I-2 zoning district. The applicant proposes expanding the area permitted for scrap recycling and adding tire recycling to the existing wrecking yard and scrap metal recycling facility.

Wade Lumsden, 2954 Enterprise Way, and Jessica Scheerschmidt, 2954 Enterprise Way, were available to speak regarding this application.

Dan Cahalane, Senior Planner, stated that the applicant is requesting to expand the existing wrecking yard facility from 9.0 acres to 13.05 acres and add the additional use of tire grinding and recycling. The original site special use permit was issued in 2018. Staff is able to make all five of the required findings with the conditions addressing landscaping, parking, building permits, storage of vehicle fluids, fire access, and existing parking on Enterprise Way. Therefore, staff recommends approval with conditions.

Chair Edgmon asked the applicant to specify what is involved with tire recycling that they are proposing—would they be accepting tires and hauling them away, or how will they process them onsite? Wade Lumsden shared a couple of samples to show the different phases for the recycling process. Most Nevada tire recyclers are only haulers. They collect tires and then haul them to the dumps where liners get torn up and they're hard to manage. They intend to actually recycle and recover materials, so that these can be reused. All the equipment will actually break it down into four stages.

- Stage one being big chunks of rubber; it has the metal, the nylon, and everything. This is actually a usable product for some places like paper mills, concrete mills, things like that. They use these pieces in their kiln, and the metal drops down into their product as it is processed.
- Stage two is where these pieces are sent through another grinder and strip out all of the metal banding that's inside the tire. What remains is a chunk of rubber and nylon. This sort of item is used for like playgrounds. It's been used for replacement for like gravel for drainage and things like that. So, it is a useful product.
- Stage three includes separation of nylon and crumb rubber into two different products. The nylon can be recycled. Many automotive industries use that to use inside their automotive manufacturing processes, and then the crumb rubber is really common for like sports fields, as well as, like gravel and those sorts of things.
- Stage four can actually refine this down even more, which they're not currently set up to do.

This can be ground down to a point where it can be used in ink or even for water filtration. Their goal is to keep all of these products out of the landfill and turn them into something useful again.

Chair Edgmon pointed out that this location is right next to the City of Fallon transfer station. She wondered if they could work with them for this expansion to help them. Mr. Lumsden stated that they met with the city when they brought in the equipment, and they were in favor of this process. The city is having problems at the landfill with tires, and they need to find an outlet for them. Chair Edgmon verified that they had read the recommended conditions and would comply with them. Mr. Lumsden stated that he had discussed things with the planner, but he hadn't had the chance to read through them. Dan Cahalane reiterated that they were basically what had been discussed, and Wade Lumsden agreed that they wouldn't have issues with them.

Chair Edgmon inquired if any of the commissioners had any questions or discussion.

Vice Chair Goings asked how the metal is removed in the second phase, and Mr. Lumsden explained the process of how these are extracted.

Commissioner Mills questioned the applicant regarding the office building that exists on the property and the condition requiring upgrades to this office. He noted that the landowner was in favor of adding tire recycling and wondered about issues that could arise with regards to ownership of the office structure that is still considered temporary and would need to be made permanent. Mr. Lumsden thought that Mr. Travis had the office permitted as it was to be in compliance with the permit when he started the business. He has no issues with them making changes to the office building or anything else on the property. Commissioner Mills verified that the cost would be borne by the applicant, and Mr. Lumsden agreed that he believes that to be accurate.

Chair Edgmon inquired if any public is onsite at this location, and Wade Lumsden said that they collect scrap metal from the local area. They do have a handful of customers on a daily basis that bring in a truck or trailer full of scrap metal for them to sort, process and ship out. Jessica Scheerschmidt noted on the site plan displayed on the overhead screen that the upper left section of the property is open to the public and is gated, so no public is permitted beyond that point.

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 16.08.080(H) have been met and therefore approve the Special Use Permit SUP25-26 to expand the area permitted for scrap recycling and adding tire recycling to the existing wrecking yards and scrap metal facility parcel at 2954 Enterprise Way, Assessor Parcel Number 007-311-50. Vice Chair Goings seconded the motion and the decision passed by unanimous vote (6-0).

Recommended Conditions:

1. *Conditions required to satisfy enactment of the Special Use Permit:*
 - a. *Conditions that shall be met within six (6) months of SUP approval:*
 - i. *15 parking spaces shall be provided, including one (1) paved or concrete handicapped accessible parking spot (16x20ft).*
 - ii. *Installation of the code required landscaping, at a minimum:*
 1. *Minimum 10ft landscaping buffers along Enterprise Way of:*
 - a. *A minimum of 80% of the buffer area shall be decorative rock, rock mulch, or other inert materials within the existing fence.*
 2. *One (1) minimum 1-inch caliper tree or minimum 15-gallon pot tree shall be installed in the parking area.*
 - b. *Conditions that shall be met within one (1) year of SUP approval:*
 - i. *Obtaining all necessary building permits and approvals including, but not limited to:*
 1. *Placement of office trailer on a permanent foundation, hookup to septic system, and placement permits for shipping containers on site.*
 - ii. *Provision of written evidence that all necessary local, state and federal approvals have been secured including but not limited to:*
 1. *NDEP approval of the tire recycling facility;*
 2. *Fire approval of the Emergency Management Plan.*
 - c. *Provide photographic proof that the above requirements have been completed.*

2. Operational Conditions

- a. *Conditions of approval shall be attached to any subsequent business license renewal, planning application or building permit.*
- b. *Vehicles shall not be parked within the Enterprise Way easement.*
- c. *Identified 50ft fire lanes shall be kept clear.*
- d. *Hours of operation are limited to 7:00am to 7:00pm.*
- e. *Secondary containment facilities shall be maintained in good condition and hole free.*
- f. *Vehicle fluids shall only be removed where secondary containment facilities are present. Storage of removed vehicle fluids shall be in the designated secondary containment areas.*
- g. *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.*
- h. *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*
- i. *Compliance with all necessary state and federal approvals, if applicable.*
- j. *Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.*
- k. *Failure to comply with any of the conditions of approval may render this approval out of conformance and subject to revocation.*

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

- A Consideration and possible action re: Termination of a special use permit, SUP1086, previously granted on May 8, 2024 to Clayton Bryant, Deadeye Dirtworks, LLC, for a home based business with outside storage of heavy equipment. The property is located at 3205 Brookside Circle, Assessor's Parcel Number 008-421-23, in the E-1 zoning district. The applicant has moved his business to 150 Classic Way after being granted a special use permit on June 10, 2026 for that business in the C-1 zoning district. The home business permit is no longer needed and should be terminated.
- B Consideration and possible action re: Discontinuation of review of special use permit, SUP1038, previously granted on August 10, 2022 to Paul Picotte, The Grid Brewery, for A) Beverage Processing, B) Eating/Drinking Establishment with alcohol sales/nighttime hours, and C) multi-tenant retail facility. The property is located at 2030 Reno Highway, Assessor's Parcel Number 008-361-56, in the C-2 zoning district. The majority of the conditions for approval have been completed, they are still awaiting Nevada Department of Transportation (NDOT) improvements at the highway entrance, and the remaining conditions can be monitored by staff for completion.
- C Consideration and possible action re: Discontinuation of review of special use permit, SUP25-15, previously granted on June 11, 2025 to Creekwood Homes for a manufactured home dealership. The property is located at 3981, 3977 & 3943 Reno Highway, Assessor's Parcel Numbers 008-411-40, 008-411-41 & 008-411-42, in the C-1 zoning district. The conditions for approval have been verified by staff to be completed.

Chair Edgmon asked if anyone had any issues with any of these items. There was discussion regarding Item B and how the conditions related to the NDOT (Nevada Department of

Transportation) improvements for the front of the property were still in design stages and weren't anticipated to be completed for the next two to three years. The department can ensure that everything is completed after those improvements have been made. Chair Edgmon requested to know if Creekwood Homes had actually completed the conditions related to landscaping and asked that this item be pulled from the consent agenda to be heard at a future meeting. She wanted to be fair and consistent in ensuring that landscaping is completed for each of the businesses along the Reno Highway that they have required in the conditions.

Commissioner Frey moved to approve the consent agenda items A and B as submitted and review item C at a later date. Vice Chair Goings seconded the motion and the decision carried unanimously (6-0).

10. Consideration and possible action re: Cancellation of Joint Workshop, July 28, 2026

Randy Hines, Public Works Director, stated that due to other pressing matters that have been assigned to the department, including research on data centers, agriculture exemptions, and water and sewer connection fees, the joint workshop regarding code changes will need to be postponed. It is expected that there will be a workshop on August 25, 2026 for a potential development that is being proposed. The development would include residential and commercial.

11. Consider Future Agenda Items

There were none.

12. Commissioner Reports and Updates

Chair Edgmon said that the job posting for the vacant position closes July 9, 2026.

13. Public Comment:

There were none.

14. Adjournment:

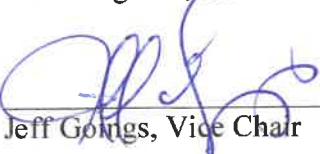
There being no further business to come before the Planning Commission, Chair Edgmon adjourned the meeting at 6:49 p.m.

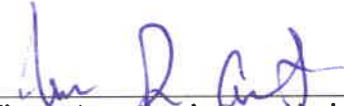
15. Appendix:

Supporting Documentation

16. 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: 
Dennis Mills, Commissioner

ATTEST:

Diane Moyle, Administrative Assistant



**CHURCHILL COUNTY
PLANNING COMMISSION
HEARING**
July 8, 2026

Keary Basford, TUP Request for Renewal, 895 Howard Pl, APN 007-851-19





007-851-19

NV Energy, SUP Annual Review, Sagehen Creek Rd, Multiple APNs

NV Energy Sierra Solar Phase I

Figure 1
Project Location

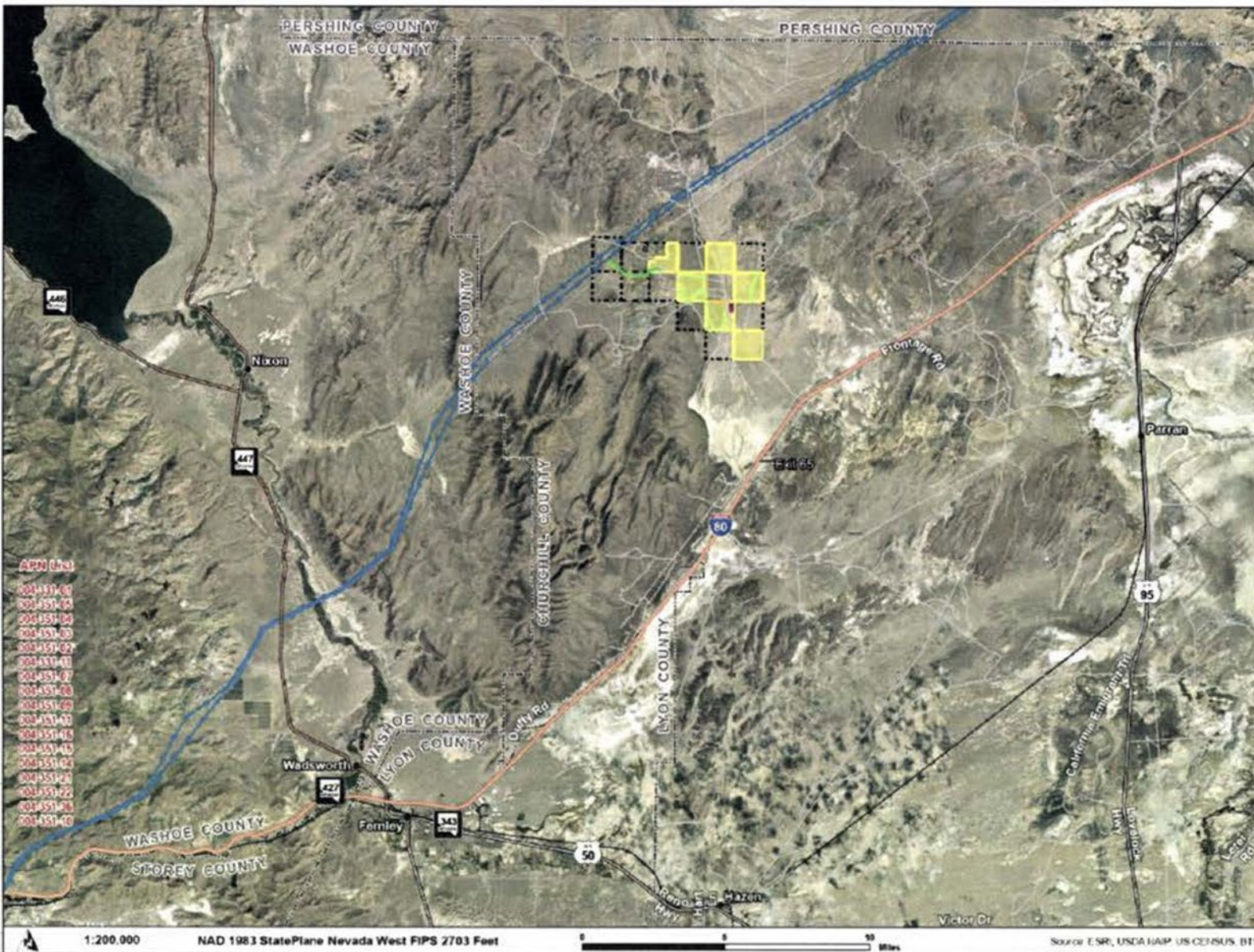
Churchill County, NV

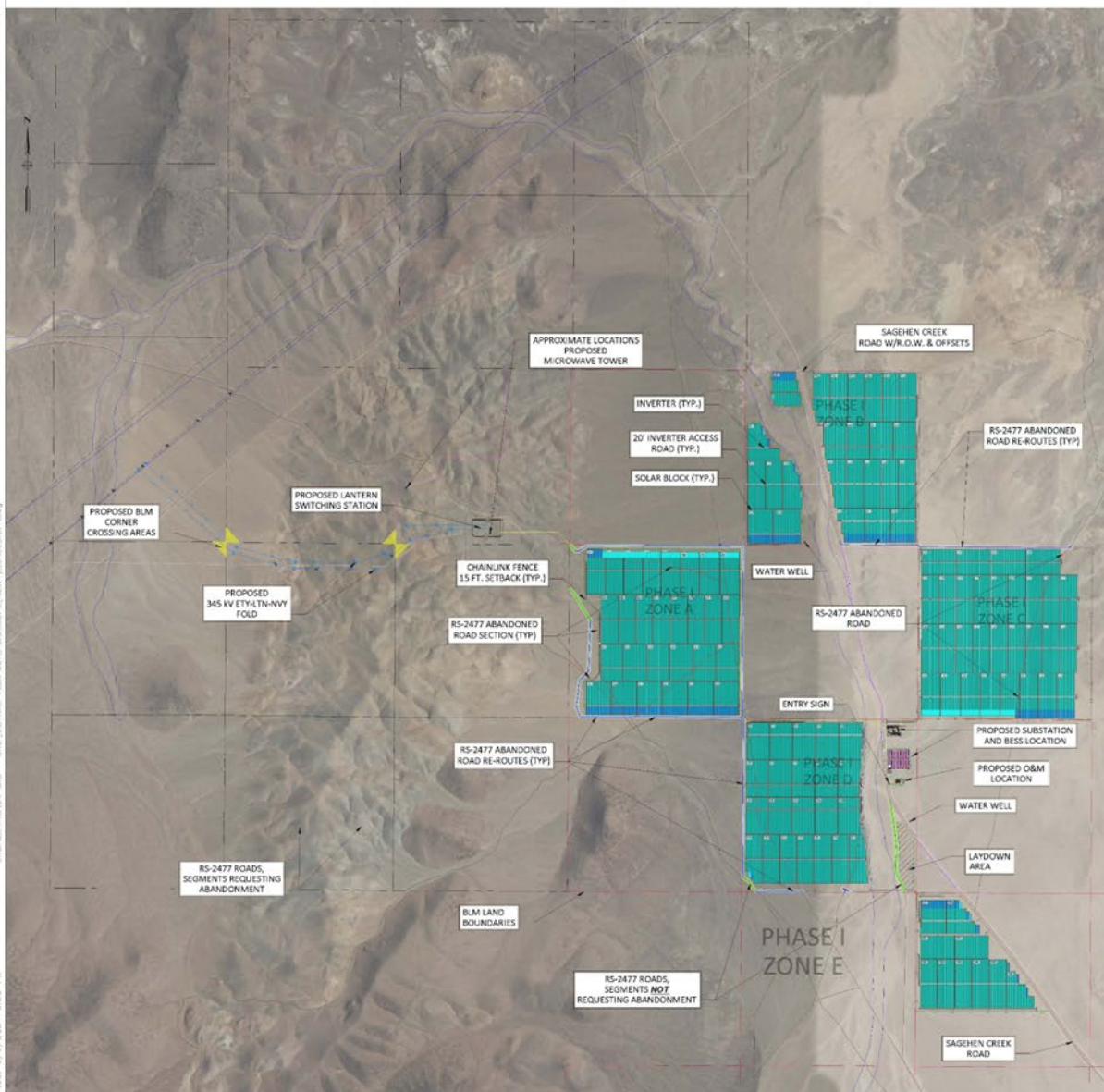
- Project Features**
- Project Gen-Tie
 - 3244 Line Fold
 - Lantern Switching Station
 - Project Substation
 - BESS Boundary
 - Project Area
- Transportation**
- Interstate Highway
 - Local Roads
 - Abandoned RS2477 Roads
- Boundary**
- County
 - County Parcel
- Utility Line**
- Tracy to Valmy and Valmy to Tracy 345 KiloVolt Transmission Lines



NOT FOR CONSTRUCTION

Reference Map





SITE INFORMATION	
PROJECT AREA (FENCED) (ACRES) APPROX.	2600
LINEAR FEET OF FENCING (APPROX.)	116,000
BESS COVERAGE AREA (ACRES) APPROX.	15
SUBSTATION AREA (ACRES) APPROX.	7.5
PV SYSTEM SUMMARY	
MW-AC @ INVERTERS	400
MW-DC	600
PV ARRAY	
MODULE QUANTITY	1,132,236
TOTAL STRINGS	188,706
STRING LENGTH (MODULES PER STRING)	6.5
MODULES	
MODULE MANUFACTURER	First Solar
MODULE MODEL #	FS-7540A-TR1
STC WATTAGE (W)	530
VOLTAGE RATING (V)	1500V
INVERTER	
INVERTER MANUFACTURER	SMA
INVERTER MODEL #	MPV5-480-52-US
QUANTITY	115
TRACKER	
TRACKER MANUFACTURER	NEXTRACKER
CONFIGURATION	HORIZON 1P
BESS	
BESS MANUFACTURER	TESLA
MODEL	MEGAPACK 200
QUANTITY	456

NOTE:
1. TRACKER LAYOUT IS CONCEPTUAL IN NATURE AND FOR INFORMATION ONLY.

LEGEND:

- | | |
|--|--|
| | PV TRACKER (1 X 84 - 14 STRINGS) FS SERIES 7 |
| | PV TRACKER (1 X 60 - 10 STRINGS) FS SERIES 7 |
| | PV TRACKER (1 X 42 - 7 STRINGS) FS SERIES 7 |
| | INVERTER / TRANSFORMER SKID |
| | INVERTER BLOCK DESIGNATION AND INVERTER BLOCK LIMITS |
| | CHAIN LINK FENCE |
| | SUBSTITUTION PERIMETER WALL |
| | LOQ (LIMIT OF DISTURBANCE)/PROJECT BOUNDARY |
| | BLM LAND BOUNDARY |
| | BESS TESLA MEGAPACK 2XL (76.2 MWhr EACH) |
| | 20' SITE ACCESS ROAD |
| | SITE ACCESS GATE |
| | EXISTING RS-2477 ROADS NOT WITHIN PROJECT BOUNDARY |
| | RS-2477 ROADS EXISTING (NOT BEING ABANDONED) |
| | RS-2477 ROADS, SEGMENTS NVE REQUESTING ABANDONMENT |
| | RS-2477 ABANDONED ROAD RE-ROUTED SEGMENTS |
| | SAGEHEN CREEK ROAD |



NV ENERGY
6000 W. SAHARA AVE
LAS VEGAS, NV 89146



STAMP

NOT FOR
CONSTRUCTION

SIERRA SOLAR
PV PROJECT
NV ENERGY
CHURCHILL COUNTY, NV

PROJECT NUMBERS:
194G-0406

SHEET TITLE:
SITE PLAN OVERVIEW -
SUP SUBMITTAL

SHEET SIZE:
ARCH "D"
24" X 36" (610 x 914)

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[illegible]

DATE:	05/11/2004
DRAWN BY:	AT
ENGINEER:	AT
APPROVED BY:	CI

PROJECT PHASE:
S.U.P. SUBMITTAL

SCALE:
1" = 1500'

SHEET NO.:
E-200

Lantern Switching Station & Gen-tie



Sierra | BESS



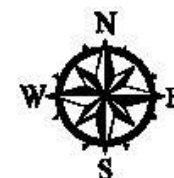
Sierra I Substation and Gen-tie



Ernst Sending Site, 1975 Berney Rd, APN 006-851-03



APN 006-851-03 Ernst Property

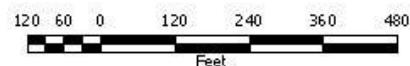


Legend

	60 dB
	65 dB
	70 dB
	75 dB
	80 dB
	85 dB

Accident Potential Zones

ZONE	
	APZ I
	APZ II
	Clear Zone
	Primary Surface

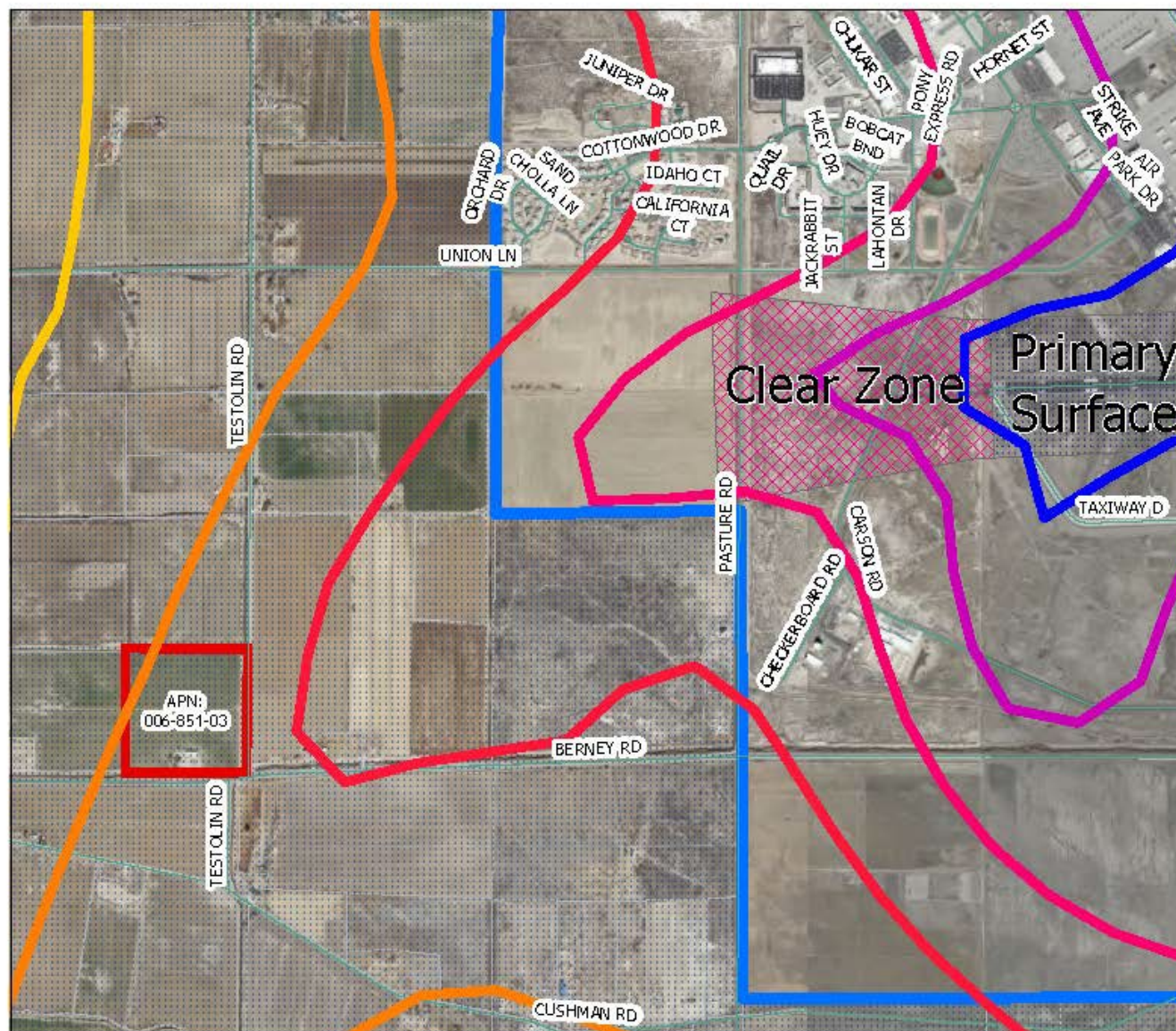
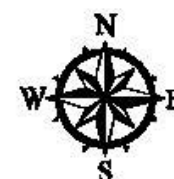


Map Prepared by: adm
5/28/2026
Churchill County Planning Department



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

APN 006-851-03 Ernst Property



Legend

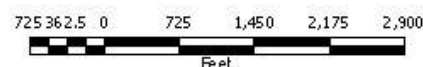
Roads

	60 dB
	65 dB
	70 dB
	75 dB
	80 dB
	85 dB

Accident Potential Zones

ZONE

	APZ I
	APZ II
	Clear Zone
	Primary Surface



Map Prepared by: adm
5/28/2026
Churchill County Planning Department



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Frey McDonald, Reversion to Acreage Map, 793 & 825 River Village Dr
APN 008-421-70 & 008-421-71



CURVE	RADIUS	LENGTH	CHORD	TANGENT	DELTA
C1	52.80	77.65	72.47	44.56	77.42°
C2	62.00	36.66	36.45	60.29	88.24°
C3	62.00	65.17	60.42	34.80	107.20°
C4	52.80	69.59	64.89	44.82	69.25°
C5	25.00	23.19	21.44	11.87	50.47°
C6	25.00	23.19	21.44	11.87	50.47°
C7	15.00	40.31	36.08	25.00	50.23°
C8	300.00	357.42	336.60	333.30	68.19°
C9	300.00	359.00	338.40	335.11	67.49°

LINE	LENGTH	BEARING
L1	30.77	S77°27'34"W
L2	20.48	N00°00'00"E
L3	20.97	S87°40'00"W
L4	42.64	S22°09'00"E
L5	20.39	S87°40'00"W
L6	31.09	S47°04'00"E
L7	37.33	S22°09'00"E
L8	42.90	N00°00'00"E
L9	42.90	S47°11'00"E
L10	62.00	N46°27'59"E
L11	28.23	S77°27'34"W

APN 008-411-05
RAMBLING RIVER RANCHES, INC.
R.O.S. 430478

**REVERSION
PARCEL A
2.13± ACRES**



REVERSION PARCEL DESCRIPTION

REVERSION TO ACREAGE - PARCEL A

ALL THAT CERTAIN PARCEL SITUATE WITHIN A PORTION OF THE SOUTHEAST QUARTER (SE1/4) OF SECTION 27, TOWNSHIP NINETEEN (19) NORTH, RANGE TWENTY-EIGHT (28) EAST, MOUNT DIABLO MERIDIAN, CHURCHILL COUNTY, NEVADA, BEING PARCELS 20 & 21 AS SHOWN IN THE PERRY-WALLACE PARCEL MAP NO. 9, DOCUMENT NO. 375453, FILED JANUARY 26, 2009, IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERLY CORNER COMMON TO SAID PARCELS 20 AND 21, AS SHOWN ON SAID PARCEL MAP, FROM WHICH THE EAST QUARTER (E1/4) CORNER OF SECTION 27, TOWNSHIP 19 NORTH, RANGE 28 EAST, MOUNT DIABLO MERIDIAN, BEARS NORTH 67°30'16" EAST, 2033.14 FEET;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 20, BEING COINCIDENT WITH THE CENTERLINE OF RIVER VILLAGE DRIVE ROAD EASEMENT AS SHOWN ON SAID PARCEL MAP, SOUTH 22°09'00" EAST, 104.94 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 20;

THENCE LEAVING SAID EASTERLY LINE AND SAID CENTERLINE, SOUTH 67°50'52" WEST, 300.00 FEET ALONG THE SOUTHERLY LINE OF SAID PARCEL 20 TO THE CENTERLINE OF SHUEY DRAIN EASEMENT AS SHOWN ON SAID PARCEL MAP, ALSO BEING THE SOUTHWEST CORNER OF SAID PARCEL 20;

THENCE ALONG SAID CENTERLINE OF SAID SHUEY DRAIN EASEMENT, ALSO BEING THE WESTERLY LINE OF SAID PARCEL 20, NORTH 22°09'00" WEST, 42.04 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE OF SAID SHUEY DRAIN EASEMENT, ALSO BEING THE WESTERLY LINE OF SAID PARCEL 20, NORTH 86°30'08" WEST, 67.78 FEET;

THENCE CONTINUING ALONG SAID CENTERLINE OF SAID SHUEY DRAIN EASEMENT, ALSO BEING THE WESTERLY LINE OF SAID PARCELS 20 AND 21, NORTH 00°18'07" EAST, 342.48 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 21;

THENCE LEAVING SAID CENTERLINE, ALONG THE NORTHERLY LINE OF SAID PARCEL 21, NORTH 77°27'34" EAST, 60.00 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 21;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL 21, SOUTH 57°08'53" EAST, 262.68 FEET TO THE NORTHERLY LINE OF SAID RIVER VILLAGE DRIVE ROAD EASEMENT;

THENCE CONTINUING ALONG SAID EASTERLY LINE OF SAID PARCEL 21, SOUTH 41°31'08" EAST, 62.00 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 21, ALSO BEING THE NORTHEAST CORNER OF SAID PARCEL 20, AND THE POINT OF BEGINNING SAID REVERSION TO ACREAGE - PARCEL A CONTAINS 2.13 ACRES, MORE OR LESS

THE BASIS OF BEARINGS FOR THIS DESCRIPTION IS N00°00'01" ALONG THE EASTERLY LINE OF THE SE 1/4 OF SEC. 27, T.19N, R.28E, M.D.B.M., AS PER THE PERRY-WALLACE PARCEL MAP FILE #278963 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

PREPARED BY:
LUMOS AND ASSOCIATES, INC.
DAVID C. CROOK, PLS 10836
275 W. WILLIAMS AVE.
FALLON, NV 89406

APN 008-421-32
J.G. PROPERTIES LLC
PM 282587

APN 008-421-40
J.G. PROPERTIES LLC
PM 282587

APN 008-421-71
FREY, GLORIA
MC DONALD, RHYNS
PM 378493

APN 008-421-71
FREY, GLORIA
MC DONALD, RHYNS
PM 378493

APN 008-421-16
SARRISON, OLIVER L.
& CHRISTINE
PM 378482

APN 008-421-73
GALINDO-HERNANDEZ, SARA
GALINDO-HERNANDEZ, VENEZIA
PM 378493

APN 008-421-73
GALINDO-HERNANDEZ, SARA
GALINDO-HERNANDEZ, VENEZIA
PM 378493

APN 008-421-71
FREY, GLORIA
MC DONALD, RHYNS
PM 378493

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PM 378493

APN 008-421-16
SARRISON, OLIVER L.
& CHRISTINE
PM 378482

NOTES

1. ALL EASEMENTS IDENTIFIED AS LATERALS OR DRAINS, UNLESS SPECIFIED AS PRIVATE, ARE AS PER THE UNITED STATES RECLAMATION SERVICE, TRUCKEE CARSON, PROPERTY AND STRUCTURE MAPS AS PROVIDED TO OUR OFFICE BY THE TRUCKEE CARSON IRRIGATION DISTRICT.

2. TOTAL AREA: 2.13 AC.

3. REASONABLE CARE HAS BEEN USED TO SHOW THE FLOOD ZONE BOUNDARIES AS THEY ARE DEPICTED ON THE APPROPRIATE FEDERAL EMBODYMENT MANAGEMENT AGENCY MAP.

DEER CREEK CIRCLE

BROOKSIDE CIRCLE

RIVER VILLAGE DRIVE

CARSON RIVER

LEGEND :

- FD. SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 7809 AS PER FILE #278963, OR AS DESCRIBED
- SET SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 10142
- FD. SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 10142 PER PARCEL MAP NO. 4, FILE #375485
- FD. SURVEY POINTS W/ 5/8" R/B W/ CAP P.L.S. 10142 PER PARCEL MAP NO. 8, FILE #378492
- SURVEY POINTS NOT SET
- FD. CENTERLINE MONUMENTATION, PER MAP NO. 4, FILE #375485
- NON WATER RIGHTED
- SECTIONAL CORNER, AS DESCRIBED
- WATER WELL

BASIS OF BEARINGS

N00°00'01"E ALONG THE EASTERLY LINE OF THE SE 1/4 OF SEC. 27, T.19N, R.28E, M.D.B.M., AS PER THE PERRY-WALLACE PARCEL MAP FILE #278963 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

OWNER

GLORIA FREY & RHYNS MC DONALD
300 S. ALLEN STREET
FALLON, NV 89406

ZONE: E1

APN 008-421-70
793 RIVER VILLAGE DR., FALLON, NV 89406

APN 008-421-71
825 RIVER VILLAGE DR., FALLON, NV 89406

AREA
PARCEL A: 2.13± ACRES

06/30/2026



TCID #25-043

REVERSION TO ACREAGE

FOR

GLORIA FREY & RHYNS MCDONALD

BEING A REVERSION OF PARCELS 20 & 21 AS SHOWN ON PM 378493
SITUATE WITHIN A PORTION OF THE SE 1/4 OF SECTION 27 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
LUMOSINC.COM
INFO@LUMOSINC.COM

Drawn By : DCC / CCM
Sheet : 2 of 2
Job No. : 12350.000
Drawing No. : 12350.000/SURVEY

Scott HB SUP, 4405 Sheckler Rd, APN 006-231-38





GSD Metals, SUP, 2954 Enterprise Way, APN 007-311-50



Consent Agenda

**CHURCHILL COUNTY PLANNING COMMISSION
APPLICATION FOR RENEWAL OF A TEMPORARY USE PERMIT**

TEMPORARY MOBILE HOME OR RV UNIT

To retain a temporary use permit, evidence of continued need must be provided. Please complete the following renewal application and submit it to the Public Works, Planning & Building Department as soon as possible. The application and any supporting documentation to indicate the continued need (for example, a letter from a medical practitioner) will be reviewed to determine eligibility. Payment of the renewal fee is required.

NAME OF APPLICANT: BASFORD KEARY E /SANDRA KAN
STREET ADDRESS OF PROPERTY: 895 HOWARD PL
ASSESSOR'S PARCEL NUMBER: 00785119 ZONING: A5
Facts on file: HOME CONSTRUCTION - RESIDE IN RV DURING CONSTRUCTION/PLACEMENT
OF PERMANENT RESIDENCE; SUBJECT TO ANNUAL RENEWAL, SHOW SIGNIFICANT
PROGRESS

REASON FOR ISSUANCE OF ORIGINAL TEMPORARY USE PERMIT (check one)

- ☐ A residence for an aged, invalid, or physically or mentally disabled person
- ☐ A residence for the caretaker of an aged, invalid, or physically or mentally disabled person
- ☐ Watchman's quarters for a commercial or industrial operation with a current business license
- ☐ Farm or ranch labor for a bona fide, current operation where the resident provides farm labor
- ☒ Temporary residence during home construction (describe progress toward completion of home)

Describe the circumstances which indicate a continued need for the temporary use permit:

SEE ATTACHED LETTER.

Verification

I, Keary Edmund Basford, verify that the circumstances described above are true and correct
(print name)

and the temporary residence is being used solely for the purpose indicated.

Signature

Date

Keary Edmund Basford
June 5th 2026



CHURCHILL COUNTY PUBLIC WORKS, **PLANNING & BUILDING**

May 15, 2026

BASFORD KEARY E
895 HOWARD PL
FALLON, NV 89406

RE: Renewal of Temporary Use Permit

TEMPORARY USE PERMIT ANNUAL RENEWAL BILL

The original purpose of the Temporary Use Permit:
HOME CONSTRUCTION - RESIDE IN RV DURING CONSTRUCTION/PLACEMENT OF PERMANENT
RESIDENCE; SUBJECT TO ANNUAL RENEWAL, SHOW SIGNIFICANT PROGRESS

The physical address:
895 HOWARD PL
Churchill County, Fallon, Nevada

Please indicate any new mailing address and phone number if applicable.

Mailing Address:

895 HOWARD PL
UNIT B
FALLON, NV 89406

Phone: (775) 699-5323

Do you need to continue the use of your Temporary Use Permit?



Yes, the \$ 100.00 annual renewal fee is enclosed. (Please make checks payable to Churchill County)
This fee increased per Resolution 3-2026.

☐ No, my permit is no longer necessary. Please close my Temporary Use Permit.

Sign and date here:

Keary E. Basford

Date:

June 5th 2026

Failure to return this application and a completed renewal application within thirty (30) days may result in termination of your Temporary Use Permit.

Churchill County is an equal opportunity provider and employer.

270 S Maine St, Suite A, Fallon, Nevada 89406

phone (775) 423-7627

fax. 428-0259

www.churchillcountynv.gov

Keary Basford
895 Howard Place
Fallon, NV 89406

Dear Planning Commissioners and All Relevant Parties,

Thank you for the opportunity to update you on my progress since the last meeting I attended on December 10, 2025 where I was kindly granted six more months to reside on my land. On November 19, 2025, my property was listed with Berney Realty generating strong interest, with eight confirmed scheduled showings, numerous near weekly drive by showings and phone inquiries at least every other week. I have reduced the price four times and a couple of parties verbally expressed interest in offering on the property but did not follow through with a commitment in the form of a written offer. All of this is documented in the letter from Josh Berney which I have submitted.

Of course, I have been conducting a housing search in the meantime. I have contacted Churchill County Social Services, Nevada Rural Housing Authority, 211, United Way Hot Line, Local Resources, Low Income and Senior Housing, AARP Elder Care Locator, Senior Assistance with Housing, Carson City Senior Center, Rylexa Properties, Sierra Flats, Nevada Aging and Disabled Services, Department of Housing, Affordable Senior Housing, Northern Nevada Community Housing, Amack Real Estate Services and my health insurance company affiliated with Medicare for a list of low-income housing. I spoke with a representative from USDA Rural Development, discussing my interest in applying for a Single Family Direct loan for building. However, my loan application interview was prematurely terminated once I answered that the road to my property is private and not a publicly maintained road, which disqualified me from receiving a loan.

I have actually traveled to Carson City to three apartment offices to request applications and to the Carson City Senior Center and I intend to return in the near future for further help and resources. I have submitted several apartment applications and I am on five waiting lists. I am applying for Section 8 vouchers utilized for subsidized housing.

As I am 80 years old, I receive Social Security and SSI, barely enough to cover my variable rate monthly mortgage and living expenses. As requested, I have provided income verification and verification of my monthly mortgage payment. Of course, while my land is up for sale, I would have to continue making mortgage payments. With my limited income, I cannot afford additional monthly rent payments and an upfront move in cost as in the state of Nevada, deposits can legally amount to up to 3 months' rent. If I am denied my renewal request and forced off my land, I will subsequently end up homeless which I communicated to the commissioners.

At the last meeting I attended, I was advised to have my trailer moved to a RV park. Health and safety concerns were mentioned. With all due respect, whether I live in my trailer in a RV park or in my trailer on my land, it's the same trailer. Therefore, health and safety concerns

are unwarranted. If there are truly health and safety issues, why I am allowed to live in my trailer on my property for 90 days without a temporary use permit. Again, with all due respect, 90 days or 365 days? Same difference. Furthermore, residing in my trailer with running water, electricity and a septic tank on the safety of my land is far more conducive to promoting health and well-being than being homeless as an 80 year old in rural Nevada exposed to the elements and extreme weather conditions, worrying about physical assault as a vulnerable senior along with potential incarceration as homelessness is criminalized, codified into law.

As far as concerns regarding the neighbors, at the last meeting it was confirmed that no complaints were filed. With all due respect, it would be hypocritical if there were any as many neighbors have numerous trailers, some of which are occupied, on their property, both visible and not visible from the road.

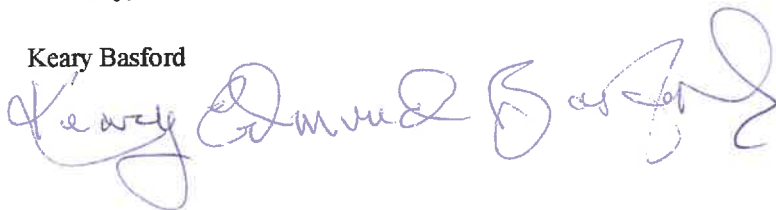
I understand health and safety concerns. However, it is not in the public interest of health and safety to force the poor, the elderly and the disabled, categories that are not necessarily mutually exclusive, off their own land simply for not being able to afford to build. With all due respect, health and safety issues and issues with neighbors are merely false pretenses as I have explained above. The real reason requiring building is to increase property values resulting in higher appraisals in order to generate more revenue for the county. I appeal to your conscience and higher spiritual nature. Please do not try to balance the budget on the backs of the most vulnerable, the poor, the elderly and the disabled who are already struggling in precarious financial times and penalize them for simply being too poor to comply. Please do not treat poverty as a crime with the penalty being homelessness.

Of course, this process is not akin to jury nullification where the commissioners vote according to their conscience. Yet, although there is a hardship exemption in Churchill County for property taxes, there is none for our particular situation. This is unconscionable as the cost of building is untenable. I've read various articles on exclusionary zoning where legal scholars contend that this practice amounts to discrimination and may even be unconstitutional. Certainly, forcing the elderly to bear the cost of building under the threat of being forced off their own land and potentially ending up homeless qualifies as age and economic discrimination as most seniors have limited resources. Of course, I do not bring these issues up to be adversarial or confrontational. I only mention them in the interest of fairness.

Thank you for your time and attention to this matter. I greatly appreciate your kind understanding.

Sincerely,

Keary Basford





801 East Williams Ave Suite #2207
Fallon, Nevada 89406
June 09, 2026

KEARY BASFORD
895 HOWARD PL
FALLON, NV 89406

RECEIVED

JUN 16 2026

Churchill County Public Works,
Planning & Building

Housing Accommodation Letter: Request for Extended Relocation Period

June 1, 2026

To Whom It May Concern:

Re: Request for Reasonable Accommodation — Extended Relocation Period

Patient Name: Keary Basford

Date of Birth: 7/27/1948

I am writing in my capacity as the treating primary care provider for the above-named patient to request a reasonable accommodation under the Fair Housing Act (42 U.S.C. § 3604) and applicable state and local fair housing laws. Specifically, I am requesting that Keary Basford be granted an extended period of time to relocate from his current residence due to the functional limitations imposed by his psychiatric disabilities.

Diagnoses:

- Post-Traumatic Stress Disorder (PTSD) (DSM-5: 309.81 / ICD-10: F43.10)
- Generalized Anxiety Disorder (DSM-5: 300.02 / ICD-10: F41.1)

Nature of Disability and Functional Limitations:

Keary suffers from chronic and clinically significant PTSD and anxiety disorder. These conditions substantially limit one or more major life activities, including but not limited to concentrating, planning, organizing, decision-making, managing stress, and performing complex multi-step tasks.

PTSD is recognized by the American Psychiatric Association as a condition associated with "high impairment in social, occupational, and physical functioning; reduced quality of life; and physical health problems".[1] A systematic review and meta-analysis of 34 studies comprising over 14,000 participants demonstrated that individuals with PTSD exhibit significant impairments with large to very large effect sizes across all functional domains, including General Tasks and Demands, Mobility, Domestic Life, and Major Life Areas, as defined by the WHO International Classification of Functioning, Disability and Health.[2] Longitudinal research has further demonstrated that PTSD symptoms — particularly intrusion and avoidance — predict cascading functional impairments across work and daily obligations.[3]

Clinical Justification for Extended Relocation Period:

The process of relocating requires sustained executive functioning, emotional regulation, and the ability to manage multiple simultaneous stressors — capacities that are significantly compromised by Keary's psychiatric conditions. Specifically:

1. **Avoidance symptoms** associated with PTSD cause the patient to avoid distressing tasks, including sorting belongings, engaging with unfamiliar environments, and interacting with landlords, movers, or housing agencies.
2. **Hyperarousal and anxiety** impair the patient's ability to concentrate, make decisions, and tolerate the uncertainty inherent in a housing transition.
3. **Intrusive symptoms** (flashbacks, nightmares, and intrusive memories) disrupt sleep and daily functioning, reducing the patient's capacity to sustain the effort required for relocation over a compressed timeline.
4. **Emotional dysregulation** associated with both PTSD and anxiety disorder makes the patient vulnerable to psychiatric decompensation when faced with acute psychosocial stressors such as forced relocation under time pressure.

A standard relocation timeline would pose a significant risk of psychiatric destabilization for this patient. An extended period — of at least [specify timeframe, e.g., 90–120 days] — is medically necessary to allow Keary to relocate in a manner that is consistent with his treatment plan and that minimizes the risk of symptom exacerbation, crisis, or hospitalization.

Accommodation Requested:

I respectfully request that Keary be granted an extended relocation period of 90-180 days beyond the standard notice period. This accommodation is directly related to his disability and is necessary to afford him an equal opportunity to use and enjoy housing, as required under the Fair Housing Act.

I am available to discuss this matter further or provide additional clinical documentation as needed.

Sincerely,

Britany Ann Ortega MSN APRN FNP-C

RECEIVED

JUN 16 2026

Churchill County Public Works,
Planning & Building

Banner Medical Group

1346020260

NV 872194

References

1. Diagnostic and Statistical Manual of Mental Disorders. Dilip V. Jeste, Jeffrey A. Lieberman, David Fassler, et al. American Psychiatric Association (2022).
2. Functional Impairment in Posttraumatic Stress Disorder: A Systematic Review and Meta-Analysis. Jellestad L, Vital NA, Malamud J, Taeymans J, Mueller-Pfeiffer C. Journal of Psychiatric Research. 2021;136:14-22. doi:10.1016/j.jpsychires.2021.01.039.
3. Association of Symptom Severity, Pain and Other Behavioral and Medical Comorbidities With Diverse Measures of Functioning Among Adults With Post-Traumatic Stress Disorder. Manhapra A, Stefanovics EA, Rhee TG, Rosenheck RA. Journal of Psychiatric Research. 2021;134:113-120. doi:10.1016/j.jpsychires.2020.12.063.

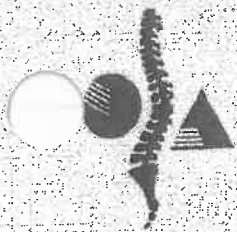
Sincerely,

Britany A Ortega MSN, APRN, FNP-C

RECEIVED

JUN 16 2026

Churchill County Public Works,
Planning & Building



Chiropractic Health Center

Alan S. Bader, D.C.

Optimal Spine = Optimal Health

July 7, 2026

To Whom it May Concern:

I believe Keary Basford would benefit from stable living conditions which include stable temperatures and a comfortable bed. I feel he would benefit from this due to his current spinal condition.

Thank you,

Dr. Alan S. Bader, D.C.

(no subject)

1 message

bengal@cwo.com <bengal@cwo.com>

To: churchillcountylibrary@gmail.com

RECEIVED

JUL 08 2026

Churchill County Public Works,
Planning & Building

Wed, Jul 8, 2026 at 4:35 PM

Dear Planning Commissioners and All Relevant Parties,

Thank you for the opportunity to update you on Mr. Basford's progress. He accepted an offer on his property. The closing date is 8/21/26. As you may know, various factors can create delays. Therefore, Mr. Basford is requesting more time, if necessary. Mr. Basford is asking for reasonable accommodations which he is entitled to under the ADA and Fair Housing Act as he may need extra time to remain on his land during this process. Otherwise, he will become homeless and sleeping in his car or on a hard shelter floor, if space is even available, would aggravate his back, neck and shoulder injuries, causing extreme pain. The ADA defines a disability as a physical or mental impairment that substantially limits one or more major life activities such as sitting, walking, lifting and sleeping. You do not have to be entirely unable to perform certain tasks. If it is more painful, difficult or time-consuming for an individual to perform an activity compared to the general population, that qualifies as a substantial limitation under the ADA. Therefore, Mr. Basford is considered disabled as his back, neck and shoulder problems affect sitting, walking, lifting and sleeping. He cannot sit for long periods of time. He must change positions or get up and stretch. Mr. Basford cannot walk great distances. Lifting can cause extreme pain. Mr. Basford must be careful how he sleeps as to not aggravate his back, neck and shoulders. Needless to say, sleeping in his car or on a hard shelter floor would certainly aggravate his back, neck and shoulders.

As I stated in my email to Ms. Lebaron, I began college at 16, attaining a degree in Psychology. However, you don't need a degree in Psychology to know that this particular situation would be extremely stressful for anyone. Of course, this difficult process, with the threat of being forced off his own land and potentially ending up homeless, greatly aggravates the symptoms of Mr. Basford's psychiatric conditions.

Mr. Basford has high blood pressure. My mother was diagnosed with hypertension and prescribed medication for her condition. Yet, she still suffered a stroke. Of course, she was hospitalized and put into a medically induced coma. When she was released, there was already a hospital bed waiting in the house, in anticipation of her long recovery. Eventually, she became ambulatory once again. However, cognitively speaking, she was never the same. Due to her being mental impairments, she once put her hand into the garbage disposal and turned it on. Sadly, my mom died a premature death in her 60s.

Knowing this, as Mr. Basford has high blood pressure, a risk factor for stroke and heart disease, he is concerned that if he becomes homeless, the stress will place an undue burden on his health, causing catastrophic consequences for him.

Ms. Lebaron mentioned the fourth amendment in her email. Yes, I am familiar with it. My previous neighbor had a background in Law Enforcement exceeding thirty years, our current neighbor is a retired attorney, his son is a lawyer and my sister is a practicing attorney with decades of experience. She was Legislative Counsel for the State Legislature, provided legal representation for a Law Enforcement Association, worked within the private sector and has held positions in various public agencies including a role as a fraud investigator.

Due to personal and family obligations and the challenges of my multiple disabilities, I did not become a lawyer as I had originally intended. However, I have studied the Law extensively over the decades as I have a strong interest in legal matters affecting individuals and society at large. I also took two Criminal Justice courses while pursuing my education. One was taught by a Law Enforcement Officer and the Criminal Law class was taught by a Criminal Law Attorney.

Ms. Lebaron is engaging in selective enforcement and requiring actions above and beyond the code, either by not citing any codes at all or citing codes that are not even relevant. This constitutes harassment.

My stepfather was a licensed contractor and electrician and I answered the phone for his business. Of course, he kept a tape measure readily available for big and small projects. He built our family entertainment center in the living room. Needless to say, my stepfather took great pride in his craftsmanship, paying attention to detail, taking exacting measurements, working hard, internally motivated by his sense of intrinsic satisfaction from a job well done.

It merely takes a tiny bit of effort to simply use a tape measure to ascertain the dimensions of the shed and some elementary school level math to calculate the square feet. Ms. Lebaron is externally rewarded, given financial compensation to perform these basic tasks that are an integral part of her job. Yet, she failed to do so, instead, choosing to bring up codes not even pertinent to the situation.

As a child, we had a basement with electricity and multiple lighting that we used for storage. My dad died when I was a year old and my mother was pregnant with my sister. My mom remarried when I was ten. The house we moved to had a detached storage shed in the backyard with electricity and lighting, making it convenient for my stepfather to retrieve a tool or work on projects in the shed during the evening or at night.

Of course, electricity and lighting are prominent features of many storage sheds. Needless to say, our neighbors, friends and my family availed ourselves of these modern conveniences.

Ms. Lebaron told Mr. Basford that he could use the storage shed for its stated purpose. If Mr. Basford needs to retrieve an item and it is dark, electricity and lighting are necessary for health and safety reasons. Otherwise, Mr. Basford could severely injure himself or trip and fall which can be fatal at his age. With all due respect, no one wants to be responsible for death of an 80 year

old.

Is there a code requiring electricity to be cut off, claiming that no lighting can be utilized in a shed due to health and safety reasons?

Mr. Basford drove school bus, he drives miles into town to run errands and he is picked up and he is given a ride to medical appointments and he has seen many people, residing on comparable properties, living in trailers with no intention to build. They are not being bothered. This called selective enforcement.

I understand Ms. Lebaron has great latitude as a Code Compliance Official. However, she could still be more transparent and respectful in her dealings and abide by the rules of common human decency.

Ms. Lebaron conducted a surprise inspection and she stated that there will be future random surprise inspections. She did not give reasonable notice or any notice at all for that matter. She did not call, text, email or send a notice through the mail. Instead, he came by unannounced and she parked at a distance so as to not alert to anyone to her presence. Ms. Lebaron didn't even knock and peered right through the window and Mr. Basford was only in his underwear, inflicting severe emotional distress, despite being previously made aware of his psychiatric conditions. What an invasion of privacy!

At the office, Ms. Lebaron badgered, repeatedly demanded, that Mr. Basford fill out, date and sign the renewal request for the temporary use permit so that she could submit to the board. Mr. Basford reminded her that she had stated earlier that she would turn in his letter to the board. Ms. Lebaron dropped all pretense and told Mr. Basford that the real reason for demanding a letter updating her on his progress was to catch him admitting to committing code violations. Her deception violates the fifth amendment, denying the Mr. Basford the right to not incriminate himself.

Ms. Lebaron was searching for information on her phone. She inadvertently landed on pictures of property that she took without Mr. Basford's knowledge or consent. In her panic to hide pictures, she knocked phone, causing it to fall. Ms. Lebaron's suspicious behavior and the pictures, compounded Mr. Basford's distress as he now wonders if photos and/or videos were taken of him in his underwear.

Ms. Lebaron demanded that the trailer septic, which is a self-contained enclosed system, be hooked up to the house septic and she stated that Mr. Basford was previously required to this. He communicated to her that he was never given that information.

Ms. Lebaron got very angry and began arguing with Mr. Basford, claiming that he was wrong. The the minutes were pulled up, confirming that Mr. Basford was correct. Then Ms. Lebaron got even angrier and said that it was just assumed he had done it and she continued to yell at him.

To date, Ms. Lebaron still has never cited any code to support her contention.

Mr. Basford even contacted the company that services the trailer septic and they said that they never heard of such a strange requirement.

Ms. Lebaron has undergone Crisis Intervention Training and she was taught to deescalate. Obviously, she is aware that engaging in lying, deception, yelling at an elderly man and other behavior that would shock the conscience of a reasonable person can only escalate a situation. Considering that Ms. Lebaron has taken Crisis Intervention Training, I find her behavior quite disconcerting, quite troubling.

Ms. Lebaron scheduled an inspection and didn't show. Due to the stress, I have suffered several heart attacks as Mr. Basford has informed her. Mr. Basford fears that her presence or the presence of anyone from the county could trigger another heart attack.

As I am an Asian woman and not very assertive, I tried to schedule an appointment due to being intimidated. However, Mr. Basford communicated to me that Ms. Lebaron relayed to him that pictures would suffice in lieu of an inspection. Upon further contemplation, taking my fragile condition and everything into account, that is the best reasonable accommodation which I am entitled to under the ADA and Fair Housing Act. Finally, Mr. Basford told me, contrary to Ms. Lebaron's statement, that he never gave consent for any random surprise inspections.

Thank you for your time. I greatly appreciate your compassion and kind understanding.

Sincerely,
Ms. Kan



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Transfer of Development Rights	Application #:	TDR26-2
Request:	To approve a sending site and Transfer of Development Rights calculation		
Applicant:	Thaine and Kari Ernst		
Owner:	Thaine and Kari Ernst		
Site:	1975 Berney Rd, Assessor Parcel Number 006-851-03		
Master Plan//Zone:	Agriculture // A-10		

Executive Summary

Staff Recommendation: Approve

Motion for Findings

Based on the information provided in the application, in the staff report, sending site meeting and heard tonight, I move to recommend the following to the Board of County Commissioners:

- a) Approval of the Sending Site application for Thaine and Kari Ernst to based on providing community benefits of preserving 40 acres of farmland with surface water-rights; protecting nearby military operations, and protection of water recharge areas; and
- b) Approval of 50 TDRs of the same property.

Request

This application is for approval of a Sending Site and Transfer of Development Rights calculation. The applicant currently has a home on the parcel. The property has 34.28 water righted acres, with the remainder being canals, drains, and farm roads. The applicant is requesting a potential future home site on APN 006-851-03 in an area that does not have water rights and requests an appraisal with and without that reservation.

The Sending Site Committee reviewed the application on June 29, 2026 and determined that these parcels meet the criteria of a sending site and recommended at total of 50 TDRs.

Findings

CCC 16.14.030B requires that sending sides must meet at least one of the following criteria:

1. Designation in the Churchill County master plan;

Staff Comment: The proposed site is within the designated TDR area within the Churchill County Master Plan.

2. Be located with the NAS Fallon and associated ranges notification areas;

Staff Comment: The proposed site is within the military buffer area.

3. Designation in the Churchill County master plan as RR-20, A-10, or A-5 through either existing zoning or identification of proposed rural or resource area or open space sites per Churchill county master plan;

Staff Comment: The proposed site is zoned A-10.

4. Identification as habitat for federally listed endangered or threatened species in a written determination by Churchill County, Nevada Department of Wildlife, USFWS, or a federally recognized tribe;

Staff Comment: Not applicable.

5. Water Recharge area set aside for the benefit of Churchill County.

Staff Comment: The proposed site is within a water resource area set aside for the benefit of Churchill County.

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Lahontan Conservation District

111 Sheckler Road – Fallon, NV 89406

Phone (775) 423-5124 ext 5

June 30, 2026

Public Works Director
Randy Hines
Churchill County Public Works,
Planning & Building Department
270 S. Maine Street Suite A
Fallon, NV 89406

Dear Randy Hines,

The Lahontan Conservation District would like to express their support for the conservation easement application filed by Thaine and Kari Ernst Trustees, for property located at 1975 Berney Road. Assessor's Parcel Number 006-851-03. This project consists of +40.0 acres with +34.28 acres of irrigated water righted property.

Establishing this conservation easement will ensure the long-term protection of agricultural lands and natural resources by safeguarding the property from subdivision and development pressures in perpetuity. Preserving this working agricultural landscape supports wildlife habitat, enhances groundwater recharge, and contributes to maintaining air quality—providing important environmental and economic benefits for the surrounding community.

If you have any questions, please call 775-423-5124 x 5.

Sincerely,

A handwritten signature in black ink that reads "Christy Sullivan". The signature is written in a cursive, flowing style.

Christy Sullivan, District Clerk
Lahontan Conservation District



Stillwater Conservation District

111 Sheckler Road – Fallon, NV 89406

Phone (775) 423-5124 ext 101

June 30, 2026

Public Works Director
Randy Hines
Churchill County Public Works,
Planning & Zoning
270 S. Maine Street Suite A
Fallon, NV 89406

Dear Randy Hines,

The Stillwater Conservation District would like to express their support for the conservation easement application filed by Thaine and Kari Ernst, Trustees, for property located at 1975 Berney Road. Assessor's Parcel Number 006-851-03. This project consists of +40.0 acres with +34.28 acres of irrigated water righted property.

Having this conservation easement will protect agriculture and natural resources from subdivisions and development pressures in perpetuity. By protecting agriculture and our natural resources we are providing food and cover for wildlife, providing groundwater recharge, and maintaining air quality for our community's well-being and economic future.

If you have any questions, please call 775-423-5124 x 5.

Sincerely,

Christy Sullivan, District Clerk
Stillwater Conservation District



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Reversion to Acreage	Application #:	PC26-8
Request:	To create one parcel from two existing lots		
Applicant:	Lumos & Associates, David Crook		
Owner:	Gloria Frey & Rhys McDonald		
Site:	793 & 825 River Village Dr, Assessor Parcel Numbers 008-421-70,71		
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 and findings for regulating the division of land and imposing conditions outlined in CCC **16.12.010** and **16.04.050** have **BEEN** met for the **Parcel Map PC26-8** to create one parcel from two existing lots parcel at 793 & 825 River Village Dr, Assessor Parcel Numbers 008-421-70,71, and therefore recommend the Board of County Commissioners **APPROVE** the **Reversion to Acreage** application.

Request

The applicant is requesting to combine a 1.07-acre and a 1.06-acre parcel into a 2.13-acre parcel. The applicant completed the abandonment of the public utility easement between lots.

Findings

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

- 1. Preserves and protects the natural environment by protecting the land through limiting stormwater runoff, erosion, fire, flooding and pollution;**
Staff Comment: The proposed application has no impact on the natural environment.
- 2. Conserves agricultural resources;**
Staff Comment: The proposed has no impact on the natural environment.
- 3. Provides adequate open spaces through efficient design and development;**
Staff Comment: The proposed application increases the lot size.
- 4. Preserves topographic elements and features;**
Staff Comment: The proposed application does not impact topographical elements.
- 5. Facilitates through the orderly planning and subsequent development provision of police, fire, and other public services;**
Staff Comment: Combining parcels will decrease demand on public services.
- 6. Promotes the public health, safety and welfare by ensuring proper development that is consistent with and compatible with the existing community;**
Staff Comment: Combining parcels will not impact public health, safety, and welfare.
- 7. Provides at the time of land division the proper infrastructure for water, sewer, drainage, and other utilities;**
Staff Comment: The proposed application will not impact the provision of infrastructure.
- 8. Encourages the preservation and conservation of natural resources, including water, streams, hills, scenic areas, and open space; and**
Staff Comment: The proposed application has no impact on natural resources.
- 9. Conforms with the goals and objectives of the development code and Master Plan.**
Staff Comment: The proposed application conforms with Master Plan.

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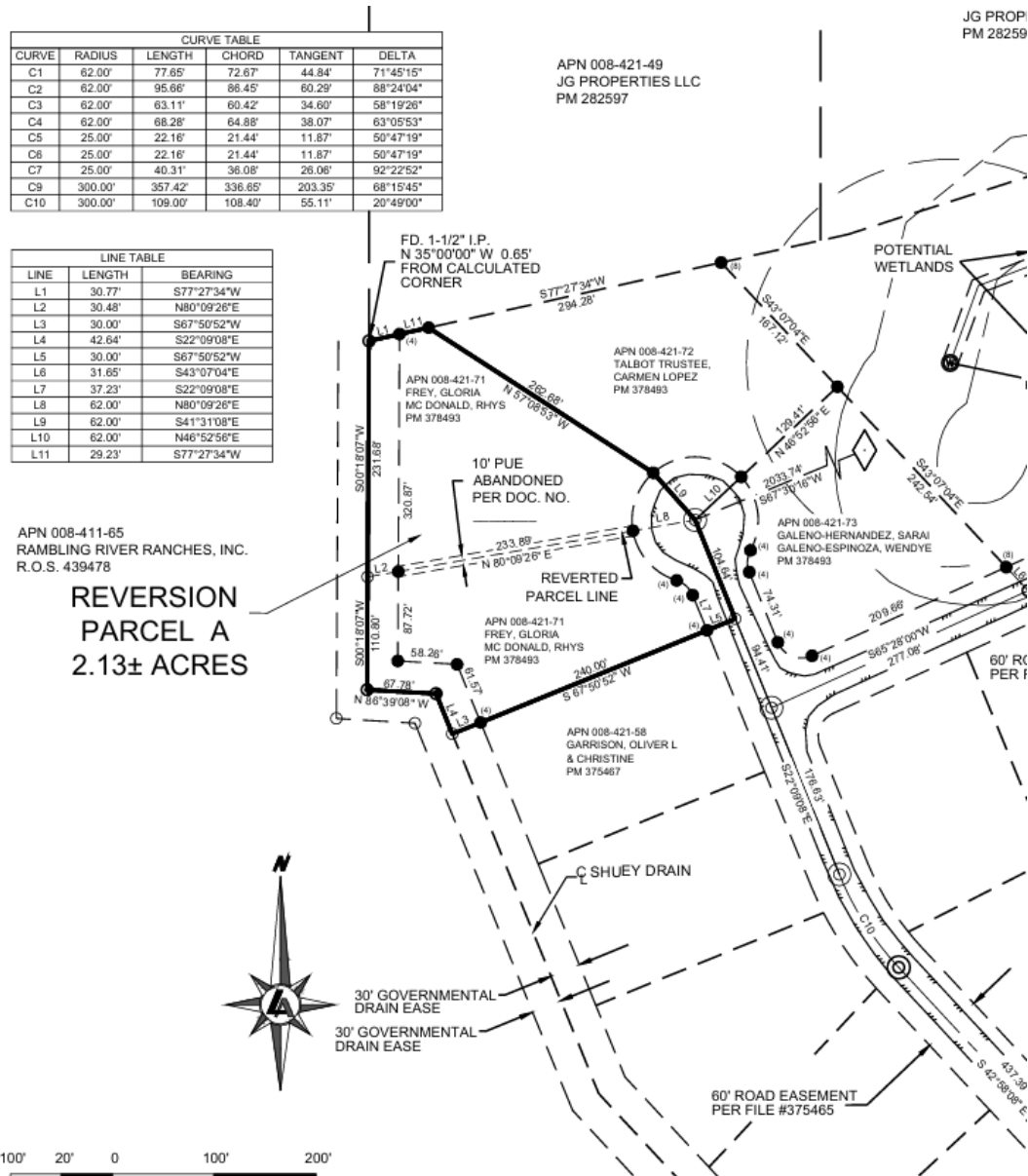
Recommended Conditions of Approval

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.

Detailed Analysis

Site Plan



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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Background

The applicant is requesting to combine a 1.07-acre and a 1.06-acre parcel into a 2.13-acre parcel. The staff approved the related abandonment of the public utility easement (AE26-1) separating the parcels on 6/10/26.

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

There are no relevant master plan policies for a reversion to acreage. The master plan primarily provides policies governing new development and the creation of new parcels.

2) Compatibility with adjacent properties and uses

The proposed reversion to acreage will take existing two 1-acre parcels and combine them into a single 2-acre parcel. This is still compatible with the adjacent 1-acre parcels along River Village Dr. The parcel size is also compatible with the adjacent agricultural and vacant uses to the west and north.

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

There are no impacts from a reversion to acreage on public health, safety, and welfare.

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

There are no impacts to the provision of adequate public facilities and services on the parcels.

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 reversion to acreage meets the minimum lot sizes outlined in CCC 16.16.020.1.

Reviewing Agency Comments

Agency	Reviewer	Comment
Churchill County Surveyor	Jeffery Cruess	Wet 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. Identify sheet 2 as Sheet 2 of 2. 5. Add to the Surveyor' Certificate that the map is prepared from record information per NRS 278.4955.
Churchill County GIS	Preston Denny	Sheet 1 of 2 1. The Owner certificate the address should be 300 S Allen St. Sheet 2 of 2 2. Coordinates should be provided for a minimum of three (3) points. 3. Possible error in the Notes first line. 4. Clarify the section corner tie near the subject parcels. 5. There are three (3) errors in the legal description on the map.

Public Comment

Staff received no public comments on this application.

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Special Use Permit	Application #:	SUP 26-13
Request:	To establish a specialized vehicle or trailer rental home-based business		
Applicant:	Eric Scott Equipment Rentals LLC		
Owner:	Eric Scott		
Site:	4405 Sheckler RD APN 006-231-38		
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 criteria found in CCC **16.08.080(H)** have **BEEN** met and therefore **APPROVE** the Special Use Permit SUP 26-13 to establish a specialized vehicle or trailer rental home-based business parcel at 4405 Sheckler RD APN 006-231-38.

Request

The applicant is requesting to establish a specialized vehicle or trailer rental home-based business for renting homeowner sized dump trailers. The hours of operation will be between the hours of 8:00am and 5:00pm Monday through Sunday. Services will be by appointment, and the use will not generate customer traffic. The applicant will drop off and pick up the equipment to delivery site.

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 and 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. The applicant anticipates 3 trailers and 1 commercial vehicle.

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 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. Obtaining all necessary state and federal approvals, if applicable.
2. Operational Conditions
 - a. Maximum advertising sign area shall not exceed 10 square feet.
 - b. Commercial vehicles with commercial plates associated with the business shall be limited to a maximum of 5 vehicles.
 - c. Provide a 6ft high sight obscuring fence or wall screened area for any on-site maintenance.
 - d. Hours of operations shall be limited to 8:00am to 6:00pm.
 - e. 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.
 - f. 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 and Site Photos



Neighbor



Neighbor



Trailers



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING



Background

The applicant is requesting to establish a home-based business for renting homeowner sized construction equipment. The hours of operation will be between the hours of 8:00am and 5:00pm Monday through Sunday. Services will be by customer calling to schedule appointments. The applicant will deliver and pick up the equipment. Customers will receive the equipment by drop off and pick up.

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.

No setbacks are required because there are no changes to existing structures the rental equipment will be parked outside. The applicant has enough parking space for the five commercial vehicles.

The proposed use will not generate substantial traffic for neighboring property owners. Applicant anticipates services to be scheduled appointments. 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.

Reviewing Agency Comments

Staff received no public comments on this application.

Public Comment

Staff received no public comments on this application.

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RE: Churchill County Planning Commission July 8, 2026 hearing agenda item - Eric Scott Home Business Special Use Permit, 4405 Sheckler Road, Fallon, NV

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

Date Thu 6/11/2026 1:09 PM

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

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

The Building Department has no comments since this business will not have any employees or customer traffic.

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, June 09, 2026 1:17 PM

To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <jgraham@dot.nv.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 July 8, 2026 hearing agenda item - Eric Scott Home Business Special Use Permit, 4405 Sheckler Road, Fallon, NV

Importance: High

Attached is an application that the Planning Commission will be considering at the July 8, 2026 hearing for a home-based equipment rental business at 4405 Sheckler Road. We are requesting any comments, questions, or remarks from your agency to be sent to me and Dan Cahalane, Senior Planner, **by June 23, 2026** to be included in the staff report and with the application to the Planning Commission. We appreciate your input for this application

because you may have knowledge or understanding that we do not.

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 #:	SUP25-26
Request:	To expand the area permitted for scrap recycling and adding tire recycling to the existing wrecking yards and scrap metal facility		
Applicant:	GSD Metals – Wade Lumsden		
Owner:	WT LLC		
Site:	2954 Enterprise Way, Assessor Parcel Number 007-311-50		
Master Plan//Zone:	Agriculture // I-2		

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 SUP25-26 to expand the area permitted for scrap recycling and adding tire recycling to the existing wrecking yards and scrap metal facility parcel at 2954 Enterprise Way, Assessor Parcel Number 007-311-50.

Request

The applicant is requesting to expand the existing wrecking yard and scrap facility from approximately 9 acres to 13.05 acres and add additional uses of tire grinding and recycling. The site originally received an SUP for a wrecking and scrap facility in 2010.

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 an expansion of an existing industrial use.
- 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 expansion is in substantial conformance with the 7 relevant Master plan policies identified. The proposed expansion will be in full compliance with 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 approximately 40 vehicle trips. Road and traffic impacts are sufficiently small as to not require a traffic impact study.
- 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 expansion will not be detrimental to the public health, safety, or welfare as conditioned 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 to satisfy enactment of the Special Use Permit:
 - a. Conditions that shall be met within six (6) months of SUP approval:
 - i. 15 parking spaces shall be provided, including one (1) paved or concrete handicapped accessible parking spot (16x20ft).
 - ii. Installation of the code required landscaping, at a minimum:
 1. Minimum 10ft landscaping buffers along Enterprise Way of:
 - a. A minimum of 80% of the buffer area shall be decorative rock, rock mulch, or other inert materials within the existing fence.
 2. One (1) minimum 1-inch caliper tree or minimum 15-gallon pot tree shall be installed in the parking area.
 - b. Conditions that shall be met within one (1) year of SUP approval:
 - i. Obtaining all necessary building permits and approvals including, but not limited to:
 1. Placement of office trailer on a permanent foundation, hookup to septic system, and placement permits for shipping containers on site.
 - ii. Provision of written evidence that all necessary local, state and federal approvals have been secured including but not limited to:
 1. NDEP approval of the tire recycling facility;
 2. Fire approval of the Emergency Management Plan.
 - c. Provide photographic proof that the above requirements have been completed.
2. Operational Conditions
 - a. Conditions of approval shall be attached to any subsequent business license renewal, planning application or building permit.
 - b. Vehicles shall not be parked within the Enterprise Way easement.
 - c. Identified 50ft fire lanes shall be kept clear.
 - d. Hours of operation are limited to 7:00am to 7:00pm.
 - e. Secondary containment facilities shall be maintained in good condition and hole free.
 - f. Vehicle fluids shall only be removed where secondary containment facilities are present. Storage of removed vehicle fluids shall be in the designated secondary containment areas.
 - g. 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.
 - h. 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
 - i. Compliance with all necessary state and federal approvals, if applicable.
 - j. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
 - k. Failure to comply with any of the conditions of approval may render this approval out of conformance and subject to revocation.

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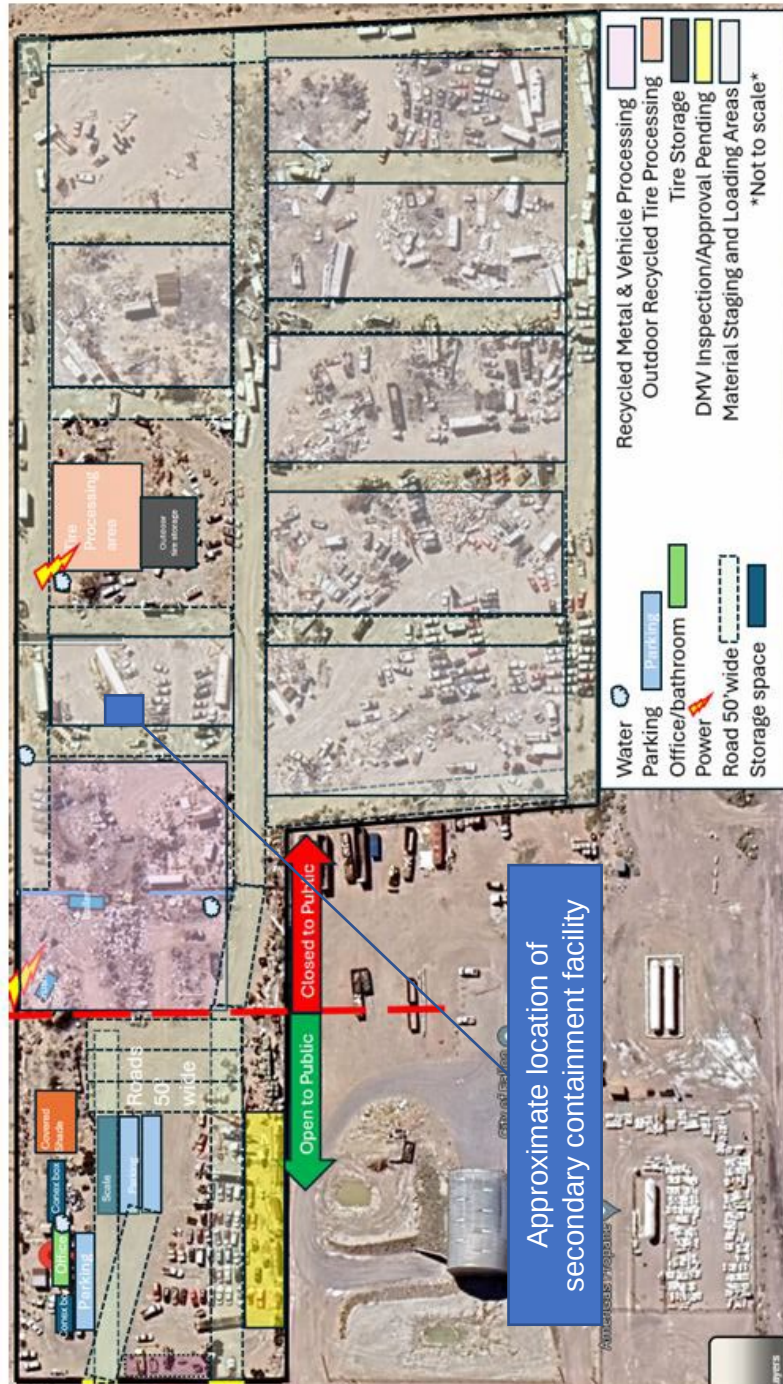
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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Detailed Analysis

Site Plan



REVISED SITE PLAN
GSD Metals LLC
May 1st, 2026

Background

The applicant is requesting to expand the existing wrecking yard and scrap facility from approximately 9-acres to 13.05-acres and add additional uses of tire grinding and recycling. These uses are classified as an Industrial use per CCC 16.08.250, "Use Table."

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The site originally received SUP approvals for an organized scrap, salvage, and wrecking yard in 2010. The applicant, GSD Metals, has maintained a business license since September 2023. The applicant anticipates the expanded site will employ up to 10 employees (currently 5) and serve approximately 10 customers daily between the hours of 7:00am and 4:00pm Monday through Friday. Staff notes that the applicant has vehicles for sale parked within the easement for Enterprise Way.

The applicant has also filed a Waste Tire Management Facility permit with NDEP that is pending.

Analysis

Code Requirements

The property is located on Enterprise Way. Neighboring uses include the Fallon Transfer Station (to the west) and AmeriGas Propane (also to the West) and is surrounded by I-2 and A-10 zoning. The closest residence is approximately 2000ft away.

The property has an additional front 30ft yard setback per CCC 16.16.020.1 note 10 since Enterprise Way has a speed limit exceeding 25MPH. The proposed office on site is approximately 115ft from the north property line and 45ft from the east property and meets the required front yard setbacks of 70ft (100ft from property line) and 20ft side yard setback. The other proposed structures meet the required front, side, and rear yard setbacks. Building has no record of shipping containment placement permits and the existing office has not obtained a placement permit. However, the applicant has vehicles parked for sale within the easement for Enterprise Way. Staff has provided conditions of approval requiring the shipping containers and office trailer to obtain the required placement permits and addressing the parking of cars within Enterprise Way.

The proposed use meets the required ½ mile setback for junkyards, salvage yards, and wrecking yards as required under 16.16.020.2(G). The facility has no other applicable friction zone requirements. However, CCC 16.16.020.4B(5) requires landscaping buffers of 10ft along county-maintained roads. Staff notes that per CCC 16.16.020.3.1 outdoor screening does not apply to this application since “the provisions of this section shall apply to new construction for commercial uses and a change in use of an existing commercial structure,” and the proposed use is industrial in nature. However, there is currently a 6ft sight obscuring fence (chain-link and tarping/corrugated metal) along Enterprise Way. This meets the intent of the landscape code 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. Staff has provided conditions of approval addressing the required landscape buffer.

The applicant is also proposing 2 shipping containers. This less than the 13 that are permitted per CCC 16.16.020.3.1(C).

The applicant anticipates currently has 5 employees, but has had as many as 10 employees in the past, and up to 10 visitors per day. The applicant is proposing 12 parking spaces as part of this development. There is no “junkyard, salvage yard, and wrecking yard” use listed in the parking table outlined in CCC 16.16.020.5(C). The closest use listed is manufacturing, which requires 1 per employee for the largest shift and 5 for visitor parking, since it accounts for visitors to the site. Therefore 15 parking spaces are required. Additionally, parking areas require



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1 tree per 15 parking spaces per CCC 16.16.020.4(B)6. Staff has provided conditions of approval addressing the parking requirements.

Impacts

The proposed expansion of wrecking yard and scrap facility is broadly compatible with the surrounding land uses. The adjacent zoning is Industrial (I, I-2) to the east and west, Commercial Industrial (I-1) to the northeast, and Federally owned Agricultural (A-10) to the north and south of the proposed site. The nearest residential structure is approximately 2,000 ft north of the property.

There are minimal impacts to public services and infrastructure. The site is already accessed via a county-maintained road and has onsite water and sanitation. The anticipated traffic from the expansion is approximately 40 daily vehicle trips. This is well below the threshold for a traffic study per CCC 16.16.010.8(B).1 of 80+ peak hour weekday trips or 500+ average daily traffic.

Staff has several concerns about the potential impacts to public health, safety, and welfare. The application states that there is currently a porta-potty being used on site, despite the availability of onsite well and septic system. Staff did not see a porta-potty on site during the site visit. Staff is unsure if this is related to Churchill County Building's comments related to the office being originally installed as a temporary use. Staff has provided conditions requiring the placement of the office on a permanent foundation with verified hookup to the existing septic system.

The included Emergency Action Plan and site plan outlines that there will be 50ft cleared access to allow for adequate emergency access. Currently, based on a site visit, the site generally has 50ft cleared access with some minor exceptions for the temporary storage of the tire processing equipment. Staff has provided conditions of approval requiring ongoing clear fire access as an operational condition.

Additionally, the operations plan refers to the storage of sealed containers for removed automotive fluids within a secondary containment area. The applicant currently uses a metal secondary container system to remove and store automotive fluids as seen below. This structure consists of a metal pan with elevated supports for an automobile to rest on while fluids are removed. Staff has provided conditions requiring the removal of vehicle fluids within secondary containment areas.



Pan

Pan Edge

Vehicle Supports

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Staff has reviewed the Master Plan and identified the following 7 policies are applicable to the project:

Goal/ Policy	Text	Staff Comment
CNR 5.4	Churchill County shall consult with the Nevada Department of Wildlife and/or U.S. Fish and Wildlife Service with regard to wildlife habitats and potential effects on wildlife populations.	Staff reached out to NDOW for comment on this application.
CNR6.5	Take appropriate steps to ensure that new businesses comply with State of Nevada and Environmental Protection Agency standards and require monitoring plans when deemed necessary	Staff reached out to NDEP for comment on this application. Applicant will be required to provide NDEP permitting for tire processing facility to satisfy the enactment of the SUP.
ED9	Establish industrial uses as a fourth pillar of the economy	The proposed use is an industrial use in alignment with this policy provision.
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.	Legal and physical access is via county-maintained Enterprise 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.	The proposed facility is part of an existing industrial facility. The proposed use fits the character of the surrounding industrial uses. Staff has provided conditions limiting environmental impacts.
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 use is consistent with the current zoning and the Master Plan policies outlined in this table.
LU2.6	Enforce friction zone standards	The applicant meets current friction zone standards. It is located at least 0.5 miles from US 95 North. There are no residential uses within the required buffering areas.

Reviewing Agency Comments

Agency	Reviewer	Comment
Churchill County Building	Jera Reidenbach	Building Department records show that the office installed in 2011 was approved only as a temporary facility. Because it was not intended to be permanent, no impact fees were assessed at that time. The parcel currently has a temporary manufactured home being used as the office without a Temporary Use Permit. No building permit has been applied for or issued for any permanent facilities. The temporary office does not meet the permanent foundation requirements established in Churchill County Code, and the business does not meet ADA compliance standards.

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Public Comment

Staff received no public comments on this application.

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RE: Churchill County Planning Commission July 8, 2026 hearing agenda item - GSD Metals, 2954 Enterprise Way, Fallon, NV

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

Date Thu 6/11/2026 1:21 PM

To Planning Admin <planning-admin@churchillcountynv.gov>

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

 1 attachment (1 MB)

2445S - 2954 Enterprise Way - Voided.pdf;

Building Department records show that the office installed in 2011 was approved only as a **temporary** facility. Because it was not intended to be permanent, no impact fees were assessed at that time. The parcel currently has a temporary manufactured home being used as the office **without a Temporary Use Permit**. No building permit has been applied for or issued for any permanent facilities. The temporary office does **not** meet the permanent foundation requirements established in Churchill County Code, and the business does **not** meet ADA compliance standards.

Jera Reidenbach

Building Official

Jera.Reidenbach@ChurchillCountyNV.gov

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From: Planning Admin <planning-admin@churchillcountynv.gov>

Sent: Tuesday, June 09, 2026 1:05 PM

To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Lee Orozco <LOrozco@so.churchill.nv.us>; Katie Andrie <kmandrie@ndow.org>; 'jkleiber@ndow.org' <jkleiber@ndow.org>; sthompson@dcnr.nv.gov; Loren Borst <lborst@ndep.nv.gov>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <jgraham@dot.nv.gov>

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

Carina Nolasco <carina.nolasco@churchillcountynv.gov>

Subject: Churchill County Planning Commission July 8, 2026 hearing agenda item - GSD Metals, 2954 Enterprise Way, Fallon, NV

Importance: High

Attached is an application for a special use permit from GSD Metals that is being considered by the Churchill County Planning Commission at the July 8, 2026 hearing. We are requesting any comments, questions, or remarks from your agency to be sent to me and Dan Cahalane, Senior Planner, **by June 23, 2026** to be included in the staff report and with the application to the Planning Commission. We appreciate your input for these applications because you may have knowledge or understanding that we do not.

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

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