CHURCHILL COUNTY
PLANNING COMMISSION
CHURCHILL COUNTY, NEVADA

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Fallon, Nevada 89406
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******NOTICE OF PUBLIC MEETING******

AGENDA

PLEASE POST

PLACE OF MEETING: Churchill County Administrative Building, Commission Chambers, 155 North Taylor Street, Fallon, Nevada
DATE & TIME: September 9, 2026 at 6:00 PM
TYPE OF MEETING: Regularly Scheduled Planning Commission Meeting

Live Webcasting:
https://www.youtube.com/@churchillcounty/streams

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

Notes:

I. These meetings are subject to the provisions of Nevada Open Meeting Law (NRS Chapter 241). Except as otherwise provided for by law, these meetings are open and public.

II. Action will be taken on all Agenda items, unless otherwise noted.

III. The Agenda is a tentative schedule. The Planning Commission may act upon Agenda items in a different order than is stated in this notice – so as to affect the people's business in the most efficient manner possible.

IV. In the interest of time, the Planning Commission reserves the right to impose uniform time limits upon matters devoted to public comment.

V. Any statement made by a member of the Planning Commission during the public meeting is absolutely privileged.

VI. All persons participating in the meetings are put on notice that an audio and video recording is made of these meetings.

AGENDA:

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Public Comment**
4. **Verification of the Posting of the Agenda**

5. **Verification of notification of all landowners in accordance with NRS and the Churchill County Consolidated Development Code**
6. **Consideration and possible action re: Approval of Minutes of the meeting held on**
   A August 12, 2026 Public Hearing
   B August 25, 2026 Workshop
7. **Old Business**
   A Consideration and possible action re: Review of a special use permit, SUP1073, previously granted to Antonion Romero of Sierra Nevada Gates and Panels. The property is located at 8920 Ara Lane, Assessor's Parcel Number 007-151-85, in the C-2 zoning district. A condition of approval for the permit requires annual review until such time as the Planning Commission deems it no longer necessary.
8. **New Business:**
   A. Consideration and possible action re: An abandonment of easement application, AE26-4, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant proposes to abandon the 50' portion of the road easement shown on sheet 3 of 5 of the Final Map of Sand Creek Subdivision. The 50' easement is to be replaced with dedicated roadways on the proposed Sand Creek Subdivision Map #2, Phase 1. *This item was postponed from the August 12, 2026 meeting.*
   B. Consideration and possible action re: A home business special use permit application, SUP26-18, filed by Christopher Michael Smith. The property is located at 3415 Graystoke Circle, Assessor's Parcel Number 010-391-10, in the A-10 zoning district. The applicant is proposing a home based pest control business.
   C. Consideration and possible action re: A home business special use permit application, SUP26-19, filed by Barbara Saling. The property is located at 1693 Tumbleweed Road, Assessor's Parcel Number 008-273-19, in the E-1 zoning district. The applicant is proposing to allow customer traffic for the home based business.
   D. Consideration and possible action re: A home business special use permit application, SUP26-20, filed by Brandon & Morgan Brimm. The property is located at 14066 Carson Highway, Assessor's Parcel Number 007-071-47, in the A-10 zoning district. The applicant is proposing a home based dog kennel business.
   E. Consideration and possible action re: A home business special use permit application, SUP26-22, filed by Bristee Conner. The property is located at 3550 Jane Court, Assessor's Parcel Number 007-351-53, in the A-10 zoning district. The applicant proposes a home based beauty business with customer traffic and a sign.
9. **Discussion Item**
   A For Discussion Only: A Planned Unit Development (PUD) Conceptual Application, PUD26-1, filed by Silver Sage Development LLC. The properties are located at 2255, 2355, and 2475 Casey Road, Assessor's Parcel Numbers 008-361-11, 008-361-31, 008-361-38, 008-361-39 & 008-361-48, in the C-1 & R-2 zoning districts. The proposed development contemplates 70 units of attached townhomes, a hotel, and a retail center.

10. Code Changes

A. Consideration and possible action re: Bill 2026-C, Ordinance 32, TITLE: AN ORDINANCE ADDING NEW PERMIT REQUIREMENTS AND STANDARDS FOR DATA STORAGE AND DATA PROCESSING FACILITIES TO TITLE 16.

SUMMARY: THIS ORDINANCE CHANGES TITLE 16 OF THE CHURCHILL COUNTY CODE TO ADDRESS DATA STORAGE AND DATA PROCESSING FACILITIES. THE PROPOSED CHANGES REPLACE THE EXISTING "DATA STORAGE AND DATA PROCESSING FACILITIES" USE IN THE USE TABLE WITH THREE NEW USES TITLED: "DATA STORAGE AND DATA PROCESSING FACILITIES, <10MW," "DATA STORAGE AND DATA PROCESSING FACILITIES, 10MW-100MW," AND "DATA STORAGE AND DATA PROCESSING FACILITIES, 100+MW;" PROVIDES PERMIT REQUIREMENTS WITHIN THE USE TABLE; AND CREATES A NEW CHAPTER PROVIDING STANDARDS TO MITIGATE IMPACTS FROM POWER CONSUMPTION AND BACKUP POWER PROVISION, CONSERVE WATER IN THE COUNTY, REDUCE THE IMPACTS OF NOISE ON NEIGHBORING PROPERTIES, ADDRESS TRAFFIC IMPACTS, AND REGULATE VISUAL IMPACTS AND SCALE OF THE USE. CHANGES ARE ALSO MADE TO UPDATE THE DEFINITION OF "DATA STORAGE AND DATA PROCESSING FACILITIES" AND ADD THE TERM "RESIDENTIAL USE" TO CHAPTER 24.

11. Consent Agenda

All matters listed under the Consent Agenda are considered routine and may be acted upon by the Board of County Commissioners 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: Discontinuance of annual review of special use permit, SUP25-30, previously granted to Jim Menesini Petroleum LLC for expanding the bulk fuel storage at 7945 Reno Highway, Assessor's Parcel Number 007-271-55, in the C-2 zoning district. The applicant has met all of the conditions of the special use permit; therefore, no further annual review is needed for this permit.

B Consideration and possible action re: Discontinuance of annual review of special use permit, SUP25-24, previously granted to Valley Rentals LLC for a new equipment rental facility at 7250 Reno Highway, Assessor's Parcel Number 007-251-04, in the C-2 zoning district. The applicant has met all of the conditions of the special use permit, except for marking the ADA (Americans with Disabilities Act) parking space, which can be verified by staff; therefore, no further annual review is needed for this permit.

C Consideration and possible action re: Termination of the special use permit, SUP25-29, previously granted to Taggart Garland of Stampede Roll Off Rentals. The property is located at 7300 Reno Highway, Assessor's Parcel Number 007-251-71, in the C-2 zoning district. The applicant has not met the conditions for the permit within the permitted timeframe; therefore, the permit should be terminated.

12. Consider Future Agenda Items

13. Schedule Future Workshop

14. Commissioner Reports and Updates

15. Public Comment

16. Adjournment

STATE OF NEVADA)
: ss.
County of Churchill)

*I, **Diane Moyle, Administrative Assistant**, do hereby affirm that I posted, or caused to be posted, a copy of this notice of public meeting, on or before the* **2nd day of September 2026, between the hours of 3:00 p.m. and 5:00 p.m.***, at the following locations in Churchill County, Nevada:*

1. *County Administration Building, 155 N. Taylor St., Fallon, NV;*
2. *The Churchill County Website @ www.churchillcountynv.gov;*
3. *The State of Nevada Website @ https://notice.nv.gov/.*

Diane Moyle, Administrative Assistant

***Diane Moyle, Administrative Assistant**, who was subscribed and sworn to before me this* **2nd day of September 2026**.

Deputy Clerk of the Board

Endnotes:

Disclosures:

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

Accommodations/Nondiscrimination:

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

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

Procedures:

**The public meetings may be conducted according to rules of parliamentary procedure.*
**Persons providing public comment will be asked to state their name for the record.*
**The Churchill County Planning Commission reserves the right to restrict participation by persons in the public meeting where the conduct of such persons is willfully disruptive to the people's business.*
**All supporting materials for this Agenda, previous Agendas, or Minutes are available by requesting a copy from the Public Works, Planning and Zoning office, 775-423-7627. During the meeting, there will be one copy available for public inspection. Additional copies are available by making the request from the Public Works, Planning and Zoning office. You are entitled to one copy of the supporting materials free of charge.*

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406
August 12, 2026

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 6:00 p.m. on August 12, 2026 by Chair Edgmon.

Present: Tami Edgmon, Chair; Jeff Goings, Vice Chair; Victor Ansotegui; Joe Frey; Dennis Mills; and Rochelle Tisdale.

Absent: Mark Hyde (unable to get into GoTo Meeting)

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:
Lane Mills, Deputy District Attorney

2. Pledge of Allegiance:

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

3. Public Comment:

Michelle Anderson, 3355 Beverly Drive, wanted to ensure that by speaking now she was going to be afforded an opportunity to speak again later, and Chair Edgmon stated that anytime she calls for public comment, there would be a chance to speak again. Ms. Anderson expressed appreciation for the community to be able to speak. She said that there is a simple way to improve communication between the county and our community. Right now, public notices are published in the newspaper as required, but the reality is a lot of people simply don't read the newspaper anymore. That means residents may never see notices about zoning changes, parcel maps, development proposals, workshops, or meetings until something is already pretty far along in the process. She asked the Planning Commission to consider recommending that in addition to the required newspaper notices, these notices also be posted on the County Planning website and shared on the official Churchill County Facebook page. The same could be done for workshops, meeting notices, agendas, and other opportunities for the public to participate. These are communication tools that the county already has, so we're not talking about creating an entirely new system.

Ms. Anderson thinks that one of the frustrations we're seeing in the community is that people sometimes feel like they don't hear about something until the decisions are already being made. Whether or not that's actually the case, that's the perception, and that perception matters. Making this information easier to find would give people an opportunity to get involved earlier, ask questions, and better understand what's happening in the community. This is a small change that could go a long way toward improving participation, communication, and trust between the county and the people who live here.

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 August 6, 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.

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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. July 8, 2026 Public Hearing

> **Vice Chair Goings moved to approve the July 8, 2026 minutes as written. Commissioner Frey seconded the motion and the decision carried by unanimous vote (6-0).**

7. Old Business

A. Update on Nevada Department of Transportation (NDOT) improvements to highway, commercial sidewalk and encroachments along Reno Highway in Churchill County.

Randy Hines, Public Works Director, shared information regarding NDOT's planned improvements along the Reno Highway for sidewalks and encroachment entrances for businesses. Last month there was a discontinuance of the annual review for the Picotte special use permit (SUP) for The Grid located on the Reno Highway. One of the conditions was the construction of the sidewalk and the approach going into this site. NDOT has proposed installing improvements from Allen Road to Coleman Road to meet ADA (Americans with Disabilities Act) compliance. He met with them a few weeks ago and was informed that this project is currently in design. They anticipate having that part done by the end of 2026 and hoping to go out to bid and constructing it in 2027.

8. New Business:

A. Consideration and possible action re: A home business special use permit application, SUP26-17, filed by Dana & Barbara Hutchison. The property is located at 1300 Lattin Road, Assessor's Parcel Number 010-581-27, in the E-1 zoning district. The applicant proposes to operate a home based sewing, tailoring & crafts business with occasional customer traffic.

Barbara Hutchison, 1300 Lattin Road, was available to speak regarding this application.

Carina Nolasco, Associate Planner, said that the applicant is requesting to operate a home-based tailoring business offering tailoring, crafting, and sewing services. The hours of operation will be between 10:00 a.m. to 4.30 p.m., Monday through Friday. Services will be by appointment; limiting customer visits to drop-off and pick-up. Staff received no public comment. Staff is able to make all five findings; therefore, staff recommends approval with condition. Chair Edgmon asked if the applicant had anything to add, and she did not.

Chair Edgmon inquired if any of the commissioners had any questions or discussion, and there were none. She then called for public comment, and there were none.

> **Commissioner Mills, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the criteria found in CCC 16.08.080(H) have been met and therefore approve with conditions the Special Use Permit, SUP26-17, to establish a tailoring home-based business at 1300 Lattin Road, Assessor's Parcel Number 010-581-27. Vice Chair Goings seconded the motion, and the decision carried by unanimous vote (6-0).**

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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. Hours of operations shall be limited to 8:00am to 6:00pm.
    c. 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.
    d. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.

B. Consideration and possible action re: Consideration and possible action re: A parcel map application, PC26-9, filed by JDLN Enterprises LLC. The property is at 9900 Carson Highway, Assessor's Parcel Number, 007-171-75, in the I-2 zoning district. The applicant proposes to divide the parcel into two lots.

Auggie Mariezcurrena, 9900 Carson Highway, was available to speak regarding this application.

Dan Cahalane, Senior Planner, stated that the applicant is requesting a divide of the 7.48-acre parcel into two parcels of 4.15 acres and 3.33 acres, respectively. This is an industrial, I-2, district. Minimum lot size for infill development is two acres. Director Randy Hines has established that this is an infill development due to the one acre parcels immediately to the east, and the fact that it fits into the Hayes and Swingle bench area. Staff is able to make all of the required findings under code and meet the purpose articulated in the Division of Land Standards, and therefore, recommends commission approval with conditions.

Chair Edgmon said that the map indicates that they own all of the surrounding properties bordering this parcel, and there was discussion to show that JDLN Enterprises is the owner of all land that touches this parcel to the north, west and south. Jared Card owns property just to the north and west of their properties.

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

Vice Chair Goings wanted to make sure that the applicant had read through the conditions for approval and understood what those conditions of approval are. Mr. Mariezcurrena affirmed that he did.

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 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, PC26-9, to create two industrial parcels at 9900 Carson Highway, Assessor's Parcel Number 007-171-75, and therefore recommend the Board of County Commissioners approve with conditions the Parcel Map application. Commissioner Mills seconded the motion, and the decision carried by unanimous vote (6-0).

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Recommended Conditions:

1. *Conditions required prior to recordation:*
    a. *Any final changes required by the County Surveyor shall be made prior to recording.*
    b. *Payment in Lieu of Water Rights dedication as required under CCC 13.02.010(E)&(G) for the 2 mapped parcels.*
    c. *Subsequent approvals shall provide a copy of the Notice of Final Action and a narrative addressing the conditions of approval.*

C. Consideration and possible action re: A final subdivision map for Sand Creek #2, Phase 1, PC26-10, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant submits Phase 1 final subdivision map to implement the tentative map that was approved by the Board of County Commissioners on November 10, 2025 and to create 25 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 implement the first phase of an approved tentative map. This phase has 25 parcels, along with the associated infrastructure improvements. The tentative map was originally approved on November 10, 2025. The staff is able to make all of the required findings. However, he called out a couple of items in the conditions of approval. One, lot 15 is currently not meeting code standard. This is in part due to the fact that there was a code change since the adjacent subdivision went in. There was a right-of-way requirement of 50 feet, and now it's 60 feet. This changed the geometry in the corner of Eagle Rock Road, and made it difficult for the parcel sizes to work. Staff is recommending a variance in order to take care of this issue. It could be either a full variance or a minor variance, both are possible under code, and it is up to the applicant to decide which avenue to take to address this situation. The last condition to call attention to is completing the road abandonment application, which is the next item on this agenda, that is going to be postponed at this meeting. Therefore, there is a condition related to obtaining approval for that abandonment before recording the final map.

Chair Edgmon asked if the applicant had anything to add, and he did not.

Chair Edgmon noted that the related item on the agenda, Item D, will be postponed to the September meeting. She inquired if any of the commissioners had any questions or discussion, and there were none. She then called for public comment, and there were none.

> **Commissioner Mills, based on the information provided in the application, in the staff report, and heard tonight, moved to find that the purpose and findings for the division of land and imposing conditions outlined in CCC 16.12.010 and 16.04.050 have been met for subdivision, PC26-10, to implement the first phase of an approved tentative subdivision and create 25 new parcels at Assessor's Parcel Numbers 008-792-11 & 008-792-95, and therefore recommend the Board of County Commissioners approve with conditions the subdivision application. Vice Chair Goings seconded the motion, and the decision carried by unanimous vote (6-0).**

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

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

D. Consideration and possible action re: An abandonment of easement application, AE26-4, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant proposes to abandon the 50' portion of the road easement shown on sheet 3 of 5 of the Final Map of Sand Creek Subdivision. The 50' easement is to be replaced with dedicated roadways on the proposed Sand Creek Subdivision Map #2, Phase 1.

This item is being postponed to the September 9, 2026 meeting due to an error in the public notice published in the newspaper having an incorrect parcel number.

E. Consideration and possible action re: A zone change application, ZC26-2, filed by Mary Heapy of Arcadis, Inc. for Rivian. The property is located on the Lovelock Highway (Highway 95 North), Assessor's Parcel Number 004-431-44, in the RR-20 zoning district. The applicant proposes to change the zoning from RR-20 to I-3.

Attending via GoTo Meeting to represent the application were Lindsey Young, Senior Lead, Real Estate, Workplace Facilities; Scott Neumann, Lead, Project Planning, Workplace Facilities; Matthew Usbeck, Architect, Arcadis; and Isaac Morrison, New Nevada Lands.

Dan Cahalane, Senior Planner, said that the applicant is requesting to change a 218.57-acre parcel from Rural Resource, or RR-20, to Heavy Industrial, I-3. This site is remote, seven miles south of Trinity Junction. The applicant intends to establish destructive battery testing. This use is not permitted in RR-20; however, I-3 allows it with a special use permit. Staff is able to make all the required findings under the development code. Due to the audience in attendance, he went through all the findings in detail.

- <u>The proposed amendment is in substantial compliance with and supports the goals and policies of the master plan.</u> The staff has found that nine goals and policies are affected by this application, and it conforms with the master plan in that regard. This is in a master plan category area of industrial and in an area that the county has decided where it wants industrial. It's located far away from everything else in the county. The closest use is a gravel mine about two miles north. Then the next closest use is the Navy bombing range, which is about 11 miles away. And then Kennametal is about 13 miles to the south. The closest residential use, zoned for residential as A-10, is a property 17 miles south on Highway 95. This location is quite a long way from anything. He pointed this out on the master plan land use and growth management map that was displayed on the overhead screen as in the yellow area towards the top. This is in full conformance with the

master plan as it is currently written.

- The proposed amendment will provide land uses compatible with the existing adjacent land uses and will not have detrimental impact to the other properties in the vicinity. There are no uses established in the vicinity adjacent on any of the parcels around there. The closest use that has been established is a mine about two miles away. When he visited the site, he didn't see a house for about 10 minutes away as he was driving up Highway 95. There's not much close by, and it's not going to be detrimentally impacting.
- The proposed amendment will not negatively impact existing or planned public services or facilities, and will not impact public health, safety, or welfare. This is adjacent to and abuts Highway 95 and Pole Line Road. There is both legal and physical access to this site. Otherwise, there are no planned facilities in this area. The zone change request is for I-3, heavy industrial, and is defined in the county code as, "The purpose of this district is to provide for heavy industrial uses and land uses that have the great potential for impacting adjacent land uses and infrastructure. This type of zoning should be located away from people and other non-industrial uses, and uses within it may have to develop their own access to the roadway and/or railway transportation systems." Fundamentally, this type of zoning is intended for places that are remote and do not have access to normal services; therefore, remoteness is the point here. It does not impact on any public facilities or services. As for the impact of public health, safety, or welfare, public health and safety are dealt with by the fact that there is still good, clear access to the site along US Highway 95 that allows for fire and emergency access if anything happens on this site. This way its impact on neighbors would be within reason. Emergency services can take care of any fires or anything that goes on there and evacuate people who are injured on the site. He pointed out that, generally, the wind blows things towards the direction of the bombing range, so there's very little public health concern at this point. Any health concerns are dealt with at the site-specific review in terms of a conditional zoning permit, or a special use permit, which comes before this board. Regarding welfare, this industrial use is being proposed in a place where we want industrial, and these uses will generate income and revenue for the county.

Dan Cahalane stated that staff is able to make all three of the required findings and, therefore, recommends that the commission approve this application. He made one final note that this application is a request for a zone change. This is only dealing with a request to change the menu of what uses are permissible within a specific district. The RR-20 district is basically painted across the entire county because we have lots of areas where there's nobody and it's federally owned. Uses allowed in these areas include things like mineral extraction, geothermal, and the like. An I-3 zone change, as proposed here, is going to add potentially 33 new uses, and a list of these was displayed on the overhead screen, and include things similar to industrial, dealing with warehousing, manufacturing, explosive and combusted materials testing, auction houses, restaurants, towing businesses, and so forth. All of these new uses require either a conditional zoning permit, which allows staff to set conditions when the application for the use is reviewed, or a special use permit, which allows staff to review the application and recommend conditions, and the decision is made by the Planning Commission. He wanted it to be clear that this is changing, like at a restaurant, what you can pick from the menu as opposed to allowing for a specific use to be established. All of these uses still need entitlement through the special use permit or conditional zoning permit process.

Chair Edgmon asked if the applicant had anything to add. Lindsey Young, Senior Lead at Rivian Real Estate, said that she's been out to this site and noted that it is very vacant and peaceful. She agreed with everything that staff had presented.

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Chair Edgmon asked where the other I-3 properties were located nearest this parcel. Dan Cahalane answered that there is a mining operation north of Trinity Junction and Kennametal south off of Highway 95 (Lovelock Highway), west of this parcel and south of Interstate 80 there are a few other parcels that were changed to I-3, and a couple of other parcels south of this site on Highway 95. The master plan map was displayed on the overhead screen, and Planner Cahalane pointed out where other I-3 parcels are located. Chair Edgmon verified that the list of uses that was displayed for I-3 could potentially be conducted from any of those parcels, and Dan Cahalane stated that to be accurate. He also said that there is also parcels zoned I-3 along Highway 50 (Reno Highway) going west about five miles from town as well. Chair Edgmon reminded the commission that the application they are considering is only for a zone change, and all of the other information regarding potential uses was informational only.

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

Commissioner Mills saw in the packet provided that the Nevada Department of Wildlife (NDOW) was asked for input, and they basically said no comment. He assumes that's because this is just a zone change application. Any application for a specific use would prompt another comment request from NDOW, and if they have any wildlife concerns, they could express those at that time. Dan Cahalane stated that is exactly correct.

Vice Chair Goings confirmed with staff that even with the new I-3, I-2, and I-1 designations, there is a setback required from the Highway corridor. Dan Cahalane responded that there is a setback for particularly noxious uses, including brothels, explosive battery and destructive testing, explosive manufacturing, junkyards, and landfills, of a half mile from the road. Chair Edgmon, in an effort to help the public understand more, asked what is allowed in the RR-20 zone. Dan Cahalane remarked that there's a lot of things that are allowed in RR-20, and he doesn’t know all of them offhand. Generally speaking, these include things like grazing, mineral extraction, geothermal, potentially solar, renewable generation for solar specifically, residential, and so on. These are very rural type uses that allow extractive industries where they make sense. Randy Hines, Public Works Director, pointed out the green areas surrounding the city on the master plan map, which are A-5 and A-10, or the agriculture zones. There is commercial, C-1 and C-2, as well as some Industrial, along Highway 50 going west of the city. There is a little agricultural area north of the city. The RR-20 zone is more of the “catch all” zone for everything else. A lot of it is vacant land. There are some specific uses listed for that zoning district as well as uses that are prohibited. The use that the owner would like to conduct at this location is not allowed in the RR-20 zone, so the applicant is requesting to change the zoning.

Commissioner Frey, reading out of the county's master plan, said that under Rural Resource District, RR-20, it says, “The purpose of this district is to protect and enhance every natural resource, including historical and archaeological sites, by limiting, controlling, and prohibiting specific uses of land.” He hopes that clarifies what the purpose is of zone RR-20. He posed the question of what is needed for this site. Is this location more suited for an industrial setting, or is there something that needs to be protected and preserved that's archaeological, historical, natural, etc.? Director Hines restated that the zoning map in the master plan shows areas for potential industrial development, and this parcel is within that industrial area that has been designated that falls within the RR-20 zoning district.

Vice Chair Goings expressed appreciation to the Planning Department for doing a remarkable job, and there have been many workshops that were open to the public, where they proposed changes to the code to meet the desires of the community to move the industrial uses north of town and away

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from the residential areas. This is exactly what the community was begging for at the hearings where people did come to speak out regarding applications the Planning Commission has considered regarding certain industrial applications. That is what this I-3 was set up for—to move these types of industries north and away from the residential, away from the agricultural, out where nobody had to mess with them. There's not really much grazing or mining happening out there. This is exactly what the residents of this community have been asking for. This location is quite far from town for that type of application that would come forward later on.

Chair Edgmon questioned if staff could foresee that the intent of the I-3 is going to be on both sides of the corridor—it won't only be going north, but south as well. Do you foresee a majority of these zone changes coming in for I-3 in this area. Director Hines stated that no one can see the future, but if it's not in that area designated in the master plan as potential industrial, then staff would probably recommend denial because there are specific areas for potential industrial development stated in the master plan. The work has been done to show where the county wants the industrial parcels to be north of town, along Interstate 80 and north of Hazen.

Chair Edgmon called for public comment.

Michelle Anderson, 3355 Beverly Drive, said that she submitted documents previously asking some questions. One of her questions hasn't been answered, and she wondered if maybe an answer can be provided by Rivian. What type of destructive battery testing are they wanting to do with this I-3 zone change? Chair Edgmon remarked that she doesn't think that anything has been submitted at this time. Staff may be able to answer that, and she requested that Ms. Anderson finish making her comment and asking questions during her allotted time, and then time can be given for responses and answers after her comments. Michelle Anderson reminded the Planning Commission that the reason for the change on this zone change application is for destructive battery testing, and with Rivian, that's usually lithium. She has already submitted written comments, which she would like the board to address before making a recommendation. She asked them to not look at this simply as another request to change a piece of property from RR-20 to I-3, Heavy Industrial. Churchill County is seeing multiple industrial and high-energy projects proposed. At some point, we have to stop looking at each project in isolation and look at it in cumulative impact and how that will be on our power, infrastructure, water, emergency services, environment, neighborhood properties, etcetera. The board has already stated previously, the commissioner's board, that we don't have enough emergency services. We already have a battery storage facility out here, a data center—a zone change to I-3 for data center planning, as well as a Tesla testing facility already. She also expressed concern about what battery testing actually means. Will this facility conduct destructive or abuse testing? What happens if a test results in thermal runaway, or a fire that exceeds the containment. We've seen the communities, including Monterey, deal with the consequences of major lithium-ion battery fires. While those facilities are not identical to what is proposed here, they could be, and that demonstrates why the risks deserve serious consideration. Before changing rural residential land to heavy industrial, we should know what types and quantities of batteries will be on site, what testing will occur, what fire suppression and environmental containment should and will be provided, and whether our local emergency services have the staffing, training, equipment, and resources to handle a worst-case scenario. Ms. Anderson pointed out another important issue. This zoning decision outlives Rivian. Once RR-20 becomes I-3, we need to consider everything that heavy industrial zoning could allow there in the future, not just the applicants standing before us today. She stated that she is not against the growth. She is asking for responsible, sustainable growth, and please require the appropriate studies, evaluate this against our master plan, providing meaningful public notice, and make sure that

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these questions are answered before recommending a permanent zoning change.

Commissioner Mills expressed appreciation for Ms. Anderson's comments. He noted that there are additional rounds of approval for anybody that wants to establish a new business in the county. All of the things that are being asked are things that will be addressed when an application comes forward for a particular use. This isn't something that they are ignoring, and they are not rubber-stamping anything. This company owns this land, and this land falls within a designated area in the master plan, which has been developed very carefully over the last 20 years. The county wants this area to be available for industrial development. He explained that he doesn't feel comfortable denying an application for industrial zoning in this area because of what might happen there. The purpose is, if someone thinks that they have a reason to shift to I-3, then that is what we want them to be able to do. He doesn't want anyone to think that they are taking these applications lightly. From his perspective, he doesn't see a reason to be asking these questions now.

Lane Mills, Deputy District Attorney, explained that normally a discussion isn't held regarding public comment. The discussion is more appropriate for the board to have amongst themselves.

Director Hines reemphasized that the current zoning is RR-20. The applicant did include a proposed use in the zone change application of battery testing. At the time of a zone change application, we don't require all of the same reports and everything that goes along with the proposed use, so this isn't something that can be analyzed right now. That takes time and money for the applicant to prepare the application for the land use permit, and they are just seeking to change the zone to something that would allow them to apply for the land use permit to do what they are proposing. This applies to all zone changes, not just for industrial uses. Dan Cahalane added that there are frequently zone changes that get approved, the economy changes, and the project doesn't get developed even though they went through a zone change. Many of the uses available within that zone change is what is being considered. They are considering that there is reasonable infrastructure given the zoning that the county is looking for in this area. It meets the intent of the master plan, and it isn't going to be impacting neighboring properties. These are the things that are considered at the zone change phase because those are what can actually be evaluated. When staff starts looking at the specific site circumstances for a particular use, we are going to be looking at everything that affects neighboring public health, safety and welfare, and everything that goes into the special use permit findings. Likewise, when somebody comes in for a division of land, what we're looking at is what are the infrastructure requirements, how is that going to impact public health, safety, welfare, and how does that tie back to the master plan. Every step of making sure the public is protected is addressed through a different type of application phase.

Chair Edgmon thanked staff for doing so much diligent work when there is an application that comes forward. She knows that a lot of applications that come forward don't go anywhere because of the restrictions that are placed on them.

Michelle Anderson inquired from the audience if she could speak again, and Chair Edgmon remarked that a person is allowed one public comment under an item. She called for a motion, and Ms. Anderson continued to talk from the audience while the motion was being made.

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 16.08.060(E) have been met for Zone Change application, ZC26-2, to change the zoning of a 218.57-acre parcel from RR-20 to I-3 at Assessor's Parcel Number

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004-431-44, and therefore recommend that the Board of County Commissioners approve the zone change application. Commissioner Ansotegui seconded the motion, and the decision carried by unanimous vote (6-0).

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: 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.

B. Consideration and possible action re: Terminate the special use permits, SUP727 & SUP768, previously granted to Shannon Miller on December 12, 2007 & November 12, 2008 for a dog daycare with overnight kennel. The property is located at 2000 Auction Road, Assessor's Parcel Number 008-361-01, in the C-1 zoning district. The applicant is no longer in operation and the business license was terminated on 5/28/2026; therefore, the permits should be terminated.

C. Consideration and possible action re: Terminate the special use permit, SUP913, previously granted to John Torok, Southwest Land & Minerals Corp, on August 10, 2016 for a mining and processing facility. The property is located north of Hazen off of Pole Line Road, Assessor's Parcel Numbers 009-251-03, 009-251-13, 009-251-15 & 009-251-23, in the RR-20 zoning district. A condition for the permit is maintenance of a business license, and this was terminated on 3/2/2026 when Mr. Torok stated that he is not working in the county and wouldn't be renewing the business license that expired 12/31/2025. Since the permit is no longer needed, it is recommended to terminate it.

Commissioner Frey moved to approve the consent agenda as submitted. Commissioner Mills seconded the motion, and the decision carried unanimously (6-0).

10. Consider Future Agenda Items

Commissioner Frey requested to have a discussion, based upon the comment made earlier in the meeting, regarding posting meetings on the county social media pages. Lane Mills, Deputy District Attorney, noted that meetings are published on the county website under Agendas and Minutes. These are published as required and are available for everyone to view. Chair Edgmon verified with Diane Moyle where the agenda is posted, and it was stated that there are only a few types of applications that require a legal publication in the newspaper—zone change, ordinance amendment, and abandonment of roads. Not all Planning Commission applications require publication in the newspaper. The landowner notifications are made to neighboring landowners, and we also publish on our website. There is also a physical copy of the agenda that is posted in the kiosk outside the commission chambers near the front door. Chair Edgmon sought counsel from legal regarding publication in the newspaper for only certain types of applications. Mr. Mills stated that we post as required by law. It goes above and beyond when you start looking at other types of postings on other websites and media pages. Mrs. Moyle noted that there is a requirement in Nevada for all

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boards throughout the state to post their agenda on a state site. Anyone can find the agenda for any public meeting held anywhere in Nevada on that website. Commissioner Frey would like to think about this and have a discussion about posting on social media certain types of agendas. He thought it was good that there is a place on the county website where these agendas are posted, so people do have access to the information. He will take the lead on this item.

11. Schedule Future Workshop

Randy Hines, Public Works Director, said that on August 25, 2026 at 6:00 p.m. there will be a Conceptual Planned Unit Development (PUD) workshop for a proposed development off of Casey Road next to Walmart. They are considering a 128 room hotel, 5 commercial pads for future commercial businesses, and a section multi-family in the R-2 zone. The developer proposes a PUD because there are several different uses within the development. They are required by code to have a conceptual workshop and a conceptual public hearing, which will be heard at the September 9, 2026 meeting.

Director Hines further informed the commission that there will be a joint workshop held on September 16, 2026 at 6:00 p.m., for some proposed code changes related to landscaping, screening, and Conex box requirements. We will also start the discussion about temporary use permits and how those should be handled moving forward. It is desired to have this as a joint workshop with the Board of County Commissioners in order to get everyone's input for the ordinance amendment that will be prepared. Chair Edgmon stated that all of these meetings are open to the public, and she encouraged everyone to come and participate.

12. Commissioner Reports and Updates

Chair Edgmon said that the job posting for the commission vacant position closed, and there were five applications received. Interviews were held according to the by-laws, and a selection was made. The board of county commissioners appointed Rochelle Tisdale to the Planning Commission, and she welcomed her as the newest member.

14. Public Comment:

Michelle Anderson, 3355 Beverly Drive, suggested the Planning Commission consider more with future zone change applications. When an applicant requests a zoning change, the application requires them to state the reason for that requested change. She believes that reason should become a meaningful part of the Commission's consideration when deciding whether to recommend rezoning. A zone change shouldn't be considered only as, is I-3 allowed here? Or does this parcel qualify for this zoning? If an applicant is asking to change the zoning specifically to accommodate a particular product or use, she believes the commission should also consider the impacts of that proposed use when determining whether the zoning change is appropriate. She understands that zoning stays with the land and that a future owner may use the property differently. In fact, she thinks that's another reason these decisions deserve careful consideration. But if the county requires applicants to explain why they want a zoning change, that information should have a purpose in the decision-making process. Her suggestion is that the Planning Commission and county consider formally incorporating the applicant's stated reason for the zone change, the foreseeable impacts of that proposed use, and its compatibility with surrounding properties and the master plan into the review of future zoning changes. She thinks that would lead to better land use decisions and give the public greater confidence that we're considering not just what a property can be zoned for, but why we're changing it in the first

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place.

14. Adjournment:
There being no further business to come before the Planning Commission, Chair Edgmon adjourned the meeting at 6:54 p.m.

Approved: _____
Tami Edgmon, Chair

Approved: _____
Jeff Goings, Vice Chair

Approved: _____
Victor Ansotegui, Commissioner

Approved: _____
Joe Frey, Commissioner

Approved: _____
R. Mark Hyde, Commissioner

Approved: _____
Dennis Mills, Commissioner

Approved: _____
Rochelle Tisdale, Commissioner

ATTEST:

_____
Diane Moyle, Administrative Assistant

DRAFT

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N Taylor St, Fallon, NV 89406
August 25, 2026

1. Call to Order

Chair Edgmon called the regular workshop of the Churchill County Planning Commission to order at 6:00 p.m.

PLANNING COMMISSIONERS PRESENT: Tami Edgmon, Chair; Jeff Goings, Vice Chair; Victor Ansotegui, Member; Joe Frey, Member (via GoTo Meeting); and Dennis Mills, Member.
PLANNING COMMISSIONERS ABSENT: Mark Hyde, Member, and Rochelle Tisdale, Member.

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

2. Public Comment

Chair Edgmon asked for public comments and there were none.

3. Verification of the Posting of the Agenda

It was verified by Diane Moyle, Administrative Assistant, that the agenda for this meeting was posted on August 20, 2026, between 8:30 a.m. and 5:00 p.m., in accordance with NRS 241 and the Churchill County Code.

4. Discussion Item

A. For Discussion Only: A Planned Unit Development (PUD) Conceptual Application, PUD26-1, filed by Silver Sage Development LLC. The properties are located at 2255, 2355, and 2475 Casey Road, Assessor's Parcel Numbers 008-361-11, 008-361-31, 008-361-38, 008-361-39 & 008-361-48, in the C-1 & R-2 zoning districts. The proposed development contemplates 70 units of attached townhomes, a hotel, and a retail center.

Karen Downs, RVi Planning, 241 Ridge Street, Reno, Nevada, was available to speak regarding the application.

Dan Cahalane, Senior Planner, explained the process for planned unit developments and stated that there will be two hearings for discussion only regarding the conceptual planned unit development (PUD). A staff report will be provided for the September 9, 2026 discussion item regarding this conceptual PUD. After the applicant has heard all comments, they can make changes to their final product and submit an application for a PUD. That application must be heard by the Planning Commission, who will make a recommendation, and then it will be forwarded to the Board of County Commissioners, who will make the final decision. Once a PUD has been approved, the tentative map will be submitted, and this may be submitted at the same time as the PUD application. A tentative map requires a hearing and recommendation by the Planning Commission, and the final decision is by the Board. In order to implement the development, they will need to submit the final map(s) for approval. Again, these require a hearing and recommendation by the Planning Commission with final approval by the Board. This is in the very early stages, and there will be many more opportunities for public input along the way.

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Karen Downs with RVi Planning represented Silver Sage Developments LLC, as well as Bluestone Engineering & Consulting, for this application. She shared a presentation (see attached) regarding the conceptual development describing the location of the property, zoning, and master plan designation. This is the first stage of the process in order to get feedback on the project prior to submitting the application and putting final touches on the site plan. She stated that they are proposing mixed uses for the different zoning districts: a 70-unit townhouse development, which is single-family attached buildings on individual lots, along with commercial development including a four-story hotel, retail stores, and restaurants. She noted that they anticipate future applications for the PUD/initial map, tentative map, variance for the height of the hotel, and special use permits for the hotel, multi-family residential, and restaurants as needed. She also went over parcel configuration where they were looking to expand the residential R-2 zoning and the regulations for buffering between multi-family residential and single-family residential, as well as between commercial and residential. The townhomes would include two car garages with additional guest parking on the site. The hotel would have a maximum of 137 rooms with associated parking, buffering, and landscaping. The remaining commercial use would be adjacent to Casey Road and the bridge between Casey Road and the Wal-Mart site. There would be shared parking spaces for the retail sites. She said that they are in discussions with Wal-Mart regarding improved, joint access roads on the north edge of the project area. There would be some improved pedestrian access through the site from Casey Road all the way to Wal-Mart.

Karen Downs stated that through discussions with staff and through this workshop format, they are looking for some improvements that can be made to the project. She mentioned some open space areas for parking and landscaping that would create the space between the dwellings and businesses, and she welcomed suggestions and ideas for improvements in buffering opportunities, improving some of the internal access roads and layout to minimize intersections, and then to improve the pedestrian connectivity. Ms. Downs remarked that they have heard positive comments, which were included in the agenda packet provided along with their application, that this is really the right site for this development. This is the right location and zoning for the commercial and residential components. She continued the presentation showing some conceptual elevations of each type of use they are proposing and how the development complements the existing uses in the area; provides additional residential, which is needed in the area; implements urbanization of the area as designated in the master plan; and establishes a cohesive, mixed-use, that is orderly and compatible with the land uses for this area. This has been designed to provide infill development and efficient infrastructure opportunities. She shared a slide outlining the master plan policies that support this development. She concluded with a willingness to answer questions and to accept feedback and discussion on this project.

Chair Edgmon inquired regarding improvement to Casey Road, which appeared to be widened on the map, to create more space between the canal and this development and to provide curb and gutter to the traffic light. Rebecca Bernier with Bluestone Engineering and Consulting remarked that they do not plan to make improvements to Casey Road. They are working to improve the existing access off of Casey Road and the flow for vehicles and pedestrians within and through the proposed development, including the connection to the existing parking lot for the store.

Commissioner Mills thanked the applicant for the presentation. He said that when he looks at the residential area at the bottom of the site plan and the elevated ditch south of that, and although it is not a canal like what caused the flood in Fernley several years ago, if the ditch floods or if there is some other emergency, he lives in this area and everyone is trying to get out, have they considered a

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secondary egress road for security? Rebecca Bernier answered that, ideally, they would like to add secondary access onto Casey Road near the existing residence that is not part of this project. Commissioner Mills questioned whether they have any thoughts about secondary access or emergency access out the back of the hotel and around the back of Wal-Mart. Ms. Bernier verified where Commissioner Mills was referring. Director Randy Hines pointed out that the empty area next to Wal-Mart is actually a retention area for the store and part of their property. If access was to be made south of the retention area, an easement would need to be obtained. Karen Downs stated that they are also looking at additional emergency access from Pine Road. Commissioner Mills further asked if there was sidewalk access in the residential area up to the commercial area. He didn't see anything delineated other than landscaping, roads and parking. Ms. Downs responded that there will be pedestrian access throughout the development.

Vice Chair Goings also expressed appreciation for the presentation. He asked staff if Pine Road was a county road or a Truckee Carson Irrigation District (TCID) easement road. Dan Cahalane thinks that this is a TCID easement road, and he can double check that and provide an answer in the staff report at the next meeting. Vice Chair Goings remarked that Pine Road is a disaster from the end of the pavement to Casey Road in the area near this development. It is a dirt road in that area and not even graveled. He wondered if it might be smart of the County to improve that road and allow the extra access or egress off of Pine Road. He's not sure how that would fit in with the County's budget, but a project like this is exactly what this County has been looking at getting for a long time. If the County can do something to help facilitate the other egress entrance to Pine Road, he thinks that the residents along Pine Road would be pleased with that as well. Chair Edgmon believes that Pine Road is south of the canal there, so they would have to obtain access over the ditch and onto Pine Road.

Chair Edgmon asked about the buffer area shown on the site plan between the townhomes and the residences on Pine Road to protect privacy. What kind of buffer is planned? Karen Downs said that in accordance with County Code, they are looking at landscaping—trees and other landscape materials. The actual requirement is 100' setback between single-family and multi-family uses with a 50' minimum setback from the rear of the dwelling to the property line that includes a 10' landscape buffer along the property line within the setback. They would at least meet the minimum. They are looking at additional opportunities to enhance the buffer. She then stated that adjacent to the commercial portion there is a 100' setback between the single family units and the commercial buildings and an 8' landscape buffer within the setback. The site plan looks to exceed this requirement, and they are also looking for additional ways to enhance that buffer area. Chair Edgmon inquired if they would go above and beyond that for the residents who are concerned about their privacy, such as a retaining wall, versus just trees and some landscaping. Karen Downs confirmed that they will take these ideas into consideration while fleshing out this conceptual design because they are looking for ways to increase the distance. They will bring back some details about what that would look like. Chair Edgmon thinks that it would benefit their development and their brand new townhomes not to have to look into other people's back yards.

Heriberto "Eddie" Delgado-Lopez, 2455 Casey Road, has lived there for 26 years. The person who had purchased this land, Charlie Frey, used it for agricultural purposes only. He said that there is access to the canal there, so that it can be irrigated. He then remarked regarding Pine Road that the neighbors like not having Pine Road improved because there are a lot of young people who like to drive fast in this area, and they cannot do that through this portion of Pine Road because it isn't paved. He thought the hotel was a good idea, but he didn't think that the residential part should be included. He said that he owns access from Casey Road through his property, and his property goes all of the

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way to the road and over the canal. If something is going to happen, he will have to put a fence in there and deny access to other people because in the past he had problems with the residents in the house behind his property. When Charlie Frey asked if he could bring his agricultural equipment through his property to work on the fields there, he didn't have a problem with that. He noted that there is also some wildlife there. He just doesn't see having all of these homes in there. Mr. Delgado-Lopez said that his children aren't very happy about this either because they grew up there. He didn't have an issue with the hotel idea over near Wal-Mart, but he didn't agree with the residential part of it. He indicated that he is going to have to do something about it, consult with someone professional, so that he can get his property lines marked and put up a fence so that he doesn't have all of these people trying to access through his property. He said that he has a shop there and runs a small business; it is very peaceful right now. He noted that there have already been problems with squatters in this area as well.

Michelle Anderson, 3355 Beverly Drive, said that she is genuinely excited about the Silver Spur concept and everything that they are proposing. Her main concern is making sure that the infrastructure around that area grows with the development. She understands that traffic studies are part of that, but she would really like to see the county look beyond just traffic counts and consider practical safety and roadway improvements for the whole area—better lighting, maybe blinking signs for pedestrians and crosswalks because the Casey Road area has a lot of pedestrian to car accidents. In particular, she would like to see improved street lighting, better pedestrian crossings, consideration of whether portions of Casey Road might need to be widened, or otherwise improved to safely handle the additional traffic that's going to come with this development. She strongly recommended that any pedestrian access throughout the development and along the surrounding roads be well lit with more residents, hotels, guests, and retail traffic in the area, it's very important, especially at night. Good lighting and sidewalks, crosswalks, and other pedestrian access points could help reduce the risk of pedestrian casualties, as previously stated. She's supportive of the project. She would also like to see some flood planning addressed early in the design. We know that parts of this area can be affected by drainage and flood concerns, so she thinks the county should make sure stormwater drainage, retention, grading, and access during major storms or flood events are considered before the project is full. Ms. Anderson, after hearing "Eddie" speak, thinks that we need to make sure that our agricultural area that has been there for a long time is also preserved. How do we plan for the growth of Fallon while still maintaining our agricultural culture?

5. <u>Public Comment</u>

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

6. <u>Adjournment</u>

Chair Edgmon thanked everyone for coming to participate. There were no further comments or questions, so he adjourned the meeting at 6:30 p.m.

Approved: _____

Tami Edgmon, Chair

DRAFT

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Approved: _____
Jeff Goings, Vice Chair

Approved: _____
Victor Ansotegui, Commissioner

Approved: _____
Joe Frey, Commissioner

Approved: _____
R. Mark Hyde, Commissioner

Approved: _____
Dennis Mills, Commissioner

Approved: _____
Rochelle Tisdale, Commissioner

ATTEST:

_____
Diane Moyle, Administrative Assistant

DRAFT

Silver Spur Village

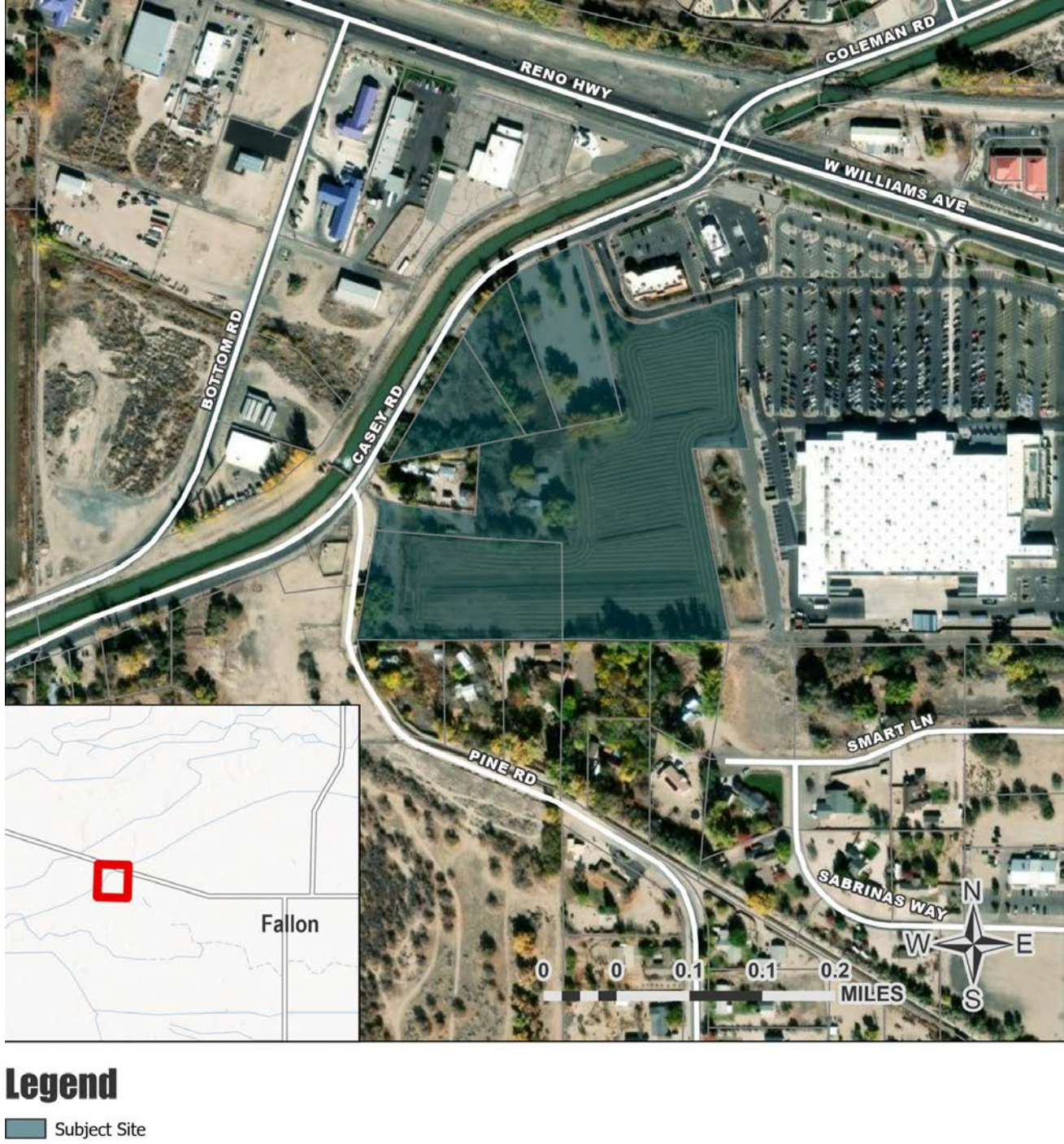
Conceptual Planned Unit Development

BLUESTONE ENGINEERING & CONSULTING

RVi

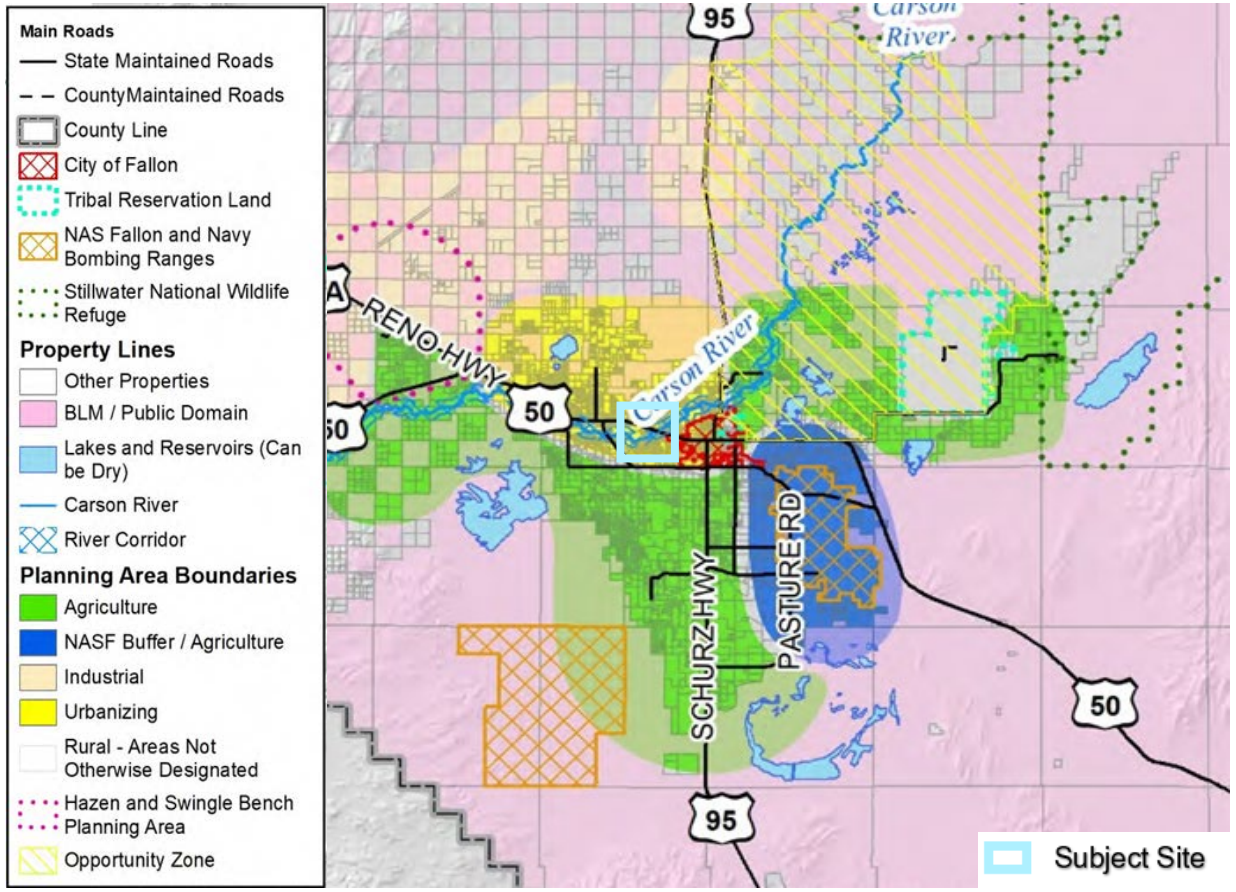
Location

- East of Casey Road and south of US Highway 50/ W Williams Avenue
- APNs 008-361-11; -31; -38; -39; -41
- ±15.77-acres

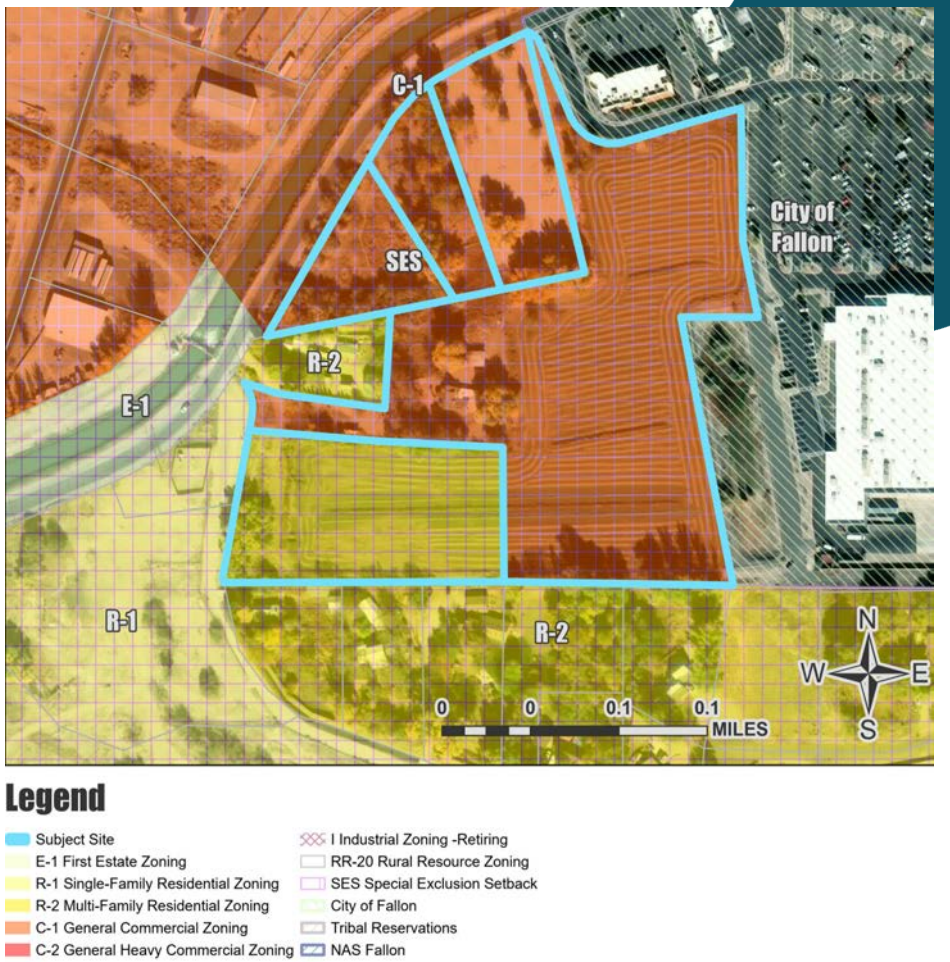


Existing Land Use Designations

Master Plan - Urbanizing



Zoning – R2 & C1



Request

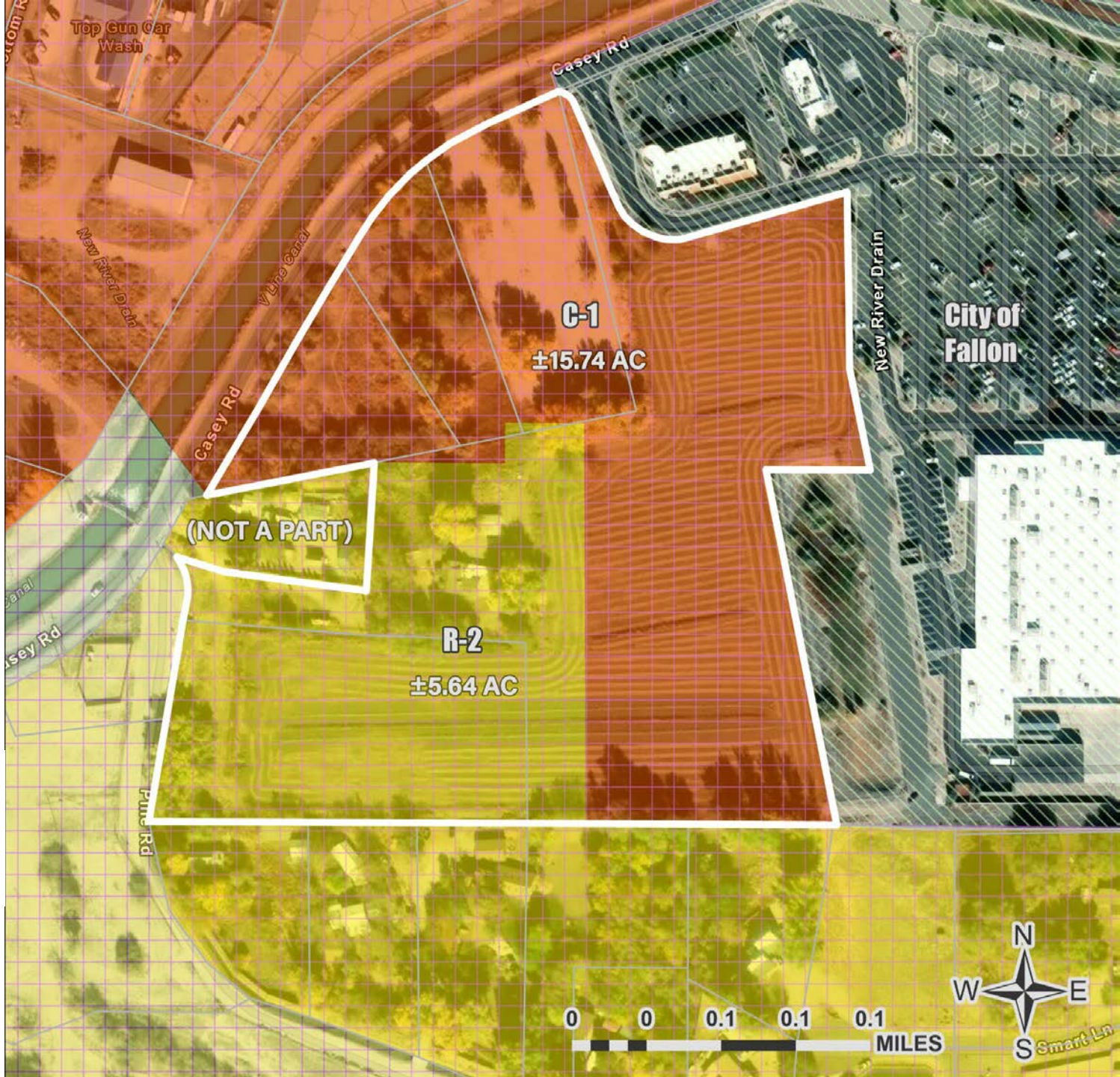
Conceptual Planned Unit Development:

- 70-unit townhouse (single-family attached) development
- Commercial services: hotel, retail, and full-service and drive-through restaurant uses

Anticipated Future Entitlement:

- PUD/Initial Map to delineate zoning districts and parcels
- Tentative Map for residential lots
- Variance for height of hotel
- Special Use Permit(s) for hotel, multi-family, and drive-through restaurants as needed

Proposed Zoning and Parcel Configuration

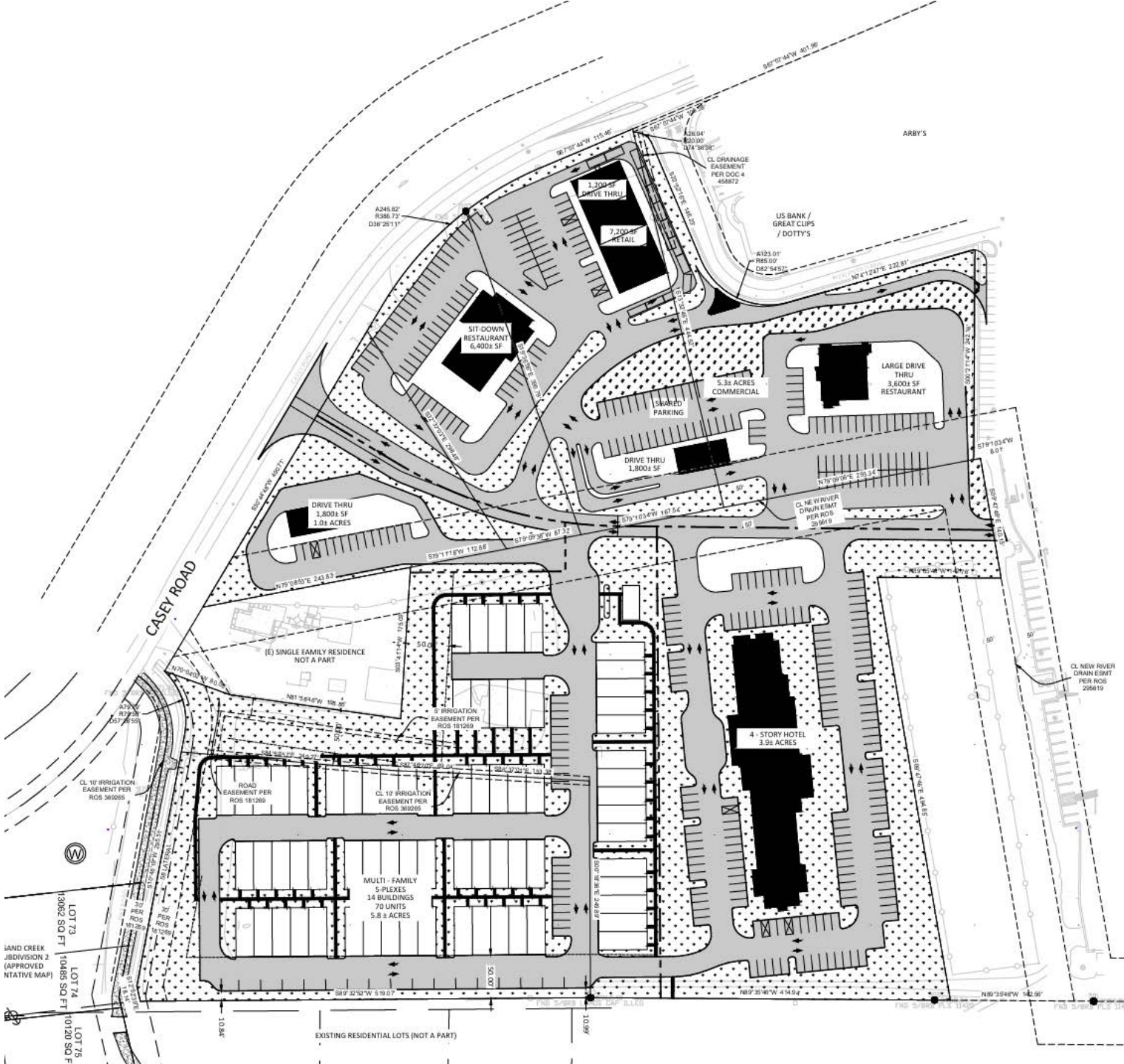


Legend

- Subject Site
- C-1 General Commercial
- R-2 Multi-Family Residential
- E-1 First Estate Zoning
- R-1 Single-Family Residential Zoning
- SES Special Exclusion Setback
- City of Fallon

Conceptual Site Plan

RESIDENTIAL SUMMARY	
	5.8 acres
	70 units – townhomes with 2 car garages + guest parking
	Buffer from adjacent residential
HOTEL SUMMARY	
	3.9 acres
	4-story hotel with 137 maximum rooms
COMMERCIAL SUMMARY	
	6.3 acres; 2-6 parcels
	Shared parking
	Anticipated uses: retail, sit down restaurant, coffee shop, drive-through fast food



Conceptual Elevations

Buffering / Friction Zone Development Standards

The project will be designed in conformance with the following Friction Zone Development Standards (CCMC 16.16.020.2):

Single Family adjacent to Multi-Family

- 100 ft setback between single-family and multi-family uses.
- 50 ft min. setback from the rear of the dwelling to the property line.
- 10 ft landscape buffer along the property line, included within the 50-ft setback.

Single Family adjacent to Commercial

- 100 ft setback between single-family dwelling units and commercial buildings.
- 8 ft landscape buffer within the setback.

Justification

- Complements adjacent commercial development
- Expands residential uses adjacent to the existing residential development
- Expands housing and commercial opportunities in an urbanizing location designated to accommodate future growth
- Establishes a cohesive, mixed-use, master-planned development with an orderly and compatible land use pattern
- Implements the Urbanizing MP designation - encourages infill for efficient and cost-effective provision of infrastructure and utilities
- Provides coordinated circulation, flexible site design, and efficient infrastructure

Master Plan

Consistent with Urbanizing Area:

- Identifies where an urban density and intensity of development is intended. (MP 11.Land Use)

Implements Master Plan Goals:

- GOAL PH 2: Availability of higher-density single-family and multi-family lands are consistent with the demands generated locally.
- GOAL LU 2: All new development…designed to guarantee a sustainable, safe, and healthy environment, and integrate into the surrounding neighborhoods.
- GOAL LU 4: Infrastructure expansion shall be cost effective.

Q&A

BLUESTONE
ENGINEERING & CONSULTING

RVi
Shape
the world
with us.

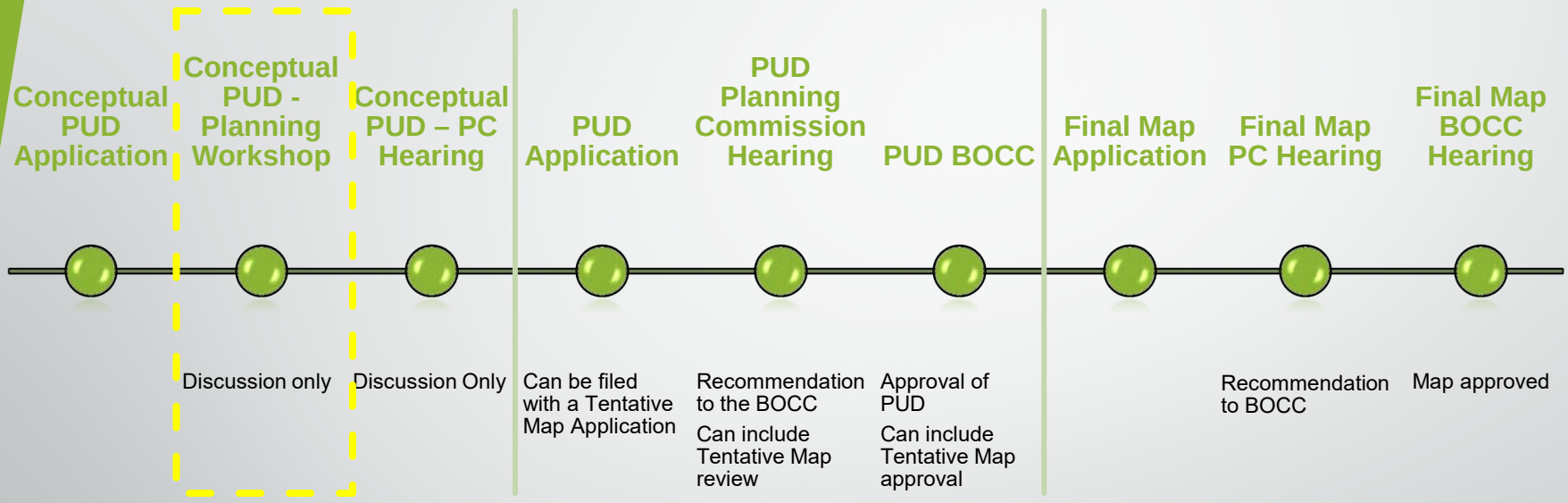
CHURCHILL COUNTY PLANNING COMMISSION WORKSHOP

August 25, 2026

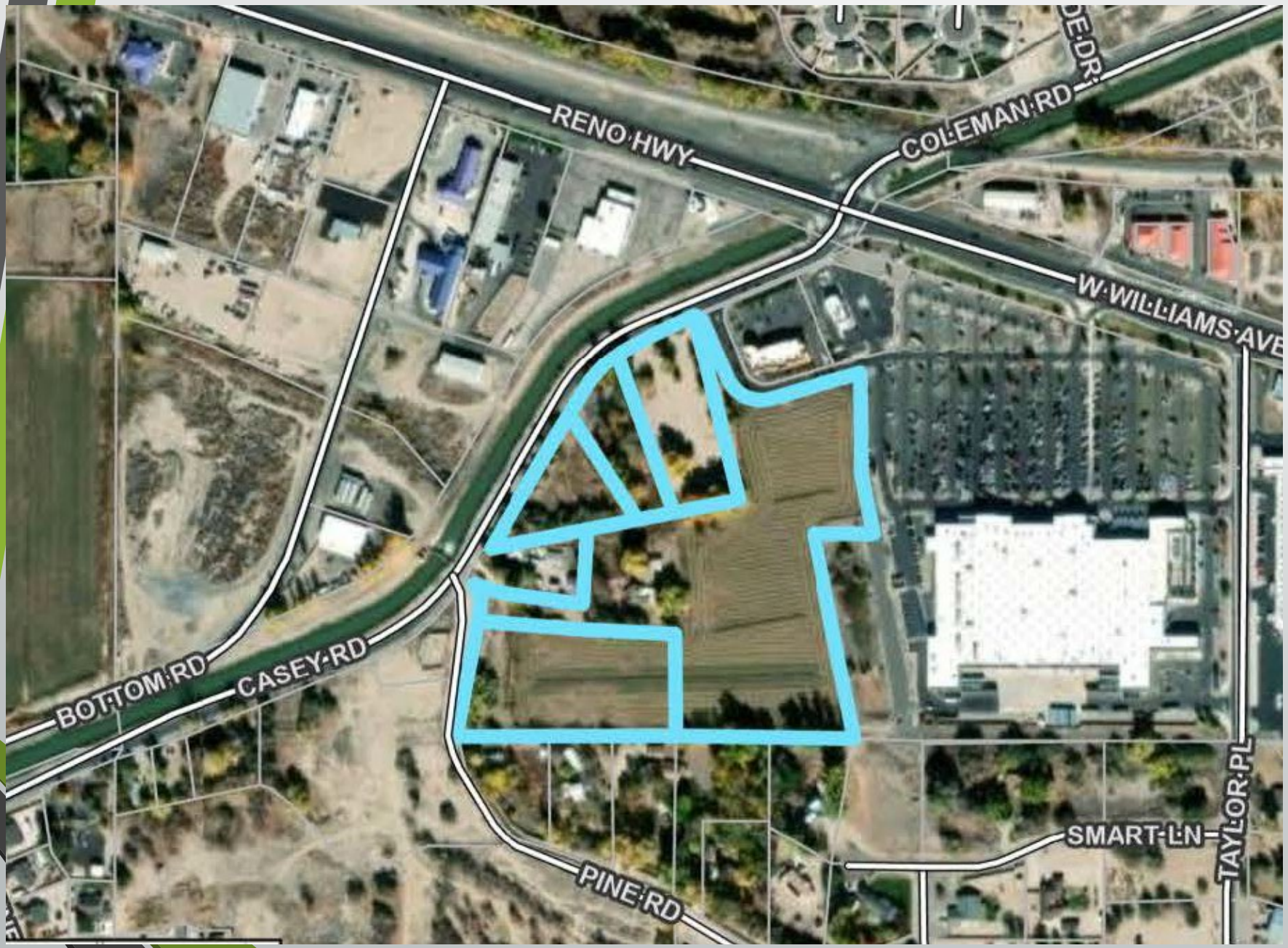
Conceptual PUD

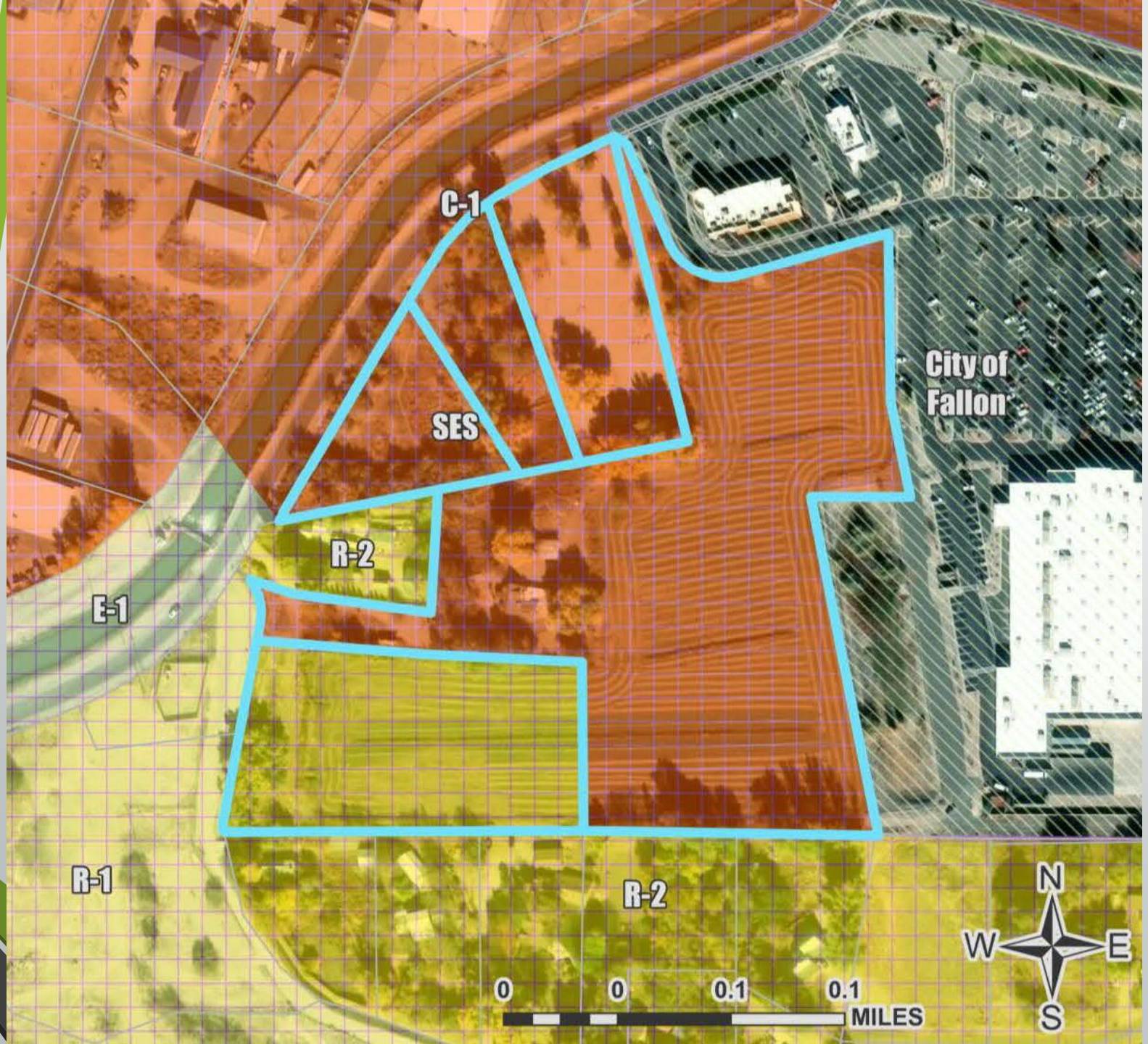
PUD/Tentative Map

Final Map



Conceptual Planned Unit Development (PUD)




C-1
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City of
Fallon
R-1
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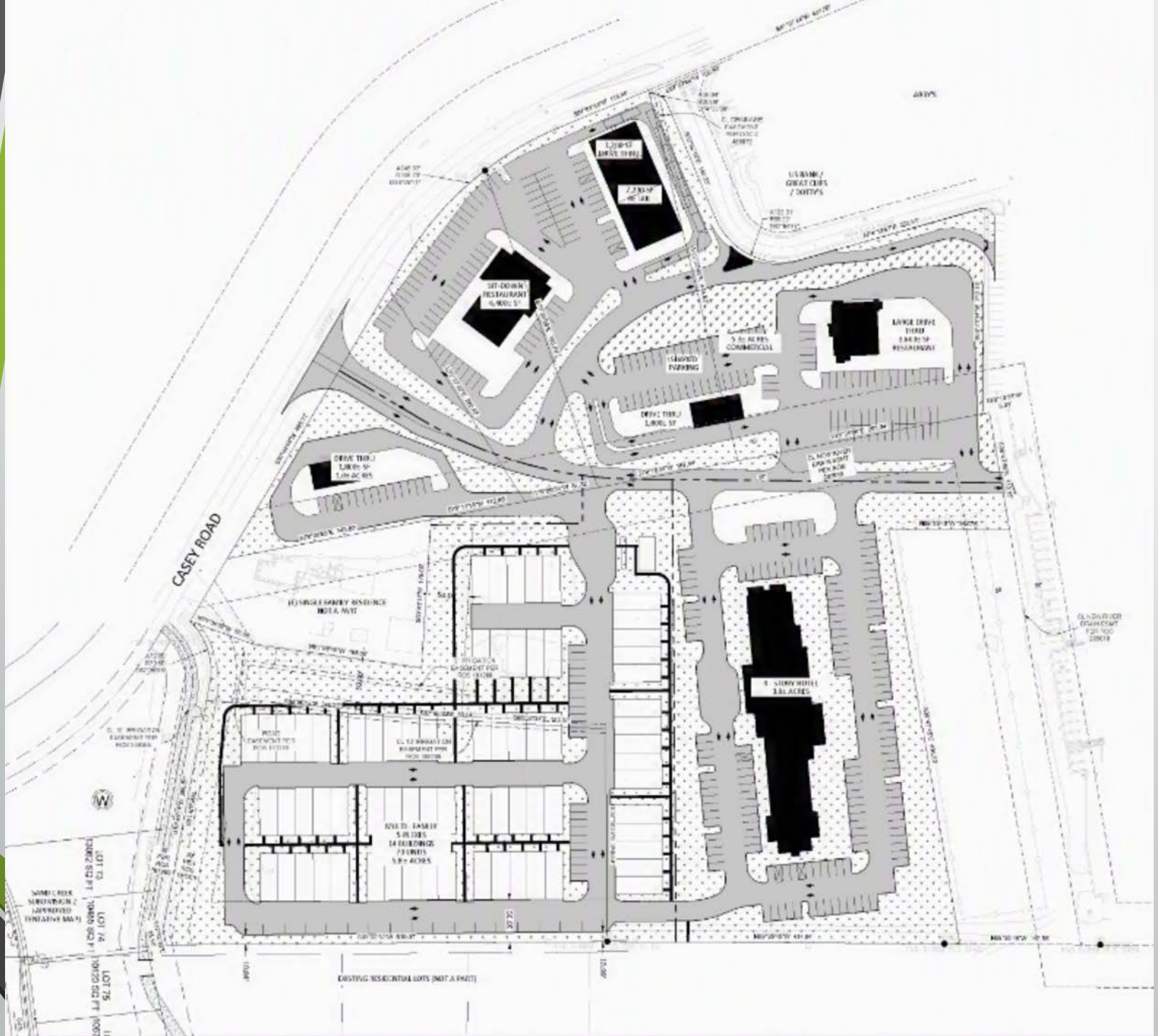
CASEY ROAD
US BANK/
GREAT CLIPS
/ DUTCH'S
SIT-DOWN
RESTAURANT
DRIVE THRU
LARGE DRIVE
THRU
RESTAURANT
5.6± ACRES
COMMERCIAL
GRADED
PARKING
DRIVE THRU
DRIVE THRU
1,800± SF
1.04± AC ±/-
EXISTING SINGLE FAMILY RESIDENCE
NOT A PART
5.8± ACRES
EXISTING RESIDENTIAL LOTS (NOT A PART)

Outlook

RE: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

From Leslie Notestine <leslie.notestine@churchillcountynv.gov>
Date Thu 8/13/2026 4:08 PM
To Diane Moyle <diane.moyle@churchillcountynv.gov>; Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>
Cc Denise Mondhink-Felton <denise.felton@churchillcountynv.gov>

Diane & Dan –
Thanks for the attachments. We don't see any issues with this proposal from our standpoint. If there is any specific parcel data that you need, just let us know.

Have a great evening.

Respectfully,

Leslie J. Notestine
Chief Deputy Assessor, CNA
Churchill County Assessor's Office
155 N. Taylor Street, Suite 200
Fallon, NV 89406
NEW EMAIL: Leslie.Notestine@churchillcountynv.gov
Direct line: 775-428-0240
Main line: 775-423-6584 ext 1402
Fax: 775-423-2429

From: Diane Moyle <diane.moyle@churchillcountynv.gov>
Sent: Thursday, August 13, 2026 3:31 PM
To: Planning Admin <planning-admin@churchillcountynv.gov>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Heather Gomes <heather.gomes@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; Jeff Cruess <thesurveyor1951@aol.com>; paul@shawengineering.com; Chris Mahannah <Chris@mah2o.com>; infofallon <infofallon@nvenergy.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; nndengineering@swgas.com; Stewart Nichols <stewart.nichols@cccomm.co>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <jgraham@dot.nv.gov>; mquintero@puc.nv.gov; jmarynak@lands.nv.gov; lkieu@ndep.nv.gov; cheyenne.trueblood@ndow.org; ndowreview@ndow.org; vjaganjac@ndep.nv.gov; 'Benjamin Shawcroft' <ben@tcid.org>; Juanita George <juanita@tcid.org>; bbyrd@fallonnevada.gov; dzimney@fallonnevada.gov
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Subject: Re: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

Apparently, I forgot to add the attachment. Sorry!!

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

775-423-7627 Main Phone

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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

RECEIVED
AUG 17 2026
Churchill County Public Works,
Planning & Building

August 12, 2026

Churchill County Commissioners 270 S. Maine Street, Suite A, Fallon, Nevada 89406

Re: Support for Silver Sage Development Mixed-Use Project

Dear Commissioners,

I'm writing as a long-time Fallon resident to voice my support for the proposed mixed-use development project on Casey Road. After living here for many years, I believe this kind of thoughtful growth is exactly what our community needs.

The project's mix of residential, hotel, and retail components is a smart use of the property and will bring new opportunities to Fallon without compromising what we love about our town. I'm confident this development will be a positive addition to our community.

I encourage you to approve this application.

Thank you for your consideration.

Sincerely,

Jennifer Buckmaster

RECEIVED
AUG 17 2026
Churchill County Public Works,
Planning & Building

August 12, 2026

Churchill County Planning Commission

270 S. Maine Street, Suite A

Fallon, NV 89406

Dear Commissioners:

I am writing to you to express my approval for the application for a planned development on the property adjacent to the Wal-Mart location on West Williams Avenue.

This parcel already has commercial businesses around it.

Developing new businesses on this property will provide Churchill County greatly increase tax revenues.

Most of this parcel is already zoned commercial.

I believe this project will help our local economy and be a beautiful addition to our entire community.

Please approve the Notice of Application for development for the Casey Road (adjacent to Wal-Mart) parcels.

Thank you,

Judy Dalluge

Rio Vista

Fallon, NV 89406

RECEIVED
AUG 17 2026
Churchill County Public Works,
Planning & Building

Dear Churchill County Planning Commission

I support the application for a planned development on the Casey Road property next to the Fallon Wal Mart on West Williams Ave.

This property needs to be developed with new buildings and businesses on it. Developing new businesses on this property will provide Churchill County with greatly increased tax base and tax revenues. The highest and best use for this area is commercial businesses.

Please approve this application for developing the property next to the Fallon Wal Mart.

This proposed development will be a wonderful addition to our community.

I am excited.

Thank you for your consideration.

Heather Darohue

Outlook

Support for PUD 26-1

From Rene' Hancock [redacted]
Date Thu 8/13/2026 8:24 PM
To Planning Admin <planning-admin@churchillcountynv.gov>

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August 13, 2026

Churchill County Planning Commission
Churchill County Public Works, Planning & Building
270 S. Maine Street, Suite A
Fallon, Nevada 89406

RE: Support for PUD26-1 – Silver Sage Development
Proposed 70 Townhomes, Hotel, and Retail Center

Dear Members of the Churchill County Planning Commission:

I am writing in strong support of the proposed **Silver Sage Development, PUD26-1**, located at 2255, 2355, and 2475 Casey Road. I believe the proposed development, consisting of approximately **70 attached townhomes, a hotel, and a retail center**, represents an important opportunity for Fallon and Churchill County.

Fallon is a community with tremendous potential, but continued growth requires thoughtful development that provides housing, accommodations, employment, services, and economic opportunities. This project has the potential to address several of those needs at the same time.

Housing for Our Growing Community

One of the greatest benefits of this development is the addition of **70 new housing units**. Fallon needs more housing options for both full-time residents and people who are considering relocating to our community.

Additional housing could help attract and retain:

- Healthcare professionals, including physicians, nurses, therapists, technicians, and support staff.
- Teachers and other education professionals.
- Military families and personnel associated with NAS Fallon.
- Young professionals and working families.

- Individuals relocating to Fallon for employment.
- Residents who want to remain in Fallon but need a different type or size of housing.

Having quality housing available is an important part of recruiting professionals to a rural community. A community can offer excellent employment opportunities, but if potential employees cannot find appropriate housing, they may choose to live elsewhere.

Hotel Accommodations Will Support Fallon Events and Tourism

The proposed hotel could provide a significant benefit to Fallon by giving visitors another convenient place to stay.

Fallon hosts events that bring people into our community throughout the year. The **3C Arena**, for example, can attract participants, families, spectators, competitors, trainers, and vendors who need overnight accommodations.

Additional hotel capacity could also support tourism and major community events such as the **Fallon Cantaloupe Festival, Fallon on Ice, agricultural events, sporting events, rodeos, equestrian activities, tournaments, weddings, family gatherings, and other community celebrations**.

Visitors who stay overnight are more likely to spend money at local restaurants, gas stations, stores, entertainment venues, and other businesses. That spending circulates throughout the local economy and helps strengthen existing businesses.

Economic Development and Employment

A development of this size can create employment opportunities during both the **construction phase and long-term operation**.

Construction would provide work for contractors, tradespeople, equipment operators, suppliers, and other local businesses. Once completed, the hotel and retail components could provide continuing employment in hospitality, maintenance, management, retail, food service, cleaning, and other areas.

The additional residents and visitors would also create increased demand for existing local businesses.

Increasing Fallon's Economic Base

Thoughtful development can help expand Churchill County's economic base without requiring residents to leave the community for housing, shopping, lodging, or services.

New homes bring new residents. New residents purchase goods and services. Visitors staying in hotels spend money locally. Businesses employ people who then spend their income locally.

This creates a positive economic cycle that can benefit the entire community.

Additional development can also contribute to the long-term strength of the county's revenue base through increased property values, sales activity, lodging activity, and other economic activity associated with new development.

Supporting Existing Businesses

The proposed retail center could help keep more consumer spending **right here in Fallon**.

When residents have additional convenient shopping and services available locally, they have less reason to travel to Reno or other communities for everyday purchases. At the same time, new residents and visitors create additional customers for restaurants, professional services, retail stores, entertainment, and other established Fallon businesses.

This development should be viewed not simply as three separate components—housing, a hotel, and retail—but as a combination that can support one another and strengthen the surrounding business community.

Strengthening Fallon as a Destination

Fallon has many assets: agriculture, NAS Fallon, outdoor recreation, equestrian activities, community events, local businesses, and a strong small-town identity.

Additional lodging and retail options can make it easier for visitors to **stay longer and experience more of what Fallon has to offer**.

Whether someone comes to Fallon for the Cantaloupe Festival, an event at the 3C Arena, a sporting competition, an equestrian event, a family gathering, or simply to visit the area, having adequate accommodations and services makes Fallon a more attractive destination.

A Benefit to Future Development

Well-planned development can also help create a stronger environment for future investment.

A quality project can increase the desirability of surrounding areas, encourage additional private investment, and help establish infrastructure and services that benefit neighboring properties. While no development can guarantee a particular change in property values, responsible investment in housing, commercial services, landscaping, infrastructure, and community amenities can contribute to the overall attractiveness and economic vitality of the area.

Supporting Responsible Growth

Fallon is growing, and the question is not whether our community will change, but **how we manage that growth**.

I believe projects such as PUD26-1 provide an opportunity to manage growth in a planned manner rather than allowing housing and commercial development to occur in a fragmented or less coordinated way.

The proposed combination of townhomes, hotel accommodations, and retail uses has the potential to create a more complete development that serves residents, visitors, employees, and businesses.

For these reasons, I respectfully ask the Churchill County Planning Commission to give **PUD26-1 serious consideration and support the proposed Silver Sage Development**.

Fallon needs additional housing. We need accommodations for visitors. We need employment opportunities. We need to support our existing businesses and community events. We need to attract

healthcare and other professionals. And we need responsible economic development that helps Fallon remain a vibrant and desirable place to live, work, raise a family, and visit.

I believe this project is a positive step in that direction and an investment in **Fallon's future**.

Thank you,

Rene Hancock

[redacted]

Outlook

Re: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

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From Joseph Marynak <jmarynak@lands.nv.gov>
Date Fri 8/14/2026 4:35 PM
To Diane Moyle <diane.moyle@churchillcountynv.gov>
Cc Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>

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

Good afternoon,

No concerns from the Nevada Division of State Lands.

Best regards,

Nevada Division of STATE LANDS

Joseph Marynak
Land Use Planner II
Nevada Division of State Lands
Department of Conservation and Natural Resources
901 S. Stewart Street, Suite 5003, Carson City, Nevada 89701
jmarynak@lands.nv.gov
Office: 775-684-2723

Nevada Department of CONSERVATION & NATURAL RESOURCES

From: Diane Moyle <diane.moyle@churchillcountynv.gov>
Sent: Thursday, August 13, 2026 3:31 PM
To: Planning Admin <planning-admin@churchillcountynv.gov>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Heather Gomes <heather.gomes@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; Jeff Cruess <thesurveyor1951@aol.com>; paul@shawengineering.com <paul@shawengineering.com>; Chris Mahannah <Chris@mah2o.com>; infofallon <infofallon@nvenergy.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; nndengineering@swgas.com <nndengineering@swgas.com>; Stewart Nichols <stewart.nichols@cccomm.co>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <JGraham@dot.nv.gov>; Mahin Quintero <mquintero@puc.nv.gov>; Joseph Marynak <jmarynak@lands.nv.gov>; Linh Kieu <lkieu@ndep.nv.gov>; Cheyenne Trueblood <cheyenne.trueblood@ndow.org>; NDOW Review <ndowreview@ndow.org>; Valentino Jaganjac <vjaganjac@ndep.nv.gov>; 'Benjamin Shawcroft' <ben@tcid.org>; Juanita George <juanita@tcid.org>;

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Subject: Re: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

WARNING - This email originated from outside the State of Nevada. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Apparently, I forgot to add the attachment. Sorry!!

Diane Moyle
Administrative Assistant
planning-admin@churchillcountynv.gov
Public Works, Planning & Building Department
775-423-7627 Main Phone

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Diane Moyle
Administrative Assistant
planning-admin@churchillcountynv.gov
Public Works, Planning & Building Department

Outlook

RE: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

From Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>
Date Tue 8/18/2026 3:00 PM
To Diane Moyle <diane.moyle@churchillcountynv.gov>; Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>

The Building Department has no comments on this proposal.

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

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Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

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Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>
Subject: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

The Churchill County Planning Commission will be discussing the attached application for a Conceptual Planned Unit Development at 2255, 2355, and 2475 Casey Road, Fallon, NV, from Bluestone Engineering and Consulting LLC for Silver Sage Developments LLC at the September 9, 2026 hearing. Their initial discussion on this project will be held at the Planning Commission workshop on August 25, 2026. We are requesting any comments, questions, or remarks from your department/agency to be sent to me and Dan Cahalane, Senior Planner, **by August 26, 2026** to be included in the staff report and with the conceptual application to the Planning Commission. We appreciate your input for applications 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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Outlook

RE: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

From Cheyenne Trueblood <cheyenne.trueblood@ndow.org>
Date Mon 8/24/2026 1:17 PM
To Diane Moyle <diane.moyle@churchillcountynv.gov>; Planning Admin <planning-admin@churchillcountynv.gov>
Cc Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>

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Hi Diane and Dan,

Thank you for providing the Silver Sage Development Conceptual Planned Unit Development for our review. The Nevada Department of Wildlife (NDOW) appreciates the opportunity to provide preliminary wildlife considerations during the project's early planning phase.

Because the proposed PUD is immediately adjacent to the Sand Creek Phase 1 subdivision that NDOW recently reviewed, our primary concern is the potential cumulative effect of continued development on the remaining undeveloped habitat in the area. The project area provides agricultural and open-space habitat used by resident valley mule deer, and continued development may reduce habitat availability, fragment remaining habitat, and affect wildlife movement and connectivity.

At this conceptual stage, NDOW recommends that the applicant consider the following during project design:

- Retain contiguous areas of open space and, where practicable, maintain connections between remaining undeveloped areas to support wildlife movement and habitat connectivity.
- Retain existing native vegetation where feasible and incorporate native and drought-tolerant landscaping into future development to help maintain habitat function.
- Consider mule deer movement and seasonal habitat use when locating roads, fencing, open space, and other features that may create barriers to movement.
- Incorporate wildlife-friendly fencing into the conceptual design, particularly along interfaces with remaining undeveloped habitat.
- Consider wildlife-friendly, dark-sky-compliant lighting standards that minimize light spill into adjacent undeveloped habitat.
- Where practicable, consider timing vegetation removal and ground-disturbing activities to minimize wildlife disturbance during sensitive periods.

These comments are intended to identify wildlife considerations that may be incorporated into the project while the overall design is still being developed. NDOW's formal subdivision review under NRS 278.335 would occur upon receipt of the tentative map, as applicable.

Please feel free to contact me if you would like to discuss these considerations or if additional information would be helpful as the conceptual plan is developed.

Thank you,

Cheyenne (Acevedo) Trueblood
Western Region Supervising Habitat Biologist
Habitat Division

Phone: (775) 688-1145
Email: cheyenne.trueblood@ndow.org

Nevada Department of Wildlife
1100 Valley Road
Reno, Nevada 89512

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State of Nevada Confidentiality Disclaimer: This message is intended only for the named recipient. If you are not the intended recipient you are notified that disclosing, copying, distributing or taking any action in reliance on the contents of this information is strictly prohibited

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From: Diane Moyle <diane.moyle@churchillcountynv.gov>
Sent: Thursday, August 13, 2026 3:31 PM
To: Planning Admin <planning-admin@churchillcountynv.gov>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Heather Gomes <heather.gomes@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; Jeff Cruess <thesurveyor1951@aol.com>; paul@shawengineering.com; Chris Mahannah <Chris@mah2o.com>; infofallon <infofallon@nvenergy.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; nndengineering@swgas.com; Stewart Nichols <stewart.nichols@cccomm.co>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <JGraham@dot.nv.gov>; Mahin Quintero <mquintero@puc.nv.gov>; Joseph Marynak <jmarynak@lands.nv.gov>; Linh Kieu <lkieu@ndep.nv.gov>; Cheyenne Trueblood <cheyenne.trueblood@ndow.org>; NDOW Review <ndowreview@ndow.org>; Valentino Jaganjac <vjaganjac@ndep.nv.gov>; 'Benjamin Shawcroft' <ben@tcid.org>; Juanita George <juanita@tcid.org>; bbyrd@fallonnevada.gov; dzimney@fallonnevada.gov
Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>
Subject: Re: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

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Apparently, I forgot to add the attachment. Sorry!!

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

775-423-7627 Main Phone

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From: Planning Admin <planning-admin@churchillcountynv.gov>
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Fallon, NV 89406
775-423-7627 Main Phone

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Outlook

Re: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

---

From Benjamin Shawcroft <ben@tcid.org>
Date Tue 8/25/2026 12:27 PM
To Diane Moyle <diane.moyle@churchillcountynv.gov>
Cc Cody Biggs <cody@tcid.org>

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Diane,
Thank you for the invitation to comment on the proposed conceptual PUD. At this time TCID has no requests pertaining to the provided plans. We would, however, appreciate the opportunity to review the more detailed civil improvement plans when they are available so that we may review what will likely be the piping of the New River Drain and its connections to the developing property.

Sincerely,

Ben Shawcroft

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Sent: Thursday, August 13, 2026 3:31 PM
To: Planning Admin <planning-admin@churchillcountynv.gov>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Heather Gomes <heather.gomes@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; Jeff Cruess <thesurveyor1951@aol.com>; paul@shawengineering.com <paul@shawengineering.com>; Chris Mahannah <Chris@mah2o.com>; infofallon <infofallon@nvenergy.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; nndengineering@swgas.com <nndengineering@swgas.com>; Stewart Nichols <stewart.nichols@cccomm.co>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <jgraham@dot.nv.gov>; mquintero@puc.nv.gov <mquintero@puc.nv.gov>; jmarynak@lands.nv.gov <jmarynak@lands.nv.gov>; lkieu@ndep.nv.gov <lkieu@ndep.nv.gov>; cheyenne.trueblood@ndow.org <cheyenne.trueblood@ndow.org>; ndowreview@ndow.org <ndowreview@ndow.org>; vjaganjac@ndep.nv.gov <vjaganjac@ndep.nv.gov>; Benjamin Shawcroft <ben@tcid.org>; Juanita George <juanita@tcid.org>; bbyrd@fallonnevada.gov <bbyrd@fallonnevada.gov>; dzimney@fallonnevada.gov <dzimney@fallonnevada.gov>
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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
Agenda Report

Date Submitted: August 11, 2026

Agenda Item #: Old Business - A

Meeting Date Requested: September 9, 2026

To: Planning Commission

From:

Subject Title: Consideration and possible action re: Review of a special use permit, SUP1073, previously granted to Antonion Romero of Sierra Nevada Gates and Panels. The property is located at 8920 Ara Lane, Assessor's Parcel Number 007-151-85, in the C-2 zoning district. A condition of approval for the permit requires annual review until such time as the Planning Commission deems it no longer necessary.

Type of Action Requested:

Does this action require a Business Impact Statement? No

Findings of Fact Motion:

Recommend Board Action: motion to require another annual review of the special use permit, SUP1073, for Sierra Nevada Gates and Panels, in six (6) months to address the remaining items, including landscaping and screening.

Discussion: The applicant provided a written update and photographs regarding compliance with conditions for approval. During an onsite visit, it was noted that the landscaping along the road was dead, and there were only 3 panels of screening.

Recommended Conditions:

Alternatives: Make changes as deemed appropriate.

Prepared By: Diane Moyle, Administrative Assistant

Reviewed By:

Randy Hines, Public Works Director

Date: August 27, 2026

Board Action Taken:

Motion: _____

1) None

2) None

Aye:

Nay:

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

(Vote Recorded By)

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Doc # 504126
9/26/2023 12:58 PM
Official Record
Requested by
CHURCHILL CO PLANNING
Churchill County - NV
Tasha Hessey - Recorder
Pg 1 of 2 Fee:$43.00
Recorded By: LMCAFEE

APN 007-151-85 (Special Use Permit)

NOTICE OF FINAL ACTION, DECISION OR ORDER OF

THE CHURCHILL COUNTY PLANNING COMMISSION

TO: Antonio Moran Romero

8920 Ara Ln

Fallon, NV 89406

Pursuant to NRS 278.315, notice is hereby given that on the 13th day of September 2023, the Churchill County Planning Commission upon making the findings of fact granted a:

> Special Use Permit under section 16.08.080 of the Churchill County Code for a fabrication business, Sierra Nevada Gates and Panel,

as authorized by the provisions of NRS 278.010 to NRS 278.630, inclusive, with respect to the following described property: 8920 Ara Lane, Assessor's Parcel Number 007-151-85, consisting of 1.0 acres in the C-2 zoning district.

Based on the information provided in the application, in the staff report, and heard at the meeting, the findings have been met for a special use permit for a Fabrication business on APN: 007-151-85, thereby meeting the criteria found in CCC 16.08.080(H), as described in the Staff Report

SUBJECT TO THE FOLLOWING CONDITIONS PLACED ON THE SPECIAL USE PERMIT:

1. This permit is limited to operation by Antonio Romero only. It may not be transferred to another person or a different location.
2. The business may not operate until the friction zone standards are met for home to the west.
3. The fabrication business is limited to the following operation limits:
   a. No employees are authorized other than people living in the on-site home.
   b. No customers are allowed at the site. Finished products must be delivered to customers off-site.
   c. Hours of operation are limited to Monday through Friday, 8am – 5pm.
   d. All fabrication activity (pipe bending, welding, assembly of pieces, etc.) must take place in the shop building with the doors closed.
   e. If these limits are exceeded, the business should be moved to a suitable commercial location.
4. This permit is subject to review by the Planning Commission in 1-year for compliance with conditions of approval and code requirements. Thereafter, reviews shall be conducted annually from the date of approval until such time as the Planning Commission deems that they are not needed.
5. The facility must comply with Churchill County Code, including but not limited to:
   a. Screening the outside material storage area.
   b. Installation of gravel or other acceptable dust control on vehicular parking and driving surfaces.
   c. Providing 6 parking spaces.
   d. Installation of access aprons at driveway connection points on Ara Lane, as deemed necessary by the Road Supervisor.

/// /// ///

6. The facility must comply with the Building Code, including but not limited to:
   a. ADA accessible parking spaces, entries and restrooms, as deemed necessary by the Building Official.
   b. Conversion of the residence to commercial use, as deemed necessary by the Building Official.
   c. Conversion of the fabrication shop to commercial use, as deemed necessary by the Building Official.
   d. Upgrading the septic system, as deemed necessary by the Building Official.
7. On-site driving surfaces shall be graveled.
8. Operations of shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.

Within twelve (12) months of issuance of this notice, applicant must demonstrate that steps have been taken to enact this Special Use Permit. If circumstances beyond the control of the applicant result in failure to complete applicable conditions and construct or commence the use prior to the expiration date, the applicant may, in writing, request one single extension for twelve (12) calendar months from the original date of inception. The applicant must submit this request to the Planning Department thirty (30) days prior to the expiration date. Failure to demonstrate enactment or submitting a written request for extension may result in termination of the special use permit.

State of Nevada § County of Churchill

DATED: This 22nd day of September 2023.

Christian Spross, Director

SUBSCRIBED and SWORN to before me by Christian Spross
This 22nd day of September 2023.

Notary Public

ANGELA MOYLE
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 06-102251-4 - Expires January 6, 2026

I, Antonio Moran, understand the conditions and terms placed on this permit and agree to comply with them as per this Notice of Final Action. Furthermore, I understand that all previous permits approved for this property remain in effect, unless modified by this permit. I also understand that previous permits are limited to the site layout, extent, area, and operations that were proposed in them; as well as conditions of use imposed with their approval.

Signature

Date: 9-2-2023

Outlook

Update photos

From Sierra Nevada Gates And Panels
Date Fri 8/21/2026 2:49 PM
To Planning Admin <planning admin@churchillcountynv.gov>

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

Please find the update photos for Sierra Nevada Gates and Panels attached. The gravel piles will obviously be smoothed out.

IMG 1875.jpeg

IMG 1876.jpeg

IMG 1877.jpeg

IMG 1878.jpeg

IMG 1880.jpeg

IMG 1881.jpeg

Thank you,
Antonio Moran

Churchill County
Agenda Report

Date Submitted: August 11, 2026

Agenda Item #: New Business -
Meeting Date Requested: September 9, 2026

To: Planning Commission
From:
Subject Title: Consideration and possible action re: An abandonment of easement application, AE26-4, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant proposes to abandon the 50' portion of the road easement shown on sheet 3 of 5 of the Final Map of Sand Creek Subdivision. The 50' easement is to be replaced with dedicated roadways on the proposed Sand Creek Subdivision Map #2, Phase 1. *This item was postponed from the August 12, 2026 meeting.*

Type of Action Requested: Recommend approval to the Board of County Commissioners

Does this action require a Business Impact Statement? No

Recommend Board Action: Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the purpose and findings for the abandonments of streets and easements and imposition of conditions outlined in CCC 16.04.050, CCC 16.08.050(H), and NRS 278.480(3) have been met for the Abandonment of Easement, AE 26-4, at 2575 Casey Road, Assessor's Parcel Numbers 008-792-11 & 008-792-95, and therefore recommend the Board of County Commissioners approve with conditions the Abandonment application.

Discussion: Executive Summary
Staff Recommendation: Approve with Conditions

Request
The applicant is requesting the abandonment of an existing 50ft Right of Way (ROW). The property is located within the Residential (R-1) zoning district. As part of the proposed Final Subdivision map, the existing easement will be replaced with 60ft dedicated public roadways as shown on the approved Sand Creek Subdivision Map #2, Phase 1 (PC26-10).

Findings
The following findings meet the purpose of CCC 16.08.050(H), Abandonment of Streets and Easements; CCC 16.04.050, Conditional Approval; and NRS 278.480(3). The proposed abandonment:
1. Does not result in a material injury to the public.
Staff Comment: The proposed abandonment is not anticipated to impact public services or the

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Churchill County
Agenda Report

surrounding area.
2. Conforms with the goals and objectives of the development code and Master Plan.
Staff Comment: The proposed abandonment will be replaced with a 60ft wide ROW, improving its ability to serve the property's utility infrastructure.
3. Is a government patent easement no longer required for a public purpose.
Staff Comment: This easement in question is not a government patent easement.

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. Replacement of the easement with the dedicated public roadway of 60ft (Final Map app PC26-10).

Alternatives: Make changes as deemed appropriate.

Fiscal Impact:

Explanation of Impact:

Funding Source:

Prepared By: Diane Moyle, Administrative Assistant

Reviewed By:

Randy Hines, Public Works Director — Date: August 27, 2026

Board Action Taken:

Motion: _____ **1)** None **Aye:**

2) None **Nay:**

(Vote Recorded By)

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Abandonment	**Application #:**	**AE 26-4,**
Request:	To abandon a 50ft Right of Way		
Applicant:	**Casey Road LLC**		
Owner:	**Kim McCreary**		
Site:	2575 Casey Rd, APN 008-792-11 & 008-792-95		
Master Plan//Zone:	Agriculture // R-1		

Executive Summary

Staff Recommendation: Approve with Conditions

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the purpose and findings for the abandonments of streets and easements and imposition of conditions outlined in **CCC 16.04.050, CCC 16.08.050(H),** and **NRS 278.480(3)** have **BEEN** met for the **Abandonment** of Easement, AE 26-4, at 2575 Casey Rd, APN 008-792-11 & 008-792-95, and therefore recommend the Board of County Commissioners **APPROVE WITH CONDITIONS** the **Abandonment** application.

Request

The applicant is requesting the abandonment of an existing 50ft Right of Way (ROW). The property is located within the Residential (R-1) zoning district. As part of the proposed Final Subdivision map, the existing easement will be replaced with 60ft dedicated public roadways as shown on the approved Sand Creek Subdivision Map #2, Phase 1 (PC26-10).

Findings

The following findings meet the purpose of CCC 16.08.050(H), Abandonment of Streets and Easements; CCC 16.04.050, Conditional Approval; and NRS 278.480(3). The proposed abandonment:

1. **Does not result in a material injury to the public.**
   Staff Comment: The proposed abandonment is not anticipated to impact public services or the surrounding area.
2. **Conforms with the goals and objectives of the development code and Master Plan.**
   Staff Comment: The proposed abandonment will be replaced with a 60ft wide ROW, improving its ability to serve the property's utility infrastructure.
3. **Is a government patent easement no longer required for a public purpose.**
   Staff Comment: This easement in question is not a government patent easement.

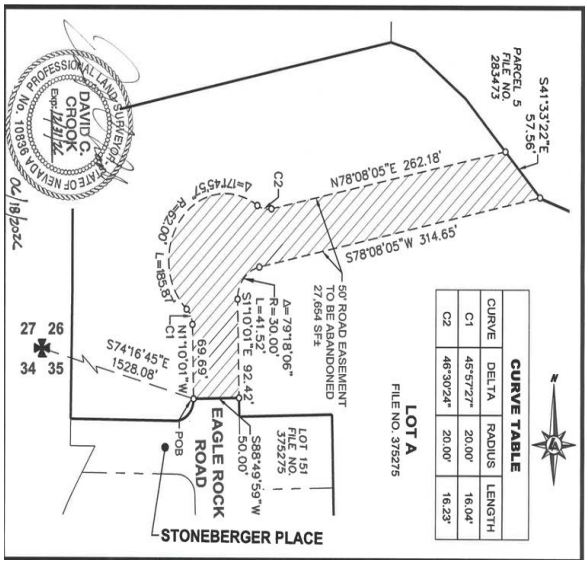
Recommended Conditions of Approval

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. Replacement of the easement with the dedicated public roadway of 60ft (Final Map app PC26-10).

Detailed Analysis

Site Plan



Background

The applicant is requesting the abandonment of an existing 50ft ROW. The property is located within the Residential (R-1) zoning district. As part of the proposed Division of Land, the existing easement will be replaced with dedicated public roadways as shown on the approved Sand Creek Subdivision Map #2, Phase 1 (PC 26-4). The proposed abandonment of the utility infrastructure is not anticipated to adversely affect surrounding properties or existing utility service, as the infrastructure is no longer in use and does not currently serve any properties.

Analysis

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

1) Master Plan Conformity

Goal/ Policy	Text	Staff Comment
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.	Replacement of the easement will be provided with the conditions above.

2) Material Injury to the Public

The abandonment is not anticipated to have impact on the public. Its intended purpose will be served by the dedication of the larger replacement easement.

3) No Longer Required for a Public Purpose

The existing easement is no longer necessary in its current location. Its intended purpose will be served by the dedication of a larger replacement easement.

Reviewing Agency Comments

No agency comments.

Public Comment

Staff received no public comments on this application.

CHURCHILL COUNTY
Abandonment Application

*** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS ***

Person Name(s), or Project/Business/Organis. Name: Casey Road, LLC

Use/Activity this project will support: Resid./Home Commercial Industrial Other:

Zoning District: R-1 Site Address: No address APN(s): 008-791-11 & 25

PROJECT PERMIT TYPE – ABANDONMENT // SUB-TYPE IS: (See Instructions - needed for online submittal.)

☐ ADMINISTRATIVE (For utility easements only – approved by Planning Director w/o hearing)

☑ STANDARD (For all other easements – approved by the Board of County Commissioners

ABANDONMENT IS TO SUPPORT: ☑ LAND DIVISION ☐ RECORD OF SURVEY ☐ USE PERMIT ☐ N/A

NOTE: For a stand-alone abandonment choose N/A. For a description of the process to review abandonments in different situations, see the Instructions

What do you propose to abandon? *NOTE:* One easement may include multiple purposes. Check those that apply.

☐ Road Property/Land *NOTE:* This is separate real property that is owned by the local government for road or similar purposes - for example an alley.

☑ Road / Public Access Easement *NOTE:* These easements are often created for a road in a land division, without dedicating ownership of the land.

☐ Easement for Utility & Video Service Networks

NOTE: Land divisions often have unmarked easements along property lines that need to be abandoned when lot lines change.

☐ Drainage Easement *NOTE:* Most often created along ditch, drain, or stream during a land division.

☐ Other Easement:

Submittal Package Items:

☐ **Pre-Application meeting** - make first draft of materials and review with Staff

☐ This form (This form may be submitted with another application, such as Land Division) ☐ Fee

☐ Title Reports for all lots served by the easement

☐ Narrative – Use the Narrative Section below or a separate sheet. Describe the area proposed to be abandoned, why you are requesting it, and provide additional information to support your answers in the Questionnaire.

☐ **Copy of the deed or map (11" X 17" maximum) that created the existing easement / road property.** Mark it on map.

☑ **Legal description of the easement area** to be abandoned. See Instructions.Also, using the map or other picture,

☐ Documentation for any replacement easement – See Instructions.

☐ List of Parties Affected – See Instructions.

ABANDONMENT QUESTIONNAIRE

Are you proposing to replace the abandoned easement or road in a different location? ☐ NO ☑ YES
NOTE: If Yes, see Instructions for providing a ***legal description***.

Is the easement/road already being used for its purpose? ☐ NO ☑ If YES > Will you remove or relocate the facilities? ☑ NO ☐ YES
NOTE: Examples include a gas line in utility corridor, road/driveway in access corridor, water passage in drainage corridor, etc. It is not likely that an easement that is actively used would be abandoned entirely.

Will the abandonment create a break in a continuous easement or road corridor? ☑ NO ☐ YES
NOTE: It is not likely the easement can be abandoned unless there is an alternate route that can maintain the service.

Will all parcels served by the abandoned easement or road still have service from another route? ☑ YES ☐ NO
NOTE: Sometimes parcels are served by multiple easements for the same purpose in other locations.
NOTE: An easement cannot be abandoned if doing so would cut off legal access or utilities pathways to a parcel.

Do all parties served by an access or easement agree to the abandonment? ☑ YES ☐ NO
NOTE: For utility easements – the current providers will receive notice and may object to abandoning the easement.
NOTE: For street/road property abandonment – Utility companies may request to retain an easement for themselves.
NOTE: In most cases, all parties with an interest in the public easement should agree to it before the County would agree to abandon it.

Will an abandoned access easement or road have a new turnaround at the new ending? ☐ N/A ☐ YES ☑ NO
NOTE: A turnaround for fire trucks and other drivers that meets current standards must be provided within an adequate easement area.

NARRATIVE (or use separate sheet)

What area is proposed to be abandoned?
The 50' portion of the 50' Road Easement shown on sheet 3 of 5 of Final Map of Sand Creek Subdivision Unit #1, File No. 375275 and the 50' portion of the Road Easement shown on sheet 2 of 2 of Parcel Map File No. 486369.

Why you are requesting the abandonment?
The 50' easements are to be replaced with Dedicated roadways on the proposed Sand Creek Subdivision #2, Phase 1

Provide any additional information to support your answers.

\

EXHIBIT A
ROAD EASEMENT ABANDONMENT

All that certain real property situate within a portion of Section 35, Township 19 North, Range 28 East, Mount Diablo Meridian, County of Churchill, State of Nevada, being a portion of Parcel 2 as shown on that Parcel Map recorded March 3, 2021 as File No. 486369 in the Official Records of Churchill County, Nevada, and being more particularly described as follows:

BEGINNING at a point which bears South 84°02'55" East, 1821.80 feet from the northwest corner of said Section 35, also a point on the westerly line of said Parcel 2;

THENCE departing said westerly line, North 78°19'29" East, 148.85 feet;

THENCE 29.93 feet along the arc of a curve to the left, having a radius of 20.00 feet, and a central angle of 85°44'36";

THENCE South 07°25'10" East, 90.25 feet;

THENCE 32.90 feet, along the arc of a non-tangent curve to the left, having a radius of 20.00 feet, central angle of 94°15'21", and a chord that bears North 54°32'50" West, 29.32 feet;

THENCE South 78°19'29" West, 113.64 feet to a point on said westerly line of Parcel 2;

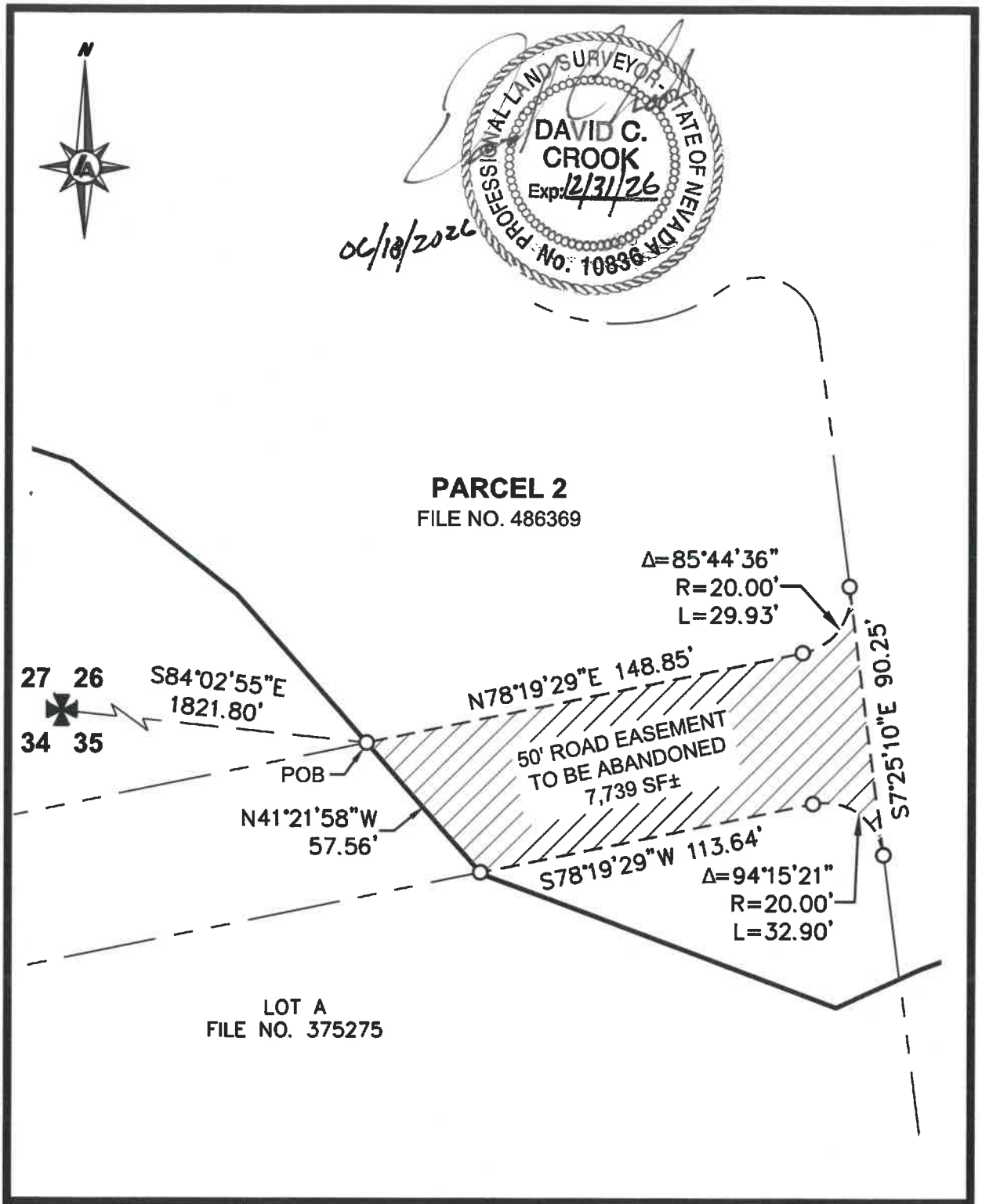
THENCE along said westerly line, North 41°21'58" West, 57.56 feet to the **POINT OF BEGINNING.**

Containing 7,739 square feet, more or less.

The Basis of Bearings for this legal description is identical to that Parcel Map recorded March 3, 2021 as File No. 486369 in the Official Records of Churchill County, Nevada.

Prepared by:
Lumos & Associates, Inc.
David C. Crook, P.L.S. 10836
275 W. Williams Ave.
Fallon, NV 89406
JN: 12144.001

06/18/2026



LUMOS & ASSOCIATES
275 W. WILLIAMS AVENUE
FALLON, NV 89406
TEL: 775.423.2188

EXHIBIT "B"
ROAD EASEMENT
PARCEL 2 OF FILE NO. 486369
PORTION OF SEC. 35, T.19N, R.28E, M.D.M.
CHURCHILL COUNTY **NEVADA**

DATE: 06/26
SCALE: 1" = 50'
JOB NO: 12144.001
DRAWN BY: DMS

EXHIBIT A
ROAD EASEMENT ABANDONMENT

All that certain real property situate within a portion of Section 35, Township 19 North, Range 28 East, Mount Diablo Meridian, County of Churchill, State of Nevada, being a portion of Lot A as shown on that Final Map recorded October 6, 2005 as File No. 375275 in the Official Records of Churchill County, Nevada, and being more particularly described as follows:

BEGINNING at a point which bears South 74°16'45" East, 1528.08 feet from the northwest corner of said Section 35, also a point on the northwesterly right-of-way line of Eagle Rock Road;

THENCE departing said right-of-way line, North 01°10'01" West, 69.69 feet;

THENCE 16.04 feet along the arc of a curve to the left, having a radius of 20.00 feet, and central angle of 45°57'27";

THENCE 185.87 feet along the arc of a reverse curve to the right, having a radius of 62.00 feet, and central angle of 171°45'57";

THENCE 16.23 feet along the arc of a reverse curve to the left, having a radius of 20.00 feet, and central angle of 46°30'24";

THENCE North 78'08'05" East, 262.18 feet to a point on the easterly line of said Lot A;

THENCE along said easterly line, South 41°33'22" East, 57.56 feet;

THENCE departing said easterly line, South 78°08'05" West, 314.65 feet;

THENCE 41.52 feet along the arc of a curve to the left, having a radius of 30.00 feet, and central angle of 79°18'06";

THENCE South 01°10'01" East, 92.42 feet to a point on said northerly right-of-way line;

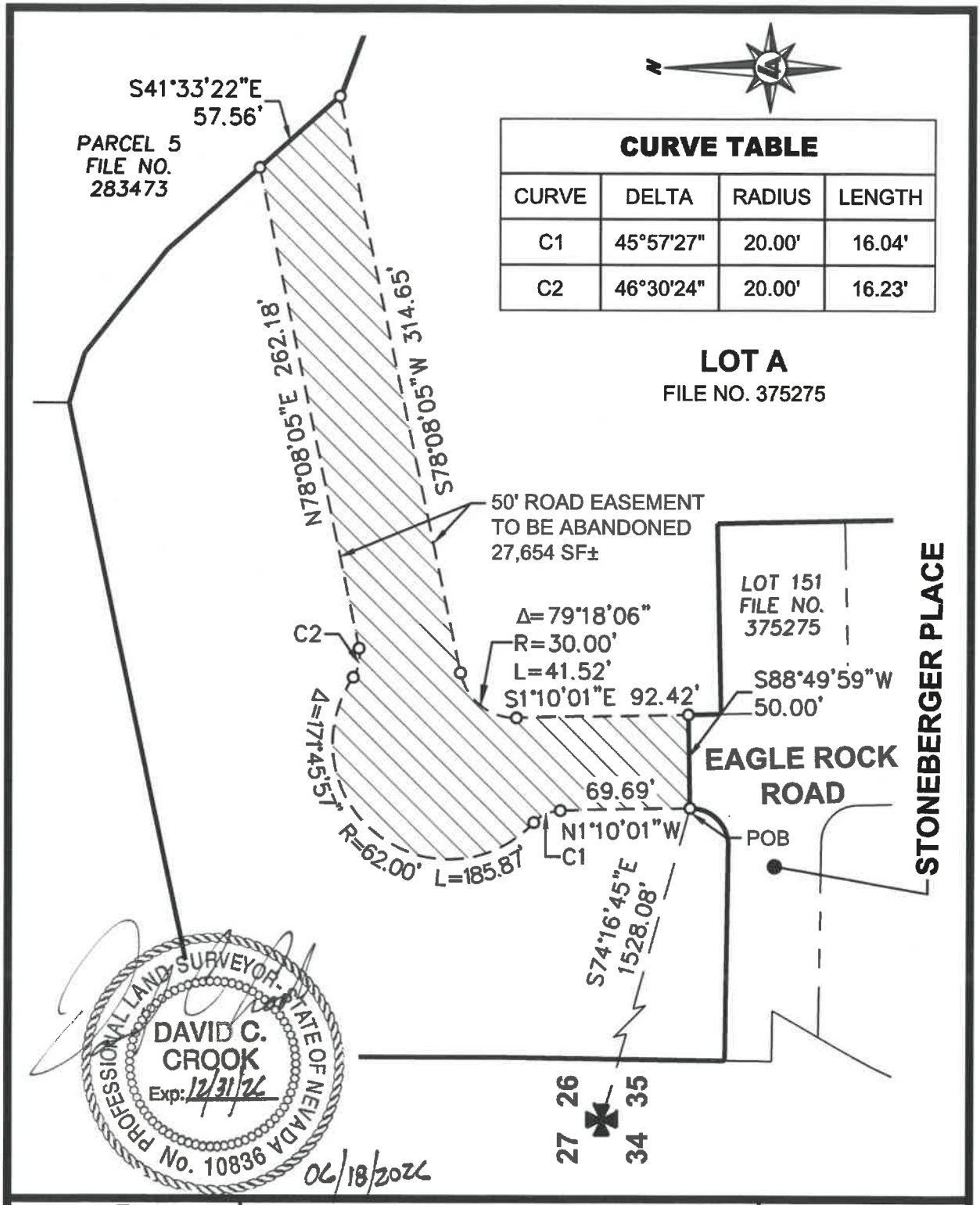
THENCE along said right-of-way line, South 88°49'59" West, 50.00 feet to the **POINT OF BEGINNING**.

Containing 27,654 square feet, more or less.

The Basis of Bearings for this legal description is identical to that Final Map recorded October 6, 2005 as File No. 375275 in the Official Records of Churchill County, Nevada.

06/18/2026

Prepared by:
Lumos & Associates, Inc.
David C. Crook, P.L.S. 10836
275 W. Williams Ave.
Fallon, NV 89406
JN: 12144.001



LUMOS & ASSOCIATES
308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

EXHIBIT "B"
ROAD EASEMENT
LOT A OF FILE NO. 375275
PORTION OF SEC. 35, T.19N, R.28E, M.D.M.
CHURCHILL COUNTY **NEVADA**

DATE: 05/26
SCALE: 1" = 80'
JOB NO: 12144.001
DRAWN BY: DMS

SAND CREEK SUBDIVISION

UNIT NO. 1

FALLON , NEVADA

I HEREBY AFFIRM THAT THIS DOCUMENT SUBMITTED FOR RECORDING DOES NOT CONTAIN A SOCIAL SECURITY NUMBER.

SIGNED S. Steven E. Hampton
STEVEN E. HAMPTON, P.L.S. 10142

COUNTY ENGINEER

I, MARTIN UGALDE, BEING FIRST DULY SWORN DECLARE THAT I HAVE EXAMINED THIS SUBDIVISION MAP AND FIND THAT ALL PROVISIONS OF THE LAW HAVE BEEN MET AND SATISFIED WITH THE MAP AS BEING TECHNICALLY CORRECT.

Martin Ugalde 10.4.2005
CHURCHILL COUNTY ENGINEER

PUBLIC UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY

5' ON EACH SIDE OF INTERIOR LOT LINES

7.5' ALONG ROAD EASEMENTS

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

THAT PORTION OF ROAD EASEMENT, OUTSIDE OF THE EXISTING ROAD IMPROVEMENT, THAT MAY BE GRANTED PER THIS MAP THAT IS AN OVERLYING EASEMENT TO AN EXISTING NEWLANDS PROJECT EASEMENT, MAY NOT BE EXERCISED UNTIL SUCH TIME THAT THE UNDERLYING EASEMENT IS RELOCATED OR TERMINATED.

NEWLANDS PROJECT EASEMENTS AND RIGHTS-OF-WAY ARE RESERVED FOR DITCHES, CANALS OR DRAINS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. NO OBSTRUCTIONS ARE PERMITTED THAT WOULD INTERFERE WITH OPERATIONS AND MAINTENANCE WITHIN THE EASEMENT OR RIGHT-OF-WAY.

PLANNING COMMISSION APPROVAL

RECOMMEND APPROVAL / DISAPPROVAL , THIS 24 DAY OF May, 2005 BY THE CHURCHILL COUNTY PLANNING COMMISSION.

Merl Merkley
PLANNING COMMISSION CHAIRMAN

ROAD NOTE

ACCEPTANCE BY CHURCHILL COUNTY OF THIS SUBDIVISION MAP CONSTITUTES ACCEPTANCE OF ALL EASEMENTS DEPICTED IN SAID MAP, INCLUDING THOSE UNDERLYING EASEMENTS ASSOCIATED WITH THE DESIGNATED ROADS. ROADWAYS DESIGNATED AS PUBLIC ROADS AS SHOWN ON THIS MAP WILL NOT BE ACCEPTED BY THE COUNTY OR BE ELIGIBLE FOR COUNTY MAINTENANCE UNTIL SAID ROADS ARE IMPROVED (AT NO COST TO THE COUNTY) TO MAXIMUM COUNTY SPECIFICATIONS AND APPROVED BY THE BOARD OF COUNTY COMMISSIONERS FOR ACCEPTANCE INTO THE COUNTY'S ROAD MAINTENANCE SYSTEM.

PURSUANT TO CHURCHILL COUNTY CODE TITLE 10, THE ROADS ELIZABETH PARKWAY, DIXIE DRIVE, WILDCAT PARKWAY, BLACKBIRD DRIVE, BIG HORN DRIVE, EAGLE ROCK ROAD, AND STONEBERGER PLACE AS DEPICTED ON THIS MAP, ARE CATEGORIZED AS RESIDENTIAL DESCRIBED IN EXHIBIT A, ORDINANCE BILL 2005-E. ANY AMENDMENTS HERETO WILL BE MADE AND PROVIDED FOR BY RESOLUTION DULY ENACTED BY THE BOARD OF COUNTY COMMISSIONERS.

COUNTY CLERK TREASURER CERTIFICATE

THE UNDERSIGNED, CHURCHILL COUNTY CLERK TREASURER, DO HEREBY CERTIFY THAT THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE DEVELOPMENT FOR UNPAID TAXES OF THE STATE OR COUNTY OR SPECIAL ASSESSMENTS, AND THAT ALL TAXES FOR THE CURRENT TAX YEAR ARE PAID IN FULL.

Janine Dellera, Deputy Clerk 10-6-05
CHURCHILL COUNTY CLERK TREASURER

~~HEALTH DIVISION~~ Bureau of Safe Drinking Water CERTIFICATE

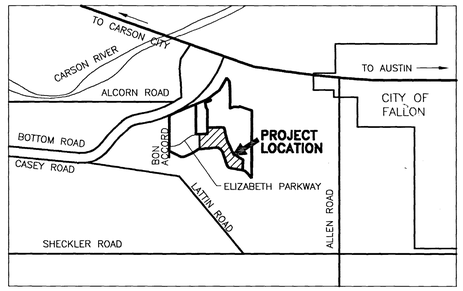
THIS FINAL MAP IS APPROVED BY THE ~~HEALTH DIVISION~~ Division of Environmental Protection OF THE DEPARTMENT OF ~~HUMAN~~ Conservation and Natural RESOURCES CONCERNING SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES, IN ACCORDANCE WITH NEVADA REVISED STATUTES. THIS APPROVAL PREDICATES COMMUNITY WATER SUPPLY AND COMMUNITY SEWAGE DISPOSAL.

Richard P. Lewis 9/15/05
~~HEALTH DIVISION~~ Bureau of Safe Drinking Water DATE

WATER RESOURCES APPROVAL

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL IN THIS OFFICE.

K. Hill 13 Sept 05
DIVISION OF WATER RESOURCES DATE



VICINITY MAP

N.T.S.

COUNTY SURVEYOR

I, DONALD A. DICK, BEING FIRST DULY SWORN DECLARE THAT I HAVE EXAMINED THIS SUBDIVISION MAP AND FIND TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT IT IS TECHNICALLY CORRECT, AND THAT IF THE MONUMENTS HAVE NOT BEEN SET, THAT A PROPER PERFORMANCE BOND HAS BEEN DEPOSITED GUARANTEEING THEIR SETTING ON OR BEFORE MARCH 1, 2006.

Donald A. Dick
CHURCHILL COUNTY SURVEYOR

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA · DONALD A. DICK · 12-31-06 · No. 8659 · 9-23-05

CHURCHILL COUNTY COMMISSIONER'S CERTIFICATE

CHURCHILL COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE MAINTENANCE OR OPERATION OF THE ROADWAYS AND EASEMENTS DEPICTED AND DESCRIBED HEREON. CHURCHILL COUNTY SPECIFICALLY DECLINES TO ACCEPT SAID ROADWAYS AS DEDICATED STREETS OR HIGHWAYS ON THIS 11th DAY OF October, 2005.

CHURCHILL COUNTY COMMISSIONERS CHAIRMAN

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

TITLE CERTIFICATE

THIS IS TO CERTIFY THAT PCCP V I II LLC ARE THE OWNERS OF AND HOLD TITLE INTEREST IN THE TRACT OF LAND REPRESENTED ON THIS MAP.

Western Nevada Title Company by Michelle Jones 9/15/05
TITLE COMPANY DATE

UTILITY COMPANIES

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

C. C. COMMUNICATIONS	9-7-05 DATE
CHURCHILL COUNTY ROAD DEPARTMENT	9/6/05 DATE
CHURCHILL COUNTY FIRE MARSHAL	9/12/05 DATE
SIERRA PACIFIC POWER COMPANY	9/6/05 DATE
TRUCKEE CARSON IRRIGATION DISTRICT	9/6/05 DATE

NOTE: THE PARCELS DEPICTED HEREON ALL, OR IN PART, HAVE WATER RIGHT APPURTENANT TO THE LAND; HOWEVER, THE USE AND OWNERSHIP OF THAT WATER RIGHT HAS BEEN CHANGED, THEREFORE, ALL OR PART OF OF THE IRRIGATION WATER IS NOT AVAILABLE OR TRANSFERRABLE WITH THE PARCELS DEPICTED HEREON. AN AGREEMENT CHANGING THE USE AND OWNERSHIP OF THE WATER RIGHT HAS BEEN FILED IN THE CHURCHILL COUNTY RECORDER'S OFFICE UNDER FILE # 365902

SEE CERTIFICATE OF AMENDMENT # 397794

NOTE: IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

UNOFFICIAL COPY

OWNERS' CERTIFICATE

THE UNDERSIGNED DO HEREBY CERTIFY THAT THEY ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED HEREON, AND DO HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY DEDICATE AND SET ASIDE ALL EASEMENTS AS SHOWN.

JOHN T. VERNER II, A MANAGING MEMBER OF PCCP V I II, LLC

JOHN T. VERNER II - MANAGER

STATE OF Nevada }
COUNTY OF Churchill } S.S.

ON September 6, 2005 PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, Donna T. Verner II WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Amy Lawry
NOTARY PUBLIC

AMY LAWRY
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 97-0219-4 - Expires June 1, 2006

OWNER

PCCP V I II, LLC
2707 FREEMONT ST., #8
STOCKTON, CA 95205

APN: 008-792-97
010-591-99

ZONE: R-1

SURVEYOR'S CERTIFICATE

I, STEVEN E. HAMPTON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:

1) THIS IS A TRUE AND ACCURATE REPRESENTATION OF THE LAND SURVEYED UNDER MY SUPERVISION AT THE INSTANCE OF DEMAR DAHL .
2) THE LANDS SURVEYED LIE WITH SEC. 35, T. 19 N., R. 28 E., M.D.B.&M, AND THE SURVEY WAS COMPLETED ON 02/14/05 .
3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE IT FINAL APPROVAL.
4) THE MONUMENTS DEPICTED ON THE PLAT WILL BE OF CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED BY 1 MARCH 2006 AND AN APPROPRIATE FINANCIAL GUARANTEE WILL BE POSTED WITH THE GOVERNING BODY BEFORE RECORDATION TO ENSURE THE INSTALLATION OF THE MONUMENTS.

S. Steven E. Hampton
STEVEN E. HAMPTON P.L.S. 10142

PROFESSIONAL LAND SURVEYOR · STATE OF NEVADA · STEVEN E. HAMPTON · Exp. 30 June 2007 · No. 10142

COUNTY CLERK CERTIFICATE

APPROVED AND ACCEPTED THIS 6th DAY OF October 2005 BY THE CHURCHILL COUNTY COMMISSIONERS.

Janine Dellera, Deputy Clerk
CHURCHILL COUNTY CLERK

RECORDER'S CERTIFICATE

FILE NO. 375275

FILED FOR RECORD AT THE REQUEST OF Churchill County ON THE 6th DAY OF October, 2005 AT 27 MINUTES PAST 3 O'CLOCK P.M. OFFICE OF THE COUNTY RECORDER, CHURCHILL COUNTY, NEVADA.

FEE $ 9.00

Irena Moretto
CHURCHILL COUNTY RECORDER

DEPUTY

SHEET 1 OF 5 T.C.I.D. # 04-199

FINAL MAP OF SAND CREEK SUBDIVISION UNIT #1

PARCEL C OF THE WILSON, DAHL, STEWART & STEWART AMENDED PARCEL MAP/BLA FILE #329222 & LOT A OF THE PARK ESTATES UNIT #1 FINAL MAP, FILE #366328, CHURCHILL COUNTY RECORDS
A PTN OF THE NW1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M.

CIVIL ENGINEERS
SURVEYORS
MATERIALS TESTING
178 S. MAINE STREET
FALLON, NEVADA 89406
(775) 423-2188
LUMOS AND ASSOCIATES

Drawn By : JENNIFER TACKITT
Date : DECEMBER 1, 2004 (EDIT 2)
Scale : N.T.S.
Job No. : 1666.018
Drawing No. : 1666018-FM

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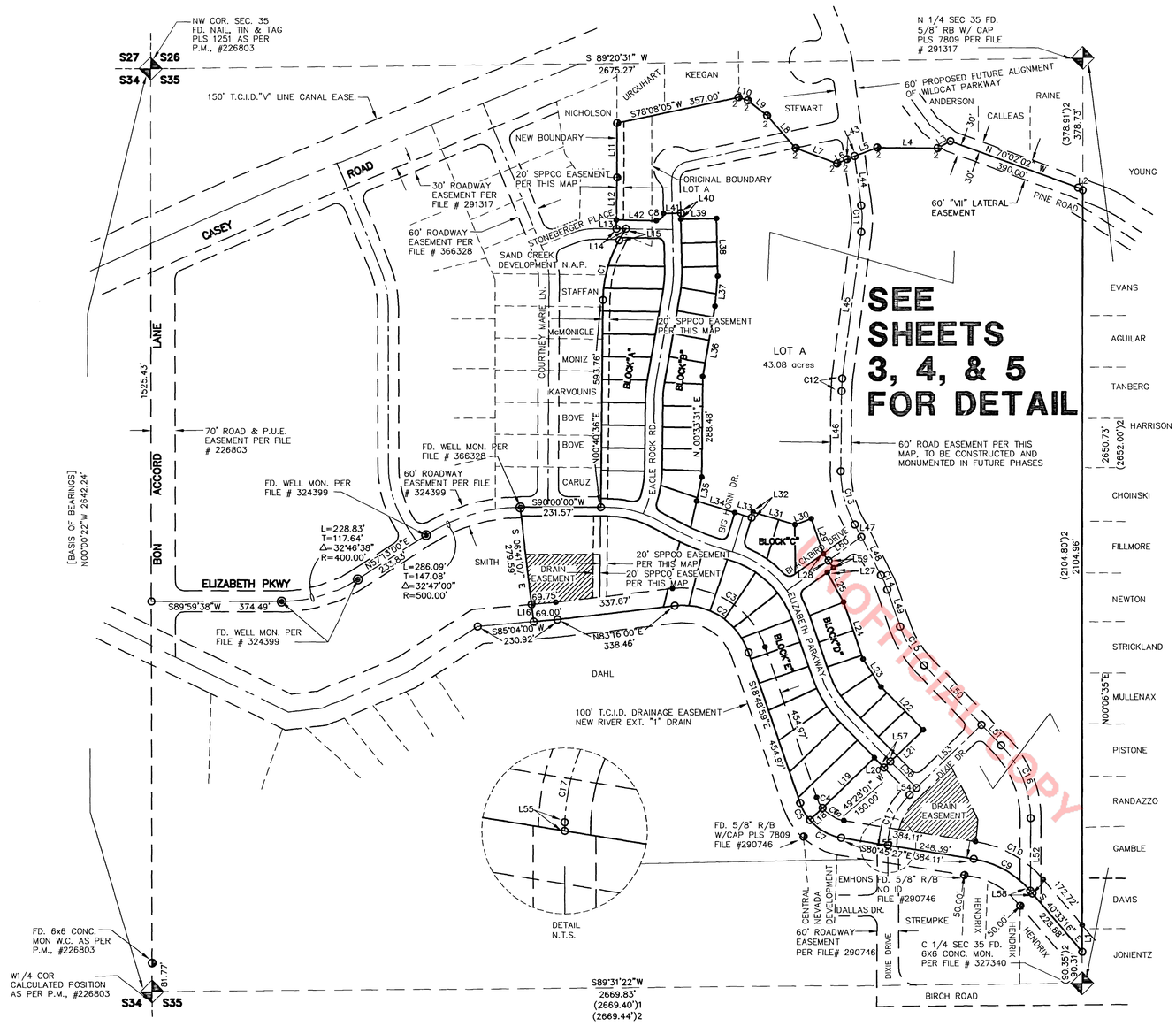
Book 05 Page 05

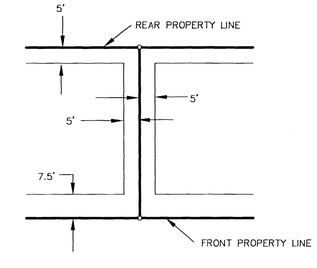


LINE TABLE		
LINE	LENGTH	BEARING
L1	76.73'	N00°06'35"E
L2	15.50'	N60°33'25"W
L3	41.28'	S61°07'52"W
L4	172.62'	N89°14'54"W
L5	69.85'	S69°19'50"W
L6	30.90'	S65°29'32"W
L7	126.71'	N69°41'25"W
L8	124.27'	N41°33'22"W
L9	70.52'	N51°33'37"W
L10	27.92'	N72°47'48"W
L11	155.96'	S00°03'05"W
L12	122.03'	S00°45'35"W
L13	25.00'	S00°45'35"W
L14	27.17'	N89°14'25"W
L15	37.78'	S29°58'01"W
L16	50.02'	S06°41'07"E
L18	50.14'	N46°01'39"E
L19	207.75'	N46°01'39"E
L20	39.64'	S43°58'21"E
L21	155.00'	N46°01'39"E
L22	171.94'	S43°58'21"E
L23	94.80'	N32°56'30"W
L24	172.41'	S18°48'59"E
L25	96.91'	N28°35'33"W
L27	22.06'	N54°06'04"E
L28	50.00'	S35°53'56"E
L29	105.73'	N18°55'41"W
L30	49.90'	N70°05'26"E
L31	125.07'	N73°18'36"W
L32	16.68'	S16°41'24"W
L33	50.00'	N73°18'36"W
L34	115.20'	S73°18'36"E
L35	70.07'	N12°29'02"E
L36	204.06'	S09°59'55"W
L37	86.65'	S05°06'33"W
L38	164.96'	N01°10'01"W
L39	102.00'	S88°49'59"W
L40	17.45'	N01°10'01"W
L41	50.00'	N88°49'59"E
L42	114.76'	S89°14'25"E
L43	23.38'	S69°19'50"W
L44	142.60'	N07°36'34"W
L45	423.42'	N07°24'59"E
L46	229.27'	N00°33'31"E
L47	41.60'	S27°21'28"E
L48	123.15'	S27°21'28"E
L49	112.29'	S18°48'59"E
L50	236.69'	S43°58'21"E
L51	81.37'	S43°58'21"E
L52	209.17'	N00°07'41"E
L53	260.00'	N46°01'39"E
L54	27.64'	N46°01'39"E
L55	0.64'	S00°00'00"E
L56	106.28'	S43°58'21"E
L57	25.00'	N46°01'39"E
L58	2.04'	S40°33'16"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	DELTA
C1	178.92'	350.00'	91.46'	176.98'	29°17'26"
C2	271.98'	200.00'	161.72'	251.50'	77°55'00"
C3	339.98'	250.00'	202.15'	314.38'	77°55'00"
C4	34.89'	100.00'	17.63'	34.72'	19°59'34"
C5	56.85'	150.00'	28.77'	56.51'	21°43'00"
C6	73.21'	100.00'	38.33'	71.59'	41°56'54"
C7	105.31'	150.00'	54.93'	103.16'	40°13'28"
C8	32.09'	20.00'	20.68'	28.76'	91°55'36"
C9	189.45'	270.00'	98.81'	185.59'	40°12'11"
C10	224.54'	320.00'	117.11'	219.96'	40°12'11"
C11	76.05'	290.00'	38.25'	75.83'	15°01'33"
C12	35.91'	300.00'	17.98'	35.89'	6°51'28"
C13	159.63'	300.00'	81.75'	157.75'	30°29'13"
C14	45.18'	300.00'	22.63'	45.14'	8°37'46"
C15	131.72'	300.00'	66.94'	130.66'	25°09'22"
C16	230.91'	300.00'	121.51'	225.25'	44°06'02"
C17	160.67'	200.00'	84.95'	156.38'	46°01'39"

LEGEND

- ● 5/8" R/B TO BE SET "PLS 10142"
- ○ SURVEY POINT NOT SET OR FOUND
- ◑ FND 5/8" RE-BAR W/ CAP PLS 10142 PER FILE #329222
- ◉ CLASS "A" MONUMENT IN WELL TO BE SET "PLS 10142" OR AS DESCRIBED
- ◑1 FND 5/8" RE-BAR W/ CAP PLS 7809 PER FILE #329222
- ◑2 FND 5/8" RE-BAR W/ CAP PLS 1251 PER FILE # 291317
- ( )1 RECORD DATA PER PARCEL MAP FOR DEMAR DAHL FILE NUMBER 361445
- ( )2 RECORD DATA PER AMENDED PARCEL MAP FOR MYRTLE E. STEWART FILE NUMBER 249930
- ( )3 RECORD DATA PER FINAL MAP FOR PINE GROVE SUBDIVISION FILE NUMBER 290746



P.U.E. DETAIL
N.T.S.

TOTAL AREA TO BE DIVIDED = 58.49 AC.
TOTAL # OF RESIDENTIAL LOTS = 47
1 LOT FOR WATER SYSTEM PLANT – LOT B
1 LOT REMAINING – LOT A

OWNER

PCCP V I II, LLC
2707 FREEMONT ST., #8
STOCKTON, CA 95205

A.P.N.: 008-792-97
010-591-99
ZONE: R-1

BASIS OF BEARING

N 00°00'22" W ALONG THE EAST LINE OF THE NE1/4 OF SECTION 34, T. 19. N., R. 28 E., M.D.B. & M. AS PER PARCEL MAP #226803 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

PUBLIC UTILITY EASEMENTS

10' ON EXTERIOR BOUNDARY

5' ON EACH SIDE OF INTERIOR LOT LINES

7.5' ALONG ROAD EASEMENTS

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

THAT PORTION OF ROAD EASEMENT, OUTSIDE OF THE EXISTING ROAD IMPROVEMENT, THAT MAY BE GRANTED PER THIS MAP THAT IS AN OVERLYING EASEMENT TO AN EXISTING NEWLANDS PROJECT EASEMENT, MAY NOT BE EXERCISED UNTIL SUCH TIME THAT THE UNDERLYING EASEMENT IS RELOCATED OR TERMINATED.

NEWLANDS PROJECT EASEMENTS AND RIGHTS-OF-WAY ARE RESERVED FOR DITCHES, CANALS OR DRAINS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES. NO OBSTRUCTIONS ARE PERMITTED THAT WOULD INTERFERE WITH OPERATIONS AND MAINTENANCE WITHIN THE EASEMENT OR RIGHT-OF-WAY.

NOTE: IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

NOTE: THIS MAP COMPLIES WITH THE MERGER AND RESUBDIVISION PROVISION WITHIN NRS 278.4925

UNOFFICIAL COPY

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
STEVEN E. HAMPTON
No. 10142

SHEET 2 OF 5 T.C.I.D. # 04-199

FINAL MAP
OF
SAND CREEK SUBDIVISION
UNIT #1

PARCEL C OF THE WILSON, DAHL, STEWART & STEWART AMENDED PARCEL MAP/BLA FILE #329222 & LOT A OF THE PARK ESTATES UNIT #1 FINAL MAP, FILE #366328, CHURCHILL COUNTY RECORDS
A PTN OF THE NW1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M.

LUMOS AND ASSOCIATES
CIVIL ENGINEERS
SURVEYORS
MATERIALS TESTING
178 S. MAINE STREET
FALLON, NEVADA 89406
(775) 423-2188

Drawn By : JENNIFER TACKITT
Date : DECEMBER 1, 2004 (EDIT 7)
Scale : 1" = 200'
Job No. : 1666.018
Drawing No. : 1666018-FM

#375275 Book 05 Page 05

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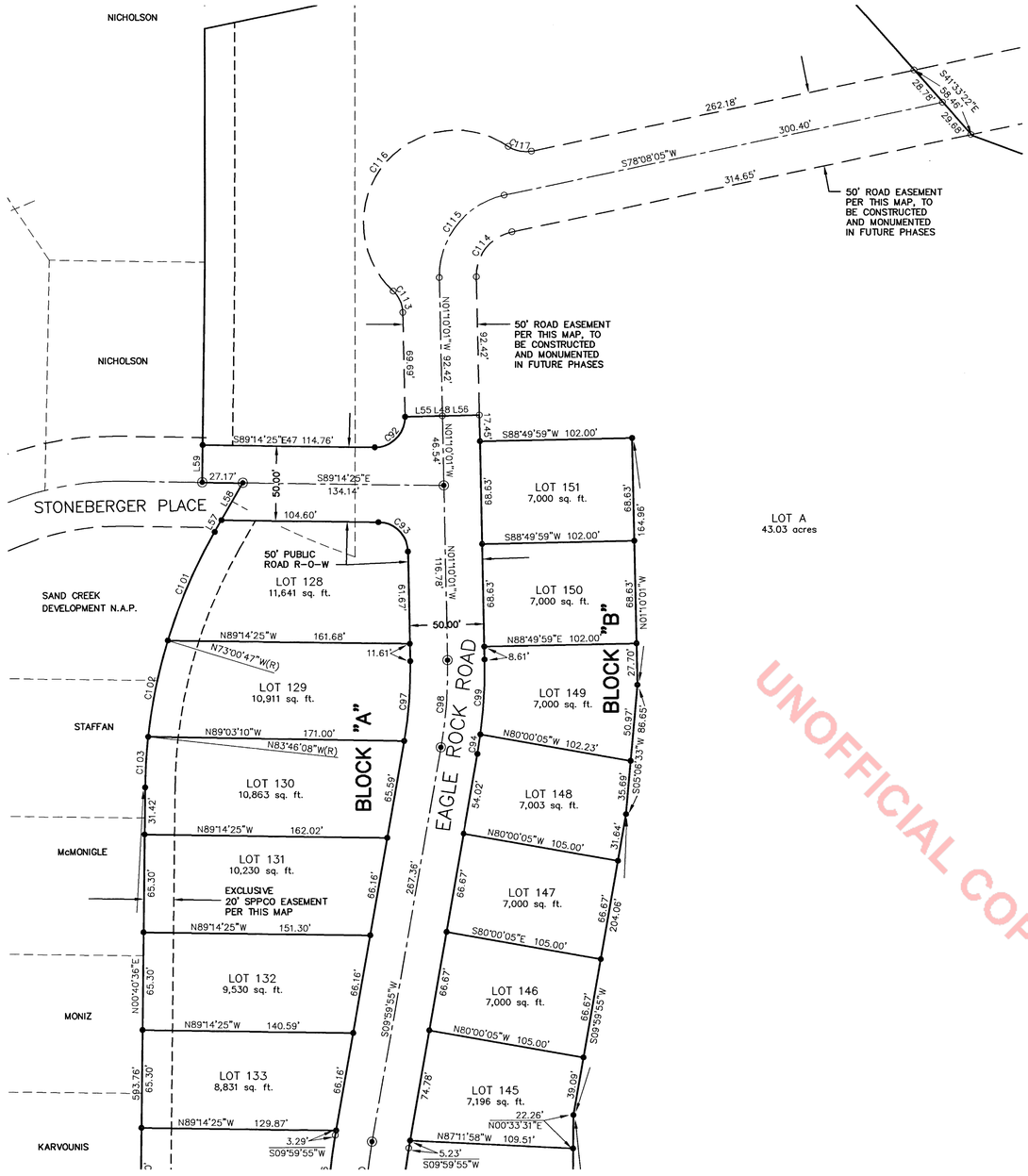
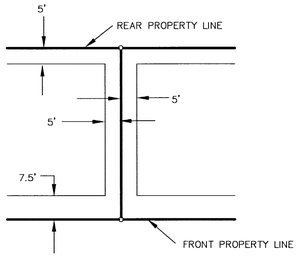


LINE TABLE		
LINE	LENGTH	BEARING
L3	18.43'	N90°00'00"W
L4	18.72'	N90°00'00"W
L5	12.62'	S23°20'39"W
L7	4.71'	S00°00'00"W
L11	155.96'	S00°03'05"W
L12	104.37'	N89°14'25"W
L18	169.63'	S00°03'06"W
L19	27.92'	N72°47'48"W
L20	70.52'	N51°33'37"W
L21	124.66'	N41°23'43"W
L22	127.08'	N69°40'10"W
L23	30.90'	S65°29'32"W
L24	93.23'	S69°19'50"W
L25	172.62'	N89°14'54"W
L26	41.28'	S61°11'47"W
L27	15.50'	N60°33'25"W
L36	105.73'	N18°55'41"W
L37	50.00'	S35°53'56"E
L38	22.06'	N54°06'04"E
L39	96.91'	N28°35'33"W
L40	172.41'	S18°48'59"E
L41	94.80'	N32°56'30"W
L43	122.03'	S00°45'35"W
L44	25.00'	S00°45'35"W
L45	27.17'	S89°14'25"E
L46	37.78'	S29°58'01"W
L47	114.76'	S89°14'25"E
L48	50.00'	N88°49'59"E
L49	102.00'	S88°49'59"W
L50	17.45'	S01°10'01"E
L51	164.96'	S01°10'01"E
L52	86.65'	S05°06'33"W
L53	204.06'	S09°59'55"W
L54	288.48'	S00°33'31"W
L55	25.00'	N88°49'59"E
L56	25.00'	N88°49'59"E
L57	9.14'	N29°58'01"E
L58	28.64'	N29°58'01"E
L59	25.00'	N00°45'35"E
L60	155.00'	S46°01'39"W
L61	39.64'	S43°58'21"E
L62	171.94'	S43°58'21"E
L63	50.00'	S35°53'56"E
L64	111.36'	S89°22'19"W
L65	70.07'	S12°29'02"W
L66	115.20'	S73°18'36"E
L67	50.00'	S73°18'36"E
L68	125.07'	S73°18'36"E
L69	49.90'	N70°05'26"E
L70	16.68'	N16°41'24"E

CURVE TABLE					
CURVE	RADIUS	TANGENT	LENGTH	CHORD	DELTA
C23	325.00'	36.31'	72.32'	72.17'	12°44'59"
C24	20.00'	18.48'	29.84'	27.15'	85°28'43"
C25	275.00'	37.36'	74.27'	74.04'	15°28'24"
C26	275.00'	2.99'	5.97'	5.97'	1°14'39"
C28	325.00'	23.35'	46.63'	46.59'	8°13'13"
C29	325.00'	26.31'	52.51'	52.45'	9°15'24"
C30	20.00'	16.57'	27.67'	25.52'	79°16'46"
C31	775.00'	28.95'	57.88'	57.87'	4°16'45"
C32	775.00'	44.74'	89.37'	89.32'	6°36'26"
C33	20.00'	20.42'	31.83'	28.58'	91°11'04"
C39	20.00'	17.54'	28.80'	26.38'	82°30'19"
C40	325.00'	30.18'	60.19'	60.10'	10°36'40"
C41	325.00'	33.62'	66.99'	66.88'	11°48'38"
C42	20.00'	17.54'	28.80'	26.38'	82°30'19"
C43	20.00'	17.54'	28.80'	26.38'	82°30'19"
C44	325.00'	27.26'	54.38'	54.32'	9°35'16"
C45	275.00'	38.12'	75.76'	75.52'	15°47'04"
C46	275.00'	22.54'	44.98'	44.93'	9°22'18"
C47	20.00'	20.00'	31.42'	28.28'	90°00'00"
C48	175.00'	48.40'	94.44'	93.30'	30°55'18"
C49	175.00'	23.20'	46.14'	46.00'	15°06'21"
C50	200.00'	84.95'	160.67'	156.38'	46°01'39"
C51	225.00'	25.17'	50.13'	50.03'	12°45'55"
C54	20.00'	18.63'	30.00'	27.26'	85°56'15"
C55	325.00'	25.76'	51.42'	51.37'	9°03'56"
C56	325.00'	29.82'	59.47'	59.38'	10°29'02"
C57	325.00'	15.91'	31.80'	31.79'	5°36'25"
C58	300.00'	66.94'	131.72'	130.66'	25°09'22"
C59	275.00'	3.09'	6.17'	6.17'	1°17'11"
C60	275.00'	43.57'	86.42'	86.06'	18°00'16"
C61	275.00'	43.57'	86.42'	86.06'	18°00'16"
C62	275.00'	45.35'	89.89'	89.50'	18°43'46"
C63	825.00'	37.74'	75.43'	75.40'	5°14'18"
C64	825.00'	35.43'	70.81'	70.79'	4°55'05"
C65	825.00'	24.82'	49.61'	49.61'	3°26'44"
C70	800.00'	95.41'	189.92'	189.48'	13°36'08"
C71	300.00'	4.01'	8.02'	8.02'	1°31'53"
C72	300.00'	101.58'	195.88'	192.42'	37°24'40"
C73	300.00'	45.06'	89.44'	89.11'	17°04'57"
C74	250.00'	29.89'	59.51'	59.37'	13°38'16"
C75	250.00'	33.64'	66.89'	66.69'	15°19'46"
C76	250.00'	30.92'	61.53'	61.37'	14°06'04"
C77	250.00'	25.79'	51.39'	51.30'	11°46'43"
C78	250.00'	26.52'	52.83'	52.74'	12°06'31"
C79	250.00'	23.99'	47.83'	47.75'	10°57'40"
C80	100.00'	17.96'	35.55'	35.36'	20°22'03"
C81	100.00'	37.96'	72.56'	70.98'	41°34'25"
C82	200.00'	20.63'	41.11'	41.04'	11°46'40"
C83	200.00'	31.69'	62.86'	62.61'	18°00'34"
C84	200.00'	24.37'	48.50'	48.38'	13°53'36"
C85	200.00'	17.88'	35.67'	35.63'	10°13'11"
C86	200.00'	18.56'	37.01'	36.96'	10°36'14"
C87	200.00'	23.52'	46.82'	46.71'	13°24'46"
C88	150.00'	29.11'	57.51'	57.15'	21°57'57"
C89	150.00'	54.56'	104.66'	102.55'	39°58'31"
C90	350.00'	91.46'	178.92'	176.98'	29°17'26"
C91	500.00'	35.92'	71.71'	71.65'	8°13'04"
C92	20.00'	20.68'	32.09'	28.76'	91°55'36"
C93	20.00'	19.34'	30.74'	27.80'	88°04'24"
C94	325.00'	6.59'	13.18'	13.18'	2°19'24"
C95	275.00'	22.42'	44.74'	44.69'	9°19'19"
C96	325.00'	26.50'	52.88'	52.82'	9°19'19"
C97	275.00'	26.88'	53.59'	53.51'	11°09'56"
C98	300.00'	29.32'	58.46'	58.37'	11°09'55"
C99	325.00'	25.13'	50.16'	50.10'	8°50'32"
C100	300.00'	24.46'	48.81'	48.76'	9°19'19"
C101	350.00'	39.82'	79.29'	79.12'	12°58'48"
C102	350.00'	32.95'	65.70'	65.61'	10°45'21"
C103	350.00'	16.98'	33.93'	33.92'	5°33'16"
C104	20.00'	20.00'	31.42'	28.28'	90°00'00"
C105	270.00'	109.36'	207.82'	202.73'	44°06'03"
C106	300.00'	121.51'	230.91'	225.25'	44°06'03"
C107	330.00'	133.67'	254.00'	247.78'	44°06'03"
C108	300.00'	67.06'	131.95'	130.89'	25°12'00"
C109	225.00'	56.44'	110.60'	109.49'	28°09'55"
C110	275.00'	70.51'	138.04'	136.60'	28°45'40"
C111	300.00'	53.02'	104.95'	104.42'	20°02'41"
C112	300.00'	22.86'	45.64'	45.59'	8°42'58"
C113	20.00'	8.48'	16.04'	15.62'	45°57'27"
C114	30.00'	24.86'	41.52'	38.29'	79°18'06"
C115	55.00'	45.58'	76.12'	70.19'	79°18'06"
C116	62.00'	861.34'	185.87'	123.68'	171°45'57"
C117	20.00'	8.59'	16.23'	15.79'	46°30'24"
C118	500.00'	147.08'	286.09'	282.20'	32°47'00"
C119	400.00'	117.64'	228.83'	225.72'	32°46'38"
C120	100.00'	17.63'	34.89'	34.72'	19°59'34"
C121	150.00'	28.77'	56.85'	56.51'	21°43'00"
C122	100.00'	38.33'	73.21'	71.59'	41°56'54"
C123	150.00'	54.93'	105.31'	103.16'	40°13'28"
C124	175.00'	48.75'	95.08'	93.92'	31°07'50"
C125	225.00'	25.17'	50.13'	50.03'	12°45'59"
C126	175.00'	22.88'	45.50'	45.37'	14°53'49"

TOTAL AREA TO BE DIVIDED = 58.49 AC.
TOTAL # OF RESIDENTIAL LOTS = 47
1 LOT FOR WATER SYSTEM PLANT – LOT B
1 LOT REMAINING – LOT A



P.U.E. DETAIL
N.T.S.

OWNER
PCCP V I II, LLC
2707 FREEMONT ST., #8
STOCKTON, CA 95205

A.P.N.: 008-792-97
010-591-99
ZONE: R-1

BASIS OF BEARING
N 00°00'22" W ALONG THE EAST LINE OF THE NE1/4 OF SECTION 34, T. 19. N., R. 28 E., M.D.B. & M. AS PER PARCEL MAP #226803 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

NOTES:
1. RADIAL BEARINGS ARE ONLY DIMENSIONED ON NON-TANGENT LINES.

LEGEND
- ● 5/8" R/B TO BE SET "PLS 10142"
- ○ SURVEY POINT NOT SET OR FOUND
- ◑ FND 5/8" RE-BAR W/ CAP PLS 10142 PER FILE #329222
- ◉ CLASS "A" MONUMENT IN WELL TO BE SET "PLS 10142"
- ◑[1] FND 5/8" RE-BAR W/ CAP PLS 7809 PER FILE #329222

NOTE: IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

NOTE: THIS MAP COMPLIES WITH THE MERGER AND RESUBDIVISION PROVISION WITHIN NRS 278.4925

SHEET 3 OF 5 T.C.I.D. # 04-199

FINAL MAP
OF
SAND CREEK SUBDIVISION
UNIT #1

PARCEL C OF THE WILSON, DAHL, STEWART & STEWART AMENDED PARCEL MAP/BLA FILE #329222 & LOT A OF THE PARK ESTATES UNIT #1 FINAL MAP, FILE #366328, CHURCHILL COUNTY RECORDS
A PTN OF THE NW1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M.

CIVIL ENGINEERS
SURVEYORS
MATERIALS TESTING
179 S. MAINE STREET
FALLON, NEVADA 89406
(775) 423-2188
LUMOS AND ASSOCIATES

Drawn By : JENNIFER TACKITT
Date : DECEMBER 1, 2004 (EDIT 5)
Scale : 1" = 50'
Job No. : 1666.018
Drawing No. : 1666018-FM

#375275 Book 05 Page 05

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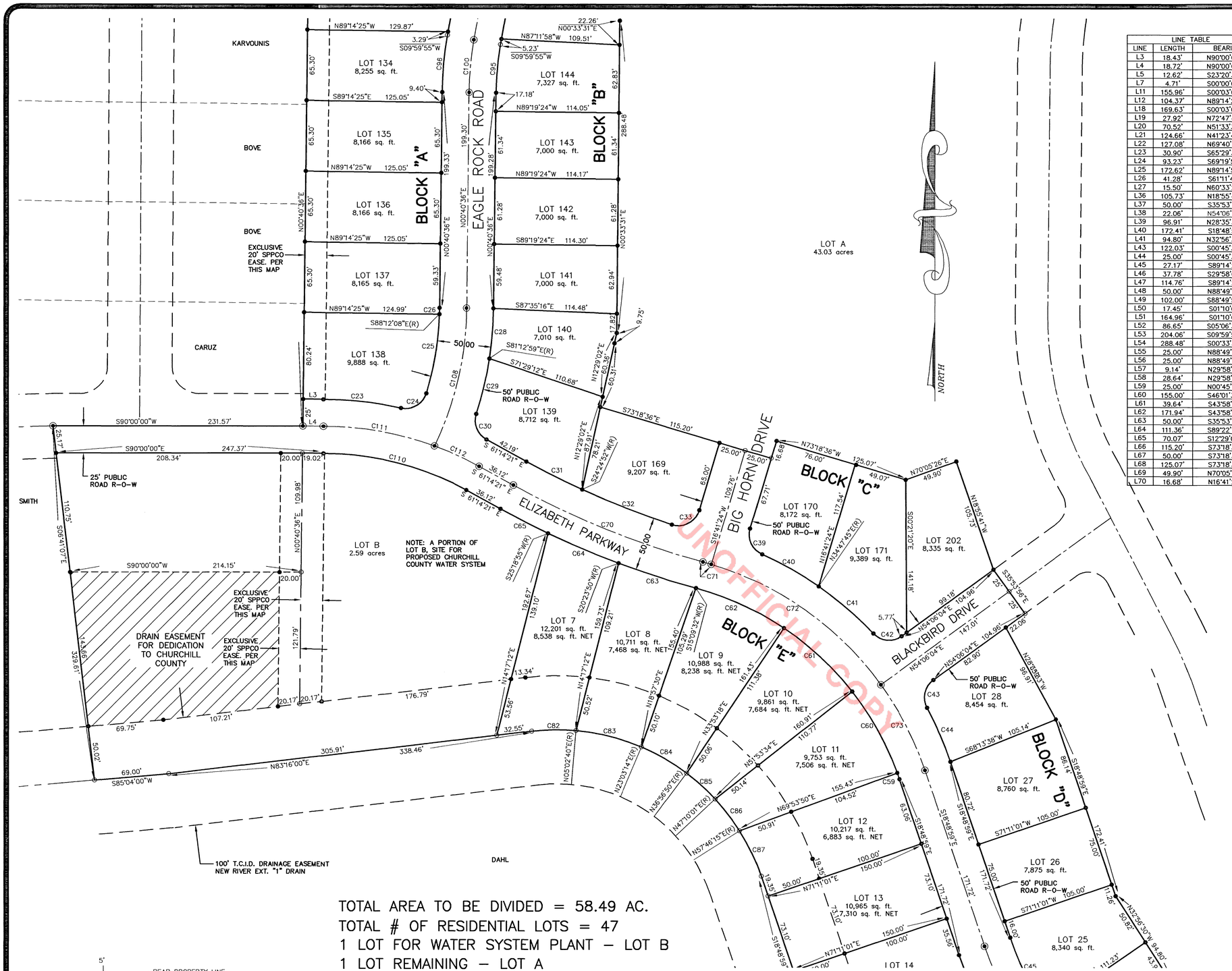


LINE TABLE		
LINE	LENGTH	BEARING
L3	18.43'	N90°00'00"W
L4	18.72'	N90°00'00"W
L5	12.62'	S23°20'39"W
L7	4.71'	S00°00'00"W
L11	155.96'	S00°03'05"W
L12	104.37'	N89°14'25"W
L18	169.63'	S00°03'06"W
L19	27.92'	N72°47'48"W
L20	70.52'	N51°33'37"W
L21	124.66'	N41°23'43"W
L22	127.08'	N69°40'10"W
L23	30.90'	S65°29'32"W
L24	93.23'	S69°19'50"W
L25	172.62'	N89°14'54"W
L26	41.28'	S61°11'47"W
L27	15.50'	N60°33'25"W
L36	105.73'	N18°55'41"W
L37	50.00'	S35°53'56"E
L38	22.06'	N54°06'04"E
L39	96.91'	N28°35'33"W
L40	172.41'	S18°48'59"E
L41	94.80'	N32°56'30"W
L43	122.03'	S00°45'35"W
L44	25.00'	S00°45'35"W
L45	27.17'	S89°14'25"E
L46	37.78'	S29°58'01"W
L47	114.76'	S89°14'25"E
L48	50.00'	N88°49'59"E
L49	102.00'	S88°49'59"W
L50	17.45'	S01°10'01"E
L51	164.96'	S01°10'01"E
L52	86.65'	S05°06'33"W
L53	204.06'	S09°59'55"W
L54	288.48'	S00°33'31"W
L55	25.00'	N88°49'59"E
L56	25.00'	N88°49'59"E
L57	9.14'	N29°58'01"E
L58	28.64'	N29°58'01"E
L59	25.00'	N00°45'35"E
L60	155.00'	S46°01'39"W
L61	39.64'	S43°58'21"E
L62	171.94'	S43°58'21"E
L63	50.00'	S35°53'56"E
L64	111.36'	S89°22'19"W
L65	70.07'	S12°29'02"W
L66	115.20'	S73°18'36"E
L67	50.00'	S73°18'36"E
L68	125.07'	S73°18'36"E
L69	49.90'	N70°05'26"E
L70	16.68'	N16°41'24"E

CURVE TABLE					
CURVE	RADIUS	TANGENT	LENGTH	CHORD	DELTA
C23	325.00'	36.31'	72.32'	72.17'	12°44'59"
C24	20.00'	18.48'	29.84'	27.15'	85°28'43"
C25	275.00'	37.36'	74.27'	74.04'	15°28'24"
C26	275.00'	2.99'	5.97'	5.97'	1°14'39"
C28	325.00'	23.35'	46.63'	46.59'	8°13'13"
C29	325.00'	26.31'	52.51'	52.45'	9°15'24"
C30	20.00'	16.57'	27.67'	25.52'	79°16'46"
C31	775.00'	28.95'	57.88'	57.87'	4°16'45"
C32	775.00'	44.74'	89.37'	89.32'	6°36'26"
C33	20.00'	20.42'	31.83'	28.58'	91°11'04"
C39	20.00'	17.54'	28.80'	26.38'	82°30'19"
C40	325.00'	30.18'	60.19'	60.10'	10°36'40"
C41	325.00'	33.62'	66.99'	66.88'	11°48'38"
C42	20.00'	17.54'	28.80'	26.38'	82°30'19"
C43	20.00'	17.54'	28.80'	26.38'	82°30'19"
C44	325.00'	27.26'	54.38'	54.32'	9°35'16"
C45	275.00'	38.12'	75.76'	75.52'	15°47'04"
C46	275.00'	22.54'	44.98'	44.93'	9°22'18"
C47	20.00'	20.00'	31.42'	28.28'	90°00'00"
C48	175.00'	48.40'	94.44'	93.30'	30°55'18"
C49	175.00'	23.20'	46.14'	46.00'	15°06'21"
C50	200.00'	84.95'	160.67'	156.38'	46°01'39"
C51	225.00'	25.17'	50.13'	50.03'	12°45'55"
C54	20.00'	18.63'	30.00'	27.26'	85°56'15"
C55	325.00'	25.76'	51.42'	51.37'	9°03'56"
C56	325.00'	29.82'	59.47'	59.38'	10°29'02"
C57	325.00'	15.91'	31.80'	31.79'	5°36'25"
C58	300.00'	66.94'	131.72'	130.66'	25°09'22"
C59	275.00'	3.09'	6.17'	6.17'	1°17'11"
C60	275.00'	43.57'	86.42'	86.06'	18°00'16"
C61	275.00'	43.57'	86.42'	86.06'	18°00'16"
C62	275.00'	45.35'	89.89'	89.50'	18°43'46"
C63	825.00'	37.74'	75.43'	75.40'	5°14'18"
C64	825.00'	35.43'	70.81'	70.79'	4°55'05"
C65	825.00'	24.82'	49.61'	49.61'	3°26'44"
C70	800.00'	95.41'	189.92'	189.48'	13°36'08"
C71	300.00'	4.01'	8.02'	8.02'	1°31'53"
C72	300.00'	101.58'	195.88'	192.42'	37°24'40"
C73	300.00'	45.06'	89.44'	89.11'	17°04'57"
C74	250.00'	29.89'	59.51'	59.37'	13°38'16"
C75	250.00'	33.64'	66.89'	66.69'	15°19'46"
C76	250.00'	30.92'	61.53'	61.37'	14°06'04"
C77	250.00'	25.79'	51.39'	51.30'	11°46'43"
C78	250.00'	26.52'	52.83'	52.74'	12°06'31"
C79	250.00'	23.99'	47.83'	47.75'	10°57'40"
C80	100.00'	17.96'	35.55'	35.36'	20°22'03"
C81	100.00'	37.96'	72.56'	70.98'	41°34'25"
C82	200.00'	20.63'	41.11'	41.04'	11°46'40"
C83	200.00'	31.69'	62.86'	62.61'	18°00'34"
C84	200.00'	24.37'	48.50'	48.38'	13°53'36"
C85	200.00'	17.88'	35.67'	35.63'	10°13'11"
C86	200.00'	18.56'	37.01'	36.96'	10°36'14"
C87	200.00'	23.52'	46.82'	46.71'	13°24'46"
C88	150.00'	29.11'	57.51'	57.15'	21°57'57"
C89	150.00'	54.56'	104.66'	102.55'	39°58'31"
C90	350.00'	91.46'	178.92'	176.98'	29°17'26"
C91	500.00'	35.92'	71.71'	71.65'	8°13'04"
C92	20.00'	20.68'	32.09'	28.76'	91°55'36"
C93	20.00'	19.34'	30.74'	27.80'	88°04'24"
C94	325.00'	6.59'	13.18'	13.18'	2°19'24"
C95	275.00'	22.42'	44.74'	44.69'	9°19'19"
C96	325.00'	26.50'	52.88'	52.82'	9°19'19"
C97	275.00'	26.88'	53.59'	53.51'	11°09'56"
C98	300.00'	29.32'	58.46'	58.37'	11°09'55"
C99	325.00'	25.13'	50.16'	50.10'	8°50'32"
C100	300.00'	24.46'	48.81'	48.76'	9°19'19"
C101	350.00'	39.82'	79.29'	79.12'	12°58'48"
C102	350.00'	32.95'	65.70'	65.61'	10°45'21"
C103	350.00'	16.98'	33.93'	33.92'	5°33'16"
C104	20.00'	20.00'	31.42'	28.28'	90°00'00"
C105	270.00'	109.36'	207.82'	202.73'	44°06'03"
C106	300.00'	121.51'	230.91'	225.25'	44°06'03"
C107	330.00'	133.67'	254.00'	247.78'	44°06'03"
C108	300.00'	67.06'	131.95'	130.89'	25°12'00"
C109	225.00'	56.44'	110.60'	109.49'	28°09'55"
C110	275.00'	70.51'	138.04'	136.60'	28°45'40"
C111	300.00'	53.02'	104.95'	104.42'	20°02'41"
C112	300.00'	22.86'	45.64'	45.59'	8°42'58"
C113	20.00'	8.48'	16.04'	15.62'	45°57'27"
C114	30.00'	24.86'	41.52'	38.29'	79°18'06"
C115	55.00'	45.58'	76.12'	70.19'	79°18'06"
C116	62.00'	861.34'	185.87'	123.68'	171°45'57"
C117	20.00'	8.59'	16.23'	15.79'	46°30'24"
C118	500.00'	147.08'	286.09'	282.20'	32°47'00"
C119	400.00'	117.64'	228.83'	225.72'	32°46'38"
C120	100.00'	17.63'	34.89'	34.72'	19°59'34"
C121	150.00'	28.77'	56.85'	56.51'	21°43'00"
C122	100.00'	38.33'	73.21'	71.59'	41°56'54"
C123	150.00'	54.93'	105.31'	103.16'	40°13'28"
C124	175.00'	48.75'	95.08'	93.92'	31°07'50"
C125	225.00'	25.17'	50.13'	50.03'	12°45'59"
C126	175.00'	22.88'	45.50'	45.37'	14°53'49"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NOTE: THIS MAP COMPLIES WITH THE MERGER AND RESUBDIVISION PROVISION WITHIN NRS 278.4925

TOTAL AREA TO BE DIVIDED = 58.49 AC.
TOTAL # OF RESIDENTIAL LOTS = 47
1 LOT FOR WATER SYSTEM PLANT – LOT B
1 LOT REMAINING – LOT A

OWNER

PCCP V I II, LLC
2707 FREEMONT ST., #8
STOCKTON, CA 95205

A.P.N.: 008-792-97
010-591-99
ZONE: R-1

BASIS OF BEARING

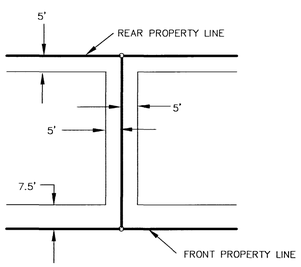
N 00°00'22" W ALONG THE EAST LINE OF THE NE1/4 OF SECTION 34, T. 19, N., R. 28 E., M.D.B. & M. AS PER PARCEL MAP #226803 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

NOTES:

1. RADIAL BEARINGS ARE ONLY DIMENSIONED ON NON-TANGENT LINES.

LEGEND

- ● 5/8" R/B TO BE SET "PLS 10142"
- ○ SURVEY POINT NOT SET OR FOUND
- ◑ FND 5/8" RE-BAR W/ CAP PLS 10142 PER FILE #329222
- ◉ CLASS "A" MONUMENT IN WELL TO BE SET "PLS 10142"
- ◑[1] FND 5/8" RE-BAR W/ CAP PLS 7809 PER FILE #329222



P.U.E. DETAIL

N.T.S.

NOTE: IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

PROFESSIONAL LAND SURVEYOR STATE OF NEVADA
STEVEN E. HAMPTON
Exp. 30 JUNE 05
No. 10142

SHEET 4 OF 5 T.C.I.D. # 04-199

FINAL MAP
OF
SAND CREEK SUBDIVISION
UNIT #1

PARCEL C OF THE WILSON, DAHL, STEWART & STEWART AMENDED PARCEL MAP/BLA FILE #329222 & LOT A OF THE PARK ESTATES UNIT #1 FINAL MAP, FILE #366328, CHURCHILL COUNTY RECORDS
A PTN OF THE NW1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M.

CIVIL ENGINEERS
SURVEYORS
MATERIALS TESTING
178 S. MAINE STREET
FALLON, NEVADA 89406
(775) 423-2188
LUMOS AND ASSOCIATES

Drawn By : JENNIFER TACKITT
Date : DECEMBER 1, 2004 (EDIT 5)
Scale : 1" = 50'
Job No. : 1666.018
Drawing No. : 1666018-FM

#375275 Book 05 Page 05

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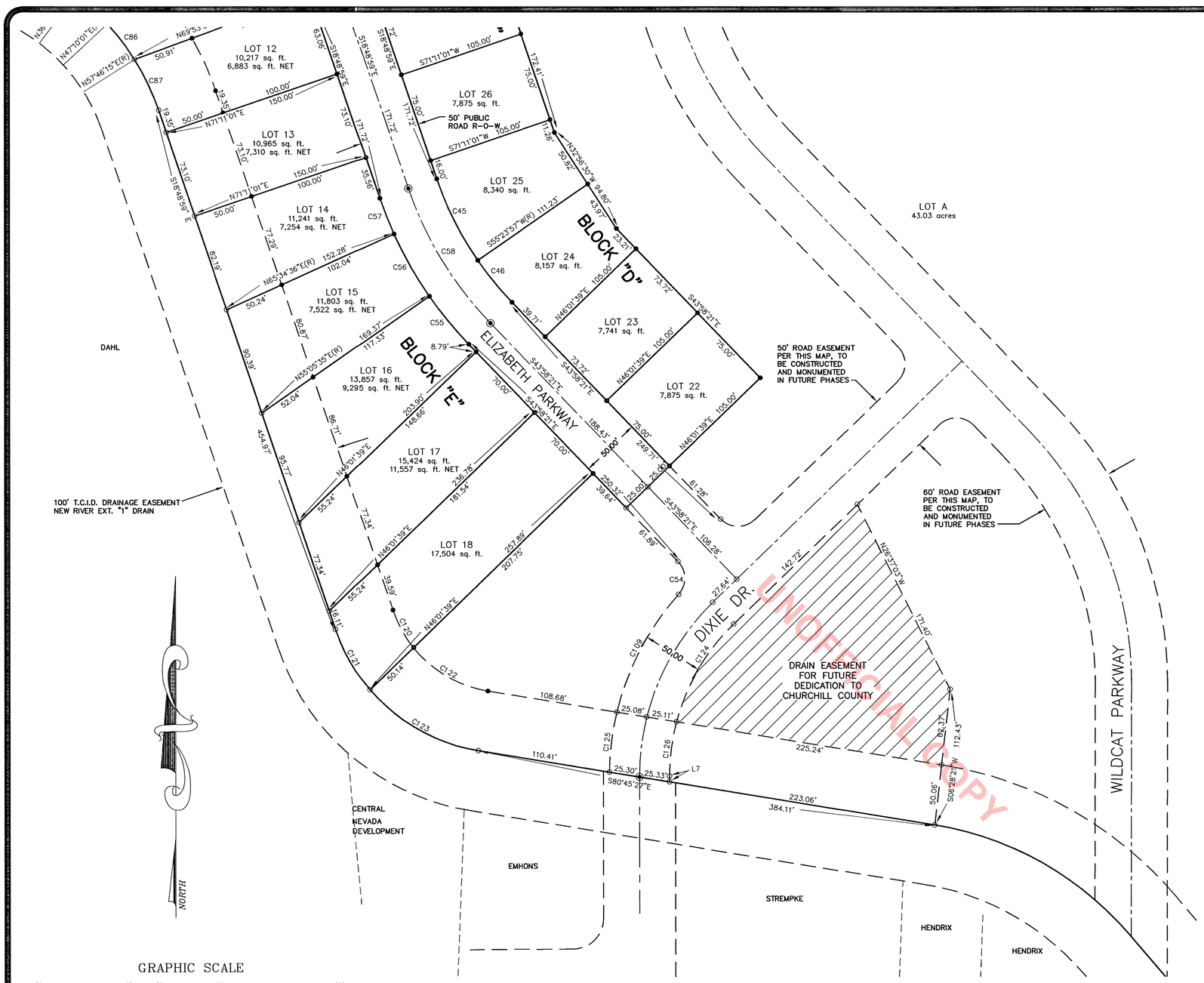
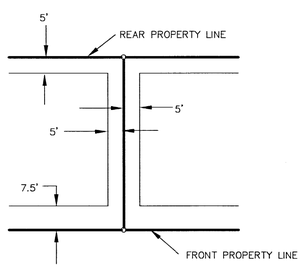


GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



P.U.E. DETAIL
N.T.S.

TOTAL AREA TO BE DIVIDED = 58.49 AC.
TOTAL # OF RESIDENTIAL LOTS = 47
1 LOT FOR WATER SYSTEM PLANT – LOT B
1 LOT REMAINING – LOT A

OWNER

PCCP V I II, LLC
2707 FREEMONT ST., #8
STOCKTON, CA 95205

A.P.N.: 008-792-97
010-591-99
ZONE: R-1

BASIS OF BEARING

N 00°00'22" W ALONG THE EAST LINE OF THE NE1/4 OF SECTION 34, T. 19. N., R. 28 E., M.D.B. & M. AS PER PARCEL MAP #226803 IN THE CHURCHILL COUNTY RECORDER'S OFFICE.

NOTES:

1. RADIAL BEARINGS ARE ONLY DIMENSIONED ON NON-TANGENT LINES.

LEGEND

- ● 5/8" R/B TO BE SET "PLS 10142"
- ○ SURVEY POINT NOT SET OR FOUND
- ◑ FND 5/8" RE-BAR W/ CAP PLS 10142 PER FILE #329222
- ◉ CLASS "A" MONUMENT IN WELL TO BE SET "PLS 10142"
- ◑[1] FND 5/8" RE-BAR W/ CAP PLS 7809 PER FILE #329222

NOTE: IN ACCORDANCE WITH NRS 247 & 239, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

NOTE: THIS MAP COMPLIES WITH THE MERGER AND RESUBDIVISION PROVISION WITHIN NRS 278.4925

LINE TABLE		
LINE	LENGTH	BEARING
L3	18.43'	N90°00'00"W
L4	18.72'	N90°00'00"W
L5	12.62'	S23°20'39"W
L7	4.71'	S00°00'00"W
L11	155.96'	S00°03'05"W
L12	104.37'	N89°14'25"W
L18	169.63'	S00°03'06"W
L19	27.92'	N72°47'48"W
L20	70.52'	N51°33'37"W
L21	124.66'	N41°23'43"W
L22	127.08'	N69°40'10"W
L23	30.90'	S65°29'32"W
L24	93.23'	S69°19'50"W
L25	172.62'	N89°14'54"W
L26	41.28'	S61°11'47"W
L27	15.50'	N60°33'25"W
L36	105.73'	N18°55'41"W
L37	50.00'	S35°53'56"E
L38	22.06'	N54°06'04"E
L39	96.91'	N28°35'33"W
L40	172.41'	S18°48'59"E
L41	94.80'	N32°56'30"W
L43	122.03'	S00°45'35"W
L44	25.00'	S00°45'35"W
L45	27.17'	S89°14'25"E
L46	37.78'	S29°58'01"W
L47	114.76'	S89°14'25"E
L48	50.00'	N88°49'59"E
L49	102.00'	S88°49'59"W
L50	17.45'	S01°10'01"E
L51	164.96'	S01°10'01"E
L52	86.65'	S05°06'33"W
L53	204.06'	S09°59'55"W
L54	288.48'	S00°33'31"W
L55	25.00'	N88°49'59"E
L56	25.00'	N88°49'59"E
L57	9.14'	N29°58'01"E
L58	28.64'	N29°58'01"E
L59	25.00'	N00°45'35"E
L60	155.00'	S46°01'39"W
L61	39.64'	S43°58'21"E
L62	171.94'	S43°58'21"E
L63	50.00'	S35°53'56"E
L64	111.36'	S89°22'19"W
L65	70.07'	S12°29'02"W
L66	115.20'	S73°18'36"E
L67	50.00'	S73°18'36"E
L68	125.07'	S73°18'36"E
L69	49.90'	N70°05'26"E
L70	16.68'	N16°41'24"E

CURVE TABLE					
CURVE	RADIUS	TANGENT	LENGTH	CHORD	DELTA
C23	325.00'	36.31'	72.32'	72.17'	12°44'59"
C24	20.00'	18.48'	29.84'	27.15'	85°28'43"
C25	275.00'	37.36'	74.27'	74.04'	15°28'24"
C26	275.00'	2.99'	5.97'	5.97'	1°14'39"
C28	325.00'	23.35'	46.63'	46.59'	8°13'13"
C29	325.00'	26.31'	52.51'	52.45'	9°15'24"
C30	20.00'	16.57'	27.67'	25.52'	79°16'46"
C31	775.00'	28.95'	57.88'	57.87'	4°16'45"
C32	775.00'	44.74'	89.37'	89.32'	6°36'26"
C33	20.00'	20.42'	31.83'	28.58'	91°11'04"
C39	20.00'	17.54'	28.80'	26.38'	82°30'19"
C40	325.00'	30.18'	60.19'	60.10'	10°36'40"
C41	325.00'	33.62'	66.99'	66.88'	11°48'38"
C42	20.00'	17.54'	28.80'	26.38'	82°30'19"
C43	20.00'	17.54'	28.80'	26.38'	82°30'19"
C44	325.00'	27.26'	54.38'	54.32'	9°35'16"
C45	275.00'	38.12'	75.76'	75.52'	15°47'04"
C46	275.00'	22.54'	44.98'	44.93'	9°22'18"
C47	20.00'	20.00'	31.42'	28.28'	90°00'00"
C48	175.00'	48.40'	94.44'	93.30'	30°55'18"
C49	175.00'	23.20'	46.14'	46.00'	15°06'21"
C50	200.00'	84.95'	160.67'	156.38'	46°01'39"
C51	225.00'	25.17'	50.13'	50.03'	12°45'55"
C54	20.00'	18.63'	30.00'	27.26'	85°56'15"
C55	325.00'	25.76'	51.42'	51.37'	9°03'56"
C56	325.00'	29.82'	59.47'	59.38'	10°29'02"
C57	325.00'	15.91'	31.80'	31.79'	5°36'25"
C58	300.00'	66.94'	131.72'	130.66'	25°09'22"
C59	275.00'	3.09'	6.17'	6.17'	1°17'11"
C60	275.00'	43.57'	86.42'	86.06'	18°00'16"
C61	275.00'	43.57'	86.42'	86.06'	18°00'16"
C62	275.00'	45.35'	89.89'	89.50'	18°43'46"
C63	825.00'	37.74'	75.43'	75.40'	5°14'18"
C64	825.00'	35.43'	70.81'	70.79'	4°55'05"
C65	825.00'	24.82'	49.61'	49.61'	3°26'44"
C70	800.00'	95.41'	189.92'	189.48'	13°36'08"
C71	300.00'	4.01'	8.02'	8.02'	1°31'53"
C72	300.00'	101.58'	195.88'	192.42'	37°24'40"
C73	300.00'	45.06'	89.44'	89.11'	17°04'57"
C74	250.00'	29.89'	59.51'	59.37'	13°38'16"
C75	250.00'	33.64'	66.89'	66.69'	15°19'46"
C76	250.00'	30.92'	61.53'	61.37'	14°06'04"
C77	250.00'	25.79'	51.39'	51.30'	11°46'43"
C78	250.00'	26.52'	52.83'	52.74'	12°06'31"
C79	250.00'	23.99'	47.83'	47.75'	10°57'40"
C80	100.00'	17.96'	35.55'	35.36'	20°22'03"
C81	100.00'	37.96'	72.56'	70.98'	41°34'25"
C82	200.00'	20.63'	41.11'	41.04'	11°46'40"
C83	200.00'	31.69'	62.86'	62.61'	18°00'34"
C84	200.00'	24.37'	48.50'	48.38'	13°53'36"
C85	200.00'	17.88'	35.67'	35.63'	10°13'11"
C86	200.00'	18.56'	37.01'	36.96'	10°36'14"
C87	200.00'	23.52'	46.82'	46.71'	13°24'46"
C88	150.00'	29.11'	57.51'	57.15'	21°57'57"
C89	150.00'	54.56'	104.66'	102.55'	39°58'31"
C90	350.00'	91.46'	178.92'	176.98'	29°17'26"
C91	500.00'	35.92'	71.71'	71.65'	8°13'04"
C92	20.00'	20.68'	32.09'	28.76'	91°55'36"
C93	20.00'	19.34'	30.74'	27.80'	88°04'24"
C94	325.00'	6.59'	13.18'	13.18'	2°19'24"
C95	275.00'	22.42'	44.74'	44.69'	9°19'19"
C96	325.00'	26.50'	52.88'	52.82'	9°19'19"
C97	275.00'	26.88'	53.59'	53.51'	11°09'56"
C98	300.00'	29.32'	58.46'	58.37'	11°09'55"
C99	325.00'	25.13'	50.16'	50.10'	8°50'32"
C100	300.00'	24.46'	48.81'	48.76'	9°19'19"
C101	350.00'	39.82'	79.29'	79.12'	12°58'48"
C102	350.00'	32.95'	65.70'	65.61'	10°45'21"
C103	350.00'	16.98'	33.93'	33.92'	5°33'16"
C104	20.00'	20.00'	31.42'	28.28'	90°00'00"
C105	270.00'	109.36'	207.82'	202.73'	44°06'03"
C106	300.00'	121.51'	230.91'	225.25'	44°06'03"
C107	330.00'	133.67'	254.00'	247.78'	44°06'03"
C108	300.00'	67.06'	131.95'	130.89'	25°12'00"
C109	225.00'	56.44'	110.60'	109.49'	28°09'55"
C110	275.00'	70.51'	138.04'	136.60'	28°45'40"
C111	300.00'	53.02'	104.95'	104.42'	20°02'41"
C112	300.00'	22.86'	45.64'	45.59'	8°42'58"
C113	20.00'	8.48'	16.04'	15.62'	45°57'27"
C114	30.00'	24.86'	41.52'	38.29'	79°18'06"
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C120	100.00'	17.63'	34.89'	34.72'	19°59'34"
C121	150.00'	28.77'	56.85'	56.51'	21°43'00"
C122	100.00'	38.33'	73.21'	71.59'	41°56'54"
C123	150.00'	54.93'	105.31'	103.16'	40°13'28"
C124	175.00'	48.75'	95.08'	93.92'	31°07'50"
C125	225.00'	25.17'	50.13'	50.03'	12°45'59"
C126	175.00'	22.88'	45.50'	45.37'	14°53'49"

SHEET 5 OF 5 T.C.I.D. # 04-199

FINAL MAP
OF
SAND CREEK SUBDIVISION
UNIT #1

PARCEL C OF THE WILSON, DAHL, STEWART & STEWART AMENDED PARCEL MAP/BLA FILE #329222 & LOT A OF THE PARK ESTATES UNIT #1 FINAL MAP, FILE #366328, CHURCHILL COUNTY RECORDS
A PTN OF THE NW1/4 OF SECTION 35, T. 19 N., R. 28 E., M.D.B.&M.

LUMOS AND ASSOCIATES
CIVIL ENGINEERS
SURVEYORS
MATERIALS TESTING
178 S. MAINE STREET
FALLON, NEVADA 89406
(775) 423-2188

Drawn By : JENNIFER TACKITT
Date : DECEMBER 1, 2004 (EDIT 5)
Scale : 1" = 50'
Job No. : 1666.018
Drawing No. : 1666018-FM

#375275 Book 05 Page 05

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Doc # 486369
3/3/2021 9:03 AM
Official Record
Requested by
CHURCHILL CO PLANNING
Churchill County - NV
Tasha Hessey - Recorder
Pg 1 of 2
Recorded By: LMCAFEE

OWNER'S CERTIFICATE

THE UNDERSIGNED, VERNER HOMES NEVADA LLC, BEING OWNER(S) OF THE AFFECTED PARCELS DEPICTED HEREIN, HEREBY CERTIFY THAT:

(1) WE CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP.

(2) WE OFFER TO GRANT ALL PERMANENT EASEMENTS FOR UTILITY, VIDEO SERVICE, ACCESS,OR OTHER PUBLIC USE AS DESIGNATED ON THE MAP

(3) IWE WARRANT THAT ALL PURCHASERS, PRIOR TO THE CONSUMMATION OF ANY SALE OF THE PROPERTY SHOWN HEREIN, WILL BE INFORMED OF (A) THE OPEN RANGE NOTE ON THIS MAP, AND (B) THE RIGHT TO FARM NOTE ON THIS MAP,

VERNER HOMES NEVADA LLC

2/16/21
DATE

BY: John Thomas Verner II

TITLE: Managing Member

VIRGINIA L. MAIERS NOTARY PUBLIC SOUTH CAROLINA

STATE OF South Carolina
COUNTY OF Charleston } S.S.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 2/16/2021

BY John T. Verner II AS Managing Member OF VERNER HOMES NEVADA LLC, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Virginia L. Maiers
NOTARY PUBLIC
(MY COMMISSION EXPIRES 7/28/2024

UTILITY COMPANY'S CERTIFICATE

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

SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY — 1/13/2021 DATE
BY: KATHERINE PERKINS
TITLE: ASSOC ROW AGENT

SOUTHWEST GAS CORPORATION — 1/22/21 DATE
BY: Clarance Ramsey
TITLE: Eng Tech.

CC COMMUNICATIONS — 1.12.21 DATE
BY: STEWART NICHOLS
TITLE: LEAD ENGINEER

CHARTER COMMUNICATIONS — 1-13-21 DATE
BY: Bret Givens
TITLE: Construction Manager

CHURCHILL COUNTY UTILITIES — 3.2.21 DATE
BY: Christian Spross
TITLE: Public Works Director

ROAD AND FIRE CERTIFICATE AND NOTES

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

3/2/21 — DATE
SIGNATURE
GARY FOWKES, CHURCHILL COUNTY ROAD SUPERVISOR

1-12-21 — DATE
SIGNATURE
MITCH YOUNG, CHURCHILL COUNTY FIRE MARSHAL

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

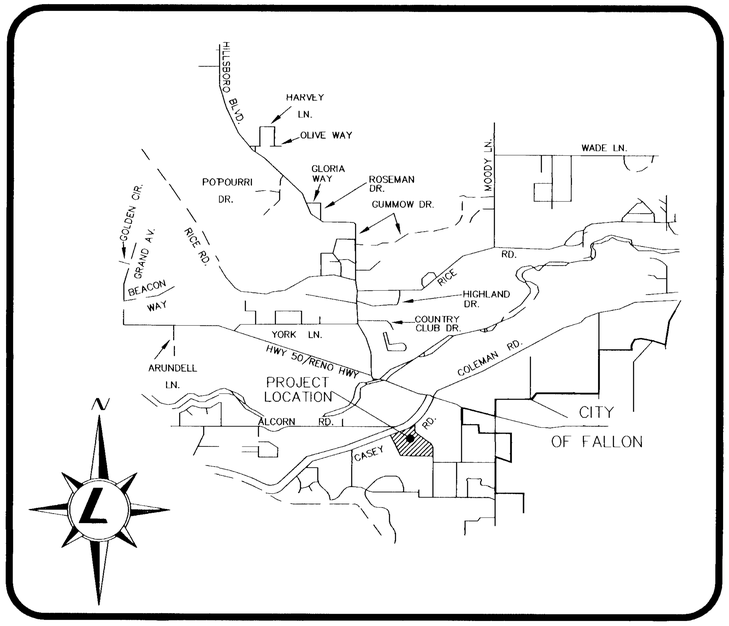
IN THE CASE OF EASEMENTS GRANTED BY THIS MAP FOR THE BENEFIT OF EXISTING ROAD IMPROVEMENTS, WHERE THE EASEMENT ALSO OVERLIES AN EXISTING NEWLANDS PROJECT EASEMENT, ROAD ENLARGEMENTS MAY NOT BE UNDERTAKEN UNTIL THE NEWLANDS PROJECT EASEMENT HAS BEEN RELOCATED OR TERMINATED.

TITLE COMPANY CERTIFICATE

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

(1) THERE ARE NO LIENS OF RECORD AGAINST THE LAND DELINEATED HEREIN OR ANY PART THEREOF FOR DELINQUENT STATE., COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OR SPECIAL ASSESSMENTS;
(2) THE OWNERS IDENTIFIED IN THE OWNER'S CERTIFICATE ARE THE ONLY OWNERS OF RECORD OF THE PROPERTY DELINEATED HEREON;
(3) THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND;
THE TITLE COMPANY HAS ISSUED A GUARANTEE FOR THE BENEFIT OF CHURCHILL COUNTY, COMMITMENT NO: 07-42487-20.

1-22-2021 — DATE
Agent — TITLE
Sheryl L. Jackson — PRINTED NAME
Title Officer
Western NV Title Co.
SIGNATURE



VICINITY MAP

NOT TO SCALE

PLANNING DEPARTMENT CERTIFICATE

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

2/16/21 — DATE
Assoc. Planner — TITLE
DEAN PATTERSON — PRINTED NAME
Dean Patterson — SIGNATURE

AFFIRMED BY PLANNING COMMISSION 2/2/22 — DATE
DEANNA DEHL — PRINTED NAME
Deanna M. Dehl — SIGNATURE

CERTIFICATE OF BOARD APPROVAL

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

(1) THAT THIS MAP IS APPROVED; AND
(2) THAT THE BOARD ACCEPTS ALL GRANTS OF EASEMENTS OFFERED FOR PUBLIC USES IN CONFORMANCE WITH THE OFFER; AND
(3) THAT ALL OFFERS OF DEDICATED LANDS, EASEMENTS, OR IMPROVEMENTS THAT ARE NOT ACCEPTED AT THIS TIME REMAIN OPEN FOR FUTURE ACCEPTANCE

3/2/21 — DATE
Chair — TITLE
H Peter Olsen — PRINTED NAME
H Peter Olsen — SIGNATURE

CLERK-TREASURER CERTIFICATE

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

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

3-2-21 — DATE
Renae Paholke — PRINTED NAME
Deputy Clerk — TITLE
Renae Paholke — SIGNATURE

APN: 008-792-04

COUNTY SURVEYOR REVIEW CERTIFICATE

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

Jeffrey N. Cruess
JEFF CRUESS, PLS 12456,

CRUESS NEVADA 12456 12-31-22

3/1/21

OWNER

VERNER HOMES NEVADA LLC
120 WANDO REACH CT
MT PLEASANT, SC 29464-2792

APN 008-792-04
ZONING: R1 (RESIDENTIAL)

AREA

PARCEL 1: 33198 SQUARE FEET, 0.76± ACRES
PARCEL 2: 186713 SQUARE FEET, 4.29± ACRES

TOTAL AREA: 219911 SQUARE FEET, 5.05± ACRES

SURVEYOR'S CERTIFICATE

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

1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CHURCHILL COUNTY.

2) THE LANDS SURVEYED LIE WITHIN THE SE 1/4 OF THE SW 1/4 OF SECTION 26 & THE NE 1/4 OF THE NW 1/4 OF SECTION 35, T.19 N., R.28 E., M.D.M., AND THE SURVEY WAS COMPLETED ON JANUARY 27, 2021.

3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

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

DAVID C. CROOK EXP. 12-31-22 No. 10836 STATE OF NEVADA PROFESSIONAL LAND SURVEYOR

01/27/2021

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

BUILDING AND SEPTIC PERMIT NOTE

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

RIGHT TO FARM NOTE

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

OPEN RANGE NOTE

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

COPIES NOTE

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

TRUCKEE-CARSON IRRIGATION DISTRICT

I, RUSTY D. JARDINE, ESQ., GENERAL MANAGER OF THE TRUCKEE-CARSON IRRIGATION DISTRICT (DISTRICT) DOES HEREBY DECLARE AS FOLLOWS.

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

RUSTY D. JARDINE, ESQ.
DISTRICT MANAGER

RECORDER'S CERTIFICATE

FILE NO. 486369
FILED FOR RECORD AT THE REQUEST OF Churchill Co Planning ON THE 3RD DAY OF MARCH, 2021 AT 03 MINUTES PAST 9:00 AM IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA.

FEE: 0
CHURCHILL COUNTY RECORDER TASHA HESSEY
Deputy Recorder Lode McAfee
TITLE PRINT NAME SIGNATURE

T.C.I.D. NO. 20-021

PARCEL MAP

FOR

VERNER HOMES NEVADA LLC

A DIVISION OF PARCEL 5 OF PARCEL MAP, FILE NO. 283473
SITUATE WITHIN A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 26 & THE NE 1/4 OF THE NW 1/4 OF SECTION 35
TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

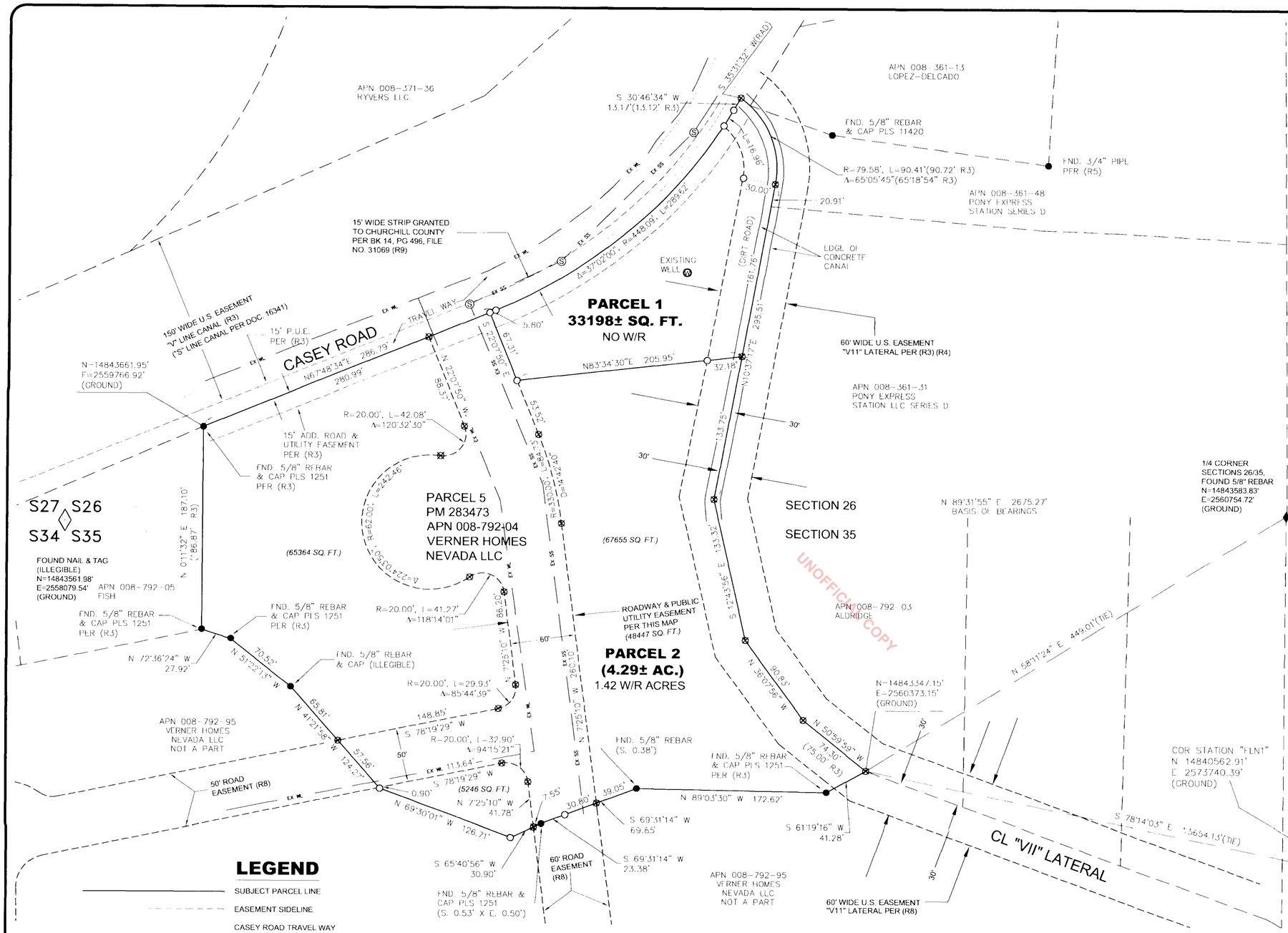
CHURCHILL COUNTY — STATE OF NEVADA

LUMOS & ASSOCIATES
9222 PROTOTYPE DRIVE
RENO, NEVADA 89521
TEL (775) 827-6111
LUMOSINC.COM

Drawn By : DCC
Sheet : 1 of 2
Job No. :9981.001
Drawing No. : 9981SURVEY.DWG

UNOFFICIAL COPY

BK 53 PG 2



REFERENCES

(R1) MAP OF MOUNTAIN VIEW PARK, FILE NO. 108916, FILED SEPTEMBER 15, 1965.

(R2) PARCEL MAP, FILE NO. 156802, FILED MAY 4, 1978.

(R3) PARCEL MAP, FILE NO. 283473, FILED JUNE 16, 1994.

(R4) RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT, FILE NO. 295619, FILED FEBRUARY 16, 1996.

(R5) PARCEL MAP, FILE NO. 322859, FILED JUNE 16, 1999.

(R6) PARCEL MAP, FILE NO. 325212, FILED OCTOBER 5, 1999.

(R7) AMENDED PARCEL MAP/BOUNDARY LINE ADJUSTMENT, FILE NO. 329222, FILED MAY 23, 2000.

(R8) FINAL MAP OF SAND CREEK SUBDIVISION UNIT #1, FILE NO. 375275, FILED OCTOBER 6, 2005.

(R9) DEED, BOOK 14, PAGE 496, FILE NO. 31069, FILED MARCH 6, 1920.

(R10) AMENDED PARCEL MAP, FILE NO. 249930, FILED JANUARY 17, 1990.

OFFICIAL RECORDS OF CHURCHILL COUNTY, STATE OF NEVADA

(R11) A COMMITMENT FOR TITLE INSURANCE PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JULY 21, 2020, COMMITMENT No. 07-42487-20.

OWNER

VERNER HOMES NEVADA LLC
120 WANDO REACH CT
MT PLEASANT, SC 29464-2792

APN 008-792-04
ZONING: R1 (RESIDENTIAL)

AREA

PARCEL 1: 33198± SQUARE FEET
PARCEL 2: 4.29± ACRES

TOTAL AREA: 219911 SQUARE FEET, 5.05± ACRES

PUBLIC UTILITY EASEMENTS

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

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

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

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

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

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

THE UTILITY EASEMENTS SHOWN ON THIS FINAL MAP INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.

LEGEND

- SUBJECT PARCEL LINE
- EASEMENT SIDELINE
- CASEY ROAD TRAVEL WAY
- ADJACENT PARCEL LINE
- EX SS — EXISTING SEWER LINE
- EX W. — EXISTING WATER LINE
- ● FOUND 5/8" REBAR & CAP, PLS 1251 UNLESS OTHERWISE NOTED
- ○ SET 5/8" REBAR AND CAP, PLS 10836
- (M) MEASURED COURSE AND DISTANCE
- (R1) PER REFERENCED DOCUMENT
- ◇ SECTION CORNER
- ◆ QUARTER SECTION CORNER
- ◔ CONTINUOUS OPERATING REFERENCE STATION
- ⊠ DIMENSION POINT - NOTHING FOUND OR SET
- (67655 SQ. FT.) AREAS OF PARCEL 2 OUTSIDE 60' ROADWAY & PUE

N

50' 25' 0 50' 100'

SCALE: 1"= 50'

NOTE:

THIS MAP CURRENTLY DOES NOT PERTAIN TO ANY SURFACE WATER RIGHTS OR NEWLANDS PROJECT EASEMENTS.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 89°31'55" E, BEING THE NORTH LINE OF THE NW 1/4 OF SECTION 35, T.19N., R.28E., M.D.M. AND IS BASED ON THE NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94) DETERMINED FROM REAL TIME KINEMATIC GPS OBSERVATIONS, OBSERVED DECEMBER 10, 2019 USING A SURVEY GRADE DUAL FREQUENCY GPS RECEIVER FROM CORS STATION FLN1 MODIFIED BY A COMBINED FACTOR OF 1.0001854204, SCALED FROM 0.00N ,0.00E AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

COPIES NOTE

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

PROFESSIONAL LAND SURVEYOR — STATE OF NEVADA — DAVID C CROOK — EXP. 12-31-22 — No. 10836

01/27/2021

T.C.I.D. NO. 20-021

PARCEL MAP

FOR

VERNER HOMES NEVADA LLC

A DIVISION OF PARCEL 5 OF PARCEL MAP, FILE NO. 283473
SITUATE WITHIN A PORTION OF THE SE 1/4 OF THE SW 1/4 OF SECTION 26
& THE NE 1/4 OF THE NW 1/4 OF SECTION 35
TOWNSHIP 19 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY STATE OF NEVADA

LUMOS & ASSOCIATES
178 SOUTH MAINE STREET
FALLON, NV 89406
TEL (775) 423-2188
LUMOSINC.COM

Drawn By : DCC
Sheet : 2 of 2
Job No. :9981.001
Drawing No.: 9981SURVEY.DWG

Doc # 486369 BK 53 PG 3

Proof and Statement of Publication
AD #: 63620

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Customer Account #: 2243

Legal Account

Churchill COs Public Works, Planning & Build

270 S MAINE ST STE: A
FALLON, NV 89406

Jodi Lynn Dark says:
That she is a legal clerk of the
Lahontan Valley News
a newspaper published Thursday at
Fallon, in the State of Nevada.

Copy Line

7/30 LVN Public Hearing - Aug 12

PO #:

AD #: 63620

of which a copy is hereto attached, was published in said newspaper for the full required period of **1** time(s) commencing on **7/30/2026** and ending on, **7/30/2026** all days inclusive.

Signed: Jodi Lynn Dark

Statement:

Date	Amount	Balance
7/30/26	128.00	128.00

legals-
churchill co.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held in the Churchill County Administrative Complex, 155 North Taylor Street, County Commission Chambers, Fallon, Nevada. The Churchill County Planning Commission will hold a meeting on August 12, 2026 beginning at 6:00 p.m. on the following requests:

Consideration and possible action re: An abandonment of easement application, AE26-4, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-25, in the R-1 zoning district. The applicant proposes to abandon the 50' portion of the road easement shown on sheet 3 of 5 of the Final Map of Sand Creek Subdivision. The 50' easement is to be replaced with dedicated roadways on the proposed Sand Creek Subdivision Map #2, Phase 1.

Consideration and possible action re: A zone change application, ZC26-2, filed by Mary Heapy of Arcadis, Inc. for Rivian. The property is located on the Lovelock Highway (Highway 95 North), Assessor's Parcel Number 004-431-44, in the RR-20 zoning district. The applicant proposes to change the zoning from RR-20 to I-3.

If you cannot attend the Planning Commission meeting, written comments may be submitted to the Public Works, Planning & Building Department, 270 S Maine Street, Suite A, Fallon, NV 89406, before 5:00 p.m., August 11, 2026. A copy of the application is on file and available for public inspection at the Churchill County Public Works, Planning & Building Department. We will also post on August 6, 2026 a scanned copy of the application with the Agenda for the August 12, 2026 meeting. The Planning Commission will make a recommendation to the Board of County Commissioners, who will make a final decision on both applications.

Pub Dates: July 30, 2026 **Ad # 63620**

A14 | Thursday, July 30, 2026 | Lahonan Valley News

legals-churchill co.

legals-churchill co.

NOTICE OF PUBLIC HEARING

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Consideration and possible action re: An abandonment of easement application, AE26-4, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-25, in the R-1 zoning district. The applicant proposes to abandon the 50' portion of the road easement shown on sheet 3 of 5 of the Final Map of Sand Creek Subdivision. The 50' easement is to be replaced with dedicated roadways on the proposed Sand Creek Subdivision Map #2, Phase 1.

Consideration and possible action re: A zone change application, ZC26-2, filed by Mary Heapy of Arcadis, Inc. for Rivian. The property is located on the Lovelock Highway (Highway 95 North), Assessor's Parcel Number 004-431-44, in the RR-20 zoning district. The applicant proposes to change the zoning from RR-20 to I-3.

If you cannot attend the Planning Commission meeting, written comments may be submitted to the Public Works, Planning & Building Department, 270 S Maine Street, Suite A, Fallon, NV 89406, before 5:00 p.m., August 11, 2026. A copy of the application is on file and available for public inspection at the Churchill County Public Works, Planning & Building Department. We will also post on August 6, 2026 a scanned copy of the application with the Agenda for the August 12, 2026 meeting. The Planning Commission will make a recommendation to the Board of County Commissioners, who will make a final decision on both applications.

Pub Dates: July 30, 2026 **Ad # 63620**

Lahontan VALLEY NEWS
SERVING FALLON AND FERNLEY AND FALLON EAGLE STANDARD

Proof and Statement of Publication
AD #: 63620

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1071 S Carson St, Carson City, NV 89701
(775) 881-1201 FAX: (775) 887-2408

Customer Account #: 2243

Legal Account

Churchill COs Public Works, Planning & Build

270 S MAINE ST STE: A
FALLON, NV 89406

Jodi Lynn Dark says:
That she is a legal clerk of the
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a newspaper published Thursday at
Fallon, in the State of Nevada.

Copy Line

7/30 LVN Public Hearing - Aug 12

PO #:

AD #: 63620

of which a copy is hereto attached, was published in said newspaper for the full required period of **1** time(s) commencing on **7/30/2026** and ending on, **7/30/2026** all days inclusive.

Signed: Jodi Lynn Dark

Statement:

Date	Amount	Balance
7/30/26	128.00	128.00

legals-
churchill co.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held in the Churchill County Administrative Complex, 155 North Taylor Street, County Commission Chambers, Fallon, Nevada. The Churchill County Planning Commission will hold a meeting on **September 9, 2026, beginning at 6:00 p.m.** on the following request:

Consideration and possible action re: An abandonment of easement application, AE26-4, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant proposes to abandon the 50' portion of the road easement shown on sheet 3 of 5 of the Final Map of Sand Creek Subdivision. The 50' easement is to be replaced with dedicated roadways on the proposed Sand Creek Subdivision Map #2, Phase 1.

If you cannot attend the Planning Commission meeting, written comments may be submitted to the Public Works, Planning & Building Department, 270 S Maine Street, Suite A, Fallon, NV 89406, before 5:00 p.m., September 8, 2026. A copy of the application is on file and available for public inspection at the Churchill County Public Works, Planning & Building Department. We will also post on September 3, 2026, a scanned copy of the application with the Agenda for the September 9, 2026 meeting. The Planning Commission will make a recommendation to the Board of County Commissioners, who will make a final decision.

Pub Date: August 20, 2026 **Ad # 64052**

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GREAT
EMPLOYEE
HERE!
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JOB OPENING

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RIGHT
AND RIGHT
NOW?

FIND THE
RIGHT PERSON
IN THE
SERVICE
DIRECTORY

775-881
SOLD

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Ad # 64067

Notice is hereby given that SHEILA BUNCH, has filed in this Court a Petition for probate and for Letters Testamentary, as to the estate of ARNOLD PRISSING aka ARNOLD RUSSELL PRISSING deceased, and a hearing has been set for September 15, 2026, at 9:00 o'clock a.m., at the courthouse of the above-entitled Court. All persons interested in the estate are notified to appear and show cause why the Petition should not be granted.

DATED: This 4th day of July, 2026.

__/s/_____
SEAN A. ROWE
NV Bar No.: 10977
MACKEDON deBRAGA & ROWE LAW, P.C.
179 S. Laverne Street
Fallon, NV 89406

Pub Dates: August 13, 20, 27, 2026
Ad # 64022

legals-churchill co.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held in the Churchill County Administrative Complex, 155 North Taylor Street, County Commission Chambers, Fallon, Nevada. The Churchill County Planning Commission will hold a meeting on **September 9, 2026, beginning at 6:00 p.m.** on the following request:

Consideration and possible action re: An abandonment of easement application, AE26-4, filed by Casey Road LLC. The property is south of Casey Road, Assessor's Parcel Numbers 008-792-11 and 008-792-95, in the R-1 zoning district. The applicant proposes to abandon the 50' portion of the road easement shown on sheet 3 of 5 of the Final Map of Sand Creek Subdivision. The 50' easement is to be replaced with dedicated roadways on the proposed Sand Creek Subdivision Map #2, Phase 1.

If you cannot attend the Planning Commission meeting, written comments may be submitted to the Public Works, Planning & Building Department, 270 S Maine Street, Suite A, Fallon, NV 89406, before 5:00 p.m., September 8, 2026. A copy of the application is on file and available for public inspection at the Churchill County Public Works, Planning & Building Department. We will also post on September 3, 2026, a scanned copy of the application with the Agenda for the September 9, 2026 meeting. The Planning Commission will make a recommendation to the Board of County Commissioners, who will make a final decision.

Pub Date: August 20, 2026 **Ad # 64052**

announcement

WANTED:
ham radio,
vintage stereo,
test equipment,
glass vacuum tubes,
and other electronics.
No quantity too large.
Call (or text) Ethan
@ 775-386-2506

announcement

Safe Step North Americas #1 Walk in Tub. Comprehensive Lifetime Warranty. Top of the line installation and service. Now featuring our FREE shower package and $1600 off for a limited time! Call today! Financing available. Call Safe Step 1-844-970-1770

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775-881
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NOW?

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DIRECTORY

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Churchill County
Agenda Report

Date Submitted: August 3, 2026

Agenda Item #: New Business -

Meeting Date Requested: September 9, 2026

To: Planning Commission

From:

Subject Title: Consideration and possible action re: A home business special use permit application, SUP26-18, filed by Christopher Michael Smith. The property is located at 3415 Graystoke Circle, Assessor's Parcel Number 010-391-10, in the A-10 zoning district. The applicant is proposing a home based pest control business.

Type of Action Requested: Approve

Does this action require a Business Impact Statement? No

Recommend Board Action: 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 conditionally approve the Special Use Permit, SUP26-18, to establish a home based pest control business parcel at 3415 Graystoke Circle, Assessor's Parcel Number 010-391-10, subject to the conditions of enactment and approval below and authorize the Director to enact the permit.

Discussion: Executive Summary
Staff Recommendation: Approve with Conditions

Request
The applicant is requesting to establish a home-based pest control business. The business will have no more than three employees, two living at the home, and up to two commercial vehicles. This business requires a Special Use Permit due to the storage of hazardous materials.

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 applicant is not proposing exterior structural changes. The proposed use is compatible with the surrounding land uses and development.
2. Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this Code;
Staff Comment: The proposed use is in substantial conformance with the Master Plan and in compliance with the code as conditioned below.
3. The project will be constructed and operated in a manner that will not overburden public services and infrastructure;

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Staff Comment: The proposed project will have minimal impacts on public services and infrastructure.

4. Adequately mitigates road and traffic impacts generated by the construction and build-out of the project;

Staff Comment: The proposed project will generate approximately 4 daily trips. There are minimal road and traffic impacts.

5. Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.

Staff Comment: The proposed use will not be detrimental to the public health, safety, or welfare as conditioned below.

Recommended Conditions of Approval

Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended:

1. All of the following conditions are required to satisfy the enactment of the Special Use Permit under CCC 16.08.080(J):

a. Conditions required prior to business license issuance.

i. Installation of a climate control system to the satisfaction of the building official.

ii. An OSHA and NFPA compliant storage cabinet shall be installed to the satisfaction of the fire marshal.

iii. Confirmation that passive ventilation has been installed to the satisfaction of the building official and fire marshal.

iv. Impact protection shall be installed to prevent collision with storage cabinet.

v. Storage area shall have a plastic secondary containment system for the Ranger Pro.

vi. Provision of written evidence that all necessary local, state, and federal approvals, including, but not limited to:

1. Pest Control license from Nevada Department of Agriculture.
2. Building permits

2. All of the following operational conditions are required for the life of the Special Use Permit and annual business license renewal per CCC 5.04.120(A)8&9:

a. Hours of operations shall be 8:00am to 5:00pm.

b. Chemical quantities shall not exceed:

i. Ranger Pro – 30 gallons

ii. Maxxthor – 16 gallons

iii. Alpine WSG – 32oz

iv. Niban – 128oz

v. Delta Dust – 3.2 gallons

vi. Tallon G – 200oz

vii. Contrac – 4.36 gallons

c. All chemicals shall be locked up when not being used.

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

d. Chemicals shall be stored in accordance with the manufacturer's instructions.
e. A dry powder fire extinguisher shall be provided on site. Photos shall be submitted with business license renewal showing the extinguisher condition and expiration date.
f. Chemicals shall be poured or mixed over a plastic secondary containment system.
g. Number of employees shall be limited to the two homeowners.
h. No more than 2 commercial vehicles shall be allowed on the property.
i. Maintenance of a Churchill County Business License.
j. Compliance with all necessary state and federal approvals, if applicable.
k. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
l. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal AND may render this approval out of conformance and subject to revocation.

Alternatives: Make changes as deemed appropriate.

Fiscal Impact:

Explanation of Impact:

Funding Source:

Prepared By: Diane Moyle, Administrative Assistant

Reviewed By:

Randy Hines, Public Works Director — Date: August 27, 2026

Board Action Taken:

Motion: _____ **1)** None **Aye:**

2) None **Nay:**

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Special Use Permit	**Application #:**	**SUP26-18**
Request:	To establish a home based pest control business		
Applicant:	**Christopher and Michelle Smith**		
Owner:	**Christopher and Michelle Smith**		
Site:	3415 Graystoke Cir, Assessor's Parcel Number 010-391-10		
Master Plan//Zone:	Agriculture // A-10		

Executive Summary

Staff Recommendation: Approve with Conditions

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC **16.08.080(H)** have **BEEN** met and therefore **CONDITIONALLY APPROVE** the Special Use Permit SUP26-18 to establish a home based pest control business parcel at 3415 Graystoke Cir, Assessor's Parcel Number 010-391-10 subject to the conditions of enactment and approval below and authorize the Director to enact the permit.

Request

The applicant is requesting to establish a home-based pest control business. The business will have no more than three employees, two living at the home, and up to two commercial vehicles. This business requires a Special Use Permit due to the storage of hazardous materials.

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 applicant is not proposing exterior structural changes. The proposed use is compatible with the surrounding land uses and development.
2. **Is in substantial conformance with the master plan and policies and will be constructed and operated in full compliance of this Code;**
   Staff Comment: The proposed use is in substantial conformance with the Master Plan and in compliance with the code as conditioned below.
3. **The project will be constructed and operated in a manner that will not overburden public services and infrastructure;**
   Staff Comment: The proposed project will have minimal impacts on public services and infrastructure.
4. **Adequately mitigates road and traffic impacts generated by the construction and build-out of the project;**
   Staff Comment: The proposed project will generate approximately 4 daily trips. There are minimal road and traffic impacts.
5. **Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.**
   Staff Comment: The proposed use will not be detrimental to the public health, safety, or welfare as conditioned below.

Recommended Conditions of Approval

Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended:

1. All of the following conditions are required to **satisfy the enactment** of the Special Use Permit under CCC 16.08.080(J):
    a. Conditions required prior to business license issuance.
        i. Installation of a climate control system to the satisfaction of the building official.
        ii. An OSHA and NFPA compliant storage cabinet shall be installed to the satisfaction of the fire marshal.
        iii. Confirmation that passive ventilation has been installed to the satisfaction of the building official and fire marshal.
        iv. Impact protection shall be installed to prevent collision with storage cabinet.
        v. Storage area shall have a plastic secondary containment system for the Ranger Pro.
        vi. Provision of written evidence that all necessary local, state, and federal approvals, including, but not limited to:
            1. Pest Control license from Nevada Department of Agriculture.
            2. Building permits
2. All of the following **operational conditions** are required for the life of the Special Use Permit and annual business license renewal per CCC 5.04.120(A)8&9:
    a. Hours of operations shall be 8:00am to 5:00pm.
    b. Chemical quantities shall not exceed:
        i. Ranger Pro – 30 gallons
        ii. Maxxthor – 16 gallons
        iii. Alpine WSG – 32oz
        iv. Niban – 128oz
        v. Delta Dust – 3.2 gallons
        vi. Tallon G – 200oz
        vii. Contrac – 4.36 gallons
    c. All chemicals shall be locked up when not being used.
    d. Chemicals shall be stored in accordance with the manufacturer's instructions.
    e. A dry powder fire extinguisher shall be provided on site. Photos shall be submitted with business license renewal showing the extinguisher condition and expiration date.
    f. Chemicals shall be poured or mixed over a plastic secondary containment system.
    g. Number of employees shall be limited to the two homeowners.
    h. No more than 2 commercial vehicles shall be allowed on the property.
    i. Maintenance of a Churchill County Business License.
    j. Compliance with all necessary state and federal approvals, if applicable.
    k. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
    l. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal AND may render this approval out of conformance and subject to revocation.

Detailed Analysis

Site Plan

Background

The applicant is requesting to establish a home-based pest control business. The business will have no more than three employees, two living at the home, and up to two commercial vehicles. Additionally, the use includes the storage of hazardous materials that requires a state license (pest control). These uses all trigger a Special Use Permit (SUP) under CCC 16.16.020.8(B).

The applicant outlined a five-year plan for the business:

- Year 1 - Create business (hazardous chemical storage requiring an SUP)
- Year 2 - Continue building business
- Year 3 – Potentially hire part-time employee (additional employee/commercial vehicle requiring an SUP)
- Year 4 – Potentially turn part-time employee into full-time employee
- Year 5 – Ongoing operations

The proposed use will not make any alterations to the exterior structures, involve customer traffic, or include any signage.

Analysis

Code Requirements

The proposed use anticipates no more than four trips to the site per day at maximum employment. There are minimal traffic impacts. The applicant will have one employee potentially report to site. An employee reporting to site will require an ADA compliant parking space. Additionally, an employee will require the structure will need to meet all applicable ADA building code requirements. Staff provided conditions limiting the number of employees to the owners of the property to minimize ADA renovation requirements.

The proposed use does not anticipate any changes to the existing structures. The applicant anticipates storing equipment and chemicals inside the garage. Therefore, setback, screening, and lighting standards do not apply.

The normal operations of this use are broadly similar to an administratively approved home based business. The owners reside in the residence. The business operations will not take away from the residential characteristics of the property. The proposed use is most similar to a single-family dwelling. Single family dwelling uses are exempted from landscaping per CCC 16.16.020.

Impacts

The applicant will be conducting operations from the home, storing materials inside the garage, and generating potentially 4 trips per day at maximum expected employment. The proposed use will have minimal impacts to public services, roads, and traffic.

Pest control uses involve potentially toxic chemicals handled by trained professionals. The nature and storage of chemicals may cause impacts to public health, safety, and welfare. The applicant provided a list of chemicals the business will utilize along with the Safety Data Sheets (SDS). This list includes herbicides, insecticides, insect growth inhibitors, and rodenticides.

The applicant provided a list of chemicals the business will utilize along with the Safety Data Sheets (SDS). This list includes herbicides, insecticides, insect growth inhibitors, and rodenticides. Staff reviewed the chemicals for potential impacts to the **public** health, safety, and welfare. Specifically, potential fire risks, ventilation, and environmental impacts. These chemicals and major concerns are summarized in the table below:

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Chemical	Use	Quantity	Fire Control	Ventilation and Storage	Spill Protocol	Other	NFPA
Ranger Pro	Herbicide	25 gallon x 1	Water Spray, alcohol resistant foam, **dry chemical**, or carbon dioxide	Store in a cool dry place, protect from freezing	Soak up with inert absorbent material and transfer to tightly closed container	Reacts with galvanized or mild steel to create hydrogen, do not apply directly to water or areas where surface water is present	Health – 1 Fire -1 Reactivity – 1 Other - NA
Maxxthor	Insecticide	4 gallons x 4	Foam, carbon dioxide **dry chemical**, soft stream or water fog if necessary	Store in a cool, dry, well-ventilated place.	Small Spills: knock down and dilute vapor with water fog or spray. Large Spill: contact Ensystex Inc for assistance	Prevent from entering soil, ditches, sewers, waterways and/or groundwater	Health – 2 Fire – 2 Reactivity -0 Other - NA
Alpine WSG	Insecticide	16oz x 1	Water spray, **dry powder**, foam Do not use carbon dioxide	Store in a cool, dry, well-ventilated place. Protect from temperatures below -20C and above 60C	Avoid raising dust, sweep/shovel up. Place into suitable containers for disposal	Do not discharge into subsoil/ soil. Do not discharge into drains/surface water/ground water	Health – 1 Fire -1 Reactivity – 1 Other - NA
Gentrol	Insect growth regulator	16oz x 1	Water spray, **dry powder**, foam, carbon dioxide	Store locked up. Avoid temps above 50C. Keep from freezing.	Absorb spills with an inert material and put into a container for disposal.		Health – 2 Fire – 2 Reactivity – 0 Other – NA
Niban	Insect bait	64oz x 1		Cool ventilated area	Sweep, scoop, or vacuum and place in a suitable container	Prevent from entering sewers and water courses	Health – 0 Fire – 0 Reactivity – 0 Other – NA
Delta Dust	Insecticide	1.6 gallon x 1	Water spray, alcohol resistant foam, carbon dioxide, **dry chemical**	Store locked up.	Sweep or vacuum up spillage and collect in a suitable container	Do not dispose of waste into sewer	Health – 0 Fire – 2 Reactivity – 0 Other – NA
Tallon G	Rodenticide	97oz x 1	**Dry chemical**, foam or carbon dioxide	Well ventilated secure area.	Cover with absorbing material and place into compatible container. Scrub area with hard water detergent. Pick up wash liquid with additional absorbent and place into disposal container.	Can decompose at high temperatures and form toxic gases. Water run off from fire fighting can cause environmental damage.	Health – 1 Fire – 1 Reactivity – 0 Other – NA
Contrac	Rodenticide	2.18 gallon x 1	Water spray, **dry powder**, foam	Well ventilated place away from other chemicals	Mechanically recover product.	Avoid release into the environment	Health – 1 Fire – 0 Reactivity – 0 Other - NA

Staff provided conditions of approval addressing the safe handling of these materials including storage, ventilation, temperature control, secondary containment facilities, and fire protection equipment to be stored on site.

Reviewing Agency Comments

Agency	Reviewer	Comment
CC Building	Jera Reidenbach	The applicant has provided a revised chemical inventory, additional information regarding the proposed garage storage area, and clarification that pesticide mixing will occur outdoors on a concrete driveway. The applicant has also removed 2,4-D Amine from the proposed inventory. Based upon the quantities currently proposed and the submitted Safety Data Sheets, the inventory does not presently appear to exceed the hazardous-material quantity thresholds requiring a Nevada State Fire Marshal hazardous-material operational permit under NAC 477.323 and the 2024 International Fire Code. Final verification shall be provided by Fallon/Churchill Fire Department. The proposed chemical storage enclosure is approximately 6 feet by 5 feet by 8 feet, is located in the northwest corner of the garage, and is described as being constructed with fire-resistant drywall, secured by a locked door, and passively vented to the exterior. The garage is described as insulated from freezing and cooled by an evaporative cooler. Prior to commencement of the use, the Building Department shall verify the construction of the proposed storage enclosure and whether any claimed fire-resistance rating is required or provided. Storage conditions shall comply with the applicable Safety Data Sheets, including requirements for temperature, dryness, ventilation and separation from ignition sources. Pesticide mixing is proposed outdoors on the concrete driveway. Spill-control measures shall be provided, and the mixing location shall be maintained so that accidental releases cannot enter drainage systems, waterways, septic facilities or surrounding soil. Because several of the proposed dry pesticide products identify combustible-dust hazards, the outdoor mixing operation shall be reviewed by Fallon/Churchill Fire Department for applicability of IFC Chapter 22 and any required operational permit prior to commencement of the business use.
Fallon Fire	Brad Dolan	An OSHA and NFPA compliant storage cabinet is required

Public Comment

Staff received no public comments on this application.

CHURCHILL COUNTY
Home Business - Special Use Permit (HB-SUP) Application

*** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS ****

Applicant Name: Christopher Michael Smith **Business Name:** Smith Pest Control

Business Activity: Pest Control

Zoning District: A-10 **Site Address:** 3415 Grey Stoke Ct. Fallon, NV 89406 **APN:** 018-391-10

NOTE: This is a SPECIALIZED form only for home businesses. Other uses must use the standard SUP form.

PROJECT PERMIT TYPE - SPECIAL USE PERMIT // **SUB-TYPE IS: MINOR / HOME BUSINESS**
Needed to submit permit online.

Submittal Package Items:

- [X] **Pre-application meeting** to determine the correct permit, and review the procedures and materials needed.
- [X] **This application form** [X] **Zoning Review – SpRes form** [ ] **Fee**
- [X] **Site Plan Sketch or Air Photo showing the site - See Zoning Review – SRes form and instructions**
- [X] **Any documentation required for the specific type of business**

BUSINESS INFORMATION

Days & Hours of Operation: Monday-Saturday 0800-1700

Does the business have other locations (storage, yards, etc.)? [X] **NO** [ ] **If YES > Where?** _____

Will the business use a shed? [X] **NO** [ ] **If YES >** Might not be allowed – sheds are for storage only.

NOTE: Customers may ***NOT*** enter sheds – that makes it a commercial building and requires handicapped facilities.

Number of expected traffic visits: _____ **per** ____ ***Break them down by customer, employee, deliveries:*** _____
Please see attachment 1

What products will be delivered to the home site? Pesticide / Pesticide Equipment

What products or services are provided by the business? Pest Control

How will you attract customers (advertising)? Social media ie: FaceBook, ...

Describe how the business works; such as the creation of products, providing services, & customer interaction: ____
Please see Attachment 2.

QUESTIONNAIRE

Neighborhood Issues The rest of this form is based on the criteria that a home business must meet to avoid causing neighborhood issues. Standard businesses are not normally allowed in residential areas because of compatibility problems. However, Home Based Businesses that meet certain criteria in the County Code (a) should be nearly un-noticeable by neighbors and outside parties, (b) should not change the residential character of the site, and (c) consequently have little or no impacts to neighboring uses.

Most home businesses are reviewed through the Business License system. These are businesses that can meet the basic home business criteria in CCC 16.16.020.8(B)1. But some businesses may want or need to exceed some of these criteria, and ***can do so through a Special Use Permit*** using this form - but ONLY to the extent allowed in CCC 16.16.020.8(B)2.

COMMITMENT TO MEET HOME BUSINESS BASIC CRITERIA OR REQUESTED SPECIAL CRITERIA

The basic requirements (in CCC 16.16.020.8(B)1) are stated below in items (a) through (h).

- ***Read each requirement and write your initials next to it*** to state your commitment to meeting that requirement.
- ***If you want to exceed any of the basic requirements, it must be approved through a Special Use Permit (SUP).*** Check the box for that criteria and answer the related questions. In these cases, your initials also state your commitment to meeting the special requirements (in CCC 16.16.020.8(B)2), which are summarized with each item, and also any conditions of approval in the Special Use Permit required by the Planning Commission.
- ***Please note*** that the more SUP boxes that are checked, the more difficult it is to approve.

____ a. **Ownership & Employees.** All owners shall reside in the residence. The only ***employees*** allowed to work on-site are family members residing in the residence. No other employees can report to the residence for work. In the case of contract work, they shall report directly to the job site and not the applicant's property.

☑ ***Check this box if you cannot meet the employee limit*** and request a SUP to exceed it. A limited number of employees coming to the home site might be allowed, though more than a couple will not likely be approved. .

NOTE that outside employees trigger the need for handicapped facilities - an ADA accessible parking space, an accessible doorway and customer service area, and accessible restroom. ***Describe*** your planned changes and show parking and access path on the site plan. (Consult with the Building Dept. for accessibility details.)

Total employees #: 2 **# living at the home:** 2 **# outside employees reporting to home:** 1

Reason for employees at residence: to pickup work truck.

Work employees will do: Please see attached #1

ADA plans: Will make a spot on the slab and easy access

____ b. **External Changes.** The ***appearance*** of the structure shall not be altered, no new structures built for the business, nor may business activities be conducted outdoors or in such a manner that would take away from the residential characteristics of the property beyond what is allowed in these conditions, i.e., one cannot have merchandise or services visible from outside the dwelling or generate excessive noise.

☐ ***Check this box if you wish to make exterior alterations*** and request a SUP to allow them. ***Show and label*** all external changes on the site plan.

Describe changes: _____

Activities in changed areas: _____

☐ ***Check this box if you wish to have an outdoor use area*** and request a SUP to allow it. ***Show and label*** the outdoor use area on the site plan. Only equestrian, kennel, or lawn care home business can have outdoor use areas - they are ***not allowed for other businesses***. Those that are allowed cannot take away from the residential characteristics of the property.

Type of Outdoor Use Area: ☐ **Equestrian** ☐ **Kennel** ☐ **Lawn Care**

How will you handle waste? _____

_____

____ **c. Commercial Vehicles.** The home-based business may use one commercial vehicle (not counting personal passenger vehicles) that is approved by the planning staff. Such vehicles can include vans and medium sized trucks, or one semi-tractor and trailer for an over-the-road hauling truck driver that comes to the residence.

☑ ***Check this box if you wish to increase the number or size of commercial vehicles*** and request a SUP to allow them. Show where vehicles will be stored ***on the Site Plan.***

Business Vehicles: Total # in business: 2 **# Reporting to home:** 2

Type of vehicles: Pickup Trucks

Why are vehicles needed? To transport product to customers

____ **d. Electronic Interference.** Equipment that causes any type of interference in radios, televisions, or telephones, etc., or causes fluctuations in line voltage outside the dwelling unit is prohibited – for example with an excessive usage of power equipment.

NOTE: Home businesses may NOT exceed this criteria through a SUP.

____ **e. Storage of Materials.** Outside storage of construction or raw materials is not allowed. One cannot store any toxic or hazardous materials at a quantity that requires a permit from the State of Nevada or any other agency charged with the regulation of hazardous materials. Inventories of drugs, alcohol, fireworks, or explosives (excluding ammunition) are not allowed. Storage of business vehicles must meet the vehicle requirement. No outside storage of construction or other similar equipment is allowed with the exception that one piece of equipment (such as a trailer) may be allowed with the approval of the planning department; lawn care and other similar equipment may be allowed with approval of the planning department, but not to exceed a quantity that can be hauled and stored on a single pickup and trailer.

☐ ***Check this box if you need outside storage of business-related materials and equipment*** and request a SUP to allow them. The area must be less than ¼ acre and enclosed by buildings or screened fencing. Show the storage area on the Site Plan.

Outdoor Storage Area Size: _____ **Location:** _____

Stored Materials & Purpose: See Attachment 3

Method of Screening: _____

____ **f. Signage.** No signs may be placed on the property to advertise the home-based business. One may advertise one's business through public media, business cards, stationery, etc.

☐ ***Check this box if you wish to have a business sign*** and request a SUP to allow one. A sign is limited to 10 square feet. Show the sign location on the Site Plan

Sign Dimensions: _____ **Location:** _____

What will be on the sign? _____ ***Provide a Sketch***

____ **g. Customer Visits.** No customer traffic is permissible. Home deliveries, such as UPS, FedEx, etc., in a quantity/frequency that will not be detrimental to the surrounding neighborhood may be permitted.

☐ ***Check this box if you wish to have customer visits*** and request a SUP to allow them. Customers may trigger the need for handicapped facilities.

Expected # of customers: ___ **per** _____ **Hours of visits:** _____

Will customer visits be by appointment only? ☐ **NO** ☐ **YES** – appointments allow control of visits.

ADA Accessibility Services: Choose one

☐ *Drop-Off/Pick-Up Visits*. Businesses with customers visits only for drop-off/pick-up purposes at the door or car do not have to provide ADA Accessibility facilities.

☐ *Inside Visits.* Businesses that have customers come inside must provide an ADA accessible parking space (paved), and an accessible doorway (no stairs) and customer service area. An accessible restroom is also normally required for extended visits (for example: salon, studio, catalog shopping, design meetings, etc.). Consult with the Building Dept. regarding accessibility standards.

Accessibility Plans: _____

_____

___ **h. Owner Authorization.** If the applicant is not the property owner, the property owner must authorize the use of the property for the proposed home-based business in writing.
NOTE: ***Home businesses may NOT*** waive this criteria through a SUP.

APPLICANT AFFIDAVIT

_____, being duly sworn, deposes and states that:

1) I/we either own the property described in the foregoing application, or have permission of the property owner which has been provided with the application;
2) The statements and answers herein contained, and the information herewith submitted are in all respects complete, true and correct to the best of my/our knowledge and belief;
3) That the zoning ordinances for a special use permit have been read, understood and complied with.
4) That no assurance or guarantee can be given by members of Planning Commission or Planning Department.
5) That any material misrepresentation or omission made in the application or at a public hearing by the applicant or an agent of the applicant may constitute grounds for reexamination or revocation of the special use permit if granted.
6) **I/we will be responsible for all recording fees related to this application.**

Christopher Michael Smith
Applicant's Signature

State of Nevada)
: ss.
County of Churchill)

Signed and sworn to (or affirmed) before me on July 31, 2024 (date) by
Christopher Michael Smith (name(s) of person(s) making statement).

Yvonne Bivens
Signature of notarial officer

YVONNE BIVENS
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 25-6266-04 - Expires March 6, 2029

OWNER SIGNATURE

I hereby state that:

1) I am the owner or co-owner of the property described in the foregoing application;
2) I have reviewed the application and understand what is being proposed;
3) I am willing to allow the proposed development to take place on my property.

Owner Signature: _____

CHURCHILL COUNTY
Zoning Review – Special Residential Form
= For specific additional uses of a residential property =

**** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS ****

Person Name(s), or Project/Business/Organis. Name: Smith Pest Control, Christopher Smith

Site Address: 3415 Graystoke Cir, Fallon, NV **APN(s):** 010-391-10

NOTE: ***This SPECIALIZED form will NOT be used by itself, and will always accompany another permit form. Include it with the submittal items of the other permit application. Project Type is determined there.***

SITE PLAN **Provide a Site Plan sketch or Air Photo showing the property, and add labels to identify features:**

New buildings	Well & water line	Septic tank, drain field & sewage lines
Existing buildings	Power pole & line	Easements near the project (access, utility, irrigation, etc.)
Access road, driveway, & parking spaces		Make notes of driveway surface material

(Air photos with property lines can be found on the Co. website "WebMaps" page)

**** READ THE INSTRUCTIONS FOR ANSWERING EACH ITEM BELOW ****

ZONING AND LAND USES

Zoning District: A10 **Use Listing:** ☐ **ADU** ☐ **2ND Perm** ☒ **Home Bus.** ☐ **Temp quarters**

- *Is your site within the NAS Fallon Overlay Zone?* ☒ **No** ☐ **Yes** *NAS Fallon Noise Area?* ☒ **No** ☐ **Yes**
- *When are you starting?* ☒ ***Right away*** ☐ ***Within a year*** *If longer you should wait to submit.*

Sewer and Water Service:

Sewage Svc.: ☒ **Septic System** ☐ **Community Sewer** Water Svc.: ☒ **Water Well** ☐ **Community Water**

DEVELOPMENT CODE STANDARDS ****** ALSO SHOW THESE FEATURES ON YOUR SITE PLAN ******

☐ **Check here if a Variance from standards is requested** – See Instructions & include Variance Application

Setbacks & Height Standards: (See Table in CCC 16.16.020.1 in instr.) ☒ **N/A** - No structures built/placed

Proposed Height:_____ Speed Limit of road: ___ Note: if over 25 mph, street setback may be 30' wider.

Are you adding a shed, or storage container? ☐ **No** ☐ If **Yes>** NOTE: Only 2 storage containers in some zones

Distance of ***building*** to: Road line/easement: _____ Rear line:_____ Side line:_____

Distance of ***shed/storage*** container to: Road line/easement: _____ Rear line:_____ Side line:_____

- Do the above dimensions meet the standards for your zoning district (see instructions) ☐ **Yes** ☐ **No**

Community Development Fees – INFORMATION ONLY (See instructions)

Roads: $2300 ***Parks***: $1000 or less ***Schools***: $900 ***Water***: dedicate 2 acre-feet, or fee of $3276

Legal and Physical Access (See CCC 16.16.010.1)

Access is from: ☐ **State Hwy.** ☒ **County Road** ☐ **Private Road**

- Physical road/driveway to the building site that is 20' wide and graveled? ☒ **Yes** ☐ If **No>** Must be installed

Parking and Loading (See CCC 16.16.020.5) Parking Spaces provided: 2 (2 required per home)

Lighting – SEE DIAGRAMS IN INSTRUCTIONS: (See CCC 16.16.020.7)

- Do your lighting fixtures meet Dark Skies standards? ☒ **Yes** ☐ If **No >** Changes may be needed
  Provide pictures or brochures of fixtures you are considering (max of one sheet per fixture type please)

Storage of Chemicals:

Chemical types: See attached labels/SDS

Weeds

Ranger Pro
2-4-D Amine

Insects:

Maxxthor
Alpine
Gentrol
Niban
Delta Dust
Tallon G
Contrax

All chemicals will be stored inside behind a locked garage door.

Vehicles will be stored behind a fenced and locked area on the property. Vehicles will not be stored with chemical in them.

Chemical amount:

The approximately amount is 50 gal of chemical that will be stored in the garage.

All chemicals will be stored per NDA regulations.

All required PPE is present as well as spill kits and first aid boxes.

Attachment #1

Customers: No customer traffic at the place of business; we have a P.O. Box for payments.

Employees: The only employees currently are myself and my spouse, Shawna Deanne Smith. She is disabled, can't drive, and will be handling the office side of the business. We both reside at the place of business.

Future Employees:

Year One: I plan on building the business.

Year Two: Continue building business

Year Three: Depending on the growth of the business, we may need to hire a part-time employee.

Year Four: Depending on growth, may turn part-time employee to full time.

Year Five- Continue to run the business and do not expect expansion after that.

Deliveries: We will be using the AG/Farm local store for most purchases, picking them up ourselves if we need anything delivered; it will be Quarterly (every 3 months) for deliveries.

Attachment Two:

The way the business works:

Creation of the product: Pesticide is delivered. It gets stored properly, by NDA regulations.

Pesticide gets mixed into an approved tank per NDA regulations,

Providing Services:

Pesticide is transported to Customers home/business and applied per NDA regulations.

Customer Interaction:

We travel to their residence/place of business.

We advertise our business on Social Media.

Potential Customers contact us and request our services.

Storage of Chemicals:

All chemicals will be stored inside behind a locked garage door.

Vehicles will be stored behind a fenced and locked area on the property. Vehicles will not be stored with chemical in them.

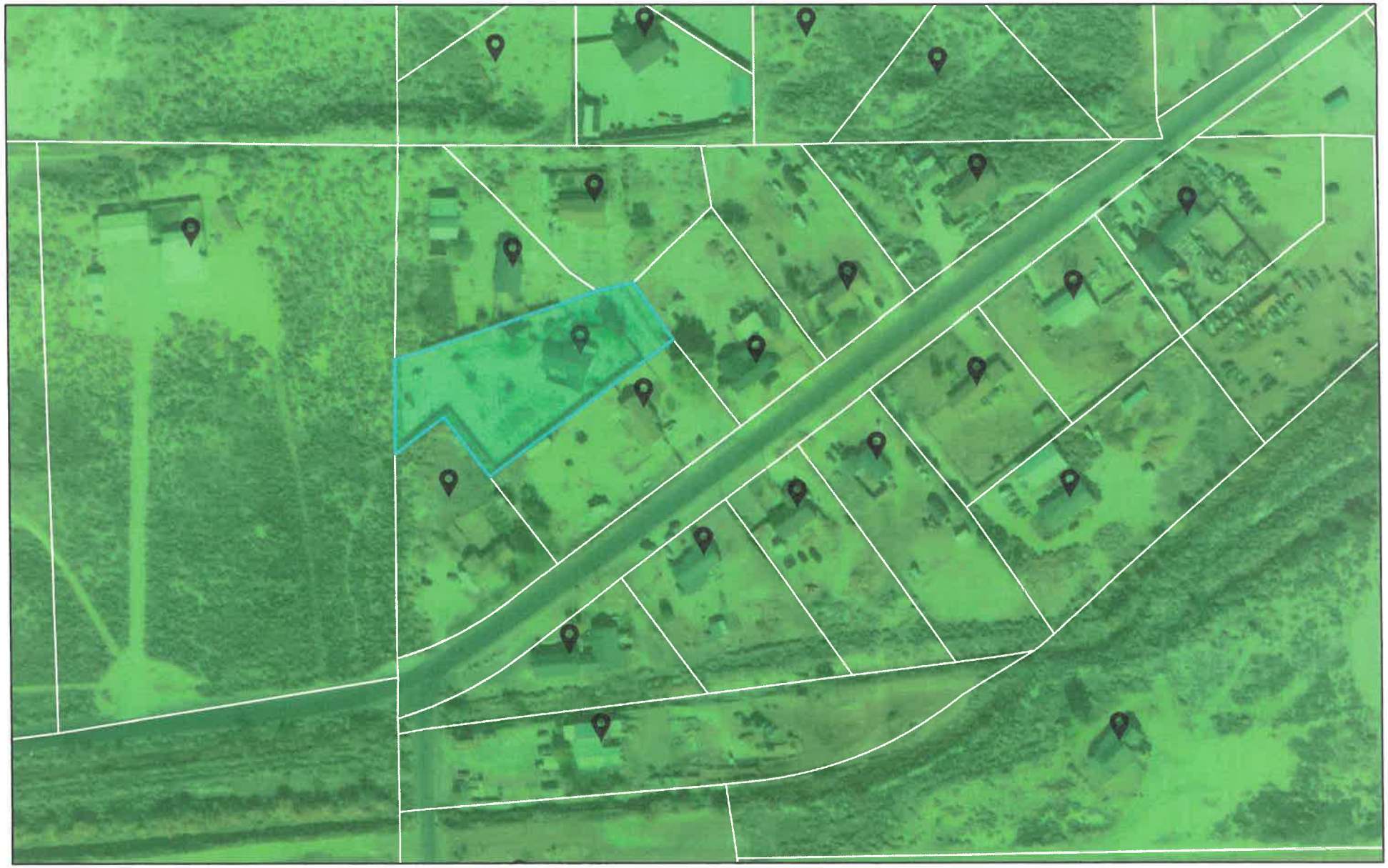
Chemical amount:

The approximately amount is 50 gal of chemical that will be stored in the garage.

All chemicals will be stored per NDA regulations.

All required PPE is present as well as spill kits and first aid boxes.

ArcGIS Web Map



7/29/2026, 11:45:01 AM

Address Points
Churchill County Tax Parcels (White Lines)
City of Fallon
City of Fallon (Hatch)

NAS Fallon AICUZ Noise Contours
60 dB
65 dB
70 dB
75 dB
80 dB
85 dB

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

Zoning
E-1 First Estate Zoning
R-1 Single-Family Residential Zoning
R-2 Multi-Family Residential Zoning
R-3 Intensive Multi-Family Residential Zoning
A-5 Agricultural Zoning
A-10 Agricultural Zoning
C-1 General Commercial Zoning
C-2 General Heavy Commercial Zoning
I-1 Light Industrial Zoning
I-2 Medium Industrial Zoning
I-3 Heavy Industrial Zoning
I Industrial Zoning -Retiring
RR-20 Rural Resource Zoning
SES Special Exclusion Setback
City of Fallon
Tribal Reservations

NAS Fallon
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations
60cm Resolution Metadata

1:2,911

0 0.02 0.04 0.07 mi

0 0.03 0.06 0.12 km

Churchill County GIS, Microsoft, Vantor

SAFETY DATA SHEET

RANGER PRO® HERBICIDE

Version 1.0 / USA
102000037601
Revision Date: 08/06/2020
Print Date: 08/17/2020

SECTION 1: IDENTIFICATION OF THE SUBSTANCE/MIXTURE AND OF THE COMPANY/UNDERTAKING

Product identifier

Trade name	RANGER PRO® HERBICIDE
Product code (UVP)	86775093
SDS Number	102000037601
EPA Registration No.	524-517

Relevant identified uses of the substance or mixture and uses advised against

Identified uses	Herbicide
Restrictions on use	See product label for restrictions.

Information on supplier

Supplier	Bayer Environmental Science A division of Bayer CropScience LP 500 Centregreen Way, Suite 400 Cary, NC 27513 USA
Responsible Department	Email: SDSINFO.BCS-NA@bayer.com

Emergency telephone no.

Emergency Telephone Number (24hr/ 7 days)	1-800-334-7577
Product Information Telephone Number	1-800-331-2867

SECTION 2: HAZARDS IDENTIFICATION

Classification in accordance with regulation HCS 29CFR §1910.1200
Acute toxicity(Inhalation): Category 4

Labelling in accordance with regulation HCS 29CFR §1910.1200

Signal word: Warning

Hazard statements
Harmful if inhaled.

Precautionary statements
Avoid breathing mist/ vapours/ spray.
Use only outdoors or in a well-ventilated area.
IF INHALED: Remove person to fresh air and keep comfortable for breathing.
Call a POISON CENTER/doctor/physician if you feel unwell.

Hazards Not Otherwise Classified (HNOC)
No physical hazards not otherwise classified.
No health hazards not otherwise classified.

SECTION 3: COMPOSITION/INFORMATION ON INGREDIENTS

Hazardous Component Name	CAS-No.	Concentration % by weight
Isopropylamine salt of glyphosate	38641-94-0	41.0
Surfactant blend (proprietary)		>=5.0 – <=10.0

The specific chemical identity and/or concentration range is being withheld because it is trade secret information.

SECTION 4: FIRST AID MEASURES

Description of first aid measures

General advice	When possible, have the product container or label with you when calling a poison control center or doctor or going for treatment.
Inhalation	Move to fresh air. If person is not breathing, call 911 or an ambulance, then give artificial respiration, preferably mouth-to-mouth if possible. Call a physician or poison control center immediately.
Skin contact	Wash off immediately with plenty of water for at least 15 minutes. Take off contaminated clothing and shoes immediately. Call a physician or poison control center immediately.
Eye contact	Hold eye open and rinse slowly and gently with water for 15-20 minutes. Remove contact lenses, if present, after the first 5 minutes, then continue rinsing eye. Call a physician or poison control center immediately.
Ingestion	Call a physician or poison control center immediately. Rinse out mouth and give water in small sips to drink. DO NOT induce vomiting unless directed to do so by a physician or poison control center. Never give anything by mouth to an unconscious person. Do not leave victim unattended.

Most important symptoms and effects, both acute and delayed

Symptoms	To date no symptoms are known.

Indication of any immediate medical attention and special treatment needed

Risks	This product is not a cholinesterase inhibitor.

Treatment	Treatment with atropine and oximes is not indicated. Appropriate supportive and symptomatic treatment as indicated by the patient's condition is recommended.

SECTION 5: FIREFIGHTING MEASURES

Extinguishing media

Suitable	Use water spray, alcohol-resistant foam, dry chemical or carbon dioxide.
Unsuitable	High volume water jet
Special hazards arising from the substance or mixture	In the event of fire the following may be released:, Carbon monoxide (CO), Carbon dioxide (CO2), Nitrogen oxides (NOx), Oxides of phosphorus

Advice for firefighters

Special protective equipment for firefighters	In the event of fire and/or explosion do not breathe fumes. Firefighters should wear NIOSH approved self-contained breathing apparatus and full protective clothing. Equipment should be thoroughly decontaminated after use.
Further information	Keep out of smoke. Fight fire from upwind position. Cool closed containers exposed to fire with water spray. Do not allow run-off from fire fighting to enter drains or water courses.
Flash point	does not flash
Auto-ignition temperature	No data available
Lower explosion limit	Not applicable
Upper explosion limit	Not applicable
Explosivity	Not explosive

SECTION 6: ACCIDENTAL RELEASE MEASURES

Personal precautions, protective equipment and emergency procedures

Precautions	Use personal protective equipment. Keep unauthorized people away. Avoid contact with spilled product or contaminated surfaces.

Methods and materials for containment and cleaning up

Methods for cleaning up	Soak up with inert absorbent material (e.g. sand, silica gel, acid binder, universal binder, sawdust). Collect and transfer the product into a properly labelled and tightly closed container. Keep in suitable, closed containers for disposal. Clean contaminated floors and objects thoroughly, observing environmental regulations.

Additional advice	Use personal protective equipment. If the product is accidentally spilled, do not allow to enter soil, waterways or waste water canal. Do not allow product to contact non-target plants.
Reference to other sections	Information regarding safe handling, see section 7. Information regarding personal protective equipment, see section 8. Information regarding waste disposal, see section 13.

SECTION 7: HANDLING AND STORAGE

Precautions for safe handling

Advice on safe handling	Avoid contact with skin, eyes and clothing. Ensure adequate ventilation.
Hygiene measures	Wash hands thoroughly with soap and water after handling and before eating, drinking, chewing gum, using tobacco, using the toilet or applying cosmetics. Remove Personal Protective Equipment (PPE) immediately after handling this product. Remove soiled clothing immediately and clean thoroughly before using again. Wash thoroughly and put on clean clothing. Keep working clothes separately. Garments that cannot be cleaned must be destroyed (burnt).

Conditions for safe storage, including any incompatibilities

Requirements for storage areas and containers	Store in original container. Store in a cool, dry place and in such a manner as to prevent cross contamination with other crop protection products, fertilizers, food, and feed. Store in a place accessible by authorized persons only. Reacts with galvanised steel or unlined mild steel to produce hydrogen, a highly flammable gas that could explode. Protect from freezing. Partial crystallization may occur on prolonged storage below the minimum storage temperature. Freezing will affect the physical condition but will not damage the material. Thaw and mix before using.
Advice on common storage	Keep away from food, drink and animal feedingstuffs.

SECTION 8: EXPOSURE CONTROLS/PERSONAL PROTECTION

Control parameters

No known occupational limit values.

Exposure controls

Personal protective equipment
In normal use and handling conditions please refer to the label and/or leaflet. In all other cases the following recommendations would apply.

Respiratory protection	When respirators are required, select NIOSH approved equipment based on actual or potential airborne concentrations and in accordance with the appropriate regulatory standards and/or industry recommendations.

Hand protection	Please observe the instructions regarding permeability and breakthrough time which are provided by the supplier of the gloves. Also take into consideration the specific local conditions under which the product is used, such as the danger of cuts, abrasion, and the contact time. Chemical-resistant gloves (barrier laminate, butyl rubber, nitrile rubber or Viton) Wash gloves when contaminated. Dispose of when contaminated inside, when perforated or when contamination on the outside cannot be removed. Wash hands frequently and always before eating, drinking, smoking or using the toilet.
Eye protection	Use tightly sealed goggles and face protection.
Skin and body protection	Wear long-sleeved shirt and long pants and shoes plus socks.
General protective measures	Follow manufacturer's instructions for cleaning/maintaining PPE. If no such instructions for washables, use detergent and warm/tepid water. Keep and wash PPE separately from other laundry.

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES

Information on basic physical and chemical properties

Form	Liquid, clear
Colour	light yellow to amber
Odour	sweet
Odour Threshold	No data available
pH	4.4 - 5.0 (8 %) (23 °C) (deionized water)
Melting point/range	No data available
Boiling Point	No data available
Flash point	does not flash
Flammability	No data available
Auto-ignition temperature	No data available
Minimum ignition energy	Not applicable
Self-accelarating decomposition temperature (SADT)	No data available
Upper explosion limit	Not applicable
Lower explosion limit	Not applicable
Vapour pressure	No significant volatility.

Evaporation rate	No data available
Relative vapour density	No data available
Relative density	1.162 (20 °C)
Density	1.17 g/cm³ (20 °C)
Water solubility	completely miscible
Partition coefficient: n-octanol/water	Glyphosate: log Pow: -3.2
Viscosity, dynamic	No data available
Viscosity, kinematic	No data available
Oxidizing properties	No data available
Explosivity	Not explosive
Other information	Further safety related physical-chemical data are not known.

SECTION 10: STABILITY AND REACTIVITY

Reactivity	
Thermal decomposition	Stable under normal conditions.
Chemical stability	Stable under recommended storage conditions.
Possibility of hazardous reactions	Reacts with galvanised steel or unlined mild steel to produce hydrogen, a highly flammable gas that could explode.
Conditions to avoid	Extremes of temperature and direct sunlight.
Incompatible materials	Galvanised steel, Unlined mild steel
Hazardous decomposition products	No decomposition products expected under normal conditions of use.

SECTION 11: TOXICOLOGICAL INFORMATION

Exposure routes	Skin contact, Eye contact, Inhalation
Immediate Effects	
Eye	May cause eye irritation.
Skin	Not expected to produce significant adverse effects when recommended use instructions are followed.
Ingestion	Not expected to produce significant adverse effects when recommended use instructions are followed.

Inhalation	May be harmful if inhaled.

Information on toxicological effects

Acute oral toxicity	LD50 (Rat) 5,108 mg/kg Test conducted with a similar formulation.
Acute inhalation toxicity	LC50 (Rat) 2.9 mg/l Exposure time: 4 h Determined in the form of liquid aerosol. Test conducted with a similar formulation.
Acute dermal toxicity	LD50 (Rat) > 5,000 mg/kg Test conducted with a similar formulation. No deaths
Skin corrosion/irritation	No skin irritation (Rabbit) Test conducted with a similar formulation.
Serious eye damage/eye irritation	Slight irritant effect - does not require labelling. (Rabbit) Test conducted with a similar formulation.
Respiratory or skin sensitisation	Skin: Non-sensitizing. (Guinea pig) OECD Test Guideline 406, Buehler test Test conducted with a similar formulation.

Assessment STOT Specific target organ toxicity – single exposure

Glyphosate: Based on available data, the classification criteria are not met.

Assessment STOT Specific target organ toxicity – repeated exposure

Glyphosate did not cause specific target organ toxicity in experimental animal studies.

Assessment mutagenicity

Glyphosate was not mutagenic or genotoxic in a battery of in vitro and in vivo tests.

Assessment carcinogenicity

Glyphosate was not carcinogenic in lifetime feeding studies in rats and mice.
Important comment to IARC Listing:, Our expert opinion is that classification as a carcinogen is not warranted.

ACGIH

None.

NTP

None.

IARC

Isopropylamine salt of glyphosate	38641-94-0	Overall evaluation: 2A

OSHA

None.

Assessment toxicity to reproduction

Glyphosate did not cause reproductive toxicity in a two-generation study in rats.

Assessment developmental toxicity

Glyphosate did not cause developmental toxicity in rats and rabbits.

Aspiration hazard

Based on available data, the classification criteria are not met.

Further information

The toxicological data refer to a similar formulation.

SECTION 12: ECOLOGICAL INFORMATION

Toxicity to fish	LC50 (Oncorhynchus mykiss (rainbow trout)) 5.4 mg/l static test; Exposure time: 96 h Test conducted with a similar formulation.
Chronic toxicity to fish	Oncorhynchus mykiss (rainbow trout) flow-through test NOEC: >= 9.63 mg/l The value mentioned relates to the active ingredient glyphosate.
Toxicity to aquatic invertebrates	EC50 (Daphnia magna (Water flea)) 11 mg/l static test; Exposure time: 48 h Test conducted with a similar formulation.
Chronic toxicity to aquatic invertebrates	EC50 (Daphnia magna (Water flea)): 12.5 mg/l Exposure time: 21 d The value mentioned relates to the active ingredient glyphosate.
Toxicity to aquatic plants	EbC50 (Raphidocelis subcapitata (freshwater green alga)) 12.4 mg/l static test; Exposure time: 72 h Test conducted with a similar formulation. NOEC (Raphidocelis subcapitata (freshwater green alga)) 6.3 mg/l static test; Exposure time: 72 h Test conducted with a similar formulation.
Biodegradability	Glyphosate: Not rapidly biodegradable
Koc	Glyphosate: Koc: 6920
Bioaccumulation	Glyphosate: Does not bioaccumulate.
Mobility in soil	Glyphosate: Immobile in soil

Results of PBT and vPvB assessment

PBT and vPvB assessment	Glyphosate: This substance is not considered to be persistent, bioaccumulative and toxic (PBT). This substance is not considered to be very persistent and very bioaccumulative (vPvB).
Additional ecological	No further ecological information is available.

information

Environmental precautions	Apply this product as specified on the label. Do not apply directly to water, to areas where surface water is present or to intertidal areas below the mean high water mark. Do not contaminate surface or ground water by cleaning equipment or disposal of wastes, including equipment wash water. Retain and dispose of contaminated wash water.

SECTION 13: DISPOSAL CONSIDERATIONS

Waste treatment methods

Product	It is best to use all of the product in accordance with label directions. If it is necessary to dispose of unused product, please follow container label instructions and applicable local guidelines. Do not contaminate water, food, or feed by disposal. Follow all local/regional/national/international regulations.
Contaminated packaging	Follow advice on product label and/or leaflet. Do not re-use empty containers. Triple rinse containers. Puncture container to avoid re-use. Completely empty container into application equipment, then dispose of empty container in a sanitary landfill, by incineration or by other procedures approved by state/provincial and local authorities. If burned, stay out of smoke.
RCRA Information	Characterization and proper disposal of this material as a special or hazardous waste is dependent upon Federal, State and local laws and are the user's responsibility. RCRA classification may apply.

SECTION 14: TRANSPORT INFORMATION

According to national and international transport regulations this material is not classified as dangerous goods / hazardous material.

Freight Classification:	COMPOUNDS, TREE OR WEED KILLING, N.O.I. other than poison, HAVING A DENSITY OF 20 LBS OR GREATER PER CUBIC FOOT

SECTION 15: REGULATORY INFORMATION

EPA Registration No. 524-517

US Federal Regulations
TSCA list

Water	7732-18-5
Polyethylene glycol	25322-68-3

US. Toxic Substances Control Act (TSCA) Section 12(b) Export Notification (40 CFR 707, Subpt D)
No export notification needs to be made.
SARA Title III - Section 302 - Notification and Information
Not applicable.
SARA Title III - Section 313 - Toxic Chemical Release Reporting
None.

US States Regulatory Reporting
CA Prop65
This product does not contain any substances known to the State of California to cause cancer.

This product does not contain any substances known to the State of California to cause reproductive harm.

US State Right-To-Know Ingredients

Polyethylene glycol	25322-68-3	MN

Environmental
CERCLA
None.
Clean Water Section 307(a)(1)
None.
Safe Drinking Water Act Maximum Contaminant Levels
None.

EPA/FIFRA Information:
This chemical is a pesticide product registered by the Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets, and for workplace labels of non-pesticide chemicals. Following is the hazard information required on the pesticide label:

Signal word: Caution!

Hazard statements: Causes eye irritation.

SECTION 16: OTHER INFORMATION

Abbreviations and acronyms

49CFR	Code of Federal Regulations, Title 49
ACGIH	US. ACGIH Threshold Limit Values
ATE	Acute toxicity estimate
CAS-Nr.	Chemical Abstracts Service number
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act

EINECS	European inventory of existing commercial substances
ELINCS	European list of notified chemical substances
IARC	International Agency for Research on Cancer
IATA	International Air Transport Association
IMDG	International Maritime Dangerous Goods
N.O.S.	Not otherwise specified
NTP	US. National Toxicology Program (NTP) Report on Carcinogens
OECD	Organization for Economic Co-operation and Development
TDG	Transportation of Dangerous Goods
TWA	Time weighted average
UN	United Nations
WHO	World health organisation

NFPA 704 (National Fire Protection Association):

Health - 1 Flammability - 1 Instability - 1 Others - none

HMIS (Hazardous Materials Identification System, based on the Third Edition Ratings Guide)

Health - 2 Flammability - 1 Physical Hazard - 1 PPE -

0 = minimal hazard, 1 = slight hazard, 2 = moderate hazard, 3 = severe hazard, 4 = extreme hazard

Reason for Revision: New Safety Data Sheet.

Revision Date: 08/06/2020

This information is provided in good faith but without express or implied warranty. The customer assumes all responsibility for safety and use not in accordance with label instructions. The product names are registered trademarks of Bayer.

WINFIELD UNITED

2,4-D / AMINE 4 SAFETY DATA SHEET

SECTION 1. CHEMICAL PRODUCT AND COMPANY INFORMATION

Product Name: 2,4-D / AMINE 4
EPA Registration No.: 33270-21
Product Type: Herbicide
Active Ingredient: 2,4-D Dimethylamine Salt
Manufacturer/Registrant: WINFIELD SOLUTIONS, LLC
P.O. Box 64589
St. Paul, MN 55164-0589
For Medical Emergencies: Medical Emergency: 1-877-424-7452 (24 hrs)
For Chemical Emergency: Spill, leak, fire, exposure, or accident, call CHEMTREC 1-800-424-9300
Non-Emergency Business Inquiries: 1-855-494-6343 Mon–Fri 8am–5pm (CST)

SECTION 2. HAZARDS IDENTIFICATION

THE FOLLOWING HAZARDS ARE IDENTIFIED ACCORDING TO OSHA HCS CLASSIFICATION (29 CFR 1910.1200).

Hazard Classifications:
Eye Damage/Irritation: Category: 1
Flammable Liquid: Category 4

Signal Word: DANGER

Pictograms:

Hazard Statements:

- Causes serious eye damage
- Combustible liquid
- Very toxic to aquatic life with long lasting effects

Precautionary Statements:

- Wear eye and face protection. If in eyes: rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Immediately call a poison center or a doctor.
- Keep away from flames and hot surface. No smoking. See Section 5 for fire-fighting measures. Store in well-ventilated place. Keep cool.

Contact 1-877-424-7452 (24 hrs) for emergency medical treatment.

Physical or Chemical Hazards: Combustible. Do not use or store near heat or open flame.

Storage and Disposal: See Section 7 and 13.

Other Hazards: See Section 11 and 12.

SECTION 3. COMPOSITION, INFORMATION ON INGREDIENTS

Chemical Ingredients:	CAS No.	Percentage (%) by Weight:
2,4-D Dimethylamine salt	2008-39-1	46.3
Ethylenediamine tetraacetic acid	60-00-4	3
Dimethylamine	124-40-3	9 -10

WINFIELD UNITED

2,4-D / AMINE 4 **SAFETY DATA SHEET**

SECTION 4. FIRST AID MEASURES

If in Eyes: Hold eye open and rinse slowly and gently with water for 15-20 minutes.
Remove contact lenses, if present, after 5 minutes, then continue rinsing eye.
Call a poison control center or doctor for treatment advice.

If Swallowed: Call a poison control center or doctor immediately for treatment advice.
Do not give any liquid to the person.
Do not induce vomiting unless told to do so by the poison control center or doctor.
Do not give anything by mouth to an unconscious person

If on Skin or Clothing: Take off contaminated clothing.
Rinse skin immediately with plenty of water for 15-20 minutes.
Call a poison control center or doctor for treatment.

If Inhaled : Move person to fresh air.
If person is not breathing, call 911 or an ambulance, then give artificial respiration, preferably by mouth-to-mouth, if possible.

Note to Physician: Probable mucosal damage may contraindicate the use of gastric lavage.

Have the product container or label with you when calling a poison control center or doctor, or when going for treatment. PST. You may also contact 1-877-424-7452 (24 hrs) for emergency medical treatment information.

SECTION 5. FIRE FIGHTING MEASURES

Flash Point: 190°F (87.7°C)

Flammable Limits (LFL & UFL): Not established

Extinguishing Media: Use dry foam, dry chemical, carbon dioxide, water fog.

Unusual Fire and Explosion Hazards: During a fire, smoke may contain the original material in addition to combustion products of varying composition which may be toxic and/or irritating. Combustion products may include and are not limited to: nitrogen oxides, hydrogen chloride, carbon monoxide, carbon dioxide. Combustion products may include trace amounts of ammonia.

Hazardous Decomposition Products: Thermal decomposition may product oxides of carbon, nitrogen and hydrogen chloride.

Special Fire Fighting procedures: Evacuate the area and fight fire upwind from a safe distance to avoid hazardous vapors and decomposition products. Fire exposed containers can build up pressure and should be kept cool with water spray if possible. Explosive vapor could form from ruptured containers. Dike and collect water used to fight fire to prevent environmental damage due to run off. Foam or dry chemical fire extinguishing systems are preferred to prevent environmental damage from excessive water runoff.

Fire Fighting Equipment: Wear positive-pressure self-contained breathing apparatus (SCBA) and protective fire fighting clothing (includes firefighting helmet, coat, trousers, boots, and gloves). Avoid contact with this material during fire fighting operations. If this is not available, wear full chemical resistant clothing with self-contained breathing apparatus and fight fire from a remote location. For protective equipment in post-fire or non-fire clean-up situations.

SECTION 6. ACCIDENTAL RELEASE MEASURES

Steps to be Taken if Material is Released or Spilled: In case of leak or spill, contain material if possible and dispose as waste. Evacuate area. Do not contaminate any body of water. Pick up spilled liquid with absorbent material (clay, dirt or sane) and sweep up for disposal. Place it and damaged unusable containers in appropriate containers for proper waste treatment. Check local, state and federal regulations for proper disposal. **NOTE:** Prevent spilled material from flowing onto adjacent land, or into municipal sewers and open bodies of water. Always wear proper protective equipment when working with the product.

WINFIELD UNITED

2,4-D / AMINE 4 SAFETY DATA SHEET

SECTION 7. HANDLING AND STORAGE

HANDLING: Wash hands after handling, and before eating, drinking, chewing gum, using tobacco, or using the toilet. Remove clothing immediately if pesticide gets inside. Then wash thoroughly and put on clean clothing. Remove PPE immediately after handling this product. Wash the outside of gloves before removing. As soon as possible, wash thoroughly and change into clean clothing.

STORAGE: Keep container tightly closed when not in use. If exposed to subfreezing temperatures, the product should be warmed to at least 40°F and mixed thoroughly before using. Store in original container with lid tightly closed, away from children and animals. Keep away from water, foodstuffs, feed or seed.

SECTION 8. EXPOSURE CONTROLS / PERSONAL PROTECTION

THE FOLLOWING RECOMMENDATIONS FOR EXPOSURE CONTROLS/PERSONAL PROTECTION ARE INTENDED FOR THE MANUFACTURE, FORMULATION, PACKAGING AND USE OF THIS PRODUCT.
FOR COMMERCIAL APPLICATIONS AND/OR ON-FARM APPLICATIONS CONSULT THE PRODUCT LABEL.

General Protection: Use protective clothing chemically resistant to this material. Selection of specific items such as face shield, boots, apron, or full body suit will depend on the task. Remove contaminated clothing immediately, wash skin area with soap and water, and launder clothing before reuse or dispose of properly.

Skin/Hand Protection: Use gloves chemically resistant to this material. Examples of preferred glove barrier materials include: Butyl rubber. Natural rubber ("latex"). Neoprene. Nitrile/butadiene rubber ("nitrile" or "NBR"). Polyethylene. Ethyl vinyl alcohol laminate ("EVAL"). Polyvinyl chloride ("PVC" or "vinyl"). NOTICE: The selection of a specific glove for a particular application and duration of use in a workplace should also take into account all relevant workplace factors such as, but not limited to: Other chemicals which may be handled, physical requirements (cut/puncture protection, dexterity, thermal protection), potential body reactions to glove materials, as well as the instructions/specifications provided by the glove supplier.

Eye Protection: Use chemical goggles. Eye wash fountain should be located in immediate work area.

Respiratory Protection: Respiratory protection should be worn when there is a potential to exceed the exposure limit requirements or guidelines. If there are no applicable exposure limit requirements or guidelines, wear respiratory protection when adverse effects, such as respiratory irritation or discomfort have been experienced, or where indicated by your risk assessment process. For most conditions no respiratory protection should be needed; however, if discomfort is experienced, use an approved air-purifying respirator. The following should be effective types of air-purifying respirators: Organic vapor cartridge with a particulate pre-filter.

Personal Protective Equipment (PPE): Follow manufacturer's instructions for cleaning/maintaining PPE. If not such instructions for washables, use detergent and hot water. Keep and wash PPE separately from other laundry.

User Safety Recommendations:
Users should:

- Wash hands thoroughly after handling and before eating, drinking, chewing gum, using tobacco, or using the toilet.
- Remove clothing/PPE immediately if pesticide gets inside. Then wash thoroughly and put on clean clothing.
- Remove PPE immediately after handling this product. Wash the outside of gloves before removing. As soon as possible, wash thoroughly and change into clean clothing.

Engineering Controls: Refer to product label. Use local exhaust ventilation, or other engineering controls to maintain airborne levels below exposure limit requirements or guidelines. If there are no applicable exposure limit requirements or guidelines, general ventilation should be sufficient for most operations. Local exhaust ventilation may be necessary for some operations.

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2,4-D / AMINE 4 SAFETY DATA SHEET

Exposure Limits:

Chemical Name	CAS NO.	ACGIH/TLV	OSHA/PEL	NIOSH/REL	US WEEL
2,4-D Dimethylamine salt *	2008-39-1	10 mg/m^3	10 mg/m^3 (TWA)	10 mg/m^3 (TWA) 100 mg/m^3 (IDLH)	
Dimethylamine	124-40-3	5ppm (TWA) 15ppm (STEL)	10ppm 18mg/m^3 (TWA)	NA	

*Exposure limits based on 2,4-D acid

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance: Brown liquid

Odor: Musty

Odor Threshold: Not available

pH: 9.0 – 9.5

Flash Point: 190°F (87.7°C)

Flammability: Not available

Density: 9.8 lbs/gal

Water Solubility: Not available

Viscosity: Not available

Flammability (Solid, Gas): Not available

Upper/Lower Flammability/Explosive Limits: Not available

Auto-ignition Temperature: Not available

Explodability: Not available

Solubility: Not available

Partition Coefficient (n-Octanol/Water): Not available

Vapor Pressure: Not available

Vapor Density: Not available

Freezing point: Not available

Boiling Point: Not available

Evaporation Rate: Not available

Decomposition Temperature: Not available

SECTION 10. STABILITY AND REACTIVITY STABILITY:

Stability: Stable under normal use and storage conditions. May decompose if heated.
Conditions and Materials to Avoid: Avoid elevated temperatures as the active ingredient will decompose. .
Incompatibility: Avoid contact with oxidizers and acids.
Hazardous Polymerization: Will not occur.

Hazardous Decomposition Products: Thermal decomposition may product oxides of carbon, nitrogen and hydrogen chloride.

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SECTION 11. TOXICOLOGICAL INFORMATION

Acute Toxicity/Irritation Studies (End-Use Product)

Acute oral toxicity:	LD_{50} (rat)	3,129 mg/kg (female rat)
Acute Dermal toxicity:	LD_{50} (rabbit):	> 5,000 mg/kg (combined male & female rat)
Acute inhalation toxicity:	LC_{50} (rat):	5.34 mg/L (mist, 4-hr)

Eye irritation: May cause severe irritation with corneal injury which may result in permanent impairment of vision, even blindness. Chemical burns may occur.
Skin irritation: Prolonged contact may cause slight skin irritation with local redness. Repeated contact may cause skin burns. Symptoms may include pain, severe local redness, swelling, and tissue damage. May cause more severe response on covered skin (under clothing, gloves).
Skin Sensitization: Not a skin contact sensitizer

Toxicological Information (Based on 2,4-Dichlorophenoxyacetic acid):

Chronic/Subchronic Toxicity: Repeated absorption of relatively large amounts of 2,4-D presents a risk to the liver and kidneys.

Reproductive/Developmental Effects: In a 2-generation reproduction study in rats, effects observed in offspring exposed to 2,4-D included reductions in pup body weight gains and a reduction in pup body weights at birth and during lactation. These effects were observed in conjunction with maternal toxicity. In a developmental toxicity study in rats treated with 2,4-D, developmental effects were observed in conjunction with maternal toxicity. In a developmental toxicity study in rabbits, 2,4-D did not produce any developmental effects.

Mutagenicity: In vitro genetic toxicity studies were predominantly negative. Animal genetic toxicity studies were inconclusive

Carcinogenicity: EPA's Cancer Peer Review Committee has classified 2,4-D as a Group D chemical : not classifiable as to human carcinogenicity, based on the results of carcinogenicity studies in rats and mice.

Carcinogenicity Assessment: (2,4-dichlorophenoxyacetic acid, 2-ethylhexyl ester)
ACGIH: None
NTP : None
IARC : 2B*
OSHA : None
*Chlorophenoxy herbicide - IARC Group 2B: The chemical is possibly carcinogenic to humans.

Specific Target Organ Toxicity (Single Exposure): Evaluation of available data suggests that this material is not an STOT-SE toxicant.

Specific Target Organ Toxicity (Repeated Exposure): For the active ingredient(s): In animals, effects have been reported on the following organs: Bone marrow, adrenal gland, eye, kidney, liver, spleen, testes, and thyroid.

Aspiration Hazard: Based on physical properties, not likely to be an aspiration hazard.

SECTION 12. ECOLOGICAL INFORMATION

Environmental Hazards: This pesticide is toxic to fish and aquatic invertebrates. Do not apply directly to water, to areas where surface water is present, or to intertidal areas below the mean high water mark. Draft and runoff may be hazardous to aquatic organisms in water adjacent to treated areas. Do not contaminate water when disposing of equipment washwaters or rinsate. This chemical has properties and characteristics associated with chemicals detected in groundwater. The use of this chemical in areas where soils are permeable, particularly where the water table is shallow, may result in groundwater contamination. Application around a cistern or well may result in contamination of drinking water or groundwater.

Ecotoxicity Information:

Data based on 2,4-D Dimethylamine Salt:
Rainbow Trout LC_{50} (96-h): 250 mg/L
Daphnia magna EC_{50} (48-h): 184 mg/L
Green algae ErC_{50} (5-d) growth rate inhibition : 66.5 mg/L
Bobwhite quail LC50 (14-d, dietary): > 5,000 mg/kg

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2,4-D / AMINE 4 SAFETY DATA SHEET

Bobwhite quail LD50 (8-day, diet): 5,620 mg/kg
Honeybee contact LD50: > 100 µg/bee; oral LD50 (48-h): 100 µg/bee

Data based on Ethylenediamine tetraacetic acid:
Rainbow Trout LC_{50} (96-h): > 100 mg/L
Daphnia magna EC_{50} (48-h) : 113 mg/L
Green algae EC_{50} : > 30 mg/L (NOAEC : 3.75 mg/L)
Mallard duct LD50 : > 3000 mg/kg
Honey bee LD50 (contact): > 100 µg ai/bee

Environmental Fate: 2, 4-D acid has low soil persistence. The half-life in soil is less than 7 days. Soil microbes are primarily responsible for its disappearance.

Bioaccumulative Potential: 2,4-D acid Bioconcentration potential is low (BCF less than <100 or log Pow less than 3). Potential for mobility in soil is high (Koc between 50 and 150).

SECTION 13. DISPOSAL CONSIDERATIONS

Pesticide Disposal: Pesticide wastes are toxic. Improper disposal of excess pesticide, spray mixture, or rinsate is a violation of Federal law and may contaminate groundwater. If these wastes cannot be disposed of by use according to label instructions, contact you State Pesticide or Environmental Control Agency, or the Hazardous Waste representative at the nearest EPA Regional Office for guidance.

Container Disposal: Refer to product label for container disposal. Dispose of product containers, waste containers, and residues according to local, state and federal health and environmental regulations.

SECTION 14. TRANSPORT INFORMATION

DOT:
Packaging size < 22 gallons : Not regulated
Packaging size ≥ 22 gallons: RQ, UN3082, Environmentally Hazardous Substance, Liquid, n.o.s, (2,4-D Salt), 9, III

IMDG/IMO
UN3082, Environmentally Hazardous Substance, Liquid, n.o.s, (2,4-D Salt), 9, III, Marine Pollutant

ICAO/IATA
UN3082, Environmentally Hazardous Substance, Liquid, n.o.s, (2,4-D Salt), 9, III

SECTION 15. REGULATORY INFORMATION

FIFRA INFORMATION:

This chemical is a pesticide product registered by the Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information for safety data sheet, and for workplace labels of non-pesticide chemicals. Following is the hazard information as required on the pesticide label.

DANGER Corrosive. Causes irreversible eye damage. Harmful if swallowed. Harmful if absorbed through skin. Do not get in eyes or on clothing. Avoid contact with skin. Wear protective eye wear (goggles, face shield, safety glasses), long-sleeved shirt, long pants, shoes, socks, and chemical resistant gloves (such as or made out of any waterproof material, selection category A).

SARA 311/212 Hazard Categories:
Section 311/312 Acute Health Hazard
Chronic Health Hazard
Section 313 Chemical(s) Dimethylamine (CAS No. 124-40-3)

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2,4-D / AMINE 4

SAFETY DATA SHEET

CERCLA/SARA 302 Reportable Quantity (RQ):

2,4-D acid and 2,4-D Ester : 100 lbs

Dimethylamine (CAS No. 124-40-3): 1000 lbs

2,4-Dichlorophenol (CAS No. 120-83-2): 100 lbs

RCRA Hazardous Waste Classification: Under RCRA, it is the responsibility of the product user to determine at the time of disposal, whether a material containing the product or derived from the product should be classified as a hazardous waste.

TSCA List: The ingredients of this product are listed on the TSCA inventory or are exempt.

CA Proposition 65:
This product contains no listed substances known to the State of California to cause cancer, birth defects or other reproductive harm, at levels which would require a warning under the statute.

STATE RIGHT-TO-KNOW:

Dimethylamine (CAS No. 124-40-3): PA

SECTION 16. OTHER INFORMATION

SDS DATE: July 12, 2017

This information is provided in good faith but without express or implied warranty. The customer assumes all responsibility for safety and use not in accordance with label instructions

Safety Data Sheet

Maxxthor SC

Emergency Phone
Health 1-800-369-4352(Propharma)
Environmantal 1-800-535-5053 (Infotrac)

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Maxxthor SC
Chemical Name: Bifenthrin
Recommended use of the chemical and restrictions on use: Insecticide

Company: Ensystex II, Inc.
Address: 202 Fairway Dr., Fayetteville, NC 28305
Daytime Phone: 1-888-398-3772

2. HAZARDS IDENTIFICATION

Hazard classification
This material is hazardous under the criteria of the Federal OSHA Hazard Communication Standard 29CFR 1910.1200
Carcinogenicity - Category 1A
Specific target organ - single exposure - Category 1
Specific target organ toxicity - repeated exposure - Category 1

Label Elements
Hazard pictograms

Signal Word: DANGER

Hazards
H302 – Harmful if swallowed
H332 – Harmful if inhaled
H351 - Suspected of causing cancer
H370 - Causes damage to organs
H372 - Causes damage to organs through prolonged or repeated exposure

Precautionary Statements
Prevention
P202 - Do not handle until all safety precautions have been read and understood
P281 - Use personal protective equipment as required
P260- Do not breath dust/fume/gas/mist/vapors/spray
P264 - Wash face, hands and any exposed skin thoroughly after handling
P270 - Do not eat, drink or smoke when using this product

Response
P321 - Specific treatment (see supplemental first aid instructions on the label)
P308 + P311 - If exposed or concerned: Ball a POISON CONTROL CENTER or doctor
P304 + P340 - If INHALED: Remove person to fresh air and keep comfortable for breathing
P312 - Call a POISON CONTROL CENTER or doctor if you feel unwell
P301 + P312 - IF SWALLOWED: Call a POISON CONTROL CENTER or doctor if you feel unwell
P330 - Rinse mouth

Storage
P405 - Store locked up.

Disposal
P501 - Dispose of contents/ container to an approved waste disposal facility.

Other hazards
No data available

Other Information
Very toxic to aquatic life with long lasting effects

3. COMPOSITION / INFORMATION ON INGREDIENTS

Bifenthrin	CAS # 82657-04-3	Weight % - 7.9

4. FIRST-AID

Description of first-aid measures
General advice: First-Aid responders should pay attention to self-protection and use the recommended protective clothing (chemical resistant gloves, splash protection). If potential for exposure exists, refer to Section 8 for specific personal protective equipment.
Inhalation: Move person to fresh air. If person is not breathing, call 911 or an ambulance, then give artificial respiration, preferably by mouth-to-mouth, if possible. If the person is not breathing and has no pulse, consider cardiopulmonary resuscitation (CPR); use pocket resuscitation mask, bag valve mask etc., to avoid risk of poisoning rescuer. Consult a physician in all cases.
Eye Contact: Hold eye open and rinse slowly and gently with water for at least 15-20 minutes. Remove contact lenses, if present, after the first 5 minutes, then continue rinsing eye. Call a Poison Control Center or doctor immediately for treatment advice.
Skin Contact: Take off Contaminated clothing. Rinse skin immediately with plenty of water for 15-20 minutes. Call a Poison Control Center or doctor immediately for treatment advice.
Ingestion: Call a Poison Control Center or doctor immediately for treatment advice. Have person sip a glass of water if able to swallow. Do not induce vomiting unless told to do so by the Poison Control Center. Never give anything by mouth to an unconscious person.
Most important symptoms and effects, both acute and delayed: Central nervous system effects.

Indication of any immediate medical attention and special treatment needed
Treat symptomatically. This product is a pytrethroid. If large amounts have been ingested, the stomach and intestines should be evacuated. Treatment is symptomatic and supportive. Digestible fats, oils, or alcohol may increase absorption and so should be avoided.

5. FIRE-FIGHTING MEASURES

Extinguishing Media: Foam. Carbon dioxide (CO^2). Dry chemical. Soft stream or water fog only if necessary.
Advice for firefighters
Explosion Data
Sensitivity to Mechanical Impact Not sensitive.
Sensitivity to Static Discharge Not sensitive

Special protective equipment for firefighters: Wear positive-pressure self-contained breathing apparatus (SCBA) and protective fire fighting clothing (includes fire fighting helmet, coat, trousers, boots and gloves). If protective equipment is not available or not used, fight fire from a protected location or safe distance.

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate and post spill area. Wear appropriate safety clothing, respiratory protection devices and eye/face protection (see Section 8). Evacuate unprotected personnel that are nearby.

Environmental precautions: Keep people and animals away from and upwind of spill or leak. Prevent from entering into soil, ditches, sewers, waterways and /or groundwater. See Section 12, Ecological Information.

Methods and materials for containment and cleanup:
Small spills: knock down and dilute vapors with water fog or spray. Apply vapor suppression foams until spill can be cleaned up. Us non-sparking tools in cleanup operations. Large spills: Contact Ensystex Inc. for cleanup assistance. See Section 13, Disposal considerations, for additional information.

7. HANDLING AND STORAGE

Handling: Use good personal hygiene. Do not contaminate other pesticides, fertilizers, water, food or feed by storage or disposal.
Storage: Keep out of reach of children. Product should be stored in compliance with local regulations. Store in a well ventilated, cool, dry area. Keep away from heat sources. Store in original container.
Incompatible products: None known

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Applicators should refer to the product label for personal protection equipment requirements during application.

These recommendations are for Manufacturing. Applicators should see the product label for proper personal protective equipment.
Engineering measures: Apply technical measures to comply with the occupational exposure limits.
Exposure controls
Provide general and/or local exhaust ventilation to control airborne levels below the exposure limits.
Respiratory Protection: Atmospheric levels should be maintained below the exposure guidelines. When respiratory protection is required or during emergency conditions, use a NIOSH/MSHA approved respiratory protection.
Hand/Skin Protection: Wear long-sleeved shirt, long pants, socks, protective gloves and shoes
Eye/Face Protection: Chemical proof goggles / face shield

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance/Odor: White to off-white
pH: 6..8-7.1
Odor: Mild
Flash Point/Range: >100°C Tag Closed Cup
Water solubility: Dispersible in water
Vapor pressure: No information available
Specific Gravity: 1.024 @ 20°C
Bulk Density: 8.53 lb/gal
Flammability (solid, gas): No information available
Flammability limit in Air
Upper flammability limit: No information available
Lower flammability limit: No information available
Vapor pressure: No information available
Vapor density: No information available
Density: No information available
Solubility in other solvents: No information available
Partition coefficient: No information available
Autoignition temperature: No information available
Decomposition temperature: No information available

10. STABILITY AND REACTIVITY

Reactivity: None under normal use conditions
Chemical Stability: Stable under normal storage conditions.
Conditions to Avoid: Heat, flames and sparks.
Materials to Avoid: Strong bases.
Hazardous Decomposition Products: Carbon oxides (CO_x), hydrogen chloride, hydrogen fluoride, chlorine, fluorine
Additional Information: Hazardous polymerization will not occur.

11. TOXICOLOGICAL INFORMATION

Acute Toxicity: Inhalation LC50 1.6 mg/L 4hr. (Rat); Oral LD50 Rat 632 mg/kg/kg; Dermal LD50/Rabbit/>2000mg/kg
Irritation: Eye: Practically non-irritating Skin corrosion/irritation: Non-irritating Sensitization: Non-sensitizing
Chronic Toxicity: Inhalation, after repeated exposure, various species,

Skin corrosion/irritation
non-irritating to skin
Serious eye damage/eye irritation
nonirritating to eye, product may cause mechanical irritation to the eye
Sensitization
Non-sensitizing

Information on toxicological effects
Symptoms: large doses of bifenthrin ingested by laboratory animals produced signs of toxicity including convulsions, tremors and bloody nasal discharge.

Delayed and immediate effects as well as chronic effects from short and long-term exposure
Chronic toxicity: Bifenthrin: Long-term exposure caused neurotoxicity (tremors and impaired gait) in the early exposure in animal studies, but tremors disappeared with continued exposure
Carcinogenicity: Bifenthrin: weak treatment-related response for liver adenocarcinomas and benign bladder tumors (lesions) in male mice.
Neurological effects: Bifenthrin causes clinical signs of neurotoxicity (tremors, impaired gait, excessive salivation) following acute or subchronic exposure. Tremors disappeared with continued exposure.
No teratogenic effect
No carcinogenic effects
No reproductive toxicity effects
No mutagenic effects
Target organ effects: Biifenthrin: Central Nervous System
Neurological effects: Bifenthrin causes clinical signs of neurotoxicity (tremors, impaired gait, excessive salivation) following acute or subchronic exposure. Tremors disappeared with continued exposure.
Aspiration hazard: No information available

12. ECOTOXICOLOGICAL INFORMATION

Toxicity
Acute toxicity to fish
LC_{50}, 96 Hour, 0.1 µg/l
Acute toxicity to aquatic crustacea
EC_{50}, 48 Hour. 0.11 µg/l
Acute toxicity to algae/aquatic plants
EC_{50} 72 Hour 0.822 mg/L
No Observed Effect Level Aquatic (NOEC)
Fish 21d 0.012 µg/l
Crustacea 21d 0.0013 µg/l
Persistence and degradability

Bifenthrin: Moderately persistent. Does not readily hydrolyze. Not readily biodegradable.
Bioaccumulative potential
Bifenthrin: Has a potential for bioaccumulation
Mobility in soil
Bifenthrin: Immobile. Not expected to reach groundwater.

13. DISPOSAL CONSIDERATIONS

Waste disposal methods: Improper disposal of excess pesticide, spray mixture, or rinsate is prohibited. If these wastes cannot be disposed of by use according to the label instructions, contact appropriate authorities for guidance.
Contaminated Packaging: Containers must be disposed of in accordance with local, state and federal regulations. Refer to product label for container disposal instructions.

14. TRANSPORT INFORMATION

DOT This material is not a hazardous material as defined by U.S. Department of Transportation 49 CFR Parts 100 - 185.

TDG: Classification below is only applicable when shipped by vessel and is not applicable when shipped by road or rail only.
UN #: UN2191
Proper Shipping Name: Environmentally hazardous substance, liquid, n.o.s.
Hazard Class: 9
Packing Group: III
Marine Pollutant: Bifenthrin
Description: UN3802, Environmentally hazardous substance, liquid, n.o.s. (Bifenthrin), 9 PG

Classification for SEA transport (IMO-IMDG):
Proper Shipping Name: Environmentally hazardous substance, liquid, n.o.s.
UN #: UN3082
Hazard Class: 9
Packing group: III
EmS No.: F-A, S-F
Marine pollutant: Bifenthrin
Description: UN3082, Environmentally hazardous substance, liquid, n.o.s. (Bifenthrin), 9 PG III

Classification for AIR transport (IATA/ICAO):
UN#: UN3082
Proper Shipping Name: Environmentally hazardous substance, liquid, n.o.s.
Hazard Class: 9
Packing group: III
Limited quantity: 30 kg G

15. REGULATORY INFORMATION

The information herein is given in good faith, but no warranty, expressed or implied, is made. Consult Ensystex II for further information.
US Federal Regulations
SARA 313
Section 313 of Title III of the Superfund Amendments and Reathorization Act of 1986 (SARA). This product contains a chemical or chemicals which are subject to the reporting requirements of the Act and Title 40 of the Code of Federal Regulations, Part 372:

Chemical Name	CAS-#	Weight %	SARA 313 Threshold Values %
Bifenthrin	82657-04-3	7.9	1.0

Superfund Amendments and Reauthorization Act of 1986 Title III (Emergency Planning and Community Right-to-Know Act of 1986) Sections 311 and 312

Acute health hazard	Yes
Chronic health hazard	Yes
Fire hazard	No
Sudden release of pressure hazard	No
Reactive hazard	No

Clean Water Act

This product does not contain any substances regulated as pollutants pursuant to the Clean Water Act (40 CFR 122.21 and 40 CFR 122.42)

CERCLA

This material, as supplied, does not contain any substances regulated as hazardous substances under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) (40 CFR 302) or the Superfund Ammendments and Reauthorization Act (SARA) (40 CFR 355). There may be specific reporting requirements of the local, regional, or state level pertaining to releases of this material.

FIFRA Information

This chemical is a pesticide product registered by the Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets, and for workplace labels of non-pesticide chemicals. Following is the hazard information as required on the pesticide label:

Caution

Signal Word:

US State Regulations

California Proposition 65

This product contains no proposition 65 chemicals

U.S. State Right-to-Know Regulations

Chemical name	New Jersey	Massachusetts	Pennsylvania
Bifenthrin 82657-04-3	X		
Propylene glycol 57-55-6	X		X

16. Other Information

Hazard rating System

NFPA

Health	Fire	Reactivity	Specific Hazard
2	2	0	None

HMIS

Health	Fire	Reactivity	
2	2	0	Protective Equipment: B

Disclaimer: The information of this SDS is based on the present state of our knowledge. The user's working conditions however, are beyond our knowledge
and control. The product is not to be used for purposes other than those specified under section 1 without a written permission. It remains the
responsibility of the user to ensure that the necessary steps are taken to meet the laws and regulations. Handling of the product may only be done
by people above 18years of age, who are satisfactorily informed of how to do the work, the hazardous properties and necessary safety
precautions. The information given in this SDS is to describe the product only in terms of health and safety requirements and should not, therefore,
be construed as guaranteeing specific properties.

Revised 07/22//2024

Safety Data Sheet

Maxxthor SC

Emergency Phone
Health 1-800-369-4352(Propharma)
Environmantal 1-800-535-5053 (Infotrac)

1. PRODUCT AND COMPANY IDENTIFICATION

Product Name: Maxxthor SC
Chemical Name: Bifenthrin
Recommended use of the chemical and restrictions on use: Insecticide

Company: Ensystex II, Inc.
Address: 202 Fairway Dr., Fayetteville, NC 28305
Daytime Phone: 1-888-398-3772

2. HAZARDS IDENTIFICATION

Hazard classification
This material is hazardous under the criteria of the Federal OSHA Hazard Communication Standard 29CFR 1910.1200
Carcinogenicity - Category 1A
Specific target organ - single exposure - Category 1
Specific target organ toxicity - repeated exposure - Category 1

Label Elements
Hazard pictograms

Signal Word: DANGER

Hazards
H302 – Harmful if swallowed
H332 – Harmful if inhaled
H351 - Suspected of causing cancer
H370 - Causes damage to organs
H372 - Causes damage to organs through prolonged or repeated exposure

Precautionary Statements
Prevention
P202 - Do not handle until all safety precautions have been read and understood
P281 - Use personal protective equipment as required
P260- Do not breath dust/fume/gas/mist/vapors/spray
P264 - Wash face, hands and any exposed skin thoroughly after handling
P270 - Do not eat, drink or smoke when using this product

Response
P321 - Specific treatment (see supplemental first aid instructions on the label)
P308 + P311 - If exposed or concerned: Ball a POISON CONTROL CENTER or doctor
P304 + P340 - If INHALED: Remove person to fresh air and keep comfortable for breathing
P312 - Call a POISON CONTROL CENTER or doctor if you feel unwell
P301 + P312 - IF SWALLOWED: Call a POISON CONTROL CENTER or doctor if you feel unwell
P330 - Rinse mouth

Storage
P405 - Store locked up.

Disposal
P501 - Dispose of contents/ container to an approved waste disposal facility.

Other hazards
No data available

Other Information
Very toxic to aquatic life with long lasting effects

3. COMPOSITION / INFORMATION ON INGREDIENTS

Bifenthrin	CAS # 82657-04-3	Weight % - 7.9

4. FIRST-AID

Description of first-aid measures
General advice: First-Aid responders should pay attention to self-protection and use the recommended protective clothing (chemical resistant gloves, splash protection). If potential for exposure exists, refer to Section 8 for specific personal protective equipment.
Inhalation: Move person to fresh air. If person is not breathing, call 911 or an ambulance, then give artificial respiration, preferably by mouth-to-mouth, if possible. If the person is not breathing and has no pulse, consider cardiopulmonary resuscitation (CPR); use pocket resuscitation mask, bag valve mask etc., to avoid risk of poisoning rescuer. Consult a physician in all cases.
Eye Contact: Hold eye open and rinse slowly and gently with water for at least 15-20 minutes. Remove contact lenses, if present, after the first 5 minutes, then continue rinsing eye. Call a Poison Control Center or doctor immediately for treatment advice.
Skin Contact: Take off Contaminated clothing. Rinse skin immediately with plenty of water for 15-20 minutes. Call a Poison Control Center or doctor immediately for treatment advice.
Ingestion: Call a Poison Control Center or doctor immediately for treatment advice. Have person sip a glass of water if able to swallow. Do not induce vomiting unless told to do so by the Poison Control Center. Never give anything by mouth to an unconscious person.
Most important symptoms and effects, both acute and delayed: Central nervous system effects.

Indication of any immediate medical attention and special treatment needed
Treat symptomatically. This product is a pytrethroid. If large amounts have been ingested, the stomach and intestines should be evacuated. Treatment is symptomatic and supportive. Digestible fats, oils, or alcohol may increase absorption and so should be avoided.

5. FIRE-FIGHTING MEASURES

Extinguishing Media: Foam. Carbon dioxide (CO^2). Dry chemical. Soft stream or water fog only if necessary.
Advice for firefighters
Explosion Data
Sensitivity to Mechanical Impact Not sensitive.
Sensitivity to Static Discharge Not sensitive

Special protective equipment for firefighters: Wear positive-pressure self-contained breathing apparatus (SCBA) and protective fire fighting clothing (includes fire fighting helmet, coat, trousers, boots and gloves). If protective equipment is not available or not used, fight fire from a protected location or safe distance.

6. ACCIDENTAL RELEASE MEASURES

Personal Precautions: Isolate and post spill area. Wear appropriate safety clothing, respiratory protection devices and eye/face protection (see Section 8). Evacuate unprotected personnel that are nearby.

Environmental precautions: Keep people and animals away from and upwind of spill or leak. Prevent from entering into soil, ditches, sewers, waterways and /or groundwater. See Section 12, Ecological Information.

Methods and materials for containment and cleanup:
Small spills: knock down and dilute vapors with water fog or spray. Apply vapor suppression foams until spill can be cleaned up. Us non-sparking tools in cleanup operations. Large spills: Contact Ensystex Inc. for cleanup assistance. See Section 13, Disposal considerations, for additional information.

7. HANDLING AND STORAGE

Handling: Use good personal hygiene. Do not contaminate other pesticides, fertilizers, water, food or feed by storage or disposal.
Storage: Keep out of reach of children. Product should be stored in compliance with local regulations. Store in a well ventilated, cool, dry area. Keep away from heat sources. Store in original container.
Incompatible products: None known

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Applicators should refer to the product label for personal protection equipment requirements during application.

These recommendations are for Manufacturing. Applicators should see the product label for proper personal protective equipment.
Engineering measures: Apply technical measures to comply with the occupational exposure limits.
Exposure controls
Provide general and/or local exhaust ventilation to control airborne levels below the exposure limits.
Respiratory Protection: Atmospheric levels should be maintained below the exposure guidelines. When respiratory protection is required or during emergency conditions, use a NIOSH/MSHA approved respiratory protection.
Hand/Skin Protection: Wear long-sleeved shirt, long pants, socks, protective gloves and shoes
Eye/Face Protection: Chemical proof goggles / face shield

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance/Odor: White to off-white
pH: 6..8-7.1
Odor: Mild
Flash Point/Range: >100°C Tag Closed Cup
Water solubility: Dispersible in water
Vapor pressure: No information available
Specific Gravity: 1.024 @ 20°C
Bulk Density: 8.53 lb/gal
Flammability (solid, gas): No information available
Flammability limit in Air
Upper flammability limit: No information available
Lower flammability limit: No information available
Vapor pressure: No information available
Vapor density: No information available
Density: No information available
Solubility in other solvents: No information available
Partition coefficient: No information available
Autoignition temperature: No information available
Decomposition temperature: No information available

10. STABILITY AND REACTIVITY

Reactivity: None under normal use conditions
Chemical Stability: Stable under normal storage conditions.
Conditions to Avoid: Heat, flames and sparks.
Materials to Avoid: Strong bases.
Hazardous Decomposition Products: Carbon oxides (CO_x), hydrogen chloride, hydrogen fluoride, chlorine, fluorine
Additional Information: Hazardous polymerization will not occur.

11. TOXICOLOGICAL INFORMATION

Acute Toxicity: Inhalation LC50 1.6 mg/L 4hr. (Rat); Oral LD50 Rat 632 mg/kg/kg; Dermal LD50/Rabbit/>2000mg/kg
Irritation: Eye: Practically non-irritating Skin corrosion/irritation: Non-irritating Sensitization: Non-sensitizing
Chronic Toxicity: Inhalation, after repeated exposure, various species,

Skin corrosion/irritation
non-irritating to skin
Serious eye damage/eye irritation
nonirritating to eye, product may cause mechanical irritation to the eye
Sensitization
Non-sensitizing

Information on toxicological effects
Symptoms: large doses of bifenthrin ingested by laboratory animals produced signs of toxicity including convulsions, tremors and bloody nasal discharge.

Delayed and immediate effects as well as chronic effects from short and long-term exposure
Chronic toxicity: Bifenthrin: Long-term exposure caused neurotoxicity (tremors and impaired gait) in the early exposure in animal studies, but tremors disappeared with continued exposure
Carcinogenicity: Bifenthrin: weak treatment-related response for liver adenocarcinomas and benign bladder tumors (lesions) in male mice.
Neurological effects: Bifenthrin causes clinical signs of neurotoxicity (tremors, impaired gait, excessive salivation) following acute or subchronic exposure. Tremors disappeared with continued exposure.
No teratogenic effect
No carcinogenic effects
No reproductive toxicity effects
No mutagenic effects
Target organ effects: Biifenthrin: Central Nervous System
Neurological effects: Bifenthrin causes clinical signs of neurotoxicity (tremors, impaired gait, excessive salivation) following acute or subchronic exposure. Tremors disappeared with continued exposure.
Aspiration hazard: No information available

12. ECOTOXICOLOGICAL INFORMATION

Toxicity
Acute toxicity to fish
LC_{50}, 96 Hour, 0.1 µg/l
Acute toxicity to aquatic crustacea
EC_{50}, 48 Hour. 0.11 µg/l
Acute toxicity to algae/aquatic plants
EC_{50} 72 Hour 0.822 mg/L
No Observed Effect Level Aquatic (NOEC)
Fish 21d 0.012 µg/l
Crustacea 21d 0.0013 µg/l
Persistence and degradability

Bifenthrin: Moderately persistent. Does not readily hydrolyze. Not readily biodegradable.
Bioaccumulative potential
Bifenthrin: Has a potential for bioaccumulation
Mobility in soil
Bifenthrin: Immobile. Not expected to reach groundwater.

13. DISPOSAL CONSIDERATIONS

Waste disposal methods: Improper disposal of excess pesticide, spray mixture, or rinsate is prohibited. If these wastes cannot be disposed of by use according to the label instructions, contact appropriate authorities for guidance.
Contaminated Packaging: Containers must be disposed of in accordance with local, state and federal regulations. Refer to product label for container disposal instructions.

14. TRANSPORT INFORMATION

DOT This material is not a hazardous material as defined by U.S. Department of Transportation 49 CFR Parts 100 - 185.

TDG: Classification below is only applicable when shipped by vessel and is not applicable when shipped by road or rail only.
UN #: UN2191
Proper Shipping Name: Environmentally hazardous substance, liquid, n.o.s.
Hazard Class: 9
Packing Group: III
Marine Pollutant: Bifenthrin
Description: UN3802, Environmentally hazardous substance, liquid, n.o.s. (Bifenthrin), 9 PG

Classification for SEA transport (IMO-IMDG):
Proper Shipping Name: Environmentally hazardous substance, liquid, n.o.s.
UN #: UN3082
Hazard Class: 9
Packing group: III
EmS No.: F-A, S-F
Marine pollutant: Bifenthrin
Description: UN3082, Environmentally hazardous substance, liquid, n.o.s. (Bifenthrin), 9 PG III

Classification for AIR transport (IATA/ICAO):
UN#: UN3082
Proper Shipping Name: Environmentally hazardous substance, liquid, n.o.s.
Hazard Class: 9
Packing group: III
Limited quantity: 30 kg G

15. REGULATORY INFORMATION

The information herein is given in good faith, but no warranty, expressed or implied, is made. Consult Ensystex II for further information.
US Federal Regulations
SARA 313
Section 313 of Title III of the Superfund Amendments and Reathorization Act of 1986 (SARA). This product contains a chemical or chemicals which are subject to the reporting requirements of the Act and Title 40 of the Code of Federal Regulations, Part 372:

Chemical Name	CAS-#	Weight %	SARA 313 Threshold Values %
Bifenthrin	82657-04-3	7.9	1.0

Superfund Amendments and Reauthorization Act of 1986 Title III (Emergency Planning and Community Right-to-Know Act of 1986) Sections 311 and 312

Acute health hazard	Yes
Chronic health hazard	Yes
Fire hazard	No
Sudden release of pressure hazard	No
Reactive hazard	No

Clean Water Act

This product does not contain any substances regulated as pollutants pursuant to the Clean Water Act (40 CFR 122.21 and 40 CFR 122.42)

CERCLA

This material, as supplied, does not contain any substances regulated as hazardous substances under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) (40 CFR 302) or the Superfund Ammendments and Reauthorization Act (SARA) (40 CFR 355). There may be specific reporting requirements of the local, regional, or state level pertaining to releases of this material.

FIFRA Information

This chemical is a pesticide product registered by the Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets, and for workplace labels of non-pesticide chemicals. Following is the hazard information as required on the pesticide label:

Caution

Signal Word:

US State Regulations

California Proposition 65

This product contains no proposition 65 chemicals

U.S. State Right-to-Know Regulations

Chemical name	New Jersey	Massachusetts	Pennsylvania
Bifenthrin 82657-04-3	X		
Propylene glycol 57-55-6	X		X

16. Other Information

Hazard rating System

NFPA

Health	Fire	Reactivity	Specific Hazard
2	2	0	None

HMIS

Health	Fire	Reactivity	
2	2	0	Protective Equipment: B

Disclaimer: The information of this SDS is based on the present state of our knowledge. The user's working conditions however, are beyond our knowledge and control. The product is not to be used for purposes other than those specified under section 1 without a written permission. It remains the responsibility of the user to ensure that the necessary steps are taken to meet the laws and regulations. Handling of the product may only be done by people above 18years of age, who are satisfactorily informed of how to do the work, the hazardous properties and necessary safety precautions. The information given in this SDS is to describe the product only in terms of health and safety requirements and should not, therefore, be construed as guaranteeing specific properties.

Revised 07/22//2024

BASF
We create chemistry

Safety Data Sheet
Alpine WSG

1. Identification

Product identifier used on the label

Alpine WSG

Recommended use of the chemical and restriction on use

Recommended use*: insecticide

* The "Recommended use" identified for this product is provided solely to comply with a Federal requirement and is not part of the seller's published specification. The terms of this Safety Data Sheet (SDS) do not create or infer any warranty, express or implied, including by incorporation into or reference in the seller's sales agreement.

Details of the supplier of the safety data sheet

Company:
BASF CORPORATION
100 Park Avenue
Florham Park, NJ 07932, USA

Telephone: +1 973 245-6000

Emergency telephone number

24 Hour Emergency Response Information
CHEMTREC: 1-800-424-9300
BASF HOTLINE: 1-800-832-HELP (4357)

Other means of identification

Substance number:	552911
Registration number:	EPA Registration number: 499-561
Chemical family:	No applicable information available.
Synonyms:	Dinotefuran

2. Hazards Identification

According to Regulation 2024 OSHA Hazard Communication Standard; 29 CFR Part 1910.1200

Classification of the product

Met. Corr.	1	Corrosive to metals
Aquatic Acute	1	Hazardous to the aquatic environment - acute
Aquatic Chronic	1	Hazardous to the aquatic environment - chronic
Combustible Dust	Combustible Dust (1)	Combustible Dust

Label elements

Pictogram:

Signal Word:
Warning

Hazard Statement:

H290	May be corrosive to metals. May form combustible dust concentration in air.
H400	Very toxic to aquatic life.
H410	Very toxic to aquatic life with long lasting effects.

Precautionary Statements (Prevention):

P273	Avoid release to the environment.
P234	Keep only in original packaging.

Precautionary Statements (Response):

P391	Collect spillage.
P390	Absorb spillage to prevent material damage.

Precautionary Statements (Storage):

P406	Store in a corrosion-resistant container with a resistant inner liner.

Precautionary Statements (Disposal):

P501	Dispose of contents/container in accordance with local regulations.

3. Composition / Information on Ingredients

According to Regulation 2024 OSHA Hazard Communication Standard; 29 CFR Part 1910.1200

Dinotefuran technical
CAS Number: 165252-70-0
Content (W/W): 40.0 %
Synonym: 1 Guanidine, N''-methyl-N-nitro-N'-[(tetrahydro-3-furanyl)methyl]-

The actual concentration is withheld as a trade secret.

4. First-Aid Measures

Description of first aid measures

General advice:
Remove contaminated clothing.

If inhaled:
Keep patient calm, remove to fresh air.

If on skin:
Wash thoroughly with soap and water

If in eyes:
Wash affected eyes for at least 15 minutes under running water with eyelids held open.

If swallowed:
Never induce vomiting or give anything by mouth if the victim is unconscious or having convulsions. Do not induce vomiting. Have person sip a glass of water if able to swallow.

Rinse mouth and then drink 200-300 ml of water.

Most important symptoms and effects, both acute and delayed

Symptoms: Information, i.e. additional information on symptoms and effects may be included in the GHS labeling phrases available in Section 2 and in the Toxicological assessments available in Section 11., (Further) symptoms and / or effects are not known so far
Hazards: Information, i.e. additional information on symptoms and effects may be included in the GHS labeling phrases available in Section 2 and in the Toxicological assessments available in Section 11. (Further) symptoms and / or effects are not known so far

Indication of any immediate medical attention and special treatment needed

Note to physician
Treatment: Symptomatic treatment (decontamination, vital functions).

5. Fire-Fighting Measures

Extinguishing media

Suitable extinguishing media:
water spray, dry powder, foam

Unsuitable extinguishing media for safety reasons:
carbon dioxide

Special hazards arising from the substance or mixture

Hazards during fire-fighting:
carbon monoxide, carbon dioxide, nitrogen oxides, acid halides
The substances/groups of substances mentioned can be released in case of fire.

Advice for fire-fighters

Protective equipment for fire-fighting:
Wear self-contained breathing apparatus and chemical-protective clothing.

Further information:
Evacuate area of all unnecessary personnel. Contain contaminated water/firefighting water. Do not allow to enter drains or waterways. Dusty conditions may ignite explosively in the presence of an ignition source causing flash fire.

6. Accidental release measures

Further accidental release measures:
Avoid dispersal of dust in the air (e.g. by clearing dusty surfaces with compressed air). Avoid the formation and build-up of dust - danger of dust explosion. Dust in sufficient concentration can result in an explosive mixture in air. Handle to minimize dusting and eliminate open flame and other sources of ignition.

Personal precautions, protective equipment and emergency procedures
Use personal protective clothing. Avoid contact with the skin, eyes and clothing. Avoid dust formation.

Environmental precautions
Do not discharge into the subsoil/soil. Do not discharge into drains/surface waters/groundwater.

Methods and material for containment and cleaning up
Avoid raising dust. Sweep/shovel up. Place into suitable containers for reuse or disposal in a licensed facility. Spilled substance/product should be recovered and applied according to label rates whenever possible. If application of spilled substance/product is not possible, then spills should be contained, solidified, and placed in suitable containers for disposal. After decontamination, spill area can be washed with water. Collect wash water for approved disposal. Nonsparking tools should be used.

7. Handling and Storage

Precautions for safe handling
RECOMMENDATIONS ARE FOR MANUFACTURING, COMMERCIAL BLENDING, AND PACKAGING WORKERS. PESTICIDE APPLICATORS & WORKERS must refer to the Product Label and Directions for Use attached to the product for Agricultural Use Requirements in accordance with the EPA Worker Protection Standard 40 CFR part 170. Ensure adequate ventilation. Provide good ventilation of working area (local exhaust ventilation if necessary). Keep away from sources of ignition - No smoking. Keep container tightly sealed. Protect contents from the effects of light. Protect against heat. Protect from air. Handle and open container with care. Do not open until ready to use. Once container is opened, content should be used as soon as possible. Avoid dust formation. Do not return residues to the storage containers. Follow label warnings even after container is emptied. The substance/ product may be handled only by appropriately trained personnel. Avoid all direct contact with the substance/product. Avoid contact with the skin, eyes and clothing. Avoid inhalation of dusts/mists/vapours. Wear suitable personal protective clothing and equipment.

Protection against fire and explosion:
The relevant fire protection measures should be noted. Fire extinguishers should be kept handy. Avoid all sources of ignition: heat, sparks, open flame. Sources of ignition should be kept well clear. Avoid extreme heat. Keep away from oxidizable substances. Electrical equipment should conform to national electric code. Ground all transfer equipment properly to prevent electrostatic discharge. Electrostatic discharge may cause ignition. Dust in sufficient concentration can result in an explosive mixture in air. Handle to minimize dusting and eliminate open flame and other sources of ignition. Routine housekeeping should be instituted to ensure that dusts do not accumulate on surfaces. Dry powders can build static electricity charges when subjected to the friction of transfer and mixing operations. Provide adequate precautions, such as electrical grounding and bonding, or inert atmospheres. Refer to NFPA 654, Standard for the Prevention of Fire and Dust Explosions from the Manufacturing, Processing, and Handling of Combustible Particulate Solids (2013 Edition) for safe handling.

Avoid dust formation. Dust can form an explosive mixture with air. Prevent electrostatic charge - sources of ignition should be kept well clear - fire extinguishers should be kept handy.

Conditions for safe storage, including any incompatibilities

Segregate from foods and animal feeds.

Further information on storage conditions: Keep only in the original container in a cool, dry, well-ventilated place away from ignition sources, heat or flame. Protect containers from physical damage. Protect against contamination. The authority permits and storage regulations must be observed.
Protect from temperatures below: -20 °C
Changes in the properties of the product may occur if substance/product is stored below indicated temperature for extended periods of time.
Protect from temperatures above: 60 °C
Changes in the properties of the product may occur if substance/product is stored above indicated temperature for extended periods of time.

8. Exposure Controls/Personal Protection

Users of a pesticidal product should refer to the product label for personal protective equipment requirements.

No substance specific occupational exposure limits known.

Advice on system design:
Whenever possible, engineering controls should be used to minimize the need for personal protective equipment. It is recommended that all dust control equipment such as local exhaust ventilation and material transport systems involved in handling of this product contain explosion relief vents or an explosion suppression system or an oxygen deficient environment. Ensure that dust-handling systems (such as exhaust ducts, dust collectors, vessels, and processing equipment) are designed in a manner to prevent the escape of dust into the work area (i.e., there is no leakage from the equipment). Use only appropriately classified electrical equipment and powered industrial trucks.

Personal protective equipment
RECOMMENDATIONS FOR MANUFACTURING, COMMERCIAL BLENDING, AND PACKAGING WORKERS:

Respiratory protection:
Wear respiratory protection if ventilation is inadequate. Wear a NIOSH-certified (or equivalent) organic vapour/particulate respirator. For situations where the airborne concentrations may exceed the level for which an air purifying respirator is effective, or where the levels are unknown or Immediately Dangerous to Life or Health (IDLH), use NIOSH-certified full facepiece pressure demand self-contained breathing apparatus (SCBA) or a full facepiece pressure demand supplied-air respirator (SAR) with escape provisions.

Hand protection:
Chemical resistant protective gloves, Protective glove selection must be based on the user's assessment of the workplace hazards.

Eye protection:
Wear face shield or tightly fitting safety goggles (chemical goggles) if splashing hazard exists.

Body protection:
Body protection must be chosen depending on activity and possible exposure, e.g. head protection, apron, protective boots, chemical-protection suit.

General safety and hygiene measures:
Wear long sleeved work shirt and long work pants in addition to other stated personal protective equipment. Work place should be equipped with a shower and an eye wash. Handle in accordance with good industrial hygiene and safety practice. Personal protective equipment should be decontaminated prior to reuse. Gloves must be inspected regularly and prior to each use. Replace if necessary (e.g. pinhole leaks). Take off immediately all contaminated clothing. Store work clothing separately. Hands and/or face should be washed before breaks and at the end of the shift. No eating, drinking, smoking or tobacco use at the place of work. Keep away from food, drink and animal feeding stuffs.

9. Physical and Chemical Properties

Physical state:	solid
Form:	solid
Odour:	odourless
Odour threshold:	not applicable, odour not perceivable
Colour:	white
pH value:	approx. 5 - 7 (1 %(m), 22.8 °C)
melting range:	78 - 109 °C
Boiling point:	The product has not been tested.
Sublimation point:	No data available.
Flash point:	not applicable, the product is a solid
Flammability:	not flammable
Lower explosion limit:	As a result of our experience with this product and our knowledge of its composition we do not expect any hazard as long as the product is used appropriately and in accordance with the intended use.
Upper explosion limit:	As a result of our experience with this product and our knowledge of its composition we do not expect any hazard as long as the product is used appropriately and in accordance with the intended use.
Autoignition:	not applicable, the product is a solid
SADT:	> 75 °C
Vapour pressure:	not applicable
Bulk density:	approx. 0.51 g/ml 4.2645 Lb/USg
Relative vapour density:	not determined
Partitioning coefficient n-octanol/water (log Pow):	The statements are based on the properties of the individual components.
Self-ignition temperature:	not self-igniting
Thermal decomposition:	carbon monoxide, carbon dioxide Stable at ambient temperature. If product is heated above decomposition temperature toxic vapours may be released. To avoid thermal decomposition, do not overheat.

Viscosity, dynamic:	not applicable, the product is a solid
Viscosity, kinematic:	not applicable, the product is a solid
Solubility in water:	dispersible
Solubility (quantitative):	No data available.
Solubility (qualitative):	No data available.
Molecular weight:	No data available.
Evaporation rate:	not applicable

Particle characteristics

No data available.

10. Stability and Reactivity

Reactivity
No hazardous reactions if stored and handled as prescribed/indicated.

Corrosion to metals:
Corrosive effect on metals.

Oxidizing properties:
not fire-propagating

Dust explosivity characteristics:
Kst: 74 m.bar/s

Chemical stability
The product is stable if stored and handled as prescribed/indicated.

Possibility of hazardous reactions
The product is chemically stable.
Hazardous polymerization will not occur. No hazardous reactions if stored and handled as prescribed/indicated.

Conditions to avoid
Avoid all sources of ignition: heat, sparks, open flame. Avoid extreme temperatures. Avoid prolonged exposure to extreme heat. Avoid contamination. Avoid electro-static discharge. Avoid prolonged storage. This product may form an explosive mixture if: 1. the dust is suspended in the atmosphere as a dust cloud AND 2. the concentration of the dust is above the lower explosion limit (LEL) AND 3. the limiting oxygen concentration (LOC) is exceeded.

Incompatible materials
strong oxidizing agents, strong acids, strong bases

Hazardous decomposition products

Decomposition products:
No hazardous decomposition products if stored and handled as prescribed/indicated., Prolonged thermal loading can result in products of degradation being given off.

Thermal decomposition:
Possible thermal decomposition products:
carbon monoxide, carbon dioxide
Stable at ambient temperature. If product is heated above decomposition temperature toxic vapours may be released. To avoid thermal decomposition, do not overheat.

11. Toxicological information

Primary routes of exposure

Routes of entry for solids and liquids are ingestion and inhalation, but may include eye or skin contact. Routes of entry for gases include inhalation and eye contact. Skin contact may be a route of entry for liquefied gases.

Acute Toxicity/Effects

Acute toxicity
Assessment of acute toxicity: Relatively nontoxic after single ingestion. Relatively nontoxic after short-term inhalation. Relatively nontoxic after short-term skin contact.

Oral
Type of value: LD50
Species: rat (female)
Value: > 5,000 mg/kg

Inhalation
Type of value: LC50
Species: rat (male/female)
Value: > 5.09 mg/l
Exposure time: 4 h
An aerosol was tested.
No mortality was observed.

Dermal
Type of value: LD50
Species: rat (male/female)
Value: > 5,000 mg/kg

Assessment other acute effects
Assessment of STOT single:
Based on the available information there is no specific target organ toxicity to be expected after a single exposure.

The product has not been tested. The statement has been derived from the properties of the individual components.

Irritation / corrosion
Assessment of irritating effects: Not irritating to eyes and skin.

Sensitization
Assessment of sensitization: No sensitizing effect.

Buehler test
Species: guinea pig
Result: Non-sensitizing.

Aspiration Hazard
not applicable

Chronic Toxicity/Effects

Repeated dose toxicity
Assessment of repeated dose toxicity: No substance-specific organtoxicity was observed after repeated administration to animals. The product has not been tested. The statement has been derived from the properties of the individual components.

Genetic toxicity
Assessment of mutagenicity: Mutagenicity tests revealed no genotoxic potential. The product has not been tested. The statement has been derived from the properties of the individual components.

Carcinogenicity
Assessment of carcinogenicity: The results of various animal studies gave no indication of a carcinogenic effect. The product has not been tested. The statement has been derived from the properties of the individual components.

Reproductive toxicity
Assessment of reproduction toxicity: The results of animal studies gave no indication of a fertility impairing effect. The product has not been tested. The statement has been derived from the properties of the individual components.

Teratogenicity
Assessment of teratogenicity: Animal studies gave no indication of a developmental toxic effect at doses that were not toxic to the parental animals. The product has not been tested. The statement has been derived from the properties of the individual components.

Other Information
Misuse can be harmful to health.

Medical conditions aggravated by overexposure
Individuals with pre-existing diseases of the respiratory system, skin or eyes may have increased susceptibility to excessive exposures.

12. Ecological Information

Toxicity

Aquatic toxicity
Assessment of aquatic toxicity:
There is a high probability that the product is not acutely harmful to fish. There is a high probability that the product is not acutely harmful to aquatic invertebrates. There is a high probability that the product is not acutely harmful to aquatic plants.

Toxicity to fish

Information on: Dinotefuran technical
LC50 (96 h) > 100 mg/l, Cyprinus carpio

Aquatic invertebrates

Information on: Dinotefuran technical
EC50 (48 h) > 1,000 mg/l, Daphnia magna
EC50 (96 h) 0.79 mg/l, Mysidopsis bahia
LC50 (48 h) 0.0721 mg/l, Chironomus riparius

Aquatic plants

Information on: Dinotefuran technical
EC50 (72 h) 97.6 mg/l (biomass), Pseudokirchneriella subcapitata
---

Chronic toxicity to aquatic invertebrates

Information on: Dinotefuran technical
No observed effect concentration (27 d) 0.003 mg/l, Chironomus riparius
---

Mobility in soil

Assessment transport between environmental compartments
The product has not been tested. The statement has been derived from the properties of the individual components.

Information on: Dinotefuran technical

Following exposure to soil, the product trickles away and can - dependant on degradation - be transported to deeper soil areas with larger water loads.

Additional information

Other ecotoxicological advice:
Do not discharge product into the environment without control.

13. Disposal considerations

Waste disposal of substance:
Must be sent to a suitable incineration plant, observing local regulations.

Container disposal:
Rinse thoroughly at least three times (triple rinse) in accordance with EPA recommendations. Consult state or local disposal authorities for approved alternative procedures such as container recycling. Recommend crushing, puncturing or other means to prevent unauthorized use of used containers.

RCRA:
The waste codes are manufacturer's recommendations based on the designated use of the product. Other use and special waste disposal treatment on customer's location may require different waste-code assignments. This product is not regulated by RCRA.

14. Transport Information

Land transport
USDOT

May be transported as non hazardous under USDOT in approved packaging.

Sea transport
IMDG
Hazard class: 8

Packing group:	III
ID number:	UN 1759
Hazard label:	8, EHSM
Marine pollutant:	YES
Proper shipping name:	CORROSIVE SOLID, N.O.S. (contains UREA, DINOTEFURAN)

Air transport
IATA/ICAO

Hazard class:	8
Packing group:	III
ID number:	UN 1759
Hazard label:	8
Proper shipping name:	CORROSIVE SOLID, N.O.S. (contains UREA, DINOTEFURAN)

15. Regulatory Information

Federal Regulations

Registration status:
Crop Protection TSCA, US released / exempt

EPCRA 311/312 (Hazard categories): Refer to SDS section 2 for GHS hazard classes applicable for this product.

Safe Drinking Water & Toxic Enforcement Act, CA Prop. 65:

CA Proposition 65: An assessment indicates the product does not pose a significant risk.

BASF Risk Assessment, CA Prop. 65:

Based on an evaluation of the product's composition and the use(s), this product does not require a California Proposition 65 Warning.

NFPA Hazard codes:
Health: 1 Fire: 1 Reactivity: 1 Special:

Labeling requirements under FIFRA

This chemical is a pesticide product regulated by the Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets, and workplace labels of non-pesticide chemicals. Following is the hazard information as required on the pesticide label.
CAUTION:
KEEP OUT OF REACH OF CHILDREN.
Hazards to humans and domestic animals.
Causes moderate eye irritation.
Avoid contact with eyes or clothing.
Wash thoroughly with soap and water after handling and before eating, drinking, chewing gum, using tobacco or using the toilet.

Wear a long-sleeved shirt, long pants, chemical resistant gloves, shoes and socks during mixing, loading, application, clean up and repair.

Remove clothing/PPE immediately if pesticide gets inside. Then wash thoroughly and put on clean clothing.
Remove PPE immediately after handling this product.
As soon as possible, wash thoroughly and change into clean clothing.
Apply to the point just prior to runoff.
DO NOT apply to humans.
DO NOT apply to animals or allow product to drift onto animals.

16. Other Information

SDS Prepared by:
BASF NA Product Regulations
SDS Prepared on: 2025/12/09

We support worldwide Responsible Care® initiatives. We value the health and safety of our employees, customers, suppliers and neighbors, and the protection of the environment. Our commitment to Responsible Care is integral to conducting our business and operating our facilities in a safe and environmentally responsible fashion, supporting our customers and suppliers in ensuring the safe and environmentally sound handling of our products, and minimizing the impact of our operations on society and the environment during production, storage, transport, use and disposal of our products.

IMPORTANT: WHILE THE DESCRIPTIONS, DESIGNS, DATA AND INFORMATION CONTAINED HEREIN ARE PRESENTED IN GOOD FAITH AND BELIEVED TO BE ACCURATE , IT IS PROVIDED FOR YOUR GUIDANCE ONLY. BECAUSE MANY FACTORS MAY AFFECT PROCESSING OR APPLICATION/USE, WE RECOMMEND THAT YOU MAKE TESTS TO DETERMINE THE SUITABILITY OF A PRODUCT FOR YOUR PARTICULAR PURPOSE PRIOR TO USE. NO WARRANTIES OF ANY KIND, EITHER EXPRESSED OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, ARE MADE REGARDING PRODUCTS DESCRIBED OR DESIGNS, DATA OR INFORMATION SET FORTH, OR THAT THE PRODUCTS, DESIGNS, DATA OR INFORMATION MAY BE USED WITHOUT INFRINGING THE INTELLECTUAL PROPERTY RIGHTS OF OTHERS. IN NO CASE SHALL THE DESCRIPTIONS, INFORMATION, DATA OR DESIGNS PROVIDED BE CONSIDERED A PART OF OUR TERMS AND CONDITIONS OF SALE. FURTHER, YOU EXPRESSLY UNDERSTAND AND AGREE THAT THE DESCRIPTIONS, DESIGNS, DATA, AND INFORMATION FURNISHED BY OUR COMPANY HEREUNDER ARE GIVEN GRATIS AND WE ASSUME NO OBLIGATION OR LIABILITY FOR THE DESCRIPTION, DESIGNS, DATA AND INFORMATION GIVEN OR RESULTS OBTAINED, ALL SUCH BEING GIVEN AND ACCEPTED AT YOUR RISK.
Date / Revised: 2025/12/09 Version: 11.1
Date / Previous version: 2025/05/20 Previous version: 11.0

END OF DATA SHEET

Gentrol®

IGR Concentrate

with Gentrol® Insect Growth Regulator

ZOËCON

- **CONTROLS COCKROACHES, DRAIN AND FRUIT FLIES, BEDBUGS, AND STORED PRODUCT PEST POPULATIONS**
- **USE IN FOOD AREAS OF FOOD HANDLING ESTABLISHMENTS**
- **FOR FOGGING IN FOOD HANDLING ESTABLISHMENTS**
- **CONTINUOUS PROTECTION FOR 4 MONTHS**

SPECIMEN LABEL

ACTIVE INGREDIENTS:	
(S)-Hydroprene (CAS #65733-18-8	9%
OTHER INGREDIENTS*:	91%
Total	100%

*Contains petroleum distillates

EPA Reg No. 2724-351

KEEP OUT OF REACH OF CHILDREN

CAUTION

SEE ADDITIONAL PRECAUTIONARY STATEMENTS

PRECAUTIONARY STATEMENTS HAZARDS TO HUMANS AND DOMESTIC ANIMALS – CAUTION

Harmful if swallowed or absorbed through skin. Causes moderate eye irritation. Avoid contact with eyes, skin, or clothing. Wash thoroughly with soap and water after handling.

FIRST AID	
Call a poison control center or doctor immediately for treatment advice.	
If swallowed	•Immediately call a poison control center or doctor. •Do not induce vomiting unless told to do so by a poison control center or doctor. •Do not give any liquid to the person. Do not give anything by mouth to an unconscious person.
If in eyes	•Hold eye open and rinse slowly and gently with water for 15-20 minutes.
	•Remove contact lenses, if present, after the first 5 minutes. Then continue rinsing eye.
If on skin or clothing	•Take off contaminated clothing. •Rinse skin immediately with plenty of water for 15-20 minutes.
If inhaled	•Move person to fresh air. •If person is not breathing, call 911 or an ambulance, then give artificial respiration, preferably by mouth-to-mouth, if possible.
Have the product container or label with you when calling a poison control center or doctor, or going for treatment. You may also contact 1-800-248-7763 for emergency medical treatment information. **NOTE TO PHYSICIAN:** Contains petroleum distillates. Vomiting may cause aspiration pneumonia.	

PHYSICAL OR CHEMICAL HAZARDS

Do not use this product in or on electrical portions of equipment due to the possibility of shock hazard.

DIRECTIONS FOR USE

It is a violation of Federal Law to use this product in a manner inconsistent with its labeling.

GENERAL INFORMATION

GENTROL®, an Insect Growth Regulator (IGR), is a synthetic, juvenile hormone "look-alike" which disrupts the normal growth development of cockroaches, drain flies, fruit flies, bedbugs, and stored product pests (examples of these pests include Indian meal moths,

rice moths, tobacco moths, red flour beetles, confused flour beetles, lesser grain borers, merchant grain beetles, sawtooth grain beetles, warehouse beetles, cigarette beetles, and Dermestid beetles). Cockroaches and bedbugs exposed to the GENTROL® IGR will become adults incapable of reproducing. GENTROL® also disrupts the normal life cycle of stored product pests, drain and fruit flies, and fleas; thus killing these insects during the pupal stage. In both cases, the cycle of an infestation ends. Use GENTROL® IGR Concentrate (GENTROL®) in apartment buildings, bakeries, bottling facilities, breweries, boiler rooms, cafeterias, candy plants, grocery stores, day care centers, hospitals, residential homes, hotel/motels, office buildings, kitchens, laboratories, cereal processing facilities, manufacturing plants, mausoleums, meat and produce canneries, nursing homes, restaurants, schools, locker rooms, stores, taverns, warehouses, as well as various modes of transportation such as aircraft, buses, trucks, trailers, rail cars, and marine vessels.

Use GENTROL® as a general surface spray, fogging, spot, or crack and crevice application.

Prior to using in commercial or residential (household) food areas, please refer to the Food Handling Establishment Applications section of the label. The preparations prior to treatment and the clean up after application described therein are also to be followed for residential (household) use.

INSTRUCTIONS FOR USE

Mix GENTROL® with diluent and apply with spray or hand application equipment, such as hand-pressurized or power-operated sprayers capable of delivering general surface spray, fogging (space spray/mist), spot, crack and crevice spray applications, or with a paint brush, roller, or similar device.

DILUTION PREPARATION

FOR SURFACE SPRAY/PAINT BRUSH, SPOT AND CRACK AND CREVICE PREPARATIONS

Use 1 ounce of GENTROL® to 1 gallon of diluent. Partially fill the mixing container with diluent, add the GENTROL®, shake or stir, and fill to final volume. Use diluted solution within 48 hours of mixing. Shake or stir before each use. For fogging preparation follow equipment manufacturer's instructions.

TANK MIXING

GENTROL® may be tank mixed with an adulticide currently registered for use, unless the product label prohibits such use. Use the resulting tank mixture in accordance with the more restrictive label limitations and precautions.

GENERAL SURFACE APPLICATION

Apply the GENTROL® dilution at a rate of 1 gallon per 1500 sq ft of surface area. Use spray/application equipment capable of delivering a variable spray or coating to uniformly apply the solution. Apply to areas such as walls, floors, ceilings, attics, basements, or crawlspaces. NOTE: Prior to treating around air ducts, shut off ventilation system. Allow treatment to dry prior to turning on ventilation system.

FOGGING (SPACE SPRAY/MIST) APPLICATION

Apply GENTROL® as a fog or an ultra-low volume (ULV) mist with equipment such as ULV, mechanical misting sprayers, aerosol generators, or thermal foggers to achieve uniform coverage. Follow equipment manufacturer's instructions. Apply at a rate of 1 ounce GENTROL® per 12,000 cu ft. GENTROL® may be tank mixed with adulticides labeled for fogging. Follow the directions of the more restrictive label when tank mixing. Use water or oil as a diluent, depending on the type of equipment used. Fogging applications are best for larger facilities including warehouses (Refer to Warehouses section below). Close room or warehouse and shut off all ventilation systems. Apply the product in the air and direct mist toward all areas that may harbor target pests. After treatment, leave the room closed for 30 minutes or longer as recommended by the equipment manufacturer or the labels of other products applied in tank mixing. Do not remain in treated area; ventilate before reentry.

SPOT AND CRACK AND CREVICE APPLICATIONS

Apply GENTROL® diluted spray solution using either a pressurized spray system capable of delivering a pinpoint or variable spray pattern or a device capable of coating evenly. Make crack and crevice applications directly to areas such as crevices, baseboards, floors, ceilings, or walls. Make spot treatments to areas such as storage areas, closets, around water pipes, doors, windows, and behind and under appliances/equipment, furniture and beds.

To treat bedbugs, apply to harborage points mentioned above; in addition, under beds, bottom side of box springs (do not treat linens and mattresses), under and behind night stands, to points where carpet and wall meet, cracks in cove base, molding, and other areas where bedbugs harborage. Retreat at 14 days for heavy infestations.

WAREHOUSES (Non-Food)

Apply GENTROL® as a general surface, fogging, spot, or crack and crevice treatment in non-food storage warehouses. Apply to all areas that may harbor pests, including under and between pallets.

FOOD HANDLING ESTABLISHMENT APPLICATIONS

Apply GENTROL® as a general surface, fogging, spot, or crack and crevice treatment in both food and non-food areas of Food Handling Establishments. These establishments are defined as places other than private residences where exposed food is held, prepared, processed, or served. It also includes areas where food items are received, prepared, packaged, and stored, as well as enclosed food processing systems (mills, dairies, etc).

SPOT AND CRACK AND CREVICE APPLICATIONS

Prior to application, remove or cover all food items in area to be treated. Do not apply directly to food or food-handling surfaces.

FOR CONTROL OF DRAIN FLIES, FRUIT FLIES

Apply GENTROL® to areas of fly breeding. For drains, apply product into and around the downspout and catch basin area. Coat these areas thoroughly as fly larvae develop in the scum buildup on the sides of drain pipes. Repeat applications at 2 to 4 week intervals depending upon the severity of infestation.

ALTERNATE DIRECTIONS FOR FOAM APPLICATION

Refer to the Dilution Preparation section of this label for appropriate dilution rate for GENTROL®. To convert GENTROL® dilution to a foam, add foaming agent at manufacturer's rate. For best results, use the higher amount of the foaming agent rate range. Follow the requirements of the foam equipment manufacturer.

SURFACE SPRAY APPLICATION (DO NOT APPLY DIRECTLY TO FOOD PRODUCTS)
GENERAL AREA TREATMENTS

Prior to application, remove or cover all food items. Also, cover all food contact surfaces (i.e., equipment, benches, shelves - areas where exposed food may be handled, held, prepared, processed, or served). If left uncovered, these areas must be thoroughly cleaned by a method capable of removing chemical residues after treatment.

PARTIAL AREA TREATMENTS

GENTROL® can be applied to partial areas of food handling establishments in cases of small or localized infestations. For partial area treatments, a perimeter of at least 6 feet must be established (6 feet in all directions from the treated area), where all food handling surfaces are either covered at the time of treatment, or thoroughly cleaned by a method effective in removing chemical residues after treatment.

PANTRY/CABINETS, SMALL FOOD STORAGE AREAS

Apply as a surface spray, crack and crevice spray, or spot treatment to pantry and cupboard shelves or other areas where food is stored. Prior to spraying, remove all food containers and foodstuffs. Do not replace food containers or foodstuffs until spray has dried. Do not store food in open containers in treated pantries. Destroy any infested food packages to ensure proper control.

FOGGING (SPACE SPRAY/MIST) APPLICATION

Prior to application, remove or cover all food items. Also, cover all food contact surfaces (i.e.; equipment, benches, shelves - areas where exposed food may be handled, held, prepared, processed, or served). If left uncovered, these areas must be thoroughly cleaned by a method capable of removing chemical residues after treatment.

WAREHOUSES (Food)

Apply GENTROL® as a general surface, fogging, spot, or crack and crevice treatment in warehouses where packaged food items are stored in such a way that direct contact with the foodstuff is not anticipated.

STORAGE AND DISPOSAL

Do not contaminate water, food, or feed by storage or disposal.

STORAGE

Store in a cool area away from children.

PESTICIDE DISPOSAL

Wastes resulting from the use of this product may be disposed of on site or at an approved waste disposal facility.

CONTAINER DISPOSAL

Do not reuse empty container. Securely wrap original container in several layers of newspaper and discard in trash.

WARRANTY

Seller makes no warranty, expressed or implied, concerning the use and handling of this product other than indicated on the label. Buyer assumes all risks of use and handling of this material when such use and handling are contrary to label instructions.

For information, call **1-800-248-7763** or visit our Web site: **www.zoecon.com**

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28-14-007

November 2007
Schaumburg, IL

Zoecon Gentrol IGR Concentrate

Safety Data Sheet

Date of issue: 09/07/2015 Revision date: 03/19/2021 Supersedes: 12/09/2020 Version: 1.5

SECTION 1: Identification

1.1. Identification

Product form	: Mixture
Trade name	: Zoecon Gentrol IGR Concentrate
Synonyms	: 37860A, 37880A, 100540535, EPA Reg. No.: 2724-351, Zoecon RF-259 Emulsifiable Concentrate

1.2. Recommended use and restrictions on use

Recommended use	: Insect growth regulator.
Restrictions on use	: Avoid contact with eyes, skin or clothing. Keep out of reach of children and domestic animals. Avoid inhalation of vapors or fumes. Do NOT take internally.

1.3. Supplier

Wellmark International
1501 E. Woodfield Road, Suite 200W
Schaumburg, IL 60173 - United States
www.zoecon.com

1.4. Emergency telephone number

Emergency number	: 1-800-248-7763 1-800-424-9300 - CHEMTREC 1-703-527-3887 - CHEMTREC - Outside North America - Collect Calls Accepted

SECTION 2: Hazard(s) identification

2.1. Classification of the substance or mixture

GHS US classification

Skin corrosion/irritation Category 2	Causes skin irritation
Serious eye damage/eye irritation Category 2B	Causes eye irritation
Specific target organ toxicity (single exposure) Category 3	May cause drowsiness or dizziness
Aspiration hazard Category 1	May be fatal if swallowed and enters airways

2.2. GHS Label elements, including precautionary statements

GHS US labeling

Hazard pictograms (GHS US) :

GHS07 GHS08

Signal word (GHS US)	: Danger
Hazard statements (GHS US)	: May be fatal if swallowed and enters airways Causes skin irritation Causes eye irritation May cause drowsiness or dizziness
Precautionary statements (GHS US)	: Avoid breathing dust/fume/gas/mist/vapors/spray. Wash hands, forearms and face thoroughly after handling. Use only outdoors or in a well-ventilated area. Wear protective gloves/protective clothing/eye protection/face protection. If swallowed: Immediately call a poison center or doctor. IF ON SKIN: Wash with plenty of water. If inhaled: Remove person to fresh air and keep comfortable for breathing. IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. Call a poison center or doctor if you feel unwell. Do NOT induce vomiting. If skin irritation occurs: Get medical advice/attention. If eye irritation persists: Get medical advice/attention. Take off contaminated clothing and wash it before reuse. Store in a well-ventilated place. Keep container tightly closed. Store locked up.

Dispose of contents/container in accordance with local/regional/national/international regulations.

2.3. Other hazards which do not result in classification

Other hazards which do not result in classification : Under United States Regulations (29 CFR 1910.1200 - Hazard Communication Standard), this product is considered hazardous.

2.4. Unknown acute toxicity (GHS US)

Not applicable

SECTION 3: Composition/Information on ingredients

3.1. Substances

Not applicable

3.2. Mixtures

Name	Product identifier	%
(S)-Hydroprene	(CAS-No.) 65733-18-8	9
Distillates (petroleum), hydrotreated light	(CAS-No.) 64742-47-8	59.12
Alkyl (C10-16 benzenesulfonic acid, calcium salt	(CAS-No.) 68584-23-6	5.6 – 6.5
Nonylphenol polyethylene glycol ether	(CAS-No.) 127087-87-0	2.17
Non-hazardous and/or does not meet criteria for classification	(CAS-No.) N/A	Balance

SECTION 4: First-aid measures

4.1. Description of first aid measures

First-aid measures after inhalation : IF INHALED: Remove person to fresh air and keep comfortable for breathing. Call a POISON CENTER or doctor/physician if you feel unwell.

First-aid measures after skin contact : IF ON SKIN: Wash with plenty of soap and water. Wash skin with plenty of water. Take off contaminated clothing. If skin irritation or rash occurs: Get medical advice/attention.

First-aid measures after eye contact : IF IN EYES: Rinse cautiously with water for several minutes. Remove contact lenses, if present and easy to do. Continue rinsing. If eye irritation persists: Get medical advice and attention.

First-aid measures after ingestion : IF SWALLOWED: Call a POISON CENTER or doctor/physician if you feel unwell. Call a physician immediately. Rinse mouth. Do NOT induce vomiting unless directed to do so by medical personnel.

4.2. Most important symptoms and effects (acute and delayed)

Symptoms/effects : May cause drowsiness or dizziness.

Symptoms/effects after skin contact : Causes skin irritation.

Symptoms/effects after eye contact : Causes mild eye irritation.

Symptoms/effects after ingestion : Risk of lung edema.

4.3. Immediate medical attention and special treatment, if necessary

Treat symptomatically.

SECTION 5: Fire-fighting measures

5.1. Suitable (and unsuitable) extinguishing media

Suitable extinguishing media : Water spray. Dry powder. Foam. Carbon dioxide.

Unsuitable extinguishing media : Avoid heavy hose streams.

5.2. Specific hazards arising from the chemical

Reactivity : The product is non-reactive under normal conditions of use, storage and transport.

5.3. Special protective equipment and precautions for fire-fighters

Protection during firefighting : Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing.

SECTION 6: Accidental release measures

6.1. Personal precautions, protective equipment and emergency procedures

6.1.1. For non-emergency personnel

Emergency procedures : Ventilate spillage area. Avoid breathing dust/fume/gas/mist/vapors/spray. Avoid contact with skin and eyes. Avoid release to the environment.

6.1.2. For emergency responders

Protective equipment : Do not attempt to take action without suitable protective equipment. For further information refer to section 8: Exposure controls/personal protection.

6.2. Environmental precautions

Avoid release to the environment.

6.3. Methods and material for containment and cleaning up

Methods for cleaning up : Absorb spills with an inert material, clay granules or other inert absorbent material and put in container for disposal. Use appropriate PPE.

SECTION 7: Handling and storage

7.1. Precautions for safe handling

Precautions for safe handling : Do not handle until all safety precautions have been read and understood. Wear personal protective equipment. Avoid breathing dust/fume/gas/mist/vapors/spray. Avoid contact with skin and eyes. Do not use this product in or on electrical portions of equipment due to the possibility of shock hazard. Use only in a well-ventilated area.

Hygiene measures : Wash contaminated clothing before reuse. Do not eat, drink or smoke when using this product. Always wash hands after handling the product.

7.2. Conditions for safe storage, including any incompatibilities

Storage conditions : Store locked up. Store in a well-ventilated place. Keep container tightly closed. Keep cool. Keep from freezing.

SECTION 8: Exposure controls/personal protection

8.1. Control parameters

Distillates (petroleum), hydrotreated light (64742-47-8)		
ACGIH	ACGIH OEL TWA	Absorbed through skin. 200 mg/m³, (as total hydrocarbon vapor) 8 hours.

8.2. Appropriate engineering controls

Appropriate engineering controls : Adequate ventilation systems as needed to control concentrations of airborne contaminants below applicable threshold limit values.

Environmental exposure controls : Avoid release to the environment.

8.3. Individual protection measures/Personal protective equipment

Hand protection:

Protective gloves

Eye protection:

Safety glasses

Skin and body protection:

Wear long-sleeved shirt, long pants, socks and shoes

Respiratory protection:

In case of insufficient ventilation, use NIOSH approved respiratory protection.

SECTION 9: Physical and chemical properties

9.1. Information on basic physical and chemical properties

Physical state : Liquid

Appearance : Straw-colored liquid

Color : Straw-colored

Odor	:	Weak, neutral, paint-like
Odor threshold	:	No data available
pH	:	7.29
Melting point	:	Not applicable
Freezing point	:	No data available
Boiling point	:	No data available
Flash point	:	200 °F
Relative evaporation rate (butyl acetate=1)	:	No data available
Flammability (solid, gas)	:	Not applicable
Vapor pressure	:	No data available
Relative vapor density at 20 °C	:	No data available
Relative density	:	0.87 g/cc (7.3 lb/gal)
Solubility	:	No data available
Partition coefficient n-octanol/water (Log Pow)	:	No data available
Auto-ignition temperature	:	No data available
Decomposition temperature	:	No data available
Viscosity, kinematic	:	No data available
Viscosity, dynamic	:	< 50 cP
Explosion limits	:	No data available
Explosive properties	:	Not explosive
Oxidizing properties	:	Not applicable

9.2. Other information

No additional information available

SECTION 10: Stability and reactivity

10.1. Reactivity

The product is non-reactive under normal conditions of use, storage and transport.

10.2. Chemical stability

Stable under normal conditions.

10.3. Possibility of hazardous reactions

No dangerous reactions known under normal conditions of use.

10.4. Conditions to avoid

Excessive heat > 50 °C (> 110° F.) . Avoid electrical portions of equipment due to the possibility of shock hazard.

10.5. Incompatible materials

Strong oxidizing agents.

10.6. Hazardous decomposition products

Under normal conditions of storage and use, hazardous decomposition products should not be produced.

SECTION 11: Toxicological information

11.1. Information on toxicological effects

Zoecon Gentrol IGR Concentrate	
LD50 oral rat	> 5100 mg/kg
LD50 dermal rabbit	> 2100 mg/kg
LC50 inhalation rat (mg/l)	> 7.2 mg/l/4h

GHS-US Properties	Classification
Acute toxicity (oral)	Not classified
Acute toxicity (dermal)	Not classified
Acute toxicity (inhalation)	Not classified
Skin corrosion/irritation	Causes skin irritation.
Serious eye damage/irritation	Causes eye irritation.
Respiratory or skin sensitization	Not classified
Germ cell mutagenicity	Not classified

Carcinogenicity	Not classified
Reproductive toxicity	Not classified
Specific target organ toxicity (single exposure)	May cause drowsiness or dizziness.
Specific target organ toxicity (repeated exposure)	Not classified
Aspiration hazard	May be fatal if swallowed and enters airways.

Potential health effects

Inhalation

Acute : Causes drowsiness and dizziness.

Skin

Acute : Causes skin irritation.

Eye

Acute : May cause mild eye irritation.

Ingestion

Acute : Aspiration hazard - small amounts of liquid aspirated into the lungs during ingestion or from vomiting may cause chemical pneumonitis or pulmonary edema.

Mutagenicity : (s)-Hydroprene is not a mutagen.

Carcinogenicity : (s)-Hydroprene did not cause cancer in laboratory animal studies.

Reproductive Effects : (s)-Hydroprene did not produce developmental or reproductive effects in laboratory animal studies.

SECTION 12: Ecological information

12.1. Toxicity

(S)-Hydroprene (65733-18-8)	
NOEC (acute)	> 0.43 mg/l (Exposure time: 96h - Rainbow trout)

12.2. Persistence and degradability

No data available

12.3. Bioaccumulative potential

No data available

12.4. Mobility in soil

No data available

12.5. Other adverse effects

No data available

SECTION 13: Disposal considerations

13.1. Disposal methods

Product/Packaging disposal recommendations : Dispose of content and/or container in accordance with local, regional, national, and/or international regulations.

SECTION 14: Transport information

	UN number	Proper Shipping Name	Transport hazard class(es)	Packing group	Environmental hazards
DOT	Not regulated	Not regulated	Not regulated	Not regulated	Not applicable
IMDG	Not regulated	Not regulated	Not regulated	Not regulated	Not applicable
IATA	Not regulated	Not regulated	Not regulated	Not regulated	Not applicable

SECTION 15: Regulatory information

15.1. US Federal regulations

Distillates (petroleum), hydrotreated light (64742-47-8)
Listed on the United States TSCA (Toxic Substances Control Act) inventory

Alkyl (C10-16 benzenesulfonic acid, calcium salt (68584-23-6)	
Listed on the United States TSCA (Toxic Substances Control Act) inventory	

Nonylphenol polyethylene glycol ether (127087-87-0)	
Listed on the United States TSCA (Toxic Substances Control Act) inventory	
EPA TSCA Regulatory Flag	XU - XU - indicates a substance exempt from reporting under the Chemical Data Reporting Rule, (40 CFR 711).

EPA Labelling	
EPA Registration Number	2724-351
This chemical is a pesticide product registered by the United States Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets (SDS), and for workplace labels of non-pesticide chemicals. The hazard information required on the pesticide label is reproduced below. The pesticide label also includes other important information, including directions for use.	
FIFRA Hazard statements	**Caution**
FIFRA Precautionary statements	KEEP OUT OF REACH OF CHILDREN.
FIFRA Hazards to Humans and Domestic Animals	Harmful if swallowed or absorbed through skin. Causes moderate eye irritation. Avoid contact with eyes, skin, or clothing. Wash thoroughly with soap and water after handling.
FIFRA First aid	Call a poison control center or doctor immediately for treatment advice. If swallowed: Immediately call a poison control center or doctor. Do not induce vomiting unless told to do so by a poison control center or doctor. Do not give any liquid to the person. Do not give anything by mouth to an unconscious person. If in eyes: Hold eye open and rinse slowly and gently with water for 15-20 minutes. Remove contact lenses, if present, after the first 5 minutes. Then continue rinsing eye. If on skin or clothing: Take off contaminated clothing. Rinse skin immediately with plenty of water for 15-20 minutes. If inhaled: Move person to fresh air. If person is not breathing, call 911 or an ambulance, then give artificial respiration, preferably by mouth-to-mouth, if possible. Note to Physician: Contains petroleum distillates. Vomiting may cause aspiration pneumonia.
FIFRA Physical hazards	Do not use this product in or on electrical portions of equipment due to the possibility of shock hazard

15.2. US State regulations

No additional information available

SECTION 16: Other information

Date of issue	: 07 September 2015
Revision date	: 19 March 2021
Supersedes	: 09 December 2020

Indication of changes:
Revised Sec. 7.1.

SDS US (GHS HazCom 2012) - CGP

The information and statements herein are believed to be reliable but are not to be construed as a warranty or representation for which we assume legal responsibility. Users should undertake sufficient verification and testing to determine the suitability for their own particular purpose of any information or products referred to herein. NO WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE IS MADE.

Niban® Granular Bait
Safety Data Sheet

Issue Date: 07-Jan-2014 **Revision Date:** 19-Oct-2022 **Version** 3

1. IDENTIFICATION

Product identifier

Product Name Niban Granular Bait

Other means of identification

SDS # NIS-009

Registration Number(s) EPA Reg No. 64405-2

Recommended use of the chemical and restrictions on use

Recommended Use A weather/moisture resistant bait to kill and control ants (except fire ants), carpenter ants, cockroaches, crickets, mole crickets, earwigs, silverfish, snails and slugs.

Details of the supplier of the safety data sheet

Manufacturer Address
Nisus Corporation
100 Nisus Drive
Rockford, TN 37853

Emergency telephone number

Company Phone Number Phone: (800)-264-0870
Fax: (865) 577-5825

Emergency Telephone INFOTRAC 1-352-323-3500 (International)
1-800-535-5053 (North America)

2. HAZARDS IDENTIFICATION

Emergency Overview This chemical is a product registered by the Environmental Protection Agency and is subject to certain labeling requirements under federal law. These requirements differ from the classification criteria and hazard information required for safety data sheets, and for workplace labels of non-EPA registered chemicals. Please see Section 15 for additional EPA information.

Appearance Brown, granular particles **Physical state** Solid **Odor** No odor

Classification

Acute toxicity - Inhalation (Dusts/Mists)	Category 4
Reproductive toxicity	Category 2

Signal Word
Warning

Hazard statements
Harmful if inhaled
May damage fertility or the unborn child

Precautionary Statements - Prevention
Obtain special instructions before use
Do not handle until all safety precautions have been read and understood
Use personal protective equipment as required
Avoid breathing dust/fume/gas/mist/vapors/spray
Use only outdoors or in a well-ventilated area

Precautionary Statements - Response
If exposed or concerned: Get medical advice/attention
IF INHALED: Remove victim to fresh air and keep at rest in a position comfortable for breathing

Precautionary Statements - Storage
Store locked up

Precautionary Statements - Disposal
Dispose of contents/container to an approved waste disposal plant

3. COMPOSITION/INFORMATION ON INGREDIENTS

Chemical name	CAS No	Weight-%
Boric Acid	10043-35-3	5

If Chemical Name/CAS No is "proprietary" and/or Weight-% is listed as a range, the specific chemical identity and/or percentage of composition has been withheld as a trade secret.

4. FIRST AID MEASURES

Description of first aid measures

General Advice	Immediate medical attention is required for large ingestions.
Eye Contact	Flush victim's eyes with large quantities of water, while holding the eyelids apart. Get medical attention if irritation develops or persists.
Skin Contact	Wash skin thoroughly with soap and water. Get medical attention if irritation develops. Remove and launder clothing before re-use.
Inhalation	Remove victim to fresh air. If breathing is difficult or irritation persists, get medical attention.
Ingestion	Do not induce vomiting unless directed to do so by a medical professional. Get immediate medical attention for large ingestions or if symptoms develop or if you feel unwell.

Most important symptoms and effects, both acute and delayed

Symptoms	May cause eye and skin irritation. Harmful if inhaled.

Indication of any immediate medical attention and special treatment needed

Notes to Physician Treat symptomatically.

5. FIRE-FIGHTING MEASURES

Suitable Extinguishing Media
Use extinguishing measures that are appropriate to local circumstances and the surrounding environment.

Unsuitable Extinguishing Media Not determined.

Specific Hazards Arising from the Chemical
Dust can form an explosive mixture with air.

Hazardous combustion products Carbon monoxide. Carbon dioxide (CO2).

Explosion Data
Sensitivity to Static Discharge AVOID GENERATING DUST. Fine dust dispersed in air, in sufficient concentrations, and in the presence of an ignition source is a potential dust explosion hazard.

Protective equipment and precautions for firefighters
As in any fire, wear self-contained breathing apparatus pressure-demand, MSHA/NIOSH (approved or equivalent) and full protective gear.

6. ACCIDENTAL RELEASE MEASURES

Personal precautions, protective equipment and emergency procedures

Personal Precautions Wear appropriate personal protective equipment as specified in section 8.

Environmental precautions

Environmental precautions Do not apply directly to water or contaminate water. Prevent spill from entering sewers and water courses. See Section 12 for additional Ecological Information.

Methods and material for containment and cleaning up

Methods for Containment Prevent further leakage or spillage if safe to do so.

Methods for Clean-Up Carefully sweep, scoop or vacuum and place in suitable container. Avoid generating dust or accumulating dust. Avoid dust dispersal in the air (i.e. cleaning dust surfaces with compressed air). Spilled material can be a slipping hazard. Eliminate flames, sparks, excessive temperatures and oxidizing agents. Non-sparking tools should be used.

7. HANDLING AND STORAGE

Precautions for safe handling

Advice on Safe Handling Avoid contact with the eyes, skin and clothing. Avoid breathing mists or aerosols. Wear protective clothing and equipment as described in Section 8. Use with adequate ventilation. Wash thoroughly with soap and water after handling. Remove contaminated clothing immediately and wash before reuse. Remove PPE immediately after handling. Avoid generation of dust. Avoid breathing dusts. Minimize dust generation and accumulation. Ensure that dust does not accumulate on surfaces.

Conditions for safe storage, including any incompatibilities

Storage Conditions Keep containers closed when not in use. Store in a dry area away from incompatible materials. Do not store where children or animals may gain access. Store in closed, properly labeled containers in a cool, ventilated area. Do not transfer contents to bottles or other unlabeled containers. Keep away from heat, open flames and oxidizing agents.

Packaging Materials Non refillable container. Do not reuse containers. Product residues in empty containers can be hazardous. Follow all SDS precautions when handling empty containers.

Incompatible Materials Oxidizing agents.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Exposure Guidelines

Chemical name	ACGIH TLV	OSHA PEL	NIOSH IDLH
Boric Acid 10043-35-3	STEL: 6 mg/m^3 inhalable particulate matter TWA: 2 mg/m^3 inhalable particulate matter	-	-

Appropriate engineering controls

Engineering Controls Use with adequate ventilation to maintain exposure levels below the occupational exposure limits. Suitable washing facilities should be available in the work area. Explosion-proof general and local exhaust ventilation. Use explosion proof electrical equipment for very high dust levels. Ensure ventilation and dust-handling systems prevent the escape of dust into work areas and there is no leakage from equipment.

Individual protection measures, such as personal protective equipment

Eye/Face Protection Wear safety glasses to prevent eye contact.

Skin and Body Protection Use gloves for normal application of this product. Wear long sleeve shirts, long pants, socks and shoes when using this product.

Respiratory Protection In operations where exposure levels are exceeded, a NIOSH approved respirator with methylamine or organic vapor cartridges with approved pesticide prefilter or supplied air respirator appropriate for the form and concentration of the contaminants should be used. Selection and use of respiratory equipment must be in accordance with OSHA 1910.134 and good industrial hygiene practice. Refer to the product label for additional information. Nuisance dust mask 3M type 8710 or equivalent.

General Hygiene Considerations Handle in accordance with good industrial hygiene and safety practice.

9. PHYSICAL AND CHEMICAL PROPERTIES

Information on basic physical and chemical properties

Physical state	Solid		
Appearance	Brown, granular particles	**Odor**	No odor
Color	Brown	**Odor Threshold**	Not established

Property	Values	Remarks • Method
pH	N/A	
Melting point / freezing point	N/A	
Boiling point / boiling range	Not determined	
Flash point	>233 °C / >451 °F	(Dipropylene glycol methyl ether acetate)
Evaporation Rate	N/A	

Flammability (Solid, Gas)	Fine dust may form explosive mixtures in air
Flammability Limit in Air	
Upper flammability or explosive limits	Not determined
Lower flammability or explosive limits	Not determined
Vapor Pressure	Negligible
Vapor Density	Not determined
Relative Density	0.62 of water
Water Solubility	Moderate
Solubility in other solvents	Not determined
Partition Coefficient	N/A
Autoignition temperature	None
Decomposition temperature	N/A
Kinematic viscosity	N/A
Dynamic Viscosity	Not determined
Explosive Properties	Dust can form an explosive mixture with air
Oxidizing Properties	Not determined

Other information

VOC Content	Minimal

10. STABILITY AND REACTIVITY

Reactivity
Not reactive under normal conditions.

Chemical stability
Stable under recommended storage conditions.

Possibility of hazardous reactions
None under normal processing.

Conditions to Avoid
Avoid generation of dust. Incompatible Materials.

Incompatible materials
Oxidizing agents.

Hazardous decomposition products
When heated to decomposition, it emits carbon monoxide and carbon dioxide.

11. TOXICOLOGICAL INFORMATION

Information on likely routes of exposure

Product Information

Eye Contact	Avoid contact with eyes.
Skin Contact	Avoid contact with skin.
Inhalation	Harmful if inhaled.
Ingestion	Do not ingest.

Component Information

Chemical name	Oral LD50	Dermal LD50	Inhalation LC50
Boric Acid 10043-35-3	= 2660 mg/kg (Rat)	> 2000 mg/kg (Rabbit)	> 0.16 mg/L (Rat) 4 h

Symptoms related to the physical, chemical and toxicological characteristics

Symptoms Please see section 4 of this SDS for symptoms.

Delayed and immediate effects as well as chronic effects from short and long-term exposure

Carcinogenicity Based on the information provided, this product does not contain any carcinogens or potential carcinogens as listed by OSHA, IARC or NTP.

Reproductive toxicity Sodium Borate: Sodium borate and boric acid interfere with sperm production, damage the testes and interfere with male fertility when given to animals by mouth at high doses. Boric acid produces developmental effects, including reduced body weight, malformations and death, in the offspring of pregnant animals given boric acid by mouth.
The above-mentioned animal studies were conducted under exposure conditions leading to doses many times in excess of those that could occur through product use or inhalation of dust in occupational settings. Moreover, a human study of occupational exposure to sodium borate and boric acid dusts showed no adverse effect on fertility.

Numerical measures of toxicity

The following values are calculated based on chapter 3.1 of the GHS document

Oral LD50	53,200.0000 mg/kg
Dermal LD50	40,040.00 mg/kg
ATEmix (inhalation-dust/mist)	3.20 mg/L

12. ECOLOGICAL INFORMATION

Ecotoxicity
The product is not classified as environmentally hazardous. However, this does not exclude the possibility that large or frequent spills can have a harmful or damaging effect on the environment.

Component Information

Chemical name	Algae/aquatic plants	Fish	Crustacea
Boric Acid 10043-35-3			115 - 153: 48 h Daphnia magna mg/L EC50

Persistence/Degradability
Readily biodegradable.

Bioaccumulation
There is no data for this product.

Mobility

Chemical name	Partition coefficient
Boric Acid 10043-35-3	-0.757

Other Adverse Effects
Not determined

13. DISPOSAL CONSIDERATIONS

Waste Treatment Methods

Disposal of Wastes Disposal should be in accordance with applicable regional, national and local laws and regulations.

Contaminated Packaging Disposal should be in accordance with applicable regional, national and local laws and regulations.

California Hazardous Waste Status

Chemical name	California Hazardous Waste Status
Boric Acid 10043-35-3	Toxic

14. TRANSPORT INFORMATION

Note Please see current shipping paper for most up to date shipping information, including exemptions and special circumstances.

DOT Not regulated

IATA Not regulated

IMDG Not regulated

15. REGULATORY INFORMATION

International Inventories

Chemical name	TSCA	TSCA Inventory Status	DSL/NDSL	EINECS/ELINCS	ENCS	IECSC	KECL	PICCS	AICS
Boric Acid	X	ACTIVE	X	X	X	X	X	X	X

Legend:

TSCA *- United States Toxic Substances Control Act Section 8(b) Inventory*

DSL/NDSL *- Canadian Domestic Substances List/Non-Domestic Substances List*

EINECS/ELINCS *- European Inventory of Existing Chemical Substances/European List of Notified Chemical Substances*

ENCS *- Japan Existing and New Chemical Substances*

IECSC *- China Inventory of Existing Chemical Substances*

KECL *- Korean Existing and Evaluated Chemical Substances*

PICCS *- Philippines Inventory of Chemicals and Chemical Substances*

AICS *- Australian Inventory of Chemical Substances*

US Federal Regulations

CERCLA

This material, as supplied, does not contain any substances regulated as hazardous substances under the Comprehensive Environmental Response Compensation and Liability Act (CERCLA) (40 CFR 302) or the Superfund Amendments and Reauthorization Act (SARA) (40 CFR 355).

SARA 311/312 Hazard Categories

Acute Health Hazard	No
Chronic Health Hazard	No
Fire Hazard	No
Sudden Release of Pressure Hazard	No
Reactive Hazard	No

SARA 313
Section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 (SARA). This product does not contain any chemicals which are subject to the reporting requirements of the Act and Title 40 of the Code of Federal Regulations, Part 372

CWA (Clean Water Act)
This product does not contain any substances regulated as pollutants pursuant to the Clean Water Act (40 CFR 122.21 and 40 CFR 122.42)

US State Regulations

California Proposition 65
This product does not contain any Proposition 65 chemicals.

U.S. State Right-to-Know Regulations

Chemical name	New Jersey	Massachusetts	Pennsylvania
Boric Acid 10043-35-3	X		

EPA Pesticide Registration Number EPA Reg No. 64405-2

EPA Statement
This chemical is a pesticide product registered by the Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets, and for workplace labels of non-pesticide chemicals. Following is the hazard information as required on the pesticide label:

EPA Pesticide Label
Please refer to EPA label for additional information

Difference between SDS and EPA pesticide label
Please refer to EPA label for additional information

16. OTHER INFORMATION

Additional Product Information Refer to NFPA 654, Standard for the Prevention of Fire and Dust Explosions from the Manufacturing, Processing, and Handling of Combustible Particulate Solids, for safe handling.

NFPA	**Health Hazards**	**Flammability**	**Instability**	**Special Hazards**
	0	0	0	Not determined
HMIS	**Health Hazards**	**Flammability**	**Physical hazards**	**Personal Protection**
	1	0	0	Not determined

Issue Date: 07-Jan-2014
Revision Date: 19-Oct-2022
Revision Note: Regulatory update

Disclaimer

The information provided in this Safety Data Sheet is correct to the best of our knowledge, information and belief at the date of its publication. The information given is designed only as a guidance for safe handling, use, processing, storage, transportation, disposal and release and is not to be considered a warranty or quality specification. The information relates only to the specific material designated and may not be valid for such material used in combination with any other materials or in any process, unless specified in the text.

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SAFETY DATA SHEET

according to the OSHA Hazard Communication Standard

envu

DELTADUST DP0,05

Version	Revision Date:	SDS Number:	Date of last issue: -
1.0	09/14/2023	11272993-00001	Date of first issue: 09/14/2023

SECTION 1. IDENTIFICATION

Product name : DELTADUST DP0,05

Product code : Article/SKU: 04191098 UVP: 05952247 Specification: 102000004846 EPA Registration No: 101563-6

Manufacturer or supplier's details

Company name of supplier : Environmental Science U.S. LLC.

Address : 5000 Centregreen Way, Suite 400
Cary NC 27513

Telephone : 1-800-331-2867

Emergency telephone : +1 703-741-5970

E-mail address : uscontact@envu.com

Recommended use of the chemical and restrictions on use

Recommended use : Insecticide

Restrictions on use : See product label for restrictions.

SECTION 2. HAZARDS IDENTIFICATION

GHS classification in accordance with the OSHA Hazard Communication Standard (29 CFR 1910.1200)

Combustible dust

Carcinogenicity (Inhalation) : Category 1B

Specific target organ toxicity - repeated exposure (Inhalation) : Category 1 (Lungs)

GHS label elements

Hazard pictograms :

Signal Word : Danger

Hazard Statements : May form combustible dust concentrations in air.
H350 May cause cancer by inhalation.
H372 Causes damage to organs (Lungs) through prolonged or repeated exposure if inhaled.

Precautionary Statements :

Prevention:

P201 Obtain special instructions before use.
P202 Do not handle until all safety precautions have been read and understood.
P260 Do not breathe dust.
P264 Wash skin thoroughly after handling.
P270 Do not eat, drink or smoke when using this product.
P280 Wear protective gloves, protective clothing, eye protection and face protection.

Response:

P308 + P313 IF exposed or concerned: Get medical attention.

Storage:

P405 Store locked up.

Disposal:

P501 Dispose of contents and container to an approved waste disposal plant.

Other hazards

Cutaneous sensations may occur, such as burning or stinging on the face and mucosae. However, these sensations cause no lesions and are of a transitory nature (max. 24 hours).
Dust contact with the eyes can lead to mechanical irritation.
Contact with dust can cause mechanical irritation or drying of the skin.

SECTION 3. COMPOSITION/INFORMATION ON INGREDIENTS

Substance / Mixture : Mixture

Chemical nature : Dustable powder (DP)

Components

Chemical name	CAS-No.	Concentration (% w/w)
Limestone	1317-65-3	>= 90 - <= 100
Quartz	14808-60-7	>= 1 - < 5
Stearic acid	57-11-4	>= 1 - < 5

Actual concentration is withheld as a trade secret

SECTION 4. FIRST AID MEASURES

General advice : In the case of accident or if you feel unwell, seek medical advice immediately.
When symptoms persist or in all cases of doubt seek medical advice.

If inhaled : If inhaled, remove to fresh air.
Get medical attention if symptoms occur.

In case of skin contact : Wash with water and soap.
Get medical attention if symptoms occur.

In case of eye contact	:	If in eyes, rinse well with water. Get medical attention if irritation develops and persists.
If swallowed	:	If swallowed, DO NOT induce vomiting. Get medical attention if symptoms occur. Rinse mouth thoroughly with water.
Most important symptoms and effects, both acute and delayed	:	No symptoms known or expected. May cause cancer by inhalation. Causes damage to organs through prolonged or repeated exposure if inhaled. Contact with dust can cause mechanical irritation or drying of the skin. Dust contact with the eyes can lead to mechanical irritation. This product contains a pyrethroid. Pyrethroid poisoning should not be confused with carbamate or organophosphate poisoning.
Protection of first-aiders	:	First Aid responders should pay attention to self-protection, and use the recommended personal protective equipment when the potential for exposure exists (see section 8).
Notes to physician	:	There is no specific antidote available. Treat symptomatically. In case of ingestion gastric lavage should be considered in cases of significant ingestions only within the first 2 hours. However, the application of activated charcoal and sodium sulphate is always advisable. Appropriate supportive and symptomatic treatment as indicated by the patient's condition is recommended.

SECTION 5. FIRE-FIGHTING MEASURES

Suitable extinguishing media	:	Water spray Alcohol-resistant foam Carbon dioxide (CO2) Dry chemical
Unsuitable extinguishing media	:	High volume water jet
Specific hazards during fire fighting	:	Avoid generating dust; fine dust dispersed in air in sufficient concentrations, and in the presence of an ignition source is a potential dust explosion hazard. Do not use a solid water stream as it may scatter and spread fire. Exposure to combustion products may be a hazard to health.
Hazardous combustion products	:	Carbon oxides Metal oxides
Specific extinguishing methods	:	Use extinguishing measures that are appropriate to local circumstances and the surrounding environment.

Use water spray to cool unopened containers.
Remove undamaged containers from fire area if it is safe to do so.
Evacuate area.

Special protective equipment for fire-fighters : In the event of fire, wear self-contained breathing apparatus.
Use personal protective equipment.

SECTION 6. ACCIDENTAL RELEASE MEASURES

Personal precautions, protective equipment and emergency procedures : Use personal protective equipment.
Follow safe handling advice (see section 7) and personal protective equipment recommendations (see section 8).

Environmental precautions : Avoid release to the environment.
Prevent further leakage or spillage if safe to do so.
Retain and dispose of contaminated wash water.
Local authorities should be advised if significant spillages cannot be contained.

Methods and materials for containment and cleaning up : Sweep up or vacuum up spillage and collect in suitable container for disposal.
Avoid dispersal of dust in the air (i.e., clearing dust surfaces with compressed air).
Dust deposits should not be allowed to accumulate on surfaces, as these may form an explosive mixture if they are released into the atmosphere in sufficient concentration.
Local or national regulations may apply to releases and disposal of this material, as well as those materials and items employed in the cleanup of releases. You will need to determine which regulations are applicable.
Sections 13 and 15 of this SDS provide information regarding certain local or national requirements.

SECTION 7. HANDLING AND STORAGE

Technical measures : Static electricity may accumulate and ignite suspended dust causing an explosion.
Provide adequate precautions, such as electrical grounding and bonding, or inert atmospheres.

Local/Total ventilation : If sufficient ventilation is unavailable, use with local exhaust ventilation.

Advice on safe handling : Do not breathe dust.
Do not swallow.
Avoid contact with eyes.
Avoid prolonged or repeated contact with skin.
Wash skin thoroughly after handling.
Handle in accordance with good industrial hygiene and safety practice, based on the results of the workplace exposure assessment

Minimize dust generation and accumulation.
Keep container closed when not in use.
Keep away from heat and sources of ignition.
Take precautionary measures against static discharges.
Do not eat, drink or smoke when using this product.
Take care to prevent spills, waste and minimize release to the environment.

Conditions for safe storage : Keep in properly labeled containers.
Store locked up.
Store in accordance with the particular national regulations.

Materials to avoid : Do not store with the following product types:
Strong oxidizing agents
Self-reactive substances and mixtures
Organic peroxides
Explosives
Gases

SECTION 8. EXPOSURE CONTROLS/PERSONAL PROTECTION

Ingredients with workplace control parameters

inert or nuisance dust	50 Million particles per cubic foot Value type (Form of exposure): TWA (total dust) Basis: OSHA Z-3
	15 mg/m³ Value type (Form of exposure): TWA (total dust) Basis: OSHA Z-3
	5 mg/m³ Value type (Form of exposure): TWA (respirable fraction) Basis: OSHA Z-3
	15 Million particles per cubic foot Value type (Form of exposure): TWA (respirable fraction) Basis: OSHA Z-3
Dust, nuisance dust and particulates	10 mg/m³ Value type (Form of exposure): PEL (Total dust) Basis: CAL PEL
	5 mg/m³ Value type (Form of exposure): PEL (respirable dust fraction) Basis: CAL PEL

Components	CAS-No.	Value type (Form of exposure)	Control parameters / Permissible concentration	Basis
Limestone	1317-65-3	TWA (total dust)	15 mg/m³	OSHA Z-1
		TWA (respirable fraction)	5 mg/m³	OSHA Z-1
		TWA (Respirable)	5 mg/m³ (Calcium carbonate)	NIOSH REL
		TWA (total)	10 mg/m³ (Calcium carbonate)	NIOSH REL
Quartz	14808-60-7	TWA (Respirable dust)	0.05 mg/m³	OSHA Z-1
		TWA (respirable)	10 mg/m3 / %SiO2+2	OSHA Z-3
		TWA (respirable)	250 mppcf / %SiO2+5	OSHA Z-3
		TWA (Respirable particulate matter)	0.025 mg/m³ (Silica)	ACGIH
		TWA (Respirable dust)	0.05 mg/m³ (Silica)	NIOSH REL
		PEL (respirable)	0.05 mg/m³	OSHA CARC
Stearic acid	57-11-4	TWA (Inhalable particulate matter)	10 mg/m³	ACGIH
		TWA (Respirable particulate matter)	3 mg/m³	ACGIH

Engineering measures : Minimize workplace exposure concentrations.
Apply measures to prevent dust explosions.
Ensure that dust-handling systems (such as exhaust ducts, dust collectors, vessels, and processing equipment) are designed in a manner to prevent the escape of dust into the work area (i.e., there is no leakage from the equipment).
If sufficient ventilation is unavailable, use with local exhaust ventilation.

Personal protective equipment

Respiratory protection : General and local exhaust ventilation is recommended to maintain vapor exposures below recommended limits. Where concentrations are above recommended limits or are unknown, appropriate respiratory protection should be worn. Follow OSHA respirator regulations (29 CFR 1910.134) and use NIOSH/MSHA approved respirators. Protection provided by air purifying respirators against exposure to any hazar-

dous chemical is limited. Use a positive pressure air supplied respirator if there is any potential for uncontrolled release, exposure levels are unknown, or any other circumstance where air purifying respirators may not provide adequate protection.

Hand protection

Material	:	Chemical-resistant gloves
Remarks	:	Choose gloves to protect hands against chemicals depending on the concentration specific to place of work. Breakthrough time is not determined for the product. Change gloves often! For special applications, we recommend clarifying the resistance to chemicals of the aforementioned protective gloves with the glove manufacturer. Wash hands before breaks and at the end of workday.
Eye protection	:	Wear the following personal protective equipment: Safety goggles
Skin and body protection	:	Skin should be washed after contact.
Hygiene measures	:	If exposure to chemical is likely during typical use, provide eye flushing systems and safety showers close to the working place. When using do not eat, drink or smoke. Wash contaminated clothing before re-use.

SECTION 9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance	:	powder
Color	:	white
Odor	:	characteristic, very faint
Odor Threshold	:	No data available
pH	:	No data available
Melting point/freezing point	:	No data available
Initial boiling point and boiling range	:	No data available
Flash point	:	Not applicable

Evaporation rate	:	Not applicable
Flammability (solid, gas)	:	May form combustible dust concentrations in air.
Upper explosion limit / Upper flammability limit	:	Not applicable
Lower explosion limit / Lower flammability limit	:	Not applicable
Vapor pressure	:	Not applicable
Relative vapor density	:	Not applicable
Density	:	No data available
Bulk density	:	ca. 888.999 kg/m³
Solubility(ies)		
Water solubility	:	soluble
Partition coefficient: n-octanol/water	:	Not applicable
Autoignition temperature	:	No data available
Decomposition temperature	:	No data available
Viscosity		
Viscosity, kinematic	:	Not applicable
Explosive properties	:	Not explosive
Oxidizing properties	:	The substance or mixture is not classified as oxidizing.
Minimum ignition energy	:	> 10 mJ
Particle size	:	No data available

SECTION 10. STABILITY AND REACTIVITY

Reactivity	:	Not classified as a reactivity hazard.
Chemical stability	:	Stable under normal conditions.
Possibility of hazardous reactions	:	May form combustible dust concentrations in air. Can react with strong oxidizing agents.
Conditions to avoid	:	Heat, flames and sparks. Avoid dust formation.

Incompatible materials	:	Oxidizing agents
Hazardous decomposition products	:	No hazardous decomposition products are known.

SECTION 11. TOXICOLOGICAL INFORMATION

Information on likely routes of exposure
Inhalation
Skin contact
Ingestion
Eye contact

Acute toxicity
Not classified based on available information.

Components:

Limestone:

Acute oral toxicity	:	LD50 (Rat): > 2,000 mg/kg Method: OECD Test Guideline 420 Assessment: The substance or mixture has no acute oral toxicity Remarks: Based on data from similar materials
Acute inhalation toxicity	:	LC50 (Rat): > 3 mg/l Exposure time: 4 h Test atmosphere: dust/mist Method: OECD Test Guideline 403 Assessment: The substance or mixture has no acute inhalation toxicity Remarks: Based on data from similar materials
Acute dermal toxicity	:	LD50 (Rat): > 2,000 mg/kg Method: OECD Test Guideline 402 Assessment: The substance or mixture has no acute dermal toxicity Remarks: Based on data from similar materials

Quartz:

Acute oral toxicity	:	LD50 (Rat): > 22,500 mg/kg

Stearic acid:

Acute oral toxicity	:	LD50 (Rat): > 5,000 mg/kg Method: OECD Test Guideline 401
Acute inhalation toxicity	:	LC50 (Rat): > 2 mg/l Exposure time: 1 h Test atmosphere: vapor Remarks: Based on data from similar materials
Acute dermal toxicity	:	LD50 (Rabbit): > 2,000 mg/kg

Assessment: The substance or mixture has no acute dermal toxicity

Skin corrosion/irritation

Not classified based on available information.

Components:

Limestone:

Species	:	Rabbit
Method	:	OECD Test Guideline 404
Result	:	No skin irritation
Remarks	:	Based on data from similar materials

Quartz:

Species	:	Rabbit
Method	:	OECD Test Guideline 404
Result	:	No skin irritation
Remarks	:	Based on data from similar materials

Stearic acid:

Species	:	Rabbit
Method	:	Patch Test 24 Hrs.
Result	:	No skin irritation

Serious eye damage/eye irritation

Not classified based on available information.

Components:

Limestone:

Species	:	Rabbit
Result	:	No eye irritation
Method	:	OECD Test Guideline 405
Remarks	:	Based on data from similar materials

Quartz:

Species	:	Rabbit
Result	:	No eye irritation
Method	:	OECD Test Guideline 405
Remarks	:	Based on data from similar materials

Stearic acid:

Species	:	Rabbit
Result	:	No eye irritation

Respiratory or skin sensitization

Skin sensitization

Not classified based on available information.

Respiratory sensitization
Not classified based on available information.

Components:

Limestone:

Test Type	:	Local lymph node assay (LLNA)
Routes of exposure	:	Skin contact
Species	:	Mouse
Method	:	OECD Test Guideline 429
Result	:	negative
Remarks	:	Based on data from similar materials

Stearic acid:

Test Type	:	Maximization Test
Routes of exposure	:	Skin contact
Species	:	Guinea pig
Result	:	negative
Remarks	:	Based on data from similar materials

Germ cell mutagenicity
Not classified based on available information.

Components:

Limestone:

Genotoxicity in vitro : Test Type: Bacterial reverse mutation assay (AMES)
Method: OECD Test Guideline 471
Result: negative
Remarks: Based on data from similar materials

Test Type: Chromosome aberration test in vitro
Method: OECD Test Guideline 473
Result: negative
Remarks: Based on data from similar materials

Test Type: In vitro mammalian cell gene mutation test
Method: OECD Test Guideline 476
Result: negative
Remarks: Based on data from similar materials

Stearic acid:

Genotoxicity in vitro : Test Type: Chromosome aberration test in vitro
Method: OECD Test Guideline 473
Result: negative
Remarks: Based on data from similar materials

Test Type: In vitro mammalian cell gene mutation test
Method: OECD Test Guideline 476
Result: negative
Remarks: Based on data from similar materials

Test Type: Bacterial reverse mutation assay (AMES)
Result: negative
Remarks: Based on data from similar materials

Carcinogenicity

May cause cancer by inhalation.

Product:

Carcinogenicity - Assessment : Sufficient evidence of carcinogenicity in inhalation studies with animals

Components:

Quartz:

Species : Humans
Application Route : inhalation (dust/mist/fume)
Result : positive

Carcinogenicity - Assessment : Positive evidence from human epidemiological studies (inhalation)

IARC	Group 1: Carcinogenic to humans Quartz (Silica dust, crystalline)	14808-60-7
OSHA	OSHA specifically regulated carcinogen Quartz (crystalline silica)	14808-60-7
NTP	Known to be human carcinogen Quartz (Silica, Crystalline (Respirable Size))	14808-60-7

Reproductive toxicity

Not classified based on available information.

Components:

Limestone:

Effects on fertility : Test Type: Combined repeated dose toxicity study with the reproduction/developmental toxicity screening test
Species: Rat
Application Route: Ingestion
Method: OECD Test Guideline 422
Result: negative
Remarks: Based on data from similar materials

Effects on fetal development : Test Type: Combined repeated dose toxicity study with the reproduction/developmental toxicity screening test
Species: Rat
Application Route: Ingestion
Method: OECD Test Guideline 422

Result: negative
Remarks: Based on data from similar materials

Stearic acid:

Effects on fertility : Test Type: Combined repeated dose toxicity study with the reproduction/developmental toxicity screening test
Species: Rat
Application Route: Ingestion
Method: OECD Test Guideline 422
Result: negative
Remarks: Based on data from similar materials

Effects on fetal development : Test Type: Combined repeated dose toxicity study with the reproduction/developmental toxicity screening test
Species: Rat
Application Route: Ingestion
Method: OECD Test Guideline 422
Result: negative
Remarks: Based on data from similar materials

STOT-single exposure

Not classified based on available information.

STOT-repeated exposure

Causes damage to organs (Lungs) through prolonged or repeated exposure if inhaled.

Components:

Quartz:

Routes of exposure : inhalation (dust/mist/fume)
Target Organs : Lungs
Assessment : Shown to produce significant health effects in animals at concentrations of 0.02 mg/l/6h/d or less.

Repeated dose toxicity

Components:

Limestone:

Species : Rat
NOAEL : > 300 mg/kg
Application Route : Ingestion
Exposure time : 28 Days
Method : OECD Test Guideline 422
Remarks : Based on data from similar materials

Quartz:

Species : Humans
LOAEL : 0.053 mg/m³
Application Route : Inhalation

Stearic acid:

Species	:	Rat
NOAEL	:	1,000 mg/kg
Application Route	:	Ingestion
Exposure time	:	42 Days
Method	:	OECD Test Guideline 422
Remarks	:	Based on data from similar materials

Aspiration toxicity

Not classified based on available information.

SECTION 12. ECOLOGICAL INFORMATION

Ecotoxicity

Components:

Limestone:

Toxicity to fish	:	LL50 (Oncorhynchus mykiss (rainbow trout)): > 100 mg/l Exposure time: 96 h Test substance: Water Accommodated Fraction Method: OECD Test Guideline 203 Remarks: Based on data from similar materials
Toxicity to daphnia and other aquatic invertebrates	:	LL50 (Daphnia magna (Water flea)): > 100 mg/l Exposure time: 48 h Test substance: Water Accommodated Fraction Method: OECD Test Guideline 202 Remarks: Based on data from similar materials
Toxicity to algae/aquatic plants	:	EL50 (Desmodesmus subspicatus (green algae)): > 14 mg/l Exposure time: 72 h Test substance: Water Accommodated Fraction Method: OECD Test Guideline 201 Remarks: No toxicity at the limit of solubility. Based on data from similar materials EL10 (Desmodesmus subspicatus (green algae)): > 14 mg/l Exposure time: 72 h Test substance: Water Accommodated Fraction Method: OECD Test Guideline 201 Remarks: No toxicity at the limit of solubility. Based on data from similar materials
Toxicity to microorganisms	:	EC50: > 100 mg/l Exposure time: 3 h Method: OECD Test Guideline 209 Remarks: Based on data from similar materials

Quartz:

Toxicity to fish	:	LC50 (Danio rerio (zebra fish)): 508 mg/l Exposure time: 96 h

Remarks: Based on data from similar materials

Toxicity to daphnia and other aquatic invertebrates : EC50 (Daphnia magna (Water flea)): 731 mg/l
Exposure time: 48 h
Remarks: Based on data from similar materials

Stearic acid:

Toxicity to fish : LL50 (Leuciscus idus (Golden orfe)): > 10,000 mg/l
Exposure time: 48 h
Method: DIN 38412

Toxicity to daphnia and other aquatic invertebrates : EL50 (Daphnia magna (Water flea)): > 10 mg/l
Exposure time: 48 h
Method: OECD Test Guideline 202
Remarks: Based on data from similar materials
No toxicity at the limit of solubility.

Toxicity to algae/aquatic plants : NOELR (Pseudokirchneriella subcapitata (green algae)): > 10 mg/l
Exposure time: 72 h
Method: OECD Test Guideline 201
Remarks: Based on data from similar materials
No toxicity at the limit of solubility.

EL50 (Pseudokirchneriella subcapitata (green algae)): > 1 mg/l
Exposure time: 72 h
Method: OECD Test Guideline 201
Remarks: Based on data from similar materials
No toxicity at the limit of solubility.

Toxicity to daphnia and other aquatic invertebrates (Chronic toxicity) : NOELR (Daphnia magna (Water flea)): > 0.5 mg/l
Exposure time: 21 d
Method: OECD Test Guideline 211
Remarks: Based on data from similar materials
No toxicity at the limit of solubility.

Toxicity to microorganisms : EC10 (Pseudomonas putida): 883 mg/l
Exposure time: 18 h

Persistence and degradability

Components:

Stearic acid:

Biodegradability : Result: Readily biodegradable.
Biodegradation: 71 %
Exposure time: 28 d
Method: OECD Test Guideline 301B

Bioaccumulative potential

Components:

Stearic acid:

Partition coefficient: n-octanol/water : log Pow: 8.23

Mobility in soil

No data available

Other adverse effects

No data available

SECTION 13. DISPOSAL CONSIDERATIONS

Disposal methods

Waste from residues : It is best to use all of the product in accordance with label directions. If it is necessary to dispose of unused product, please follow container label instructions and applicable local guidelines.
Do not dispose of waste into sewer.

Contaminated packaging : Follow advice on product label and/or leaflet.
Empty containers retain residue and can be dangerous.
Do not re-use empty containers.

SECTION 14. TRANSPORT INFORMATION

International Regulations

UNRTDG

UN number	:	UN 3077
Proper shipping name	:	ENVIRONMENTALLY HAZARDOUS SUBSTANCE, SOLID, N.O.S. (Deltamethrin)
Class	:	9
Packing group	:	III
Labels	:	9
Environmentally hazardous	:	yes

IATA-DGR

UN/ID No.	:	UN 3077
Proper shipping name	:	Environmentally hazardous substance, solid, n.o.s. (Deltamethrin)
Class	:	9
Packing group	:	III
Labels	:	Miscellaneous
Packing instruction (cargo aircraft)	:	956
Packing instruction (passenger aircraft)	:	956

Environmentally hazardous : yes

IMDG-Code

UN number	:	UN 3077
Proper shipping name	:	ENVIRONMENTALLY HAZARDOUS SUBSTANCE, SOLID, N.O.S. (Deltamethrin)
Class	:	9
Packing group	:	III
Labels	:	9
EmS Code	:	F-A, S-F
Marine pollutant	:	yes

Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code

Not applicable for product as supplied.

Domestic regulation

49 CFR

UN/ID/NA number	:	UN 3077
Proper shipping name	:	Environmentally hazardous substance, solid, n.o.s. (Deltamethrin)
Class	:	9
Packing group	:	III
Labels	:	CLASS 9
ERG Code	:	171
Marine pollutant	:	yes(Deltamethrin)
Remarks	:	Above applies only to containers over 119 gallons or 450 liters. Shipment by ground under DOT is non-regulated; however it may be shipped per the applicable hazard classification to facilitate multi-modal transport involving ICAO (IATA) or IMO.

Special precautions for user

The transport classification(s) provided herein are for informational purposes only, and solely based upon the properties of the unpackaged material as it is described within this Safety Data Sheet. Transportation classifications may vary by mode of transportation, package sizes, and variations in regional or country regulations.

SECTION 15. REGULATORY INFORMATION

CERCLA Reportable Quantity

This material does not contain any components with a CERCLA RQ.

SARA 304 Extremely Hazardous Substances Reportable Quantity

This material does not contain any components with a section 304 EHS RQ.

SARA 302 Extremely Hazardous Substances Threshold Planning Quantity

This material does not contain any components with a section 302 EHS TPQ.

SARA 311/312 Hazards : Combustible dust
Carcinogenicity
Specific target organ toxicity (single or repeated exposure)

SARA 313 : This material does not contain any chemical components with known CAS numbers that exceed the threshold (De Minimis) reporting levels established by SARA Title III, Section 313.

US State Regulations

Pennsylvania Right To Know

Limestone	1317-65-3
Quartz	14808-60-7

California Prop. 65

WARNING: This product can expose you to chemicals including Quartz, which is/are known to the State of California to cause cancer. For more information go to www.P65Warnings.ca.gov.

California Permissible Exposure Limits for Chemical Contaminants

Limestone	1317-65-3
Quartz	14808-60-7

California Regulated Carcinogens

Quartz	14808-60-7

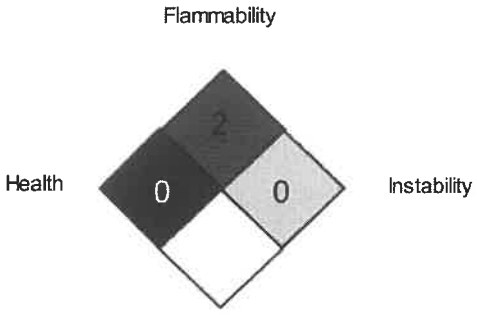
Product Type : Insecticides, acaricides and products to control other arthropods

Active substance : 0.05 %
Deltamethrin

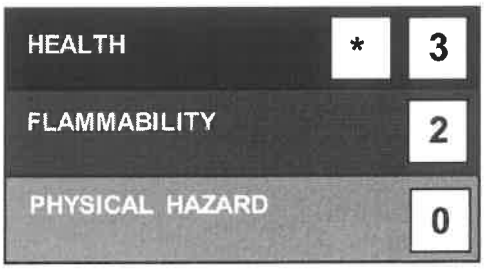
SECTION 16. OTHER INFORMATION

Further information

NFPA 704:



HMIS® IV:



HMIS® ratings are based on a 0-4 rating scale, with 0 representing minimal hazards or risks, and 4 representing significant hazards or risks. The "*" represents a chronic hazard, while the "/" represents the absence of a chronic hazard.

Full text of other abbreviations

ACGIH : USA. ACGIH Threshold Limit Values (TLV)

CAL PEL	:	California permissible exposure limits for chemical contaminants (Title 8, Article 107)
NIOSH REL	:	USA. NIOSH Recommended Exposure Limits
OSHA CARC	:	OSHA Specifically Regulated Chemicals/Carcinogens
OSHA Z-1	:	USA. Occupational Exposure Limits (OSHA) - Table Z-1 Limits for Air Contaminants
OSHA Z-3	:	USA. Occupational Exposure Limits (OSHA) - Table Z-3 Mineral Dusts
ACGIH / TWA	:	8-hour, time-weighted average
CAL PEL / PEL	:	Permissible exposure limit
NIOSH REL / TWA	:	Time-weighted average concentration for up to a 10-hour workday during a 40-hour workweek
OSHA CARC / PEL	:	Permissible exposure limit (PEL)
OSHA Z-1 / TWA	:	8-hour time weighted average
OSHA Z-3 / TWA	:	8-hour time weighted average

AIIC - Australian Inventory of Industrial Chemicals; ASTM - American Society for the Testing of Materials; bw - Body weight; CERCLA - Comprehensive Environmental Response, Compensation, and Liability Act; CMR - Carcinogen, Mutagen or Reproductive Toxicant; DIN - Standard of the German Institute for Standardisation; DOT - Department of Transportation; DSL - Domestic Substances List (Canada); ECx - Concentration associated with x% response; EHS - Extremely Hazardous Substance; ELx - Loading rate associated with x% response; EmS - Emergency Schedule; ENCS - Existing and New Chemical Substances (Japan); ErCx - Concentration associated with x% growth rate response; ERG - Emergency Response Guide; GHS - Globally Harmonized System; GLP - Good Laboratory Practice; HMIS - Hazardous Materials Identification System; IARC - International Agency for Research on Cancer; IATA - International Air Transport Association; IBC - International Code for the Construction and Equipment of Ships carrying Dangerous Chemicals in Bulk; IC50 - Half maximal inhibitory concentration; ICAO - International Civil Aviation Organization; IECSC - Inventory of Existing Chemical Substances in China; IMDG - International Maritime Dangerous Goods; IMO - International Maritime Organization; ISHL - Industrial Safety and Health Law (Japan); ISO - International Organisation for Standardization; KECI - Korea Existing Chemicals Inventory; LC50 - Lethal Concentration to 50 % of a test population; LD50 - Lethal Dose to 50% of a test population (Median Lethal Dose); MARPOL - International Convention for the Prevention of Pollution from Ships; MSHA - Mine Safety and Health Administration; n.o.s. - Not Otherwise Specified; NFPA - National Fire Protection Association; NO(A)EC - No Observed (Adverse) Effect Concentration; NO(A)EL - No Observed (Adverse) Effect Level; NOELR - No Observable Effect Loading Rate; NTP - National Toxicology Program; NZIoC - New Zealand Inventory of Chemicals; OECD - Organization for Economic Co-operation and Development; OPPTS - Office of Chemical Safety and Pollution Prevention; PBT - Persistent, Bioaccumulative and Toxic substance; PICCS - Philippines Inventory of Chemicals and Chemical Substances; (Q)SAR - (Quantitative) Structure Activity Relationship; RCRA - Resource Conservation and Recovery Act; REACH - Regulation (EC) No 1907/2006 of the European Parliament and of the Council concerning the Registration, Evaluation, Authorisation and Restriction of Chemicals; RQ - Reportable Quantity; SADT - Self-Accelerating Decomposition Temperature; SARA - Superfund Amendments and Reauthorization Act; SDS - Safety Data Sheet; TCSI - Taiwan Chemical Substance Inventory; TECI - Thailand Existing Chemicals Inventory; TSCA - Toxic Substances Control Act (United States); UN - United Nations; UNRTDG - United Nations Recommendations on the Transport of Dangerous Goods; vPvB - Very Persistent and Very Bioaccumulative

Sources of key data used to compile the Material Safety Data Sheet	:	Internal technical data, data from raw material SDSs, OECD eChem Portal search results and European Chemicals Agency, http://echa.europa.eu/

SAFETY DATA SHEET

according to the OSHA Hazard Communication Standard

DELTADUST DP0,05

Version	Revision Date:	SDS Number:	Date of last issue: -
1.0	09/14/2023	11272993-00001	Date of first issue: 09/14/2023

Revision Date : 09/14/2023

The information provided in this Safety Data Sheet is correct to the best of our knowledge, information and belief at the date of its publication. The information is designed only as a guidance for safe handling, use, processing, storage, transportation, disposal and release and shall not be considered a warranty or quality specification of any type. The information provided relates only to the specific material identified at the top of this SDS and may not be valid when the SDS material is used in combination with any other materials or in any process, unless specified in the text. Material users should review the information and recommendations in the specific context of their intended manner of handling, use, processing and storage, including an assessment of the appropriateness of the SDS material in the user's end product, if applicable.

US / Z8

syngenta

MATERIAL SAFETY DATA SHEET

Syngenta Crop Protection, Inc.
Post Office Box 18300
Greensboro, NC 27419

In Case of Emergency, Call
1-800-888-8372

1. PRODUCT IDENTIFICATION

Product Name: **TALON G** Product No.: A10976C

EPA Signal Word: Caution

Active Ingredient(%): Brodifacoum Technical (0.005%) CAS No.: 56073-10-0

Chemical Name: 3-[3-(4'-bromo[1,1'-biphenyl]-4-yl)-1,2,3,4-tetrahydro-1-naphthalenyl]-4-hydroxy-2H-1-benzopyran-2-one

Chemical Class: A coumarin-type anticoagulant rodenticide

EPA Registration Number(s): 100-1050, 1051, 1052, 1057 (formerly 10182-334, 335, 336, 341) **Section(s) Revised: All sections**

2. COMPOSITION/INFORMATION ON INGREDIENTS

Material	OSHA PEL	ACGIH TLV	Other	NTP/IARC/OSHA Carcinogen
Brodifacoum Technical (0.005%)	Not Established	Not Established	0.002 mg/m³ TWA***	No

*** Syngenta Occupational Exposure Limit (OEL)

Ingredients not precisely identified are proprietary or non-hazardous. Values are not product specifications.

3. HAZARDS IDENTIFICATION

Symptoms of Acute Exposure

Slightly irritating to the eyes. The active ingredient is designed to cause bleeding after repeated ingestion.

Hazardous Decomposition Products

Can decompose at high temperatures forming toxic gases.

Physical Properties

Appearance: Green pellets

Odor: Faint grain-like

Unusual Fire, Explosion and Reactivity Hazards

During a fire, irritating and possibly toxic gases may be generated by thermal decomposition or combustion.

Distributed by:
THE INDUSTRIAL FUMIGANT CO.
P.O. Box 1200, Olathe, KS 66051-1200
1-800-477-4432 • (913) 782-6299 FAX

4. FIRST AID MEASURES

Have the product container, label or Material Safety Data Sheet with you when calling Syngenta (800-888-8372), a poison contol center or doctor, or going for treatment.

Ingestion: If swallowed: Call Syngenta (800-888-8372), a poison control center or doctor immediately for treatment advice. Have the person sip a glass of water if able to swallow. Do not induce vomiting unless told to do so after calling 800-888-8372 or by a poison control center or doctor. Do not give anything by mouth to an unconscious person.

Eye Contact: If in eyes: Hold eye open and rinse slowly and gently with water for 15-20 minutes. Remove contact lenses, if present, after 5 minutes, then continue rinsing eye. Call Syngenta (800-888-8372), a poison control center

THIS INFORMATION WAS PROVIDED TO THE INDUSTRIAL FUMIGANT COMPANY BY THE MANUFACTURER. IFC MAKES NO CLAIMS OR WARRANTIES TO ITS ACCURACY.

or doctor for treatment advice.

Skin Contact: If on skin or clothing: Take off contaminated clothing. Rinse skin immediately with plenty of water for 15-20 minutes. Call Syngenta (800-888-8372), a poison control center or doctor for treatment advice.

Inhalation: If inhaled: Move person to fresh air. If person is not breathing, call 911 or an ambulance, then give artificial respiration, preferably mouth-to-mouth if possible. Call Syngenta (800-888-8372), a poison control center or doctor for further treatment advice.

Notes to Physician

There is no specific antidote if this product is ingested.

This product may reduce the clotting ability of the blood and cause hemorrhaging. If poisoning occurs, intramuscular and oral administration of Vitamin K1 are indicated, as in poisoning from overdose of bishydroxy coumarin. For human cases, Vitamin K1 is antidotal at doses of 10 - 20 mg (not mg/kg). For animal cases, Vitamin K1 is antidotal at 2 - 5 mg/kg. Repeated doses may need to be given up to two weeks (based on monitoring of prothrombin time). In severe cases, blood transfusions may be necessary.

Medical Condition Likely to be Aggravated by Exposure

None known.

5. FIRE FIGHTING MEASURES

Fire and Explosion

Flash Point (Test Method):	>375°F (paraffin wax) Method: PMCC	
Flammable Limits (% in Air):	Lower: % Not Applicable	Upper: % Not Applicable
Autoignition Temperature:	Not Available	
Flammability:	Not flammable	

Unusual Fire, Explosion and Reactivity Hazards

During a fire, irritating and possibly toxic gases may be generated by thermal decomposition or combustion.

In Case of Fire

Use dry chemical, foam or CO2 extinguishing media. Wear full protective clothing and self-contained breathing apparatus. Evacuate nonessential personnel from the area to prevent human exposure to fire, smoke, fumes or products of combustion. Prevent use of contaminated buildings, area, and equipment until decontaminated. Water runoff can cause environmental damage. If water is used to fight fire, dike and collect runoff.

6. ACCIDENTAL RELEASE MEASURES

In Case of Spill or Leak

Control the spill at its source. Contain the spill to prevent it from spreading, contaminating soil, or entering sewage and drainage systems or any body of water. Clean up spills immediately, observing precautions outlined in Section 8. If a solid, sweep up material and place in a compatible disposal container. If a liquid, cover entire spill with absorbing material and place into compatible disposal container. Scrub area with hard water detergent (e.g. commercial products such as Tide, Joy, Spic and Span). Pick up wash liquid with additional absorbent and place into compatible disposal container. Once all material is cleaned up and placed in a disposal container, seal container and arrange for disposition.

7. HANDLING AND STORAGE

Store the material in a well-ventilated, secure area out of reach of children and domestic animals. Do not store food, beverages or tobacco products in the storage area. Prevent eating, drinking, tobacco use, and cosmetic application in areas where there is a potential for exposure to the material. Wash thoroughly with soap and water after handling.

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

THE FOLLOWING RECOMMENDATIONS FOR EXPOSURE CONTROLS/PERSONAL PROTECTION ARE INTENDED FOR THE MANUFACTURE, FORMULATION, PACKAGING AND USE OF THIS PRODUCT.

FOR COMMERCIAL APPLICATIONS AND ON-FARM APPLICATIONS CONSULT THE PRODUCT LABEL.

Ingestion: Prevent eating, drinking, tobacco usage and cosmetic application in areas where there is a potential for exposure to the material. Wash thoroughly with soap and water after handling.

Eye Contact:	Where eye contact is likely, use chemical splash goggles. Facilities storing or utilizing this material should be equipped with an eyewash facility and a safety shower.
Skin Contact:	Where contact is likely, wear chemical-resistant (such as nitrile or butyl) gloves, coveralls, socks and chemical-resistant footwear. For overhead exposure, wear chemical-resistant headgear.
Inhalation:	Use process enclosures, local exhaust ventilation, or other engineering controls to keep airborne levels below exposure limits. A NIOSH-certified combination air-purifying respirator with an N, P or R 95 or HE class filter and an organic vapor cartridge may be permissible under certain circumstances where airborne concentrations are expected to exceed exposure limits. Protection provided by air-purifying respirators is limited. Use a pressure demand atmosphere-supplying respirator if there is any potential for uncontrolled release, exposure levels are not known, or under any other circumstances where air-purifying respirators may not provide adequate protection.

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance:	Green pellets
Odor:	Faint grain-like
Melting Point:	Not Available
Boiling Point:	442 - 446°F (Brodifacoum)
Specific Gravity/Density:	40.00 lbs./cu.ft.
pH:	Not Available

Solubility in H2O

Brodifacoum Technical:	Insoluble

Vapor Pressure

Brodifacoum Technical:	6 x 10(-6) mmHg @ 68°F (20°C)

10. STABILITY AND REACTIVITY

Stability:	Stable under normal use and storage conditions.
Hazardous Polymerization:	Will not occur.
Conditions to Avoid:	None known.
Materials to Avoid:	None known.
Hazardous Decomposition Products:	Can decompose at high temperatures forming toxic gases.

11. TOXICOLOGICAL INFORMATION

Acute Toxicity/Irritation Studies (Finished Product)

Ingestion:	Practically Non-Toxic	
	Oral (LD50 Rat) :	> 5,000 mg/kg body weight
Dermal:	Moderately Toxic	
	Dermal (LD50 Rabbit) :	> 500 mg/kg body weight
Inhalation:	Not Available	
	Inhalation (LC50 Rat) :	See "Other Toxicity Information", Sec. 11
Eye Contact:	See "Other Toxicity Information", Sec. 11	
Skin Contact:	See "Other Toxicity Information", Sec. 11	
Skin Sensitization:	Not Available	

Neurotoxicity

Brodifacoum Technical:	No neurotox studies have been conducted.

Reproductive Effects

Brodifacoum Technical:	Not teratogenic, embryotoxic or fetotoxic in rats or rabbits at doses up to 0.02 mg/kg/day - the dose causing excessive maternal toxicity. Non-genotoxic in a range of assays.

Chronic/Subchronic Toxicity Studies

Brodifacoum Technical:	The biological half-life for brodifacoum in body tissue in rats is 150-200 days. Adverse clinical effects can develop from body accumulation. Prolonged prothrombin time, depression, pallor, subcutaneous hemorrhage, bleeding of nose or gums, gastrointestinal hemorrhage, cerebral hemorrhage, shock and death can develop following exposures.

Carcinogenicity

Brodifacoum Technical:	Unlikely to be carcinogenic.

Other Toxicity Information

Systemically toxic concentrations of this product will probably not be absorbed through human skin.
No toxic effects are known to be associated with inhalation of dust from this material.
No irritation is likely to develop following contact with human eyes.
Irritation will probably not develop following contact with human skin.

Effects of overexposure are those of anticoagulant overdose, i.e., reduced blood clotting ability with spontaneous bleeding in various organs. Body accumulation can result from repeated exposures since the half-life of brodifacoum is estimated to be 120 days. Individuals with blood clotting disorders may be more susceptible to overexposure effects.

Toxicity of Other Components

Not Applicable

Target Organs

Active Ingredients

Brodifacoum Technical:	Blood

Inert Ingredients

:	Not Applicable

12. ECOLOGICAL INFORMATION

Summary of Effects

Brodifacoum Technical:

Very toxic to aquatic organisms.

Eco-Acute Toxicity

Brodifacoum Technical:	Rainbow Trout 96-hour LC50 0.051 mg/L Daphnia magna 48 hours EC50 0.064 mg/L

Eco-Chronic Toxicity

Brodifacoum Technical:	Not Available

Environmental Fate

Brodifacoum Technical:

No data available for the formulation. The information presented here is for the active ingredient, brodifacoum. A thorough review of environmental information is not possible in this document. For additional information call the toll free number listed in Section 16.
Soil/Environment: Degraded in soils (pH 5.5 to pH 8) under aerobic and flooded conditions. Koc (average) 50000, range 14000 - 106000; Kd 1040 (average), range 625 - 1320 DT50 >12 w. Unlikely to leach; <2% leached >2 cm in laboratory columns.

13. DISPOSAL CONSIDERATIONS

Disposal

Do not reuse product containers. Dispose of product containers, waste containers, and residues according to local, state, and federal health and environmental regulations.

Characteristic Waste: Not Applicable

Listed Waste: Not Applicable

14. TRANSPORT INFORMATION

DOT Classification
Not regulated by DOT.

B/L Freight Classification
Exterminator, Vermin, O/T Poison

Comments
None.

15. REGULATORY INFORMATION

EPCRA SARA Title III Classification

Section 311/312 Hazard Classes: Acute Health Hazard
Chronic Health Hazard

Section 313 Toxic Chemicals: Not Applicable

California Proposition 65
Not Applicable

CERCLA/SARA 302 Reportable Quantity (RQ)
None

RCRA Hazardous Waste Classification (40 CFR 261)
Not Applicable

TSCA Status
Exempt from TSCA, subject to FIFRA

16. OTHER INFORMATION

NFPA Hazard Ratings		HMIS Hazard Ratings	
Health:	1	Health:	1
Flammability:	1	Flammability:	1
Instability:	0	Reactivity:	0

0	Minimal
1	Slight
2	Moderate
3	Serious
4	Extreme

For non-emergency questions about this product call:

1-800-334-9481

Original Issued Date: 09/20/2000
Revision Date: 05/14/2002 Replaces:

The information and recommendations contained herein are based upon data believed to be correct. However, no guarantee or warranty of any kind, expressed or implied, is made with respect to the information contained herein.

RSVP# : SCP-955-00361A

End of MSDS

Contrac All-Weather Blox

Safety Data Sheet

according to Federal Register / Vol. 77, No. 58 / Monday, March 26, 2012 / Rules and Regulations
Issue date: 1/10/2024 Revision date: 1/10/2024 Version: 1.0

SECTION 1: Identification

1.1. Identification

Product form : Mixture
EPA Registration Number : 12455-79
Trade name : Contrac All-Weather Blox
Product code : CB4047, CB4051, CB1616

1.2. Recommended use and restrictions on use

Use of the substance/mixture : Rodenticides
Anti-coagulant
Ready to use product

1.3. Supplier

Bell Laboratories, Inc.
3699 Kinsman Blvd.
Madison, WI, 53704
USA
T 608 241 0202
sds@belllabs.com - www.belllabs.com

1.4. Emergency telephone number

Country	Organisation/Company	Address	Emergency number	Comment
USA	Medical or Vet Emergency		877-854-2494 952-852-4636	Spill or Transportation Emergency: 800-424-9300 (CHEMTREC)

SECTION 2: Hazard(s) identification

2.1. Classification of the substance or mixture

GHS US classification

Not classified

2.2. GHS Label elements, including precautionary statements

GHS US labelling

No labelling applicable

2.3. Other hazards which do not result in classification

No additional information available

2.4. Unknown acute toxicity (GHS US)

No additional information available

SECTION 3: Composition/information on ingredients

3.1. Substances

Not applicable

3.2. Mixtures

Name	Product identifier	%	GHS US classification
bromadiolone (ISO); 3- [3-(4'-bromobiphenyl- 4-yl)-3-hydroxy-1-phenylpropyl]-4-hydroxy- 2H-chromen-2-one	CAS-No.: 28772-56-7	0.005	Acute Tox. 1 (Oral), H300 Acute Tox. 1 (Dermal), H310 Acute Tox. 1 (Inhalation), H330 Acute Tox. 2 (Inhalation:dust,mist), H330 Repr. 1B, H360 STOT RE 1, H372 Aquatic Acute 2, H401 Aquatic Chronic 2, H411

Full text of hazard classes and H-statements : see section 16

SECTION 4: First-aid measures

4.1. Description of first aid measures

First-aid measures after inhalation : Remove person to fresh air and keep comfortable for breathing.

First-aid measures after skin contact : Wash skin with plenty of water.

First-aid measures after eye contact : Rinse eyes with water as a precaution.

First-aid measures after ingestion : Call a poison center or a doctor if you feel unwell.

4.2. Most important symptoms and effects (acute and delayed)

No additional information available

4.3. Immediate medical attention and special treatment, if necessary

Treat symptomatically.

SECTION 5: Fire-fighting measures

5.1. Suitable (and unsuitable) extinguishing media

Suitable extinguishing media : Water spray. Dry powder. Foam.

5.2. Specific hazards arising from the chemical

Hazardous decomposition products in case of fire : Toxic fumes may be released.

5.3. Special protective equipment and precautions for fire-fighters

Protection during firefighting : Do not attempt to take action without suitable protective equipment. Self-contained breathing apparatus. Complete protective clothing.

SECTION 6: Accidental release measures

6.1. Personal precautions, protective equipment and emergency procedures

6.1.1. For non-emergency personnel

No additional information available

6.1.2. For emergency responders

Protective equipment : Do not attempt to take action without suitable protective equipment. For further information refer to section 8: "Exposure controls/personal protection".

6.2. Environmental precautions

Avoid release to the environment.

6.3. Methods and material for containment and cleaning up

Methods for cleaning up : Mechanically recover the product.

Other information : Dispose of materials or solid residues at an authorized site.

6.4. Reference to other sections

For further information refer to section 13.

SECTION 7: Handling and storage

7.1. Precautions for safe handling

Precautions for safe handling : Wear personal protective equipment. Place inaccessible to children, companion animals and non-target animals. Do not (use/apply) directly on or near food, feed or drinks, or on surfaces or utensils likely to be in direct contact with food, feed, drinks and animals. Keep away from heat, hot surfaces, sparks, open flames and other ignition sources. No smoking.

Hygiene measures : Do not eat, drink or smoke when using this product. Always wash hands after handling the product.

7.2. Conditions for safe storage, including any incompatibilities

Storage conditions : Place inaccessible to children, companion animals and non-target animals. Keep only in the original container in a cool, well ventilated place away from : Other chemicals.

Heat and ignition sources : Keep away from heat, hot surfaces, sparks, open flames and other ignition sources. No smoking.

SECTION 8: Exposure controls/personal protection

8.1. Control parameters

No additional information available

8.2. Appropriate engineering controls

Environmental exposure controls : Avoid release to the environment.

8.3. Individual protection measures/Personal protective equipment

Hand protection:
Protective gloves

Personal protective equipment symbol(s):

SECTION 9: Physical and chemical properties

9.1. Information on basic physical and chemical properties

Physical state : Solid

Appearance : Waxy. Block.

Colour : Blue

Odour	:	Fresh Sweet Grains
Odour threshold	:	No data available
pH	:	No data available
Melting point	:	No data available
Freezing point	:	No data available
Boiling point	:	No data available
Flash point	:	No data available
Relative evaporation rate (butylacetate=1)	:	No data available
Flammability (solid, gas)	:	Non flammable.
Vapour pressure	:	No data available
Relative vapour density at 20°C	:	No data available
Relative density	:	No data available
Solubility	:	No data available
Partition coefficient n-octanol/water (Log Pow)	:	No data available
Auto-ignition temperature	:	No data available
Decomposition temperature	:	No data available
Viscosity, kinematic	:	No data available
Viscosity, dynamic	:	No data available
Explosive limits	:	No data available
Explosive properties	:	No data available
Oxidising properties	:	No data available

9.2. Other information

No additional information available

SECTION 10: Stability and reactivity

10.1. Reactivity

The product is non-reactive under normal conditions of use, storage and transport.

10.2. Chemical stability

Stable under normal conditions.

10.3. Possibility of hazardous reactions

No dangerous reactions known under normal conditions of use.

10.4. Conditions to avoid

None under recommended storage and handling conditions (see section 7).

10.5. Incompatible materials

No additional information available

10.6. Hazardous decomposition products

Under normal conditions of storage and use, hazardous decomposition products should not be produced.

SECTION 11: Toxicological information

11.1. Information on toxicological effects

Acute toxicity (oral)	:	Not classified
Acute toxicity (dermal)	:	Not classified
Acute toxicity (inhalation)	:	Not classified

bromadiolone (ISO); 3- [3-(4'-bromobiphenyl- 4-yl)-3-hydroxy-1-phenylpropyl]-4-hydroxy- 2H-chromen-2-one (28772-56-7)	
LD50 oral rat	1.31 mg/kg bodyweight (OECD 401: Acute Oral Toxicity, Rat, Male / female, Experimental value, Oral, 14 day(s))
LD50 dermal rabbit	2.1 mg/kg (Rabbit, Dermal)
LC50 Inhalation - Rat	< 0.2 mg/l (4 h, Rat, Inhalation)

Skin corrosion/irritation : Not classified

Serious eye damage/irritation : Not classified

Respiratory or skin sensitisation : Not classified

Germ cell mutagenicity : Not classified

Carcinogenicity : Not classified

Reproductive toxicity : Not classified

STOT-single exposure : Not classified

STOT-repeated exposure : Not classified

bromadiolone (ISO); 3- [3-(4'-bromobiphenyl- 4-yl)-3-hydroxy-1-phenylpropyl]-4-hydroxy- 2H-chromen-2-one (28772-56-7)	
STOT-repeated exposure	Causes damage to organs through prolonged or repeated exposure.

Aspiration hazard : Not classified

Viscosity, kinematic : No data available

SECTION 12: Ecological information

12.1. Toxicity

Ecology - general : The product is not considered harmful to aquatic organisms nor to cause long-term adverse effects in the environment.

bromadiolone (ISO); 3- [3-(4'-bromobiphenyl- 4-yl)-3-hydroxy-1-phenylpropyl]-4-hydroxy- 2H-chromen-2-one (28772-56-7)	
LC50 - Fish [1]	2.86 mg/l (OECD 203: Fish, Acute Toxicity Test, 96 h, Oncorhynchus mykiss, Semi-static system, Experimental value)
EC50 - Crustacea [1]	5.79 mg/l (OECD 202: Daphnia sp. Acute Immobilisation Test, 48 h, Daphnia magna, Static system, Experimental value)
EC50 72h - Algae [1]	< 1 mg/l Source: NCIS
EC50 96h - Algae [1]	0.17 mg/l (OECD 201: Alga, Growth Inhibition Test, Scenedesmus subspicatus, Static system, Experimental value, Biomass)
ErC50 algae	1.14 mg/l (OECD 201: Alga, Growth Inhibition Test, 72 h, Pseudokirchneriella subcapitata, Static system, Experimental value)

12.2. Persistence and degradability

bromadiolone (ISO); 3- [3-(4'-bromobiphenyl- 4-yl)-3-hydroxy-1-phenylpropyl]-4-hydroxy- 2H-chromen-2-one (28772-56-7)	
Persistence and degradability	Not readily biodegradable in water.

12.3. Bioaccumulative potential

bromadiolone (ISO); 3- [3-(4'-bromobiphenyl- 4-yl)-3-hydroxy-1-phenylpropyl]-4-hydroxy- 2H-chromen-2-one (28772-56-7)	
Partition coefficient n-octanol/water (Log Pow)	4.3 (23 °C)
Bioaccumulative potential	Potential for bioaccumulation (4 ≤ Log Kow ≤ 5).

12.4. Mobility in soil

bromadiolone (ISO); 3- [3-(4'-bromobiphenyl- 4-yl)-3-hydroxy-1-phenylpropyl]-4-hydroxy- 2H-chromen-2-one (28772-56-7)	
Surface tension	71.2 – 72.1 mN/m (20 - 21 °C, 1.47 - 17.4 mg/l)
Ecology - soil	Low potential for mobility in soil.

12.5. Other adverse effects

No additional information available

SECTION 13: Disposal considerations

13.1. Disposal methods

Waste treatment methods : Dispose of contents/container in accordance with licensed collector's sorting instructions.

SECTION 14: Transport information

In accordance with DOT / TDG / IMDG / IATA

14.1. UN number

DOT NA No : Not regulated
UN-No. (TDG) : Not applicable
UN-No. (IMDG) : Not regulated
UN-No. (IATA) : Not regulated

14.2. UN proper shipping name

Proper Shipping Name (DOT) : Not regulated
Proper Shipping Name (TDG) : Not applicable
Proper Shipping Name (IMDG) : Not regulated
Proper Shipping Name (IATA) : Not regulated

14.3. Transport hazard class(es)

DOT
Transport hazard class(es) (DOT) : Not regulated

TDG
Transport hazard class(es) (TDG) : Not applicable

IMDG
Transport hazard class(es) (IMDG) : Not regulated

IATA
Transport hazard class(es) (IATA) : Not regulated

14.4. Packing group

Packing group (DOT) : Not regulated
Packing group (TDG) : Not applicable
Packing group (IMDG) : Not regulated
Packing group (IATA) : Not regulated

14.5. Environmental hazards

Other information : No supplementary information available.

14.6. Special precautions for user

DOT
Not regulated

TDG
Not applicable

IMDG
Not regulated

IATA
Not regulated

14.7. Transport in bulk according to Annex II of MARPOL 73/78 and the IBC Code

Not applicable

SECTION 15: Regulatory information

15.1. US Federal regulations

All components of this product are present and listed as Active on the United States Environmental Protection Agency Toxic Substances Control Act (TSCA) inventory

This product or mixture is not known to contain a toxic chemical or chemicals in excess of the applicable de minimis concentration as specified in 40 CFR §372.38(a) subject to the reporting requirements of section 313 of Title III of the Superfund Amendments and Reauthorization Act of 1986 and 40 CFR Part 372.

bromadiolone (ISO); 3- [3-(4'-bromobiphenyl- 4-yl)-3-hydroxy-1-phenylpropyl]-4-hydroxy- 2H-chromen-2-one (28772-56-7)	
RQ (Reportable quantity, section 304 of EPA's List of Lists)	100 lb
SARA Section 302 Threshold Planning Quantity (TPQ)	10000 lb 100lb if the substance is solid in powder form with particle size less than 100 microns, or is in solution or molten form

FIFRA Labelling	
EPA Registration Number	12455-79
This chemical is a pesticide product registered by the Environmental Protection Agency and is subject to certain labeling requirements under federal pesticide law. These requirements differ from the classification criteria and hazard information required for safety data sheets, and for workplace labels of non-pesticide chemicals. Following is the hazard information as required on the pesticide label.	

15.2. International regulations

No additional information available

15.3. US State regulations

California Proposition 65 - This product does not contain any substances known to the state of California to cause cancer, developmental and/or reproductive harm

SECTION 16: Other information

according to Federal Register / Vol. 77, No. 58 / Monday, March 26, 2012 / Rules and Regulations
Revision date : 1/10/2024

Full text of H-statements	
H300	Fatal if swallowed.
H310	Fatal in contact with skin.
H330	Fatal if inhaled.
H360	May damage fertility or the unborn child.
H372	Causes damage to organs through prolonged or repeated exposure.
H401	Toxic to aquatic life
H411	Toxic to aquatic life with long lasting effects.

This information is based on our current knowledge and is intended to describe the product for the purposes of health, safety and environmental requirements only. It should not therefore be construed as guaranteeing any specific property of the product.

Outlook

RE: Churchill County Planning Commission - September 9, 2026 meeting - Smith Home Business Special Use Permit

From Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>
Date Thu 8/13/2026 9:52 AM
To Planning Admin <planning-admin@churchillcountynv.gov>
Cc Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>; Brad Dolan <fm@fallonfire.org>

Hello,

I reviewed the proposed pesticide and herbicide storage information and the submitted Safety Data Sheets. Additional information is needed before the Building and Fire Code review can be completed.

Please provide a complete inventory identifying the **maximum quantity of each individual product** that will be stored at the property. Quantities should be provided in gallons for liquids and pounds for solids, along with the container sizes and number of containers. The approximately 50-gallon combined quantity currently provided is not sufficient to determine the applicable hazardous-material requirements.

Please also provide additional information regarding the garage proposed for chemical storage, including whether it is attached or detached from the residence, conditioned or unconditioned, heated, insulated, and/or mechanically ventilated. Identify the specific storage area within the garage and any water heaters, furnaces, floor drains, electrical equipment, or other potential ignition sources. Several of the submitted Safety Data Sheets include specific requirements for temperature, ventilation, protection from freezing, and separation from ignition sources.

The application also states that pesticides will be mixed into an approved tank. Please clarify **where all mixing, dispensing, transferring, and tank filling will occur**, including whether any of these activities will take place at the residence.

Once the complete inventory is provided, it will need to be reviewed with Fallon/Churchill Fire Department to determine applicable hazardous-material requirements. Depending on the quantity and classification of the individual products, Nevada State Fire Marshal hazardous-material reporting and/or an operational permit may also be required.

This information is necessary to determine compliance with the 2024 International Building Code and 2024 International Fire Code and whether the proposed storage and operations are appropriate for the proposed home business use.

Thank you.

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: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Wednesday, August 12, 2026 5:20 PM
To: Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; dianebaley60@gmail.com; NDEP Air Admins <ndepairadmins@ndep.nv.gov>; kelly.thomas@ndep.nv.gov; j.purcell@ndep.nv.gov; 'ndep-ofa@ndep.nv.gov' <ndep-ofa@ndep.nv.gov>; aseifert@ndep.nv.gov
Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>
Subject: Churchill County Planning Commission - September 9, 2026 meeting - Smith Home Business Special Use Permit
Importance: High

The Churchill County Planning Commission will be considering the attached application for a home-based business at 3415 Graystoke Circle, Fallon, NV, from Christopher Smith at the September 9, 2026 hearing. We are requesting any comments, questions, or remarks from your department/agency to be sent to me and Dan Cahalane, Senior Planner, **by August 26, 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
Public Works, Planning & Building Department
270 S Maine Street, Suite A
Fallon, NV 89406
775-423-7627 Main Phone

Churchill County is an equal opportunity employer and provider.

RECEIVED
AUG 24 2026
Churchill County Public Works,
Planning & Building

Churchill County Public Works, Planning and Building
270 S. Maine Street, Suite A
Fallon, NV 89406

24 August 2026

RE: SUP Application by Christopher Michael Smith, 3415 Graystoke Circle

I am writing to voice my concerns about this application, specifically the storage of pest control trucks and associated chemicals in this small residential neighborhood.

On-street parking is limited by the narrowness of Graystoke Circle and the applicant's own fencing as shown in the Google Maps photos below.

Off-street parking may only be possible by traversing into the rear of the property. There is also no storage facility to protect neighborhood children from pest control chemicals.

Thank you in advance for your consideration,

A local resident

Churchill County
Agenda Report

Date Submitted: August 3, 2026

Agenda Item #: New Business -

Meeting Date Requested: September 9, 2026

To: Planning Commission

From:

Subject Title: Consideration and possible action re: A home business special use permit application, SUP26-19, filed by Barbara Saling. The property is located at 1693 Tumbleweed Road, Assessor's Parcel Number 008-273-19, in the E-1 zoning district. The applicant is proposing to allow customer traffic for the home based business.

Type of Action Requested: Approve

Does this action require a Business Impact Statement? No

Recommend Board Action: 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 conditionally approve the Special Use Permit, SUP 26-19, to establish a home-based business craft-gift shop business parcel at 1693 Tumbleweed Road, APN 008-273-19, subject to the conditions of enactment and approval below and authorize the Director to enact the permit.

Discussion: Executive Summary
Staff Recommendation: Approve with Conditions

Request
The applicant is requesting to establish a home-based business for crafting, vintage items and gift items services. This use anticipates 1 visitor per week between the hours of 9:00am and 5:00pm Monday through Saturday. Customer visits are expected to be brief with customers departing the site and then leaving the property.

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.

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

3. The project will be constructed and operated in a manner that will not overburden public services and infrastructure;
Staff Comment: The project will be constructed and operated in compliance with all applicable code requirements.
4. Adequately mitigates road and traffic impacts generated by the construction and build-out of the project;
Staff Comment: The proposed use will have minor impact on traffic. The applicant anticipates customer visits to be briefly.
5. Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.
Staff Comment: The proposed project 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.

Recommended Conditions of Approval
Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended:
1. All of the following conditions are required to satisfy the enactment of the Special Use Permit under CCC 16.08.080(J):
a. Conditions required prior to building permit issuance:
i. Parking associated with the business shall be limited to two parking spaces, one being ADA compliance parking space and one gravel parking spot with gravel path.
ii. No more than two customers per day shall be allowed during hours of operation and by appointment only.
iii. If customers enter the structure the structure shall meet all building codes to be ADA compliance.
iv. Provision of written evidence that all necessary local, state, and federal approvals, including, but not limited to:
1. Building permits if applicable.
2. All of the following operational conditions are required for the life of the Special Use Permit and annual business license renewal per CCC 5.04.120(A)8&9:
a. Hours of operation are limited to 8:00am to 6:00pm
b. Maintenance of a Churchill County Business License.
c. Compliance with all necessary state and federal approvals, if applicable.
d. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
e. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal AND may render this approval out of conformance and subject to revocation.

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

Alternatives: Make changes as deemed appropriate.

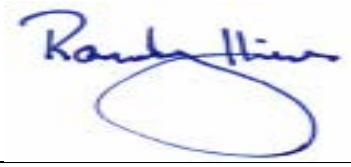
Fiscal Impact:

Explanation of Impact:

Funding Source:

Prepared By: Diane Moyle, Administrative Assistant

Reviewed By:



Randy Hines, Public Works Director — Date: August 27, 2026

Board Action Taken:

Motion: _____ **1)** None **Aye:**

2) None **Nay:**

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Special Use Permit	**Application #:**	**SUP 26-19**
Request:	To establish a home-based business craft-gift shop business		
Applicant:	**Barbara Saling Retail Craft & Gift Shop**		
Owner:	**Barbara Saling**		
Site:	1693 Tumbleweed RD APN 008-273-19		
Master Plan//Zone:	Agriculture // E-1		

Executive Summary

Staff Recommendation: Approve with Conditions

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC **16.08.080(H)** have **BEEN** met and therefore **CONDITIONALLY APPROVE** the Special Use Permit SUP 26-19 to establish a home-based business craft-gift shop business parcel at 1693 Tumbleweed RD APN 008-273-19 subject to the conditions of enactment and approval below and authorize the Director to enact the permit.

Request

The applicant is requesting to establish a home-based business for crafting, vintage items and gift items services. This use anticipates 1 visitor per week between the hours of 9:00am and 5:00pm Monday through Saturday. Customer visits are expected to be brief with customers departing the site and then leaving the property.

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 project will be constructed and operated in compliance with all applicable code requirements.
4. **Adequately mitigates road and traffic impacts generated by the construction and build-out of the project;**
   Staff Comment: The proposed use will have minor impact on traffic. The applicant anticipates customer visits to be briefly.
5. **Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.**

   Staff Comment: The proposed project 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.

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:

1. All of the following conditions are required to **satisfy the enactment** of the Special Use Permit under CCC 16.08.080(J):
    a. Conditions required prior to building permit issuance:
        i. Parking associated with the business shall be limited to two parking spaces, one being ADA compliance parking space and one gravel parking spot with gravel path.
        ii. No more than two customers per day shall be allowed during hours of operation and by appointment only.
        iii. If customers enter the structure the structure shall meet all building codes to be ADA compliance.
        iv. Provision of written evidence that all necessary local, state, and federal approvals, including, but not limited to:
            1. Building permits if applicable.
2. All of the following **operational conditions** are required for the life of the Special Use Permit and annual business license renewal per CCC 5.04.120(A)8&9:
    a. Hours of operation are limited to 8:00am to 6:00pm
    b. Maintenance of a Churchill County Business License.
    c. Compliance with all necessary state and federal approvals, if applicable.
    d. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
    e. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal AND may render this approval out of conformance and subject to revocation.

Detailed Analysis

Site Plan

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Background

The applicant is requesting to establish a craft-gift shop home-based business. This use anticipates 1 visitor per week between the hours of 9:00am and 5:00pm Monday through Saturday. Customer visits are expected to be brief, with customers departing the site after purchase. One handicapped parking space will be required by code section 16.16.020.5.

Analysis

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

The proposed use anticipates 1 customer per week. This will not generate substantial traffic for neighboring property owners. Staff has provided a limitation on the maximum number of customers to two per day. This traffic limitation is intended to maintain compatibility with surrounding properties and minimize potential impacts to the area.

No setbacks are required because there are no changes to existing structure. Vehicle parking associated with the business shall be limited to two parking spaces. One of the parking spaces is required to be ADA compliant for scheduled appointments. The proposed advertising sign is permissible in agricultural districts with an approved special use permit CCC 16.06.020.6 (B)2(g). The maximum allowable sign area is 10sq. ft. ADA requirements are applicable if customers enter the building.

Reviewing Agency Comments

Agency	Reviewer	Comment
Building Department	Jera Reindenbach	Application notes indicate that visits will not be appointment-only. Can you clarify whether this means the home will function as a storefront open to walk-in customers? **Resolved-** Applicant agreed to scheduled visits. The Drop-off/Pickup Visits box is checked, and there is a note about installing an ADA-compliant parking space with a walkway. If regular customer traffic will occur and customers will be entering the home, an ADA-compliant restroom will be required for public use.

Public Comment

Staff received no public comments on this application.

SUP 26-00019

CHURCHILL COUNTY
Home Business - Special Use Permit (HB-SUP) Application

** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS **

Applicant Name: Barbara Saling **Business Name:** Tumbleweed Tumblers

Business Activity: Craft - gift business

Zoning District: E-1 **Site Address:** 1693 Tumbleweed Rd **APN:** 008-273-19

NOTE: This is a SPECIALIZED form only for home businesses. Other uses must use the standard SUP form.

PROJECT PERMIT TYPE - SPECIAL USE PERMIT // **SUB-TYPE IS: MINOR / HOME BUSINESS**
Needed to submit permit online.

Submittal Package Items:

- ☐ **Pre-application meeting** to determine the correct permit, and review the procedures and materials needed.
- ☐ **This application form** ☐ **Zoning Review – SpRes form** ☐ **Fee**
- ☐ **Site Plan Sketch or Air Photo showing the site - See Zoning Review – SRes form and instructions**
- ☐ **Any documentation required for the specific type of business**

BUSINESS INFORMATION

Days & Hours of Operation: 9-5 Mon-Sat

Does the business have other locations (storage, yards, etc.)? ☒ **NO** ☐ If **YES > Where?** _____

Will the business use a shed? ☐ **NO** ☐ If **YES >** Might not be allowed – sheds are for storage only.

NOTE: Customers may ***NOT*** enter sheds – that makes it a commercial building and requires handicapped facilities.

Number of expected traffic visits: _____ **per** ____ ***Break them down by customer, employee, deliveries:*** _____

What products will be delivered to the home site? _____

What products or services are provided by the business? _____

How will you attract customers (advertising)? _____

Describe how the business works; such as the creation of products, providing services, & customer interaction: ____

QUESTIONNAIRE

Neighborhood Issues The rest of this form is based on the criteria that a home business must meet to avoid causing neighborhood issues. Standard businesses are not normally allowed in residential areas because of compatibility problems. However, Home Based Businesses that meet certain criteria in the County Code (a) should be nearly un-noticeable by neighbors and outside parties, (b) should not change the residential character of the site, and (c) consequently have little or no impacts to neighboring uses.

Most home businesses are reviewed through the Business License system. These are businesses that can meet the basic home business criteria in CCC 16.16.020.8(B)1. But some businesses may want or need to exceed some of these criteria, and ***can do so through a Special Use Permit*** using this form - but ONLY to the extent allowed in CCC 16.16.020.8(B)2.

COMMITMENT TO MEET HOME BUSINESS BASIC CRITERIA OR REQUESTED SPECIAL CRITERIA

The basic requirements (in CCC 16.16.020.8(B)1) are stated below in items (a) through (h).

- ***Read each requirement and write your initials next to it*** to state your commitment to meeting that requirement.
- ***If you want to exceed any of the basic requirements, it must be approved through a Special Use Permit (SUP).*** Check the box for that criteria and answer the related questions. In these cases, your initials also state your commitment to meeting the special requirements (in CCC 16.16.020.8(B)2), which are summarized with each item, and also any conditions of approval in the Special Use Permit required by the Planning Commission.
- ***Please note*** that the more SUP boxes that are checked, the more difficult it is to approve.

a. Ownership & Employees. All owners shall reside in the residence. The only ***employees*** allowed to work on-site are family members residing in the residence. No other employees can report to the residence for work. In the case of contract work, they shall report directly to the job site and not the applicant's property.

☐ ***Check this box if you cannot meet the employee limit*** and request a SUP to exceed it. A limited number of employees coming to the home site might be allowed, though more than a couple will not likely be approved. .

NOTE that outside employees trigger the need for handicapped facilities - an ADA accessible parking space, an accessible doorway and customer service area, and accessible restroom. ***Describe*** your planned changes and show parking and access path on the site plan. (Consult with the Building Dept. for accessibility details.)

Total employees #: _____ **# living at the home:** _____ **# outside employees reporting to home:** _____

Reason for employees at residence: _____

Work employees will do: _____

ADA plans: _____

b. External Changes. The ***appearance*** of the structure shall not be altered, no new structures built for the business, nor may business activities be conducted outdoors or in such a manner that would take away from the residential characteristics of the property beyond what is allowed in these conditions, i.e., one cannot have merchandise or services visible from outside the dwelling or generate excessive noise.

☐ ***Check this box if you wish to make exterior alterations*** and request a SUP to allow them. ***Show and label*** all external changes on the site plan.

Describe changes: _____

Activities in changed areas: _____

☐ ***Check this box if you wish to have an outdoor use area*** and request a SUP to allow it. ***Show and label*** the outdoor use area on the site plan. Only equestrian, kennel, or lawn care home business can have outdoor use areas - they are ***not allowed for other businesses***. Those that are allowed cannot take away from the residential characteristics of the property.

Type of Outdoor Use Area: ☐ **Equestrian** ☐ **Kennel** ☐ **Lawn Care**

How will you handle waste? _____

_____

NA

c. Commercial Vehicles. The home-based business may use one commercial vehicle (not counting personal passenger vehicles) that is approved by the planning staff. Such vehicles can include vans and medium sized trucks, or one semi-tractor and trailer for an over-the-road hauling truck driver that comes to the residence.

☐ ***Check this box if you wish to increase the number or size of commercial vehicles*** and request a SUP to allow them. Show where vehicles will be stored ***on the Site Plan***.

Business Vehicles: Total # in business: _____ **# Reporting to home:** _____

Type of vehicles: _____

Why are vehicles needed? _____

_____

NO

d. Electronic Interference. Equipment that causes any type of interference in radios, televisions, or telephones, etc., or causes fluctuations in line voltage outside the dwelling unit is prohibited – for example with an excessive usage of power equipment.

NOTE: Home businesses may NOT exceed this criteria through a SUP.

NO

e. Storage of Materials. Outside storage of construction or raw materials is not allowed. One cannot store any toxic or hazardous materials at a quantity that requires a permit from the State of Nevada or any other agency charged with the regulation of hazardous materials. Inventories of drugs, alcohol, fireworks, or explosives (excluding ammunition) are not allowed. Storage of business vehicles must meet the vehicle requirement. No outside storage of construction or other similar equipment is allowed with the exception that one piece of equipment (such as a trailer) may be allowed with the approval of the planning department; lawn care and other similar equipment may be allowed with approval of the planning department, but not to exceed a quantity that can be hauled and stored on a single pickup and trailer.

☐ ***Check this box if you need outside storage of business-related materials and equipment*** and request a SUP to allow them. The area must be less than ¼ acre and enclosed by buildings or screened fencing. Show the storage area on the Site Plan.

Outdoor Storage Area Size: _____ **Location:** _____

Stored Materials & Purpose: _____

Method of Screening: _____

NO

f. Signage. No signs may be placed on the property to advertise the home-based business. One may advertise one's business through public media, business cards, stationery, etc.

☒ ***Check this box if you wish to have a business sign*** and request a SUP to allow one. A sign is limited to 10 square feet. Show the sign location on the Site Plan

Sign Dimensions: 10 Sq ft **Location:** Porch

What will be on the sign? business name ***Provide a Sketch***

g. Customer Visits. No customer traffic is permissible. Home deliveries, such as UPS, FedEx, etc., in a quantity/frequency that will not be detrimental to the surrounding neighborhood may be permitted.

☐ ***Check this box if you wish to have customer visits*** and request a SUP to allow them. Customers may trigger the need for handicapped facilities.

Expected # of customers: 1 **per** week **Hours of visits:** 9 - 5

Will customer visits be by appointment only? ☒ **NO** ☐ **YES –** appointments allow control of visits.

ADA Accessibility Services: Choose one

☑ *Drop-Off/Pick-Up Visits*. Businesses with customers visits only for drop-off/pick-up purposes at the door or car do not have to provide ADA Accessibility facilities. Will come to car

☐ *Inside Visits*. Businesses that have customers come inside must provide an ADA accessible parking space (paved), and an accessible doorway (no stairs) and customer service area. An accessible restroom is also normally required for extended visits (for example: salon, studio, catalog shopping, design meetings, etc.). Consult with the Building Dept. regarding accessibility standards.

Accessibility Plans: We will add a parking area and ramp for ADA visits will be very short

h. Owner Authorization. If the applicant is not the property owner, the property owner must authorize the use of the property for the proposed home-based business in writing.
***NOTE:* Home businesses may NOT** waive this criteria through a SUP.

APPLICANT AFFIDAVIT

Barbara Saling, being duly sworn, deposes and states that:

1) I/we either own the property described in the foregoing application, or have permission of the property owner which has been provided with the application;
2) The statements and answers herein contained, and the information herewith submitted are in all respects complete, true and correct to the best of my/our knowledge and belief;
3) That the zoning ordinances for a special use permit have been read, understood and complied with.
4) That no assurance or guarantee can be given by members of Planning Commission or Planning Department.
5) That any material misrepresentation or omission made in the application or at a public hearing by the applicant or an agent of the applicant may constitute grounds for reexamination or revocation of the special use permit if granted.
6) **I/we will be responsible for all recording fees related to this application.**

Barbara
Applicant's Signature

State of Nevada)
: ss.
County of Churchill)

Signed and sworn to (or affirmed) before me on 2/31/26 (date) by Barbara Ann Saling (name(s) of person(s) making statement).

Angela Moyle
Signature of notarial officer

ANGELA MOYLE
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 06-102251-4 - Expires Jan. 6, 2030

OWNER SIGNATURE

I hereby state that:

1) I am the owner or co-owner of the property described in the foregoing application;
2) I have reviewed the application and understand what is being proposed;
3) I am willing to allow the proposed development to take place on my property.

Owner Signature: _____

CHURCHILL COUNTY
Zoning Review – Special Residential Form
= For specific additional uses of a residential property =

**** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS ****

Person Name(s), or Project/Business/Organis. Name: Barbara Saling Tumbleweed Tumblers

Site Address: 1693 Tumbleweed Rd **APN(s):** 008-273-19

NOTE: ***This SPECIALIZED form will NOT be used by itself, and will always accompany another permit form. Include it with the submittal items of the other permit application. Project Type is determined there.***

SITE PLAN **Provide a Site Plan sketch or Air Photo showing the property, and add labels to identify features:**

New buildings	Well & water line	Septic tank, drain field & sewage lines
Existing buildings	Power pole & line	Easements near the project (access, utility, irrigation, etc.)
Access road, driveway, & parking spaces		Make notes of driveway surface material

(Air photos with property lines can be found on the Co. website "WebMaps" page)

*** ***READ THE INSTRUCTIONS FOR ANSWERING EACH ITEM BELOW*** ***

ZONING AND LAND USES

Zoning District: E 1 **Use Listing:** ☐ **ADU** ☐ **2ND Perm** ☒ **Home Bus.** ☐ **Temp quarters**

- *Is your site within the NAS Fallon Overlay Zone?* ☐ **No** ☐ **Yes** *NAS Fallon Noise Area?* ☐ **No** ☐ **Yes**
- *When are you starting?* ☒ ***Right away*** ☐ ***Within a year*** *If longer you should wait to submit.*

Sewer and Water Service:

Sewage Svc.: ☒ **Septic System** ☐ **Community Sewer** Water Svc.: ☒ **Water Well** ☐ **Community Water**

DEVELOPMENT CODE STANDARDS *** ***ALSO SHOW THESE FEATURES ON YOUR SITE PLAN*** ***

☐ **Check here if a Variance from standards is requested** – See Instructions & include Variance Application

Setbacks & Height Standards: (See Table in CCC 16.16.020.1 in instr.) ☒ **N/A** - No structures built/placed

Proposed Height:_____ Speed Limit of road: ___ Note: if over 25 mph, street setback may be 30' wider.

Are you adding a shed, or storage container? ☐ **No** ☐ If **Yes>** NOTE: Only 2 storage containers in some zones

Distance of ***building*** to: Road line/easement: _____ Rear line:_____ Side line:_____

Distance of ***shed/storage*** container to: Road line/easement: _____ Rear line:_____ Side line:_____

- Do the above dimensions meet the standards for your zoning district (see instructions) ☐ **Yes** ☐ **No**

Community Development Fees – INFORMATION ONLY (See instructions)

Roads: $2300 ***Parks***: $1000 or less ***Schools***: $900 ***Water***: dedicate 2 acre-feet, or fee of $3276

Legal and Physical Access (See CCC 16.16.010.1)

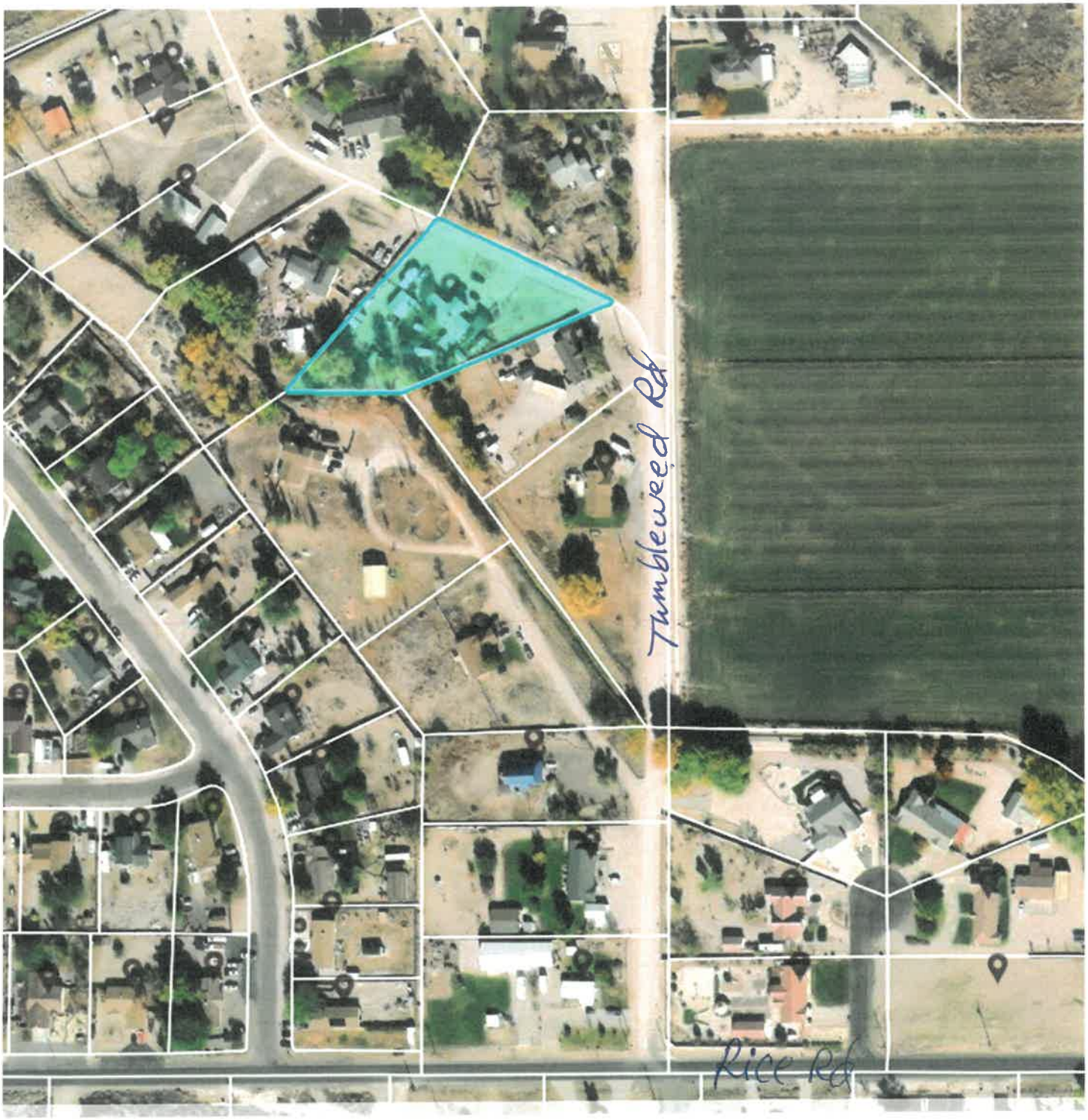
Access is from: ☐ **State Hwy.** ☐ **County Road** ☒ **Private Road**

- Physical road/driveway to the building site that is 20' wide and graveled? ☐ **Yes** ☐ If **No>** Must be installed

Parking and Loading (See CCC 16.16.020.5) Parking Spaces provided: 25 (2 required per home)

Lighting – SEE DIAGRAMS IN INSTRUCTIONS: (See CCC 16.16.020.7)

- Do your lighting fixtures meet Dark Skies standards? ☒ **Yes** ☐ If **No** > Changes may be needed
  Provide pictures or brochures of fixtures you are considering (max of one sheet per fixture type please)


Tumbleweed Rd
Rice Rd

Outlook

RE: Churchill County Planning Commission - September 9, 2026 meeting - Saling Home Business Special Use Permit

From Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>
Date Thu 8/13/2026 10:43 AM
To Planning Admin <planning-admin@churchillcountynv.gov>
Cc Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>

Hello,

Application notes indicate that visits will not be appointment-only. Can you clarify whether this means the home will function as a storefront open to walk-in customers?

The Drop-off/Pickup Visits box is checked, and there is a note about installing an ADA-compliant parking space with a walkway.

If regular customer traffic will occur and customers will be entering the home, an ADA-compliant restroom will be required for public use.

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: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Wednesday, August 12, 2026 5:13 PM
To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>
Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>
Subject: Churchill County Planning Commission - September 9, 2026 meeting - Saling Home Business Special Use

Permit
Importance: High

The Churchill County Planning Commission will be considering the attached application for a home-based business at 1693 Tumbleweed Road, Fallon, NV, from Barbara Saling at the September 9, 2026 hearing. We are requesting any comments, questions, or remarks from your department/agency to be sent to me and Dan Cahalane, Senior Planner, **by August 26, 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
Public Works, Planning & Building Department
270 S Maine Street, Suite A
Fallon, NV 89406
775-423-7627 Main Phone

Churchill County is an equal opportunity employer and provider.

Churchill County
Agenda Report

Date Submitted: August 3, 2026

Agenda Item #: New Business -

Meeting Date Requested: September 9, 2026

To: Planning Commission

From:

Subject Title: Consideration and possible action re: A home business special use permit application, SUP26-20, filed by Brandon & Morgan Brimm. The property is located at 14066 Carson Highway, Assessor's Parcel Number 007-071-47, in the A-10 zoning district. The applicant is proposing a home based dog kennel business.

Type of Action Requested: Approve

Does this action require a Business Impact Statement? No

Recommend Board Action: 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 conditionally approve the Special Use Permit, SUP26-47, to establish a dog boarding home-based business parcel at 14066 Carson Highway, Assessor's Parcel Number 007-071-47, subject to the conditions of enactment and approval below and authorize the Director to enact the permit.

Discussion: Executive Summary
Staff Recommendation: Approve with Conditions

Request
The applicant is requesting to establish a dog boarding home-based business. This use anticipates 5 dogs. The hours of operation are 6:00am to 6:00pm Sunday through Saturday. Services will be by appointment. This use anticipates 10 traffic visits per day customers will only be on property for pick-up and drop-off.

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 moderate 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.

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

3. The project will be constructed and operated in a manner that will not overburden public services and infrastructure;
Staff Comment: The project will be constructed and operated in compliance with all applicable code requirements.
4. Adequately mitigates road and traffic impacts generated by the construction and build-out of the project;
Staff Comment: The proposed use will have minimal impact on traffic. The applicant anticipates up to 10 vehicle trips per day.
5. Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.
Staff Comment: Potential dog waste will be promptly collected and disposed with minimal environmental impacts. Any potential disturbances associated with the use are expected to be standard and consistent with surrounding area.

Recommended Conditions of Approval
Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended:
1. All of the following conditions are required to satisfy the enactment of the Special Use Permit under CCC 16.08.080(J):
a. Conditions required prior to business license issuance.
i. Parking associated with the business shall be limited to two parking spaces
ii. One ADA compliance parking space that is 16x20ft. with pathway.
iii. Provision of written evidence that all necessary local, state, and federal approvals, including, but not limited to:
1. Building permits if applicable.
2. All of the following operational conditions are required for the life of the Special Use Permit and annual business license renewal per CCC 5.04.120(A)8&9:
a. Hours of operation are limited to 6:00am to 6:00pm.
b. Visits shall be by appointment only.
c. No more than five dogs shall be in kennels at any time.
d. Dog waste shall be disposed at least once a week and picked up and stored daily.
e. Maintenance of a Churchill County Business License.
f. Compliance with all necessary state and federal approvals, if applicable.
g. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
h. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal AND may render this approval out of conformance and subject to revocation.

Alternatives: Make changes as deemed appropriate.

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

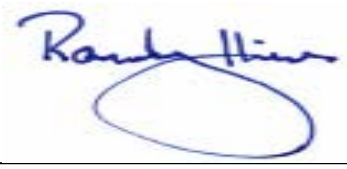
Fiscal Impact:

Explanation of Impact:

Funding Source:

Prepared By: Diane Moyle, Administrative Assistant

Reviewed By:



Randy Hines, Public Works Director — Date: August 27, 2026

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application: Special Use Permit **Application #: SUP26-47**
Request: To establish a dog boarding home-based business
Applicant: **Brandon & Morgan Brimm Brimmstone Kennels**
Owner: **Brandon & Morgan Brimm**
Site: 14066 Carson Highway APN 007-071-47
Master Plan//Zone: Agriculture // A-10

Executive Summary

Staff Recommendation: Approve with Conditions

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC **16.08.080(H)** have **BEEN** met and therefore **CONDITIONALLY APPROVE** the Special Use Permit SUP26-47 to establish a dog boarding home-based business parcel at 14066 Carson Highway APN 007-071-47 subject to the conditions of enactment and approval below and authorize the Director to enact the permit.

Request

The applicant is requesting to establish a dog boarding home-based business. This use anticipates 5 dogs. The hours of operation are 6:00am to 6:00pm Sunday through Saturday. Services will be by appointment. This use anticipates 10 traffic visits per day customers will only be on property for pick-up and drop-off.

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 moderate 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 project will be constructed and operated in compliance with all applicable code requirements.
4. **Adequately mitigates road and traffic impacts generated by the construction and build-out of the project;**
   Staff Comment: The proposed use will have minimal impact on traffic. The applicant anticipates up to 10 vehicle trips per day.
5. **Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.**
   Staff Comment: Potential dog waste will be promptly collected and disposed with minimal environmental impacts. Any potential disturbances associated with the use are expected to be standard and consistent with surrounding area.

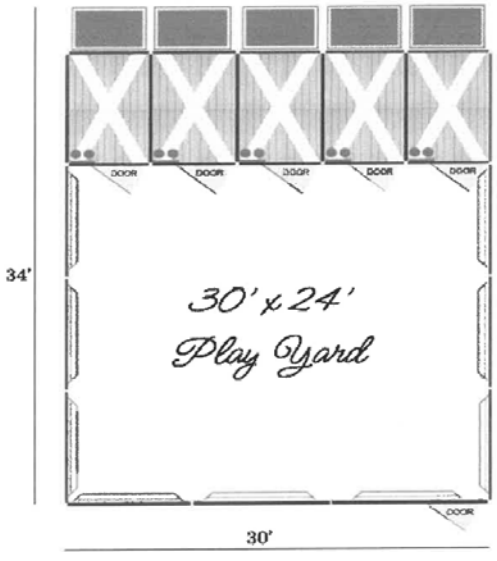
Recommended Conditions of Approval

Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended:

1. All of the following conditions are required to **satisfy the enactment** of the Special Use Permit under CCC 16.08.080(J):
    a. Conditions required prior to business license issuance.
        i. Parking associated with the business shall be limited to two parking spaces
        ii. One ADA compliance parking space that is 16x20ft. with pathway.
        iii. Provision of written evidence that all necessary local, state, and federal approvals, including, but not limited to:
            1. Building permits if applicable.
2. All of the following **operational conditions** are required for the life of the Special Use Permit and annual business license renewal per CCC 5.04.120(A)8&9:
    a. Hours of operation are limited to 6:00am to 6:00pm.
    b. Visits shall be by appointment only.
    c. No more than five dogs shall be in kennels at any time.
    d. Dog waste shall be disposed at least once a week and picked up and stored daily.
    e. Maintenance of a Churchill County Business License.
    f. Compliance with all necessary state and federal approvals, if applicable.
    g. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
    h. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal AND may render this approval out of conformance and subject to revocation.

Detailed Analysis

Site Plan



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Background

The applicant is requesting to establish a dog boarding home-based business. This use anticipates 5 visitors per day between the hours of 6:00am to 6:00pm Sunday through Saturday. Services will be by appointment. This use anticipates 10 traffic visits per day customers will only be on property for pick-up and drop-off. The proposed used is not considered a kennel because there will only be 5 dogs instead of 10 dogs.

Analysis

The normal operations of the proposed use are broadly similar to an administratively approved home-business. The property owner lives at the residence where the business operations will not take away from the residential characteristics of the property and minor customer traffic.

The proposed use anticipates 5 customers per day. The business anticipates 10 roundtrips per day with minor traffic impacts. Customers will only be on property for pick-up and drop-off. The proposed advertising sign is permissible in agricultural districts with an approved special use permit CCC 16.06.020.6 (B)2(g). The maximum allowable sign area is 10sq. ft.

The proposed project meets setbacks. Vehicle parking associated with the business shall be limited to two parking spaces. One of the parking spaces is required to be ADA compliant for picking up/dropping off dogs at the residence. The proposed project will have fencing all around the area. Churchill County code does not require any screening.

Reviewing Agency Comments

Agency	Reviewer	Comment
CC Communications	Steward Nichols	No Comment
Building Department	Jera Reidenbach	The structure appears to exceed the 120 sq. ft. threshold for commercial buildings and will require a permit. It must meet all currently adopted codes.

Public Comment

Staff received no public comments on this application.

CHURCHILL COUNTY
Home Business - Special Use Permit (HB-SUP) Application

***** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS *****

Applicant Name: Brandon & Morgan Brimm **Business Name:** Brimmstone Kennels

Business Activity: Dog Boarding

Zoning District: A-10 **Site Address:** 14066 Carson Highway **APN:** 001-071-47 ~~010-391-10~~

NOTE: This is a SPECIALIZED form only for home businesses. Other uses must use the standard SUP form.

PROJECT PERMIT TYPE - SPECIAL USE PERMIT // **SUB-TYPE IS:** MINOR / HOME BUSINESS
Needed to submit permit online.

Submittal Package Items:

- [X] **Pre-application meeting** to determine the correct permit, and review the procedures and materials needed.
- [ ] **This application form** [ ] **Zoning Review – SpRes form** [ ] **Fee**
- [X] **Site Plan Sketch or Air Photo showing the site - See Zoning Review – SRes form and instructions**
- [ ] **Any documentation required for the specific type of business**

BUSINESS INFORMATION

Days & Hours of Operation: Sun - Sat 6Am - 6PM

Does the business have other locations (storage, yards, etc.)? [X] **NO** [ ] **If YES > Where?**

Will the business use a shed? [X] **NO** [ ] **If YES >** Might not be allowed – sheds are for storage only.

NOTE: Customers may ***NOT*** enter sheds – that makes it a commercial building and requires handicapped facilities.

Number of expected traffic visits: 10 **per** Day ***Break them down by customer, employee, deliveries:*** At max we only expect 5 customers per day - 10 roundtrips (pickup, drop off)

What products will be delivered to the home site? No regular deliveries.

What products or services are provided by the business? Private dog boarding

How will you attract customers (advertising)? word of mouth, social media, signage * if approved *

Describe how the business works; such as the creation of products, providing services, & customer interaction:
Dog boarding with private runs and a large shared playyard for exercise and enrichment. Customers will only be on property for pick-up and drop off.

QUESTIONNAIRE

Neighborhood Issues The rest of this form is based on the criteria that a home business must meet to avoid causing neighborhood issues. Standard businesses are not normally allowed in residential areas because of compatibility problems. However, Home Based Businesses that meet certain criteria in the County Code (a) should be nearly un-noticeable by neighbors and outside parties, (b) should not change the residential character of the site, and (c) consequently have little or no impacts to neighboring uses.

Most home businesses are reviewed through the Business License system. These are businesses that can meet the basic home business criteria in CCC 16.16.020.8(B)1. But some businesses may want or need to exceed some of these criteria, and ***can do so through a Special Use Permit*** using this form - but ONLY to the extent allowed in CCC 16.16.020.8(B)2.

COMMITMENT TO MEET HOME BUSINESS BASIC CRITERIA OR REQUESTED SPECIAL CRITERIA

The basic requirements (in CCC 16.16.020.8(B)1) are stated below in items (a) through (h).

- ***Read each requirement and write your initials next to it*** to state your commitment to meeting that requirement.
- ***If you want to exceed any of the basic requirements, it must be approved through a Special Use Permit (SUP).*** Check the box for that criteria and answer the related questions. In these cases, your initials also state your commitment to meeting the special requirements (in CCC 16.16.020.8(B)2), which are summarized with each item, and also any conditions of approval in the Special Use Permit required by the Planning Commission.
- ***Please note*** that the more SUP boxes that are checked, the more difficult it is to approve.

____ **a. Ownership & Employees.** All owners shall reside in the residence. The only ***employees*** allowed to work on-site are family members residing in the residence. No other employees can report to the residence for work. In the case of contract work, they shall report directly to the job site and not the applicant's property.

☐ ***Check this box if you cannot meet the employee limit*** and request a SUP to exceed it. A limited number of employees coming to the home site might be allowed, though more than a couple will not likely be approved. .

NOTE that outside employees trigger the need for handicapped facilities - an ADA accessible parking space, an accessible doorway and customer service area, and accessible restroom. ***Describe*** your planned changes and show parking and access path on the site plan. (Consult with the Building Dept. for accessibility details.)

Total employees #: ____ **# living at the home:** ____ **# outside employees reporting to home:** ____

Reason for employees at residence: _____

Work employees will do: _____

ADA plans: _____

MB **b. External Changes.** The ***appearance*** of the structure shall not be altered, no new structures built for the business, nor may business activities be conducted outdoors or in such a manner that would take away from the residential characteristics of the property beyond what is allowed in these conditions, i.e., one cannot have merchandise or services visible from outside the dwelling or generate excessive noise.

☐ ***Check this box if you wish to make exterior alterations*** and request a SUP to allow them. ***Show and label*** all external changes on the site plan.

Describe changes: _____

Activities in changed areas: _____

☒ ***Check this box if you wish to have an outdoor use area*** and request a SUP to allow it. ***Show and label*** the outdoor use area on the site plan. Only equestrian, kennel, or lawn care home business can have outdoor use areas - they are ***not allowed for other businesses***. Those that are allowed cannot take away from the residential characteristics of the property.

Type of Outdoor Use Area: ☐ **Equestrian** ☒ **Kennel** ☐ **Lawn Care**

How will you handle waste? waste will be properly stored and disposed of through waste Management. Bagged & stored in lidded can to prevent odors.

____ **c. Commercial Vehicles.** The home-based business may use one commercial vehicle (not counting personal passenger vehicles) that is approved by the planning staff. Such vehicles can include vans and medium sized trucks, or one semi-tractor and trailer for an over-the-road hauling truck driver that comes to the residence.

☐ ***Check this box if you wish to increase the number or size of commercial vehicles*** and request a SUP to allow them. Show where vehicles will be stored ***on the Site Plan***.

Business Vehicles: Total # in business: _____ **# Reporting to home:** _____

Type of vehicles: _____

Why are vehicles needed? _____

_____

____ **d. Electronic Interference.** Equipment that causes any type of interference in radios, televisions, or telephones, etc., or causes fluctuations in line voltage outside the dwelling unit is prohibited – for example with an excessive usage of power equipment.

NOTE: Home businesses may NOT exceed this criteria through a SUP.

____ **e. Storage of Materials.** Outside storage of construction or raw materials is not allowed. One cannot store any toxic or hazardous materials at a quantity that requires a permit from the State of Nevada or any other agency charged with the regulation of hazardous materials. Inventories of drugs, alcohol, fireworks, or explosives (excluding ammunition) are not allowed. Storage of business vehicles must meet the vehicle requirement. No outside storage of construction or other similar equipment is allowed with the exception that one piece of equipment (such as a trailer) may be allowed with the approval of the planning department; lawn care and other similar equipment may be allowed with approval of the planning department, but not to exceed a quantity that can be hauled and stored on a single pickup and trailer.

☐ ***Check this box if you need outside storage of business-related materials and equipment*** and request a SUP to allow them. The area must be less than ¼ acre and enclosed by buildings or screened fencing. Show the storage area on the Site Plan.

Outdoor Storage Area Size: _____ **Location:** _____

Stored Materials & Purpose: _____

Method of Screening: _____

HB **f. Signage.** No signs may be placed on the property to advertise the home-based business. One may advertise one's business through public media, business cards, stationery, etc.

☒ ***Check this box if you wish to have a business sign*** and request a SUP to allow one. A sign is limited to 10 square feet. Show the sign location on the Site Plan

Sign Dimensions: 2' x 5' **Location:** Property Fence Facing Highway

What will be on the sign? Business name, Contact, Dog Photo ***Provide a Sketch***

HB **g. Customer Visits.** No customer traffic is permissible. Home deliveries, such as UPS, FedEx, etc., in a quantity/frequency that will not be detrimental to the surrounding neighborhood may be permitted.

☒ ***Check this box if you wish to have customer visits*** and request a SUP to allow them. Customers may trigger the need for handicapped facilities.

Expected # of customers: 5 **per** Day **Hours of visits:** 6am - 6pm

Will customer visits be by appointment only? ☐ **NO** ☒ **YES** – appointments allow control of visits.

ADA Accessibility Services: Choose one

☒ *Drop-Off/Pick-Up Visits*. Businesses with customers visits only for drop-off/pick-up purposes at the door or car do not have to provide ADA Accessibility facilities.

☐ *Inside Visits*. Businesses that have customers come inside must provide an ADA accessible parking space (paved), and an accessible doorway (no stairs) and customer service area. An accessible restroom is also normally required for extended visits (for example: salon, studio, catalog shopping, design meetings, etc.). Consult with the Building Dept. regarding accessibility standards.

Accessibility Plans: _____

_____

HB **h. Owner Authorization.** If the applicant is not the property owner, the property owner must authorize the use of the property for the proposed home-based business in writing.
NOTE: ***Home businesses may NOT*** waive this criteria through a SUP.

APPLICANT AFFIDAVIT

Morgan Brimm, being duly sworn, deposes and states that:

1) I/we either own the property described in the foregoing application, or have permission of the property owner which has been provided with the application;
2) The statements and answers herein contained, and the information herewith submitted are in all respects complete, true and correct to the best of my/our knowledge and belief;
3) That the zoning ordinances for a special use permit have been read, understood and complied with.
4) That no assurance or guarantee can be given by members of Planning Commission or Planning Department.
5) That any material misrepresentation or omission made in the application or at a public hearing by the applicant or an agent of the applicant may constitute grounds for reexamination or revocation of the special use permit if granted.
6) **I/we will be responsible for all recording fees related to this application.**

Applicant's Signature

State of Nevada)
: ss.
County of Churchill)

Signed and sworn to (or affirmed) before me on August 3, 2026 (date) by Morgan Ann Brimm (name(s) of person(s) making statement).

Angela Moyle
Signature of notarial officer

ANGELA MOYLE
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 06-102251-4 - Expires Jan. 6, 2030

OWNER SIGNATURE

I hereby state that:

1) I am the owner or co-owner of the property described in the foregoing application;
2) I have reviewed the application and understand what is being proposed;
3) I am willing to allow the proposed development to take place on my property.

Owner Signature: _____

CHURCHILL COUNTY
Zoning Review – Special Residential Form
= For specific additional uses of a residential property =

***** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS *****

Person Name(s), or Project/Business/Organis. Name: Brimmstone Kennels

Site Address: 14066 Carson Highway **APN(s):** 010 391 10

NOTE: ***This SPECIALIZED form will NOT be used by itself, and will always accompany another permit form. Include it with the submittal items of the other permit application. Project Type is determined there.***

SITE PLAN **Provide a Site Plan sketch or Air Photo showing the property, and add labels to identify features:**

New buildings | Well & water line | Septic tank, drain field & sewage lines
Existing buildings | Power pole & line | Easements near the project (access, utility, irrigation, etc.)
Access road, driveway, & parking spaces | Make notes of driveway surface material
(Air photos with property lines can be found on the Co. website "WebMaps" page)

**** READ THE INSTRUCTIONS FOR ANSWERING EACH ITEM BELOW ****

ZONING AND LAND USES

Zoning District: A-10 **Use Listing:** ☐ **ADU** ☐ **2ND Perm** ☒ **Home Bus.** ☐ **Temp quarters**

- *Is your site within the NAS Fallon Overlay Zone?* ☒ **No** ☐ **Yes** *NAS Fallon Noise Area?* ☒ **No** ☐ **Yes**
- *When are you starting?* ☒ ***Right away*** ☐ ***Within a year*** *If longer you should wait to submit.*

Sewer and Water Service:

Sewage Svc.: ☒ **Septic System** ☐ **Community Sewer** Water Svc.: ☒ **Water Well** ☐ **Community Water**

DEVELOPMENT CODE STANDARDS ****** ALSO SHOW THESE FEATURES ON YOUR SITE PLAN ******

☐ **Check here if a Variance from standards is requested** – See Instructions & include Variance Application

Setbacks & Height Standards: (See Table in CCC 16.16.020.1 in instr.) ☐ **N/A** - No structures built/placed

Proposed Height: 6' Speed Limit of road: 65 Note: if over 25 mph, street setback may be 30' wider.

Are you adding a shed, or storage container? ☒ **No** ☐ If **Yes>** NOTE: Only 2 storage containers in some zones

Distance of ***building*** to: Road line/easement: 348' Rear line: 622' Side line: 200' & 325'

Distance of ***shed/storage*** container to: Road line/easement: _____ Rear line: _____ Side line: _____

- Do the above dimensions meet the standards for your zoning district (see instructions) ☒ **Yes** ☐ **No**

Community Development Fees – INFORMATION ONLY (See instructions)

Roads: $2300 ***Parks***: $1000 or less ***Schools***: $900 ***Water***: dedicate 2 acre-feet, or fee of $3276

Legal and Physical Access (See CCC 16.16.010.1)

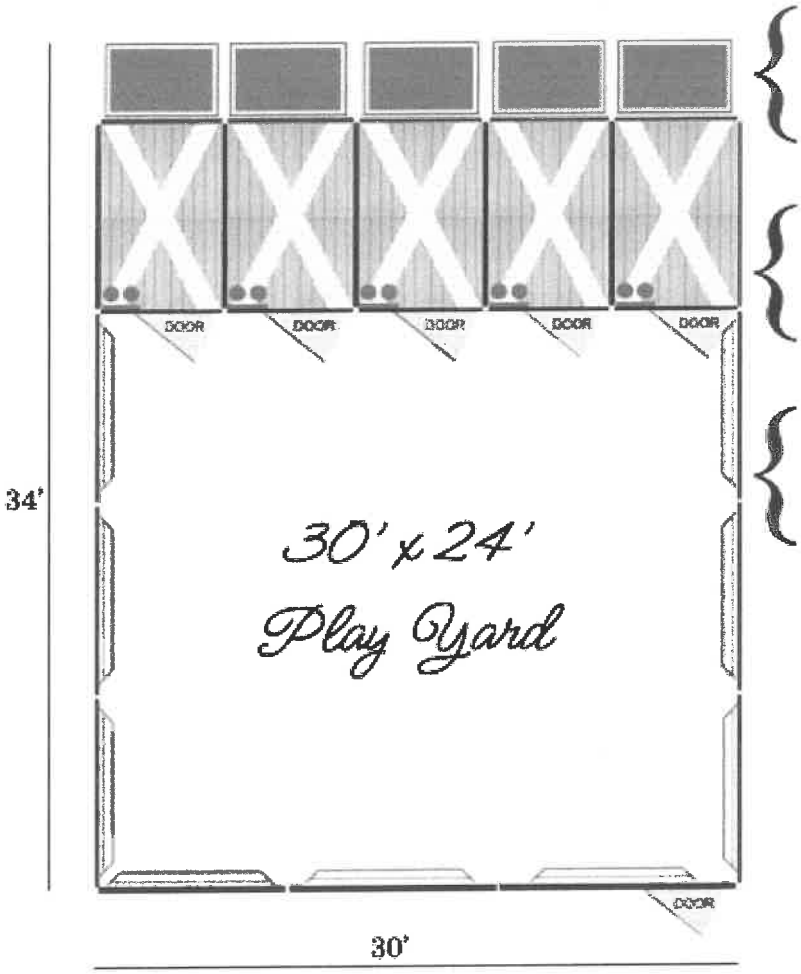
Access is from: ☒ **State Hwy.** ☐ **County Road** ☐ **Private Road**

- Physical road/driveway to the building site that is 20' wide and graveled? ☒ **Yes** ☐ If **No>** Must be installed

Parking and Loading (See CCC 16.16.020.5) Parking Spaces provided: 2 (2 required per home)

Lighting – SEE DIAGRAMS IN INSTRUCTIONS: (See CCC 16.16.020.7)

- Do your lighting fixtures meet Dark Skies standards? ☒ **Yes** ☐ If **No >** Changes may be needed
  Provide pictures or brochures of fixtures you are considering (max of one sheet per fixture type please)



Heated & Cooled Insulated Dog Houses
Accommodates dogs up to 150 LBS
34" x 44"

Private Runs
Includes flooring & solid roof.
Dividers between runs for privacy
8' x 6'

Play yard is for excerise & enrichment
Will be on solid ground and surrounded
entirely by dig proof bars.
Dogs will never be in play yard unsupervised.

Brimmstone Kennels

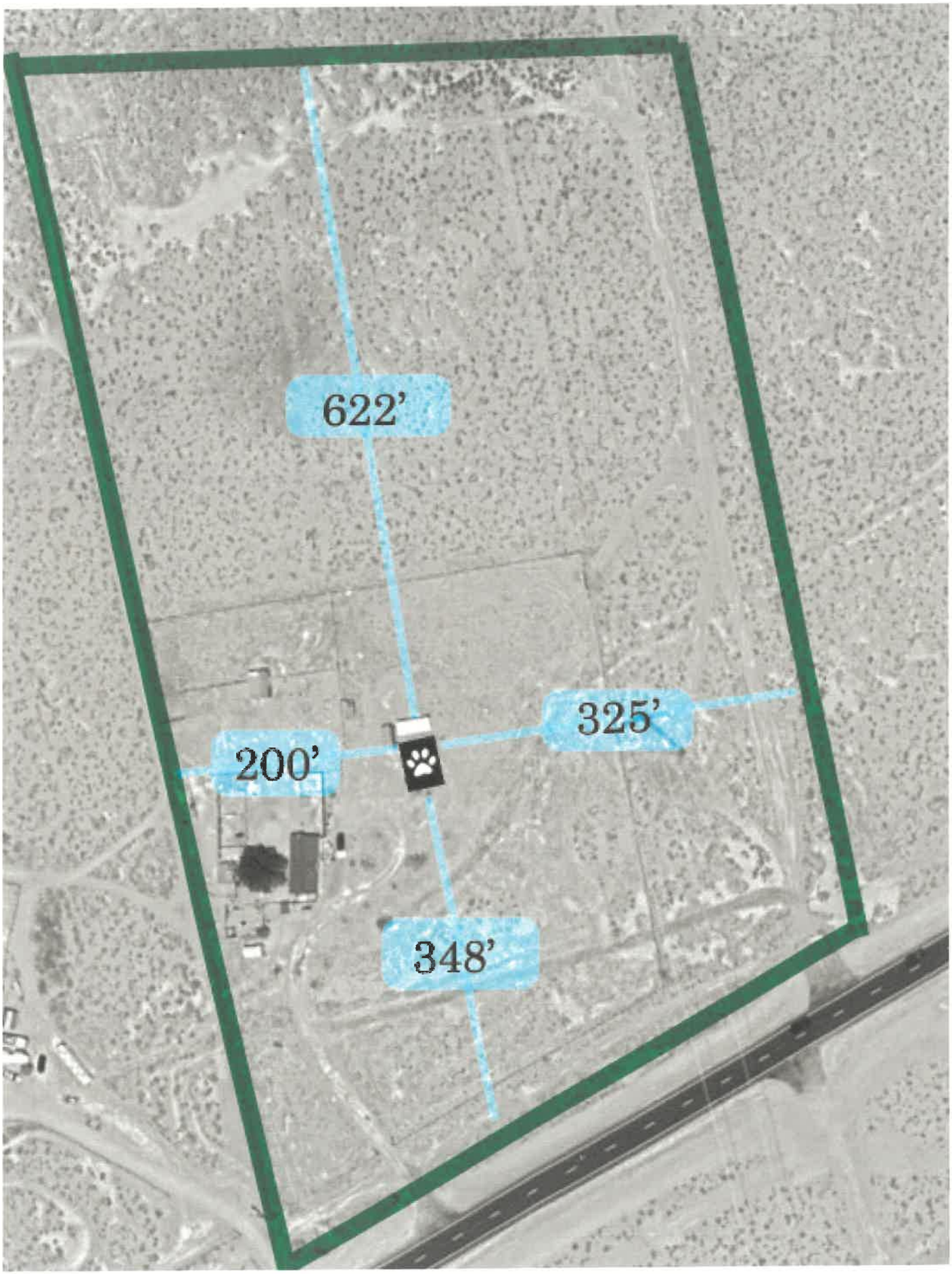
Additional Notes

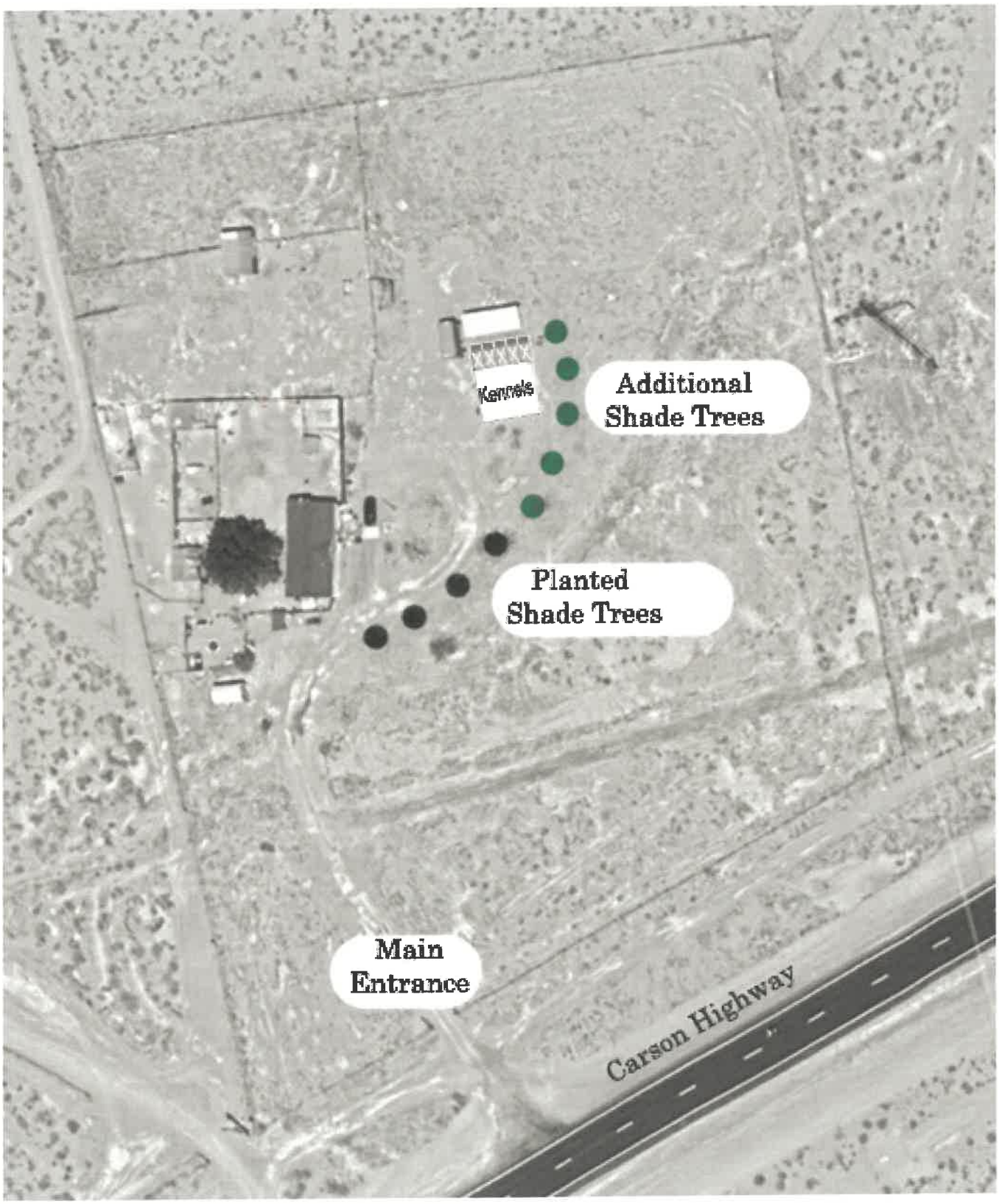
- Play yard and private runs are 6' in height.

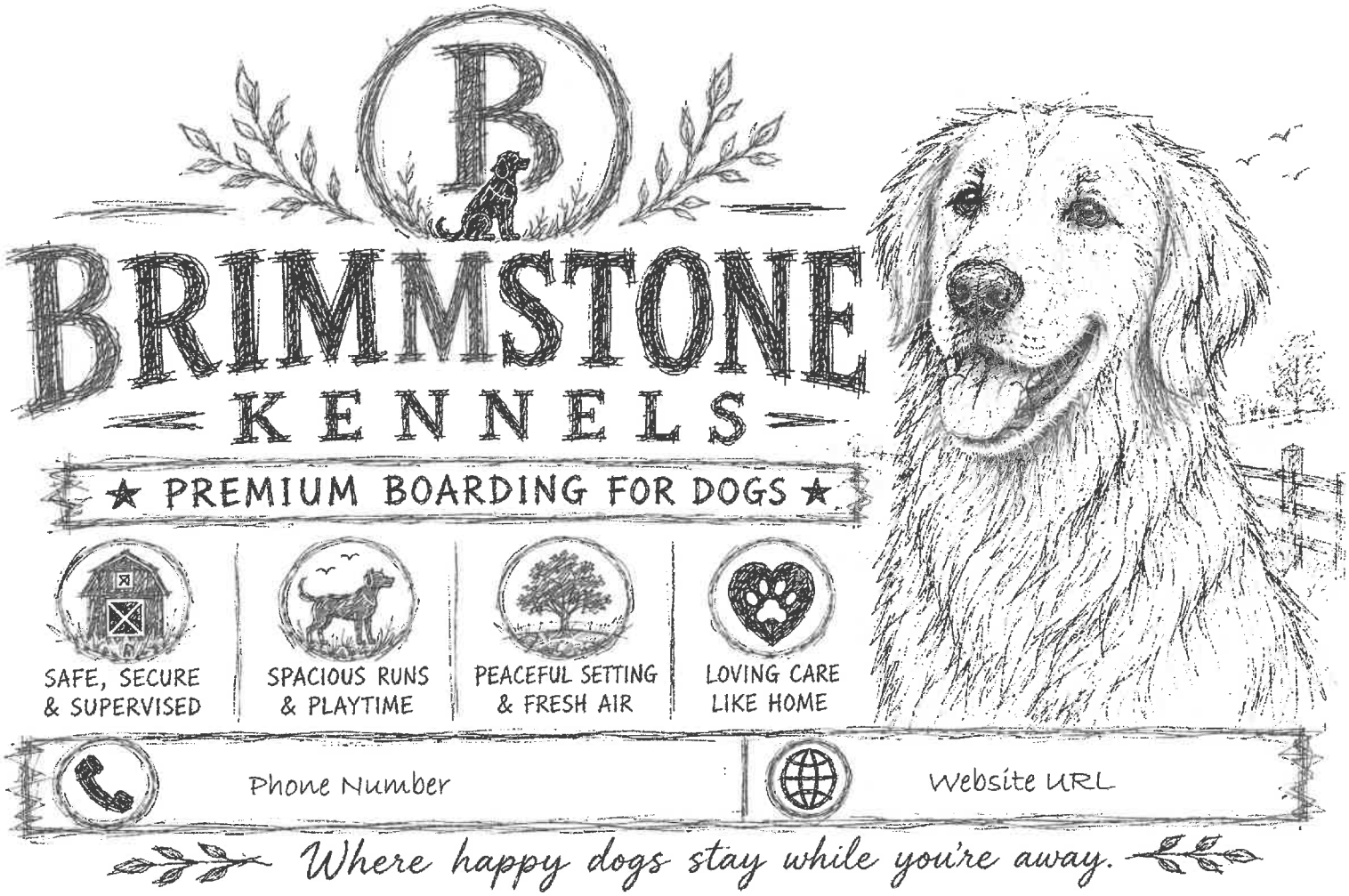
-Play yard will include one solar powered light that points downwards into the play yard. This light will not be on all the time and only when needed.

- All fencing is made of galvanized steel.

- Two parking spaces will be provided in front of the play yard for customers to quickly pick up and drop off.


622’
325’
200’
348’


Kennels
Additional Shade Trees
Planted Shade Trees
Main Entrance
Carson Highway



2' x 5' Mesh Banner

Outlook

RE: Churchill County Planning Commission - September 9, 2026 Meeting - Brimm Home Business Special Use Permit

From Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>
Date Thu 8/13/2026 11:18 AM
To Planning Admin <planning-admin@churchillcountynv.gov>
Cc Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>

The structure appears to exceed the 120 sq. ft. threshold for commercial buildings and will require a permit. It must meet all currently adopted codes.

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: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Wednesday, August 12, 2026 5:10 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>; Loren Borst <lborst@ndep.nv.gov>
Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>
Subject: Churchill County Planning Commission - September 9, 2026 Meeting - Brimm Home Business Special Use Permit
Importance: High

The Churchill County Planning Commission will be considering the attached application for a home-based business at 14066 Carson Highway, Fallon, NV, from Brandon & Morgan Brimm at the September 9, 2026 hearing. We are requesting any comments, questions, or remarks from your department/agency to be sent to me and Dan Cahalane, Senior Planner, **by August 26, 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
Public Works, Planning & Building Department
270 S Maine Street, Suite A
Fallon, NV 89406
775-423-7627 Main Phone

Churchill County is an equal opportunity employer and provider.

Churchill County
Agenda Report

Date Submitted: August 11, 2026

Agenda Item #: New Business -
Meeting Date Requested: September 9, 2026

To: Planning Commission
From:
Subject Title: Consideration and possible action re: A home business special use permit application, SUP26-22, filed by Bristee Conner. The property is located at 3550 Jane Court, Assessor's Parcel Number 007-351-53, in the A-10 zoning district. The applicant proposes a home based beauty business with customer traffic and a sign.

Type of Action Requested: Approve

Does this action require a Business Impact Statement? No

Recommend Board Action: 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 conditionally approve the Special Use Permit, SUP26-22, to establish a cosmetology beauty salon home-based business parcel at 3550 Jane Court, Aseesor's Parcel Number 007-351-53, subject to the conditions of enactment and approval below and authorize the Director to enact the permit.

Discussion: Executive Summary
Staff Recommendation: Approve with Conditions

Request
The applicant is requesting to operate a home-based business offering hair, makeup, and lash extension services. The hours of operation will be between 9:00am to 3:00pm Monday through Friday. Services will be by appointment.

Findings
CCC 16.08.080(H) requires that the Planning Commission make the following findings:
1. Is compatible with the existing surrounding land uses and development;
Staff Comment: The proposed use will have minor noise disruption. The business will not take away from the neighborhood character.
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 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;

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Staff Comment: The project will be constructed and operated in compliance with all applicable code requirements.
4. Adequately mitigates road and traffic impacts generated by the construction and build-out of the project;
Staff Comment: The proposed use will have minimal impact on traffic. The applicant anticipates up to 3-4 visitors per day.
5. Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.
Staff Comment: The proposed 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.

Recommended Conditions of Approval
Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended:
1. All of the following conditions are required to satisfy the enactment of the Special Use Permit under CCC 16.08.080(J):
a. Conditions required prior to building permit issuance:
i. Parking associated with the business shall be limited to two parking spaces
ii. One ADA compliance parking space that is 16x20ft.
iii. Provision of written evidence that all necessary local, state, and federal approvals, including but not limited to;
1. Certification of cosmetology board through the state of Nevada.
2. Required building permits and ADA compliance.
2. All of the following operational conditions are required for the life of the Special Use Permit and annual business license renewal per CCC 5.04.120(A)8&9:
a. Hours of operation are limited to 8:00am to 4:00pm
b. No more than five customers per day.
c. Maintenance of a Churchill County Business License.
d. Compliance with all necessary state and federal approvals, if applicable.
e. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
f. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal AND may render this approval out of conformance and subject to revocation.

Alternatives: Make changes as deemed appropriate.

Fiscal Impact:

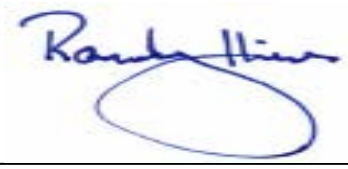
Explanation of Impact:
The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

Funding Source:

Prepared By: Diane Moyle, Administrative Assistant

Reviewed By:



Randy Hines, Public Works Director

Date: August 27, 2026

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Special Use Permit	**Application #:**	**SUP26-22**
Request:	To establish a cosmetology beauty salon home-based business		
Applicant:	**Bristee Conner Beauty**		
Owner:	**Bristee Conner**		
Site:	3550 Jane Ct APN 007-351-53		
Master Plan//Zone:	Agriculture // A-10		

Executive Summary

Staff Recommendation: Approve with Conditions

Motion for Findings

Based on the information provided in the application, in the staff report, and heard tonight, I move to find that the criteria found in CCC **16.08.080(H)** have **BEEN** met and therefore **CONDITIONALLY APPROVE** the Special Use Permit SUP26-22 to establish a cosmetology beauty salon home-based business parcel at 3550 Jane Ct APN 007-351-53 subject to the conditions of enactment and approval below and authorize the Director to enact the permit.

Request

The applicant is requesting to operate a home-based business offering hair, makeup, and lash extension services. The hours of operation will be between 9:00am to 3:00pm Monday through Friday. Services will be by appointment.

Findings

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

1. **Is compatible with the existing surrounding land uses and development;**
   Staff Comment: The proposed use will have minor noise disruption. The business will not take away from the neighborhood character.
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 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 project will be constructed and operated in compliance with all applicable code requirements.
4. **Adequately mitigates road and traffic impacts generated by the construction and build-out of the project;**
   Staff Comment: The proposed use will have minimal impact on traffic. The applicant anticipates up to 3-4 visitors per day.
5. **Does not create adverse environmental impacts, including, but not limited to, noise, glare, fumes, and odor that may be detrimental either to public health, public safety, or general welfare of the persons or property in the vicinity or the wildlife and/or natural resources.**
   Staff Comment: The proposed 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.

Recommended Conditions of Approval

Based on code requirements and issues raised during review of the project, the following conditions of approval are recommended:

1. All of the following conditions are required to **satisfy the enactment** of the Special Use Permit under CCC 16.08.080(J):
    a. Conditions required prior to building permit issuance:
        i. Parking associated with the business shall be limited to two parking spaces
        ii. One ADA compliance parking space that is 16x20ft.
        iii. Provision of written evidence that all necessary local, state, and federal approvals, including but not limited to;
            1. Certification of cosmetology board through the state of Nevada.
            2. Required building permits and ADA compliance.
2. All of the following **operational conditions** are required for the life of the Special Use Permit and annual business license renewal per CCC 5.04.120(A)8&9:
    a. Hours of operation are limited to 8:00am to 4:00pm
    b. No more than five customers per day.
    c. Maintenance of a Churchill County Business License.
    d. Compliance with all necessary state and federal approvals, if applicable.
    e. Operations shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
    f. Failure to comply with any of the conditions of approval may result in suspension or denial of any subsequent business license renewal AND may render this approval out of conformance and subject to revocation.

Detailed Analysis

Site Plan

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Background

The applicant is requesting to operate a home-based business offering hair, makeup, and lash extension services. The hours of operation will be between 9:00am to 3:00pm Monday through Friday. Services will be by customers showing up to appointment. One handicapped parking space will be required by code section 16.16.020.5 and applicable bathroom per building code.

Analysis

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

The proposed use anticipates 3-4 customers per day. This will not generate substantial traffic for neighboring property owners. Services will be by appointment.

The proposed use meets required setbacks. Vehicle parking associated with the business shall be limited to two parking spaces. One of the parking spaces is required to be ADA compliant. The proposed advertising sign is permissible in agricultural districts with an approved special use permit CCC 16.06.020.6 (B)2(g). The maximum allowable sign area is 10sq. ft.

Reviewing Agency Comments

Agency	Reviewer	Comment
Building Permit	Jera Reidenbach	Addition will require building permits and must comply with all currently adopted codes, including applicable ADA requirements. As a side note, the establishment will also require permitting and inspections through the Nevada State Board of Cosmetology.

Public Comment

Staff received no public comments on this application.

CHURCHILL COUNTY
Home Business - Special Use Permit (HB-SUP) Application

***** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS *****

Applicant Name: Bristee Conner **Business Name:** Bristee Conner Beauty

Business Activity: Cosmetology

Zoning District: A10 **Site Address:** 3550 Jane Ct **APN:** 007 351 53

NOTE: This is a SPECIALIZED form only for home businesses. Other uses must use the standard SUP form.

PROJECT PERMIT TYPE - SPECIAL USE PERMIT // **SUB-TYPE IS:** MINOR / HOME BUSINESS
Needed to submit permit online.

Submittal Package Items:

- ☑ **Pre-application meeting** to determine the correct permit, and review the procedures and materials needed.
- ☑ **This application form** ☑ **Zoning Review – SpRes form** ☐ **Fee**
- ☑ **Site Plan Sketch or Air Photo showing the site - See Zoning Review – SRes form and instructions**
- ☑ **Any documentation required for the specific type of business**

BUSINESS INFORMATION

Days & Hours of Operation: Mon-Friday 9-3

Does the business have other locations (storage, yards, etc.)? ☑ **NO** ☐ **If YES > Where?** _____

Will the business use a shed? ☑ **NO** ☐ **If YES >** Might not be allowed – sheds are for storage only.

NOTE: Customers may ***NOT*** enter sheds – that makes it a commercial building and requires handicapped facilities.

Number of expected traffic visits: 1 **per** 90 min ***Break them down by customer, employee, deliveries:*** _____
Customers will show up for appointment

What products will be delivered to the home site? none

What products or services are provided by the business? cosmetology (hair, makeup, lash extensions)

How will you attract customers (advertising)? word of mouth and social media

Describe how the business works; such as the creation of products, providing services, & customer interaction:

I provide hair, makeup, and eyelash extension services

QUESTIONNAIRE

Neighborhood Issues The rest of this form is based on the criteria that a home business must meet to avoid causing neighborhood issues. Standard businesses are not normally allowed in residential areas because of compatibility problems. However, Home Based Businesses that meet certain criteria in the County Code (a) should be nearly un-noticeable by neighbors and outside parties, (b) should not change the residential character of the site, and (c) consequently have little or no impacts to neighboring uses.

Most home businesses are reviewed through the Business License system. These are businesses that can meet the basic home business criteria in CCC 16.16.020.8(B)1. But some businesses may want or need to exceed some of these criteria, and ***can do so through a Special Use Permit*** using this form - but ONLY to the extent allowed in CCC 16.16.020.8(B)2.

COMMITMENT TO MEET HOME BUSINESS BASIC CRITERIA OR REQUESTED SPECIAL CRITERIA

The basic requirements (in CCC 16.16.020.8(B)1) are stated below in items (a) through (h).

- ***Read each requirement and write your initials next to it*** to state your commitment to meeting that requirement.
- ***If you want to exceed any of the basic requirements, it must be approved through a Special Use Permit (SUP).*** Check the box for that criteria and answer the related questions. In these cases, your initials also state your commitment to meeting the special requirements (in CCC 16.16.020.8(B)2), which are summarized with each item, and also any conditions of approval in the Special Use Permit required by the Planning Commission.
- ***Please note*** that the more SUP boxes that are checked, the more difficult it is to approve.

____ **a. Ownership & Employees.** All owners shall reside in the residence. The only ***employees*** allowed to work on-site are family members residing in the residence. No other employees can report to the residence for work. In the case of contract work, they shall report directly to the job site and not the applicant's property.

☐ ***Check this box if you cannot meet the employee limit*** and request a SUP to exceed it. A limited number of employees coming to the home site might be allowed, though more than a couple will not likely be approved. .

NOTE that outside employees trigger the need for handicapped facilities - an ADA accessible parking space, an accessible doorway and customer service area, and accessible restroom. ***Describe*** your planned changes and show parking and access path on the site plan. (Consult with the Building Dept. for accessibility details.)

Total employees #: 1 **# living at the home:** 1 **# outside employees reporting to home:** ____

Reason for employees at residence: I own the property

Work employees will do: cosmetology services

ADA plans: the addition will be ADA compliant with a parking spot/walkway

____ **b. External Changes.** The ***appearance*** of the structure shall not be altered, no new structures built for the business, nor may business activities be conducted outdoors or in such a manner that would take away from the residential characteristics of the property beyond what is allowed in these conditions, i.e., one cannot have merchandise or services visible from outside the dwelling or generate excessive noise.

☑ ***Check this box if you wish to make exterior alterations*** and request a SUP to allow them. ***Show and label*** all external changes on the site plan.

Describe changes: addition of 1 room and bathroom to the side of existing house

Activities in changed areas: home business/salon

☐ ***Check this box if you wish to have an outdoor use area*** and request a SUP to allow it. ***Show and label*** the outdoor use area on the site plan. Only equestrian, kennel, or lawn care home business can have outdoor use areas - they are ***not allowed for other businesses***. Those that are allowed cannot take away from the residential characteristics of the property.

Type of Outdoor Use Area: ☐ **Equestrian** ☐ **Kennel** ☐ **Lawn Care**

How will you handle waste? _____

_____

___ **c. Commercial Vehicles.** The home-based business may use one commercial vehicle (not counting personal passenger vehicles) that is approved by the planning staff. Such vehicles can include vans and medium sized trucks, or one semi-tractor and trailer for an over-the-road hauling truck driver that comes to the residence.

☐ ***Check this box if you wish to increase the number or size of commercial vehicles*** and request a SUP to allow them. Show where vehicles will be stored ***on the Site Plan***.

Business Vehicles: Total # in business: _____ **# Reporting to home:** _____

Type of vehicles: _____

Why are vehicles needed? _____

_____

___ **d. Electronic Interference.** Equipment that causes any type of interference in radios, televisions, or telephones, etc., or causes fluctuations in line voltage outside the dwelling unit is prohibited – for example with an excessive usage of power equipment.

NOTE: Home businesses may NOT exceed this criteria through a SUP.

___ **e. Storage of Materials.** Outside storage of construction or raw materials is not allowed. One cannot store any toxic or hazardous materials at a quantity that requires a permit from the State of Nevada or any other agency charged with the regulation of hazardous materials. Inventories of drugs, alcohol, fireworks, or explosives (excluding ammunition) are not allowed. Storage of business vehicles must meet the vehicle requirement. No outside storage of construction or other similar equipment is allowed with the exception that one piece of equipment (such as a trailer) may be allowed with the approval of the planning department; lawn care and other similar equipment may be allowed with approval of the planning department, but not to exceed a quantity that can be hauled and stored on a single pickup and trailer.

☐ ***Check this box if you need outside storage of business-related materials and equipment*** and request a SUP to allow them. The area must be less than ¼ acre and enclosed by buildings or screened fencing. Show the storage area on the Site Plan.

Outdoor Storage Area Size: _____ **Location:** _____

Stored Materials & Purpose: _____

Method of Screening: _____

___ **f. Signage.** No signs may be placed on the property to advertise the home-based business. One may advertise one's business through public media, business cards, stationery, etc.

☑ ***Check this box if you wish to have a business sign*** and request a SUP to allow one. A sign is limited to 10 square feet. Show the sign location on the Site Plan

Sign Dimensions: 9x4.5 in **Location:** on or above addition door

What will be on the sign? Beauty Salon ***Provide a Sketch***

___ **g. Customer Visits.** No customer traffic is permissible. Home deliveries, such as UPS, FedEx, etc., in a quantity/frequency that will not be detrimental to the surrounding neighborhood may be permitted.

☑ ***Check this box if you wish to have customer visits*** and request a SUP to allow them. Customers may trigger the need for handicapped facilities.

Expected # of customers: 1 **per** 90 min **Hours of visits:** 9-3

Will customer visits be by appointment only? ☐ **NO** ☑ **YES** – appointments allow control of visits.

ADA Accessibility Services: Choose one

☐ *Drop-Off/Pick-Up Visits*. Businesses with customers visits only for drop-off/pick-up purposes at the door or car do not have to provide ADA Accessibility facilities.

☑ *Inside Visits*. Businesses that have customers come inside must provide an ADA accessible parking space (paved), and an accessible doorway (no stairs) and customer service area. An accessible restroom is also normally required for extended visits (for example: salon, studio, catalog shopping, design meetings, etc.). Consult with the Building Dept. regarding accessibility standards.

Accessibility Plans: ADA parking and walkway, restroom, and service area

___ **h. Owner Authorization.** If the applicant is not the property owner, the property owner must authorize the use of the property for the proposed home-based business in writing.
NOTE: Home businesses may NOT waive this criteria through a SUP.

APPLICANT AFFIDAVIT

Bristee Conner, being duly sworn, deposes and states that:

1) I/we either own the property described in the foregoing application, or have permission of the property owner which has been provided with the application;
2) The statements and answers herein contained, and the information herewith submitted are in all respects complete, true and correct to the best of my/our knowledge and belief;
3) That the zoning ordinances for a special use permit have been read, understood and complied with.
4) That no assurance or guarantee can be given by members of Planning Commission or Planning Department.
5) That any material misrepresentation or omission made in the application or at a public hearing by the applicant or an agent of the applicant may constitute grounds for reexamination or revocation of the special use permit if granted.
6) **I/we will be responsible for all recording fees related to this application.**

Applicant's Signature

State of Nevada)
: ss.
County of Churchill)

Signed and sworn to (or affirmed) before me on 8/6/2026 (date) by Bristee Conner (name(s) of person(s) making statement).

Angela Moyle
Signature of notarial officer

ANGELA MOYLE
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 06-102251-4 - Expires Jan. 6, 2030

OWNER SIGNATURE

I hereby state that:

1) I am the owner or co-owner of the property described in the foregoing application;
2) I have reviewed the application and understand what is being proposed;
3) I am willing to allow the proposed development to take place on my property.

Owner Signature: Same as above

CHURCHILL COUNTY
Zoning Review – Special Residential Form
= For specific additional uses of a residential property =

***** You are expending much time and money on your project – PLEASE READ THE INSTRUCTIONS *****

Person Name(s), or Project/Business/Organis. Name: Bristee Conner

Site Address: 3550 Jane Ct **APN(s):** 007 351 53

NOTE: ***This SPECIALIZED form will NOT be used by itself, and will always accompany another permit form. Include it with the submittal items of the other permit application. Project Type is determined there.***

SITE PLAN **Provide a Site Plan sketch or Air Photo showing the property, and add labels to identify features:**

New buildings	Well & water line	Septic tank, drain field & sewage lines
Existing buildings	Power pole & line	Easements near the project (access, utility, irrigation, etc.)
Access road, driveway, & parking spaces		Make notes of driveway surface material

(Air photos with property lines can be found on the Co. website "WebMaps" page)

**** READ THE INSTRUCTIONS FOR ANSWERING EACH ITEM BELOW ****

ZONING AND LAND USES

Zoning District: A10 **Use Listing:** ☐ **ADU** ☐ **2ND Perm** ☑ **Home Bus.** ☐ **Temp quarters**

- *Is your site within the NAS Fallon Overlay Zone?* ☑ **No** ☐ **Yes** *NAS Fallon Noise Area?* ☑ **No** ☐ **Yes**
- *When are you starting?* ☑ ***Right away*** ☐ ***Within a year*** *If longer you should wait to submit.*

Sewer and Water Service:

Sewage Svc.: ☑ **Septic System** ☐ **Community Sewer** Water Svc.: ☑ **Water Well** ☐ **Community Water**

DEVELOPMENT CODE STANDARDS ****** ALSO SHOW THESE FEATURES ON YOUR SITE PLAN ******

☐ **Check here if a Variance from standards is requested** – See Instructions & include Variance Application

Setbacks & Height Standards: (See Table in CCC 16.16.020.1 in instr.) ☐ **N/A** - No structures built/placed

Proposed Height: 8ft Speed Limit of road: ___ Note: if over 25 mph, street setback may be 30' wider.

Are you adding a shed, or storage container? ☑ **No** ☐ If **Yes>** NOTE: Only 2 storage containers in some zones

Distance of ***building*** to: Road line/easement: 70 Rear line: 93 Side line: 66

Distance of ***shed/storage*** container to: Road line/easement: _____ Rear line: _____ Side line: _____

- Do the above dimensions meet the standards for your zoning district (see instructions) ☐ **Yes** ☐ **No**

Community Development Fees – INFORMATION ONLY (See instructions)

Roads: $2300 ***Parks***: $1000 or less ***Schools***: $900 ***Water***: dedicate 2 acre-feet, or fee of $3276

Legal and Physical Access (See CCC 16.16.010.1)

Access is from: ☐ **State Hwy.** ☑ **County Road** ☐ **Private Road**

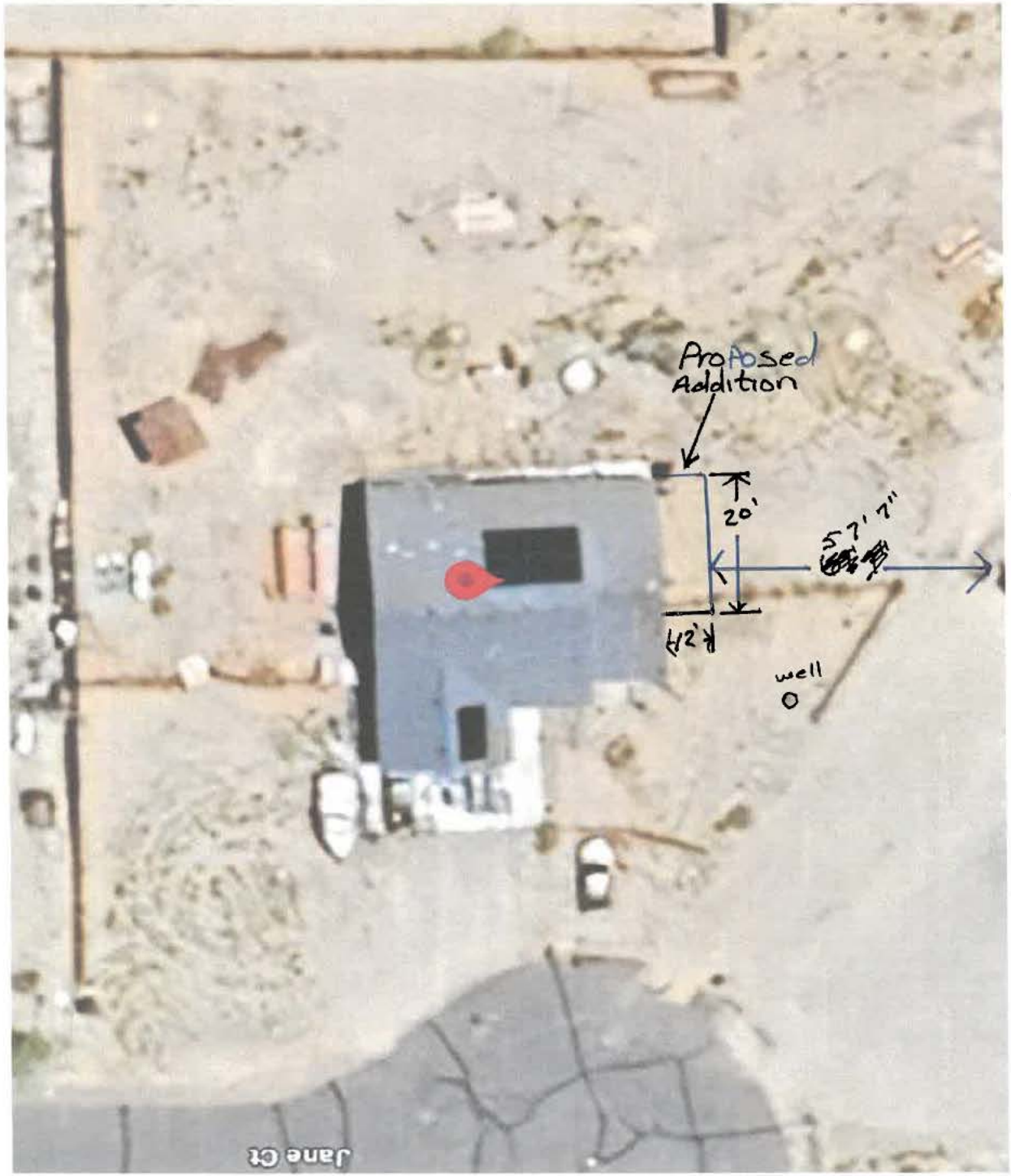
- Physical road/driveway to the building site that is 20' wide and graveled? ☑ **Yes** ☐ If **No>** Must be installed

Parking and Loading (See CCC 16.16.020.5) Parking Spaces provided: _____ (2 required per home)

Lighting – SEE DIAGRAMS IN INSTRUCTIONS: (See CCC 16.16.020.7)

- Do your lighting fixtures meet Dark Skies standards? ☐ **Yes** ☐ If **No** > Changes may be needed
  Provide pictures or brochures of fixtures you are considering (max of one sheet per fixture type please)

3550 Jungle Ct. Fallon
Dalin & Bristee Conner



ArcGIS Web Map

7/21/2026, 4:39:13 PM

Override 1
Override 1
Address Points
Churchill County Tax Parcels (White Lines)
City of Fallon

City of Fallon (Hatch)
NAS Fallon AICUZ Noise Contours
60 dB
65 dB
70 dB
75 dB
80 dB
85 dB

NAS Fallon Accident Potential Zones (APZ)
APZ I
APZ II
Clear Zone
NAS Fallon Notification Area
Zoning
E-1 First Estate Zoning
R-1 Single-Family Residential Zoning
R-2 Multi-Family Residential Zoning
R-3 Intensive Multi-Family Residential Zoning
A-5 Agricultural Zoning
A-10 Agricultural Zoning
C-1 General Commercial Zoning
C-2 General Heavy Commercial Zoning
I-1 Light Industrial Zoning
I-2 Medium Industrial Zoning
I-3 Heavy Industrial Zoning
I Industrial Zoning -Retiring
RR-20 Rural Resource Zoning
SES Special Exclusion Setback
City of Fallon
Tribal Reservations
NAS Fallon
World Imagery
Low Resolution 15m Imagery
High Resolution 60cm Imagery
High Resolution 30cm Imagery
Citations

1:1,048
0 0.01 0.01 0.02 mi
0 0.01 0.02 0.04 km
Churchill County GIS, Microsoft, Vantor

Signs B
salon Si
Easy Nc
Powerfu
(Black (

Size: Large

Color: Blacl

Medium (3-1/2" x 7")

Small (3" x 6")

Large (4-1/2" x 9")

$14.99 FREE Delivery Sunday

$14.99 FREE Delivery Sunday

$14.99

$14.99 FREE Delivery Sunday

$14.99 FREE Delivery Saturday

$14.99

$14.99

Add to Auto Buy

Add to List

Add to Baby Registry

Add to Registry & Gifting

Brand	Signs ByLITA
Size	Large (4-1/2" x 9")
Color	Black Gold
Material	Plastic
Mounting Type	Door Mount, Wall Mount

About this item

- LEGIBLE LETTERING: Clear and visible message.
- DURABLE PLASTIC: Long-lasting and resilient construction
- DOUBLE-SIDED ADHESIVE: Easy and secure installation on any flat

Outlook

RE: Churchill County Planning Commission - September 9, 2026 - Conner Home Business Special Use Permit

From Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>
Date Thu 8/13/2026 11:17 AM
To Planning Admin <planning-admin@churchillcountynv.gov>
Cc Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>

Addition will require building permits and must comply with all currently adopted codes, including applicable ADA requirements.

As a side note, the establishment will also require permitting and inspections through the Nevada State Board of Cosmetology.

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: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Wednesday, August 12, 2026 5:07 PM
To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Loren Borst <lborst@ndep.nv.gov>
Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>
Subject: Churchill County Planning Commission - September 9, 2026 - Conner Home Business Special Use Permit
Importance: High

The Churchill County Planning Commission will be considering the attached application for a home-based business at 3550 Jane Court, Fallon, NV, from Bristee Conner at the September 9, 2026 hearing. We are requesting any comments, questions, or remarks from your department/agency to be sent to me and Dan Cahalane, Senior Planner, **by August 26, 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
Public Works, Planning & Building Department
270 S Maine Street, Suite A
Fallon, NV 89406
775-423-7627 Main Phone

Churchill County is an equal opportunity employer and provider.

Churchill County
Agenda Report

Date Submitted: August 11, 2026

Agenda Item #: Discussion Item - A
Meeting Date Requested: September 9, 2026

To: Planning Commission
From:
Subject Title: For Discussion Only: A Planned Unit Development (PUD) Conceptual Application, PUD26-1, filed by Silver Sage Development LLC. The properties are located at 2255, 2355, and 2475 Casey Road, Assessor's Parcel Numbers 008-361-11, 008-361-31, 008-361-38, 008-361-39 & 008-361-48, in the C-1 & R-2 zoning districts. The proposed development contemplates 70 units of attached townhomes, a hotel, and a retail center.

Type of Action Requested:

Does this action require a Business Impact Statement? No

Findings of Fact Motion:

Recommend Board Action: Provide comments and give direction for applicant to implement when filing the Planned Unit Development application.

Discussion: Executive Summary
Staff Recommendation: Discussion Only

Request
The applicant is proposing a mixed-use development with 70 townhome residential units, 5 commercial pad sites, and an up to 137 room hotel. The proposed development anticipates obtaining a variance for the height of the hotel, and special use permits for multi-family and drive through restaurants. This is a conceptual Planned Unit Development (PUD) application.

Findings
The following findings are required under CCC 16.08.125, Planned Unit Developments. The proposed application:
1. Growth and/or other development factors in the community support a change in the land use.
Staff Comment: Growth in the community supports the proposed land uses. These land uses are permissible under the current zoning. The development proposes a revised zoning district boundaries expanding residential zoning.
2. The change in land use represents orderly development, and that adequate services and infrastructure to support the proposed land use are available in the area.
Staff Comment: The proposed land use allows for a transition from commercial development to

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

attached single family residential to single family residential. The site is served by Churchill County water and sewer systems.
3. The change in land use provides for an appropriate use of the land.
Staff Comment: The proposed land uses are currently permissible under the current zoning. The proposed PUD allows for a more integrated design.
4. The proposed land use is in substantial conformance with the master plan and other adopted plans and policies;
Staff Comment: The proposed land use is in conformance with the master plan and development code.
5. The proposed land use and project is sensitive to and compatible with the use and development of the adjacent properties;
Staff Comment: The proposed land use and project is sensitive to and compatible with the development of adjacent properties.

Recommended Amendments to Conceptual PUD
Staff recommends the following changes to the conceptual PUD:
1. Access and Maneuverability
a. Roads shall meet county standards.
b. Secondary emergency egress shall be provided from the residential area as required by the Fire Marshal.
c. Outline fire truck routing, drive aisle widths, and turn radii.
d. Simplify and realign the intersections to ensure adequate traffic flow and maneuvering space in accordance with Churchill County design standards.
2. Parking and Pedestrian Circulation
a. Ensure number of commercial parking spaces meets the requirements outlined in CCC 16.16.020.5
b. Parking Agreements
i. Provide draft reciprocal parking agreement with Tentative Map submittal for the commercial and hotel areas if applicable.
ii. Provide shared parking agreement if there is one with neighboring commercial developments with Tentative Map submittal.
c. A pedestrian circulation plan for the development is required per CCC 16.12.040.3(D)1(C). Please provide connectivity and cross walk locations between the following uses:
i. Residential
ii. Hotel
iii. Proposed new commercial
iv. Existing commercial development (north/east)
v. Integration points for future pedestrian upgrades along Casey Road.
3. Friction Standards, Landscaping, Common Open Space
a. Provide an 8ft solid sound wall (minimum concrete masonry unit) along with an 8ft landscaped buffer along southern property line in accordance with CCC 16.16.020.2.

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Churchill County
Agenda Report

b. Provide an 8ft solid sound wall (minimum concrete masonry unit) around 2455 Casey Road (008-361-13) along with an 8ft landscaped buffer in accordance with CCC 16.16.020.2. Staff recommends the applicant review the neighbor's planting preferences, as outlined below.
i. Recommend preservation of existing trees within buffer areas where possible in accordance with CCC 16.16.010.5
c. A landscaping plan is required per CCC 16.16.020.4
i. Please review 16.16.020.4(B)9 and water conservation policies in the Master Plan.
ii. Provide 1 tree per parking space per CCC 16.16.020.4(B)6.
iii. Provision of trees shall meet the following standards:
1. Minimum 1 inch caliper or 15-gallon pot size
2. Trees shall be setback at least 10ft away from any intersection
d. Provide common space percentages per CCC 16.12.040.3(D)1
e. Locate and describe the required community amenity per CCC 16.16.020.8(I).

Recommended Conditions:

Alternatives: N/A

Prepared By: Diane Moyle, Administrative Assistant

Reviewed By:

Randy Hines, Public Works Director — Date: August 27, 2026

Board Action Taken:

Motion: _____

1) None **Aye:**

2) None **Nay:**

(Vote Recorded By)

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CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Planned Unit Development	**Application #:**	**PUD26-1**
Request:	To obtain feedback on a proposed mixed-use development with 70 townhome residential units, 5 commercial pad sites, and an up to 137 room hotel		
Applicant:	**Silver Sage Development LLC**		
Owner:	**Pony Express Station Series D, Frey Ranch LLC, Silver Sage Development LLC**		
Site:	008-361-11,-31,-38,-39,-48		
Master Plan//Zone:	Urbanizing // Multi-family Residential (R-2), General Commercial (C-1)		

Executive Summary

Staff Recommendation: Discussion Only

Request

The applicant is proposing a mixed-use development with 70 townhome residential units, 5 commercial pad sites, and an up to 137 room hotel. The proposed development anticipates obtaining a variance for the height of the hotel, and special use permits for multi-family and drive through restaurants. This is a conceptual Planned Unit Development (PUD) application.

Findings

The following findings are required under CCC 16.08.125, Planned Unit Developments. The proposed application:

1. **Growth and/or other development factors in the community support a change in the land use.**
   Staff Comment: Growth in the community supports the proposed land uses. These land uses are permissible under the current zoning. The development proposes a revised zoning district boundaries expanding residential zoning.
2. **The change in land use represents orderly development, and that adequate services and infrastructure to support the proposed land use are available in the area.**
   Staff Comment: The proposed land use allows for a transition from commercial development to attached single family residential to single family residential. The site is served by Churchill County water and sewer systems.
3. **The change in land use provides for an appropriate use of the land.**
   Staff Comment: The proposed land uses are currently permissible under the current zoning. The proposed PUD allows for a more integrated design.
4. **The proposed land use is in substantial conformance with the master plan and other adopted plans and policies;**
   Staff Comment: The proposed land use is in conformance with the master plan and development code.
5. **The proposed land use and project is sensitive to and compatible with the use and development of the adjacent properties;**
   Staff Comment: The proposed land use and project is sensitive to and compatible with the development of adjacent properties.

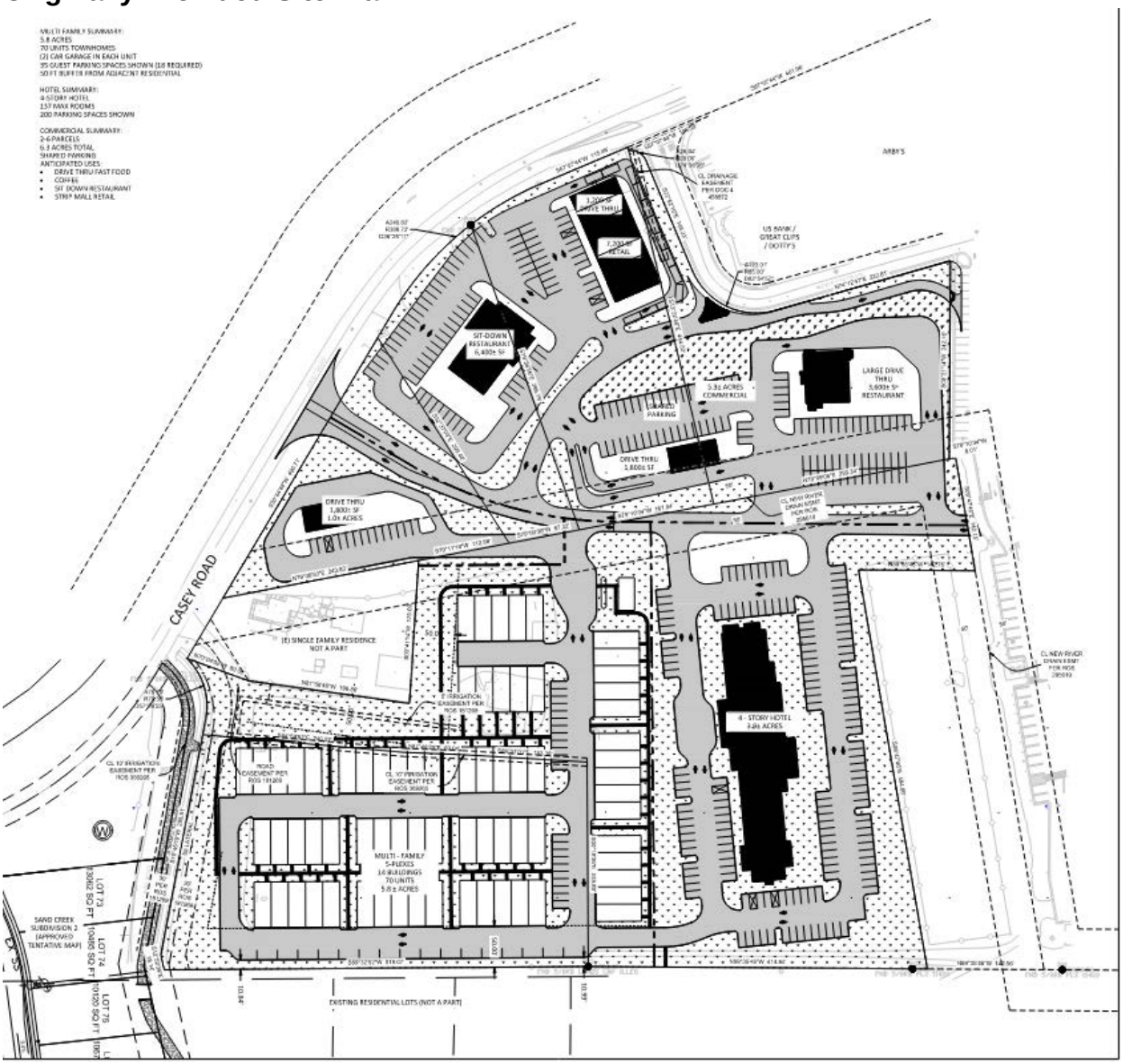
Recommended Amendments to Conceptual PUD

Staff recommends the following changes to the conceptual PUD:

1. **Access and Maneuverability**
    a. Roads shall meet county standards.
    b. Secondary emergency egress shall be provided from the residential area as required by the Fire Marshal.
    c. Outline fire truck routing, drive aisle widths, and turn radii.
    d. Simplify and realign the intersections to ensure adequate traffic flow and maneuvering space in accordance with Churchill County design standards.
2. **Parking and Pedestrian Circulation**
    a. Ensure number of commercial parking spaces meets the requirements outlined in CCC 16.16.020.5
    b. Parking Agreements
        i. Provide draft reciprocal parking agreement with Tentative Map submittal for the commercial and hotel areas if applicable.
        ii. Provide shared parking agreement if there is one with neighboring commercial developments with Tentative Map submittal.
    c. A pedestrian circulation plan for the development is required per CCC 16.12.040.3(D)1(C). Please provide connectivity and cross walk locations between the following uses:
        i. Residential
        ii. Hotel
        iii. Proposed new commercial
        iv. Existing commercial development (north/east)
        v. Integration points for future pedestrian upgrades along Casey Road.
3. **Friction Standards, Landscaping, Common Open Space**
    a. Provide an 8ft solid sound wall (minimum concrete masonry unit) along with an 8ft landscaped buffer along southern property line in accordance with CCC 16.16.020.2.
    b. Provide an 8ft solid sound wall (minimum concrete masonry unit) around 2455 Casey Road (008-361-13) along with an 8ft landscaped buffer in accordance with CCC 16.16.020.2. Staff recommends the applicant review the neighbor's planting preferences, as outlined below.
        i. Recommend preservation of existing trees within buffer areas **where possible** in accordance with CCC 16.16.010.5
    c. A landscaping plan is required per CCC 16.16.020.4
        i. Please review 16.16.020.4(B)9 and water conservation policies in the Master Plan.
        ii. Provide 1 tree per parking space per CCC 16.16.020.4(B)6.
        iii. Provision of trees shall meet the following standards:
            1. Minimum 1 inch caliper or 15-gallon pot size
            2. Trees shall be setback at least 10ft away from any intersection
    d. Provide common space percentages per CCC 16.12.040.3(D)1
    e. Locate and describe the required community amenity per CCC 16.16.020.8(I).

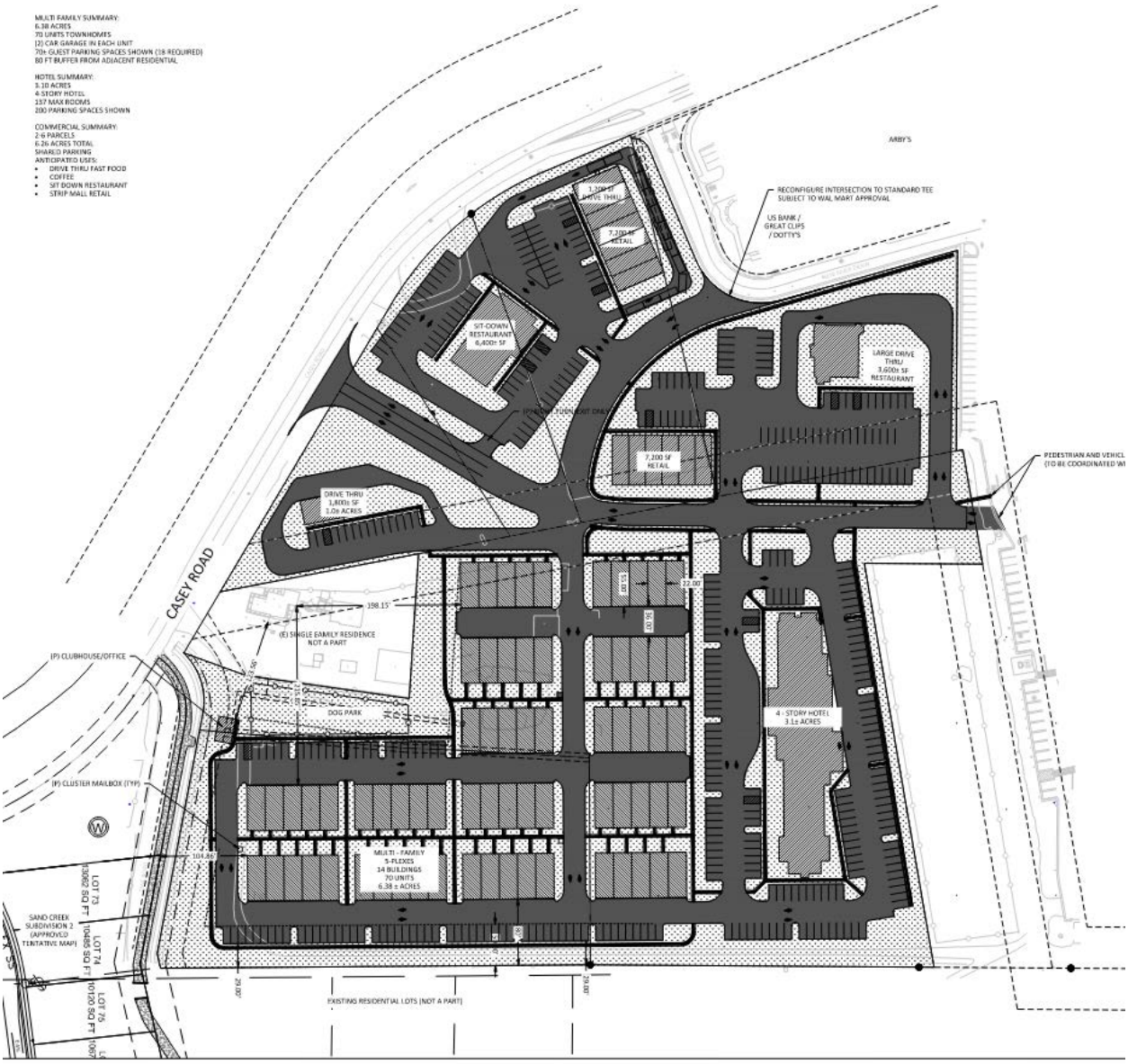
CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Originally Provided Site Plan



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Revised Site Plan



CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Indicative Residential Development Style

Indicative Commercial Development Style

Indicative Hotel Development Style

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Background

The applicant is proposing a mixed-use development with 70 townhome residential units, 5 commercial pad sites, and an up to 137 room hotel. The proposed development anticipates obtaining a variance for the height of the hotel, and special use permits for multi-family and drive through restaurants. This is a conceptual Planned Unit Development (PUD) application. The development straddles areas that are currently zoned R-2, Multi-family Residential, and C-1, General Commercial district.

The proposed development anticipates increasing the R-2 zoned area to account for the 70 townhome units.

Planning Commission Conceptual Workshop

The applicant attended a Planning Commission workshop on August 25, 2026. The key comments from the meeting are outlined below:

- **Planning Commission Comments**
  - Potential for widening and improving Casey Road.
  - Concerns about emergency and fire egress and potential secondary access to the Walmart parking lot.
  - Pedestrian sidewalks and pedestrian access to Walmart and the rest of the commercial development.
  - Who owns Pine Road? Would improvements be possible along Pine Road.
    - Note: Pine Road sits within the SB lateral easement. Churchill County does not maintain this road.
  - Concerns about buffering for property owners to the south of the property.
- **Public Comment**
  - Pine Road crosses neighboring property owner's land.
  - There is a preference for Pine Road to remain unpaved.
  - Development site was originally supposed to be an agricultural use.
  - There are concerns about adding residential to this area.
  - Wildlife currently use the fields – deer and quail.
  - Neighbors may need to fence the property to mitigate the view.
  - There are currently issues with homeless are camping on the site.
  - Desire for infrastructure in the area to grow with development
  - How will the development impact the existing irrigation ditches?
  - Desire for street and pedestrian lighting for safety since there are pedestrian/car accidents along Casey Road.
  - Cross walks should be provided and well lit.
  - Design should account for flood planning, stormwater retention, and access.
  - Desire for agricultural preservation around Fallon.

Staff met with the neighboring property owner, Heriberto Delgado-Lopez, on Sept 2, 2026. He specifically had concerns about:

- Privacy -- He wanted the entire property to be surrounded by an 8ft high solid wall. Ideally, the landscape buffer area should include pine trees to enhance privacy.

- Existing pine trees – He does not want the pine trees on his property to be impacted. He planted them over 20 years ago and appreciates the privacy they provide.
- Maintenance – He did not want deciduous trees or vines within the planted area due to potential maintenance he would need to do if they grew over the wall.
- Access – He was comfortable with a gated secondary access. He did not want any main access from Casey Road through his property.
- Fire – He had concerns about existing overgrown plantings and the potential for fire spreading to his property.
- Existing Ditch – He wanted to ensure that the existing ditch on the north side of his property was not going to be filled in.

Analysis

The analysis below covers the findings for a PUD as outlined in CCC 16.08.125.

Growth and Development Factors

Churchill County housing demand has increased over the past 5 years. According to Zillow, home prices have increased by approximately $60,000 in Churchill County. This represents an increase of approximately $12,000 per year for new homes.[1] Hotel demand remains elevated due to the current NAS Fallon expansion and ongoing data center development at the Tahoe Regional Industrial Center.

The proposed development qualifies as an infill development. Neighboring developments include the approved Sand Creek II subdivision, Walmart, and adjacent suburban single family residential. The proposed uses fit within the designated multifamily (R-2) and general commercial (C-1) districts on the site.

Adequate services and infrastructure

The proposed development will connect to county water and sewer via Casey Road. There is adequate access to electrical and telecoms services, again, along Casey Road. The applicant may need to upgrade Casey Road to maintain the current level of service depending on traffic study results. The required traffic study will be submitted with the full Planned Unit Development application.

Appropriate land use and compatibility

The neighboring properties are commercial to the north, west, and east and single family residential to the south and west. The proposed townhouses, commercial pads, and hotel fit within the current zoning districts of multifamily (R-2) and general commercial (C-1). The applicant is proposing increasing the R-2 zoning area to allow for the 70 townhome units.

The townhomes provide a transition from commercial development to single family residential. The applicant intends that the townhomes will be owned by individual homeowners. This will keep the ownership profile similar to neighboring single family residential.

[1] "Churchill County, NV Housing Market." Zillow. Accessed 8/18/2026 https://www.zillow.com/home-values/2660/churchill-county-nv/

Staff recommends providing an 8ft solid fence within the required buffer to ensure compatibility between the existing residential and proposed development.

Code Compliance

Churchill County Development Code sets the minimum required standards for a development. A developer is able to voluntarily exceed the requirements. **However, Churchill County may only hold the developer to the standards enacted under code or have a clear nexus and proportionality** to the use as outlined in CCC 16.04.050. Requirements beyond code standards ***may*** meet the threshold for either a "taking"[2] of property or an illegal "exaction."[3] A taking would require the county to purchase the property right required.

The proposed conceptual design broadly meets the required setbacks and friction zone requirements. Final designs for common open space and landscaping will be required at the PUD application stage. Streets, drainage, and public facility requirements will be addressed via the tentative map review.

Master Plan Conformance

The following Master Plan goals and policies are applicable to the proposed project.

Goal/ Policy	Text	Staff Comment
HH2.1	Require all new developments to incorporate appropriate design and mitigation measures to minimize loss of life and property resulting from canal-breachflooding. The design and subsequent review of development proposals should incorporate any available LIDAR (elevation) study data in determining appropriate flood mitigation measures.	The proposed PUD will need to provide mitigation measures from breachflooding at the Tentative Map submittal.
ED5.5	Require that new and expanded developments comply with Truckee Carson Irrigation District (TCID) requirements to maintain the viability of delivery and drainage features	The proposed PUD proposes abandoning some irrigation easements serving the property. However, the existing drain will not be removed.
R4	Require the dedication or reservation of park sites and trail easements in new developments.	Applicant shall provide a trail easement or pay the in lieu of fee for park developments.
R4.1	When a tentative map for a residential development is proposed, the developer will consult with the Churchill County Parks and Recreation Department and the Parks and Recreation Commission prior to the submittal of the proposal.	Staff recommends that the applicant reach out to the Parks and Recreation Department.
PSF1.2.3	Development that is served by a centralized/community water utility must be located within the service area for the utility.	The proposed project will be served by Churchill County's water system.

[2] Under the 5th Amendment of the US Constitution …"nor shall private property be taken for public use, without just compensation." A legal taking is where the government "takes" private property for public use without compensation. A taking would require Churchill County to purchase the property right.

[3] An exaction is where the government imposes conditions on a project for a legitimate government interest. An exaction can become a taking where it lacks nexus and proportionality. See Nollan v. California Coastal Commission and Dolan v. City of Tigard for cases governing exactions.

PSF1.14.1	Areas planned for urban or suburban development (residential densities greater than one unit per five acres or comparable non-residential development) will be served by a community water supply system. In accordance with adopted and existing County policies and ordinances, all new systems and facilities shall be dedicated to Churchill County	The proposed project will be served by Churchill County's water system.
PSF1.14.5	The cost of water service to new development shall be paid by the new development, and the cost of the service shall include extending service lines or facilities to the site.	The proposed project will be served by Churchill County's water system.
PSF1.16	Require dedication of water rights to the County as outlined in the Churchill County Code. A plan approved by the County for the transfer, change in point of diversion, or change in use shall be outlined in sufficient detail to clearly state intended use.	The applicant shall dedicate water rights in accordance with Churchill County Code.
PSF1.21	All planned unit developments and subdivisions shall be served by a centralized/community municipal water system.	The proposed project will be served by Churchill County's water system.
PSF1.22	Require all developments taking place near public water facilities to connect to them with limited exceptions.	The proposed project will be served by Churchill County's water system.
PSF2.1.4	Development that is served by a public wastewater utility must be located within the service area for the utility.	The proposed project will be served by Churchill County's sewer system.
PSF2.2.1	All planned unit developments and subdivisions with residential densities of more than one unit per five acres shall be served by a community sewage treatment facility	The proposed project will be served by Churchill County's sewer system.
PSF2.2.7	Require all developments taking place near public sewer facilities to connect to them with limited exceptions	The proposed project will be served by Churchill County's sewer system.
PSF5.1.4	Future development will require water distribution systems to meet fire department standards	The proposed project will be served by Churchill County's water system.
OS4.1	Seek to provide multi-use facilities that incorporate open space, active and passive recreation opportunities, maximize access to water resources, maintain wildlife habitat, provide trails, and maximize maintenance resources.	The applicant is required to provide common open space for the development.
LU4	Infrastructure expansion shall be cost effective.	The proposed project is an infill development.
LU4.1	Encourage infill development, particularly in the urbanizing area, to provide a cost-effective provision of utilities.	The proposed project is a cost-effective infill development.

Reviewing Agency Comments

Agency	Reviewer	Comment
Fallon Fire	Brad Dolan	Secondary emergency egress will be required. Minimum 26ft drive aisle required. Please provide labels for road widths and turn radii. Outline fire truck route through the site.
NDOW	Cheyenne Trueblood	Because the proposed PUD is immediately adjacent to the Sand Creek Phase 1 subdivision that NDOW recently reviewed, our primary concern is the potential cumulative effect of continued development on the remaining

		undeveloped habitat in the area. The project area provides agricultural and open-space habitat used by resident valley mule deer, and continued development may reduce habitat availability, fragment remaining habitat, and affect wildlife movement and connectivity. At this conceptual stage, NDOW recommends that the applicant consider the following during project design: • Retain contiguous areas of open space and, where practicable, maintain connections between remaining undeveloped areas to support wildlife movement and habitat connectivity. • Retain existing native vegetation where feasible and incorporate native and drought-tolerant landscaping into future development to help maintain habitat function. • Consider mule deer movement and seasonal habitat use when locating roads, fencing, open space, and other features that may create barriers to movement. • Incorporate wildlife-friendly fencing into the conceptual design, particularly along interfaces with remaining undeveloped habitat. • Consider wildlife-friendly, dark-sky-compliant lighting standards that minimize light spill into adjacent undeveloped habitat. • Where practicable, consider timing vegetation removal and ground-disturbing activities to minimize wildlife disturbance during sensitive periods. These comments are intended to identify wildlife considerations that may be incorporated into the project while the overall design is still being developed. NDOW's formal subdivision review under NRS 278.335 would occur upon receipt of the tentative map, as applicable.
Nevada State Lands	Joseph Marynak	No concerns from the Nevada Division of State Lands
Churchill County Building	Jera Reidenback	No comments
TCID	Ben Shawcroft	At this time TCID has no requests pertaining to the provided plans. We would, however, appreciate the opportunity to review the more detailed civil improvement plans when they are available so we may review what will likely be the piping of the New River Drain and its connections to the developing property.

Public Comment

Staff received four letters of support from the public on this application. The responses cited the benefits of additional housing, need for hotel space, economic development, increase in tax revenues, and thoughtful development.

Silver Spur Village

CONCEPTUAL PLANNED UNIT DEVELOPMENT

AUGUST 2026

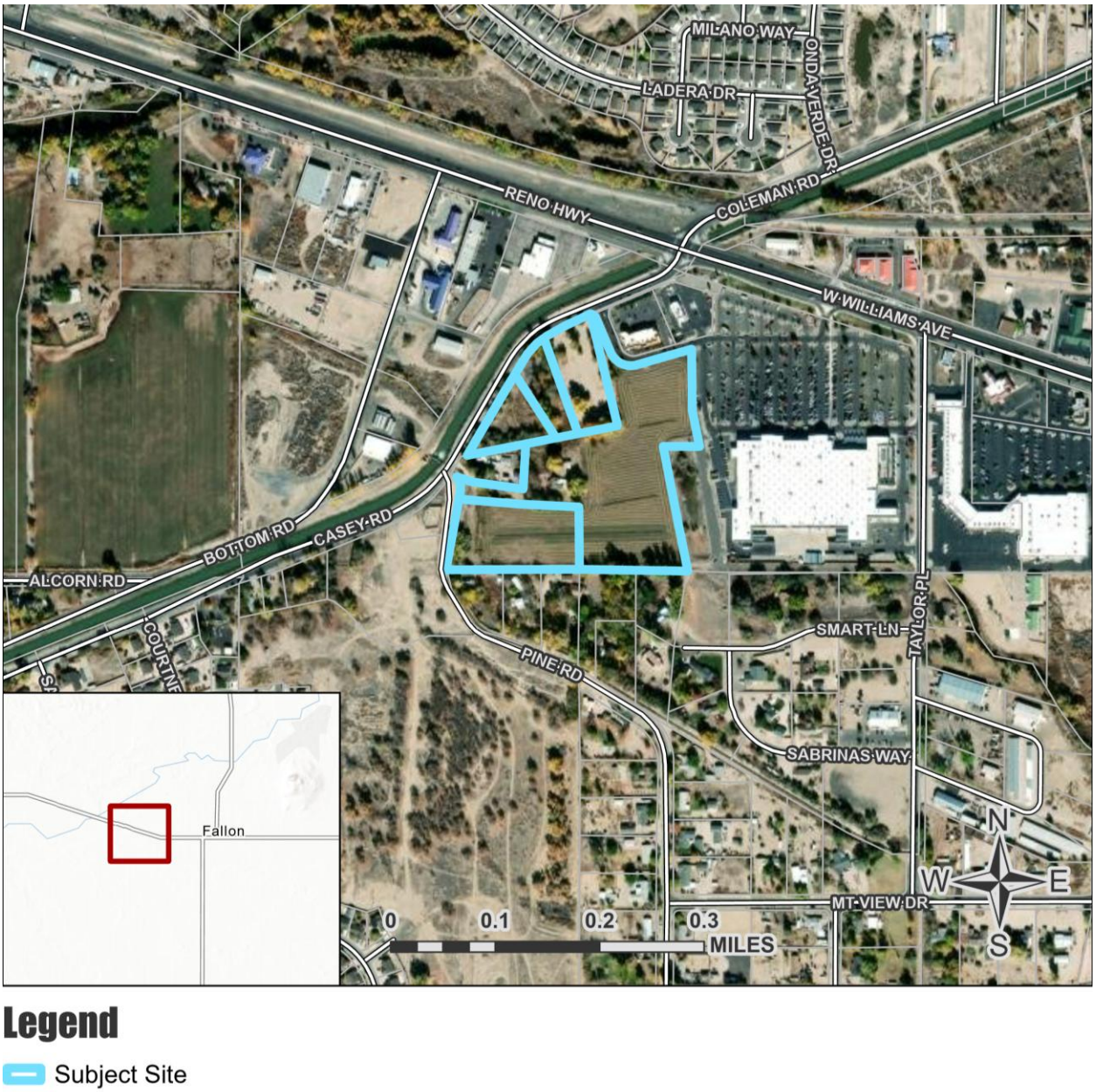
BLUESTONE ENGINEERING & CONSULTING

RVi

PROPERTY LOCATION

The subject site is approximately ±15.77-acres located on 5 parcels (APNs 008-361-11; -31; -38; -39; -41). The site is generally located east of Casey Road and south of US Highway 50/W Williams Avenue.

Figure 1: Vicinity Map



EXISTING CONDITIONS

The site is primarily undeveloped with an existing single-family residence (to be demolished) on APN 008-361-48. Surrounding land uses include commercial uses to the north, Walmart Supercenter to the east (City of Fallon), single family residential (Mount View Park Subdivision) to the south, and single family residential and utility property to the west. There is an approved Tentative Map (Sand Creek) to the west for single family residential lots.

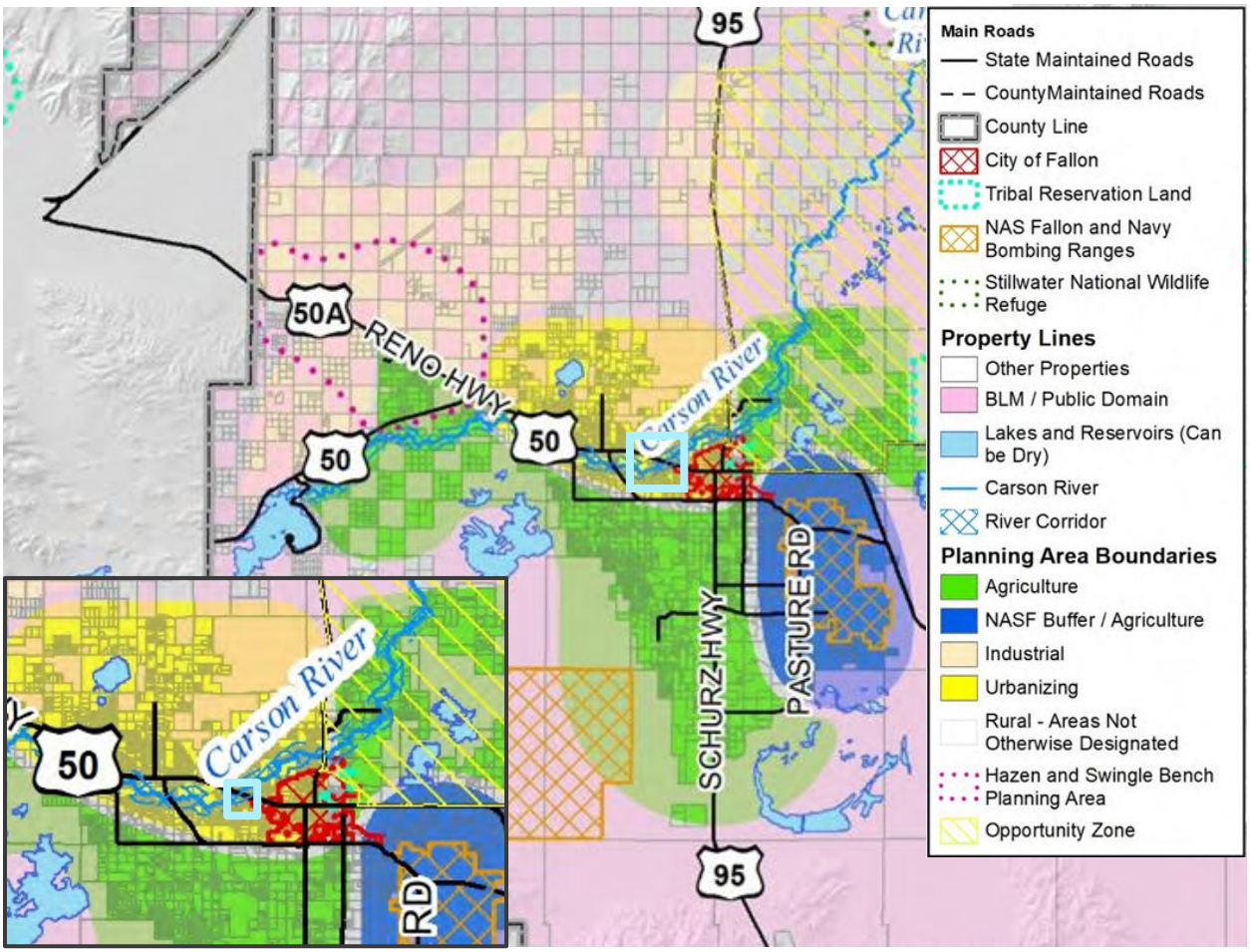
The site has an existing Master Plan designation of Urbanizing and has existing zoning designations of Multi-Family Residential (R2) (APN 008-361-31) and General Commercial (C1) (APNs 008-361-11; -38; -39; -48).

Figure 2: Surrounding Property Designations

Direction	Master Plan	Zoning	Current Land Use
North	Urbanizing	General Commercial (C1)	Commercial
East	City of Fallon	City of Fallon	Walmart Supercenter
South	Urbanizing	Multi-family Residential (R2)	Single-Family Residential Mount View Park Subdivision
West	Urbanizing	Multi-Family Residential (R2), General Commercial (C1), and Single-Family Residential (R1)	Single-Family Residential and Utility Property

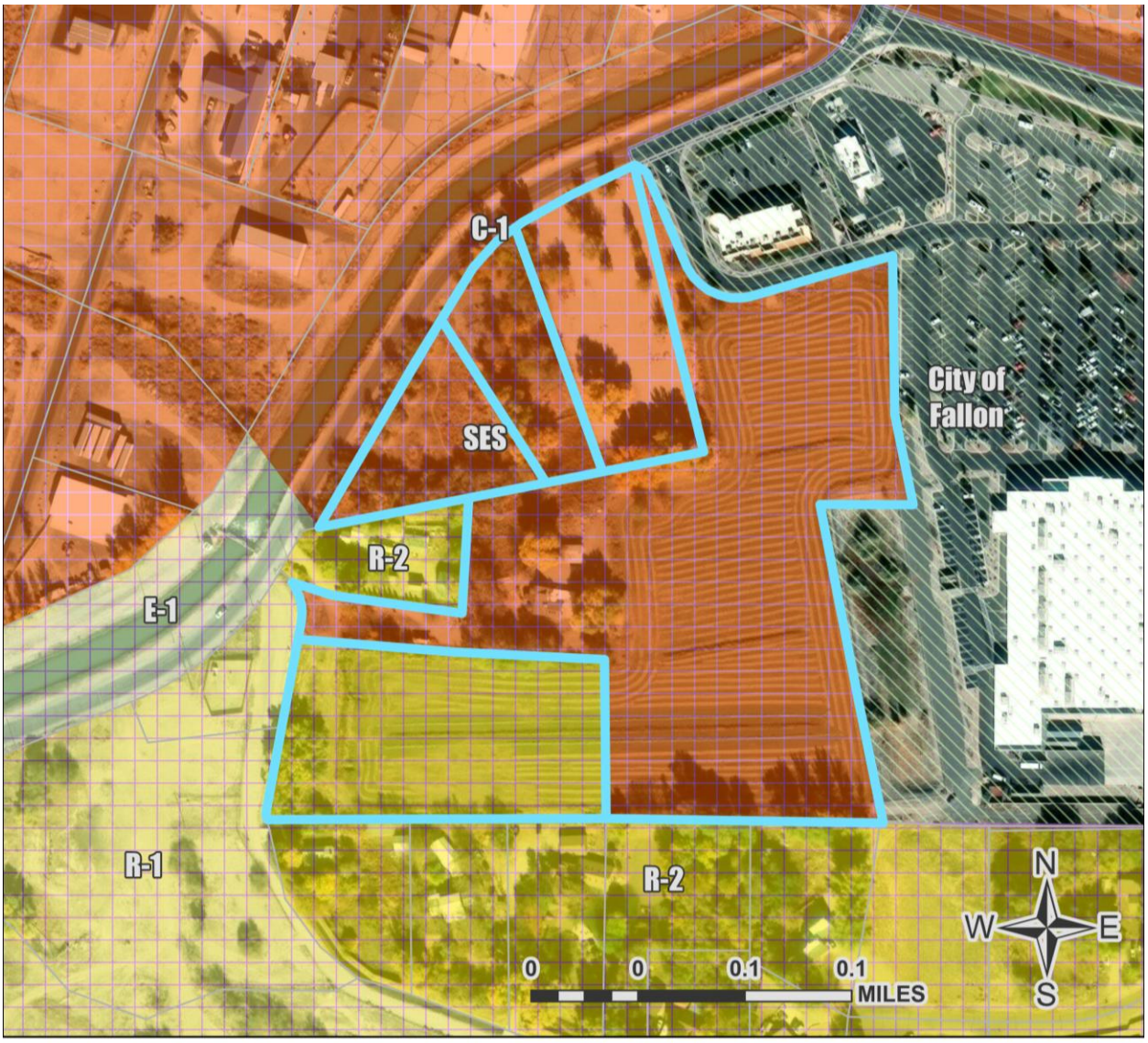
Figure 3: Surrounding Uses Within a One-Mile Radius

Figure 4: Master Plan Designation – Urbanizing



Subject Site

Figure 5: Existing Zoning Designations – General Commercial (C1) and Multi-Family Residential (R2)



Legend

- Subject Site
- E-1 First Estate Zoning
- R-1 Single-Family Residential Zoning
- R-2 Multi-Family Residential Zoning
- C-1 General Commercial Zoning
- C-2 General Heavy Commercial Zoning
- I Industrial Zoning -Retiring
- RR-20 Rural Resource Zoning
- SES Special Exclusion Setback
- City of Fallon
- Tribal Reservations
- NAS Fallon

APPLICATION REQUEST

The enclosed application is for:

1) A **Conceptual Planned Unit Development** for the proposed Silver Spur Village project.

PROJECT DESCRIPTION

The Silver Spur Village project is a proposed Conceptual Planned Unit Development (PUD) consisting of a 70-unit townhouse (single-family attached) development and commercial services, including a hotel, retail, and full-service and drive-through restaurant uses. Proposed residential amenities include a clubhouse/office, centralized mail area, and a pedestrian pathway network with connections throughout the site. The project will also include associated off-street parking, landscaping, open space, pedestrian facilities, and other site improvements necessary to support the proposed residential and commercial uses.

The project has been designed to:

- Complement the surrounding commercial development to the east and northwest of the project site.
- Allow for expanded residential uses adjacent to the existing residential development.
- Expand housing and commercial opportunities in a location designated to accommodate future growth.
- Establish a cohesive, mixed-use, master-planned community with an orderly and compatible land use pattern.
- Encourage infill within the Urbanizing Area to support the efficient and cost-effective provision of infrastructure and utilities.
- Provide coordinated circulation, flexible site design, and efficient public and private infrastructure.

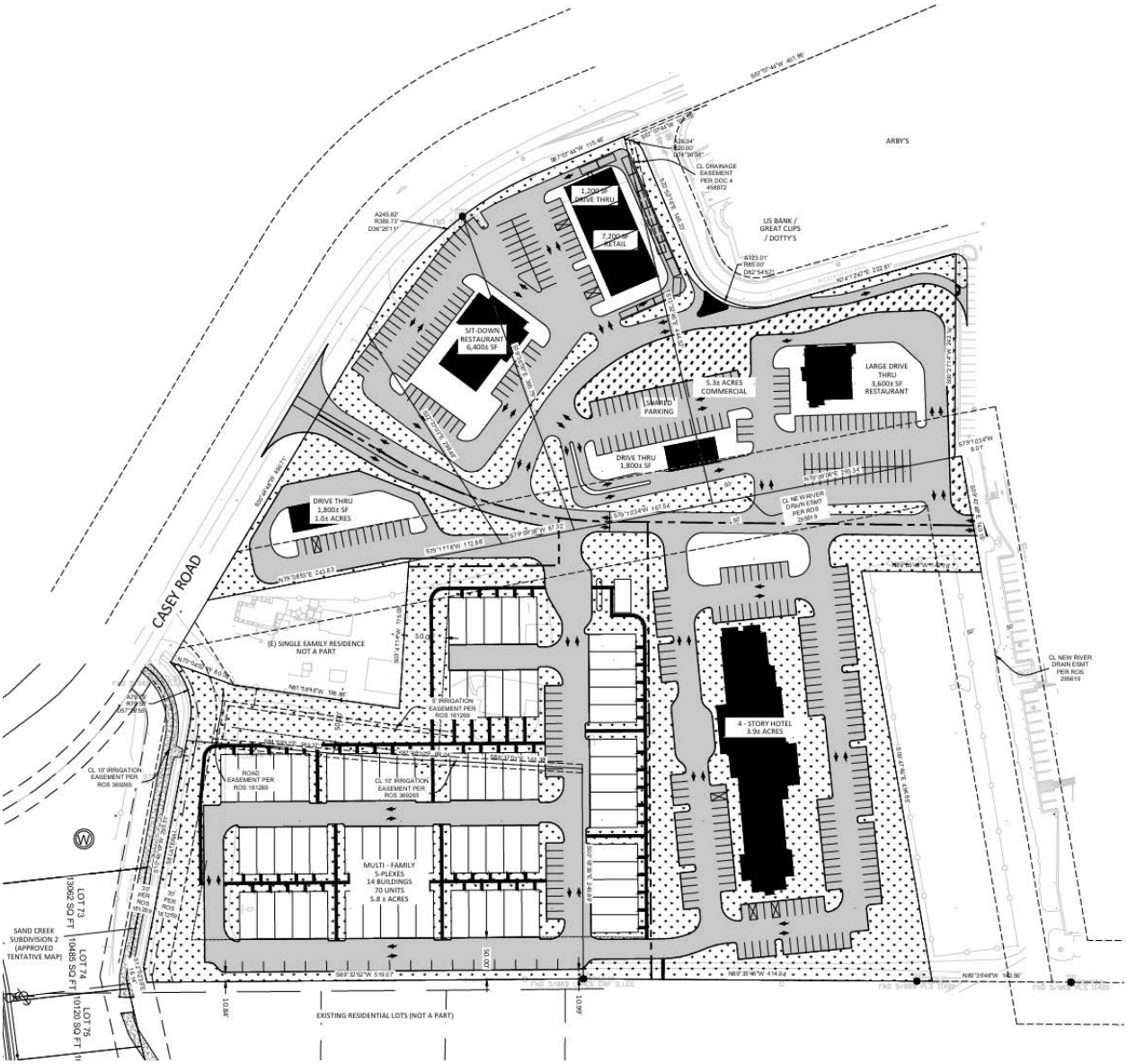
The project will be developed in conformance with the Churchill County Municipal Code (CCMC) and is consistent with the following goals and policies of the Churchill County Master Plan:

- *GOAL PH 2: Ensure that the availability of higher-density single-family and multi-family lands are consistent with the demands generated locally.*
    - Policy LU 1.1: Churchill County shall identify incentives for developers that will encourage… expansion of residential, commercial, or industrial opportunities.
    - Policy PH 2.2: Encourage higher-density single and multi-family residential development in the portions of the Urbanizing Area that can best support urban development.
- *GOAL LU 2: All new development must be comprehensively designed to guarantee a sustainable, safe, and healthy environment, and integrate into the surrounding neighborhoods.*
    - Policy LU 2.3: Design and locate walking trails/sidewalks and bike lanes to provide connectivity with adjoining developments and parks in the vicinity.
    - Policy LU 2.6: Enforce friction zone standards.
- *GOAL LU 4: Infrastructure expansion shall be cost effective.*
    - Policy LU 4.1: Encourage infill development, particularly in the urbanizing area, to provide a cost-effective provision of utilities.
    - Policy LU 4.2: Coordinate infrastructure planning activities near the Fallon city limits with the City government, and coordinate infrastructure planning activities east of the Hazen area with the City of Fernley.

A conceptual site plan illustrating the proposed land uses and overall site layout is included below. Additional details regarding the proposed development will be provided with future entitlement applications.

Figure 6: Conceptual Site Layout

**Please see application package for full sized document*



SINGLE-FAMILY RESIDENTIAL ATTACHED

The residential portion of the development will be located within the R2 portion of the site and will consist of fourteen 5-plex buildings with a total of 70 townhouse (single-family attached) units. The project will also include amenities, including a clubhouse/office, centralized mail area, and pedestrian pathway with connections throughout the site.

Although Churchill County does not specifically identify a Single-Family Attached use within CCMC, the proposed development is permitted as a multi-family residential use within the R2 zoning district. The project will be designed in conformance with the following applicable development standards regarding density, open space, landscaping, amenities, and off-street parking:

- R2 (CCMC 16.16.020.1)
- Friction Zone (CCMC 16.16.020.2)
- Multi-Family (CCMC 16.16.020.8)
- PUD development standards (CCMC 16.12.040.3),

In addition, the project will be designed with a 50 ft. minimum setback between the rear of the dwelling units and the property line adjacent to single-family residential uses. This setback will include a 10 ft. landscape strip adjacent to the property line, in conformance with the Friction Zoning Development Standards (CCMC 16.020.2)

A Special Use Permit (SUP) will be requested for the multi-family use.

COMMERCIAL DEVELOPMENT

The proposed commercial uses will be located on the C1 portion of the site. The proposed uses are permitted in the C1 zoning district and will utilize the applicable C1 (CCMC 16.16.020.1) and PUD development standards (CCMC 16.12.040.3) regarding open space, landscaping, and off-street parking. SUPs will be requested for the hotel and drive-through restaurant uses as needed.

Hotel

The hotel is anticipated to be four stories and will include a maximum of 137 rooms. Please note, applications for a variance for the height of the hotel and special use permit and will be submitted with future entitlement.

Restaurants and Retail

Restaurant and retail uses are anticipated to include retail uses, a full-service restaurant, and drive-through restaurants.

OFF-STREET PARKING

Off-street parking will be provided to meet or exceed CCMC parking requirements (16.16.020.5) for all proposed uses.

LANDSCAPING

Landscaping will be designed in conformance with the CCMC standards noted in the recent Pre-Application Meeting with Churchill County staff. The following standards include:

- Minimum of 80% decorative rock, rock mulch, or other inert materials for ground coverage.
- 1 tree every 15 spaces of parking area within a landscape island of 6ft x 20 ft inclusive of 6-in. curbing. (Runs of up to 30 spaces with must include landscape planters at either end)
- Planting over 2 ft in height to be located outside of the sight triangles.

OPEN SPACE

A minimum of 20% of the project site will be provided as open space in conformance with PUD development standards (CCMC 16.12.040.3). Open space areas will be designed with a mix of active and passive recreational opportunities.

ACCESS AND CIRCULATION

The project site is primarily accessed from Casey Road. Additional access points are proposed from Casey Road and the Walmart Supercenter parking lot to provide efficient site circulation and enhance connectivity to adjacent commercial developments. The applicant is working with Walmart for access and connectivity to and from their site to Casey so that the site will be interconnected.

TRAFFIC

A Traffic Study will be submitted with entitlement applications to ensure appropriate infrastructure and mitigation measures. The site has been laid out based on preliminary feedback from the traffic study.

UTILITIES

Water and sewer services are anticipated to be provided by Churchill County. Intent to Serve letters will be provided with future entitlement submittals. Additional information will be provided regarding water usage.

DRAINAGE

Drainage will be designed pursuant to the Churchill County design standards. The drainage/design will accommodate any potential flooding from failure of irrigation facilities in accordance with CCMC 16.12.040.3. Bio-retention will be utilized in landscape areas to minimize any required pond. The site generally slopes to the east towards the pond on the adjacent site.

FUTURE ENTITLEMENT

Future Entitlement for this project is anticipated to include the following:

- Planned Unit Development/Initial Map to delineate zoning districts and parcels
- Tentative Map for Single-Family Attached residential development
- Variance for the height of hotel
- Special Use Permit(s) for hotel, multi-family, and drive-through restaurants as needed

TOPO NOTES:

- EXISTING CONDITIONS SHOWN BASED ON TOPOGRAPHIC DATA COLLECTED IN JULY 2026 BY DK SURVEY INC.
- EXISTING EASEMENTS SHOWN ARE BASED ON TITLE REPORT PROVIDED
- EASEMENTS FOR IRRIGATION TO SERVE SUBJECT PARCELS WILL BE RELINQUISHED AS APPLICABLE.

NO	DESCRIPTION	DATE	BY	CHK'D

REVISIONS

PREPARED FOR:
SILVER SAGE DEVELOPMENTS, LLC
777 W. WILLIAM STREET, STE 201
CARSON CITY NV 89701

0" 1/2" 1"
INCH@FULL SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

BLUESTONE ENGINEERING
P.O. BOX 19722
RENO, NV 89511

SILVER SPUR VILLAGE
SITE IMPROVEMENTS

TOPO
EXISTING CONDITIONS

CHURCHILL COUNTY NEVADA
PROJECT#: 26.07.02 AUGUST 2026

N

BEC

0' 30' 60'
SCALE: 1"=60"

811
Know what's below.
Call before you dig.

APPROVALS

TOPO

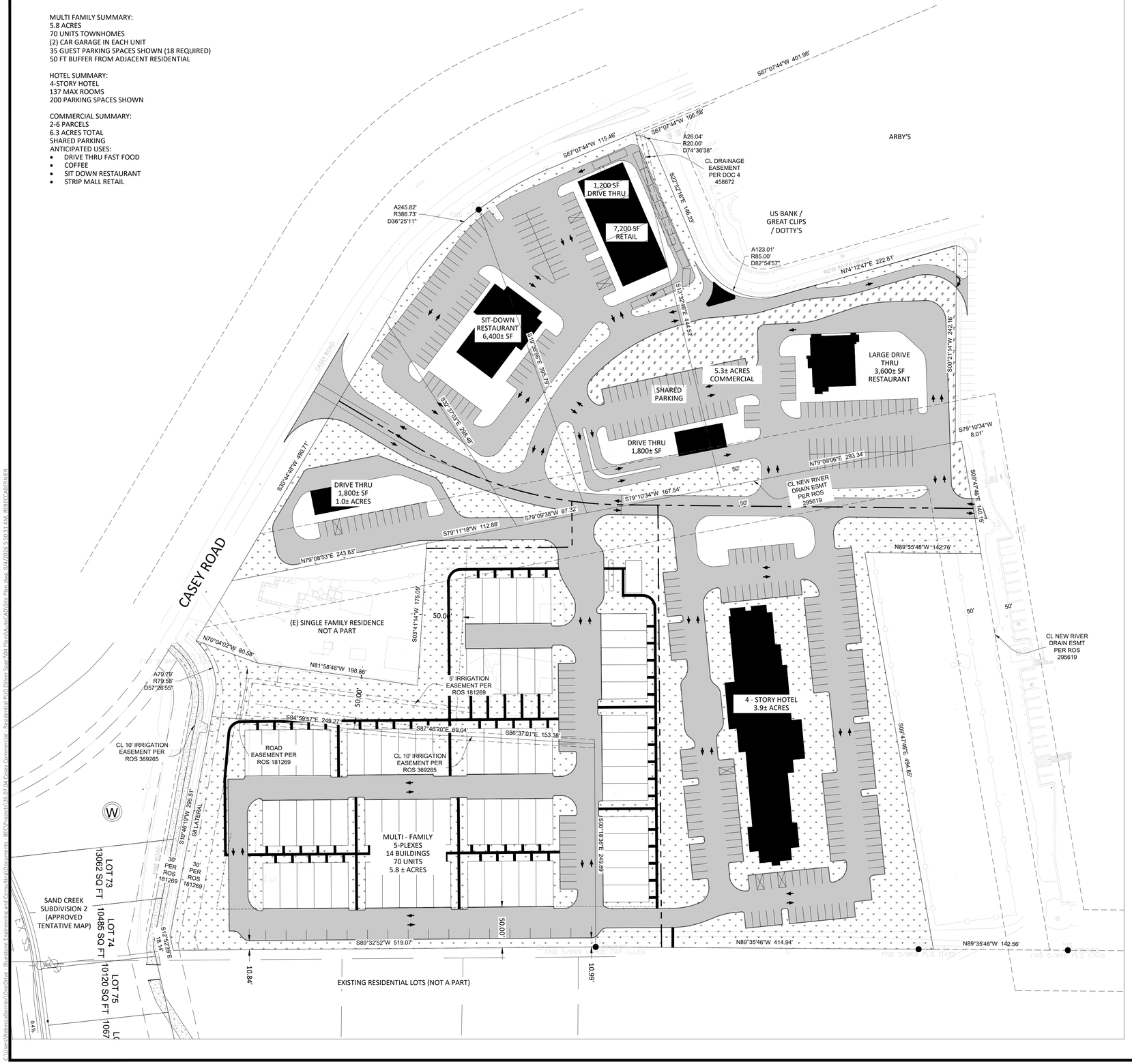
SHEET 1 OF 1

C:\Users\RebeccaBernier\OneDrive - Bluestone Engineering and Consulting\Documents - BEC\Projects\26.07.04 Casey Commercial - Residential PUD (Silver Sage)\04 Plans\AutoCAD\Site Plan.dwg, 8/4/2026 5:20:53 AM, REBECCABERNIER

MULTI FAMILY SUMMARY:
5.8 ACRES
70 UNITS TOWNHOMES
(2) CAR GARAGE IN EACH UNIT
35 GUEST PARKING SPACES SHOWN (18 REQUIRED)
50 FT BUFFER FROM ADJACENT RESIDENTIAL

HOTEL SUMMARY:
4-STORY HOTEL
137 MAX ROOMS
200 PARKING SPACES SHOWN

COMMERCIAL SUMMARY:
2-6 PARCELS
6.3 ACRES TOTAL
SHARED PARKING
ANTICIPATED USES:
- DRIVE THRU FAST FOOD
- COFFEE
- SIT DOWN RESTAURANT
- STRIP MALL RETAIL



UTILITIES:
SEWER: COUNTY SEWER
WATER: COUNTY WATER

DRAINAGE:
GRADING DESIGN WILL INCLUDE BIO-RETENTION AREAS WITHIN LANDSCAPE AREAS. A RETENTION/DETENTION POND WILL BE PROVIDED AS RECOMMENDED WITH GEOTECHNICAL INVESTIGATION.

PHASING:
THE PROJECT WILL BE BUILT OUT IN PHASES DEPENDING ON MARKET CONDITIONS.

N

BEC

0' 30' 60'
SCALE: 1"=60'

811
Know what's below.
Call before you dig.

NO	DESCRIPTION	DATE	BY	CHK'D
	REVISIONS			

PREPARED FOR:
SILVER SAGE DEVELOPMENTS, LLC
777 W. WILLIAM STREET, STE 201
CARSON CITY NV 89701

0" 1/2" 1"
INCH@FULL SCALE

PRELIMINARY
NOT FOR CONSTRUCTION

BLUESTONE ENGINEERING & CONSULTING INC
P.O. BOX 19722
RENO, NV 89511

SILVER SPUR VILLAGE SITE IMPROVEMENTS

SITE
CONCEPTUAL SITE LAYOUT

NEVADA
AUGUST 2026

CHURCHILL COUNTY
PROJECT#: 26.07.02

APPROVALS

SITE

SHEET 1 OF 1

C:\Users\RebeccaBenner\OneDrive - Bluestone Engineering and Consulting\Documents - BEC\Projects\26.07.04 Casey Commercial - Residential\PUD (Silver Sage)\04 Plans\Arch\CAD\Site Plan.dwg, 8/4/2026 5:50:31 AM, REBECCABENNER

Proof and Statement of Publication
AD #: 63620

Lahontan VALLEY NEWS
SERVING FALLON AND FERNLEY AND FALLON EAGLE STANDARD

PO Box 648, Carson City, NV 89702
1071 S Carson St, Carson City, NV 89701
(775) 881-1201 FAX: (775) 887-2408

Customer Account #: 2243

Legal Account

Churchill COs Public Works, Planning & Build

270 S MAINE ST STE: A
FALLON, NV 89406

Jodi Lynn Dark says:
That she is a legal clerk of the
Lahontan Valley News
a newspaper published Thursday at
Fallon, in the State of Nevada.

Copy Line

7/30 LVN Public Hearing - Aug 12

PO #:

AD #: 63620

of which a copy is hereto attached, was published in said newspaper for the full required period of **1** time(s) commencing on **7/30/2026** and ending on, **7/30/2026** all days inclusive.

Signed: Jodi Lynn Dark

Statement:

Date	Amount	Balance
7/30/26	128.00	128.00

legals-
churchill co.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held in the Churchill County Administration Complex, 155 North Taylor Street, County Commission Chambers, Fallon, Nevada. The Churchill County Planning Commission will hold two (2) public meetings: **Workshop, August 25, 2026**, starting at approximately 6:00 p.m., and **Public Hearing, September 9, 2026**, starting at approximately 6:00 p.m., regarding the request below.

For Discussion Only: A Planned Unit Development (PUD) Conceptual Application, PUD26-1, filed by Silver Sage Development LLC. The properties are located at 2255, 2355, and 2475 Casey Road, Assessor's Parcel Numbers 008-361-11, 008-361-31, 008-361-38, 008-361-39 & 008-361-48, in the C-1 & R-2 zoning districts. The proposed development contemplates 70 units of attached townhomes, a hotel, and a retail center.

If you cannot attend the Planning Commission workshop, written comments may be submitted to the Public Works, Planning & Building Department, 270 S Maine Street, Suite A, Fallon, NV 89406, before 4:00 p.m. on Monday, August 24, 2026. If you cannot attend the Planning Commission Public Hearing, written comments may be submitted before 4:00 p.m. on Tuesday, September 8, 2026. We will also post a scanned copy of the application with the Planning Commission Agenda on August 20, 2026 on our web page at www.churchillcountynv.gov under Agendas & Minutes for the August 25, 2026 workshop and again on September 3, 2026 for the September 9, 2026 public hearing. The Planning Commission will provide comments and input on the Conceptual Planned Unit Development application. There will be other hearings for the Planned Unit Development application, Tentative Map, and Final Map.

Pub Dates: August 13, 2026 **Ad # 64051**

legals-churchill co. legals-churchill co. legals-churchill co. legals-churchill co.

Case No.:

NOTICE OF PUBLIC HEARING

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Pub Dates: August 13, 2026 Ad # 64051

Pub Dates: August 13, 20, 27, 2026 Ad # 64022

NV Bar No.: 10977
MACKEDON
deBRAGA & ROWE LAW, P.C.
179 S. Laverne Street
Fallon, NV 89406

Pub Dates: August 13, 20, 27, 2026 Ad # 63960

legals-churchill co. legals-churchill co.

APPLICATION #: 95335

NOTICE IS HEREBY GIVEN that Paul V. Rock made application on July 9, 2026, to change the place of use of a total of 17.605 acre-feet of water from the Alpine Decree and Claim 3 of the Orr Ditch Decree, and Permit 90962, from the Truckee and Carson Rivers for as Decreed purposes. Diversion is to be made within the SW1/4 SE1/4 Section 33, T.19N., R.26E., M.D.B.&M., at Lahontan Dam.
Joe Cacioppo, P.E., State Engineer, Nevada Division of Water Resources
Date of first publication August 6, 2026
Date of last publication August 27, 2026

Pub Dates: August 6, 13, 20, 27, 2026 Ad # 63890

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Aug
Ad

Outlook

RE: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

From Leslie Notestine <leslie.notestine@churchillcountynv.gov>
Date Thu 8/13/2026 4:08 PM
To Diane Moyle <diane.moyle@churchillcountynv.gov>; Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>
Cc Denise Mondhink-Felton <denise.felton@churchillcountynv.gov>

Diane & Dan –
Thanks for the attachments. We don't see any issues with this proposal from our standpoint. If there is any specific parcel data that you need, just let us know.

Have a great evening.

Respectfully,

Leslie J. Notestine
Chief Deputy Assessor, CNA
Churchill County Assessor's Office
155 N. Taylor Street, Suite 200
Fallon, NV 89406
NEW EMAIL: Leslie.Notestine@churchillcountynv.gov
Direct line: 775-428-0240
Main line: 775-423-6584 ext 1402
Fax: 775-423-2429

From: Diane Moyle <diane.moyle@churchillcountynv.gov>
Sent: Thursday, August 13, 2026 3:31 PM
To: Planning Admin <planning-admin@churchillcountynv.gov>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Heather Gomes <heather.gomes@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; Jeff Cruess <thesurveyor1951@aol.com>; paul@shawengineering.com; Chris Mahannah <Chris@mah2o.com>; infofallon <infofallon@nvenergy.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; nndengineering@swgas.com; Stewart Nichols <stewart.nichols@cccomm.co>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <jgraham@dot.nv.gov>; mquintero@puc.nv.gov; jmarynak@lands.nv.gov; lkieu@ndep.nv.gov; cheyenne.trueblood@ndow.org; ndowreview@ndow.org; vjaganjac@ndep.nv.gov; 'Benjamin Shawcroft' <ben@tcid.org>; Juanita George <juanita@tcid.org>; bbyrd@fallonnevada.gov; dzimney@fallonnevada.gov
Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>
Subject: Re: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

Apparently, I forgot to add the attachment. Sorry!!

Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

775-423-7627 Main Phone

Churchill County is an equal opportunity employer and provider.

From: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Thursday, August 13, 2026 1:20 PM
To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Heather Gomes <heather.gomes@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; Jeff Cruess <thesurveyor1951@aol.com>; paul@shawengineering.com <paul@shawengineering.com>; Chris Mahannah <Chris@mah2o.com>; infofallon <infofallon@nvenergy.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; nndengineering@swgas.com <nndengineering@swgas.com>; Stewart Nichols <stewart.nichols@cccomm.co>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <jgraham@dot.nv.gov>; mquintero@puc.nv.gov <mquintero@puc.nv.gov>; jmarynak@lands.nv.gov <jmarynak@lands.nv.gov>; lkieu@ndep.nv.gov <lkieu@ndep.nv.gov>; cheyenne.trueblood@ndow.org <cheyenne.trueblood@ndow.org>; ndowreview@ndow.org <ndowreview@ndow.org>; vjaganjac@ndep.nv.gov <vjaganjac@ndep.nv.gov>; 'Benjamin Shawcroft' <ben@tcid.org>; Juanita George <juanita@tcid.org>; bbyrd@fallonnevada.gov <bbyrd@fallonnevada.gov>; dzimney@fallonnevada.gov <dzimney@fallonnevada.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 - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

The Churchill County Planning Commission will be discussing the attached application for a Conceptual Planned Unit Development at 2255, 2355, and 2475 Casey Road, Fallon, NV, from Bluestone Engineering and Consulting LLC for Silver Sage Developments LLC at the September 9, 2026 hearing. Their initial discussion on this project will be held at the Planning Commission workshop on August 25, 2026. We are requesting any comments, questions, or remarks from your department/agency to be sent to me and Dan Cahalane, Senior Planner, **by August 26, 2026** to be included in the staff report and with the conceptual application to the Planning Commission. We appreciate your input for applications 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

RECEIVED
AUG 17 2026
Churchill County Public Works,
Planning & Building

August 12, 2026

Churchill County Commissioners 270 S. Maine Street, Suite A, Fallon, Nevada 89406

Re: Support for Silver Sage Development Mixed-Use Project

Dear Commissioners,

I'm writing as a long-time Fallon resident to voice my support for the proposed mixed-use development project on Casey Road. After living here for many years, I believe this kind of thoughtful growth is exactly what our community needs.

The project's mix of residential, hotel, and retail components is a smart use of the property and will bring new opportunities to Fallon without compromising what we love about our town. I'm confident this development will be a positive addition to our community.

I encourage you to approve this application.

Thank you for your consideration.

Sincerely,

Jennifer Buckmaster

RECEIVED
AUG 17 2026
Churchill County Public Works,
Planning & Building

August 12, 2026

Churchill County Planning Commission

270 S. Maine Street, Suite A

Fallon, NV 89406

Dear Commissioners:

I am writing to you to express my approval for the application for a planned development on the property adjacent to the Wal-Mart location on West Williams Avenue.

This parcel already has commercial businesses around it.

Developing new businesses on this property will provide Churchill County greatly increase tax revenues.

Most of this parcel is already zoned commercial.

I believe this project will help our local economy and be a beautiful addition to our entire community.

Please approve the Notice of Application for development for the Casey Road (adjacent to Wal-Mart) parcels.

Thank you,

Judy Dalluge

Rio Vista

Fallon, NV 89406

RECEIVED
AUG 17 2026
Churchill County Public Works,
Planning & Building

Dear Churchill County Planning Commission

I support the application for a planned development on the Casey Road property next to the Fallon Wal Mart on West Williams Ave.

This property needs to be developed with new buildings and businesses on it. Developing new businesses on this property will provide Churchill County with greatly increased tax base and tax revenues. The highest and best use for this area is commercial businesses.

Please approve this application for developing the property next to the Fallon Wal Mart.

This proposed development will be a wonderful addition to our community.

I am excited.

Thank you for your consideration.

Heather Darohue

Outlook

Support for PUD 26-1

From Rene' Hancock [redacted]
Date Thu 8/13/2026 8:24 PM
To Planning Admin <planning-admin@churchillcountynv.gov>

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August 13, 2026

Churchill County Planning Commission
Churchill County Public Works, Planning & Building
270 S. Maine Street, Suite A
Fallon, Nevada 89406

RE: Support for PUD26-1 – Silver Sage Development
Proposed 70 Townhomes, Hotel, and Retail Center

Dear Members of the Churchill County Planning Commission:

I am writing in strong support of the proposed **Silver Sage Development, PUD26-1**, located at 2255, 2355, and 2475 Casey Road. I believe the proposed development, consisting of approximately **70 attached townhomes, a hotel, and a retail center**, represents an important opportunity for Fallon and Churchill County.

Fallon is a community with tremendous potential, but continued growth requires thoughtful development that provides housing, accommodations, employment, services, and economic opportunities. This project has the potential to address several of those needs at the same time.

Housing for Our Growing Community

One of the greatest benefits of this development is the addition of **70 new housing units**. Fallon needs more housing options for both full-time residents and people who are considering relocating to our community.

Additional housing could help attract and retain:

- Healthcare professionals, including physicians, nurses, therapists, technicians, and support staff.
- Teachers and other education professionals.
- Military families and personnel associated with NAS Fallon.
- Young professionals and working families.

- Individuals relocating to Fallon for employment.
- Residents who want to remain in Fallon but need a different type or size of housing.

Having quality housing available is an important part of recruiting professionals to a rural community. A community can offer excellent employment opportunities, but if potential employees cannot find appropriate housing, they may choose to live elsewhere.

Hotel Accommodations Will Support Fallon Events and Tourism

The proposed hotel could provide a significant benefit to Fallon by giving visitors another convenient place to stay.

Fallon hosts events that bring people into our community throughout the year. The **3C Arena**, for example, can attract participants, families, spectators, competitors, trainers, and vendors who need overnight accommodations.

Additional hotel capacity could also support tourism and major community events such as the **Fallon Cantaloupe Festival, Fallon on Ice, agricultural events, sporting events, rodeos, equestrian activities, tournaments, weddings, family gatherings, and other community celebrations**.

Visitors who stay overnight are more likely to spend money at local restaurants, gas stations, stores, entertainment venues, and other businesses. That spending circulates throughout the local economy and helps strengthen existing businesses.

Economic Development and Employment

A development of this size can create employment opportunities during both the **construction phase and long-term operation**.

Construction would provide work for contractors, tradespeople, equipment operators, suppliers, and other local businesses. Once completed, the hotel and retail components could provide continuing employment in hospitality, maintenance, management, retail, food service, cleaning, and other areas.

The additional residents and visitors would also create increased demand for existing local businesses.

Increasing Fallon's Economic Base

Thoughtful development can help expand Churchill County's economic base without requiring residents to leave the community for housing, shopping, lodging, or services.

New homes bring new residents. New residents purchase goods and services. Visitors staying in hotels spend money locally. Businesses employ people who then spend their income locally.

This creates a positive economic cycle that can benefit the entire community.

Additional development can also contribute to the long-term strength of the county's revenue base through increased property values, sales activity, lodging activity, and other economic activity associated with new development.

Supporting Existing Businesses

The proposed retail center could help keep more consumer spending **right here in Fallon**.

When residents have additional convenient shopping and services available locally, they have less reason to travel to Reno or other communities for everyday purchases. At the same time, new residents and visitors create additional customers for restaurants, professional services, retail stores, entertainment, and other established Fallon businesses.

This development should be viewed not simply as three separate components—housing, a hotel, and retail—but as a combination that can support one another and strengthen the surrounding business community.

Strengthening Fallon as a Destination

Fallon has many assets: agriculture, NAS Fallon, outdoor recreation, equestrian activities, community events, local businesses, and a strong small-town identity.

Additional lodging and retail options can make it easier for visitors to **stay longer and experience more of what Fallon has to offer**.

Whether someone comes to Fallon for the Cantaloupe Festival, an event at the 3C Arena, a sporting competition, an equestrian event, a family gathering, or simply to visit the area, having adequate accommodations and services makes Fallon a more attractive destination.

A Benefit to Future Development

Well-planned development can also help create a stronger environment for future investment.

A quality project can increase the desirability of surrounding areas, encourage additional private investment, and help establish infrastructure and services that benefit neighboring properties. While no development can guarantee a particular change in property values, responsible investment in housing, commercial services, landscaping, infrastructure, and community amenities can contribute to the overall attractiveness and economic vitality of the area.

Supporting Responsible Growth

Fallon is growing, and the question is not whether our community will change, but **how we manage that growth**.

I believe projects such as PUD26-1 provide an opportunity to manage growth in a planned manner rather than allowing housing and commercial development to occur in a fragmented or less coordinated way.

The proposed combination of townhomes, hotel accommodations, and retail uses has the potential to create a more complete development that serves residents, visitors, employees, and businesses.

For these reasons, I respectfully ask the Churchill County Planning Commission to give **PUD26-1 serious consideration and support the proposed Silver Sage Development**.

Fallon needs additional housing. We need accommodations for visitors. We need employment opportunities. We need to support our existing businesses and community events. We need to attract

healthcare and other professionals. And we need responsible economic development that helps Fallon remain a vibrant and desirable place to live, work, raise a family, and visit.

I believe this project is a positive step in that direction and an investment in **Fallon's future**.

Thank you,

Rene Hancock

[redacted]

Outlook

Re: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

---

From Joseph Marynak <jmarynak@lands.nv.gov>
Date Fri 8/14/2026 4:35 PM
To Diane Moyle <diane.moyle@churchillcountynv.gov>
Cc Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>

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Good afternoon,

No concerns from the Nevada Division of State Lands.

Best regards,

Nevada Division of STATE LANDS

Joseph Marynak
Land Use Planner II
Nevada Division of State Lands
Department of Conservation and Natural Resources
901 S. Stewart Street, Suite 5003, Carson City, Nevada 89701
jmarynak@lands.nv.gov
Office: 775-684-2723

Nevada Department of CONSERVATION & NATURAL RESOURCES

From: Diane Moyle <diane.moyle@churchillcountynv.gov>
Sent: Thursday, August 13, 2026 3:31 PM
To: Planning Admin <planning-admin@churchillcountynv.gov>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Heather Gomes <heather.gomes@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; Jeff Cruess <thesurveyor1951@aol.com>; paul@shawengineering.com <paul@shawengineering.com>; Chris Mahannah <Chris@mah2o.com>; infofallon <infofallon@nvenergy.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; nndengineering@swgas.com <nndengineering@swgas.com>; Stewart Nichols <stewart.nichols@cccomm.co>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <JGraham@dot.nv.gov>; Mahin Quintero <mquintero@puc.nv.gov>; Joseph Marynak <jmarynak@lands.nv.gov>; Linh Kieu <lkieu@ndep.nv.gov>; Cheyenne Trueblood <cheyenne.trueblood@ndow.org>; NDOW Review <ndowreview@ndow.org>; Valentino Jaganjac <vjaganjac@ndep.nv.gov>; 'Benjamin Shawcroft' <ben@tcid.org>; Juanita George <juanita@tcid.org>;

bbyrd@fallonnevada.gov <bbyrd@fallonnevada.gov>; dzimney@fallonnevada.gov <dzimney@fallonnevada.gov>
Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>
Subject: Re: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

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Diane Moyle
Administrative Assistant
planning-admin@churchillcountynv.gov
Public Works, Planning & Building Department
775-423-7627 Main Phone

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Sent: Thursday, August 13, 2026 1:20 PM
To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Heather Gomes <heather.gomes@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; Jeff Cruess <thesurveyor1951@aol.com>; paul@shawengineering.com <paul@shawengineering.com>; Chris Mahannah <Chris@mah2o.com>; infofallon <infofallon@nvenergy.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; nndengineering@swgas.com <nndengineering@swgas.com>; Stewart Nichols <stewart.nichols@cccomm.co>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <jgraham@dot.nv.gov>; mquintero@puc.nv.gov <mquintero@puc.nv.gov>; jmarynak@lands.nv.gov <jmarynak@lands.nv.gov>; lkieu@ndep.nv.gov <lkieu@ndep.nv.gov>; cheyenne.trueblood@ndow.org <cheyenne.trueblood@ndow.org>; ndowreview@ndow.org <ndowreview@ndow.org>; vjaganjac@ndep.nv.gov <vjaganjac@ndep.nv.gov>; 'Benjamin Shawcroft' <ben@tcid.org>; Juanita George <juanita@tcid.org>; bbyrd@fallonnevada.gov <bbyrd@fallonnevada.gov>; dzimney@fallonnevada.gov <dzimney@fallonnevada.gov>
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Diane Moyle
Administrative Assistant
planning-admin@churchillcountynv.gov
Public Works, Planning & Building Department

Outlook

RE: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

From Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>
Date Tue 8/18/2026 3:00 PM
To Diane Moyle <diane.moyle@churchillcountynv.gov>; Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>

The Building Department has no comments on this proposal.

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: Thursday, August 13, 2026 3:31 PM
To: Planning Admin <planning-admin@churchillcountynv.gov>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Heather Gomes <heather.gomes@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; Jeff Cruess <thesurveyor1951@aol.com>; paul@shawengineering.com; Chris Mahannah <Chris@mah2o.com>; infofallon <infofallon@nvenergy.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; nndengineering@swgas.com; Stewart Nichols <stewart.nichols@cccomm.co>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <jgraham@dot.nv.gov>; mquintero@puc.nv.gov; jmarynak@lands.nv.gov; lkieu@ndep.nv.gov; cheyenne.trueblood@ndow.org; ndowreview@ndow.org; vjaganjac@ndep.nv.gov; 'Benjamin Shawcroft' <ben@tcid.org>; Juanita George <juanita@tcid.org>; bbyrd@fallonnevada.gov; dzimney@fallonnevada.gov
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Subject: Re: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

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Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

775-423-7627 Main Phone

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

Outlook

RE: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

From Cheyenne Trueblood <cheyenne.trueblood@ndow.org>

Date Mon 8/24/2026 1:17 PM

To Diane Moyle <diane.moyle@churchillcountynv.gov>; Planning Admin <planning-admin@churchillcountynv.gov>

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

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Hi Diane and Dan,

Thank you for providing the Silver Sage Development Conceptual Planned Unit Development for our review. The Nevada Department of Wildlife (NDOW) appreciates the opportunity to provide preliminary wildlife considerations during the project's early planning phase.

Because the proposed PUD is immediately adjacent to the Sand Creek Phase 1 subdivision that NDOW recently reviewed, our primary concern is the potential cumulative effect of continued development on the remaining undeveloped habitat in the area. The project area provides agricultural and open-space habitat used by resident valley mule deer, and continued development may reduce habitat availability, fragment remaining habitat, and affect wildlife movement and connectivity.

At this conceptual stage, NDOW recommends that the applicant consider the following during project design:

- Retain contiguous areas of open space and, where practicable, maintain connections between remaining undeveloped areas to support wildlife movement and habitat connectivity.
- Retain existing native vegetation where feasible and incorporate native and drought-tolerant landscaping into future development to help maintain habitat function.
- Consider mule deer movement and seasonal habitat use when locating roads, fencing, open space, and other features that may create barriers to movement.
- Incorporate wildlife-friendly fencing into the conceptual design, particularly along interfaces with remaining undeveloped habitat.
- Consider wildlife-friendly, dark-sky-compliant lighting standards that minimize light spill into adjacent undeveloped habitat.
- Where practicable, consider timing vegetation removal and ground-disturbing activities to minimize wildlife disturbance during sensitive periods.

These comments are intended to identify wildlife considerations that may be incorporated into the project while the overall design is still being developed. NDOW's formal subdivision review under NRS 278.335 would occur upon receipt of the tentative map, as applicable.

Please feel free to contact me if you would like to discuss these considerations or if additional information would be helpful as the conceptual plan is developed.

Thank you,

Cheyenne (Acevedo) Trueblood
Western Region Supervising Habitat Biologist
Habitat Division

Phone: (775) 688-1145
Email: cheyenne.trueblood@ndow.org

Nevada Department of Wildlife
1100 Valley Road
Reno, Nevada 89512

Support Nevada's Wildlife… buy a Hunting & Fishing license!

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---

From: Diane Moyle <diane.moyle@churchillcountynv.gov>
Sent: Thursday, August 13, 2026 3:31 PM
To: Planning Admin <planning-admin@churchillcountynv.gov>; Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Heather Gomes <heather.gomes@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; Jeff Cruess <thesurveyor1951@aol.com>; paul@shawengineering.com; Chris Mahannah <Chris@mah2o.com>; infofallon <infofallon@nvenergy.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; nndengineering@swgas.com; Stewart Nichols <stewart.nichols@cccomm.co>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <JGraham@dot.nv.gov>; Mahin Quintero <mquintero@puc.nv.gov>; Joseph Marynak <jmarynak@lands.nv.gov>; Linh Kieu <lkieu@ndep.nv.gov>; Cheyenne Trueblood <cheyenne.trueblood@ndow.org>; NDOW Review <ndowreview@ndow.org>; Valentino Jaganjac <vjaganjac@ndep.nv.gov>; 'Benjamin Shawcroft' <ben@tcid.org>; Juanita George <juanita@tcid.org>; bbyrd@fallonnevada.gov; dzimney@fallonnevada.gov
Cc: Dan Cahalane <Dan.Cahalane@churchillcountynv.gov>; Carina Nolasco <carina.nolasco@churchillcountynv.gov>; Randy Hines <Randy.Hines@churchillcountynv.gov>
Subject: Re: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

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Diane Moyle

Administrative Assistant

planning-admin@churchillcountynv.gov

Public Works, Planning & Building Department

775-423-7627 Main Phone

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To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Heather Gomes <heather.gomes@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; Jeff Cruess <thesurveyor1951@aol.com>; paul@shawengineering.com <paul@shawengineering.com>; Chris Mahannah <Chris@mah2o.com>; infofallon <infofallon@nvenergy.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; nndengineering@swgas.com <nndengineering@swgas.com>; Stewart Nichols <stewart.nichols@cccomm.co>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <jgraham@dot.nv.gov>; mquintero@puc.nv.gov <mquintero@puc.nv.gov>; jmarynak@lands.nv.gov <jmarynak@lands.nv.gov>; lkieu@ndep.nv.gov <lkieu@ndep.nv.gov>; cheyenne.trueblood@ndow.org <cheyenne.trueblood@ndow.org>; ndowreview@ndow.org <ndowreview@ndow.org>; vjaganjac@ndep.nv.gov <vjaganjac@ndep.nv.gov>; 'Benjamin Shawcroft' <ben@tcid.org>; Juanita George <juanita@tcid.org>; bbyrd@fallonnevada.gov <bbyrd@fallonnevada.gov>; dzimney@fallonnevada.gov <dzimney@fallonnevada.gov>
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Diane Moyle
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Public Works, Planning & Building Department
270 S Maine Street, Suite A
Fallon, NV 89406
775-423-7627 Main Phone

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Outlook

Re: Churchill County Planning Commission - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

---

From Benjamin Shawcroft <ben@tcid.org>
Date Tue 8/25/2026 12:27 PM
To Diane Moyle <diane.moyle@churchillcountynv.gov>
Cc Cody Biggs <cody@tcid.org>

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Diane,
Thank you for the invitation to comment on the proposed conceptual PUD. At this time TCID has no requests pertaining to the provided plans. We would, however, appreciate the opportunity to review the more detailed civil improvement plans when they are available so that we may review what will likely be the piping of the New River Drain and its connections to the developing property.

Sincerely,

Ben Shawcroft

From: Diane Moyle <diane.moyle@churchillcountynv.gov>
Sent: Thursday, August 13, 2026 3:31 PM
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Diane Moyle

Administrative Assistant
planning-admin@churchillcountynv.gov
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From: Planning Admin <planning-admin@churchillcountynv.gov>
Sent: Thursday, August 13, 2026 1:20 PM
To: Gary Fowkes <gary.fowkes@churchillcountynv.gov>; Brad Dolan <FM@fallonfire.org>; Jera Reidenbach <Jera.Reidenbach@churchillcountynv.gov>; Heather Gomes <heather.gomes@churchillcountynv.gov>; Leslie Notestine <leslie.notestine@churchillcountynv.gov>; Jeff Cruess <thesurveyor1951@aol.com>; paul@shawengineering.com <paul@shawengineering.com>; Chris Mahannah <Chris@mah2o.com>; infofallon <infofallon@nvenergy.com>; Wilbur, Laurence (NV Energy) <laurence.wilbur@nvenergy.com>; nndengineering@swgas.com <nndengineering@swgas.com>; Stewart Nichols <stewart.nichols@cccomm.co>; D2 Traffic DL <d2traffic@dot.nv.gov>; Graham, Jason <jgraham@dot.nv.gov>; mquintero@puc.nv.gov <mquintero@puc.nv.gov>; jmarynak@lands.nv.gov <jmarynak@lands.nv.gov>; lkieu@ndep.nv.gov <lkieu@ndep.nv.gov>; cheyenne.trueblood@ndow.org <cheyenne.trueblood@ndow.org>; ndowreview@ndow.org <ndowreview@ndow.org>; vjaganjac@ndep.nv.gov <vjaganjac@ndep.nv.gov>; 'Benjamin Shawcroft' <ben@tcid.org>; Juanita George <juanita@tcid.org>; bbyrd@fallonnevada.gov <bbyrd@fallonnevada.gov>; dzimney@fallonnevada.gov <dzimney@fallonnevada.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 - September 9, 2026 - Silver Sage Development Conceptual Planned Unit Development

The Churchill County Planning Commission will be discussing the attached application for a Conceptual Planned Unit Development at 2255, 2355, and 2475 Casey Road, Fallon, NV, from Bluestone Engineering and Consulting LLC for Silver Sage Developments LLC at the September 9, 2026 hearing. Their initial discussion on this project will be held at the Planning Commission workshop on August 25, 2026. We are requesting any comments, questions, or remarks from your department/agency to be sent to me and Dan Cahalane, Senior Planner, **by August 26, 2026** to be included in the staff report and with the conceptual application to the Planning Commission. We appreciate your input for applications 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

Churchill County is an equal opportunity employer and provider.

MULTI FAMILY SUMMARY:
6.38 ACRES
70 UNITS TOWNHOMES
(2) CAR GARAGE IN EACH UNIT
70± GUEST PARKING SPACES SHOWN (18 REQUIRED)
80 FT BUFFER FROM ADJACENT RESIDENTIAL

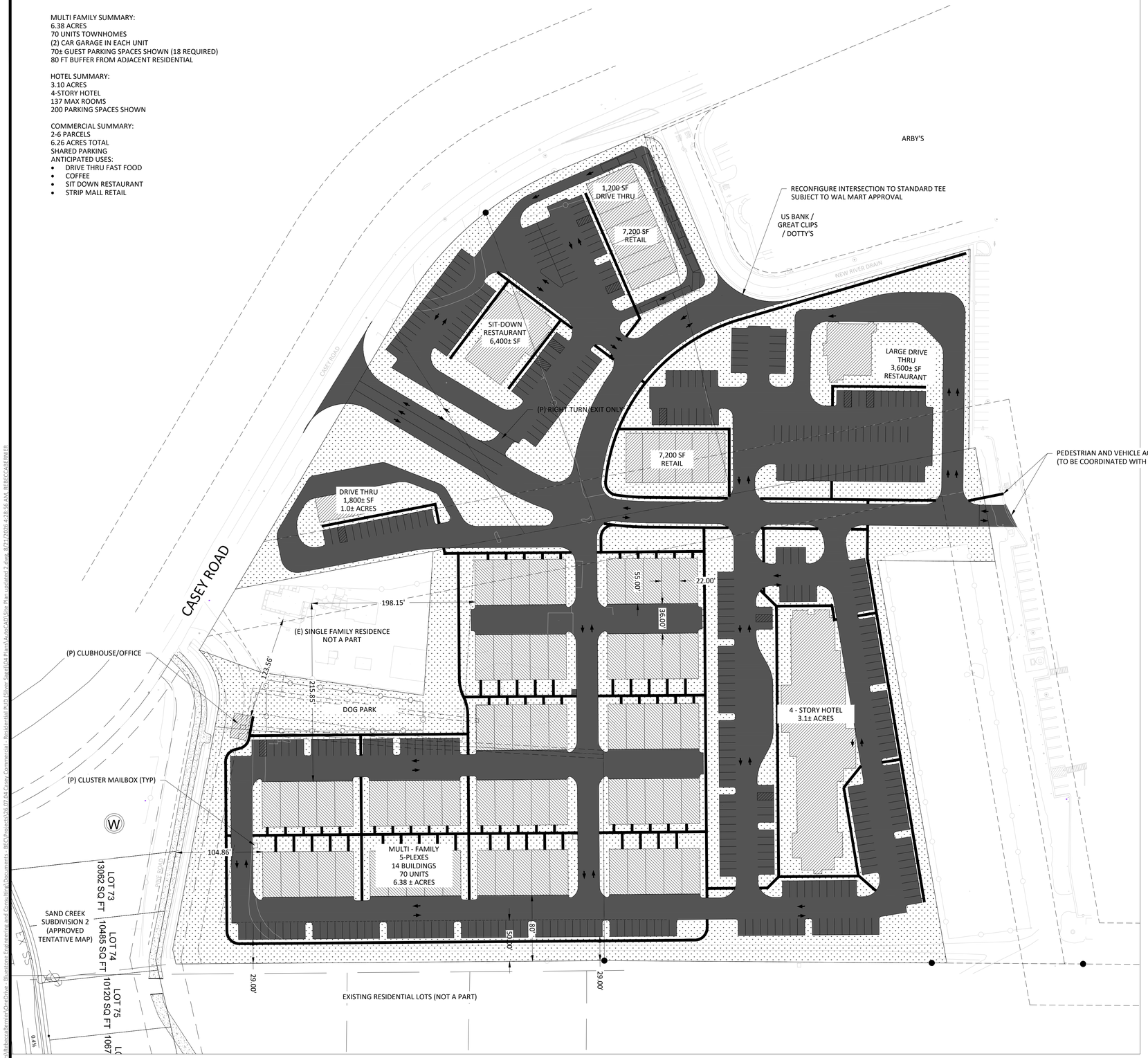
HOTEL SUMMARY:
3.10 ACRES
4-STORY HOTEL
137 MAX ROOMS
200 PARKING SPACES SHOWN

COMMERCIAL SUMMARY:
2-6 PARCELS
6.26 ACRES TOTAL
SHARED PARKING
ANTICIPATED USES:
- DRIVE THRU FAST FOOD
- COFFEE
- SIT DOWN RESTAURANT
- STRIP MALL RETAIL

UTILITIES:
SEWER: COUNTY SEWER
WATER: COUNTY WATER

DRAINAGE:
GRADING DESIGN WILL INCLUDE BIO-RETENTION AREAS WITHIN LANDSCAPE AREAS. A RETENTION/DETENTION POND WILL BE PROVIDED AS RECOMMENDED WITH GEOTECHNICAL INVESTIGATION.

PHASING:
THE PROJECT WILL BE BUILT OUT IN PHASES DEPENDING ON MARKET CONDITIONS.



N

BEC

0' 30' 60'
SCALE: 1"=60'

811 Know what's below. Call before you dig.

NO	DESCRIPTION	DATE	BY	CH'D

REVISIONS

PREPARED FOR:
SILVER SAGE DEVELOPMENTS, LLC
777 W. WILLIAM STREET, STE 201
CARSON CITY NV 89701

0" 1/2" 1"
INCH@FULL SCALE

PRELIMINARY NOT FOR CONSTRUCTION

BLUESTONE ENGINEERING
P.O. BOX 19722
RENO, NV 89511

SILVER SPUR VILLAGE SITE IMPROVEMENTS

SITE
CONCEPTUAL SITE LAYOUT

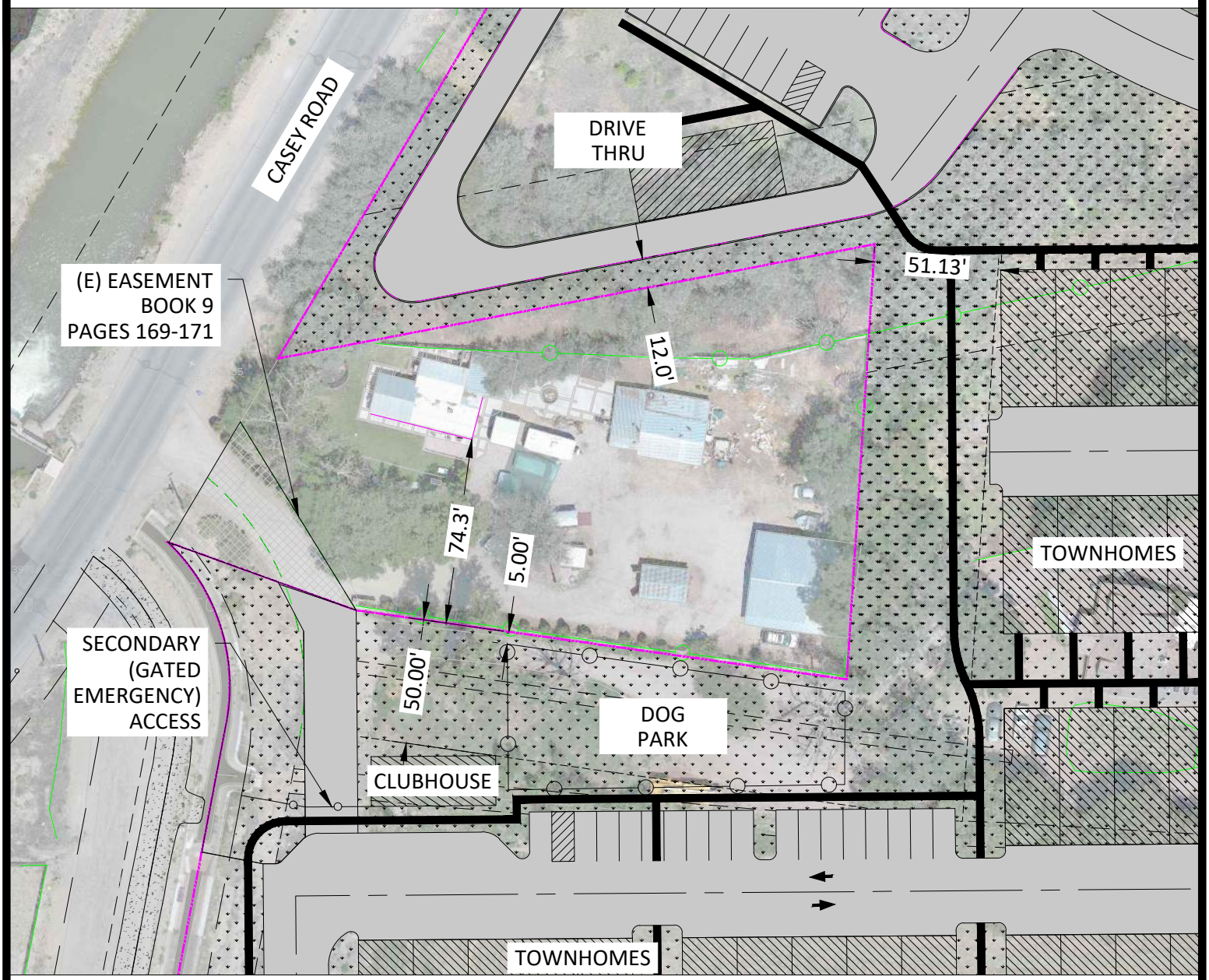
CHURCHILL COUNTY NEVADA
PROJECT#: 26.07.02 AUGUST 2026

APPROVALS

SITE

SHEET 1 OF 1

C:\Users\RebeccaBennier\OneDrive - Bluestone Engineering and Consulting\Documents - BEC\Projects\26.07 Fill Casey Commercial - Residential Infill\Silver Spur\VLA Plans\AutoCAD\Site Plan (updated 2 2).dwg, 8/21/2026 4:28:58 AM, REBECCABENNIER



BLUESTONE
ENGINEERING & CONSULTING
P.O. BOX 19722
RENO, NV 89511

SILVER SPUR VILLAGE
ADJACENT PROPERTY

EXHIBIT

Churchill County
Agenda Report

Date Submitted: August 11, 2026

Agenda Item #: Code Changes - A
Meeting Date Requested: September 9, 2026

To: Planning Commission
From:
Subject Title: Consideration and possible action re: Bill 2026-C, Ordinance 32, TITLE: AN ORDINANCE ADDING NEW PERMIT REQUIREMENTS AND STANDARDS FOR DATA STORAGE AND DATA PROCESSING FACILITIES TO TITLE 16.
SUMMARY: THIS ORDINANCE CHANGES TITLE 16 OF THE CHURCHILL COUNTY CODE TO ADDRESS DATA STORAGE AND DATA PROCESSING FACILITIES. THE PROPOSED CHANGES REPLACE THE EXISTING "DATA STORAGE AND DATA PROCESSING FACILITIES" USE IN THE USE TABLE WITH THREE NEW USES TITLED: "DATA STORAGE AND DATA PROCESSING FACILITIES, <10MW," "DATA STORAGE AND DATA PROCESSING FACILITIES, 10MW-100MW," AND "DATA STORAGE AND DATA PROCESSING FACILITIES, 100+MW;" PROVIDES PERMIT REQUIREMENTS WITHIN THE USE TABLE; AND CREATES A NEW CHAPTER PROVIDING STANDARDS TO MITIGATE IMPACTS FROM POWER CONSUMPTION AND BACKUP POWER PROVISION, CONSERVE WATER IN THE COUNTY, REDUCE THE IMPACTS OF NOISE ON NEIGHBORING PROPERTIES, ADDRESS TRAFFIC IMPACTS, AND REGULATE VISUAL IMPACTS AND SCALE OF THE USE. CHANGES ARE ALSO MADE TO UPDATE THE DEFINITION OF "DATA STORAGE AND DATA PROCESSING FACILITIES" AND ADD THE TERM "RESIDENTIAL USE" TO CHAPTER 24.

Type of Action Requested: Recommend approval to the Board of County Commissioners

Does this action require a Business Impact Statement? No

Findings of Fact Motion:

Recommend Board Action: None Required

Discussion: Executive Summary
Staff Recommendation: Discuss, Postpone, and Revise

Motion for Findings
None required.

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

Request
To establish new standards and regulations for Data Storage and Data Processing Facilities (referred to as Data Centers herein). At this time, Churchill County has not approved any Data Center applications. There is a single application pending.

Public Comment Summary
Staff received comment on the draft addressing:
- A desire to apply similar standards to industrial uses in Churchill County generally,
- Potential conflicts over data center uses as an accessory use,
- Potential conflicting but overlapping rate payer protection requirements with the Public Utility Commission,
- Backup generator hour limitations,
- Noise limitations levels and measurements, and
- Enforcement fine maximums.

Findings
CCC 16.08.060(E) requires that the Planning Commission make the following findings prior to forwarding the Board of County Commissions a recommendation of approval:
a) That the proposed amendment is in substantial compliance with and supports the goals and policies of the master plan;
Staff Comment: The proposed amendment is in compliance the Master Plan. It supports 6 identified master plan goals and polices.
b) That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;
Staff Comment: The proposed amendment will increase data center compatibility by creating use-specific regulations and standards.
c) That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.
Staff Comment: The proposed amendment will not impact existing or planned public services. The proposed amendment is designed to enhance the public health, safety and welfare by providing clear standards for power, backup generation, water use, cooling technology, and noise impacts.

Recommended Conditions:

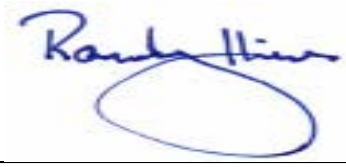
Alternatives: N/A

Prepared By: Diane Moyle, Administrative Assistant

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

Churchill County
Agenda Report

Reviewed By:



Randy Hines, Public Works Director

Date: August 27, 2026

Board Action Taken:

Motion: _____

1) None

2) None

Aye:

Nay:

(Vote Recorded By)

The submission of this agenda report by county officials is not intended, necessarily, to reflect agreement as to a particular course of action to be taken by the board; rather, the submission hereof is intended, merely, to signify completion of all appropriate review processes in readiness of the matter for consideration and action by the board.

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

Application:	Consolidated Development Code Amendment
Application:	Bill 2026-C Ordinance 32
Request:	To establish new standards and regulations for Data Storage and Data Processing Facilities
Applicant:	**Churchill County**

Executive Summary

Staff Recommendation: Discuss, Postpone, and Revise

Motion for Findings

None required.

Request

To establish new standards and regulations for Data Storage and Data Processing Facilities (referred to as Data Centers herein). **At this time, Churchill County has not approved any Data Center applications**. There is a single application pending.

Public Comment Summary

Staff received comment on the draft addressing:

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Findings

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Staff Comment: The proposed amendment is in compliance the Master Plan. It supports 6 identified master plan goals and polices.

b) That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;

Staff Comment: The proposed amendment will increase data center compatibility by creating use-specific regulations and standards.

c) That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

Staff Comment: The proposed amendment will not impact existing or planned public services. The proposed amendment is designed to enhance the public health, safety and welfare by providing clear standards for power, backup generation, water use, cooling technology, and noise impacts.

Detailed Analysis

Background

Data Centers are a contentious use across the United States. These facilities provide the infrastructure for video streaming, digital banking, online shopping, digital medical records, and search queries. In short, they power the internet. Data Centers use large quantities of computers (typically in server racks) to store, process, calculate, and power the digital tools and services that we rely upon. They require large amounts of power, cooling, and space to operate effectively. These facilities operate with exceedingly low downtimes (less than 30 hours per year). **The public, justifiably, has concerns over how these facilities operate.** Specifically, the impacts from power and water consumption, noise and air pollution, and sheer scale.

Currently, Data Centers in Churchill County require either a Conditional Zoning Permit (CZP) or a Special Use Permit (SUP), depending on the underlying industrial zone. Both permits allow for conditions of approval to be applied to mitigate potential impacts.

Churchill County has stayed ahead of the impacts of data centers. In 2025, Churchill County added the use "Data Storage and Data Processing Facility" to the development code. This limited data centers to I-1,[1] I-2,[2] and I-3[2] zoning districts. Prior to the 2025 update, Data centers would have been considered a "Warehouse Storage and Distribution" permissible in C-2 and I[3] zoning with a simple Zoning Review. The 2025 changes ensured that Churchill County's regulations are stricter than neighboring jurisdictions, as seen in Exhibit 1[4], below:

Jurisdiction	Classification	Use Specific Regulations	Zones Permissible	Permits Required
Churchill County	**Data Storage and Processing Facilities**	**N/A**	**I-1, I-2, I-3**	**I-1 – SUP** **I-2/I-3 - CZP**
City of Fernley	Data processing, hosting, and related services (including data centers)	N/A	C-2, EC, I	Permitted by right
Lyon County	Warehouse and distribution facilities	N/A	LI-R, LI-S, HI-R,HI-S,SI	Permitted by right
Storey County	Warehouses, warehouse complexes, distribution operations, and wholesale distribution	N/A	I-C, I-1, I-2,I-3,	Permitted by right
Washoe County	Data Center	N/A	GC, NC, TC, PSP, I	GC/NC/TC/PSP-SUP I – Permitted by right

[1] With an approved Special Use Permit.
[2] With an approved Conditional Zoning Permit.
[3] The "I" industrial zone was broken into the I-1, I-2, and I-3 zoning districts in the 2025 update.
[4] This data was compiled from each agency's ordinances in July 2026.

City of Sparks	Data processing, hosting, and related services (including data centers)	N/A	C-2, PO, I	Permitted by right
City of Reno	Data center	Yes, loading docks	MD-I, MU, MS, GS, I, IC, ME, MA	Conditional Use Permit

Exhibit 1

The proposed zone code amendment adds use specific regulations and further limits the locations where the most impactful data centers may be located.

Proposed Ordinance Language

Additions are in *green.* Deletions are in ~~red.~~

16.08.250 Use Table for All Zoning Districts

Uses	RR-20	A-10	A-5	E-1	R-1	R-2	R-3	C-1	C-2	I-1	I-2	I-3	NAS
~~Data Storage and Data Processing Facilities~~ ~~* -Prohibited if over 50 employees~~										~~S~~	~~C~~	~~C~~	~~S*~~
Data Storage and Data Processing Facilities, <10MW										*S*	*C*	*C*	*S*
Data Storage and Data Processing Facilities, 10MW-100MW										*S*	*C*	*C*	*S*
Data Storage and Data Processing Facilities, 100+MW											*S*	*C*	*S*

16.16.040 Data Storage and Processing Facilities Standards

A. Purpose. The purpose of this section is to establish data storage and processing facilities standards to:

a. Mitigate the impacts from power consumption and backup power provision;

b. Conserve water and protect water quality in the county;

c. Reduce the impacts of noise on neighboring properties;

d. Address traffic impacts; and

e. Regulate visual impacts and scale of the use.

B. Application. The provisions of this section shall apply to all new Data Storage and Processing Facilities in Churchill County.

C. Standards.

a. Power Provision

i. Applicants shall provide either a power purchase agreement demonstrating sufficient power for the facility or a site plan providing for on-site power provision prior to permit approval.

ii. The power purchase agreement shall abide by either a rate protection plan or provide a Large Load Service Agreement that allocates electrical infrastructure upgrade costs to the proposed facility.

iii. *On-site power provision shall comply with all standards and requirements outlined in CCC 16.16.030 Renewable Energy Facilities.*

b. *Backup Generators*
   i. *Backup generator testing shall only occur between 07:00 and 19:00.*
   ii. *Backup generator use, inclusive of testing, shall not exceed 100 hours in a calendar year. Backup generator use exceeding 100 hours (1.14%) in a calendar year shall require a major power generation special use permit.*
   iii. *Facility operators shall provide an annual report on the total hours of backup generator use, inclusive of testing hours.*

c. *Water use*
   i. *A water meter shall be installed prior to operations.*
   ii. *Facility operators shall provide an annual report on the total water use for the year.*

d. *Mechanical equipment*
   i. *Facilities shall use a closed loop cooling system.[5] Less water intensive systems may be considered at the discretion of the Director.*
   ii. *All ground located mechanical equipment, including HVAC and cooling equipment, shall be screened by a minimum 8ft sight obscuring fence or wall.*

e. *Noise*
   i. *Noise shall not exceed 65[6] A-weighted decibels (dBA) for the day-night average sound level (Ldn) at the property lines within 250ft of residential uses.*
   ii. *Facility operators shall provide an annual noise report if a residential use is within 250ft of the property line.*

D. *Issuance and Enforcement.*

a. *Issuance. The following studies and documentation shall be provided prior permit approval:*
   i. *Site plan and building elevations,*
   ii. *Estimated water use and proof of ground water rights,*
   iii. *Estimated power consumption,*
   iv. *Power Purchase Agreement, if applicable,*
   v. *Baseline noise study,*
   vi. *Safety data sheets and spill remediation plan for chemicals within the cooling system,*
   vii. *Construction traffic management plan and traffic study with provisions for operations,*
   viii. *Draft road maintenance agreement, and*

[5] The term closed loop chiller cooling system is understood by the industry to involve no evaporative cooling. This is less electrically efficient, but more water efficient. Non-chiller systems may involve evaporative cooling.
[6] 65 dBA is what is the standard used by the FAA for noise thresholds. Additionally, it is the standard for noise in Washoe County.

ix. *Draft emergency action plan.*

b. *Enforcement.*

i. *Failure to provide annual reports may result in the suspension of a business license and a fine of up to $100,000 per day until annual reports are received.*

ii. *Backup power generation exceeding 100 hours in a year may result in the suspension of the Churchill County business license and a fine of up to $1,000 per hour over 100 hours.*

iii. *Failure to abide by the provisions within this section may result in proceedings to revoke the use permit for the subject property.*

16.24 Definitions

Data Storage and Data Processing Facility. Data Storage and Data Processing Facilities are a specialized warehousing facility that uses large quantities of computer components for its operations. It also requires large amounts of power, specialized cooling facilities that may involve large amounts of water, and high levels of security. Related power generation or transmission facilities are not always needed, and when proposed are reviewed as a separate use. *Onsite backup generators are considered an ancillary use when used less than 100 hours per year.*

Residential Use. Defined as properties that allow single family dwellings to be established with a zoning review.

Text Review

This section outlines the thought process behind the code amendments. It also identifies areas the existing code covers.

16.08.250 Use Table for All Zoning Districts

Power consumption defines data center impacts. Power consumption correlates to the number computers inside the building. The more computers a data center contains the more cooling/water use, backup generation and associated pollution, and the larger the structure required. Data centers fall into roughly five categories[7] based on power consumption:

Energy Use	Category	Description
Low <10MW	**Edge**	small distributed sites that enable low latency – 5G, streaming, etc.
Moderate 10-100MW	**Enterprise**	owned and operated by a single organization. Scale varies.
	Colocation	space rented out to companies, but power, cooling, security are all provided by provider. Scale varies.
High 100+MW	**Cloud**	owned by large scale providers of cloud services, like Amazon, Microsoft, or Google. Larger scale.
	Specialized/ AI training	AI/ GPU training, long term storage. Massive scale

Therefore, this amendment breaks data centers into three classifications to match the intensity and impacts of use to the appropriate Industrial zoning category.

[7] "Energy and Data Centers" TMRPA. Accessed 8/19/26. https://www.tmrpa.org/energy-and-data-centers/

	(I-1) Commercial Industrial District	(I-2) Industrial District	(I-3) Heavy Industrial District
Code Description	The purpose of this district is to provide for industrial activities and land uses that have some potential for impacting adjacent land uses and infrastructure mixed with commercial uses that can support heavy broader industrial development. This type of zoning should be located in areas with good access to roadway and or railway transportation systems.	The purpose of this district is to provide for distinctly industrial activities and land uses that have the potential for impacting adjacent land uses and infrastructure, while providing for minimal commercial uses to support industrial development. This type of zoning should be located away from people while still having acceptable access to roadway and/or railway transportation systems.	The purpose of this district is to provide for heavy industrial activities and land uses that have the great potential for impacting adjacent land uses and infrastructure. This type of zoning should be located away from people and other non-industrial uses, and uses within it may have to develop their own access to roadway and/or railway transportation systems
<10MW	SUP	CZP	CZP
10-100MW	SUP	CZP	CZP
100+ MW	Not Allowed	SUP	CZP

Exhibit 2

Generally, Industrial districts are located away from residential uses. None of the industrial zones are within Churchill County's water system service area. Most of the I-2 and I-3 zoning districts are located within the Hazen-Swingle Bench area, Bango Road, around Kennametal, and along I-80. There is some I-1 zoning along US50 east of Leeteville Junction. The locations of these districts are mapped in Exhibits 3 and 4, below.

16.16.040 Data Storage and Processing Facilities

Purpose

This section provides the legal grounding to provide conditions of approval specific to data centers. Specifically, this section identifies power consumption, backup power generation, water use, water quality impacts, noise, traffic, visual impacts, and scale of the use as areas needing regulation. These are areas that the county can readily regulate and enforce compliance.

The obvious exception on this list is air quality. Air quality is regulated by the state. Churchill County lacks the capacity to enforce and regulate air quality. All air quality permits are still required. Staff adds a standard condition to all CZPs and SUPs:

> *Provision of written evidence that all necessary local, state, and federal approval have been secured, including but not limited to:*

Application

Standards will apply to all new data centers submitted **after** enactment of this ordinance. Currently, only a single data center application has been submitted within Churchill County.

Churchill County Existing Zoning

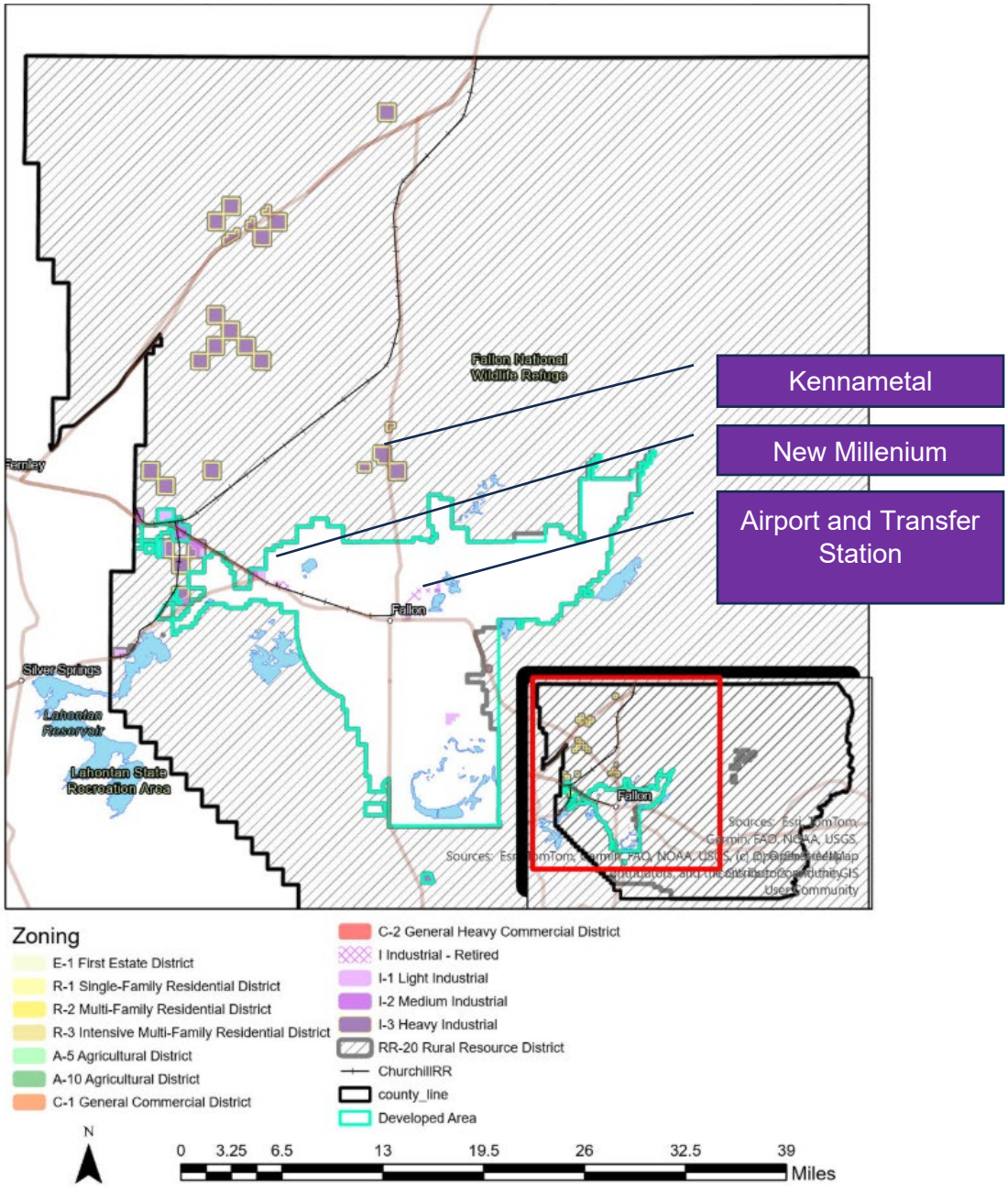

Exhibit 3

Standards

This section outlines the minimum requirements for all data centers. The standards articulated in the draft ordinance are specifically targeted at power provision, backup generators, water use, cooling technology, and noise. The standards are designed to be simple and strict with clear mechanisms for enforcement. The standards have been written to ensure minimal water

use by requiring closed loop chiller cooling technology,[8] limit the hours of backup generator testing, and set noise limits when a data center impacts neighbors.

This code section does not address setbacks or massing, despite being covered in the draft amendment's purpose section. Massing and setbacks are already covered under CCC 16.16.020, and are summarized below:

	Requirement	Distance/Height
Standard Setbacks	Height	65ft
	Front	40ft
	Side	20ft or width equal to the height of the structure, whichever is greater
	Rear	30ft
Friction Zone Standards	Distance from Dwelling Unit	200ft
	Distance from Property Line	100ft
	Additional Landscaping	8ft landscape buffer with potential for an 8ft high sound wall

These requirements mitigate the scale and visual impacts associated with large industrial structures.

Issuance and Enforcement

This section outlines the required technical studies for data centers prior to permit approval. The studies required cover the key items for public heath, safety, and welfare. Please note that both Conditional Zoning Permits and SUPs still allow for additional conditions of approval to required. This maintains flexibility for the department to address site specific concerns like drainage or impose additional reporting requirements to maintain public health and safety.

The draft amendment provides annual reports a clear enforcement mechanism and threshold for action. Failure to provide the required annual report will result in meaningful fines. The county also can suspend the operator's ability to operate legally within the county.

16.24 Definitions

This section provided minor changes to the current definitions to ensure clear compliance with the code. The amended definition of "Data Storage and Data Processing Facilities" clarifies the distinction between ancillary backup generators and major power production. It also added the definition of "Residential Use" to clarify when certain studies are required.

[8] The term closed loop chiller cooling system is understood by the industry to involve no evaporative cooling. This is less electrically efficient, but more water efficient. Non-chiller systems may involve evaporative cooling.

Churchill County Industrial Master Plan Categories

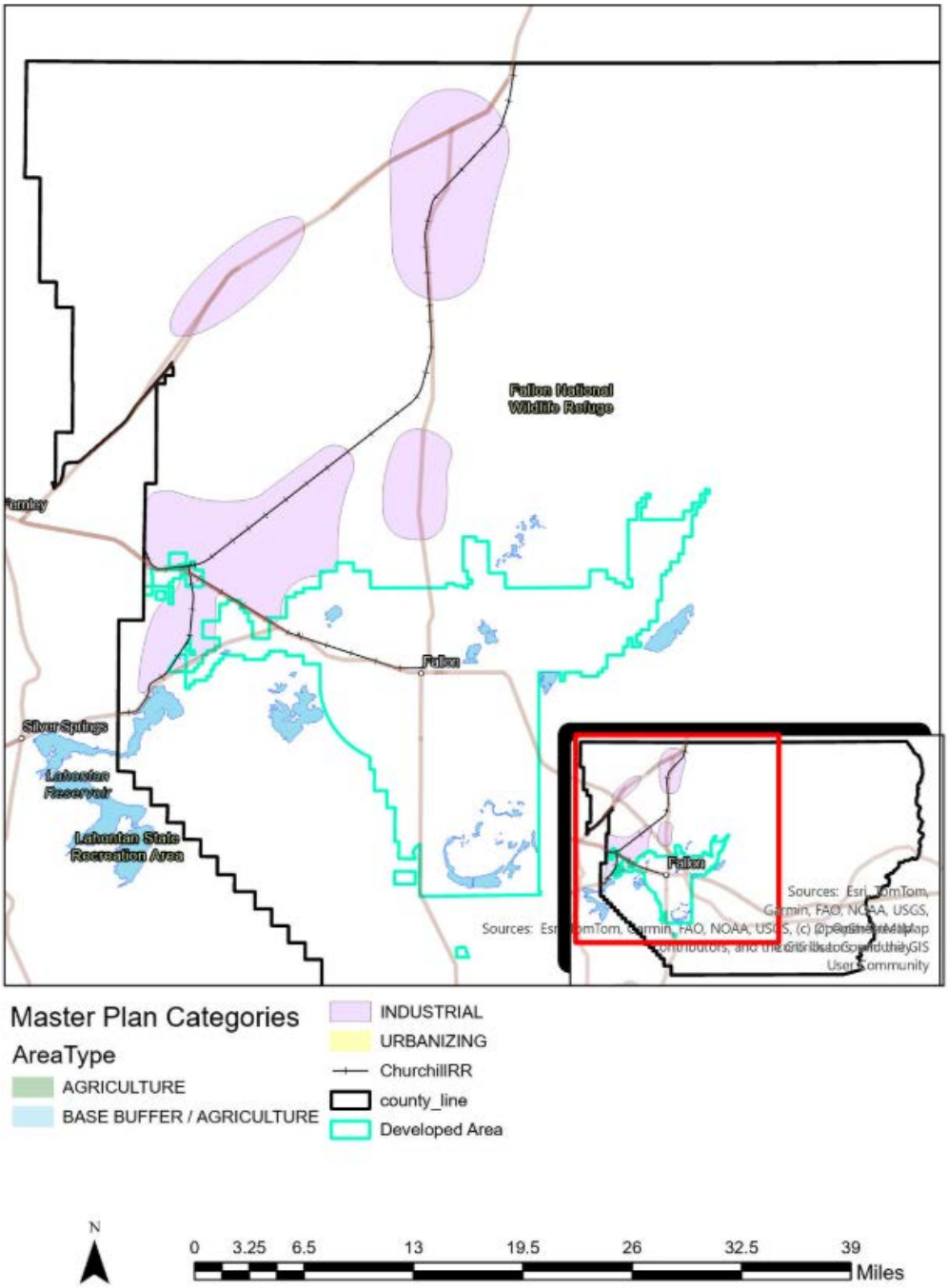

Exhibit 4

Analysis

The Planning Commission is required to make the following three findings in compliance with CCC 16.08.060(E):

1) The proposed amendment is in substantial compliance with and supports the goals and policies of the master plan:

Goal/ Policy	Text	Staff Comment
CNR2	Protect water supply and availability	The proposed amendment requires adequate water rights before any data center permit can be issued.
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 amendment is responding to Churchill County's desire to address the character, environmental impact, safety, and efficient service provision associated with data center uses.
PSF1.1.1	Churchill County shall monitor water supply and water quality that satisfies all water resource goals, objectives, and policies contained in the Master Plan and that attains and maintains federal, state, and local water quality standards	The proposed amendment's purpose includes water conservation. The proposed standards require annual water quantity reporting for all new data centers to advance this goal.
PSF1.10.1	Water meters will be required to the extent allowed by law on all new residential, commercial, and industrial construction.	The proposed amendment requires the installation of a water meter on all new data centers.
PSF1.11	Discourage long-term groundwater withdrawals when they exceed available aquifer recharge.	The proposed amendment's purpose includes water conservation. The proposed standards require proof of water rights prior to the issuance of any permit to advance this goal.
PSF1.14	Ensure that a safe and dependable water supply is provided.	The proposed amendment ensures that over-withdrawals of water are identified and addressed

2) That the proposed amendment will provide for land uses compatible with existing adjacent land uses and will not have detrimental impacts to other properties in the vicinity;

The proposed amendment will increase the compatibility of data center uses with the surrounding land uses by creating use-specific regulations and standards. It address the potential detrimental impacts associated with power consumption, backup generation, water use, cooling technology, noise, and visual clutter.

3) That the proposed amendment will not negatively impact existing or planned public services or facilities and will not adversely impact the public health, safety and welfare.

The proposed amendment does not impact existing or planned public services or facilities. It sets the requirements for establishing a use. The proposed standards are designed to mitigate the impacts from data center uses on the public. It proposes specific standards regulating power consumption, backup generation, water use, cooling technology, and noise.

~~Strikethrough~~ material is that portion being deleted or amended *DRAFT 8/20/2026 adm*
Italicized material is that portion being added

Bill 2026-C
Ordinance 32

TITLE: TITLE: AN ORDINANCE ADDING NEW PERMIT REQUIREMENTS AND STANDARDS FOR DATA STORAGE AND DATA PROCESSING FACILITIES TO TITLE 16.

SUMMARY: THIS ORDINANCE CHANGES TITLE 16 OF THE CHURCHILL COUNTY CODE TO ADDRESS DATA STORAGE AND DATA PROCESSING FACILITIES. THE PROPOSED CHANGES REPLACE THE EXISTING "DATA STORAGE AND DATA PROCESSING FACILITIES" USE IN THE USE TABLE WITH THREE NEW USES TITLED: "DATA STORAGE AND DATA PROCESSING FACILITIES, <10MW," "DATA STORAGE AND DATA PROCESSING FACILITIES, 10MW-100MW," AND "DATA STORAGE AND DATA PROCESSING FACILITIES, 100+MW;" PROVIDES PERMIT REQUIREMENTS WITHIN THE USE TABLE; AND CREATES A NEW CHAPTER PROVIDING STANDARDS TO MITIGATE IMPACTS FROM POWER CONSUMPTION AND BACKUP POWER PROVISION, CONSERVE WATER IN THE COUNTY, REDUCE THE IMPACTS OF NOISE ON NEIGHBORING PROPERTIES, ADDRESS TRAFFIC IMPACTS, AND REGULATE VISUAL IMPACTS AND SCALE OF THE USE. CHANGES ARE ALSO MADE TO UPDATE THE DEFINITION OF "DATA STORAGE AND DATA PROCESSING FACILITIES" AND ADD THE TERM "RESIDENTIAL USE" TO CHAPTER 24.

WHEREAS, Churchill County, Nevada is a political subdivision of the State of Nevada; and,

WHEREAS, the Churchill County Code should be compliant and not in contradiction to Nevada Revised Statutes; and

WHEREAS, the County Code is a compilation of all original Titles and Chapters that were originally adopted as a standard for County development; and

WHEREAS, the Churchill County Code should accurately reflect all changes adopted and be amended to establish clarity in definition and procedure;

THEREFORE, THE BOARD OF COUNTY COMMISSIONERS ordain that:

TITLE 16 CONSOLIDATED DEVELOPMENT CODE
CHAPTER 16.08 ZONING AND LAND USE
Section 16.08.250 Use Table For All Zoning Districts

A. All proposed uses and developments must be categorized according to the use listings in the land use table of this section. Where a proposed use or development does not clearly match a listing in the table, the planning director shall perform a similar use determination to classify the proposed use or development as the closest applicable use

listing in the table. A similar use determination may be appealed to the planning commission, or the planning commission may modify the determination during a normal permit hearing for the project.

B. All proposed uses and developments must be consistent with the use limits and permitting requirements provided in the land use table of this section for the zoning district in which they are located. Variances may not be requested or approved to allow prohibited uses, nor to change the required permit or review for allowed uses.

C. Refer to section 14.04.030 of this Code and section 16.16.020 of this title for additional regulations that might affect uses in these districts.

D. All uses that include handling of materials designated as explosives or highly hazardous substances as defined under NRS 278.147 shall require a conditional use permit as set forth in 16.08.085 regardless of the zoning established in the Use Table.

E. Certain uses, as defined in section 16.08.080, are required to obtain a special use permit regardless of the zoning established in the Use Table.

F. Uses in the land use table of this section are identified with use limits, permit process requirements, and establish use limits and permit processes for specific instances, as provided below:

(Blank) or x	=	Use is prohibited
S	=	Use is allowed through a special use permit as defined in 16.08.080
C	=	Use is allowed through a conditional zoning permit as defined in 16.08.075
R	=	Use is allowed through a zoning review
T	=	Use is allowed through a temporary use permit
HB	=	Use is allowed through a home business permit
-	=	Use is allowed without a zoning review or other permit
* /+	=	Either or both notations are used to identify and reference modifications to use limits or permit processes that apply in specific situations for the land use in the same row, and described under the land use name.
†	=	Notation to identify modifications to use limits or permit processes within the NAS overlay. These apply only when a use is allowed, not prohibited. This notation increases the level of review normally required in a situation and is accompanied by one of the above symbols to indicate the minimum level of review. It may also indicate that a use that might be allowed is prohibited in the NAS overlay due to operational concerns.
"Uses in NAS Fallon overlay may be †X - Prohibited, or †S - must have at least a SUP review, or †C - must have at least a Conditional Zoning Permit."		

Uses[A]	RR-20	A-10	A-5	E-1	R-1	R-2	R-3	C-1	C-2	I-1	I-2	I-3	NAS †B
Agriculture and Resource Production and Support: **NOTE**: Transportation of resource products to and from an operation is allowed under the definition for the specific resource													
Agricultural Production - not included in specific listings Rangeland Agriculture (Dispersed grazing, nut harvesting, etc.) Timber Growing and Harvesting (fence poles, pulp trees, Christmas tree, etc.) Farming/Cropland Pasture Grazing (incl. small scale livestock feeding and hobby farms) * with an Agricultural Support Building	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	-/R*	n/a
Aquaculture * If hydrologically connected to fish habitat areas	R/S*	R/S*	R/S*						R/S*	R/S*			n/a
Animal Feeding Operation - Small (feeding 100 to 1,000 animal units) * If with buildings	-/R*	-/R*	-/R*							-/R*	-/R*	-/R*	†S

Cannabis Establishment													n/a
Dairy/Feed Lot, minor alterations of existing buildings **NOTE:** new or major expansion treated as Animal Feeding Operation	R	R	R	R	R	R	R	R	R	R	R	R	†S
Animal Feeding Operation - Large (feeding more than 1,000 animal units)	R	R	C						S				†S
Land Application of Domestic Septage	S	S	S										n/a
Exotic Animal Farm (fur farm etc.) Excludes zoos and similar uses - see recreation uses	S	S	S										†S
Game Hunting Ranch Also see Recreation Resort in lodging uses	S	S	S										†S
NOTE: Review dog/cat/pet breeding facility as kennel in commercial uses													
Agriculture and Resource Related Retail:													
Farm Stand/Direct Resource Product Sales Site Review sales not associated with the growing farm, and sales not on the farm site as commercial use. Also see retail sales for other zones.	R	R	R	R	R	R	R						n/a

Nursery Sales (retail and wholesale)		S	S	S				R	R	R			†S
Agro-Tourism Treat processing as resource related industrial or industrial uses Also see retail sales and commercial uses for other zones.	S	S	S	S									†S
Farm Animal Auction Also see animal feeding operations	S	S	S						S	S			†S
Agriculture and Resource Related Industrial:													
Light Wood Processing and Storage (mills, paper, plywood, etc.)	S									C	C	C	†S
Light Milk/Cheese Processing and Storage * limited in scale to animals produced on the farm	S	S	S*							C	C	C	†S
Light Meat Processing and Storage (slaughtering and butchering) * limited in scale to animals produced on the farm Review Office of Mobile Slaughtering Operation as commercial uses	S	S	S*						S	C	C	C	†S
Light Crop	S	S	S						S	C	R	R	†S

Processing and Storage (mills, cereal processing, cold warehouses, canning, bottling, extracts, etc.)													
Geologic Drilling Activities (general drilling for mineral, geothermal, etc.)	R	R	R	R	R	R	R	R	R	R	R	R	†A
Oil and Gas Extraction Excludes processing see Chemical Manufacturing	S	S	S							S	C	C	†S
Mineral Extraction and Processing (including batch plants) * limited in scale to materials extracted on the same property **NOTE**: See temporary mining for other zones.	S	S	S*							S	C	C	†S
Temporary Mineral Extraction and Processing for habitat restoration purposes				S	S	S	S	S	S				†S
NOTE: For natural resource energy projects - see Energy Production uses													
Industrial Uses:													
Warehouse Storage and Distribution * Prohibited if over 50 employees									C	C	C	C	†S*

For multi-tenant space for businesses locations see commercial uses													
Off-Premises Outdoor Storage (for business/personal use - not renting spaces)									S	C	C	C	n/a
Hazardous Materials Storage - Indoors or Outdoors Also see NRS 278.147 * - Prohibited if over 50 employees											S	S	†S*
~~Data Storage and Data Processing Facilities~~ ~~* - Prohibited if over 50 employees~~										~~S~~	~~C~~	~~C~~	~~†S*~~
Data Storage and Data Processing Facilities, <10MW ** - Prohibited if over 50 employees*										*S*	*C*	*C*	*S**
Data Storage and Data Processing Facilities, 10MW-100MW ** - Prohibited if over 50 employees*										*S*	*C*	*C*	*S**
Data Storage and Data Processing Facilities, 100+MW ** - Prohibited if over 50 employees*											*S*	*C*	*S**
Light Manufacturing (indoors & benign) Also see Laboratory								S	C	C	C	C	†X

in commercial uses													
Heavy Manufacturing											C	C	†X
Basic Chemical Manufacturing or Storage (excluding fuels)										S	C	C	†X
"Hazardous Chemical Manufacturing or Storage Also see NRS 278.147"											S	S	
Bitumen Emulsion Plant										S	C	C	
Bulk Fuel Storage and Distribution - small (<100,000 gal.) Includes incidental retail sales. Excludes vehicle fuel sales and storage incidental to other use.									S	S	C	C	†S
Explosive or Combustible Materials Testing See CCC 16.16.020.2 for 1/2 mi. setback from highways											S	S	†X
Tire Retreading/Rebuilding Excludes tire distilling - see Chemical Manufacturing									S	S	C	C	†X

Junkyard, Salvage Yard, Wrecking Yard See CCC 16.16.020.2 for 1/2 mi. setback from highways											C	C	†X
Asphalt and Concrete Batch Plants - also see mining * Prohibited unless temporary and for specific project		S*	S*						S	S	C	C	†S*
Outdoor Recreation Uses: (Note: For indoor recreation see commercial listings)													
Wildland and Unimproved Outdoor Recreation (hiking, riding, hunting, etc.)	-	-	-	-	-	-	-	-	-	-	-	-	n/a
Improved Passive Outdoor Recreation (park, trailhead parking, fishing facility)	R	R	R	R	R	R	R	R	R	R	R	R	n/a
Improved Active Outdoor Recreation Facility (sport complex w/multiple ball fields/courts, golf course, boat launch, zoo) - also see Game Hunting Ranch in agricultural uses * If approved in a PUD	S	S	S	R*	R*	R*	R*	S/ R*	S/ R*	S/R *			†S
Equestrian Boarding and Training Facility May also need event venue permit, below	S	S	S	S									†S

Outdoor Recreation and Entertainment Facility (See definition CCC 16.24 under Recreation)	S								S	S			†X
Rodeo and Farm Animal Event Venue (racing, showing, equestrian events) **NOTE**: Also see Outdoor Recreation and Entertainment Facility for other zones.		S	S										†X
Outdoor Shooting Range	S	S								S	S	S	†X
Motorized Racetrack - with events or gatherings [[DEF-Established tracks with events for large and small vehicles]]	S	S	S										†X
Motorized riding track - personal use	-	-	-	-	-	-	-	-	-	-	-	-	n/a
Residential Uses:													
Single-Family Dwelling (the following are also SFDs - see definition) + Prohibited except for certain on-site businesses in CCC 16.16.020.8 * Prohibited unless residential lot was approved in a PUD or tentative map **NOTE**: Also see Community Residential Facilities	R	R	R	R	R	R	R*	S/ R*	S/ R*				n/a

and definition. Home for Individual Residential Care (1—2 + caretaker) Home for Groups with Disabilities (3—10 + caretaker) Halfway House for Substance Abuse Recovery (<11 resid.) Domestic Violence Shelter (<11 residents) Foster Home (1—6)													
Accessory Dwelling Unit * Prohibited unless with existing legal permanent Single-Family Dwelling	C	C	C	C	C	C	C*	C*	C*	C*			n/a
Second Permanent Dwelling	C	C	C	C	C	C							n/a
2—4 Multi-Family Dwellings on a parcel * Only if approved in a PUD				R*	R*	R	R	R*	R*	R*	C*		†X
5+ Multi-Family Dwellings on a parcel * Only if approved in a PUD				S*	S*	S*	S	S*	S*	S*	S*		†X
Boarding House				S	S	S	S						†X
Permanent Housing for Farm Labor (single and multi-family) * Multi-family prohibited - single-family only	S	S	S	S*									n/a
Cluster Development (Requires a special		R	R										†S *

land division permit process) * Prohibited under the NAS Fallon Accident Potential Zones													
Planned Unit Development (Requires a special PUD permit process)				R	R	R	R	R	R	R	R	R	†X
Recreational Vehicle used as permanent dwelling (> 90 days/yr.) Such use prohibited except within authorized RV park (see Lodging section) or as approved Temporary Living Quarters.													†X
Temporary Living Quarters													
For hardship (elderly/disabled), or commercial/industrial watchmen	T	T	T	T	T	T	T	T	T	T	T	T	n/a
For farm labor, or while building a Single-Family Dwelling	T	T	T	T	T	T	T						n/a
Manufactured/Mobile Home Park			S	S	S	S	S	S	S				†X
Community Services													
Care of 1—4 children (treat as baby sitting)	-	-	-	-	-	-	-	-	-	-	-	-	n/a
Daycare Facility (5+ children or 1+ adults) * Prohibited unless under 13	S	S	S	S	S*	S*	S	S	S				†S

persons													
Child Care Institution/Boarding School (16+ children; live-in facility)	S	S	S				S	S	S	S			†X
Educational Facility (public and private) Excludes informal classes - see Personal Training Svc. in commercial uses	S	S	S	S	S	S	S	S	S				†X
Public Auditoriums and Gathering Facilities (Religious assembly, Public Community Ctr. or Convention Ctr.) Excludes Private Gathering/Reception Facility - see commercial uses	S	S	S	S	S	S	S	S	S				†X
Government Services and Offices (museum, library, senior ctr., post office) Review Fleet Parking and Maintenance as separate listing in Vehicle uses	S	S	S	S	S	S	S	S	S				†X
Emergency and Law Services (police, jail, court, fire, ambulance, etc.)	S	S	S				S	S	S	S			†S
Emergency and Surgical Medical Facility (Hospitals, etc.) Review stand-alone day-surgery center as Medical			S					S	S	S			†X

Services in commercial Medical Offices and Helipads may be approved as accessory uses													
Extended Care Medical Facility (convalescent services, nursing home, mental health facility, hospice, etc.)			S	S			S	S	S				†X
Elder Care Facility (see definition)			S	S		S	S	S	S				†X
Community Residential Facility (also see Single Family Dwelling):													
Group Foster Home (7—15 children - see definition)	S	S											
Home for Groups with Disabilities (11—20; see definition)	S	S	S	S		R	R		S				†S
Domestic Violence Shelter (11+)	S	S	S	S		R	R		S	S			†S
Treatment Center or Halfway House for Substance Abuse Recovery (11+)	S	S	S	S		R	R						†S
Halfway House for Incarceration Transition (any number)	S	S											†S
Cemetery	S	S	S					R	R	R			n/a
Funeral and Interment Services (including crematory)		S	S					R	R	R			†S

Lodging Uses: **NOTE**: Review Vacation Home Rental as a Single-Family Dwelling Rental of whole home only, otherwise see Vacation Room Rentals													
Bed and Breakfast Inn and Vacation Room Rental (see definitions) * Prohibited unless with existing legal permanent Single-Family Dwelling	S	S	S	S	S	S	S	R*	R*				†S
Motel (does not include accessory uses)								S	S				†X
Hotel (includes accessory uses)								S	S				†X
Lodging approved in a PUD				R	R	R	R						†X
Recreation Resort (see definition) Also see Game Hunting Ranch	S	S	S										†S
Campground and Recreational Vehicle Facility (public and private)	S	S	S					S	S				†X
Commercial Uses: **NOTE**: Some businesses may qualify as a small-scale Home-Based Business													
Retail and Wholesale Sales Rentals and Repair - not included in specific listing (food, merchandise, hardware, etc.; new/used) For vehicle sales/rentals see Vehicle and Equipment category * If over 50,000 sf building; or if outdoor sales or storage area included; or if drive								R/ S*	R/ S*	C			†S

through services included; or if paint or chemical sales included + Prohibited if over 10,000 sf building, or if over 50 employees													
Multi-Tenant Business Complex (incl. shopping centers) * If over 10,000 sf. Each use in complex must be reviewed individually								R/S*	R/S*	R/S*			†X
Beverage Distributor + Prohibited if over 50 employees		S	S					R	R	R	R	R	†S
Auction House * With outside sales area or outside speakers								R/S*	R/S*	R/C*	C	C	†S
Cannabis Establishment													
Flea markets, swap meets, and special events		S	S					S	S				†S
Manufactured/Modular/Mobile Home Sales For construction of homes - see Industrial/Fabrication								S	C	C			†S
Firearm, Explosive, or Weapon Sales/Service/Rental - requiring an FFL								S	S				†S

Personal Storage (ministorage, RV, boat, etc.)	S	S	S					R	R				n/a
Off-Premises Storage Inside a building	R	R	R	R	R	R	R	R	R	R	R	R	
Home Based Businesses * If not meeting basic HB criteria + Prohibited unless associated with existing legal residence	HB/ S*	HB/ S*	HB/ S*	HB/ S*	HB/ S*	HB/ S*	HB/ S*	H B /S*	H B /S*	HB/ S*			n/a
General Offices and Services - not included in a specific listing + Prohibited if over 50 employees								R	R	R			†S
Office for Mobile Animal Slaughtering Business	S	S	S	S				S	S	S			n/a
Temporary Real Estate Office within a subdivision	R	R	R	R	R	R	R	R	R	R	R	R	n/a
Temporary Office (using a commercial coach)	T	T	T	T	T	T	T	T	T	T	T	T	n/a
Eating and Drinking Establishment * Prohibited unless fronting the I-80, US 50, US 50A and US 95 corridors + Prohibited unless approved in a PUD	S*	S*	S*	S*/ R	R	R	S	S	S	C	C	C	†S
Eating and Drinking Establishments - Farm Specialty (serving food from		S	S										†S

own farm - for other zones see regular uses above)													
NOTE: An Eating and Drinking Establishment serving alcohol requires a SUP													
Financial Service (banking, stocks, commodities, etc.) * If drive up services are included								R/ S*	R/ S*	R/S *			n/a
Medical and Counseling Services (doctor offices, clinics, physical therapy, etc.)								R	R	R			†S
Personal Health and Beauty Service (hair, nails, spa, massage, etc.)							S	R	R	R			n/a
Body Marking Service (tattoo, piercing (excl. earrings), etc. - see definition)								S	S				n/a
Personal Training Service and Classes (professional, health, fitness, arts, etc.)							S	S	S	S			†S
Laundromat							S	R	R	R			n/a
Dry Cleaner								S	S	S			n/a
Baking Facility								S	S	S			†S
Craft/Art Studio (welding/pottery/painters/etc.; includes sales)	S	S	S					R	R	R			†A

Testing Service (office and sample collection; processing 1-use and field kits)								R	R				†A
Laboratory (chemical testing)								S	S	S	C	C	†X
Materials Testing Excludes Explosive and Combustion Testing - see industrial uses									S	C	C	C	†S
Veterinary Clinic	S	S	S					R	R	S			†S
Pet Grooming (for sales see retail)	S	S	S					R	R	R			†A
Mobile Animal Care Service Office (Grooming, Farrier, etc.)								R	R	R			n/a
Animal Boarding or Kennel	S	S	S						S	S			†S
Taxidermy	S	S						S	S	S			n/a
Construction Contractors and Property Services (incl. repair; plumbers, electricians, sign co., well drilling, etc.) * For painting contractors, or outdoor material/heavy equipment storage								R/ S*	R/ S*	R/C *			†S
Utility and Telecom Offices/Shop * If fleet vehicle storage and maintenance is	S							R/ S*	R/ S*	R/C *			†S

included													
Waste Collection Service (solid/garbage and liquid/septage) Also see Industrial category and septage application in natural resources	S								S	S	C	C	n/a
Pest Control Service								S	S	S			n/a
Janitorial/Cleaning Service								R	R	R			n/a
Private Gathering/Reception Facility (including clubs and fraternal orgs.) * Prohibited unless designed and approved for 100 people or less + Prohibited unless approved in a PUD	S*	S*	S*	S	S	S	S	S	S				†S
Indoor Entertainment Use - not in a separate listing (billiards, game parlor)							S	R	R				†S
Indoor Recreation and Entertainment Facility (see definition CCC 16.24 under Recreation) (auditorium, theater, playhouse, equestrian, bowling, ice/roller rink, soccer)								S	S				†X
Indoor Shooting Range	S	S						S	S	S			n/a

Casino/Gaming Establishment Additional uses are reviewed individually (food, hotel, theater, spa, etc.)								S	S				†X
Adult Entertainment (See Title 9)											S	S	n/a
Brothel, House of Prostitution (See Title 5) See CCC 16.16.020.2 for 1/2 mi. setback from highways	S												n/a
On-Site Advertising	S	S	S	S	S	S	S	R	R	R	R	R	n/a
Off-Site Advertising - billboards, highway signs, etc. * Prohibited unless meeting exceptions in 16.16.020.6.B.2.f	S/R *	S/R *	S/R *	S/R *	S/R *	S/R *	R	R	R	R	R	R	n/a
Vehicle and Equipment Uses: (Also see Transportation Section)													
Standard Vehicle or Trailer Sales or Rental (see definition) (standard personal vehicle, ATV, motorcycle, assoc. trailer, and similar size vehicles)								R	R	R			†A
Specialized Vehicle or Trailer Sales or Rental (see definition) (RVs, motorhome, campers, moving trucks, dump trailers, horse trailers, etc.)								C	C	C			A
Commercial or									S	C	C		†S

Construction Trailer/Equipment Sales or Rental (see definition) (Commercial vehicles, cargo containers, construction equip., assoc. trailers)													
Vehicle/Equipment Service and Repair (including temporary storage of associated vehicles)	S	S	S					C	C	C	C		†S
Vehicle Fuel Sales and Travel Services (including Truck Stops) * Prohibited if a truck stop or travel center + If approved to be within a Planned Unit Development Additional uses are reviewed individually (food, hotel, vehicle service and repair, casino, laundromat, etc.)				S	S	S	S	S	S	S	C		†S*
Vehicle Washing Facility								S	S	C	C		n/a
Parking Lot for Operable Vehicles - Stand Alone													
Short Term	R	R	R					R	R	R	R	R	n/a
Long Term - more than one week Not for other on-site use; vehicles must come and go								S	S	C	C	C	n/a
NOTE: Also see													

storage uses in Commercial section for uses that may include vehicle storage													
Towing Business (including fleet parking and vehicle storage) Excluding Wrecking Yard/Junkyard - see Industrial category								S	S	S	C	C	n/a
Trucking Business/Package Delivery (including fleet parking) NOTE: Transport of on-site resource products is included with main use	S	S	S						C	C	C	C	†S
Fleet Vehicle Parking and Maintenance Facility (10+; bus barn, utility, etc.) Excluding uses with inherent parking (fire, police, trucking, etc.)	S							S	S	S	C	C	n/a
NOTE: For vehicle racing etc. see Indoor Recreation and Entertainment Facility in Commercial, or Outdoor Recreation Uses													
Transportation Facilities:													
Streets, roads, highways, and rail lines	-	-	-	-	-	-	-	-	-				n/a

Highway/Road Maintenance Facility	R	R	S						R	R	R		n/a
Ground Transportation Terminal and Park and Ride Lot (bus, rail, etc.) * Prohibited unless fronting I-80, US 50, US 50A and US 95, or a rail corridor	S*	S*	S*					S*	S*	S*	C*	C	†S
Airport	S									S	S	S	†X
Airstrip/landing strip/helicopter pad	S	S	S							S	S	S	†X
Railroad Company Operations Yard (sidings, car storage, switching)	-	-	-	-	-	-	-	-	-	-	-	-	n/a
Rail-Based Services and Industrial Parks (transloading, rental space, rail services, etc.) Each use must be reviewed individually.									S	S	S	C	†S
Utilities Facilities, Transmission, and Waste Handling:													
Local Utility Distribution Lines and Mains	-	-	-	-	-	-	-	-	-	-	-	-	n/a
Utility Transmission Line - Level 1 (within approved corridors)	-	-	-	-	-	-	-	-	-	-	-	-	n/a
Utility Transmission Line - Level 2 (not within approved corridors)	S	S	S	S	S	S	S	S	S	S	S	S	†S

Utility Handling Facility - Level 1 (small scale in-line)	R	R	R	R	R	R	R	R	R	R	R	R	n/a
Utility Handling Facility - Level 2 (treatment of less hazardous substances)	S	S	S	S	S	S	S	S	S	C	C	C	†S
Utility Handling Facility - Level 3 (treatment of more hazardous substances) * If previously approved in a PUD	S	S	S					R*	R*	S/R*	C	C	†S
NOTE: Review utility company offices/maintenance facility as other uses.													
Communication tower and antennas (and accompanying facilities) * When co-locating the transmitter/receiver on existing towers, structures, or buildings.	S/R*	S/R*	S/R*	S/R*	R*	R*	R*	S/R*	S/R*	S/R*	C/R*	C/R*	n/a
Recycling Drop Box/Station	R	R	R	S	S	S	S	R	R	R	R	R	n/a
Recycling Facility * If all operations inside of a building	S/R*								S/R*	S/R*	C/R*	C/R*	n/a
Solid Waste Transfer Station	S	S								S	C	C	†X
Solid Waste Landfill (sanitary, construction waste, petroleum contaminated soil,											S	S	†X

hazardous waste, etc.) See CCC 16.16.020.2 for 1/2 mi. setback from highways													
Hazardous, Infectious, or Explosive Materials Disposal/Landfill See CCC 16.16.020.2 for 1/2 mi. setback from highways												S	†X
Energy Production: **NOTE**: See definition for Power Generation													
Private Power Generation and Alternatives (renewable or fuel-based) Not for electricity generation (windmill water pumps, solar hot water, geothermal heating, etc.) OR Power generation (including generators) for personal/on-site power needs only and less than 20 kw and 40 feet or less high	-	-	-	-	-	-	-	-	-	-	-	-	n/a
Minor Power Generation (renewable energy or fuel-based) Same as Private Power Generation and Alternatives,	R/S*	R/S*	R/S*	R/S*	R/S*	R/S*	R/S*	R/S*	R/S*	R	R	R	†S

plus producing up to 500 Kw, and may be over 40' high * If over 40 in height													
Major Power Generation (renewable energy or fuel-based) facilities not qualifying for Private or Minor Power Generation Prohibited if fuel based, or wind powered, or concentrated solar *For solar only, excluding concentrated solar	S	S								S	S	S/ C*	†S/X +

Notes:

[A] CCC 16.08.080(C) requires certain uses, when allowed, to obtain a SUP, including: 24 hr./night uses, handling hazardous materials, using large water volumes, and major traffic generators. CCC 12.24 requires any permanent use, when allowed, that serves alcoholic beverages to obtain a SUP (Bill No. 2019-A, 2019; Bill No. 2020-A, 7-2-2020; Bill No. 2022-A, 4-20-2022)

HISTORY
Adopted by Ord. Bill 2014-D Ordinance 113 on 8/7/2014
Adopted by Ord. Bill 2017-C Ordinance 113 on 10/18/2017
Adopted by Ord. Bill 2021-E Ordinance 113 on 10/20/2021
Amended by Ord. Bill 2023-A Ordinance 32 on 8/3/2023
Amended by Ord. Bill 2025-A, Ordinance 32 on 9/17/2025

CHAPTER 16.16 DEVELOPMENT STANDARDS

*Section **16.16.040 Data Storage and Processing Facilities Standards***

A. Purpose. The purpose of this section is to establish data storage and processing facilities standards to:
- *a. Mitigate the impacts from power consumption and backup power provision;*
- *b. Conserve water in the county;*
- *c. Reduce the impacts of noise on neighboring properties;*
- *d. Address traffic impacts; and*
- *e. Regulate visual impacts and scale of the use.*

B. Application. The provisions of this section shall apply to all new Data Storage and Processing Facilities in Churchill County.

C. Standards.
- *a. Power Provision*
  - *i. Applicants shall provide either a power purchase agreement demonstrating sufficient power for the facility or a site plan providing for on-site power provision prior to permit approval.*
  - *ii. The power purchase agreement shall abide by either a rate protection plan or provide a Large Load Service Agreement that allocates electrical infrastructure upgrade costs to the proposed facility.*
  - *iii. On-site power provision shall comply with all standards and requirements outlined in CCC 16.16.030.*
- *b. Backup Generators*
  - *i. Backup generator testing shall only occur between 07:00 and 19:00.*
  - *ii. Backup generator use, inclusive of testing, shall not exceed 100 hours in a calendar year. Backup generator use exceeding 100 hours (1.14%) in a calendar year shall require a major power generation special use permit.*
  - *iii. Facility operators shall provide an annual report on the total hours of backup generator use, inclusive of testing hours.*
- *c. Water use*
  - *i. A water meter shall be installed prior to operations.*
  - *ii. Facility operators shall provide an annual report on the total water use for the year.*
- *d. Mechanical equipment*
  - *i. Facilities shall use a closed loop chiller cooling system. Less water intensive systems may be considered at the discretion of the Director.*
  - *ii. All ground located mechanical equipment, including HVAC and cooling equipment, shall be screened by a minimum 8ft sight obscuring fence or wall.*
- *e. Noise*
  - *i. Noise shall not exceed 65 A-weighted decibels (dBA) for the day-night average sound level (Ldn) at the property lines within 250ft of residential uses.*
  - *ii. Facility operators shall provide an annual noise report if a residential use is within 250ft of the property line.*

D. Issuance and Enforcement.
- *a. Issuance. The following studies and documentation shall be provided prior permit approval:*

i. *Site plan and building elevations,*
ii. *Estimated water use and proof of ground water rights,*
iii. *Estimated power consumption,*
iv. *Power Purchase Agreement, if applicable,*
v. *Baseline noise study,*
vi. *Safety data sheets and spill remediation plan for chemicals within the cooling system,*
vii. *Construction traffic management plan and traffic study with provisions for operations,*
viii. *Draft road maintenance agreement, and*
ix. *Draft emergency action plan.*

b. *Enforcement.*
i. *Failure to provide annual reports may result in the suspension of a business license and a fine of up to $100,000 per day until annual reports are received.*
ii. *Backup power generation exceeding 100 hours in a year may result in the suspension of the Churchill County business license and a fine of up to $1,000 per hour over 100 hours.*
iii. *Failure to abide by the provisions within this section may result in proceedings to revoke the use permit for the subject property.*

CHAPTER 16.24 DEFINITIONS
Section 16.24.010 Definitions Generally
Unless specifically defined below, words or phrases used in this title shall be interpreted so as to give them the meaning they have in common usage (as defined in Webster's dictionary) and to give this title its most reasonable application.
Abandoned. Concerning a building or use, not having been developed or maintained for a stated period of time.
Access. A clear and unobstructed usable approach from the property to a public right-of-way of not less than a 30-foot-wide legal easement and a 20-foot-wide traveled way built to fire code standards, with an unobstructed width of 20 feet and a surface to provide all-weather driving capabilities.
Accessory building or accessory structure. A detached usual and customary building or structure associated with a permitted or conditional use, and subordinate to the primary use on the same lot, including, but not limited to, storage (private), tool shop, children's playhouse, greenhouse (private), garage (private), aboveground swimming pools or similar structures 30 inches or more aboveground. An accessory building connected to a main building by a roof or other means is considered an accessory structure attached to a primary building and each must meet standard setback requirements.
Accessory dwelling unit. Detached or attached living quarters of a permanent construction that is clearly subordinate and incidental to the use of the main building on the same parcel for use of the residents of the single-family dwelling. The accessory dwelling unit shall not exceed 1,000 square feet measured from the outside walls, a minimum of one (1) bathroom must be installed, configured to be used as a living space, and a kitchen, with or without a permanent means of cooking, may be installed.

Accessory use. A use of the land that is associated with and dependent upon the existing permitted or special use of that parcel.
Accessory utility use. Utilities, transmission lines and ancillary facilities incapable of containment within an easement or overburdening the scope of an existing easement.
Adjacent. Directly across, adjoining, next to and/or fronting on the improved right-of-way.
Administrator. An agent of the board of county commissioners.
Agricultural production. The growing and gathering of natural resources that require little or no structural alteration of the land. Such uses focus on plant production, but also includes invertebrate (insects, worms, etc.) and low intensity livestock production. This definition excludes mineral extraction, and animal feeding operations. This definition includes the following types of production: rangeland agriculture which includes dispersed grazing, nut harvesting, etc.; timber growing and harvesting which includes silviculture, pinion/juniper fence poles, paper pulp trees, Christmas tree, etc.; farming and cropland production which includes alfalfa, row crops, orchards, sod farms, vermiculture, nursery stock farms, apiary (bees), bulb-root culture, etc.; and pasture grazing of livestock that are not confined to a specific area for feeding, hobby farms, and confined livestock feeding of 100 animal units or less. Also included are agricultural support buildings needed for the production operation.
Agricultural support building. A building that is accessory to an agricultural production operation and supports natural resource activities, such as a barn, well house, office, storage of natural resource products produced on-site (silo, cold warehouse, hay shed, greenhouse, etc.), and similar buildings; but excluding buildings for agriculture and resources related retail and industrial uses.
Agro-tourism. Agriculture or natural resources facilities or events that support or promote the natural resources operation or natural resources industry (excluding mineral resources), including seasonal or permanent activities, events, tours, tasting rooms, etc., that are related to and on-site with the natural resources operation.
Airport. An aviation landing area where any aviation related commerce is conducted.
Airstrips, landing strips, or helicopter pad. An aviation landing area where no aviation related commerce is conducted.
Alley. A public thoroughfare or way, which may be 30 feet or less in width and/or a secondary means of access to abutting property.
Amenity. A natural or created feature that enhances the aesthetic quality, visual appeal, or attractiveness of a particular property, place or area.
Ancillary facility. All real property, antennas, poles, wires, cables, conduits, amplifiers, instruments, appliances, and other personal property used by a person or company to supply services to a subscriber.
Animal boarding. A place where dogs, cats, and other domestic animals are housed, boarded, trained and groomed.
Animal feeding operation — small and large. An animal feeding operation is an agricultural enterprise where animals are kept and raised in confined situations, resulting in congregations of animals, feed, manure and urine, dead animals, and production operations on a small land area. Feed is brought to the animals rather than the animals grazing or otherwise seeking feed in pastures, fields, or on rangeland. This use is regulated according to two size classifications: small and large. A small animal feeding operation feeds between 20 and 1,000 animal units. A large

animal feeding operation feeds more than 1,000 animal units and signifies a scale of operations that may cause land use compatibility problems.
Animal unit. A measure of intensity for livestock/animal operations that is based on the amount of waste produced by the animal, as determined by the U.S. EPA: For example one animal unit is equal to one beef cow, 0.7 dairy cows, 2.5 large pigs, 0.5 horses, ten sheep, 55 turkeys, and 125 meat chickens.
Antenna. A device by which electromagnetic waves are sent or received (whether a dish, rod, mast, pole, set of wires, plate, panel, line, cable or other arrangement serving such purpose).
Apartment. A room, or suite of rooms, within an apartment house which has facilities for the preparation of meals, is designed for and used or intended to be used by one family and is intended to be occupied on a rental basis with a rental period of at least one week.
Area of site. The total horizontal area within the property lines.
Arterial street.

1. *Major arterial*. A street with access control, channelized intersections, restricted parking, and that collects and distributes traffic to and from minor arterial streets.
2. *Minor arterial*. A street with signals at important intersections and stop signs on the side streets and that collects and distributes traffic to and from collector streets.

Asphalt or concrete batch plant. An industrial facility used for the production of asphalt, concrete, or concrete products used in building or construction, and includes facilities for the administration or management of the business, the stockpiling of bulk materials used in the production process of finished products manufactured on the premises, and the storage and maintenance of required equipment, but does not include the retail sale of finished concrete products. Such plants may be included in a mineral extraction and processing operation.
Assembly (related to manufacturing). Putting together all manufactured parts and components of a product to create a completed product.
Automobile graveyard. Any establishment or place of business which is maintained, used or operated for storing, keeping, processing, buying or selling wrecked, abandoned, scrapped, ruined or dismantled motor vehicles or motor vehicle parts.
Automobile wrecker. A person who obtains a license to dismantle, scrap, process or wreck any vehicles, including, without limitation, wrecked, salvaged, nonrepairable, abandoned and junk vehicles, which includes, without limitation, removing or selling an individual part or parts of such vehicle or crushing, shredding or dismantling such a vehicle to be disposed of as scrap metal.
Average slope. The slope of land as determined by the following formula: $S = I/D \times 100$, where: "S" is average slope; "I" is the difference between the highest and lowest contour lines of a topographical map for the parcel, in feet; "D" is the distance between the contour lines used in computing I, in feet; and 100 is the conversion factor into percentage. The average slope of a parcel is measured along a line located near the center of any area to be used for development.
Bar. Premises used for the dispensing of liquor by the drink for on site consumption, where food may be served as an accessory to the principal use.
Basic Chemical Manufacturing or Storage. Manufacturing of chemical substances through the use of processes involving chemical reactions, or the bulk storage of chemical substances. This definition includes the creation, alteration, refining, cleaning, recycling, etc. of chemicals. Such substances are commonly liquid but may be solid. This definition excludes Hazardous Chemical Manufacturing. This definition excludes the creation of alcoholic beverages, and the ancillary

use of chemicals in the general manufacturing of products such as using plastic pellets, pre-made chemicals, and similar handling of chemicals and substances. Products examples include plastics, polymers, gels, food colorings, shampoo and conditioner, granulating of chemicals into dry product, sugar or syrup refining, etc.
Bed and breakfast. Overnight accommodations and a morning meal in a dwelling unit provided to transients (guests) for compensation.
Bicycle. A vehicle having two tandem wheels, either of which is more than 16 inches in diameter or having three wheels in contact with the ground any of which is more than 16 inches in diameter, propelled solely by human power, upon which any person or persons may ride.
Bicycle facilities. A general term denoting improvements and provisions made by public agencies to accommodate or encourage bicycling, including parking facilities, mapping all bikeways, and shared roadways not specifically designated for bicycle use.
Bicycle lane (bike lane). A portion of a roadway which has been designated by striping, signing and pavement markings for the preferential or exclusive use of bicyclists.
Bicycle path (bike path). A bikeway physically separated from motorized vehicular traffic by an open space or barrier and either within the highway right-of-way or within an independent right-of-way.
Bicycle route (bike route). A segment of a system of bikeways designated by the jurisdiction having authority with appropriate directional and informational markers, with or without specific bicycle route number.
Bitumen emulsion plant. Bitumen emulsion plant is a specialized basic chemical manufacturing facility that mixes heated bitumen, water, and emulsifiers to create a product primarily used for road surfacing. Such facilities usually include bulk storage tanks for components of manufacturing.
Block. Land on one side of a street lying between intercepting streets or between such streets and any unsubdivided acreage or body of water.
Boarding house or rooming house. A building or portion thereof (not a motel) where, for compensation, lodging with or without meals is provided for more than three guests; provided, however, that the boarding of foster children only shall not be deemed a boarding house.
Body marking service. Services that provide tattoo, body piercing (excluding earrings), permanent makeup; and similar activities that cause breaching of the skin or body, and may include the purchase, storage, use and disposal of needles, inks, and dyes.
Boundary line adjustment. The adjustment of the boundary or the transfer of land between two adjacent property owners, which does not result in the creation of any additional parcels.
Building. Any structure having a roof supported by columns or walls and used for the enclosure of persons, animals or chattels; however, unless expressly stated, the "building" shall not include a trailer or mobile home.
Building and landscape material/lumberyard. A facility for the sale of home, lawn and garden supplies, and construction materials such as brick, lumber and other similar materials.
Building height. Vertical distance from the average level of the highest and lowest points of that portion of the lot covered by the building to the topmost part of the roof or gable.
Building, main. "Main building" means a building devoted to the principal use of the lot upon which it is situated.
Building setback. The distance between the property line and the building line of a structure on the property.

Building site. A parcel or lot of land containing not less than the prescribed minimum area required by any applicable regulations existing at the time and occupied or intended to be occupied by buildings or structures.
Bulk Fuel Storage and Distribution – Small. Storage and distribution of fuels in bulk quantities using liquid tanks, pressure vessels, etc. in total quantities of 100,000 gallons or less. Examples include small gasoline, diesel, natural gas, or propane tank farms, normally with only 1-3 tanks. See Hazardous Chemical Manufacturing and Storage for larger quantities. Such facilities can include incidental retail sales. This definition excludes vehicle fuel sales uses, and storage that is incidental to other uses. Some uses may be subject to additional review processes in NRS 278.147.
Cannabis Establishment. Means an adult-use cannabis establishment, a medical cannabis establishment, or a cannabis consumption lounge as those terms are defined in NRS Chapter 678A and as may be amended.
Carport. An accessory building having two or more open sides.
Casino/gaming establishment. A room or rooms in which legal unrestricted gaming is conducted.
Casita. Separate living quarters.
Cellular communication facility. A communication system that uses a network of short-range transmitters in overlapping zones and a central station to connect to telephone lines, which is not limited to a tower, pole, or similar structure which supports telecommunication antennas operated for commercial purpose aboveground in a fixed location, freestanding, guyed or on a building or other structures.
Cemetery. Land used for the interring of the dead, including columbariums, crematoria, mausoleums and mortuaries.
Central accessory building in an RV park. A structure housing toilet, lavatory and such other facilities as required or permitted.
Child care institution/boarding school. A facility meeting NRS § 432A.0245, which generally provides a full-time living environment and developmental services to 16 or more children. This may include services to special needs children and emergency shelter to children in protective custody.
Church, temple, and house of worship. Any building used for religious worship services, religious education and fellowship activities and programs of a religious organization. This term includes the use of the building and premises for other related activities, such as childcare facilities, formal educational programs, preschool classes and recreational activities, but only when those activities are ancillary to the religious use and only after those uses have been approved by means of a use review or other procedure under this title. This term does not include any class of childcare center, general education classroom or facility, thrift shop, homeless shelter or commercial activity.
Churchill County systems. All sewer, potable water, alternative water, street and storm drain infrastructure that falls under the jurisdiction of Churchill County.
Clinic. An ambulatory healthcare building designed and used for the medical and surgical diagnosis or treatment of human patients on an outpatient basis (includes psychological evaluation, medical and dental).
Cluster development. Occurs when a parcel(s) is developed to cluster lots for residential uses, while designating the remainder of the parcel or contiguous parcels for agricultural retention or open space.

Commercial and construction equipment and trailers. Vehicles and equipment that require a commercial driver's license, construction machinery, farming equipment, tractors, cargo containers, etc.

Common area. An area set aside within a land development for use in common by the residents thereof. Such areas shall be subject to approved legal controls and the governing body shall be made a party to this agreement.

Community recreational facility, public. A facility which provides for community recreational activities and is available to the general public.

Community residential facility. The following group living conditions, which have individual definitions. Of these, groups with disabilities, and halfway house for substance abuse recovery are definitions required to be included as a single-family dwelling when under a specified threshold by SB 477 (2017). Those over the threshold are considered a community residential facility. Similar group facilities using similar thresholds are also included under this definition.

1. Home for groups with disabilities serving 11 to 20 people, plus caretakers.
2. Treatment center or halfway house for substance abuse recovery serving 11 or more people.
3. Domestic violence shelter serving 11 or more people.
4. Group foster home serving 7 to 15 people. (For 16+ see definition of child care institution/boarding school).
5. Halfway house for incarceration transition (any number).

Conditional Zoning permit. A Conditional Zoning Permit is a specific discretionary approval to establish a use that is considered compatible with other uses allowed in the zoning district when developed under certain specific conditions and in compliance with the standards adopted in this Title. An individual review of location, design and configuration of the proposed use is required to ensure negative impacts of the use are mitigated and the use remains compliant with surrounding uses and the community. There are three categories of a Conditional Zoning Permit:

A. *Minor*. These applications include proposals with minimal change to the site and having minimal impacts.
B. *General*. These applications involve projects using normal development practices and requiring minimal outside research and consideration from other departments regarding possible impacts to the community.
C. *Major*. These applications include major projects where significant research and review of the application, conceptual plans, etc. must be completed by the planning staff and other county departments, and agents as assigned in order to determine the impacts of the environment, roads, and/or community such as energy production and manufacturing.

Congregate housing/teen houses.

1. A dwelling providing shelter for teens or the elderly which may include meals, housekeeping and personal care assistance;
2. A residential facility for four or more persons within which are provided living and sleeping facilities, meal preparation, laundry services and room cleaning. Such facilities may also provide other services, such as transportation for routine social and medical appointments and counseling.

Conservation and wildlife sanctuary. Land left in its natural state for the purpose of providing sanctuary, habitat, and breeding grounds for wild birds, animals and plant life and includes a forest reserve.

Construct. Includes the words "erect", "reconstruct", "alter", "move in" and "move upon".
Contractor. A person(s) or governmental entity, which contracts to furnish supplies or perform work, especially in construction.
Contractor's equipment yard. An unenclosed portion of the lot or parcel upon which a construction contractor maintains its principal office or a permanent business office. The area would allow for the storage of construction material and equipment customarily used in the trade carried on by the construction contractor.
Convention facilities. A facility designed to accommodate any number of persons and used for conventions, seminars, conferences, product displays, recreation activities and entertainment functions, along with accessory functions including temporary outdoor display and food and beverage preparation and service for on premises consumption.
Data Storage and Data Processing Facility. Data Storage and Data Processing Facilities are a specialized warehousing facility that uses large quantities of computer components for its operations. It also requires large amounts of power, specialized cooling facilities that may involve large amounts of water, and high levels of security. Related power generation or transmission facilities are not always needed, and when proposed are reviewed as a separate use. *Onsite backup generators are considered an ancillary use when used less than 100 hours per year.*
Daycare facility. The custodial care for compensation of five or more minors or one or more aged or infirm adults not related by blood or legal adoption or marriage to the custodian.
Dedicate. To convey all interest in the subject property, facilities, and/or water rights to Churchill County.
Deed. A legal document conveying ownership of real property.
Density. The number of families, individuals, dwelling units, households or housing structures per unit of land.
*Detached accessory structur*e. A part of a main building or a separate building or structure, which is usually incidental, subordinate, exclusively devoted to and located on the same lot as the principal use.
Detail sheets. The latest edition of the public works' detail sheets must be attached to any drawings on Churchill County improvements in the Churchill County system.
Developer. A person, firm, individual, corporation, trust, syndicate, partnership or owner engaged in the act of causing a land development.
Directly benefiting. Benefit to a proposed land division from improvements previously required, completed and accepted by Churchill County.
Division and division of land. Any separation of land into two or more parts or parcels accomplished by deed, contract of sale, map, lease, conveyance of right-of-way, court decree, intestate or testamentary disposition, excepting any such conveyance made for the purpose of locating or adjusting boundary lines between two parcels.
Domestic violence shelter. A home or facility where victims of domestic violence and their children seeking refuge from their abusers can receive temporary housing, food, childcare, and other support services. The location is usually kept confidential to prevent the abuser from locating their victims. This definition is regulated under two size categories further defined under definition of single-family dwelling and community residential facility.
Driveway/lot. A lot with a driveway located along the common property line of two parcels.

Duplex. A building containing two attached single-family dwelling units totally separated from each other by an unpierced wall extending from ground to roof with both dwellings located on the same lot or parcel.
Dwelling. Any building or portion thereof used exclusively for residential purposes, but does not include hotels, clubs, boarding houses or rooming houses, or institutions.
Dwelling, multi-family. "Multi-family dwelling" means a building designed and/or used to house two or more families, living independently of each other. These include, but are not limited to, duplex, triplex, quadplex, condominium, apartment, townhouse, etc.
Dwelling, single-family. Single family dwelling means a single unit providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation, used synonymously with single-family residence. This definition includes certain group living conditions, which have individual definitions. Of these, individual residential care, groups with disabilities, and halfway house for substance abuse recovery are definitions required to be included as a single-family dwelling under SB-477 (2017).

1. Home for individual residential care is limited to one to two people plus caretakers.
2. Home for groups with disabilities is limited to three to ten people plus caretakers.
3. Halfway house for substance abuse recovery is limited to one to ten (10) people.
4. Domestic violence shelter is limited to one to ten people.
5. Foster home is limited to one to seven people.

Eating and drinking establishment. A business establishment whose principal activity is preparing and selling food or beverages to the customer in a ready to consume state, and where the customer either takes the food or beverages out of the building or consumes them while in the building. A farm specialty eating and drinking establishment is located on a farm or ranch and serves food produced on-site but is not limited to serving only food produced on-site.
Elder care facility. A facility designed for residential living, while providing for the progressive multi-level care of elderly residents as they age, which may include facilities for independent living, assisted living, nursing home care, and/or hospice care. Such facilities may also provide residential facilities for nonelderly people.
Emergency and surgical medical facility. A building designed and used for the medical and surgical diagnosis, treatment and short-term housing of persons under the care of doctors and nurses, and supporting services, such as emergency rooms, medical service offices, heli-pads, gift shops, restaurants and laundromats. Extended care medical facilities, such as nursing homes and convalescent homes are not included.
Equestrian boarding and training facilities. The use of lands, buildings, or structures for the boarding or raising of three or more horses not owned by the operator, and the training of horses and riders; but does not include the staging of equestrian events or the racing of horses, which are reviewed as individual uses.
Excavation. The mechanical removal of earth materials.
Existing roads.

1. A road located within a legally created road easement which has been recorded in the office of the county recorder and which meets the minimum specifications for a road as set forth in this title; or

2. A road which has been traveled upon or over for a continuous period of time greater than five years, by a number of members of the public in an adverse, open, continuous, and peaceful manner.

Explosive or Combustible Materials Testing. The handling of explosive or combustible materials for testing purposes. Testing operations assess the efficiency of, or potential for materials to ignite or explode. Examples include battery stress testing, rocket motor testing, munitions testing, exotic fuel motor testing, etc. Minor manufacturing operations to create the materials to be tested are allowed to experiment with compounding recipes. Such uses may be subject to additional review processes in NRS 278.147. This definition excludes non-stress testing of battery function.

Exotic animal. Not normally grown or raised, or indigenous to the area, usually imported from another country.

Exotic animal farm. The boarding and/or breeding of exotic animals generally considered as wild or not normally domesticated. A permit from Nevada Department of Wildlife may be required.

Extended care medical facility. A facility designed for the long-term care of persons needing to recover from illness or disability, or that need a permanent residence with intensive medical oversight that may last for months or years.

Fabrication. A process in which an item is made (fabricated) from raw or semi-finished materials instead of being assembled from ready-made components or parts. Metal fabrication relates to the cutting, bending, and assembling processes to create parts or pieces from various raw materials. Not large-scale mass production like manufacturing.

Family. One person living alone or two or more persons related by blood, marriage or legal adoption, or a group not exceeding four unrelated persons living as a single housekeeping unit.

Farm labor quarters. An independent, self-contained dwelling unit such as a temporary structure or recreational vehicle located on the same lot as the principal use or structure and which provides residential accommodations for property maintenance persons and/or farm laborers.

Farm stand/direct resource product sales site. A sales location on the farm or natural resource production property that sells the products of the natural resource operation, excluding mining/extraction. Examples include traditional farm stands, u-pick farms, u-cut tree farms, nonauction animal sales, nursery tree farm sales, pine nuts sales, etc.

Fence. An artificially constructed barrier of any material or combination of materials erected to enclose, screen or separate areas.

Fill. The deposit of materials including dirt, rock, sand and gravel by a person on a parcel of land to create volume on the parcel.

Final map. A map prepared in accordance with the provisions of the Nevada Revised Statutes and this Code and which is designed to be placed on record in the office of the county recorder.

Finished elevation. The proposed elevation of the land surface of a site after completion of all site preparation work.

Flea market/swap meet. An occasional or periodic market held in an open area or structure where groups or individual sellers offer goods for sale to the public.

Fleet vehicle parking and maintenance facility. A parking lot or area for ten or more vehicles used in a business or other operation that may also include maintenance facilities for the fleet vehicles. Examples include a school bus parking facility, a taxi parking yard, a utility motor pool, etc. This definition excludes fire, police, and trucking uses that are presumed to always have vehicles associated with the use.

Flood hazard. Possible occurrence of overflow stormwater causing flooding of lands or improvements, or having sufficient velocity to transport or deposit debris, to scour the surface soil, and to dislodge or damage buildings, or to cause erosion of the banks or channels.
Floor area. The area included within the surrounding exterior walls of a building or portion thereof, exclusive of vent shafts and courts.
Floor area, gross. The total square footage of all floors of a new structure.
Floor area, net. The total square footage of all nonstorage areas of a structure.
Floor area ratio. The gross floor area of all buildings on a lot divided by the lot area.
Foster home and group foster home. A family home or facility meeting NRS § 424.014 that provides a home environment for one to six children, excluding children of the operator, and that ensures educational attendance and health treatment for the children. Foster homes may be operated for compensation. This definition includes family, specialized, and independent living foster homes, as regulated by the state, and is regulated as a single-family dwelling. A "group foster home" means a foster home meeting NRS § 424.015 serving for seven to 15 children, excluding the children of the operator, may be operated for compensation, and is regulated as a community residential facility. (When serving 16 or more children, see definition of child care institution/boarding school.)
Frontage. The side of a lot abutting on a street; the front lot line.
Funeral or interment facilities. A building designed for the purpose of furnishing funeral supplies and services to the public, and includes facilities intended for the preparation of the dead human body for interment or cremation.
Game hunting farm. The boarding or breeding of exotic animals generally considered as wild or not normally domesticated that are raised for commercial hunting ventures.
Gaming. Any legally constituted gambling enterprise authorized under Nevada state law.
Garage, private. A space or building intended for or used by the private automobiles of families resident upon the lot.
Garage, public. A building for the care, repair, storage or hire of motor vehicles.
Garden supply/plant nursery. A facility for the growing, display, or sale of plant stock, seeds or other horticultural items. This use may include raising plants outdoors or in greenhouses for sale either as food or for use in landscaping.
Golf course. A tract of land laid out for at least nine holes for playing the game of golf, improved with trees, greens, fairways, hazards and that may include a clubhouse and shelter/workshops.
Golf course and driving range. A public or private area operated for the purpose of playing golf, developing golfing techniques and may include a clubhouse, miniature golf courses and recreational facilities.
Grade. The degree of rise or descent of a sloping surface (see definition of average slope).
Gross land area. The total square footage or acreage of a parcel of land prior to subdivision, development or offer of or acceptance of dedication of land area for access drainage and/or public utility easements and/or rights-of-way.
Halfway house for incarceration transition. A home or facility, including but not limited to those meeting NRS § 449.0055 "facility for transitional living for released offenders", that provides housing and a living environment for persons who have been released from prison or other incarceration and who need assistance with reintegration into the community.
Halfway house for substance abuse recovery. A home or facility meeting NRS § 449.008 "halfway house for recovering alcohol and drug abusers" that provides housing and a living

environment for recovering alcohol and drug abusers and is operated to facilitate their reintegration into the community but does not provide any treatment for alcohol or drug abuse. The term does not include a facility for transitional living for released offenders. This definition is regulated under two size categories further defined under definitions of single-family dwelling and community residential facility.

Hazardous Chemical Manufacturing or Storage. Manufacturing of hazardous materials through the use of processes involving chemical reactions, or the bulk storage of hazardous materials. This includes the use of substantial quantities of hazardous materials to make other chemicals. This definition includes the creation, alteration, refining, cleaning, recycling, etc. of hazardous materials. Hazardous materials shall be as defined or described in NRS Chapter 459, including without limitation, radioactive material, hazardous waste, highly hazardous substance, marine pollutant, etc., and may be subject to additional review processes in NRS 278.147. Also see Bulk Fuel Storage and Distribution – Small. Products examples include certain poisonous chemicals, volatile chemicals, gasoline, diesel, explosives, paints, varnishes, coatings, solvents, adhesives, sealants, pesticides, herbicides, fertilizers, hairspray, nail polish, healthcare products, engineered polymers, pharmaceuticals, etc.

Hazardous, Infectious, or Explosive Materials Disposal/Landfill. Facilities that specialize in the disposal of explosive materials, infectious waste, or hazardous materials as defined or described in NRS Chapter 459, including without limitation, radioactive material, hazardous waste, highly hazardous substance, marine pollutant, etc. Such facilities can include incineration or landfill operations, and may be subject to additional review processes in NRS 278.147.

Hazardous Materials Storage – Indoors or Outdoors. Hazardous Materials Storage – Indoors or Outdoors is a specialized Warehouse Storage and Distribution or Outdoor Storage facility that involves the storage of hazardous materials. Hazardous materials shall be as defined or described in NRS Chapter 459, including without limitation, radioactive material, hazardous waste, highly hazardous substance, marine pollutant, etc., and may be subject to additional review processes in NRS 278.147. Examples of operations include receiving, storing, and preparing materials for transportation. For operations that modify such materials see Hazardous Chemical Manufacturing.

Heavy Manufacturing. Manufacturing operations that are large in scale or otherwise exceed the properties of Light Manufacturing operations, as determined by the Director. Heavy Manufacturing operations may be characterized by one or more of following:

- Substantial processes are not contained in a building,
- Facilities using or creating materials not considered benign, including operations that use substantial quantities of hazardous materials as defined or described in NRS Chapter 459, and which may be subject to additional review processes in NRS 278.147,
- Processes using extreme heat,
- Facilities of such a scale as to create significant environmental, noise, or traffic impacts.

The major growth of a Light Manufacturing use could result in changing to a Heavy Manufacturing designation. Examples include steelmills, foundaries, smelters, factories, non-chemical refineries, very large object fabrication, munition/rocket manufacturing, vehicle/manufactured home factories, etc. This definition excludes Chemical Manufacturing.

Highway. A general term denoting a public way for purposes of vehicular travel, including the entire area within the right-of-way.

Home based business. Any business activity customarily not associated with a residential parcel conducted as an incidental and accessory use of the residential parcel. The applicant must reside on the property to be considered home based.
Home for groups with disabilities. A home or facility meeting NRS § 449.017 "residential facility for groups" that furnishes food, shelter, assistance and limited supervision to a person with an intellectual disability or with a physical disability or a person who is aged or infirm. The term includes, without limitation, an assisted living facility; but does not include: a) an establishment which provides care only during the day; b) a natural person who provides care for no more than two persons in his or her own home; c) a natural person who provides care for one or more persons related to him or her within the third degree of consanguinity or affinity; d) a halfway house for recovering alcohol and drug abusers; or e) a home in which community-based living arrangement services or supported living arrangement services are provided by a provider of such services during any period in which the provider is providing the services. This definition is regulated under two size categories further defined under definitions of single-family dwelling and community residential facility and is limited to caring for 20 or fewer persons. Facilities caring for more than 20 persons are reviewed as an elder care facility or extended care medical facility.
Hotel or hotel suites. A building containing six or more guestrooms intended or designed to be used, or which are used, rented or hired out to be occupied, or which are occupied for sleeping purposes by guests on a transient basis for less than 28 consecutive days total.
Hotel. A building or group of buildings whose main function is to provide rooms for temporary lodging where entrance to each room is gained from a completely enclosed area. A hotel may also contain restaurants, conference rooms and personal service shops.
Hotel suites. A facility offering temporary lodging accommodations to the general public in which rooms or suites may include kitchen facilities and sitting rooms in addition to the sleeping room.
Impact fee. A fee imposed on a development to help finance the cost of improvements or services.
Important farmlands. Those farmlands that provide sufficient production to enhance the local economy; provide a source of recharge to the aquifers; and/or provide habitat for various wildlife as defined by USDA, NRCS.
Impound yard. A place where disabled motor vehicles and other mobile equipment are impounded for breach of the law and may be taken or towed and stored temporarily until reclaimed.
Improvement. Street work and utilities, irrigation facilities and other facilities to be installed, or agreed to be installed, by the developer including those to be used for public or private streets, highways, ways and easements, as are necessary.
Improvement plan. An engineering plan submitted by a civil engineer registered in the state, showing the location and construction details of all improvements required by the applicable codes or regulations.
Individual residential care. A single family dwelling or facility meeting NRS § 449.0105 in which a natural person furnishes food, shelter, assistance and limited supervision, for compensation, to not more than two persons with intellectual disabilities or with physical disabilities or who are aged or infirm, unless the persons receiving those services are related within the third degree of consanguinity or affinity to the person providing those services. The

term does not include a halfway house for recovering alcohol and drug abusers, or a home in which community-based living arrangement services or supported living arrangement services are provided by a provider of such services during any period in which the provider is engaged in providing the services.

Industrial/fabrication. Industrial activities that include, but are not limited to, foundries, fabrication of parts from bulk materials, manufacturing of vehicles and manufactured homes, alteration of large materials (such as lathing, cutting, and welding), and the assembly of components and processing activities not meeting the definition of light manufacturing. This definition excludes chemical processing - see definition of chemical manufacturing.

Industrial park. A tract of land that is planned, developed and operated as an integrated facility for a number of individual industrial uses, with consideration to transportation facilities, circulation, parking, utility needs, aesthetics, and compatibility.

Infrastructure. Facilities and services needed to sustain industry, residential, commercial, and all other land use activities.

Inoperable vehicles. Autos and equipment that are unable to function or run.

Joint ownership. The equal estate interest of two or more persons.

Junk. Includes old or scrap iron, copper, brass, lead, zinc, tin, steel and other old or scrap ferrous and nonferrous materials, metallic cables, wires, ropes, cordage, batteries, bottles, bagging, rags, rubber, paper, dismantled or wrecked or abandoned motor vehicles, or parts thereof and all other secondhand, used or castoff articles or material of any kind.

Junkyard. An establishment or place of business which is maintained, operated, or used for storing, keeping, processing, recycling, buying or selling junk, or for the maintenance or operation of an automobile graveyard, auto recycler, or scrap metal processing facility. This term includes salvage yards, scrapyards, auto recycling, and similar uses often characterized by bulk storage of junk materials for extended periods of time.

Just compensation. Payment made to a private property owner by an agency with the power of eminent domain when the private property is taken for public use.

Kennel. A place where at least ten dogs of not less than six months of age are kept, harbored, or maintained for:

1. Boarding;
2. Training (two or fewer dogs trained for use by the armed forces, police officers, search and rescue teams, or similar organizations and two or fewer dogs trained as service dogs for use by handicapped persons, persons in wheelchairs, or similar persons are exempt); or
3. Breeding for sale to a retailer or dealer.

For the purposes of this definition, dogs used in farming or ranching must not be counted when determining the number of dogs that are being kept, harbored or maintained.

Land application of domestic septage. The application of septage of domestic origin to sites infrequently visited by the public for purposes of soil amendment. Land application may be by hauler truck or other vehicle to apply septage to the land surface, or by specialized equipment to inject septage beneath the soil surface.

Land development or development.

1. Any real property, improved or unimproved, or portion thereof, shown on the latest adopted tax roll as a unit or as contiguous units, which is divided for the purpose of sale, lease or financing, whether immediate or future, by anyone into five or more parcels

within any one calendar year or, if the intent of offering over four lots for sale regardless of time period is evident, the Planning Commission may declare an act of subdividing.

2. "Subdivision" does not include the following:
    1. Any parcel of land in which all of the following conditions exist:
        1. Contains less than five lots, parcels, sites, units or plots, for the purpose of any transfer, development or any proposed transfer or development,
        2. Abuts dedicated rights-of-way,
        3. No street openings are required to divide lots,
        4. Lot design meets the approval of the governing body;
    2. Any parcel of land divided into lots or parcels each of net five acres or more, a tentative plat of which has been approved by the governing body as to street alignments, widths, drainage and lot design;
    3. Any land platted for cemetery purposes not involving any street openings or easements of any kind.

Land divider. A person or governmental entity, which causes land to be divided into two or more parcels or a subdivision for himself or for others.

Land with water rights. All lands with water rights appurtenant thereto as shown on the official water right maps of the Truckee-Carson Irrigation District.

Laundromat. An establishment providing washing, drying or dry-cleaning machines on the premises for rental use to the general public.

Light Crop Product Manufacturing and Storage. Light Manufacturing that converts vegetative crops grown on farmland or rangeland into a wide variety of other products. Examples include vegetable and fruit canning or bottling, creation of alcoholic beverages or spirits, grain mills to produce ground product, breakfast cereal manufacturing, etc.

Light manufacturing. Manufacturing using and creating materials of a benign nature, and generally with all substantial manufacturing activities performed in a completely enclosed building with no significant noticeable indication of the manufacturing operation. The creation of alcoholic beverages, including spirits, shall be considered benign. The different categories of Agriculture and Resources Related Manufacturing are normally considered to be Light Manufacturing, especially when of small scale, unless determined to be Heavy Manufacturing. This definition excludes Chemical Manufacturing.

Light Milk and Cheese Product Manufacturing and Storage. Light Manufacturing that converts milk into other dairy products. Examples include facilities making cheese, yogurt, flavored milk, dehydrated milk, etc.

Light Meat Product Manufacturing and Storage. Light Manufacturing involving animal slaughtering, butchering, meat packing, and other processing of animals for the purpose of making meat products, including the use of carcass waste to create other products. Examples include slaughterhouse, meat packing plant, etc.

Livestock. The animals raised on a farm or ranch (i.e., cows, horses, calves, cattle, sheep, goats, swine) excluding exotics.

Loading space. Off street vehicular parking area of not less than ten feet by 40 feet located adjacent to a building or facility set aside for the exclusive use of persons immediately engaged in the transference of goods, materials, or nonambulatory persons between such space and the adjacent building or facility. Occupancy of such space shall be limited to the duration of such loading or off loading.

Lot. A distinct unit of land that abuts a means of legal access.
Manufactured home. A dwelling which is: a) built on a permanent chassis; b) designed to be used with or without a permanent foundation as a dwelling when connected to utilities; c) transportable in one or more sections; d) manufactured under the provisions of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC section 5401 et seq.), "HUD code"; and e) eight feet or more in body width or 40 feet or more in body length when transported, or when erected on site contains 320 square feet or more. The term "manufactured home" does not include a travel trailer or commercial coach.
Manufactured/mobile home park. An area, parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more manufactured/mobile homes on a permanent or semipermanent basis, including any accessory building, structures or uses customarily incidental thereto.
Manufacturing. The creation of products from raw materials, waste from processed raw materials, components, parts, etc. by hand or machine, particularly but not exclusively when performed systematically with division of labor and specialized systems to produce large quantities of product. This definition excludes the retail sales of products. Examples include:

- alteration of a raw material into another raw material,
- alteration of large materials into smaller materials,
- assembly of products or components (such as screwing, soldering, sewing, glueing)
- fabrication of products from bulk materials (such as cutting, welding, and casting)
- processing of food and beverages (canning, mixing, brewing, distilling)
- vehicle and manufactured home production
- research activities (excluding testing activities listed in the use limits of this Code)

The different categories of Agriculture and Resources Related Manufacturing are specialized forms of Manufacturing, using specific source materials that may be allowed in additional zoning districts. Manufacturing is divided into sub-categories of Light Manufacturing, Heavy Manufacturing, Basic Chemical Manufacturing, and Hazardous Chemical Manufacturing.
Map of division into large parcels.

1. The creation of any number of land units from the same parcel where each land unit created is 40 acres or more; or
2. One-sixteenth of a section as described by a government land office survey.

Marijuana establishments. Means a medical marijuana establishment as defined in NRS § 453A.116, a marijuana establishment as defined in NRS § 453D.030(11), or any commercial establishment where a member of the public is invited, or permitted to be, and the use of marijuana is permitted.
Medical marijuana establishment. An establishment as defined in NRS 453A.116 and as may be amended.
Meat processing. A facility for slaughtering, meat packing, and processing of animals and their byproducts.
Mineral extraction and processing. An operation of which the extraction of minerals, including solids, such as ores and coal are conducted; and may also include processing of the extracted material, such as crushing, screening, washing, and chemical treatment. Accepted agricultural practices, such as laser leveling of fields according to best management practices, where material is not removed from the site, and similar land alterations is exempt.

Ministorage. A facility that is divided into individual spaces which are rented or leased for storing property, and to which the renter or lessee has access. All storage shall be within an enclosed building except for the storage of "recreational vehicles", trailers and boats. This term does not include a garage, tow yard, impound yard for vehicles, or automobile graveyard.
Mixed use development. The development of attractive land, building, or structure with a variety of complementary and integrated uses such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment, in a compact urban form.
Mobile home. A dwelling which is: a) built on a permanent chassis; b) designed to be used with or without a permanent foundation as a dwelling when connected to utilities; c) transportable in one or more sections; and d) manufactured prior to the establishment of the National Manufactured Housing Construction and Safety Standards Act of 1974 (42 USC section 5401 et seq.), "HUD code". The term mobile home does not include a travel trailer or commercial coach.
Modular building. An office, apartment, school, motel or other building, whether it is a total building or a room, which is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled on site in accordance with regulations, adopted pursuant to NRS § 461.170, but does not include a mobile home.
Motel. Two or more accommodations for sleeping within a building used mainly by transients with an individual private on-site parking area attached or accessible to each unit.
Municipal well. A structure or building to support the provision of water services for a local governmental entity, for purposes of supply and storage of water for public system.
Municipality. The political subdivision that can adopt and enforce the development ordinances if so empowered by State legislation.
Natural resources. Existing natural elements relating to land, water, air, plant and animal life, including but not limited to soils, geology, topography, surface and subsurface waters, wetlands, vegetation, and animal habitats.
Neighborhood. An area of a community with characteristics that distinguish it from other areas and that may include distinct ethnic, economic characteristics or housing types, or defined by a physical boundary, such as a major highway, rail line or natural feature.
Nonconforming use. A use or activity that was lawful prior to the adoption, revision or amendment of the zoning ordinance, but that fails by reason of such adoption, revision or amendment to conform to the present requirements of the zoning district.
Off-Premesis Outdoor Storage. Outdoor Storage facilities are primarily engaged in storage of materials or objects outdoors for a variety of purposes, such as wholesale distribution, transloading, transportation holding, storing excess or unneeded materials, and similar purposes. Such uses may be for long or short duration, and tend to spread broadly across the property unless limited. This definition excludes accessory storage for a different primary business use, and excludes the storage of waste, derelict automobiles, scrap yards, and other uses with specific listings in the use table.
Off-site advertising/billboard. An outdoor advertisement making a material or service known, such advertisement being remote from the point of sale of such material or service.
Off site parking. Parking provided for a specific use but located on a site other than the one on which the specific use is located.
Office. A building, or part thereof, designed, intended or used for the practice of a profession, the business of administrative, professional or clerical operations, including administrative governmental functions or mortgage companies.

Oil and gas extraction. An operation of which the extraction of liquids, such as petroleum; and gases, such as natural gases, are conducted. The processing of extracted oil or gas is not included in this definition - see definition of chemical manufacturing.
Open space. A parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment, or for the use and enjoyment of owners, occupants, and their guests, of land adjoining or neighboring such open space.
Orange book. The latest adopted edition of the "Standard Specifications for Public Works" published by the regional transportation commission of Washoe County and standard details attached thereto.
Outbuildings. A separate accessory building or structure, not physically connected to the principal building.
Outside display of goods and merchandise. The setting up and display of household goods and merchandise outside of a primary structure for the purposes of selling the goods. This includes, but is not limited to, yard/garage sales from homes or mini-storage facilities storing personal household goods; temporary sales or promotional events outside the primary structure of a commercial operation such as clearance sales, street vendors, sale of pumpkins and Christmas trees, pet adoptions, etc.; permanent display of merchandise associated with businesses such as nurseries and landscaping, automobile sales and equipment rental and sales.
Outside storage. The use of a portion of a lot or area for the long-term retention (more than 24 hours) of materials and machinery or equipment, regardless of whether the materials, machinery, or equipment are to be bought, sold, repaired, stored, incinerated, or discarded. Outside storage areas are generally accessible by employees only. This term does not include new or used motor vehicle sales and rental/retail display, nor does it include accessory and incidental parking of vehicles for residents, guests, customers or employees in conjunction with a principal use. This term does not include goods that are for sale and are on display outside the primary business structure that are accessible by the public. (For example this includes, without limitation, pipes, tools, equipment, etc., used to conduct the business and not for retail sale; however, it does not include, without limitation, trucks, trailers, and large vehicular equipment used for a business, such as drilling rigs, backhoes, loaders, etc.)
Owner. An individual, firm, association, syndicate, copartnership or corporation having sufficient proprietary interest in the land sought to be developed to commence and maintain proceedings to develop the same under this title.
Parcel. A contiguous lot or tract of land owned and recorded as the property of the same persons or controlled by a single entity.
Parcel map. A parcel map shall be deemed under this section to include the creation of four or fewer parcels at a single time from the same parcel where each parcel created is less than 40 acres. "Parcel map" means a map as provided in NRS §§ 278.461, 278.462 and 278.464 to 278.467, inclusive, of Nevada Revised Statutes.
Parcel map, second and subsequent. Any additional parcel map prepared anytime after the first parcel map.
Park. Public or private open space for use by occupants of the development or the public.
Parking space. An area set aside, constructed and maintained for the exclusive purpose of parking.
Path. A way designed for use primarily by pedestrians.

1. *Private paths*. A right-of-way established for the benefit of the owners of certain building sites, which shall be specifically designated for that purpose on a recorded plat.
2. *Public paths*. Rights-of-way dedicated by a development map or deeded to the county.

Pawnshop. A business in which money is loaned on the security of pledges, deposits or other secured transactions in personal property.

Permitted use. Any use allowed in a zoning district and subject to the restriction applicable to that zoning district.

Planned development/PUD. An area of a minimum contiguous size, as specified by ordinance, to be planned, developed, operated and maintained according to plan as a single entity and containing one or more structures with appurtenant common areas. In addition the area may be developed through phases.

Ponding of local water. Distinguished from sheet overflow water originating on or in the vicinity of the development, which, due to the condition of the ground surface, does not reach a drainage channel or conduit.

Power generation facility. A facility that generates power, normally electricity but including a renewable energy resource facility that provides a service other than electricity generation. Power generation facilities are classified by the source of the power generated, being fuel-based resources (including generators) and renewable resources. Fuel-based resources include coal, oil, natural gas, vegetation waste, burning of methane gas, etc. Renewable resources include geothermal, wind, hydro, solar, creation of gas fuels (not burned), etc. Power generation is classified into the following categories:

1. Private power generation and alternative facilities use fuel or renewable resourcesto provide power for personal/on-site use by a home or small business, including a renewable resource facility that provides a service other than electricity generation such as windmill water pumps, solar hot water panels, and geothermal well heating. Facilities must produce less than 20 kilowatts of power and must be no taller than 40 feet.
2. Minor power generation facilities usefuel or renewable resources to provide power for personal/on-site use by a home or business, but may produce up to 500 kilowatts of power, and may be more than 40 feet high.
3. Major power generation facilities use fuel or renewable resources to provide power in excess of that allowed by minor power generation facilities..

Print. A blueprint, photostat, and direct process print or other copy, which reproduces exactly the original drawing from which made.

Produce sales. The on-site sale of farm produce and/or shell eggs from property owned, rented or leased by the farmers who grow or produce all or part of the farm produce or shell eggs offered for sale. Only products grown or produced on site may be sold. Typical uses include produce stands and fruit and vegetable stands.

Prohibited use. A use that is not permitted by any means in a particular zoning district.

Property owner. A person or entity that has fee title to a parcel(s) of real property in Churchill County.

Public notice. The advertisement of a public hearing in a paper of general circulation and through the mail, or the posting of a sign on property, each designed to indicate the time, date, place and nature of a public hearing.

Public road. Any part of land, or nonexclusive easement, owned by a public body, or dedicated and accepted by a public body, which is primarily used by the general populace and is not restricted to use by local residences.
Public utility. A regulated enterprise with a franchise for providing to the public a utility service deemed necessary for their health, safety, and welfare.
Quasi-municipal well. A well serving more than one permanent residence or dwelling unit. Not public.
Record of survey. The map showing, and resulting from, a survey of land relating to land boundaries and property lines made in conformance with the licensed practice of land surveying.
Recreation and entertainment facility — outdoor and indoor. A facility designed to provide recreation and entertainment events for groups of people, including large crowds. Outdoor facilities are primarily open-air facilities focused on outdoor recreation and livestock activities that include fairgrounds (including with occasional motor vehicle events, but excluding motorized racetracks), sports stadiums, concert venues, and rodeo and farm animal event venues. Indoor facilities are enclosed facilities focused on indoor entertainment that can include auditoriums, cinemas, theaters, playhouses, bowling alleys, skate rinks, sports fields, etc.
Recreation, private. A recreation facility operated by an organization and open to members and guests of such organization.
Recreation, public. A recreation facility open to the general public. Uses may include neighborhood public parks.
Recreation resort. A group or groups of buildings containing more than five dwelling units and/or guestrooms and providing outdoor recreational activities that may include fishing, golf, horseback riding, hunting, swimming, shuffleboard, tennis and similar activities. A resort with 20 or more rooms may furnish services customarily furnished by a hotel, including a restaurant, cocktail lounge, and convention facilities.
Recreational vehicle. A vehicle designed and manufactured for the primary purpose of providing temporary shelter and which is pulled by or attached to a motor vehicle or is capable of locomotion under its own power. The term recreational vehicle includes, without limitation, motor homes, RVs, travel trailers, park model trailers and campers.
Recreational vehicle park. Means and includes two types of recreational vehicle parks as follows, each subject to certain requirements upon issuance of a special use permit:

1. Type A: An area, parcel or tract of land having as its principal use the rental, leasing or occupancy of space by two or more recreational vehicles on a temporary or semipermanent basis, including any accessory buildings, structures or uses customarily incidental thereto; and
2. Type B: A parcel or tract of land operated in conjunction with another principal business (i.e., motel, restaurant, service station, etc.) and having as its principal use the transient rental or occupancy of space by two or more recreational vehicles, including accessory buildings and structures, or uses customarily incidental thereto.

Recycling facilities. Facilities designed and operated to receive, store, process or transfer recyclable material which has been separated from other solid waste. This definition excludes chemical recycling - see definition of chemical manufacturing.
Recycling operations. The process by which waste products are reduced to raw materials and transformed into new and often different products.

Required area. The minimum area of a lot or parcel necessary to permit its use under the provisions of this title; any lot shown as part of a subdivision recorded as a final plat in the manner provided by law; or any land separated as a lot or parcel prior to the adoption and effective date hereof or the adoption of additional zoning districts, if said area and use comply with all other regulations pertaining to the district in which located.
Required width. The minimum width of a lot or parcel necessary to permit its use under the provisions of this title.
Residential facility for groups. Meaning ascribed in NRS § 449.017.

1. Except as otherwise provided in subsection 2, "residential facility for groups" means an establishment that furnishes food, shelter, assistance and limited supervision to a person with an intellectual disability or with a physical disability or a person who is aged or infirm. The term includes, without limitation, an assisted living facility.
2. The term does not include:
    1. An establishment which provides care only during the day;
    2. A natural person who provides care for no more than two persons in his or her own home;
    3. A natural person who provides care for one or more persons related to him or her within the third degree of consanguinity or affinity;
    4. A halfway house for recovering alcohol and drug abusers; or
    5. A facility funded by a division or program of the department of health and human services.

Residential Use. Defined as properties that allow single family dwellings to be established with a zoning review.
Revegetation. The stabilization of disturbed or graded soils by replanting with indigenous or other natural appearing plant materials.
Reversion to acreage. In compliance with NRS § 278.490, reversion to acreage means an owner or governing body desiring to revert any recorded subdivision map, parcel map, map of division into large parcels.
Rezone. To change the zoning classification of particular lots or parcels of land.
Rodeo and farm animal event venue. A facility designed to provide livestock-based recreation and entertainment events for groups of people, including large crowds, including racing, showing, equestrian event centers, etc.
Room. An unsubdivided portion of the interior of a building or dwelling, excluding bathrooms, kitchens, closets, hallways or porches.
Sanitary station. A facility used for removing and disposing of waste from recreational vehicle holding tanks.
School. An institution of learning which offers instruction in the several branches of learning.
Scrap metal. Nonferrous metals, scrap iron, stainless steel or other material or equipment which consists in whole or in part of metal and which is used in construction, agricultural operations, electrical power generation, transmission or distribution, cable, broadband or telecommunications transmission, railroad equipment, oil well rigs or any lights maintained by the state or a local government, including, without limitation, streetlights, traffic control devices, park lights or ballpark lights and catalytic converters. The term does not include waste generated by a household or aluminum beverage containers.

Scrap metal processor. Any person who engages in the business of purchasing, trading, bartering or otherwise receiving scrap metal or uses equipment for the purpose of processing and manufacturing iron, steel or nonferrous scrap into grades and whose principal product is scrap iron, scrap steel or nonferrous metallic scrap, not including precious metals, for sale for remelting purposes.
Secondhand dealer. Any person engaged in whole or part in the business of buying and selling metal junk, melted metals or secondhand personal property, other than antiques, used books, coins and collectibles. The term does not include a person who engages in the business of buying or selling secondhand firearms or any antique parts, accessories or other equipment relating to those firearms.
Setback. The required separation distance between a structure and a right-of-way line or property.
Shipping container. A unit that is designed for transport of goods. Shipping containers may be used as storage pursuant to section 16.16.020.3.1 of this title.
Shooting range. A public or private area designed and used for archery or sport shooting, including, but not limited to, sport shooting that involves the use of rifles, shotguns, handguns, silhouettes, targets, skeet, trap, black powder or other similar items. Shooting ranges are organized outdoor or indoor facilities for use by the public or a member of the group in charge of the operations of the shooting range (example: a firearms association).
Shopping center. A group of five or more commercial establishments planned and developed as a unit on a single parcel or commonly managed parcels of land.
Sight distance area. The area included within that triangular area between the property line and a diagonal line joining points of the edge of pavement line 40 feet from the point of their intersection, or, in the case of rounded corners, the triangular area between the tangents to the curve and a diagonal line joining points on the tangent 40 feet from the points of their intersection. The tangents referred to are those at the beginning and at the end of a curve at the corner.
Sight obscuring fence or wall. A permanent 100 percent sight obscuring solid barrier with height of all bulk or stacked items not exceeding the highest portion of the fence or wall.
Sign. Anything displayed with the intent to attract attention, advertise, promote and/or direct a person when the sign is placed so that it is visible from any public right-of-way.
Similar use. A use that has the same characteristics as the specifically cited uses in terms of the following: trip generation and type of traffic, parking, and circulation, utility demands, environmental impacts, physical space needs and clientele.
Solid waste landfill. A facility where solid waste is deposited and stored at a permanent disposal site. This definition includes sanitary waste, construction waste, petroleum and contaminated soil It excludes hazardous waste. It also includes incineration and other treatment of waste.
Solid waste transfer station. A fixed facility where solid waste from collection vehicles (garbage trucks, etc.) or waste dropped off by the public is consolidated and temporarily stored for subsequent transport to a permanent disposal site. This site does not include an infectious waste incineration facility.
Special use permit. Generally. A special use permit is a specific discretionary approval to establish a use that is generally compatible with other land uses allowed in a given zoning district but may not be compatible in all situations, with individual review of location, design, and configuration to ensure appropriateness of the use. All privileges granted pursuant to a special use permit shall be exercised within 365 days of granting the special use permit unless otherwise

provided; failure to exercise within 365 days will terminate said special use permit. Any expansion in use shall require a new application for a special use permit. The procedure for an expansion of use shall be the same as set forth for a special use permit. Any conditions attached to the special use permit by the commission must be upheld and continued as long as the special use permit remains active. Failure to comply with any of the conditions may result in termination of the special use permit. There are three categories of a special use permit:

1. *Minor.* These applications include proposals with minimal change to the site and having minimal impacts. It includes "home-based businesses" that cannot meet certain conditions of a home business permit.
2. *General*. These applications will include and be similar to moderate projects requiring some outside research and consideration from other departments regarding possible impacts to the community such as minor aggregate operations.
3. *Major*. These applications will include all major projects where significant research and review of the application, conceptual plans, etc., must be completed by the planning staff and other county departments, and agents as assigned in order to determine the impacts to the environment, roads and/or community such as energy production and manufacturing.

Specialized vehicles and trailers. Self-propelled machinery or associated trailer of a large or specialized nature including, recreational vehicles (RVs), motorhomes, campers, moving trucks, horse trailers, flatbed trailers, dump trailers, etc.
Spot zoning. A change in zoning applied only to a small area which is out of harmony with comprehensive planning for the good of the community and designed to promote particular private interests rather than the collective interest of the community.
Standard specifications. Churchill County specifications in accordance with the latest edition of "standard specifications for public works construction" ("orange book"). All specifications and standard details are to be obtained through the Churchill County road department.
Standard vehicles and trailers. Self-propelled machinery or associated trailer that is of a similar size or smaller than a standard passenger vehicle, including automobiles, trucks, sport utility vehicles, motorcycles, all-terrain vehicles, side-by-sides, golf carts, etc. and their associated trailers. This definition does not include tools and standard yard care equipment, such as tool rental or lawn mower sales nor does it include equipment that is displayed and stored indoors.
Storage shed. A fully enclosed unit that houses storage items. In addition, used temporarily at a construction site. A building permit is required for a shed 120 square feet or larger. Sheds may be built on site or built off site and transported to the site. Manufactured and mobile homes may not be used for storage.
Story. That part of a building lying between two floors or between the floor and ceiling of the highest usable level in the building, or as defined by the currently adopted building code.
Street. Lands devoted primarily to vehicular traffic use, extending to the boundaries of the right-of-way, whether designated as a highway, avenue, boulevard, freeway, place, lane, drive, etc.
Streetscape. The visual image of a street, including the combination of buildings, parking, signs, hardscape and softscape.
Structure. A combination of materials to form a construction for use, occupancy, or ornamentation whether installed on, above, or below the surface of land or water.
Structure, temporary. A structure intended and installed for not to exceed one year's duration and to be removed entirely at the expiration thereof.

Subdivision. Subdivision shall be deemed under this section to include the creation of five or more units of land at a single time from the same parcel where any unit of land created is less than 40 acres.
Substation. An assembly of equipment for electrical, telephone, gas, or other utility company use to provide local distribution of services.
Temporary outdoor sales and activities. All outdoor sidewalk sales, inventory reduction or liquidation sales, distressed merchandise sales, seasonal merchandise sales, conducted in parking area, sidewalks or space not enclosed by a building. Temporary outdoor sales may also include related activities designed for promotion such as music, food service or displays subject to other state and county regulations. Temporary outdoor sales excludes sales of recreational vehicles, boats, and similar products when conducted at their regular permanently licensed place of business in accordance with applicable zoning district standards. Temporary outdoor sales are temporary in nature in Churchill County and subject to time limitations and are by nature nonrecurring daily events.
Temporary real estate office. A temporary office located within an approved subdivision for the purpose of selling lots in the subdivision and not for the conduct of a general real estate office.
Tow yard. A facility for the temporary storage of towed, impounded or repossessed vehicles.
Trail. A way designated for use by pedestrians, bicycles, trail bikes, livestock, equestrians and snowmobiles, unless otherwise specified.
Transition zone. A zoning district that permits uses compatible with uses permitted in two adjacent zones that, without the transition zone, could be considered incompatible to each other.
Transmission lines. All lines, pipes, cables, conduits, amplifiers, antennas, instruments, appliances, fixtures, or other personal property used for or associated with the transmission or reception of heat, gas, coal, light, power, water, sewage, telephone, radio, telecommunication, or broadcasting.
Trucking business for agricultural products. A farm, ranch, dairy or other agricultural operation may transport products to and from the agricultural operation as included in the right to farm ordinance. The products must be used by the agricultural operation or have been produced on the agricultural operation and sold to another operation. However, if the product is produced at one agricultural operation and picked up by someone other than the person/business who produced it, for delivery to another site, it is considered a trucking business and may need a special use permit and business license. For example, if Joe's Trucking picks up hay at Frank's farm and delivers it to California, and Joe stores his vehicles at a site in the A-5 land use district, Joe needs a business license and a special use permit to operate the trucking business from his property in the A-5 district.
Use separations. Areas of undeveloped property separating different land uses within a business park. The purpose of the use separation is to combine landscaping, drainage, security, and to provide adequate access to light, air, and physical separations between business, commercial and residential uses.
Utility. A serving facility such as electrical, gas, sewer, television, telephone, water, etc.
Utility handling facility. Utility handling facilities are facilities (excluding solid waste facilities) that handle substances transmitted through transmission lines and wireless means, such as water, sewage, electricity, or telecommunications, and support such systems. Utility handling facilities are further defined using three classifications: level 1, level 2, and level 3. Level 1 facilities are small-scale in-line handling of utility substances, such as pump stations, local routing stations,

well sites, etc. Level 2 facilities include the treatment and handling of less hazardous substances, such as water treatment plant, water tanks, electric substations, and telecommunication stations. Level 3 facilities include the treatment and handling of more hazardous substances, such as a wastewater/sewage treatment facility, or a natural gas substation.

Utility transmission line. Utility transmission lines are pipelines, power lines, gas lines, fuel lines, and ancillary facilities such as gauges, meters, regulators, etc., that transport materials cross-country (as opposed to local distribution lines and mains), and which are further defined using two classifications: level 1 and level 2. Level 1 transmission lines are located within designated corridors established in a locally adopted utility plan, including overhead power transmission lines more than 200 kilovolts located in an aboveground utility corridor identified in the master plan. Level 2 transmission lines are those not qualifying as level 1 utilities, including facilities not in a designated corridor or extending outside their designated corridor.

Vacation home and room rental. A vacation home rental is a single-family residence that is rented in its entirety for transient lodging purposes. Vacation room rental is a single-family home in which the owner resides in the home and rents rooms for transient lodging. This may also be operated as a bed and breakfast inn.

Vehicle fuel sales and travel services. An area used exclusively for retail sales of automotive fuels or oils, having storage tanks and pumps located thereon. Other uses are often co-located but reviewed separately.

Warehouse Storage and Distribution. Warehouse Storage and Distribution facilities are primarily engaged in warehousing, storage and distribution within buildings for a variety of purposes, such as wholesale distribution, transloading, transportation holding, and similar purposes. Such uses may be for long or short duration. This definition excludes accessory storage for a different primary business use. For uses primarily engaged in storage outdoors, see Outdoor Storage.

Watchman's quarters. Temporary living quarters for watchman's quarters is only permitted in conjunction with a commercial or industrial operation, and is to be used for security purposes only. These security purposes must be proven, established, justified, or demonstrated. Watchman's quarters shall not be used solely as a primary single-family dwelling.

Water bodies. Any natural or artificial collection of water, whether permanent or temporary.

Water rights. Those surface or underground water rights which are permitted or certificated under the provisions of NRS chs. 533 or 534 by the Nevada state engineer or decreed by a court of competent jurisdiction and are in good standing with the engineer and not otherwise encumbered or hypothecated.

Yard. An open space on the same lot or parcel with the building or structure, extending from the building or structure to the nearest lot line, to be unoccupied and unobstructed except as provided:

1. Front: A yard lying between the foundation of the building or structure and the front line and extending across the full width of the lot or parcel.
2. Side: A yard lying between the side lot line and the building or structure and extending from the front yard line to the rear yard line.
3. Rear: A yard between the building or structure and the rear line and extending across the full width of the lot or parcel.

(Bill No. 2005-F § 2.2, 2005; Bill No. 2006-B, 2006; Bill No. 2006-G, 2006; Bill No. 2007-I, 2007; Bill No. 2010-G, 2010; Bill No. 2012-F, 2012; Bill No. 2014-D, 2014; Bill No. 2015-D,

2015; Bill No. 2017-C, 2017; Bill No. 2018-E, 2019; Bill No. 2019-A, 2019; Bill No. 2020-A, 7-2-2020; Bill No. 2026-A, 2026)

HISTORY
Adopted by Ord. Bill 2014-D Ordinance 113 on 8/7/2014
Adopted by Ord. Bill 2017-C Ordinance 113 on 10/18/2017
Amended by Ord. Bill 2023-A Ordinance 32 on 8/3/2023
Amended by Ord. Bill 2025-A, Ordinance 32 on 9/17/2025

DATED: This _____ day of _____, 20___.

This Ordinance shall be effective on the _____ day of _____, 20____.

THOSE VOTING AYE: _____
_____
_____

THOSE VOTING NAY: _____
_____
_____

APPROVED: _____
Myles Getto, Chair
Board of County Commissioners

ATTEST:

_____
CLERK
Clerk of the Board

Lahontan VALLEY NEWS
SERVING FALLON AND FERNLEY AND FALLON EAGLE STANDARD

Proof and Statement of Publication
AD #: 63620

PO Box 648, Carson City, NV 89702
1071 S Carson St, Carson City, NV 89701
(775) 881-1201 FAX: (775) 887-2408

Customer Account #: 2243

Legal Account

Churchill COs Public Works, Planning & Build

270 S MAINE ST STE: A
FALLON, NV 89406

Jodi Lynn Dark says:
That she is a legal clerk of the
Lahontan Valley News
a newspaper published Thursday at
Fallon, in the State of Nevada.

Copy Line

7/30 LVN Public Hearing - Aug 12

PO #:

AD #: 63620

of which a copy is hereto attached, was published in said newspaper for the full required period of **1** time(s) commencing on **7/30/2026** and ending on, **7/30/2026** all days inclusive.

Signed: Jodi Lynn Dark

Statement:

Date	Amount	Balance
7/30/26	128.00	128.00

legals-
churchill co.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held in the Churchill County Administration Complex, 155 North Taylor Street, County Commission Chambers, Fallon, Nevada, on **Wednesday, September 9, 2026, starting at 6:00 p.m.** The Churchill County Planning Commission will hold a public hearing on the following request:

Bill 2026-C Ordinance 32 – TITLE: AN ORDINANCE ADDING NEW PERMIT REQUIREMENTS AND STANDARDS FOR DATA STORAGE AND DATA PROCESSING FACILITIES TO TITLE 16.
SUMMARY: This ordinance changes Title 16 of the Churchill County Code to address Data Storage and Data Processing Facilities. The proposed changes replace the existing "Data Storage and Data Processing Facilities" use in the Use Table with three new uses titled: "Data Storage and Data Processing Facilities, <10MW," "Data Storage and Data Processing Facilities, 10MW-100MW," and "Data Storage and Data Processing Facilities, 100+MW;" provides permit requirements within the use table; and creates a new chapter providing standards to mitigate impacts from power consumption and backup power provision, conserve water in the county, reduce the impacts of noise on neighboring properties, address traffic impacts, and regulate visual impacts and scale of the use. Changes are also made to update the definition of "Data Storage and Data Processing Facilities" and add the term "Residential Use" to Chapter 24.

If you cannot attend the Planning Commission meeting, written comments may be submitted to the Public Works, Planning & Building Department, 270 S Maine Street, Suite A, Fallon, NV 89406, before 5:00 p.m., on September 8, 2026. A copy of the Bill is on file and available for public inspection at the Churchill County Public Works, Planning & Building Department. We will also post a scanned copy of the Bill with the Planning Commission agenda on September 3, 2026 on the county website at www.churchillcountynv.gov under Agendas & Minutes for the September 9, 2026 meeting. The Planning Commission will make a recommendation to the Board of County Commissioners, who will make a final decision.

Pub Dates: August 27, 2026 **Ad # 64311**

legals- lyon co.

Timothy J. Riley, Esq.
Nevada Bar No. 10428
Tamara Reid, Esq.
Nevada Bar No. 9840
AGUIRRE RILEY, P.C.
427 W. Plumb Lane
Reno, NV 89509
Tel: 775-376-9477
Fax: 775-964-5346
Tim@aguirreriley.com
Tamara@aguirreriley.com
Attorneys for Ann Marie Peterson

IN THE THIRD JUDICIAL DISTRICT COURT
OF THE STATE OF NEVADA
IN AND FOR THE COUNTY OF LYON

In the Matter of the Estate of
EDGAR F. PETERSON,
Deceased.
Case No.: 26-PT-0611
Dept. No.: I

NOTICE TO CREDITORS

NOTICE IS HEREBY GIVEN that the undersigned has been appointed and qualified by the Third Judicial District Court of the State of Nevada, in and for the County of Lyon, on July 20, 2026, as Personal Representative of the Estate of EDGAR F. PETERSON, deceased. All creditors having claims against the Estate are required to file the claims with the Clerk of the Court within sixty (60) days after the mailing or the first publication (as the case may be) of this notice.

DATED this July 31, 2026.

/s/ Ann Marie Peterson
ANN MARIE PETERSON
Personal Representative

AGUIRRE RILEY, P.C.

__/s/_____
Timothy J. Riley, Esq.
Tamara Reid, Esq.
Attorneys for Ann Marie Peterson

Pub Dates: August 13, 20, 27, 2026
Ad # 63934

legals- churchill co.

Case No.: 26-10DC-0270

IN THE TENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF CHURCHILL

In the Matter of the Estate of
DENNIS JAMES McCORMICK,
Deceased.

NOTICE TO CREDITORS (60-DAY NOTICE)

NOTICE IS HEREBY GIVEN that the

legals- churchill co.

Case No.: 26-10DC-0811

The undersigned hereby affirms that this document DOES NOT contain the social security number of any person.

IN THE TENTH JUDICIAL DISTRICT COURT OF THE STATE OF NEVADA IN AND FOR THE COUNTY OF CHURCHILL

In the Matter of the Estate of
HUGH M. FINK,
Deceased.

legals- churchill co.

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that a public hearing will be held in the Churchill County Administration Complex, 155 North Taylor Street, County Commission Chambers, Fallon, Nevada, on **Wednesday, September 9, 2026, starting at 6:00 p.m.** The Churchill County Planning Commission will hold a public hearing on the following request:

Bill 2026-C Ordinance 32 – TITLE: AN ORDINANCE ADDING NEW PERMIT REQUIREMENTS AND STANDARDS FOR DATA STORAGE AND DATA PROCESSING FACILITIES TO TITLE 16.

SUMMARY: This ordinance changes Title 16 of the Churchill County Code to address Data Storage and Data Processing Facilities. The proposed changes replace the existing "Data Storage and Data Processing Facilities" use in the Use Table with three new uses titled: "Data Storage and Data Processing Facilities, <10MW," "Data Storage and Data Processing Facilities, 10MW-100MW," and "Data Storage and Data Processing Facilities, 100+MW;" provides permit requirements within the use table; and creates a new chapter providing standards to mitigate impacts from power consumption and backup power provision, conserve water in the county, reduce the impacts of noise on neighboring properties, address traffic impacts, and regulate visual impacts and scale of the use. Changes are also made to update the definition of "Data Storage and Data Processing Facilities" and add the term "Residential Use" to Chapter 24.

If you cannot attend the Planning Commission meeting, written comments may be submitted to the Public Works, Planning & Building Department, 270 S Maine Street, Suite A, Fallon, NV 89406, before 5:00 p.m., on September 8, 2026. A copy of the Bill is on file and available for public inspection at the Churchill County Public Works, Planning & Building Department. We will also post a scanned copy of the Bill with the Planning Commission agenda on September 3, 2026 on the county website at www.churchillcountynv.gov under Agendas & Minutes for the September 9, 2026 meeting. The Planning Commission will make a recommendation to the Board of County Commissioners, who will make a final decision.

Pub Dates: August 27, 2026 **Ad # 64311**

legals- churchill co.

APPLICATION #: 95335

NOTICE IS HEREBY GIVEN that Paul V. Rock made application on July 9, 2026, to change the place of use of a total of 17.605 acre-feet of water from the Alpine Decree and Claim 3 of the Orr Ditch Decree, and Permit 90962,

Doc # 516114
9/25/2025 2:04 PM
Official Record
Requested by:
CHURCHILL CO PLANNING
Churchill County - NV
Tasha Hessey - Recorder
Pg 1 of 2

Recorded By: ALAWRY

APN 007-271-55 (Special Use Permit)

NOTICE OF FINAL ACTION, DECISION OR ORDER OF THE CHURCHILL COUNTY PLANNING COMMISSION

To Applicant:

Jim Menesini
Jim Menesini Petroleum LLC
7945 Reno Hwy
Fallon, NV 89406

Notice is hereby given that on September 10, 2025, the Churchill County Planning Commission held a meeting and made a decision regarding the application below.

Planning Application #: SUP25-000030

Application Submitted: Special Use Permit

Project Site: 7945 Reno Highway // APN 007-271-55

Request: To expand the bulk fuel storage with another 30,000 gallon LP storage tank

After considering information provided at the meeting, the Planning Commission decided to

APPROVE the request with conditions of approval listed below.

CONDITIONS OF APPROVAL:

1. This permit is subject to annual review to confirm compliance with conditions until such time as the Planning Commission determines it is no longer necessary.
2. The site must be constructed and operated in conformance with County Code, including but not limited to:
   a. A business license must be obtained and maintained.
   b. Any necessary building permits must be obtained prior to construction and/or alterations.
   c. Landscaping that was not installed with the previous SUP shall be installed.
   d. Safety lighting must meet the Lighting Code dark skies standards.
3. This SUP is limited to construction and operation of the proposed propane tank. Further expansion of the business will require a new SUP.
4. The operation shall conform to NDOT requirements for access onto US Highway 50.
5. The site must be kept tidy and weeds controlled. Outdoor items must be arranged in neat rows or groupings toward the rear of the property.
6. The propane tank must be constructed and maintained in compliance with all federal, state, and local safety measures, including those of the LP Gas Board and Fire Marshal.
7. An emergency response plan shall be developed to the satisfaction of the Fire Marshal to respond to incidents at the site related to the new propane tank.

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This approval expires 365 days from the date of approval as provided under County Code. Note that permits that expire must be resubmitted under laws current at that time. Before expiration, the applicant must demonstrate that steps have been taken to enact the permit. If circumstances beyond the control of the applicant prevent them from enacting the permit, County Code allows a request for one extension of up to 365 days that is made at least 30 days prior to the expiration date. Failure to enact the project before expiration may result in termination of the permit.

State of Nevada § County of Churchill

DATED: This 24th day of September 2025.

Randy Hines, Public Works Director

SUBSCRIBED and SWORN to before me by Randy Hines this 24th day of September 2025

Notary Public

ANGELA MOYLE
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 06-102251-4 - Expires January 6, 2026

APPLICANT:

I, Jim Menesini Petroleum LLC understand the conditions and terms placed on this permit and agree to comply with them as per this Notice of Final Action. Furthermore, I understand that all previous permits approved for this property remain in effect, unless modified by this permit. I also understand that previous permits are limited to the site layout, extent, area, and operations that were proposed in them; as well as conditions of use imposed with their approval.

Jim Menesini Petroleum LLC Date: 9/24/25

Signature

Doc # 515682
8/26/2025 10:08 AM
Official Record
Requested by:
CHURCHILL CO PLANNING
Churchill County - NV
Tasha Hessey - Recorder
Pg 1 of 2

Recorded By: ALAWRY

APN 007-251-07 (Special Use Permit)

NOTICE OF FINAL ACTION, DECISION OR ORDER OF THE CHURCHILL COUNTY PLANNING COMMISSION

Notice is hereby given that on August 13, 2025, the Churchill County Planning Commission held a meeting and made a decision regarding the application below.

Planning Application #: SUP25-000024

Application Submitted: Special Use Permit

Project Site: 7250 Reno Highway // APN 007-251-07

Request: New equipment rental facility

Applicant: Robert J Yost OF Valley Rentals LLC

After considering information provided at the meeting, the Planning Commission decided to

APPROVE the request with conditions of approval listed below.

CONDITIONS OF APPROVAL:

1. This permit is subject to annual review to confirm compliance with conditions until such time as the Planning Commission determines it is no longer necessary.
2. The entire property must be in conformance with County Code, including but not limited to:
   a. Parking lot and driveways are to be graveled.
   b. All necessary building permits must be obtained.
   c. Landscaping requirements must be met. Existing trees may serve as parking lot trees. A road landscaping strip must be installed.
   d. Handicapped accessibility facilities shall be installed as determined by the Building Official and Director.
3. Future buildings proposed on the east side of the property are not approved at this point. A future SUP will be required.
4. No external employee is permitted
5. Operation of the business shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
6. Any state highway access permits required by NDOT shall be obtained, and all required improvements shall be installed.

This approval expires 365 days from the date of approval as provided under County Code. Note that permits that expire must be resubmitted under laws current at that time. Before expiration, the applicant must demonstrate that steps have been taken to enact the permit. If circumstances beyond the control of the applicant prevent them from enacting the permit, County Code allows a request for one extension of up to 365 days that is made at least 30 days prior to the expiration date. Failure to enact the project before expiration may result in termination of the permit.

/// /// ///

State of Nevada § County of Churchill

DATED: This 25th day of August 2025.

Randy Hines, Public Works Director

SUBSCRIBED and SWORN to before me by Randy Hines this 25th day of August 2025.

Notary Public

ANGELA MOYLE
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 06-102251-4 - Expires January 6, 2026

APPLICANT:

I, EJ Yost, understand the conditions and terms placed on this permit and agree to comply with them as per this Notice of Final Action. Furthermore, I understand that all previous permits approved for this property remain in effect, unless modified by this permit. I also understand that previous permits are limited to the site layout, extent, area, and operations that were proposed in them; as well as conditions of use imposed with their approval.

Signature

Date: 08-25-2025

Doc # 516076
9/23/2025 11:58 AM
Official Record
Requested by:
CHURCHILL CO PLANNING
Churchill County - NV
Tasha Hessey - Recorder
Pg 1 of 2

Recorded By: ALAWRY

APN 007-251-71 (Special Use Permit)

NOTICE OF FINAL ACTION, DECISION OR ORDER OF THE CHURCHILL COUNTY PLANNING COMMISSION

To Applicant:

Taggart Garland
4185 Saint Clair Rd
Fallon, NV 89406

Notice is hereby given that on September 10, 2025, the Churchill County Planning Commission held a meeting and made a decision regarding the application below.

Planning Application #: SUP25-000029

Application Submitted: Special Use Permit

Project Site: 7300 Reno Highway // APN 007-251-71

Request: Establish a waste collection facility for Stampede Roll Off Rentals

After considering information provided at the meeting, the Planning Commission decided to

APPROVE the request with conditions of approval listed below.

CONDITIONS OF APPROVAL:

1. This permit is subject to annual review to confirm compliance with conditions until such time as the Planning Commission determines it is no longer necessary.
2. This approval is for storage of 2 waste containers of 6 yards and 15.5 yards for yard waste and debris. Adding additional containers, or adding other services such as household waste collection is prohibited.
3. The entire property must be in conformance with County Code, including but not limited to:
   a. A business license must be obtained and maintained.
   b. All necessary building permits must be obtained.
   c. The parking lot and driveways shall be graveled.
   d. Only one part time employee is allowed.
   e. Stored yard waste must not be kept at the property for longer than 48 hours.
   f. The containers must be cleaned after depositing waste at the transfer station.
   g. Legal and physical access authorization must be obtained. Written permission to pass through the Out West Buildings site must be provided. The proposed gate must be installed before the business begins operations unless another alternative is approved by the Director.
4. Operation of the business shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
5. Any state highway access permits required by NDOT shall be obtained, and all required improvements shall be installed.

/// /// ///

/// /// ///

This approval expires 365 days from the date of approval as provided under County Code. Note that permits that expire must be resubmitted under laws current at that time. Before expiration, the applicant must demonstrate that steps have been taken to enact the permit. If circumstances beyond the control of the applicant prevent them from enacting the permit, County Code allows a request for one extension of up to 365 days that is made at least 30 days prior to the expiration date. Failure to enact the project before expiration may result in termination of the permit.

State of Nevada § County of Churchill

DATED: This 17th day of September 2025.

Randy Hines, Public Works Director

SUBSCRIBED and SWORN to before me by Randy Hines this 17th day of September 2025.

Notary Public

ANGELA MOYLE
Notary Public - State of Nevada
Appointment Recorded in Churchill County
No: 06-102251-4 - Expires January 6, 2026

APPLICANT:

I, Jaggar Garland, understand the conditions and terms placed on this permit and agree to comply with them as per this Notice of Final Action. Furthermore, I understand that all previous permits approved for this property remain in effect, unless modified by this permit. I also understand that previous permits are limited to the site layout, extent, area, and operations that were proposed in them; as well as conditions of use imposed with their approval.

Signature

Date: 9-22-25

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

August 1, 2026

Taggart Garland
4185 Saint Clair Rd
Fallon, NV 89406

Dear Special Use Permit Holder:

We are in the process of checking that the conditions placed on special use permits granted by the Churchill County Planning Commission have been met. On September 10, 2025 you were granted a special use permit for a waste collection facility for Stampede Roll Off Rentals at 7300 Reno Highway (APN 007-251-71). The conditions for approval were:

1. This permit is subject to annual review to confirm compliance with conditions until such time as the Planning Commission determines it is no longer necessary.
2. This approval is for storage of 2 waste containers of 6 yards and 15.5 yards for yard waste and debris. Adding additional containers, or adding other services such as household waste collection is prohibited.
3. The entire property must be in conformance with County Code, including but not limited to:
   a. A business license must be obtained and maintained.
   b. All necessary building permits must be obtained.
   c. The parking lot and driveways shall be graveled.
   d. Only one part time employee is allowed.
   e. Stored yard waste must not be kept at the property for longer than 48 hours.
   f. The containers must be cleaned after depositing waste at the transfer station.
   g. Legal and physical access authorization must be obtained. Written permission to pass through the Out West Buildings site must be provided. The proposed gate must be installed before the business begins operations unless another alternative is approved by the Director.
4. Operation of the business shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
5. Any state highway access permits required by NDOT shall be obtained, and all required improvements shall be installed.

Please provide us with an update, by August 21, 2026, on the status of your business because we do not have any record of a county business license for this operation. Also, provide a timeline for completing any of these conditions that remain unmet. Your annual review is scheduled for the September 9, 2026 Planning Commission meeting. If you have any questions or no longer wish to enact this permit, please contact us at 775-423-7627 as soon as possible.

Thank you,

Diane Moyle
Administrative Assistant

CHURCHILL COUNTY PUBLIC WORKS, PLANNING & BUILDING

August 14, 2026 **SECOND NOTICE**

Taggart Garland
4185 Saint Clair Rd
Fallon, NV 89406

Dear Special Use Permit Holder:

We have not received an update regarding enactment of your special use permit granted on September 10, 2025 for a waste collection facility for Stampede Roll Off Rentals at 7300 Reno Highway (APN 007-251-71). The conditions for approval were:

1. This permit is subject to annual review to confirm compliance with conditions until such time as the Planning Commission determines it is no longer necessary.
2. This approval is for storage of 2 waste containers of 6 yards and 15.5 yards for yard waste and debris. Adding additional containers, or adding other services such as household waste collection is prohibited.
3. The entire property must be in conformance with County Code, including but not limited to:
   a. A business license must be obtained and maintained.
   b. All necessary building permits must be obtained.
   c. The parking lot and driveways shall be graveled.
   d. Only one part time employee is allowed.
   e. Stored yard waste must not be kept at the property for longer than 48 hours.
   f. The containers must be cleaned after depositing waste at the transfer station.
   g. Legal and physical access authorization must be obtained. Written permission to pass through the Out West Buildings site must be provided. The proposed gate must be installed before the business begins operations unless another alternative is approved by the Director.
4. Operation of the business shall be conducted in a manner that does not create a nuisance (public or private) under Nevada law or Churchill County Code.
5. Any state highway access permits required by NDOT shall be obtained, and all required improvements shall be installed.

Please provide us with an update, by August 21, 2026, on the status of your business because we do not have any record of a county business license for this operation. Also, provide a timeline for completing any of these conditions that remain unmet. We will schedule either an annual review (if you provide an update) or recommendation for termination (if you do not respond) of the permit for the September 9, 2026 Planning Commission meeting. Failure to enact the permit within the one year timeframe will result in termination of the permit. If you have any questions or no longer wish to enact this permit, please contact us at 775-423-7627 as soon as possible.

Thank you,

Diane Moyle
Administrative Assistant