

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406

February 9, 2022

1. Call to Order.

The regular meeting of the Planning Commission was called to order at 7:00 p.m. on February 9, 2022 by Chair Arciniega.

Present: Charlie Arciniega, Chair; Shane Yates, Vice Chair; Deanna Diehl, Member; Myles Getto, Member; Paul Picotte, Member; and Zack Bunyard, Member

Absent: Scott Nelson, Member

Planning Staff Present:

Chris Spross, Public Works Director

Dean Patterson, Associate Planner

Diane Moyle, Administrative Assistant

2. Pledge of Allegiance.

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

3. Public Comment.

There were none.

4. Verification of the Posting of the Agenda.

It was verified by Diane Moyle, Administrative Assistant, that the Agenda for this meeting was posted on the 3rd of February 2022, between the hours of 8:30 a.m. and 5:00 p.m., at all of the locations listed on the Agenda, in accordance with NRS 241 and the Churchill County Code.

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

Chair Arciniega asked for any changes to the agenda. The Administrative Assistant stated that there were none.

Member Bunyard moved to approve the agenda as submitted. Member Diehl seconded the motion which carried by unanimous vote.

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

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

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

A. January 12, 2022 Public Hearing

Vice Chair Yates moved to approve the January 12, 2022 minutes as written.

Member Diehl seconded the motion and the decision carried by unanimous vote.

8. Old Business.

A. Consideration and possible action re: Temporary use permit renewal for temporary quarters during home construction granted to John Gurney for property located at 6550 Zephyr Lane,

Assessor's Parcel Number 008-133-53, *origination date 11/8/17*. The applicant states that there have been setbacks due to lack of materials and labor help.

Mr. Gurney, 6550 Zephyr Lane, came forward to answer any questions.

Loreli LeBaron, Code Compliance Official, reported that great progress has been made toward gaining compliance on the property. We have eliminated two code violations in Churchill County Code and Nevada Revised Statutes where there were some tents and a mattress on the west side of the parcel. Mr. Gurney was able to remove these items, and he has the barrels in compliance where they should be. She said that she was told that Mr. Gurney had secured the lids on all but three of these barrels. Pictures were displayed on the screen that were taken by Ms. LeBaron during a site visit. She wanted to show the commissioners that Mr. Gurney is making an effort toward the cleanup as well as completing some of the things needed for the primary residence to be constructed on the property. She further stated that some progress has been made in the mid-section of the property as well. This is where he and his wife are currently working. There are just some miscellaneous items that need to be picked up and either moved to storage or discarded. She declared that the major safety, health hazard issues are remedied. Ms. LeBaron indicated that Mr. Gurney has completed a Code Compliance Agreement and Plan of Action to address the remaining violations on the property including timelines for completion. This will run in concurrence with the temporary use permit should it be renewed, and these items should be completed prior to the next expiration/renewal date.

Chair Arciniega responded that it seems that a lot of progress has been made. He noted that the decision tonight is about renewal of the temporary use permit, and Mr. Gurney has indicated that there have been setbacks due to lack of materials and labor help. He asked where things stand regarding these issues. John Gurney said that he still has found no help with labor. COVID hit them a little harder than most people being sole proprietors. The loan that they applied for is still being processed. The savings that they did have for the house got sucked up by the closures, and then business has slowed down. He hopes with the lifting of the mask mandates business will pick up soon and they can start rebuilding their savings. Every time that they get a little extra, they put it back into the land, such as with the well. The next thing that is going up is going to be the frost wall. They already have the footer in, so the frost wall will be next.

Chair Arciniega asked for any public comments regarding this request; there were none, so he turned the discussion over to the commission.

Member Diehl noted that John Gurney appears to have all of his building permits in place, and Mr. Gurney confirmed this. Member Diehl inquired about the septic, and Mr. Gurney stated that it was put in three years ago. Member Diehl questioned about the power to the property, and Mr. Gurney responded that they applied for the power. NV Energy lost the diagram, which is okay because they put the well in after they sent that in, so they would have had to update the diagram anyway. Member Diehl asked if he thought they would be able to move forward with building. John Gurney admitted that it is slow. He informed that he has personal issues that limit his ability to go and work for someone else, and he has to work for himself. If it was as easy and just picking up another job from somebody, it would be great and he could get everything done quicker. As things slowed down, he has slowed down, and there are a couple of things that he has been waiting on that were supposed to be done prior or during the COVID outbreak where he would have been down for six months and then back up. He tries not to air much of his personal issues he has, but it seems that some of this becomes a little personal and he needs to ask questions. As the business has slowed down, so have their finances, and he has found himself slowing down as well due to physical issues. Member Diehl pointed out that he has made some progress toward the footings and inspections. Mr.

Gurney agreed and said that they are doing as much as they can as quickly as they can, even though it is very slow. He understands the frustration the last time because it looks like they are not doing a whole lot. If they didn't intend to stay here and complete this project, he wouldn't have put in the well or the footer, and he would've just tried to milk it as long as he could. It is just taking some time.

Vice Chair Yates inquired what a realistic expectation would be accomplished in the next year. John Gurney replied that the frost wall and the framing of the house should be done. That's as far as he can almost guarantee that could be done.

Chair Arciniega asked for any other comments, and there were none. He then called for a motion.

Member Diehl, based upon previous testimony and testimony tonight, moved to renew the temporary use permit for John Gurney at 6550 Zephyr Lane, Assessor's Parcel Number 008-133-53, for another year. Member Getto seconded the motion and the decision carried by unanimous vote.

Chair Arciniega reminded Mr. Gurney that this has been ongoing since 2017, so they would certainly look forward to having the framing of the home and any additional steps that can be taken to get them into that home. Mr. Gurney admitted that he is tired of living in the trailer.

B. Consideration and possible action re: A temporary use permit application for temporary quarters during home construction filed by Jose Roberto Molina for property located at 6060 Cox Road, Assessor's Parcel Number 008-113-55, consisting of 12.44 acres in the A-10 zoning district. He proposes to live in his RV while he constructs a residence on the property.

Jose Molina, 6060 Cox Road, stated that he is requesting a temporary use permit for constructing a new home on the property. Chair Arciniega verified that he will be living in an RV during the construction, and Mr. Molina stated that he is currently living in the RV. He has had an inspector come out to do a pre-inspection of the RV including all hookups, and all connections are code compliant. He has a permit to build a house, the foundation is done as it was poured today, and basically everything has been ordered (windows, cabinets, doors, etc.). He plans to have it completed in less than a year.

Chair Arciniega asked for any public comment regarding this request. There were none, so he turned the discussion over to the commission.

Member Bunyard inquired if there were abandoned trailers on the property. Mr. Molina said that he wouldn't call them abandoned. There is the double wide that can be seen in the photographs displayed on the screen that was the old home that he moved so he could build his home. This is what his father lived in before passing away. That has been sold to a guy from Elko, who is supposed to come to get it next week. Mr. Molina had given him a month to have it gone, and the man told him that he would have tires and everything ready by next week to get it off of the property. He informed that the other trailers have been on the property for probably 30 years and as far as he is concerned all of that has been grandfathered in. It doesn't pose any kind of a threat. There is nobody living there, there is no power, there's no septic or any means of anybody living in those things. Basically, it was just storage at one time. His plan is to finish the house, and then it may be a 5-10 year or more project for him to move those three set structures and building a nice shop there. He can't say when he will be able to get that done. Member Bunyard then asked about the other RV that appears to be on the property. Mr. Molina responded that Code Enforcement

came, and she actually acknowledged that it is basically trash and needs to be removed. He was actually accused of having someone living in it and he was accused of someone occupying the white truck that is near that area, which is not the case. The white truck sits on jack stands and hasn't moved in over 12-15 years. That RV that sits next to the one he is living in is completely gutted. It basically needs to be demolished, which, in time, he plans to get rid of it, but, once again, it is one thing at a time. He is focusing on building his house. He's got trusses and sheeting coming. The house is his main focus right now. Then everything on the property comes next.

Member Diehl asked if Loreli LeBaron had a comment. Loreli LeBaron, Code Compliance Official, reported that she did an inspection on January 12, 2022 and based upon the site inspection, we determined that the older looking 5th wheel RV behind the RV that is being occupied by Mr. Molina is disconnected from utilities and not lived in. There is only one RV currently occupied on the property. There are multiple trailers that have been on the property for a very long time. She doesn't know that she would deem them a public safety hazard, but they could be construed as a nuisance. The trailers are not in the greatest condition as Mr. Molina stated. He has openly agreed to having them removed, but has not provided a timeframe to do so. One of the trailers has tires being stored in it, and Mr. Molina did state that he was having the double wide removed. Toward the back there is a chassis on the property that looks like at some point there was some type of dismantling of a mobile home, and Mr. Molina agreed. She noted that there are some vehicles and other miscellaneous items being shielded from view. Mr. Molina stated that is what he calls the ten-wide, which is probably in the best condition of all of those there. The others wouldn't even be able to be towed off of the property because they would fall apart. He will have to demolish them, and Ms. LeBaron has already explained the process he needs to follow. He has the titles and does plan on getting rid of them because they are a nuisance. He doesn't plan on leaving them there because they're an eyesore. It is not his intention to leave them there. These were done under his father, and he can't speak for his father. Mr. Molina said that he bought the property, and everything is left for him to take care of. He is making improvements and building a house. The loan is already approved, he's purchased other items to complete the house in less than a year. He asks for some time and it will happen, but he isn't going to subject himself to having these things done in a year. It might not happen that soon, and he doesn't want to be appearing before the commission due to not being able to abide what he said.

Member Diehl stated that she can see that he has been issued your building permits and the footing has been approved, and Mr. Molina verified these to be true. He further stated that the stem wall was approve and was poured today. Member Diehl inquired about the septic and water, and Mr. Molina remarked that those were already existing on the property. He is using the septic right now for the RV. Basically, the county inspector has come out and pre-inspected the trailer already to make sure that it is hooked up code compliant. There were no issues except for one leak inside of the trailer that he needs to address, but there are no leaks in the septic or water. Everything passed inspection, and he has all of his lines insulated and heat taped.

Vice Chair Yates questioned Loreli LeBaron about the "nuisance" trailers and whether they are a code violation or just something that needs to be taken care of at some point. Loreli LeBaron responded that a violation is a violation when you see it; however, she has not received a specific complaint to open a full investigation on these. She thinks that after having conversations with Ben Shawcroft, Deputy District Attorney-Civil, that it is not something that can be conditioned to approving the temporary use permit, but it is something that they can work on after the fact to get things into compliance as long as progress is made. It is not a major public safety hazard, but, even as Mr. Molina has stated, it is kind of ugly. Mr. Molina concurred and said that he doesn't plan to

have it there forever. Vice Chair Yates expressed that he understands.

Chair Arciniega asked if there were any other comments or questions, and there were none. He then called for a motion.

Member Getto, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for a Temporary Use Permit for a Temporary Quarters for Home Construction on APN: 008-113-55, thereby meeting the criteria found in CCC 16.08.070(B)4, as described in the Staff Report. Member Diehl seconded the motion and the decision carried by unanimous vote.

Member Getto, based on the previously adopted findings made for this project, I move to approve the application for a Temporary Use Permit for Jose Roberto Molina to establish a Temporary Quarters for Home Construction at 6060 Cox Road (APN 008-113-55). This approval is subject to conditions, as listed in the Staff Report. Vice Chair Yates seconded the motion and the decision carried by unanimous vote.

Recommended Conditions:

1. The temporary quarters must comply with Churchill County Code.
2. All violations shall be resolved to the satisfaction of the Code Compliance Official. Failure to meet this condition may prevent renewal of the permit.
3. All required Building Department approvals and safety certificates must be obtained
 - a. Any Setup Permit necessary for the setup of the temporary quarters must be obtained along with any required inspections of water, septic and electrical connections within 90 days of connecting to a service.
 - b. All necessary permits for home construction must be obtained.
4. The temporary quarters must use temporary construction practices. It may not be placed on a permanent foundation. No manufactured homes may be used as a temporary residence while constructing a home.
5. This temporary use permit is subject to annual renewal. ***The applicant must show substantial progress of home construction during the annual review hearing.***
6. Once home construction is complete enough to allow habitation, the RV must be disconnected from sewer/water/electric services and made lawful at its subsequent location.

Chair Arciniega thanked Mr. Molina, and Jose Molina promised that he would get those things cleared away.

- C. Consideration and possible action re: A temporary use permit renewal application for temporary residence for hardship general purposes filed by Michael & Amiee Springfield for property located at 623 River Village Drive, Assessor's Parcel Number 008-421-79, in the E-1 zoning district. *Origination Date 2/10/21*. The applicant requests renewal for another year, and they would be in a better place to make a final decision regarding a more permanent situation for her dad.

Amiee Springfield, 623 River Village Drive, introduced herself. Chair Arciniega verified that this is a renewal of the temporary use permit, and Mrs. Springfield concurred.

Chair Arciniega then noted from the renewal application that she is requesting renewal for another year so that they can make a final decision regarding a more permanent situation for her father, and she stated that is correct. Chair Arciniega asked Mrs. Springfield to tell the commission why this permit should be granted for another year. Amiee Springfield pointed out that it has been great having her dad there, it has been very helpful (financially and due to the loss of her mom), and being close by her father is able to join them for dinners and spend time with her family. Her dad works long hours, so that is helpful. She had shared in the letter that she submitted with her renewal application that he does have a hearing on March 22, 2022 where he should have a better picture of what his finances will be, so he can really make a decision on what he wants to do. It was requested at the previous permit meeting that they make progress toward a permanent situation, which they have done. They had a curb stop put in when the plumbing was put in for the trailer. They have also completed initial drawings for the accessory dwelling and submitted them to GEM Drafting, and they just signed that proposal. He will go ahead and make drawings, and then they would be able to see contractors to give an estimate on the construction of the dwelling. This way her dad can know kind of what he is looking at for an expense. Dean Patterson provided a tool to try to show on the aerial photograph of their property where the accessory dwelling would be. She also had some other documents that she brought to share with the commission including drawing with all of the setbacks, and so forth. The first part is basically reviewing the permitting for the current RV and the remainder for future discussions. She handed the packets to the commission to look over (see attached).

Dean Patterson, Senior Planner, inquired if these are plans for the accessory dwelling, and Chris Spross stated that he understood that she was having someone to draft those up at this point. Mrs. Springfield remarked that the first half was for the trailer that is on the property, including a letter regarding the progress they have made. The second section is information they have gathered so far for an accessory dwelling. Dean Patterson verified that the accessory dwelling would be a detached unit and not attached to the house in some way. Mrs. Springfield said that they had considered an addition to the house; however, there wasn't a place that made sense to add on. Dean Patterson reminded her that with a detached accessory dwelling they would need to meet the same setbacks as the primary residence, and they need to lay it out so that it meets those same setbacks. Mrs. Springfield noted that the neighbor that is building their home next door had requested a 15 foot setback off of the masonry wall that divides the properties. They drew the plans with that in consideration, and then it would be 48 feet off of the back property line, 40 feet from the current home, and about 188 feet from the front property line. She is pretty sure that it meets these requirements. Dean Patterson then pointed out that based upon the photos the RV appears to be right against the property line; however, he remembers that they and their neighbors completing a boundary line adjustment, so he is not exactly sure where that is in relation to the fence. The RV should be five feet from the property line including the pop outs, so they may need to adjust this. Amiee Springfield reported that they did have the building department come out and complete the inspection once it was there with the pop outs as it is in the photograph, and they approved it.

Chair Arciniega asked for any public comment regarding this item, and there were none. He then turned the discussion over to the commissioners.

Member Bunyard said that he read what had been provided and noted that they had stated that they may need the permit for one or two more years if they decide to move forward

with the accessory dwelling and questioned if that is the direction they were leaning since they are having plans drawn up. Amiee Springfield expressed that her dad would like to have this year to figure out his financial state and compare his options, including costs for construction of the dwelling, septic installation, additional power due to a need to upgrade their system for the property, and so forth. Member Bunyard asked for confirmation that this could mean two more years if he decides to move forward with the accessory dwelling. Mrs. Springfield replied that it would be ideal, and she knows that they are asking for a lot. At this point her neighbors have been very kind and stated that they don't mind her dad being there. If they got everything together and made a decision before the next renewal, they would go ahead and start the process.

Member Diehl, referring to the packet of information provided, said that it is very good, and she noticed that they have all of their setups, and everything is okay and have been inspected with the trailer. Mrs. Springfield responded in the affirmative. Member Diehl inquired if the RV was theirs, and Mrs. Springfield stated that it belongs to her dad and was new when they put it on the property.

Chair Arciniega asked for any other comments or questions, and there were none. He then called for a motion.

Member Bunyard moved to renew the temporary use permit for temporary quarters for hardship general purposes for Michael & Amiee Springfield at 623 River Village Drive, Assessor's Parcel Number 008-113-55, for another year. Member Diehl seconded the motion and the decision carried by unanimous vote.

Chair Arciniega thanked Mrs. Springfield for her time.

9. Action Item.

- A. Consideration and possible action re: A parcel map application to divide one (1) parcel into four (4) parcels filed by Hiatt Land & Development Company for property located at 2880 Enterprise Way, Assessor's Parcel Number 007-311-42, consisting of 21.73 acres in the Industrial zoning district.

Scott Hiatt, 13326 Satinspar Drive, Reno, Nevada, representing Hiatt Land & Development Company for Bart Hiatt, and David Crook, Lumos & Associates, were in attendance for this item. Mr. Hiatt said that they are planning to move forward with their industrial park. They were a little taken aback by the fact that they had submitted this mid-2018 and now they are finally getting to the approval process. He doesn't believe that they have any real issues with the recommendations in the staff report including the things that they need to do to get it approved and move forward. They have quite a bit of acreage out there that they plan to divide in the future, and this is just a small parcel that they are working with on this one. They are wanting to divide the upper portion (north) into four parcels. Scott Hiatt showed on the map displayed on the screen the different parcels they wish to divide as well as some of the other features on the map.

Dean Patterson, Senior Planner, noted that Mr. Hiatt spoke about one of the parcels for Granite Propane that didn't want water and asked Scott Hiatt to share their plan for the other two parcels that are bigger and have other potential for development. Are you planning to serve those two parcels with this water system as well? Mr. Hiatt showed where the two propane companies would be located on the property and stated that they currently had no desire for water service to any of these other parcels. Dean Patterson verified that their intent is for the other parcels to have

their own well. Mr. Hiatt responded that the well that is there is a huge and deep, industrial well, that goes down several hundred feet and is low in arsenic. Eventually, their plan was to have a commercial well there that could be used to serve a complete water system, and they know that the county can't serve water to these parcels because it is too far away. The city has made an offer to annex this property into the city and they would serve them water from the airport, which is the closest water. There are issues with that in the sense that the water that serves the airport has a six-inch line and by the time that they run water through the airport to this area, they won't have the water flow for hydrants or fire flow. The water lines would have to be upsized going through the airport, and it is quite an extensive project. That offer was made in 2002 from the city to be annexed within two years, and that didn't happen. Dean Patterson then replied that if the annexation does happen, the city might want their well to become part of the city system, and then they would be able to be served. Scott Hiatt said that this was part of their intent of building a well of that magnitude because that is what everybody really needs is a well that has lots of volume and low arsenic. It is a great well.

Mr. Patterson pointed out that this project falls in a strange part of the code in that they are able to do this first parcel map, but because it is a commercial or industrial development, they can't do anymore. Future development would have to be a subdivision, and then because it is a subdivision it would need a water system. It is a good thing that they have a suitable well out there, but they would need to convert it into some type of public system whether this is in the city, or they do it on their own. That will require working with the state and there will be particular standards for making a public system. That would be when they get around to doing more development for the remainder parcel, which he thinks is about 17 acres, and David Crook verified was 16.7 acres. Scott Hiatt pointed out that this is only for this area, but they intend to run it over to another parcel that they own that is about 80-100 acres. Dean Patterson noted that he was just talking about this parcel. He suggested that they may want to limit it to five-acre lots for the remainder because that would keep it from triggering the sewer system as well. It would trigger the public water system, but they have a way to do that, which is a good thing.

Dean Patterson further stated that there are a couple of small details in the conditions for approval. He asked if Mr. Crook had a chance to look at those, and David Crook responded in the affirmative that they don't have any issues and should be able to meet those requirements. Dean Patterson remarked that the main thing that stood out and doesn't normally happen in other maps is that there is a mobile home or RV straddling one of the property lines, which must be resolved prior to recordation, and there is a concrete structure that would normally have to meet the setbacks, which also must be resolved prior to recording. Scott Hiatt said that the RV is still there and hasn't been occupied for more than four years or so. The caretaker was there to oversee the hot plant and the property. There is no issue to move that. The concrete structure he believes was a concrete containment vault where they stored oil, diesel fuel, or something like that. If it is in the way, they will probably remove it more than likely. Dean Patterson noted for the Planning Commission the status of the road and whether the county will be taking it on for maintenance. He stated that Enterprise Way is a county road, and normally with parcel maps, we have the existing county road offered for dedication, which would usually be accepted. This would make the strip of land under the road belong to the county. The Road Supervisor decided in this particular case not to do that, so that is a little different than normal. Then, as far as the new road, there are a number of conditions for approval related it. It will be paved in order to serve the new lots, it will reach to the county maintained road being Enterprise Way, and it will be offered for dedication; however, the county will not accept it at this time. That may change in the future. Scott Hiatt questioned if that would not

include Enterprise Way and the county would accept Enterprise Way. Dean Patterson said that the Road Supervisor did not want to accept the dedication for Enterprise Way at this time. He confirmed that this is already a county maintained road, the county is just not accepting the strip of land for the road. Mr. Hiatt expressed that he understands what Mr. Patterson was saying. He pointed out that the road is in rough condition right now, and it is over 30 years old. He stated that asphalt generally only has a life of 15 to 20 years.

Chair Arciniega asked for any public comment, and there were none. Therefore, he turned the discussion over to the commissioners.

Member Bunyard inquired regarding the commercial well if Mr. Hiatt had an estimate on the number of commercial water rights are there. Scott Hiatt reported that they have an array of water rights in different areas—Washoe County, Churchill County, etc. He doesn't know the exact number and location. Member Bunyard asked if there were some water rights remaining within this well to serve. Mr. Hiatt answered in the affirmative and further stated that it is either in this well or could be moved to this well. He believes that they have the capability to serve the entire industrial park including the additional approximate 100 acres that are on the back side.

Member Diehl asked what types of small industrial businesses they are planning to bring to the community. Scott Hiatt responded that they would welcome any that wanted to come. They've owned this piece of ground, originally it was under Hiatt Enterprise with nine members, but Hiatt Land & Development acquired all of it a few years ago. They really haven't moved forward with the parcel. His dad was the main push; however, he passed in 2006 or 2007, so things haven't moved as fast as they could have because he had been the driving force. They have had some pretty good offers on some stuff out there, but they are concerned, like everyone else, with water, sewer/septic, etc. Originally, they were planning to do big parcels, but these propane companies have come to them because they had tried to find other locations in the county and were told that it wasn't an appropriate location. Hiatt Land & Development hasn't really pushed to find other businesses yet for this location. Member Diehl then asked regarding the traffic out in this area whether Mr. Hiatt could give an indication of the amount of traffic this might bring. Scott Hiatt replied that he couldn't say anything about the future yet; however, it is very little traffic with what they already have there. They had thought that being close to the airport there would be more interest to some pretty good companies, but the airport is still small and doesn't have a lot of facilities. Fallon is growing, but not real fast. Member Diehl asked if they are providing for emergency service vehicles to be able to access the industrial park. Mr. Hiatt pointed out that he believes the map complies with the requirements for this. David Crook said that Parcel 2 on the map was started in order to facilitate the propane company, and if you do a parcel map to create one parcel, it would be the same work to create four parcels. There are no plans for the other three parcels as yet. They are just being created. Enterprise Way is paved, the road coming in will be paved, so there will be sufficient access to those parcels.

Chair Arciniega asked for any further comments; there being none he called for a motion.

Member Bunyard, based on the information provided in the application, in the staff report, and heard tonight, moved that the findings have been met for an application for a Parcel Map on APN: 007-311-42 to split the property into four parcels thereby meeting the criteria found in CCC 16.04.040(C) and CCC 16.04.050(A), as described in the Staff Report. Member Getto seconded the motion and the decision carried by unanimous vote.

Vice Chair Yates based on the previously adopted findings made for this project, moved to recommend that the Board of County Commissioners:

(A) **APPROVE** the Parcel Map permit application for Bart Hiatt to divide APN: 007-311-42 into four parcels as subject to conditions in the Staff Report.

(B) **ACCEPT** the offer to grant easements identified on the map.

(C) **REJECT** all offers to dedicate lands and improvements at this time.

Member Getto seconded the motion and the decision carried by unanimous vote.

Recommended Conditions:

1. Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a. Minor typographical and organizational changes to the map and certificates.
 - b. Making any changes to the Owner Certificate and Churchill County Commissioner's Certificate needed to be consistent with the final decision on offers to grant easements and dedicate land and facilities.
 - c. Roads serving the development shall be constructed or financially guaranteed before recording the maps. Any portions of project roads that are off-site of project land shall be constructed at the developer's expense and offered for dedication to the County through appropriate processes.
 - d. Water dedication requirements must be met prior to recording the map.
 - e. Structures that cross property lines will be removed or moved to locations that meet County standards. Structures that are near the setback for the new road shall be shown on the map and labeled with their distance to the road easement; and if within a setback, they shall be removed or a variance obtained to let them remain before recording the map.
 - f. A Road Name Application and Address Application (for the new lots) shall be submitted and approved before recording the map.
2. Any final changes required by the County Surveyor shall be made prior to recording.
3. The label on Parcel 3 referring to an approved road plan shall be replaced by a label identifying that the road is proposed, its construction standard, and offering it for dedication.
4. A note shall be added that prohibits Parcel 4 from accessing onto Enterprise Way.
5. A road maintenance agreement that assigns responsibility for maintaining the new road to the parcels within the map shall be recorded along with the map. The agreement shall be approved by the Public Works Director. Associated notes shall be placed on the map.

Chair Arciniega thanked the applicant and advised that this item will be forwarded to the Board of County Commissioners with their recommendation at the Board meeting on March 3, 2022.

10. Consent Agenda. (Action Items generally not requiring discussion or explanation.) **All matters listed under the Consent Agenda are considered routine and may be acted upon by the Planning Commission with one action and without an extensive hearing. Any member of the board or any citizen may request that an item be taken from the Consent Agenda, discussed and acted upon separately during this meeting.**

- A. Consideration and possible action re: Termination of a temporary use permit for a temporary residence for general purposes previously granted to Deborah Conley for property located at

1940 Bowie Road, Assessor's Parcel Number 008-132-30, in the E-1 zoning district. The applicant didn't submit a renewal application, and the permit expired December 31, 2021. We have been unable to get a response from the applicant since December 2021.

Member Bunyard moved to approve the Consent Agenda as submitted. Vice Chair Yates seconded the motion and the decision carried unanimously.

11. Public Comment.

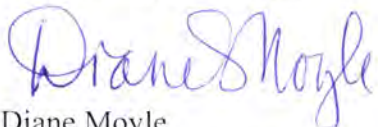
There were none.

12. Adjournment.

There being no further business to come before the Planning Commission, Chair Arciniega adjourned the meeting at 7:52 p.m.

13. Appendix.

Respectfully submitted,



Diane Moyle
Administrative Assistant



CHURCHILL COUNTY
PUBLIC WORKS, PLANNING, & ZONING

155 N. Taylor, Ste. 194, Fallon, Nevada 89406
Off. (775) 423-7627 Fax (775) 428-0259

STAFF REPORT FOR PLANNING COMMISSION MEETING – February 9, 2022

Prepared February 2, 2022

PLANNING COMMISSION MEMBER-STAFF MEETING

A meeting was held on February 2, 2022 to review the project applications listed below that are on the agenda for the February 9, 2022 Planning Commission Meeting. Site visits were made as noted.

- | | | |
|--|--------|---------------|
| • Hiatt Parcel Map – 4 Industrial lots | Page 2 | No Site visit |
| • Consent Agenda | Page 6 | No Site Visit |

PC Members Present

Charlie Arciniega
Zack Bunyard

Staff Members Present

Dean Patterson
Diane Moyle

REVIEW OF PROJECT FILES

The Public Works, Planning, and Zoning Department Staff has reviewed these applications for compliance with Churchill County Code as required by the Development Code. This staff report summarizes our findings and provides recommendations for the Planning Commission to consider while making their decisions on a project or making recommendations to the Board of County Commissioners.

If you have questions concerning details of the project or this staff report, please contact the Public Works, Planning, and Zoning Department staff for assistance.

Application:	<u>Hiatt Parcel Map for 4 lots</u>	Use Listing:	<u>Future industrial uses</u>
Applicant:	<u>Bart Hiatt</u>	Owner:	<u>Hiatt Land & Development Co.</u>
Representative:	<u>Lumos and Associates – David Crook</u>		
Site:	2880 Enterprise Way (APN: 007-311-42) – 21.73 acres		
Designations:	Master Plan – Agriculture // Zoning - Industrial		

Background: This Parcel Map application was submitted in mid-2018 and has been on hold to figure out road and drainage issues. The delay caused the map review to extend through multiple planning efforts that revised application materials, map certificate, etc. As progress was made on the project, the map has been revised multiple times. This review will also address recent changes to policies regarding the treatment of existing roads and new private roads.

Proposal: The applicant is requesting a Parcel Map to split the large Industrial property into four lots, separating three small parcels from a large remainder parcel. The 3 small parcels will be served by a new road, giving them access to Enterprise Way. The large remainder parcel will have access both from the new road and its Enterprise Way frontage. The parent parcel has historically been used to support the A & K Earth Movers construction business, with a variety of equipment, facilities, and operations – including an asphalt plant. Most of that activity has ceased, but there are facilities that must be considered in laying out the new parcels, such as things that cross property lines or within the new road’s setback. The applicant has future plans to divide more lots from the remainder parcel, including a continuation of the new road. Pursuing these plans will be complicated by County Code requirements and Master Plan policies regarding the use of sewer and water services. These are discussed in more detail below.

Criteria Review:

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

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

- **Setbacks and Easements:** The new lot lines and road easements may conflict with existing facilities. (1) An existing mobile home or RV lies across the west property line of parcel 4. It will not meet setback and easement requirements; and it creates possible split ownership and trespass issues. Recommended conditions will require that it be moved so that it meets setback and easement requirements before recording the map. (2) A facility that appears to be a concrete bunker with above-ground walls is located near the cul-de-sac for the new road. It is not shown on the map and may be within the front setback for the road. Recommended conditions will require that it be shown on the map, and that it be removed or a setback variance be obtained before recording the map.
- **Lot size and width:** The 3 small, proposed lots meet the lot dimensional standards for area and width.
- **Access, sewer, and water facilities:** Also see criterion 4 below regarding public roads. All properties will have access to public roads, as required by County Code, and their future development will require installation of access aprons and fire truck accessible driveways to buildings.

Also see criterion 4 below regarding public water systems. The existing parcel contains an on-site water well (east side) and septic system (west side). The parcel lines are configured for Parcel 1 to retain the well and septic system on it. However, the well serves other properties, including the existing propane company parcel fronting Enterprise Way and the City’s transfer station. A private

water easement is provided on Parcel 2 reaching to the propane company property. The new parcels can use individual wells and septic systems. But if the existing well is to serve all new parcels, it may be subject to regulation by the state as a public water system.

- **Water dedication and community development fees:** Community development fees will be due with any new home or new business construction on the new lots. The exception is that a water right dedication of 2 acre-feet per lot is required for each new lot, unless no water rights exist on the property, in which case a payment-in-lieu is allowed in the amount of \$3276 per lot. This also applies to existing developments unless they have already satisfied the requirement. This parcel map will need to pay fees for 4 lots before recording.
- **Parcel Map Procedures:** The County Code places limits on the use of parcel maps, serial parcel maps, and subdivisions. Of interest in this case is that the owner wishes to develop the property in the future into a cluster of smaller industrial parcels. Similar land division projects often use the serial parcel map process in CCC 16.12.040.2.B, but County Code prohibits that process from being used for commercial and industrial lands. That standard limits the use of parcel maps to this one map. After this map, further development will have to be done through a subdivision process, including the option for using the commercial/industrial subdivision process. However, such a project would have to also meet the sewer and water policies in the Master Plan, which are discussed below.

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

1. Conformity with the master plan.

The **Master Plan** designates the area as Agriculture and is implemented by the area's A-10 zoning district, and also by the Industrial zone located along Enterprise Way. Most Master Plan policies are not applicable to the issue of a land division, except that here are important policies in **Chapter 9** (Public Services and Infrastructure) that impact lot size and land division. These are discussed under Criterion 4, below. Both **GOAL LU 2** and **Policy LU 2.1** discuss compatibility issues that are discussed under criterion 2, below.

2. Compatibility with existing adjacent properties and uses.

The proposal will result in another 3 industrial properties. The compatibility of them with (a) the existing vacant properties to the north and south, (b) industrial lands to the east and west, and (c) the potential wetland areas to the south will not change significantly. The difference in development potential due to this map would be comparing a single large industrial use for the existing property vs. smaller industrial uses on smaller properties.

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

Potential industrial uses will not change when the parcel is split. Compared to the single large industrial lot, the creation of 3 additional industrial lots might minimally increase human activity in the neighborhood or bring it about sooner. Public health, safety, and general welfare will be minimally affected by the land division, and are adequately protected

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

With the parcel map, the future development of 3 additional industrial lots will place a minimally greater demand on facilities and services. This will mainly include emergency services, and road facilities. Fire and police services are adequate to serve the existing or future uses.

There are no public sewer or water services, so on-site services are used or will be used for any new development. Power is available at the site, with a line paralleling the new road and new utility easements established with the new lots. The utility easements provided along property lines comply with the current county requirement.

However, there is a complication relating to the **additional land division** on the site in the future. There are **Master Plan policies** related to providing community sewer and water. As noted above, future development will need to be through a subdivision. **PSF 1.2.1** requires subdivisions to be served by a centralized water system; **PSF 1.2.3** requires that such system must be within a service area; and **other policies** require that the County own/operate the water service. There are also policies addressing sewer service for subdivisions. **PSF 2.2.6** requires that creating lots less than 5 acres in size requires a sewer system connection; and **PSF 2.1.4** requires such systems to be within a service area. Thus, future lots may need to be over 5 acres in size to avoid the cost of a centralized sewer system, and the development will still need to establish a centralized water system. Future development will need to work within the Master Plan policies.

The property fronts on Enterprise Way (on the north side), which provides transportation facilities for traffic going to the City of Fallon solid waste transfer station and nearby industrial properties. It is not in the best of condition; however, traffic from the property will only be a portion of the daily traffic to the transfer station, and it is adequate to serve the 3 proposed new lots.

Enterprise Way is a County-maintained gravel road within a 60' road easement. The road is generally centered on the property lines fronting the road, with some variation. County policy is normally to require the dedication of the land that easements for existing County roads occupy. But the Road Supervisor has determined that this is not the preferred option for Enterprise Way, and recommends it remain as an easement. However the Road Supervisor does recommend that Parcel 4 be required to access onto the new road rather than Enterprise Way to limit the unnecessary access points on the County road, and a note should be placed on the map to implement this requirement.

County Code requires that the new lots will be served by a road that connects to the County-maintained road. In addition, the proposed lot sizes require the new road to be paved back to the County road. The applicant is proposing to build such a road, including a turn-around at the end, and associated drainage control facilities. The Road Supervisor recommends against accepting the road for County maintenance. Thus it will be a privately maintained road, and the right-of-way is drawn as a "tail" attached to the remainder lot and will remain under that property's ownership. Recommended conditions will require both the road easement and the road improvements to be offered for dedication, but the County will not accept the offer at this time. As required by NRS 278.378, offers to grant easements, and dedicate land to the County must be accepted or rejected along with approval of the map. The motion of approval needs to include these statements.

Since the road will be privately maintained, the Road Supervisor recommends that a Road Maintenance Agreement be established to ensure that a responsible party (the property owners a group) will be formally identified, and there will not be a future expectation that the County will maintain the road.

There are other recommended conditions related to roads. Changes are needed for road labeling and certificates. The new road does not have a proposed name, so a Road Name Application and Address Application for the new lots need to be submitted and approved before recording the map.

Future development will result in a "loop" road reaching back to Enterprise Way, but details will be determined with future permitting. The portion serving the proposed lots are addressed in this decision.

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

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

STAFF RECOMMENDATION: APPROVAL

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

- Based on the information provided in the application, in the staff report, and heard tonight, I move that the findings **[HAVE BEEN // HAVE NOT BEEN]** met for an application for a Parcel Map on APN: 007-311-42 to split the property into four parcels thereby **[MEETING // NOT MEETING]** the criteria found in CCC 16.04.040(C) and CCC 16.04.050(A), as described in the Staff Report.

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

- Based on the previously adopted findings made for this project, I move to recommend that the Board of County Commissioners:
 - (A) **[APPROVE // DENY]** the Parcel Map permit application for Bart Hiatt to divide APN: 007-311-42 into four parcels.
[For APPROVAL add] This approval is subject to conditions, as listed in the Staff Report.
 - (B) ACCEPT the offer to grant easements identified on the map.
 - (C) REJECT all offers to dedicate lands and improvements at this time.

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

- 1) Changes shall be made for compliance with Churchill County Code, including but not limited to:
 - a) Minor typographical and organizational changes to the map and certificates.
 - b) Making any changes to the Owner Certificate and Churchill County Commissioner's Certificate needed to be consistent with the final decision on offers to grant easements and dedicate land and facilities.
 - c) Roads serving the development shall be constructed or financially guaranteed before recording the maps. Any portions of project roads that are off-site of project land shall be constructed at the developer's expense and offered for dedication to the County through appropriate processes.
 - d) Water dedication requirements must be met prior to recording the map.
 - e) Structures that cross property lines will be removed or moved to locations that meet County standards. Structures that are near the setback for the new road shall be shown on the map and labeled with their distance to the road easement; and if within a setback, they shall be removed or a variance obtained to let them remain before recording the map.
 - f) A Road Name Application and Address Application (for the new lots) shall be submitted and approved before recording the map.
- 2) Any final changes required by the County Surveyor shall be made prior to recording.
- 3) The label on Parcel 3 referring to an approved road plan shall be replaced by a label identifying that the road is proposed, its construction standard, and offering it for dedication.
- 4) A note shall be added that prohibits Parcel 4 from accessing onto Enterprise Way.
- 5) A road maintenance agreement that assigns responsibility for maintaining the new road to the parcels within the map shall be recorded along with the map. The agreement shall be approved by the Public Works Director. Associated notes shall be placed on the map.

Consent Agenda:

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

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

RECOMMENDED MOTION

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

January 25, 2022

CHURCHILL COUNTY PUBLIC WORKS,
PLANNING AND ZONING
155 TAYLOR ST, SUITE 194
FALLON, NV 89406

RE: TEMPORARY USE PERMIT RENEWAL FOR HARDSHIP

Dear Churchill County Planning Commissioners,

On February 2, 2021, I was issued a temporary use permit for temporary quarters at 623 River Village Drive, to be used for Hardship General Purposes. The permit was pursued so that my dad could live in a 5th wheel on our property.

My mom passed in October of 2020. Having been married for 49 years, since my dad was 19, this alone has been a huge adjustment. After my mom's passing, financial matters came to light that resulted in the need to allocate income and resources to pay off debt. It has taken until now to get to the bottom of it all. We hope to have a conclusion and better understanding of what his future financial situation will be after a final hearing set for March 22, 2022.

The trailer is being used for the purposes it was originally applied for. In July 2021, once all the hook-ups were completed and site prepared, the trailer was delivered. After delivery, a leak was discovered in the plumbing of the trailer itself. The company had to take it back to their site to make the repairs. Upon its return, my dad was able to begin living in the trailer full time and has continued to do so since. He works long hours at his office and more long hours at home. Most weeknights he drops in to grab a bite after work and unwind with family before prepping for the next day. He is with us a lot on the weekends. The convenience for him of being to walk over in less than a minute for food and company has been very helpful. There are not any rentals or RV spots available in Fallon currently that are comparable to what he pays to live on our property. The General Permit has allowed him to both be close to family and enabled him to pay down a lot of debt.

As far as meeting the Code requirements, the Churchill County Building Department performed an inspection on the trailer and hook-ups and issued Permit #2607 in July 2021. Receipts for the work done by D&D Plumbing, Marshal's Septic and Hot Wire Electric have been included with the application for permit renewal.

The time to make progress on plans for and begin construction on an Accessory Dwelling Unit has been limited. We spent the first few months after the General Purpose Permit was issued preparing the site, hook-ups, and trailer to be lived in, along with holding an Estate Sale and moving my dad out of the home he had been living in with my mom before she passed. We also gathered, prepared, and submitted 10 years' worth of financial history. As mentioned

previously, my dad has been working diligently to improve his financial situation, but it won't be until March 22, 2022, that we finally get a clear picture of what his budget will look like.

In addition to these things, since we have started looking into plans for the ADU, it has been difficult to find a contractor. I'm sure you understand building right now is a slow and expensive process.

I am encouraged that we have made progress in the following ways:

1- **Curb Stop Installed**: Marshal's Septic and D&D Plumbing dug a trench and laid water line from the frost-free faucet at the well site, where they tied into the main water line, to a Yard Hydrant for the trailer hook-up. In preparation for the future build, they installed a Curb Stop near the place where the ADU will be. See attached photo of curb stop.

2- **Progress on Plans**: Basic plans have been drawn for an 840 sq. ft. ADU and submitted to G.E.M Drafting for a proposal on blueprints. They will also do a scan of our current home and propose any workable options for an addition so that we can compare this with building an ADU.

We sought out several possible options for having the plans drawn before finding G.E.M Drafting. So far, we have only received a proposal from them. *Proposal Signed*

3- **Application for more power to NV Energy**: When Hotwire Electric installed the power hook-up for the trailer, they recommended that we begin the process of requesting more power from NV Energy far in advance of starting a build. They suggested we need to upgrade our current panel from 200 to 400amps. We have been in touch with NV Energy and have been given direction on how to submit the application. We are working on the application currently. Most of it is completed. Hotwire electric will help us with portions of the application we can't do on our own.

4- **Contractors contacted**: We are in the process of finding a contractor. We have spoken with a couple and are waiting to hear from a couple. So far, the contractors we've spoken with are not currently building homes, are trying to retire and/or have a lineup of homes waiting to be built already. You are likely aware that it has been very difficult for contractors to find crews which has slowed down the building process significantly. We will keep looking and welcome suggestions.

5- **Costs compiled to evaluate actual living expenses**: With almost a years' worth of utility bills and living expenses for my dad at 623 River Village Drive, we can compare these to other rental options in Fallon. Currently, as far as we have been able to discover, there are no other rental options that compare either financially or practically.

In conclusion, my dad's ideal outcome for this Planning Commission meeting would be to have this year to live in the trailer, continue to pay off debt and make a financial plan for his future, including housing. We will continue to work out plans for either an ADU or an addition to our

current home, including gaining approval for an upgrade on our electric panel, and finding a contractor who can give us an estimate on a build. We will also start looking for options to finance the project.

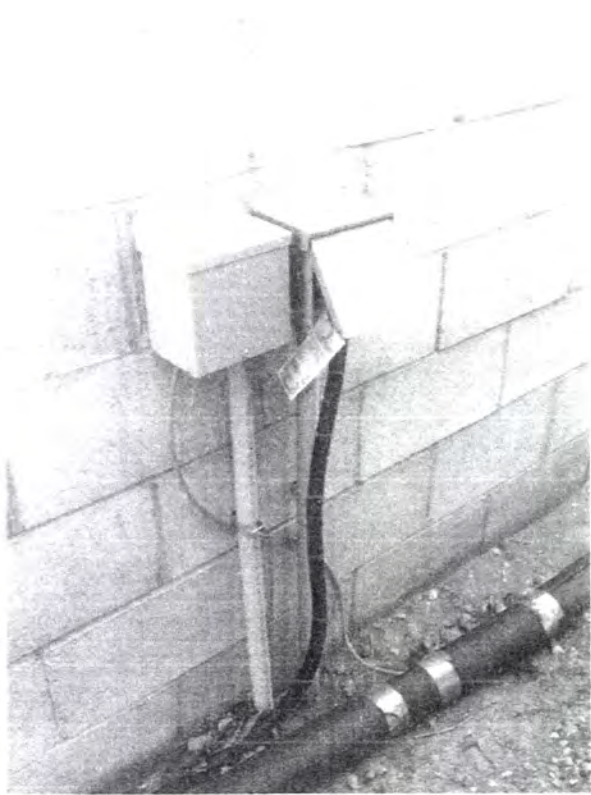
At the end of this year, we would be prepared to report what further progress has been made. Ideally, we would like to be able to report that construction has either begun or is scheduled to begin soon or to present his alternative housing solution and the projected date on which he would no longer need to live in the trailer.

Thank you for your time and consideration.

Sincerely,

Amiee Springfield
Property Owner





Nevada Licenses
#18634 & 73006
California License
463167

D & D PLUMBING, INC.

80 W. Richards
Fallon, NV 89406
(775) 423-3414
FAX (775) 423-2979

February 18, 2021

Amy Springfield
623 River Village Drive
Fallon, NV 89406

We are pleased to quote you on the following.

- Trenching by Marshall's Septic
- Tie into main water line near well.
- Furnish and install 1" Pex water pipe from connection at well to yard hydrant location.
- Furnish and install (1) Woodford Y34 2ft Bury Yard Hydrant.
- Furnish and install (1) Curb Stop for future house water.
- Test for leaks.
- Includes all necessary piping and fittings.
- Backfill by Marshall's Septic.

For the sum of:

One Thousand Six Hundred Twenty Dollars

\$1620.00

Excludes: Trenching, backfill, sewer or septic, electrical, permits and any tasks not described.

We require 50% down upon acceptance of proposal. The balance is due at completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra cost will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon status, accidents or other delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Residential Construction Recovery Fund: Payment may be available from the Recovery Fund if you are damaged financially by a project performed on your residence pursuant to a contract, including construction, remodeling, repair or other improvements, and the damage resulted from certain specified violations of Nevada law by a contractor licensed in this State. To obtain information relating to the Recovery Fund and filing a claim for recovery from the Recovery Fund, you may contact the Nevada State Contractors' Board at the following phone number: (775) 683-1141.

License Number & Limit: #17788 - Unlimited
#18634 - Unlimited
#73006 - Unlimited

Authorized

Signature Ray Mortensen

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Delinquent accounts will be charged 1 1/2 % Service Charge per Month (18% computed annually). If legal action is necessary to collect a delinquent account, Purchaser agrees to pay all reasonable attorneys' fees.

Signature

Amy Springfield
2/18/21

Accepted date:

Hotwire Electric LLC
 PO Box 1120
 Fallon, NV 89407
 (775)867-4242
 accounting@hotwireelectricnv.com

Invoice

Page 1 of 1

Aimee Springfield
 623 River Village Dr
 Fallon, NV 89406

Invoice#: 8673
 Invoice Date: 2/23/2021
 Due Date: 3/25/2021
 Customer ID: 523700051
 Phone#: (775) 423-8595

Job: 8673-RV Power
 Job#: 8673

Work Ordered:

Install power for RV
 Install ug conduit for Communications

Work Performed:

Item	Description	Qty	Price	Total
1182	1" PVC	100.00	172.97 C	172.97
2029	1" PVC-40 Elbow	2.00	128.36 C	2.57
1963	1" PVC Term Adpt	4.00	81.57 C	3.26
1548	1" Locknut	4.00	104.38 C	4.18
7317	PVC Cement - Quart w/Brush Top	0.50	1,953.42 C	9.77
2195	1" Conduit Hanger w/Bolt	6.00	124.34 C	7.46
7588	50 Amp RV N3R Receptacle in Box	1.00	76.17 E	76.17
5800	6x6x4" Screw Cover Pull Box-Nema 3R	3.00	45.47 E	136.41
2602	#6 THHN CU Stranded Wire	159.00	992.27 M	157.77
2600	#10 THHN CU Stranded Wire	53.00	407.21 M	21.58
7411	2 Hole NSI #14-4 AWG	4.00	21.44 E	85.76
7539	Tapcon Screw 1 3/4	18.00	46.90 M	0.84
1624	1" RT Myers Hub	1.00	33.73 E	33.73
1438	1" RT Steel Conn	2.00	748.99 C	14.98
2736	6/3 NM-B Romex w/out Ground	60.00	4,685.46 M	281.13
3639	50A 2P 120/240V Plug-In Circuit Breaker	1.00	31.97 E	31.97
T100	Hand Dig and Back Fill if necessary	1.00	200.00 E	200.00
2779	1-1/4" Romex Staple	6.00	71.21 M	0.43
1002	1" EMT	10.00	134.73 C	13.47
Material :				1,254.45
L169	Justin Speed	7.50	105.00 H	787.50
L165	Trevor Bonds	6.00	60.00 H	360.00
L181	Clayton Kissick	4.00	60.00 H	240.00
Labor :				1,387.50
Total Due				\$2,641.95

Terms: Due upon Receipt

Remittance

© 2001 RELIORMA • 51657N-CL

Hotwire
for trailer
hook-up

DATE 2/26/2020 **RECEIPT** 048885
RECEIVED FROM Amiee Springfield
ADDRESS 623 River Village Dr
FOR OK # 2622
DOLLARS \$ 244.95

ACCOUNT		HOW PAID	
BEGINNING BALANCE		CASH	
AMOUNT PAID		CHECK	<u>244.95</u>
FINANCE		MONEY ORDER	

BY Calvin Blake

©2001 RELIORMA® 51657N-CL

Marshall's Septic Care

P.O. Box 403

Fallon, NV 89407 US

(775) 428-1208

Admin@mscseptic.com

mscseptic.com

**INVOICE**

Invoice #

Amiee Springfield
623 River Village Dr.
Fallon, NV 89406

Invoice #

Amiee Springfield
623 River Village Dr.
Fallon, NV 89406

Invoice #

20710
02/24/2021
Due on receipt
02/24/2021

20710

02/24/2021

Due on receipt

02/24/2021

DATE	DESCRIPTION	QTY	UNIT PRICE	AMOUNT
	Heavy Equipment and Operator	9	100.00	900.00
	Equipment and Operator by the hour: The use of heavy equipment is used when the soil or depth of septic system is beyond hand digging.			
	Septic Parts	1	15.00	15.00
	Septic Parts: to repair or replace parts needed for Job			
	Tips Earned	1	85.00	85.00
	Chad Marshall			
				1,000.00
				\$0.00
				PAID

Churchill County Building Department

MOBILE HOME PLACEMENT PERMIT

PERMIT # 2607 S

CHURCHILL COUNTY AUTHORIZATION FOR PLACEMENT OF A MOBILE HOME AT:

Mobile Home Location: 623 RIVER VILLAGE DR

Make, Model & Size:

Year: Serial #:

X

NOTICE

In addition to this authorization, an inspection of your mobile home and a Nevada Safety Certificate for Mobile Home Installation must be obtained from the State of Nevada. It is your responsibility to obtain all required inspections. For a mobile home inspection call the State of Nevada Department of Manufactured Housing at (775)684-2920. A minimum amount of notice may be required before your inspection. Upon receipt of state safety seal call 428-0264 for inspection of on-site utilities to authorize utility hookups.

NEVADA STATE MOBILE HOME REGULATIONS, PART 2, 200 GENERAL

The regulations in this part apply to the on-site installation of all mobile homes and commercial coaches, regardless of the date of manufacture and the location of the mobile home or commercial coach. No mobile home or commercial coach that is moved from one location to another may be occupied as a dwelling unit or otherwise unless a certificate of installation and a matching label has been issued certifying that the mobile home or commercial coach has been installed in accordance with these regulations.

WARNING

Occupying your mobile home without first obtaining your Mobile Home Inspection and Safety Certificate as required by N.R.S. 489 will result in appropriate legal action.

NOTICE

Notice, a copy of this authorization will be sent to the Nevada Department of Manufactured Housing for their notification.

I hereby agree to save, indemnify and keep harmless the County of Churchill and its officers, employees and agents against all liabilities, judgments, costs and expenses which accrue against the County in consequence of the granting of this authorization and will in all things strictly comply with the conditions and provisions of the rules, regulations, and ordinances of the County of Churchill and/or any applicable State laws.

Owner: SPRINGFIELD MICHAEL A & AMIEE Telephone Number:
Address: 623 RIVER VILLAGE DR
FALLON NV 89406-2505

Signature: Amie Springfield

Mobile Home Contractor:

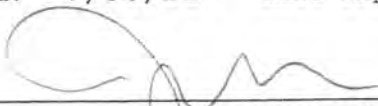
License #:

Phone #:

FOR MOBILE HOMES TO BE PLACED IN ZONES REQUIRING AN ARCHITECTURAL REVIEW:

Building Official

Date Issued: 7/30/21 Date Expires: 1/30/22


Building Official

Applicant's Copy

PERMIT # 2607 S

Seq # 0001 Receipt # 10786 Receipt Entry Date. 7/30/21 ^{BP3110B}

Print (X) AMEE SPRINGFIELD

Cash Check 200.00 Check # 385 Bank # 62-7611/311

Application #/Type 00674 S Septic Credit Card

Up get owner info from the Septic App put an (X) in the Septic field above

Address 623 SPRINGFIELD MICHAEL A & AMEE

Parcel # 008-421-61 Permit # 02607 Fee Amount 200.00

Category	Amount	Permit #	Category	Amount
BUILDING PERMIT	200.00	00000	SCHOOL TAX COLL FEE	
M/H SET PERMIT		02607	WATER HOOK UP	
M/H CONV PERMIT		00000	SEWER HOOK UP	
SEPTIC FEES		00000		
OTHER FEES				
PARKING FEES				
WATER RIGHT DED FEES				
ROAD FEES				
SCHOOL RES CON TAX				

Total 200.00 Change.....

Comment:

F3=Save & Exit F12=Cancel F5=Calculate Change F7=Get application data

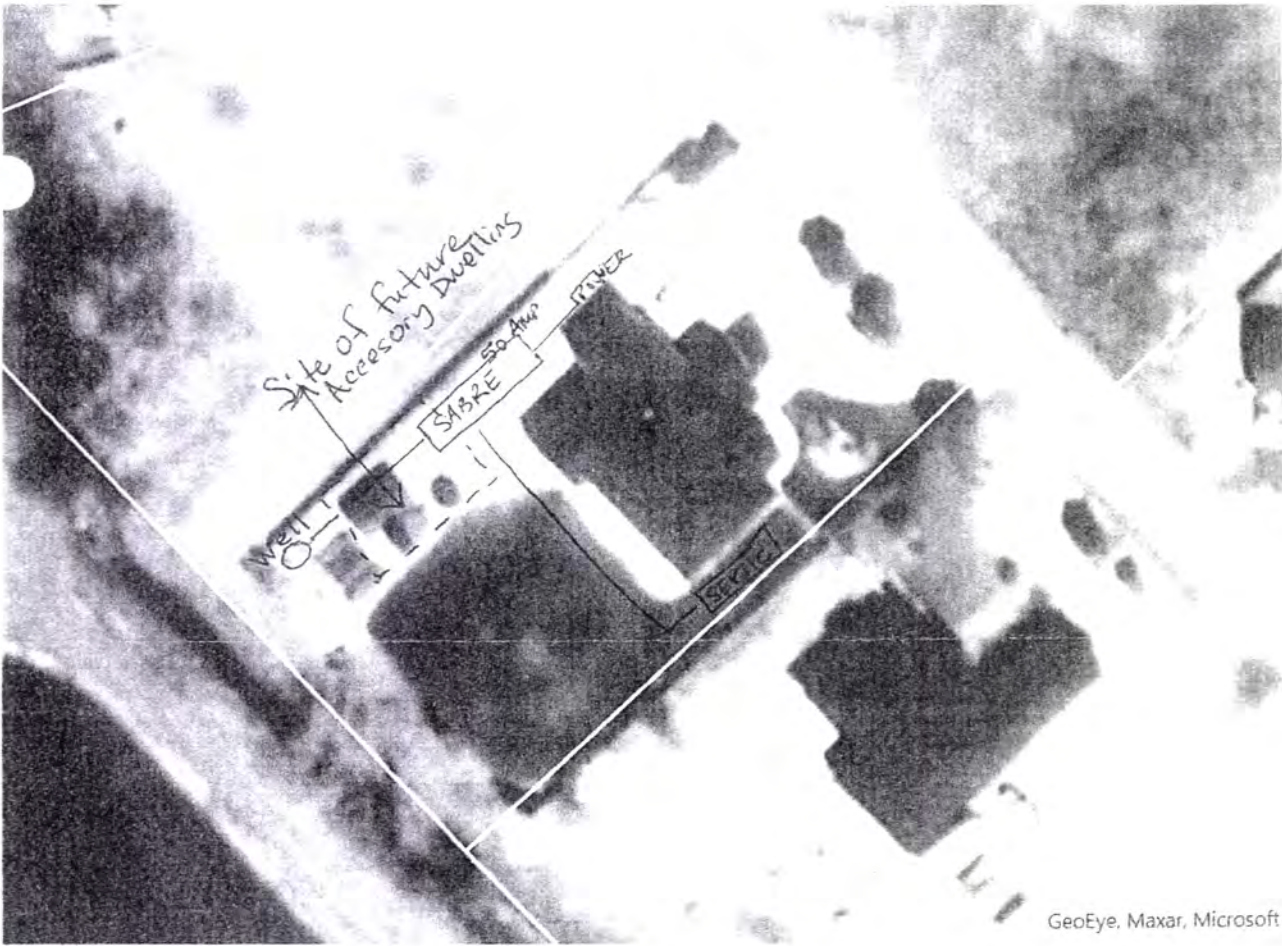
CHURCHILL COUNTY
PLANNING DEPARTMENT
155 N Taylor, Suite 194
Fallon, Nevada 89406
Phone (775) 423-7627
Fax (775) 428-0259

Receipt #: 18182

Paid By: AMIEE SPRINGFIELD
RECORDING FEE FOR NOFA

Payment Date: 02/23/21
Amount Paid 43.00

	<u>Description</u>	<u>Amount</u>
	ZONE CHANGE/VARIANCE	43.00
Payment by Check:	43.00	Check #: 2620 Bank #: 94-7074



GeoEye, Maxar, Microsoft



Irrigation Ditch

48' From Rear Property Line





Partnered With



DRAFTING & DESIGN SERVICES PROPOSAL

COMPENSATION

Step 1: PRELIMINARY PRICING

Step 2: DRAFTING FEE

Step 3: PROGRAMMING (Predesign)

Step 4: CODE / ZONING REVIEW (Predesign)

Step 5: CONCEPTUAL DRAFTING PHASE

Step 6: DETAILING AND FINAL DOCUMENT PHASE

*This table will be updated based on the cost feedback generated in step 1. We allow 300+/- SF, after that we bill at \$3/SF for overage on SF.

ESTIMATED TOTAL DRAFTING FEE*

\$3500	Architectural Drafting and Design
\$875	Architect Review, Stamp and Seal
\$4,375	Project Total

*All above work is charged as fixed fee, this is a guideline as to the expected fees per phase based on the scope of work described.

Billings/Payments:

50% Upfront Retainer to get started= **\$2,187.50**

Remaining Invoices for the Firm's services shall be submitted upon completion of such services. Invoices shall be payable upon receipt of the invoice date. If the invoice is not paid within 30 days, the Firm may, without waiving any claim or right against the Client, and without liability whatsoever to the Client, terminate the performance of the service.

Late Payments: Accounts unpaid 60 days after the invoice date may be subject to a monthly service charge of 1.5% of the unpaid balance. In the event any portion or all of an account remains unpaid 90 days after billing, the Client shall pay all costs of collection, including reasonable attorney's fees.

GEM Drafting LLC
P.O. Box 5298
Fallon, NV 89407 US
(775) 387-0585
gemdraftingsolutions@gmail.com
www.gemdrafting.com



PAID 10/11

BILL TO
Amiee Springfiled
623 River Village Dr
Fallon, NV 89406 USA

INVOICE # 1427
DATE 02/08/2022
DUE DATE 02/08/2022
TERMS Due on receipt

DATE	DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL
02/08/2022	Drafting and Design			
	Drafting and/or Design Service:	1	2,187.50	2,187.50
	Residential ADU - Retainer			

SUBTOTAL	2,187.50
TAX	0.00
TOTAL	2,187.50
BALANCE DUE	\$2,187.50



Payment receipt

You paid \$2,187.50

to GEM Drafting LLC on February 9, 2022

Invoice no.	1427
Invoice amount	\$2,187.50
Total	\$2,187.50

Payment method	VISA****2603
Authorization ID	MU0061394468

Thank you



GEM
Drafting

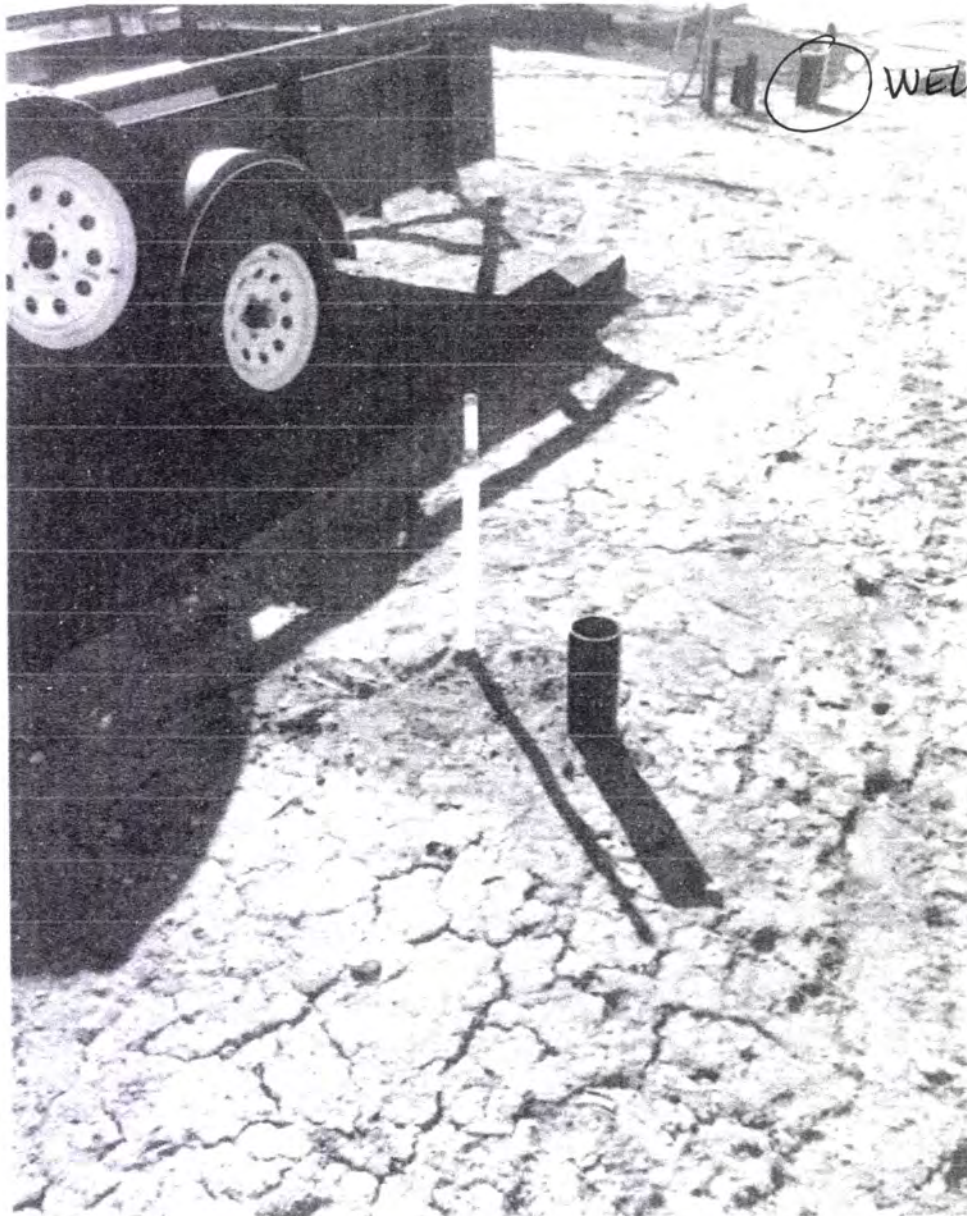
GEM Drafting LLC

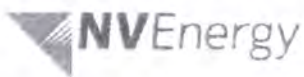
(775) 387-0585

10000 GEM Drafting LLC 10000 GEM Drafting LLC 10000 GEM Drafting LLC 10000 GEM Drafting LLC

10000 GEM Drafting LLC 10000 GEM Drafting LLC 10000 GEM Drafting LLC 10000 GEM Drafting LLC

Curb Stop for ADU





Residential Project Information Sheet

Please Type or Print Clearly – The application will need to be filled out completely. NVE will not write in any information on behalf of the customer. NVE will not accept incomplete applications

*All required documents can be delivered to the NV Energy offices in **Reno** – 1 Ohm Place (775)834-7873, **Carson** – 875 E. Long Street (775)834-2961, **Fallon** – 346 N. Maine St (775)834-2418, **Winnemucca** – 500 West McArthur (775)623-3440, **Elko** – 4216 Ruby Vista Dr. (775)753-1822.

Project Title 623 River Village Drive Accessory Dwelling Today's Date: MM: 01 DD: 19 YY: 2022
Project Service Address (If multiple, attach list. Include temp if requested) 623 River Village Drive
City Fallon State NV Zip 89406 Cross Street Deer Creek Circle
Assessor Parcel Number 008-421-79 County Churchill County
Local Building Department issuing your building permit: Churchill County Building Department

Applicant / Legal Owner (Party responsible for contracts and costs)

Legal Name Michael and Amiee Springfield
Entity Type (Corporation, LLC, LLP, etc.) n/a *(Active NV Secretary of State Required for Business Entities)
Legal Signatory Michael and/or Amiee Springfield Contact Person Amiee Springfield
Mailing Address 623 River Village Drive City Fallon State NV Zip 89406
Phone 775-217-2635 Cell 775-217-2635
E-mail sixspringfields@yahoo.com Fax n/a

Meter Set / Monthly Billing information:

Name Michael and Amiee Springfield Existing NV Energy Customer? ☒ Yes ☐ No
Address 623 River Village Drive Customer # from Current/Past Bill 1095481
City Fallon State NV Zip 89406 Phone number 775-217-2635

Estimated Construction Dates (Not required for NVE Power Availability/ Ball Park.)

Start date of construction MM: 09 DD: 01 YY: 2022 Date Permanent Service Needed MM: 11 DD: 01 YY: 2022

Please provide a brief description of your project:

Adding an 801 sq. ft. accessory dwelling to property for Amiee's father. He is currently living in a 5th wheel on the property under a Hardship General Purposes permit through Churchill County. The dwelling includes a car port and storage area not included in the sq.ft.

Nearest pole # _____ Nearest transformer # 81-5342 Existing meter # CC031408928
Install Service Feed ☐ Overhead ☒ Underground Install Primary Lines ☐ Overhead ☒ Underground ☐ N/A
Type of House/Building ☒ Stick ☐ Modular ☐ Other _____
Is this project a panel upgrade? ☒ Yes ☐ No Reason for upgrade have 200; need 400 amp



Project Information Sheet

NV ENERGY CONSULTANT/ THIRD PARTY CONTACT AUTHORIZATION FORM

The following Customer/Legal Owner: Mike and Amiee Springfield
Mailing Address: 623 River Village Drive
Fallon, NV 89406
Phone Number: 775-217-2635 E-Mail: sixspringfields@yahoo.com

Authorizes: _____
(Consulting company/Agent)

Mailing Address: _____

Phone Number: _____ E-Mail Address: _____

to represent the above Company for the following project: _____

and to act on the behalf of the above Company to perform the following actions:

- ☒ Communicate/submit all information relevant to the project to NV Energy.
- ☒ Pick up and deliver contracts. (does not include signature authority)
- ☒ Communicate and authorize all change requests.
- ☒ To represent and be the sole contact with NV Energy on behalf of the above Company.

This authorization will remain in place until completion of the above referenced project, unless otherwise notified in writing from the Company/ Owner/Developer/or Customer.

Signature: _____

Title: _____

Date: _____



