

MINUTES OF THE CHURCHILL COUNTY PLANNING COMMISSION

155 N. Taylor St., Fallon, NV 89406

May 11, 2022

1. Call to Order:

The regular meeting of the Planning Commission was called to order at 7:00 p.m. on May 11, 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

Civil D.A. Staff Present:

Ben Shawcroft, Deputy District Attorney

2. Pledge of Allegiance:

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

3. Public Comment:

Director Chris Spross mentioned a letter of appreciation from Marie J. Cannata dated April 28, 2022 regarding assistance with replacement of the mobile home that burned at 2650 Stark Lane.

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 May 5, 2022, between 8:30 a.m. and 3:30 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 Agenda as submitted or revised:

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

Member Diehl moved to approve the agenda as submitted. Member Getto 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 Minutes of the meeting held on:

A. March 22, 2022 Hearing

B. April 13, 2022 Public Hearing

Vice Chair Yates moved to approve the Minutes of the meetings held March 22, 2022 and April 13, 2022 as submitted. Member Getto seconded the motion and the decision carried by unanimous vote.

8. Old Business:

- A. Consideration and possible action re: A renewal of a temporary use permit granted to Robert Daly for temporary quarters while constructing a permanent residence at 13450 Big Red Drive, Assessor's Parcel Number 006-122-52, in the RR-20 zoning district. Origination date is May 9, 2018. *The applicant stated that the septic system, water, and propane have been completed, lines have been pressure tested and the foundation is almost ready to pour. He requests a renewal of the temporary use permit.*

Robert Daly, 13450 Big Red Drive, said that he sent in some pictures to show the progress that he has made since the last renewal (these were included in the overhead display). Mr. Daly noted that at the last meeting he was just preparing for installing the septic tank. This has been signed off by the Building Department. The water pipes, sewer pipes, and underground electrical have all been signed off. If it were not for the weather, he would probably have the foundation poured. Every time that he made an appointment to have it poured the wind would start blowing again and they couldn't do it. Mr. Daly said that he planned to try to get it done on Friday. When the photo was shown with the gauges that was for the propane connection that has been signed off as well.

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

Member Diehl remarked that it appears that Mr. Daly has done quite a lot since the last time he met with the Planning Commission. She said that she understood that with the winds we have been having he couldn't go any further. Mr. Daly stated that he really wished that he could have done the foundation, so he could start putting the house together as it has been sitting there waiting. Member Diehl verified that he has all of his building permits for these things and that the inspections have been completed for the septic and water line. Robert Daly added that the inspections were done for the drainpipes, freshwater pipes, gas pipes and the underground electric. Member Diehl responded that it looks like he just needs to be able to get the foundation done. Mr. Daly said that the foundation is the key to everything because all of the pipes and electricity go through it.

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

Member Bunyard moved to renew the temporary use permit for Robert Daly at 13450 Big Red Drive, Assessor's Parcel Number 006-122-52, for another year. Member Getto seconded the motion and the decision carried by unanimous vote.

9. Public Hearings:

- A. Consideration and possible action re: A special use permit application for a firearms and ammunition retail business filed by Michael Christopherson of Big Mike's Guns and Ammo for property located at 5083 Reno Highway, Assessor's Parcel Number 008-492-08, consisting of 1.0 acre in the C-2 zoning district. The applicant proposes to use a portion of the commercial building for his business, which has outgrown the current home based location.

Michael Christopherson and Mike Bussard were present regarding this application. Michael Christopherson stated that he has been selling in the county for seven years out of his house. Due to an increase in customers for his business, things just grew too big for his home based operation. He knew it was going to happen, so they decided to move to a proper location. They picked a location in his opinion is a good area and in a well-built building for security reasons. Chairman Arciniega asked regarding the aerial photo shared on the screen if this building fronts Reno Highway. Mr. Christopherson confirmed this. He is renting it. Chair Arciniega noted that this is part of a duplex of

office buildings, and Mr. Christopherson concurred and said the other office is where a lady sells makeup. Chairman Arciniega then asked where this building is located. Mr. Christopherson pointed out that it was across from Ott's Farm Equipment.

Chair Arciniega asked for any public comment. Director Chris Spross stated that there was a comment from the Sheriff received regarding this item. The Sheriff has no objection to this location. He wishes Mike Christopherson well. Dean Patterson questioned if Mr. Christopherson could talk a little bit about what he is going to do or not going to do for the business. He noted that the staff report brought up a few items, for example, he will be handling standard firearms and not heavy weapons, even though that might be considered a firearm. Mr. Christopherson responded that he is licensed a "7-2", which allows him to manufacture machine guns, but they are all small arms. He owns some of those types of weapons, but it is for personal use. They do sell firearms, ammunition, and will be adding a fingerprinting service for backgrounds for employers, which has been an issue in the area. They do have long term food supplies also. They are trying to branch out and bring in a few other things. They do wish to bring in a barber also, though that is not part of this yet. They are trying to make it an all-around fun place to go. If the other office were to be empty, they have considered a taco shop. Dean Patterson clarified that Mr. Christopherson doesn't plan to do full scale gun repair, and Mr. Christopherson answered that he doesn't have plans for that since there are several local gunsmiths in the area that they would refer them to. Dean Patterson pointed out that it would fall within the purview of the use that he is applying for, so that would be okay. However, fabrication of gun parts would need a different kind of review. The barber shop idea also would need a different review. He then asked Mr. Christopherson to go a little bit into his security measures because he was quite impressed with what Mr. Christopherson is going to do to forestall robbery or theft. Mr. Christopherson said that he has been trained with the Air Force in building armories. He cannot afford to build that kind of facility, but he has used a lot of the techniques, and it is all about delaying people's access long enough for the law enforcement to show up. They have already reinforced the walls that are not CMU core filled. They want to reinforce them with steel, and they have been overlaid to look like regular walls. The upper attic has been reinforced, and they have triggers built into the walls. The weakest point is the neighboring office. They know this and Mr. Christopherson is working with them because he doesn't want them to also be a victim of something that is kind of his fault. If anyone starts tampering with the walls or attic, it will set off the alarms. He has 28 cameras. It's going to be more than a bank because he wants to make sure that everyone knows that they are being watched. They have bars for the inside and outside as well as security doors. Security is important to him and not just about loss of product because that is insured, but against a bad person getting their hands on something that they shouldn't have. He mentioned that he has put a ton of money into reinforcing these walls. They will have lights, though he chose a different model than shown, and he has placed them all of the way around his section. The neighbor will put some on her side, and if she doesn't, he will put some there. There are also cameras all around the outside. They plan to install bollards to prevent someone from smashing a vehicle through, which is the main method of breaking into a gun stores.

Chair Arciniega turned the discussion over to the commissioners.

Member Diehl commented that it seems that Mr. Christopherson has all of his state and federal permits for the business. Michael Christopherson agreed that he does for the current location from his home. He is still pending the approval from the ATF (Alcohol, Tobacco and Firearms) for the new location, and that depends on the approval from the Planning Commission for this location. It is in process and expect to receive those within 30 days. He will ensure that these are completed. He is legally able to operate from his home based location. Member Diehl asked for more

information about the barber shop. Mr. Christopherson stated that this hasn't really come out yet. He has a location for one already inside the building. He has been putting feelers out to see if anyone would be interested, and there is a lot of interest in a barber, but not yet found a barber, who is interested to come out there. He wants to be more than just a gun shop, and hope to expand. They don't wish for the neighbor in the other side of the building to fail; however, if she does go out of business, he is interested in getting that location to hold hunter safety classes and other community programs to train people. Member Diehl questioned if the parking area is large enough for the business. Mr. Christopherson said that they have parking in the front and along the side as well—about 40 spaces. Member Diehl inquired if he had a handicapped parking space, and Mr. Christopherson reported that he doesn't have this currently; however, he has a contractor who is ready to do that for him. The bathrooms, entry, and parking for handicapped accessibility will be done as soon as he is approved for the special use permit. He is aware of the requirements as he works with the Public Works for the Navy.

Dean Patterson, Senior Planner, asked if Mr. Christopherson got a chance to look at the staff report that was included with the last letter sent to him, and he responded that he had not and inquired what a staff report is. Mr. Patterson noted that this is a document that reviews all of the code requirements. It is also the document that recommends approval or denial, and staff is recommending approval of this special use permit. There are some code requirements that Dean Patterson wanted to make sure that Mr. Christopherson was aware of, and he believes that they spoke about these in the office while going over the application.

- Lighting—it sounds like there will be a lot of lighting for security, so we just want to make sure that it is pointed down at the ground. Mr. Christopherson stated that they will.
- Signage—it looked like there was already existing signage, and that may take up all or nearly all of your allocation for the front wall. Signage can only take up 10% of his allocation of the building's front wall for the signs he plans to have. Mr. Christopherson said that he wasn't aware of that. Dean Patterson said that the canopy sign may come to the 10%, but he isn't sure. Mr. Christopherson inquired if that was for the front of the building or includes the side as well. Mr. Patterson said that the same applies to the side, so he should be fine there. Mr. Christopherson asked if that included the windows at the front, and Mr. Patterson confirmed that it was included. Michael Christopherson questioned if he puts a sign out in the parking area would that be included in the front signage, and Mr. Patterson responded that if he wanted to put a free standing sign (like a monument or pole sign) in the front area, it has its own separate set of limits and cannot be in the NDOT (Nevada Department of Transportation) right of way.

Chair Arciniega asked for any further comments; there being none he 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 conformance with the criteria found in CCC 16.08.080(H) regarding an application for a special use permit on APN: 008-492-08 as stated in the staff report. Member Diehl seconded the motion and the decision carried by unanimous vote.

Member Bunyard, based on the previously adopted findings made for this project, moved to approve the special use permit application for Big Mikes Guns and Ammo to establish a Firearms, Explosives, and Weapons Sales/Service/Rental business at 5083 Reno Highway (APN 008-492-08). This

approval is subject to conditions, as listed in the Staff Report. Member Diehl seconded the motion and the decision carried by unanimous vote.

Recommended Conditions:

- 1. The business must be implemented and operated as proposed*
- 2. The sale of heavy weapons, associated munitions, or explosives is prohibited without further review.*
- 3. The site must be constructed and operated in conformance with County Code and building permit requirements.*

Chair Arciniega thanked the applicant and advised that there is a ten-day appeal period and the department will contact you for further permitting procedures.

B. Consideration and possible action re: An application for abandonment of easement filed by Ralph & Deborah Mills for property located at 4572 Bebe Ann Way, Assessor's Parcel Numbers 006-231-69. A petition has been filed to abandon the 60 foot road easement and related parallel easements that currently extend across Parcel 10 and lying east of the existing turn around as shown on map document number 408057, Churchill County Records.

Ralph Mills and Cameron Mills were present for this application. Ralph Mills stated that this request was submitted in order to increase the buildable area on the lot on a road that goes to nowhere and won't, in his foreseeable future, be built. He would like to make the parcel possibly more saleable. Chair Arciniega said that Bebe Ann Way ends in a cul-de-sac at this point, and Mr. Mills responded in the affirmative. Chair Arciniega asked if Parcel 10 is the triangular parcel, and the easement goes along the south side of that parcel. Mr. Mills replied that was correct, which is adjacent to the drain ditch that is to the south. Chair Arciniega inquired if he was looking to eliminate that easement in order to have a fully buildable parcel, and Mr. Mills answered that was correct.

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

Director Chris Spross pointed out that as part of this kind of application it is the department's responsibility to send this request to the various utility companies—Southwest Gas, Bureau of Reclamation (BOR), Road Department, etc. We review this as well as part of the county's utility system. We got a lot of comments back that had no objection; however, the Road Department and Public Works Department do object to abandoning this easement for several reasons. It is the county's responsibility to always think about the future road and the future utilities that may be required as part of a future development. As such this easement was put in place and purposely established to provide that road and utility easement for connections east of Bebe Ann Way. He pointed out that this property was created as part of a conservation easement, but it wasn't a conservation easement in perpetuity. This is a 30-year conservation easement, which is about halfway through its life cycle at this point in time. Within 15 years, when that conservation easement expires, that will allow development in that area, which may lead to somebody to build a road that would tie in over to Chavez Drive and possibly Sheckler Road. Just to point out this is a fairly large parcel, just under 2.3 acres, and with the easement still in place it would still leave approximately between one-half and three-quarters of an acre of developable land. At this time, the Road and Public Works Departments does object to abandoning this easement.

Chair Arciniega inquired if any of the other utilities that were contacted had any objections.

Director Spross confirmed that the other responses from other utilities (BOR, Southwest Gas, and CC Communications) had no objection. Chair Arciniega asked if Chavez Drive was a north south road. Mr. Mills verified that it dead ends into the large parcel that Cameron Mills owns. Dean Patterson wanted to clarify the conservation easement situation. There are two conservation easement projects in this area that were done by Newel Mills. North of the property off of the screen is Chavez Drive (along the property line he pointed out on the screen), and it connects with Sheckler Road. That property was the subject of a conservation easement cluster development, so they created a number of lots, created Chavez Drive to serve those lots and put a conservation easement on the property he pointed out on the screen, which is where the easement for Bebe Ann Way ends against. This is the conservation easement that was for a 30-year period of time. When that conservation easement expires, they will be able to develop it again with the potential of bringing Chavez Drive down and meeting Bebe Ann Way. In addition, Bebe Ann Way could be continued to the east, and shown on the screen was a point where it could reach all of the way to Lima Lane, so if that farmer decided to do something he could extend that road and connect Bebe Ann Way with Lima Lane. That is one of the things that the Road Supervisor most wanted to leave as an option for the future. As far as the other conservation easement, it created other lots along Bebe Ann Way and then to the north of those is the conservation easement associated to these lots and it is in perpetuity. The easement for the requested abandonment ends at the property with the conservation easement that expires after 30 years.

Vice Chair Yates inquired if Mr. Mills was aware of this easement when he bought the property. Mr. Mills stated that he actually developed the property, and it was an oversight on his part to know that the easement went to the end of the parcel. Steve Bell created all of the maps and worked on developing the lots, etc. It wasn't until recently when he looked at selling them that he recognized that the easement was even there. Along that line, it was actually at the point of development that there was about a half-acre water right on it, which was assigned to where the buildable portion of that lot was. They have removed the water from it just to not have to build a ditch for a half-acre of land that was going to get built upon.

Member Bunyard asked if there was a dirt road that went into the parcel. Mr. Mills answered that there is just Tamarack growing there and no road went past the turn-around. Member Bunyard clarified that it was just an easement that was created with the parcel map, and Mr. Mills agreed. Mr. Mills said that there was an issue on the staff report about drainage and the actual drop-box, end of the drain box, is back to the west of the turn-around, so drainage actually flows around the turn-around and back to the west. There is no drain access anywhere on that parcel except following the road back to the drop-box, which is between parcels 7 and 8. Member Bunyard questioned if both of them owned the parcels around this parcel, and Mr. Mills confirmed this and stated that Cameron's parcel is the one that has a home built on it. To date they have had no offers on any of the parcels and have been listed for sale for a year. Cameron is farming the conservation easement parcel. If it matters about the long term plans, Cameron's goal is to expand the dairy onto that parcel ending with 47. He should be submitting those plans fairly soon. Their goal is to maintain it as agriculture forever. Cameron Mills said that Chavez Drive going down south to meet up with Bebe Ann Way would be potentially right through the parcel that he plans to build the dairy, which is very long term. He doesn't see any foreseeable development of that parcel. Ralph Mills noted that on the north side of that whole lot of parcels is a Lateral, so at that conjunction where the diamond point points to the east is actually a Lateral crossing a drain ditch meeting another drain ditch and going into a third drain ditch. It would be difficult to build a road. Even Chavez Drive would cross that other drain ditch that is to the north where the green and brown

areas on the aerial displayed on the screen meets is also a drain ditch. Chair Arciniega inquired how far Chavez Drive extend right now. Mr. Mills believes that it ends at parcel 47, which is to the edge of the four developed residential one-acre parcels that were in that cluster. Cameron Mills further noted that where the photo is cut off on 006-231-47 is about twice as long to the north. Chavez ends all of the way up that far as it is only about half of the field showing, so it stops all of the way to the north end of that parcel. It is just a short dead end road.

Member Picotte inquired if the easement was going to hinder something that they are trying to do or do you just want to get rid of the easement. Mr. Mills stated it would enhance the salability of the lot and increase the are of the lot that may be built on. He is not trying to build on it at this time, but someone may not buy it if you can only build on a half-acre of an almost three acre lot.

Member Diehl noted that this is part of a cluster development that allowed creation of one-acre lots by recording a conservation easement on the farmland. Mr. Mills stated that these were two-acre lots, which are water righted except for Lot 10, and the cluster in perpetuity was the acreage he and his dad allocated to allow for the cluster to go. Member Diehl asked if the conservation easement allowed for one or two homes on the lot with the easement, and Mr. Mills believes that it is for one residence or any other agricultural type of construction, which would be a dairy facility.

Chair Arciniega asked staff if this were allowed to be abandoned, what then happens with the easement. Does it just stop at Parcel 9? Dean Patterson responded that if it was approved there are some recommendations from the County Surveyor, and it would end at the cul-de-sac. The cul-de-sac is round and around the edge of the cul-de-sac is the drainage easement, but the County Surveyor suggested that this needed to be continued to the south. Then it sounds like the ditch turns east to the dropbox, and due to the complexity, the County Surveyor recommends that a licensed surveyor prepare a survey to fully describe the modified easement situation. It might not go through the entire property, but it would need to be refined so that it still operates and has the full array of easements that would normally be required.

Ben Shawcroft, Deputy District Attorney—Civil, noted a provision of the county codes since there is essentially an objection to the abandonment by the County, which is acting as the public utility in this instance. That once an objection is made that the reservation of that easement has to stay in place and that we can't abandon it. It would be the same if CC Communications wrote an objection saying that they needed to reserve this, there is no more discretion by the board, and they have to reserve it. Obviously, this is a recommendation that goes up to the County Commissioners, and they really have final say, and the code doesn't really address the Planning Commission just making a recommendation. He just wanted to make everyone aware of the regulation, and he doesn't think that there is any other discretion for the board. He further clarified that if it is denied at this point, that some minds can be changed in front of the County Commissioners. Mr. Mills asked if the commissioners has the authority to override that, and Ben Shawcroft said yes.

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

Vice Chair Yates, based on the information provided in the application, in the staff report, and heard tonight, moved that the public will be materially injured by abandoning a portion of the road easement and parallel easements for Bebe Ann Way on APN: 006-231-69. Member Diehl seconded the motion and the decision carried by a vote of four in favor (Members Picotte, Diehl, Arciniega, and Yates) and two in opposition (Members Getto and Bunyard).

Vice Chair Yates, based on the previously adopted findings made for this project, moved to recommend that the Board of County Commissioners deny the request to abandon a portion of the Bebe Ann Way road easement and parallel easements that pass through Parcel 10 of the Third Cluster Development Parcel Map for Ralph P. & Deborah K. Mills, Doc. #408057, APN 006-231-69 and lie east of the existing road turn-around, and that if approved, the abandonment should be subject to conditions, as listed in the Staff Report. Member Diehl seconded the motion and the decision carried by a vote of four in favor (Members Picotte, Diehl, Arciniega, and Yates) and two in opposition (Members Getto and Bunyard).

Recommended Conditions, if the Board of County Commissioners wish to approve the petition:

- 1. The applicant shall provide an exhibit prepared by a surveyor licensed in the State of Nevada that will accompany the Order, and that clearly illustrates the revised easement situation. The map must be drawn to the satisfaction of the County and the County Surveyor.*
- 2. The abandoned road easement shall be the portion lying east of a north-south line measured 60' directly east of the centerpoint of the turn-around on the Third Cluster Development Parcel Map for Ralph P. & Deborah K. Mills, Doc. # 408057.*
- 3. The applicant must agree to establish replacement easements for the abandoned drainage easement and utility easement such that they co-exist with the east-most 10-feet of the truncated road easement.*
- 4. The Order of Abandonment shall be prepared for execution by the Chair of the Board.*

Chair Arciniega thanked the applicant and advised that this item will be forwarded to the Board of County Commissioners at their June 2, 2022 hearing, which begins at 8:15 a.m.

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

- A. Consideration and possible action re: Termination of a temporary use permit previously granted to Jose Rodriguez-Segura for temporary quarters while constructing a permanent residence at 4792 Conrad Place, Assessor's Parcel Number 006-231-59, in the A-5 zoning district. Origination date is May 9, 2019. The response received indicates that the home has been placed and is nearing completion, which should only take a couple of more weeks; therefore, they no longer need the permit.

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

12. Public Comment:

There were none.

13. Adjournment:

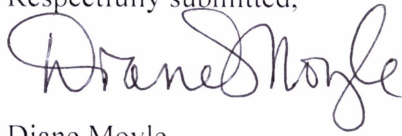
There being no further business to come before the Planning Commission, Chair Arciniega

adjourned the meeting at 7:45 p.m.

14. Appendix:

Supporting Documentation

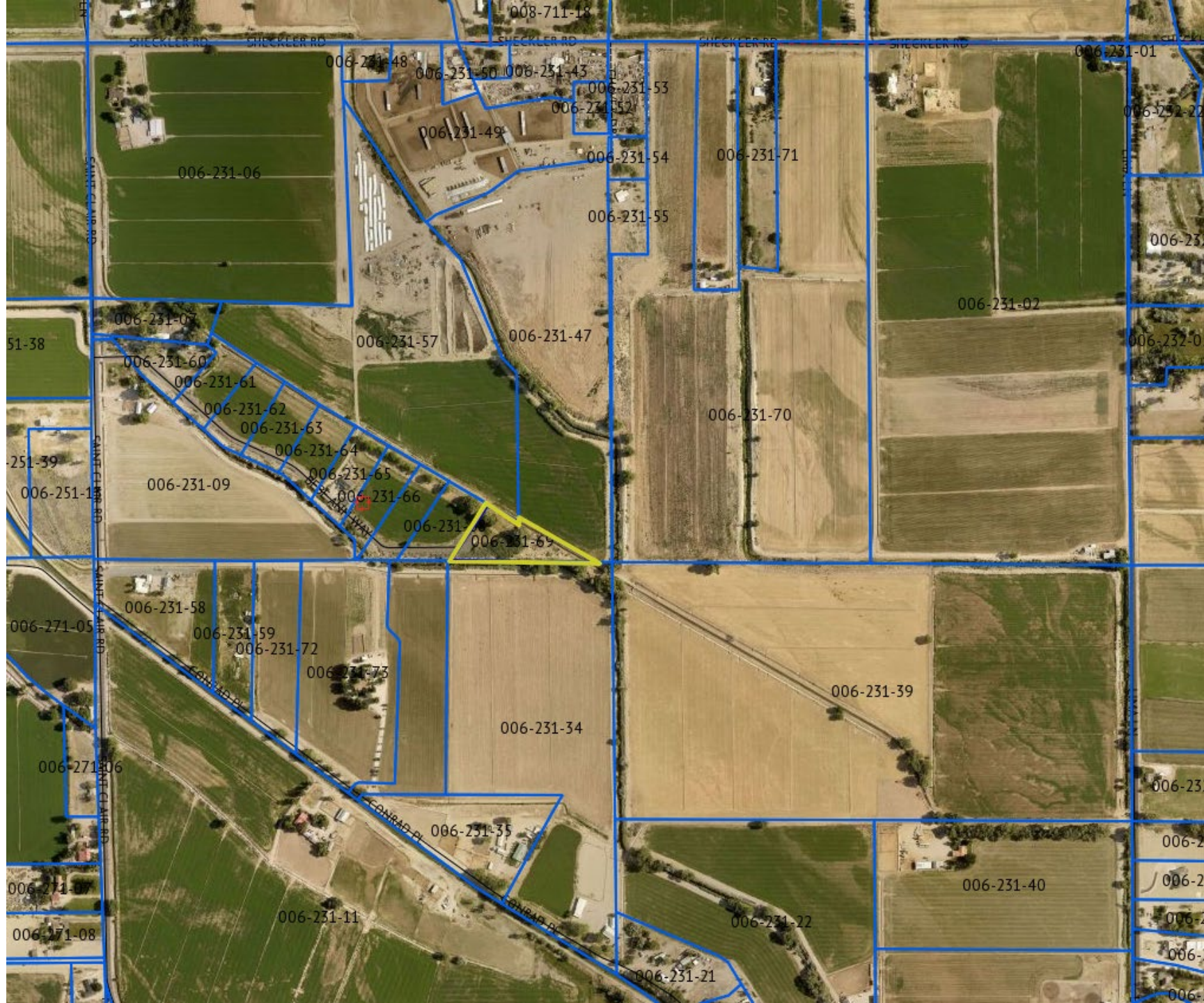
Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Diane Moyle". The signature is fluid and cursive, with the first name "Diane" and last name "Moyle" clearly distinguishable.

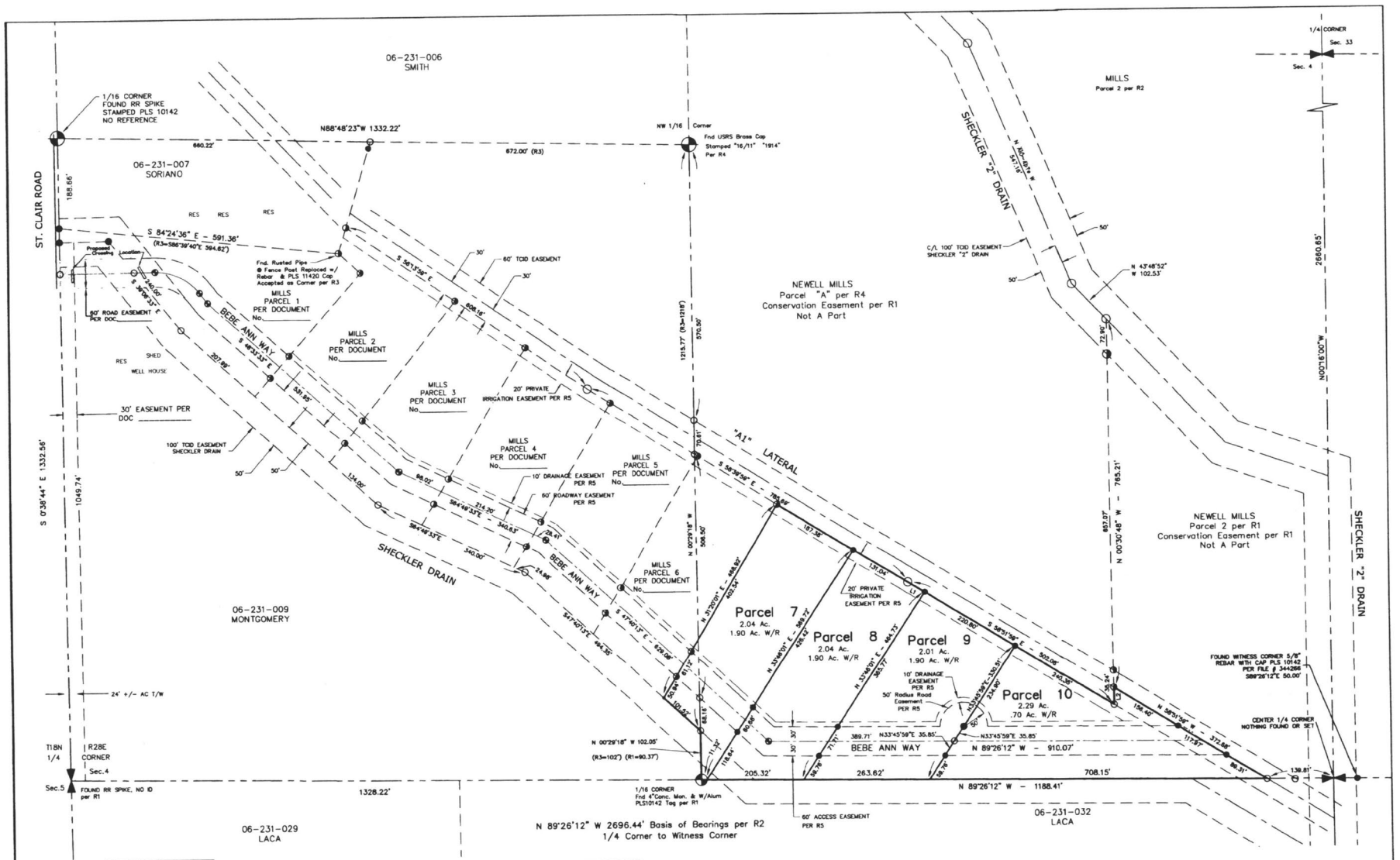
Diane Moyle
Administrative Assistant

Mills, Petition to Abandon Easement, 4572 Bebe Ann Way, APN 006-231-69









LINE TABLE		
LINE	LENGTH	BEARING
L1	60.82'	N 89°31'26" W
L2	35.24'	N 0°20'48" W

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS N 89°26'12" W ALONG THE SOUTH LINE OF THE NW 1/4 OF SECTION 4, TOWNSHIP 18, NORTH, RANGE 28 EAST, M.D.M. AS SHOWN, PER R1 & R2.

ROAD NOTE

PURSUANT TO CHURCHILL COUNTY CODE TITLE 10, THE ROAD BEBE ANN WAY, AS SHOWN ON THIS MAP, ARE CATEGORIZED AS TYPE "A" (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.

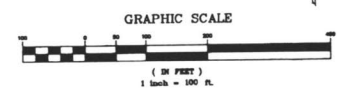
- LEGEND**
- 1/4 OR SECTION CORNER AS DESCRIBED
 - SET 5/8" REBAR AND PLS 11420 CAP.
 - FD, RB & PLS 10142 YELLOW CAP PER R4, RS, R6, OR AS NOTED.
 - CALCULATED POINT, NOTHING SET.
 - 1/16 CORNER AS DESCRIBED.

REFERENCES

- R1 = CLUSTER PARCEL MAP NO. 1 FOR NEWELL & BEBE MILLS, DOCUMENT NO. 382586, DATED JUNE 5, 2006
- R2 = RECORD OF SURVEY / BOUNDARY LINE ADJUSTMENT FOR NEWELL & BEBE MILLS BY LUMOS & ASSOC., DOCUMENT NO. 386213, DATED FEBRUARY 9, 2006.
- R3 = VESTING DOCUMENT FOR RALPH & DEBORAH MILLS, DOCUMENT NO. 377957, DATED JANUARY 4, 2006.
- R4 = RECORD OF SURVEY / BOUNDARY LINE ADJUSTMENT FOR NEWELL MILLS AND RALPH & DEBORAH MILLS BY GA ENGINEERING & PLANNING, DOCUMENT NO. 387048, DATED NOVEMBER 3, 2006.
- R5 = FIRST CLUSTER DEVELOPMENT PARCEL MAP FOR RALPH & DEBORAH MILLS, DOCUMENT NO. 408055, DATED 4-11-09.
- R6 = SECOND CLUSTER DEVELOPMENT PARCEL MAP FOR RALPH & DEBORAH MILLS, DOCUMENT NO. 408056, DATED 4-11-09.

OWNER

RALPH P. & DEBORAH K. MILLS
585 W. WILLIAMS
FALLON, NEVADA 89406
ZONE: A-5
APN: APN: 06-231-08
AREA = 8.38 Acres ±



NOTE: IN ACCORDANCE WITH NRS 247 AND 238, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDER.

TCID I.D. # 06-102

THIRD CLUSTER DEVELOPMENT PARCEL MAP FOR

RALPH P. & DEBORAH K. MILLS

PARCEL C OF SECOND CLUSTER PARCEL MAP 408056

A PORTION OF THE NW 1/4 OF SECTION 4, TOWNSHIP 18 NORTH, RANGE 28 EAST, M.D.M.

CHURCHILL COUNTY NEVADA

Engineering & Planning

1410 Greg Street, Suite 403 Sparks, Nevada 89431 5053 Reno Highway Fallon, Nevada 89406

(775) 324-2663 (775) 423-8701

sh 2 of 2

NEWELL MILLS
Parcel 2 per R1
Conservation Easement per R1
Not A Part

Parcel 7
2.04 Ac.
1.90 Ac. W/R

Parcel 8
2.04 Ac.
1.90 Ac. W/R

Parcel 9
2.01 Ac.
1.90 Ac. W/R

Parcel 10
2.29 Ac.
.70 Ac. W/R

Parcel 11
2.29 Ac.
.70 Ac. W/R

20' PRIVATE IRRIGATION EASEMENT PER R5

10' DRAINAGE EASEMENT PER R5

50' Radius Road Easement PER R5

60' ACCESS EASEMENT PER R5

BEBE ANN WAY

FOUND WITNESS CORNER 5/8" REBAR WITH CAP PLS 10142 PER FILE # 344266 S89°26'12"E 50.00'

CENTER 1/4 CORNER NOTHING FOUND OR SET

06-231-032 LACA

TCID I.D. # 06 - 102