

AGENDA
CITY OF FALLON – CITY COUNCIL
55 West Williams Avenue
Fallon, Nevada
September 7, 2021 – 9:00 a.m.

The Honorable City Council will meet in a regularly scheduled meeting on September 7, 2021 at 9:00 a.m. in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Items on the agenda may be taken out of order. The Council may combine two or more agenda items for consideration. The Council may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Unless otherwise allowed by the City Council, public comments by an individual will be limited to three minutes.

1. Pledge of Allegiance to the Flag.
2. Certification of Compliance with Posting Requirements.
3. Public Comments: General in nature, not relative to any agenda items.
No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken. **(For discussion only)**
4. Approval of Warrants: **(For possible action)**
 - A) Accounts Payable
 - B) Payroll
 - C) Customer Deposit
5. Consideration and possible approval of a Parcel Map for Kelly Perez and Josef Blum to split Accessors Parcel Number (APN) 001-652-05, (538 Wildes Street) into two separate parcels. **(For possible action)**
6. Consideration and possible approval of a Parcel Map for Tschannen Family Trust of August 2, 2012 to split Accessors Parcel Number (APN) 001-613-03, (250, 252, 260 & 262 Ferguson Street) into two separate parcels. **(For possible action)**
7. Public Comments **(For discussion only)**
8. Council and Staff Reports **(For discussion only)**
9. Executive Session (closed):
 - Discuss Litigation Matters **(For discussion only)** (NRS 241 et.seq.)
 - Negotiations with Operating Engineers Local Union No. 3 **(For discussion only)**
 - Negotiations with Fallon Peace Officers Association **(For discussion only)**

This agenda has been posted on or before 9:00 a.m. on September 1, 2021 at City Hall, District Court Building, Churchill County Office Complex, Churchill County Public Library and posted to the City's

website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>). Members of the public may request the supporting material for this meeting by contacting Elsie M. Lee, Deputy City Clerk, City Clerk's Office, City Hall, 55 West Williams Avenue, Fallon, Nevada, (775) 423-5104. The supporting material for this meeting is also available to the public on the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>).



Elsie M. Lee

NOTICE TO PERSONS WITH DISABILITIES: Reasonable effort will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the City Clerk's Office at 423-5104 in advance so that arrangements may be conveniently made.

September 7, 2021

Agenda Item 5

Consideration and possible approval of a Parcel Map for Kelly Perez and Josef Blum to split Accessors Parcel Number (APN) 001-652-05, (538 Wildes Street) into two separate parcels. **(For possible action)**

**CITY OF FALLON
REQUEST FOR COUNCIL ACTION**

Agenda Item No. 5

DATE SUBMITTED: August 30, 2021

AGENDA DATE REQUESTED: September 7, 2021

TO: The Honorable City Council

FROM: Derek Zimney, City Engineer

SUBJECT TITLE: Consideration and possible approval of a Parcel Map for Kelly Perez and Josef Blum to split Accessors Parcel Number (APN) 001-652-05, (538 Wildes Street) into two separate parcels. **(For possible action)**

TYPE OF ACTION REQUESTED: (Check one)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Ordinance |
| <input checked="" type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other |

RECOMMENDED COUNCIL ACTION: Motion to approve Parcel Map for Kelly Perez and Josef Blum to split Accessors Parcel Number (APN) 001-652-05, (538 Wildes Street) into two separate parcels.

DISCUSSION: Kelly Perez and Josef Blum have made application to split their parcel at 538 Wildes Street. The existing lot is located R-2 zoning and resulting parcels of this split will meet the R-2 space requirements for single or multifamily residences. The existing lot is approximately 15,423 Square Feet (SF) and this map will split this lot near equally.

FISCAL IMPACT: \$3,000 Water Rights Fee for the creation of a new parcel.

FUNDING SOURCE: Applicants to the City of Fallon

PREPARED BY: Derek Zimney, City Engineer

DATE: August 30, 2021

TO BE PRESENTED TO THE COUNCIL BY: Derek Zimney, City Engineer

The Honorable City Council,

We would like to formally request to split our parcel located at 538 Wildes Street. Our plan is to demolish the existing residence which is a blight on the community and build two new family homes in an effort to enhance the neighborhood. We envision homes with front porches to sit and visit with neighbors and backyard family gathering areas.

Thank you for your time and consideration.

Respectfully,

Kelly Perez
775-980-9010



CLEVELAND STREET

WILDES STREET

501
503

506

515
517

505 5

509

510
512

515 PROPOSED PARCEL LINE

516

519
521

525 4

538

545

136

555

APPROXIMATE PROPERTY LINE 558

575

3 65 675 85 895

September 7, 2021

Agenda Item 6

Consideration and possible approval of a Parcel Map for Tschannen Family Trust of August 2, 2012 to split Accessors Parcel Number (APN) 001-613-03, (250, 252, 260 & 262 Ferguson Street) into two separate parcels. **(For possible action)**

**CITY OF FALLON
REQUEST FOR COUNCIL ACTION**

Agenda Item No. 6

DATE SUBMITTED: August 30, 2021

AGENDA DATE REQUESTED: September 7, 2021

TO: The Honorable City Council

FROM: Derek Zimney, City Engineer

SUBJECT TITLE: Consideration and possible approval of a Parcel Map for Tschannen Family Trust of August 2, 2012 to split Accessors Parcel Number (APN) 001-613-03, (250, 252, 260 & 262 Ferguson Street) into two separate parcels. **(For possible action)**

TYPE OF ACTION REQUESTED: (Check one)

- | | |
|--|------------------------------------|
| <input type="checkbox"/> Resolution | <input type="checkbox"/> Ordinance |
| <input checked="" type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other |

RECOMMENDED COUNCIL ACTION: Motion to approve Parcel Map for Tschannen Family Trust of August 2, 2012 to split Accessors Parcel Number (APN) 001-613-03, (250, 252, 260 & 262 Ferguson Street) into two separate parcels.

DISCUSSION: Evelyn and Benz Tschannen on behalf of the Tschannen Trust of August 2, 2012 have made application to split their parcel at 250, 252, 260 & 262 Ferguson Street. The existing lot is located in R-2 zoning and has two duplexes. The resulting parcels of this split will meet the R-2 space requirements. The existing lot is approximately 12,335 Square Feet (SF) and this map will split this lot near equally.

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A

PREPARED BY: Derek Zimney, City Engineer

DATE: August 30, 2021

TO BE PRESENTED TO THE COUNCIL BY: Derek Zimney, City Engineer

Benz and Evelyn Tschannen
4815 Schindler Rd.
Fallon, NV 89406

August 10, 2021

The Honorable Ken Tedford
City Council members
55 W Williams Ave.
Fallon, NV 89406

RE: request for splitting 260 Ferguson property

Dear Honorable Ken Tedford and City Council Members:

We own the property located at 260 Ferguson St. We formally request to have our parcel map go before the council for vote on splitting this property.

The property presently has two stand alone duplexes located on it. 260/262 was built in 1999; 250/252 in 2000. We feel splitting the property will widen our base of interested buyers, attracting first time home owners as well as those interested in investment property.

Thank you for your time.

Sincerely,

Evy Tschannen
Benz Tschannen

The image shows two handwritten signatures in blue ink. The top signature is 'Evy Tschannen' and the bottom signature is 'Benz Tschannen'. Both signatures are written in a cursive, flowing style.

OWNER'S CERTIFICATE

THE UNDERSIGNED, TSCHANNEN FAMILY TRUST OF AUGUST 2, 2012, AS OWNER OF THE REAL PROPERTY DEPICTED HEREON, THAT THEY APPROVED AND ACCEPTED THIS PLAT OF SAID LAND AS SHOWN IN ACCORDANCE WITH AND FOR THE USES AND PURPOSES SET FORTH IN THE NEVADA REVISED STATUTES CHAPTERS 279 AND 116 AND SUBSEQUENT AMENDMENTS THERETO AND FALLON MUNICIPAL CODE TITLE 29, AND THEY ALSO HEREBY GRANT AND SET APART FOREVER ALL EASEMENTS FOR UTILITY INSTALLATION, GRANT AND DEDICATE ACCESS SHOWN HEREON TO SET ASIDE FOREVER AND DO HEREBY CONSENT TO PREPARATION AND RECORDATION OF THIS MAP.

TSCHANNEN FAMILY TRUST OF AUGUST 2, 2012

DATE _____
BY: EVELYN D. TSCHANNEN
TITLE: TRUSTEE

DATE _____
BY: BENOICHT H. TSCHANNEN
TITLE: TRUSTEE

STATE OF _____ } S.S.
COUNTY OF _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____

BY EVELYN D. & BENOICHT H. TSCHANNEN AS MANAGING MEMBERS OF HYDE HOMES LLC, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

NOTARY PUBLIC
(MY COMMISSION EXPIRES _____)

UTILITY COMPANY'S CERTIFICATE

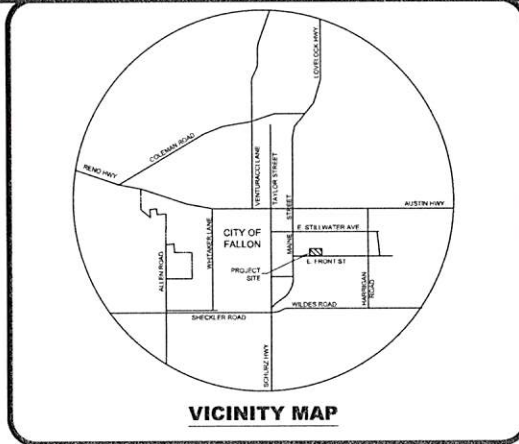
THE EASEMENTS FOR UTILITY AND VIDEO SERVICE PURPOSES THAT ARE ESTABLISHED BY THIS MAP HAVE BEEN REVIEWED AND APPROVED BY THE UNDERSIGNED ORGANIZATIONS.

CITY OF FALLON DATE _____
BY: _____
TITLE: _____

SOUTHWEST GAS CORPORATION DATE _____
BY: _____
TITLE: _____

CC COMMUNICATIONS DATE _____
BY: _____
TITLE: _____

CHARTER COMMUNICATIONS DATE _____
BY: _____
TITLE: _____



VICINITY MAP

CLERK-TREASURER CERTIFICATE

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

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

DATE _____ TITLE _____ PRINTED NAME _____ SIGNATURE _____

APN: 001-613-03

EASEMENTS FOR UTILITY AND VIDEO SERVICES

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

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

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

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

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

SURVEYOR'S CERTIFICATE

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

- 1) THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCES OF TSCHANNEN FAMILY TRUST OF AUGUST 2, 2012.
- 2) THE LANDS SURVEYED LIE WITHIN A PORTION OF THE SE1/4 OF SECTION 31 TOWNSHIP 19 NORTH, RANGE 29 EAST, M.D.M., AND THE SURVEY WAS COMPLETED ON _____, 2012.
- 3) THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- 4) THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



DAVID C. CROOK, P.L.S.
NEVADA CERTIFICATE No. #10363

ENGINEER'S CERTIFICATE

I, DEREK ZWINEY, CERTIFY THAT I HAVE EXAMINED THIS MAP CONSISTING OF TWO (2) SHEETS, AND THAT THE PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY ENGINEER DATE _____

CITY OF FALLON

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF FALLON, COUNTY OF CHURCHILL, STATE OF NEVADA, THIS ___ DAY OF _____, 2021

MAYOR DATE _____

ATTEST: FALLON CITY CLERK DATE _____

FIRE MARSHALL CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND I AM SATISFIED THAT IT COMPLIES WITH THE CITY OF FALLON FIRE CODE REQUIREMENTS.

FIRE MARSHALL DATE _____

RECORDER'S CERTIFICATE

FILE NO. _____
FILED FOR RECORD AT THE REQUEST OF _____ ON THE _____ DAY OF _____, 20____ AT _____ MINUTES PAST _____ IN THE MAP FILES OF CHURCHILL COUNTY, NEVADA.

FEE: _____
CHURCHILL COUNTY RECORDER: _____

TITLE _____ PRINT NAME _____ SIGNATURE _____

OWNER

TSCHANNEN FAMILY TRUST OF AUGUST 2, 2012
4815 SCHINDLER ROAD
FALLON, NV 89406-8261
ZONE: R2
APN: 001-613-03
250, 252, 260A, 262
FERGUSON STREET

AREA

LOT 1: 6,1681 SQ. FT.
LOT D: 6,1671 SQ. FT.
TOTAL AREA: 12,3359 SQ. FT.

PARCEL MAP

FOR
TSCHANNEN FAMILY TRUST OF AUGUST 2, 2012

A DIVISION OF LOTS 3, 4 AND THE W1/2 OF LOT 5, FILE NO. 2037 SITUATE WITHIN A PORTION OF THE SE1/4 OF THE NW1/4 OF SECTION 31 TOWNSHIP 19 NORTH, RANGE 29 EAST, M.D.M.

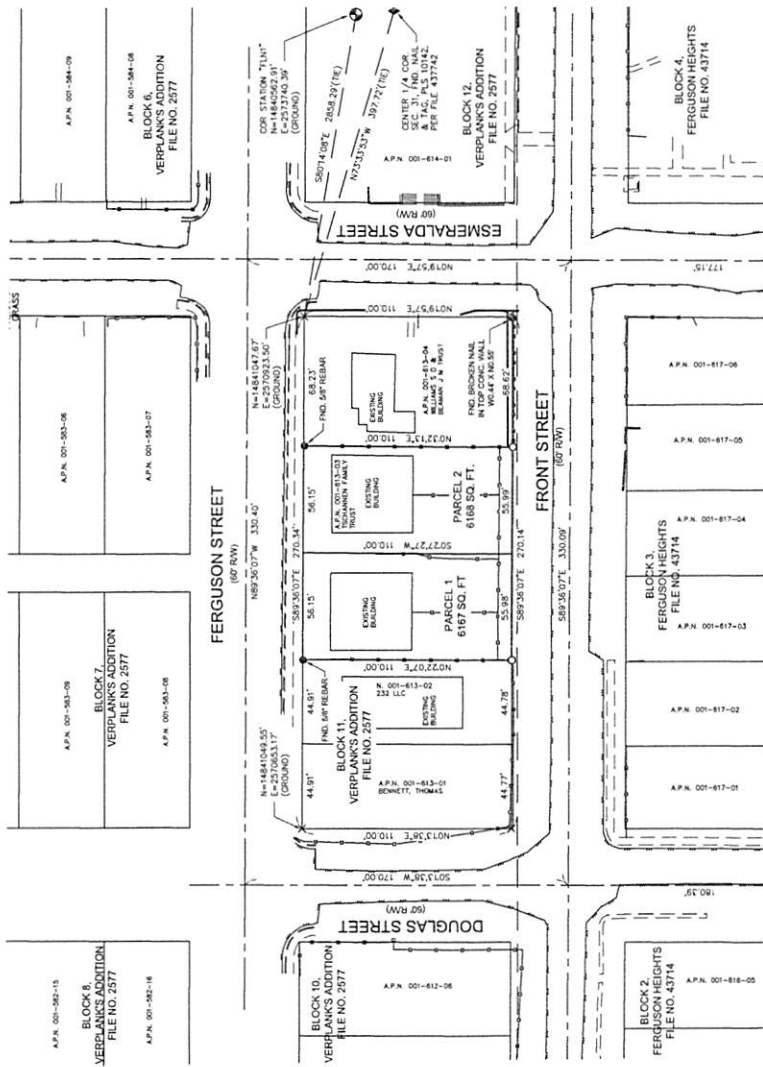
CITY OF FALLON CHURCHILL COUNTY STATE OF NEVADA
178 SOUTH MAIN STREET
FALLON, NV 89406
TEL (775) 423-2196
Drawn By: DCC
Sheet: 1 of 2
Job No.: 10363.000
Drawing No.: 10363SURVEY.DWG
LUMOS & ASSOCIATES LUMOSINC.COM

COPIES NOTE

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

NOTES

THE CENTERS OF FRONT STREET, CHURCHILL STREET, DOUGLAS STREET, EMERALDA STREET AND HUMBOLDT STREET WERE DETERMINED AS FOLLOWS: THE CENTERS OF CHURCHILL STREET, DOUGLAS STREET AND HUMBOLDT STREET WERE DETERMINED FROM THE ROADWAY IMPROVEMENTS, LOT IMPROVEMENTS AND FENCES. A CENTERLINE FOR THE ROADWAYS WAS DETERMINED FROM THESE BLOCK LOCATIONS A BEST FIT OF THIS CENTERLINE WAS DETERMINED FROM THESE BLOCK LOCATIONS. THE CENTERS OF EMERALDA STREET AND HUMBOLDT STREET WERE DETERMINED FROM THE INTERSECTION OF FRONT STREET AND HUMBOLDT STREET. THE CENTERS OF THE SIDE STREETS WERE DETERMINED FROM THE CENTER OF THE BLOCK LOCATIONS ON THE NORTHERLY LINE OF THE ALLEY SOUTH OF FRONT STREET. THE CENTER OF THE ALLEY SOUTH OF FRONT STREET WAS DETERMINED FROM THE CENTERLINE OF THE ALLEY TO THE SOUTHERLY LINE OF FRONT STREET. THE CENTERLINE OF FRONT STREET WAS DETERMINED FROM THE CENTERLINE OF THE ALLEY TO THE SOUTHERLY LINE OF FRONT STREET.



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE, NAD83, BASED ON THE GROUND. BEARINGS ARE MEASURED AS BEARINGS OF SECTION 31, MEASURED AS S 89° 54' 41" E, ON THIS SURVEY. FROM 3,000.3302' AND CONVERTED TO U.S. SURVEY FEET. ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES.

REFERENCES

- (R1) VERPLANK'S ADDITION TO FALLON, FILE NO. 2577.
- (R2) FERUGSON HEIGHTS ADDITION TO THE CITY OF FALLON, FILE NO. 43714.
- (R3) RECORD OF SURVEY FOR CHURCHILL COUNTY SCHOOL DIST., FILE NO. 18725.
- (R4) PARCEL MAP FOR ERIC ROBINSON, FILE NO. 26594.
- (R5) RECORD OF SURVEY FOR GREEN VALLEY REALTY, FILE NO. 33818.

OFFICIAL RECORDS OF CHURCHILL COUNTY, STATE OF NEVADA.



OWNER

TSCHANEN FAMILY TRUST
 485 SCHMIDT ROAD
 FALLON, NV 89406-0001
 ZONING: UNCLASSIFIED

AREA

LOT 1: 1.968 SQ. FT.
 LOT 2: 6.193 SQ. FT.
 TOTAL AREA: 12.338 SQ. FT.

PARCEL MAP

FOR
TSCHANEN FAMILY TRUST OF AUGUST 2, 2012
 STATE OF NEVADA
 TOWNSHIP 19 NORTH, RANGE 29 EAST, N.M.D.

CITY OF FALLON, CHURCHILL COUNTY, STATE OF NEVADA
 178 SOUTH MAIN STREET
 FALLON, NV 89406
 TEL: (775) 425-2116
 FAX: (775) 425-2116
 www.lumdes.com
 License No. 13383
 David W. Dwyer, P.E., P.L.C.
 David W. Dwyer, P.L.C.
 Job No. 10283.000
 Drawing No. 13383-SP-RT-DWG

EASEMENTS FOR UTILITY AND VIDEO SERVICES

- 1" WIDE ALONG LOT LINES THAT COINCIDE WITH THE EXTERIOR BOUNDARY OF THIS LAND DIVISION, EXCEPT WHERE THE BOUNDARY IS FRONTED BY A ROAD.
- 5' WIDE ALONG INTERIOR LOT LINES, EXCEPT WHERE THE LOT LINE IS FRONTED BY A ROAD.
- 7.5' WIDE MEASURED FROM THE EDGE OF ROAD EASEMENTS OR RIGHTS-OF-WAY.
- ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENT OVERLAYS AN EXISTING PUBLICLY MAINTAINED REGISTRATION OR EASEMENT. IN SUCH CASES, THE EASEMENT SHALL BE PARALLEL TO AND CONTIGUOUS WITH THE EXISTING EASEMENT.
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING GAS LINES AND UTILITY FACILITIES FOR THE PURPOSE OF SERVICING ADJACENT PARCELS.

LEGEND

- 6 FOUND SURVEY MARK: NO CAPTING UNLESS OTHERWISE NOTED
- O SET SURVEY MARK AND CAP: P.L.S. 1936, UNLESS OTHERWISE NOTED
- X DIMENSION POINT: NOTHING FOUND OR SET
- ◆ FOUND PILE CORNER AS RECORDED
- ⊕ CONTIGUOUS OPERATING REFERENCE STATION
- CURB AND GUTTER
- EDGE OF PAVEMENT
- FENCE LINE

COPIES NOTE

IN ACCORDANCE WITH NEVADA REVISED STATUTES 247 AND 258, TO OBTAIN AN OFFICIAL COPY OF THIS MAP, CONTACT THE CHURCHILL COUNTY RECORDS.



DOUGLAS STREET

ESMERALDA STREET



FERGUSON STREET

APPROXIMATE PROPERTY LINE



PROPOSED PARCEL LINE

FRONT STREET

