



AGENDA

CITY COUNCIL MEETING

55 West Williams Avenue Fallon, NV

July 18, 2023 at 9:00 AM

The Honorable City Council will meet in a regularly scheduled meeting on July 18, 2023 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. Consideration and possible approval of Council Meeting Minutes for June 20, 2023 **(For possible action)**

5. Approval of Warrants **(For possible action)**

A) Accounts Payable

B) Payroll

C) Customer Deposit

6. Consideration of application by Ailyn Manzo for a mobile food vendor license for MM Foodtruck. **(For possible action)**

- 7.** Consideration of application by Lucia Vidrio for a retail establishment liquor license for Vidrio Ventures LLC. dba Antojitos to be located at 960 Auction Road, Suite D. **(For possible action)**
- 8.** Consideration and possible approval of an amended Final Subdivision Map with updated civil improvement plans and amended Development Agreement for Phase 6 of Country Air Estates. **(For possible action)**
- 9.** Public meeting for discussion of possible state Community Development Block Grant Applications for fiscal year 2024-2025. **(For discussion only)**
- 10.** Fallon Police Department Monthly Report for June 2023 **(For discussion only)**
- 11.** Public Comments **(For discussion only)**
- 12.** Council and Staff Reports **(For discussion only)**
- 13.** 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 July 13, 2023 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/>).

/s/ 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 775-423-5104 in advance so that arrangements may be conveniently made.

**MINUTES
CITY OF FALLON
55 West Williams Ave
Fallon, Nevada
June 20, 2023**

The Honorable City Council met in a regular meeting on the above date in the Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Present:

Mayor Ken Tedford
Councilwoman Karla Kent
Councilman Paul Harmon
Chief of Staff Bob Erickson
City Attorney Mike Mackedon
Deputy City Attorney Sean Rowe
Public Works Director Brian Byrd
Deputy City Clerk Elsie Lee
Deputy City Clerk Michael O’Neill
Chief Ron Wenger
Engineer Derek Zimney
Director of Tourism Jane Moon
Emergency Manager Steve Endacott

The meeting was called to order by Mayor Ken Tedford at 9:00 a.m.

Mayor Ken Tedford led the Pledge of Allegiance.

Mayor Ken Tedford inquired if the agenda had been posted in compliance with NRS requirements.

City Clerk Treasurer Sean Richardson advised that the agenda was posted in compliance with the NRS requirements.

Public Comments

Mayor Ken Tedford inquired if there were any public comments. He noted that comments are to be 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.

Dr. Sue Segura greeted the Council. I am the School-to-Works Coordinator for Churchill County School District. I was just sharing with Ms. Kent, that we have 28 interns, through different businesses throughout Churchill County, and we’re really excited about this new program. I am here to invite you to a great event, that we are hosting, to celebrate our High School. It is August 10th, at Rafter 3C. At a quarter to 6:00 p.m., the front doors will open. I have 45 booths; all the colleges, trade schools, and businesses will be set up. We are going to start in the big arena, our band, and our R.O.T.C program will be there. Our High

School Principal Mr. Spencer will welcome everybody. At 6:04 p.m., you'll have a choice. We are going to have free food that night, hamburgers, hotdogs, chips, and water. Our food is being paid by one of our business communities, New Millenium. I have invited our County Commissioners, to help us flip burgers, and I would also like our City Council and Mayor to help, if you can come and flip burgers. So, from 6:00 p.m.-8:00 p.m., our Career Fair will be open, Mr. Spencer will say, "If you want to eat first..." we are going to have 200 seats set up to eat first or mill through. Our kids and our county are a partnership. I have a firm belief, as a former high school principal, that the High School should be the hub of the community. So, we're starting to build that community. How many want to help flip burgers? Mr. Tedford?

Mayor Tedford responded that he is unaware of what his schedule looks like for that day.

Dr. Segura stated that was okay. That is why I am here early, should I leave this here (flyer attached)? Okay, we would love to have you. If you are going to help us cook, be there at 5:15 p.m. I will have the aprons, the Volunteer Fire Department is going to have a big BBQ, we are going to have a great event for the community. I am expecting to feed 1,000 people that night. That's my goal. It's a Thursday night. Anybody that plays a sport in Churchill County will have their jerseys on, they're going to be on the ground floor. We are going to have all our clubs, all our CTE programs. It is a night to celebrate the community and get involved with our High School. Thank you.

The Mayor thanked Dr. Segura. Are there any other public comments?

No further comments were noted.

Consideration and possible approval of Council Meeting Minutes for May 30, 2023.

Councilman Harmon motioned to approve with no corrections or additions the Council Meeting Minutes for May 30, 2023; seconded by Councilwoman Kent and approved with a 2-0 vote by the Council.

Mayor Tedford commented that Councilwoman Frost is absent for this meeting.

Approval of Warrants

- A) Accounts Payable
- B) Payroll
- C) Customer Deposit

Councilwoman Kent motioned to approve the accounts payable, payroll and customer deposit warrants; seconded by Councilman Harmon and approved with a 2-0 vote by the Council.

Consideration of application by Lynn Lachine for a mobile food vendor license for the Pony Espresso.

Deputy City Clerk Elsie Lee stated that Lynn Lachine, owner of the Pony Espresso has made an application for a mobile food vendor license for the Pony Espresso. A mobile food vendor license is a privileged license that allows the licensee to sell food from a motor vehicle, or other type of food service conveyance, for human consumption and which is used to sell and dispense food or beverages to customers. This application has been reviewed by Deputy City Attorney Trent deBraga, Chief Ron Wenger, Deputy City Clerk Elsie Lee, and City

Engineer Derek Zimney, and has been recommended for approval.

Mayor Tedford inquired if there were any comments or questions from the Council.

Paul Harmon inquired about the work being done out of a GMC pickup. Is the GMC pickup going to be towing a trailer?

Lynn Lachine stated that the trailer is towed with a GMC pickup truck. It is a 12-foot concession trailer. Everything is inside the trailer, and I am sure that I wrote it down wrong.

Paul Harmon inquired if this information needs to be added to the permit.

Deputy City Clerk Elsie stated that they have the information for the trailer's registration. It is just not included in the packet.

Mayor Tedford reiterated that we have the information but that it is just not included in the packet. Any further comments from Council or the public?

No further comments were noted.

Councilwoman Kent motioned to approve the application by Lynn Lachine for a mobile food vendor license for the Pony Espresso; seconded by Councilman Harmon and approved with a 2-0 vote by the Council.

Consideration of application by Kimberly Fairbanks for a mobile food vendor license for Kim's Kool Treats.

Deputy City Clerk Elsie Lee stated that Kimberly Fairbanks, owner of Kim's Kool Treats has made an application for a mobile food vendor license for Kim's Kool Treats. A mobile food vendor license is a privileged license that allows the licensee to sell food from a motor vehicle, or other type of food service conveyance, for human consumption and which is used to sell and dispense food or beverages to customers. This application has been reviewed by Deputy City Attorney Trent deBraga, Chief Ron Wenger, Deputy City Clerk Elsie Lee, and City Engineer Derek Zimney, and has been recommended for approval.

Mayor Tedford inquired if there were any comments or questions from the Council.

Councilwoman Kent stated that she has seen Kim's Kool Treats at events. I was wondering if you only operate at a fixed location.

Kimberly Fairbanks stated that she can only operate at a fixed location because of the soft serve ice cream. Once I'm set up, I have to sit there until I drain the machines. Plus, the generator is on the back of my truck, so we have to hook those up to the trailer. There is no way for me to drive around. So, once I'm set, I'm set there until I'm done.

Councilwoman Kent stated that she understood.

Mayor Tedford inquired if there were any further comments or questions from the Council or public.

No further comments were noted.

Councilman Harmon motioned to approve the application by Kimberly Fairbanks for a mobile food vendor license for Kim's Kool Treats; seconded by Councilwoman Kent and approved with a 2-0 vote by the Council.

Fallon Police Department Monthly Report for May 2023.

Chief Ron Wenger presented the May monthly report. The report will compare the 2023 crime, traffic stop, and traffic accidents statistics to May 2022. He added that the incidents were elevated, with respect to the same timeframe last year. Total calls-for-service this month were up by 173, with 793 total calls-for-service compared to 620 last year.

- Crime Summary: 5 total Domestic battery; resulted in 3 – adult arrest, 1 – juvenile

arrest, and 1 case that is still under investigation. 14 Disorderly Conducts; 8 – occurred at schools, 1 – occurred at a resident, 1 – occurred at bars/casinos, 1 - occurred at the hospital, and 3 - occurred in public parks. This resulted in 11 juvenile arrests, 1 adult arrest, 4 warnings, and 1 case involving a juvenile that is still under investigation. 1 sex offense reported involving a juvenile.

- Theft calls: 11 total thefts of various items, 1 was from a private resident.
- Arrest Summary: 6 – DUI arrests. 52 total arrests were made. 24 – juvenile arrests; 24 adults; 4 – misdemeanor citations issued in lieu of arrest.
- Moving Citations/Traffic Warnings: 113 traffic stops – 17 citations and 96 warnings.
- Public Property Accidents: 7 – private property traffic accidents, and 16 – public property accidents.
- Animal Shelter Services: Total 152; Churchill County – 73; City – 77; 2 – Fallon Paiute-Shoshone Tribe.
- Volunteers in Police Services: Contributed 136 hours to the agency through Helping Hands and other assignments.
- Various training courses were provided to sworn-in and non-sworn-in officers.
- No requests were made through the Citizen Assistance Program.
- Police officers participated in several various public relations events.
- The Citizen Survey results were positive.

Mayor Tedford inquired if there were any further comments or questions.

Councilwoman Kent inquired on the juvenile misdemeanors that were reported. Do you think this number is elevated because there has been a change at the school, since these issues now go through the Police Department?

Chief Wenger stated that they are elevated due to it being the last month of school. We typically see a rise in juvenile arrests for Disorderly Conduct in the last month of school.

Councilwoman Kent inquired if the school has made a change with their policy. Did the school change the policy of the PD's involvement?

Chief Wenger stated that the Police Department used to get involved in school incidents. I think that we are seeing more incidents with Disorderly Conduct in the schools.

Councilman Harmon inquired about the Indoctrination Training at NAS. What does this training involve with our officers?

Chief Wenger stated that these training courses include the local and state laws that will directly affect them when moving from a different state to Nevada. This includes the drinking laws, weapons laws, and gambling laws. These laws will affect these young sailors when they come in. We also advise them of things to do in the area, Grimes Point, Sand Mountain, Top Gun Raceway, Rattlesnake Raceway. We will give them a lot of information on things to do in the area.

Councilman Harmon stated that this is a great service that we offer.

Mayor Tedford inquired if there were any further questions or comments.

No further comments were noted.

Public Comments

Mayor Tedford inquired if there were any public comments.

No comments were noted.

Council and Staff Reports

Mayor Tedford inquired if there were any Council or staff reports.
No reports were noted.

Executive Session

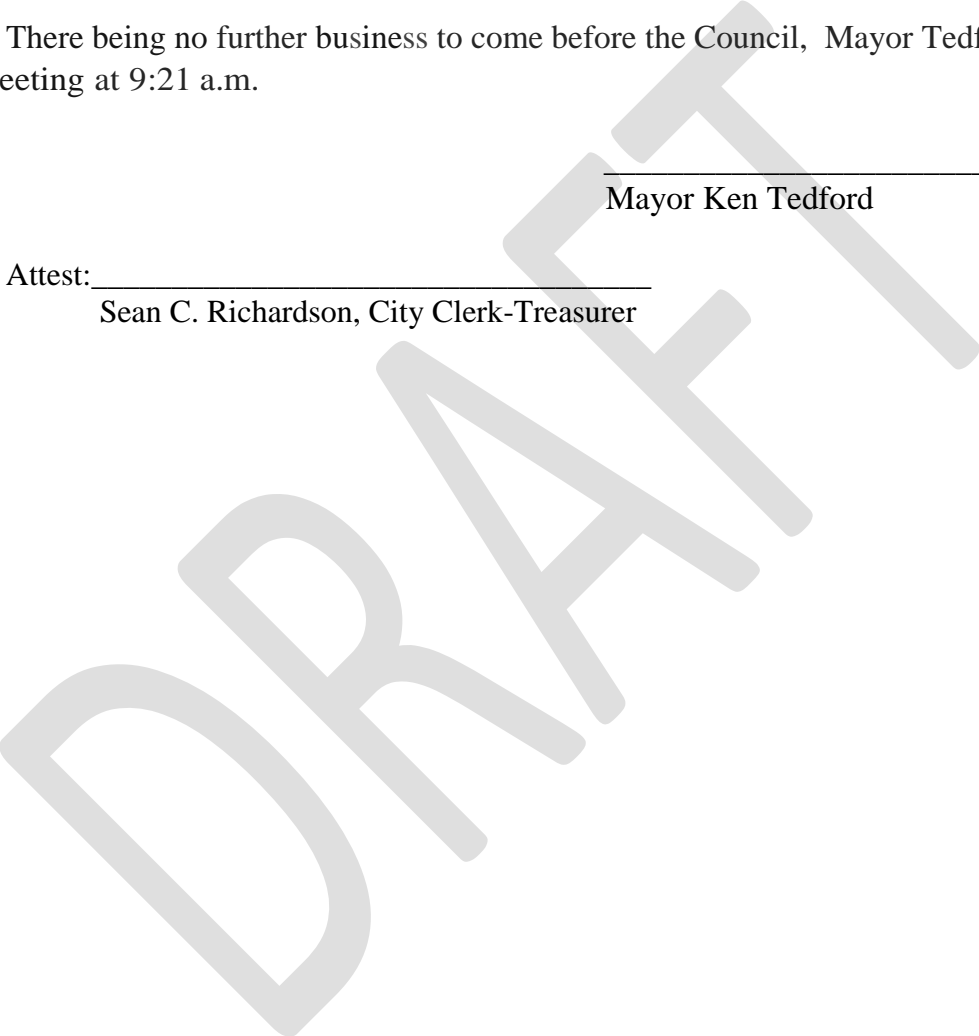
Mayor Tedford tabled the executive session, as it was not needed at this time.

Adjournment

There being no further business to come before the Council, Mayor Tedford adjourned the meeting at 9:21 a.m.

Mayor Ken Tedford

Attest: _____
Sean C. Richardson, City Clerk-Treasurer





CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: July 11, 2023
 AGENDA DATE: July 18, 2023
 TO: The Honorable City Council
 FROM: Elsie Lee, Deputy City Clerk
 AGENDA ITEM TITLE: Consideration of application by Ailyn Manzo for a mobile food vendor license for MM Foodtruck. **(For possible action)**
 TYPE OF ACTION REQUESTED:

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

POSSIBLE COUNCIL ACTION: Motion to approve application and to issue a mobile food vendor license to Ailyn Manzo for MM Foodtruck.

DISCUSSION: Ailyn Manzo, owner of MM Foodtruck has made an application for a mobile food vendor license for MM Foodtruck. A mobile food vendor license is a privileged license that allows the licensee to sell food from a motor vehicle, or other type of food service conveyance, for human consumption and which is used to sell and dispense food or beverages to customers.

The application has been reviewed by Deputy City Attorney Trent deBraga, City Engineer Derek Zimney, Chief Ron Wenger, and Deputy City Clerk Elsie Lee and has been recommended for approval.

FISCAL IMPACT: Annual mobile food vendor license fee revenue.

FUNDING SOURCE: N/A.

PREPARED BY: Elsie Lee, Deputy City Clerk



CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406
Phone: (775) 423-5104
Fax: (775) 423-8874



MOBILE FOOD VENDOR LICENSE APPLICATION

Application Type: New Renewal

Applicant Name: Ailyn Manzo S
Last First MI

Application Date: 05-14-23

Title: Owner

Phone: 775 200 4169

Email: Davidmendoza99@gmail.com

Address: 727 Sycamore Dr.

Date of Birth: [REDACTED]

Driver's License Number: [REDACTED]
Driver's License State: NV

Business Entity Type: Sole Proprietor Partnership Limited Liability Company DBA
 Corporation Association Other: _____

Business Name: MM Foodtruck

Business Owner(s):

Name	Address	Title
<u>Ailyn Manzo</u>	<u>727 Sycamore Dr.</u>	

Business Address (if applicable): 70 S. Maine St. Fallon NV 89406
City State Zip

Name of owner's authorized agent, if any: David Mendoza

Provide a description of the selling methods to be used and the nature of the products or services to be offered:
Foodtruck, selling tacos; cooking everything at the restaurant. The food is cooked at Carniceria and Taqueria Mendoza.

Have you owned or managed any other business? Yes No

If Yes, list the business(es) you have managed:

Begin/End	Name	Address	City	State	Zip



CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

Have you ever been issued a business or mobile food vendor license?

Yes

No

If Yes, when? _____

What Agency? _____

Have you ever had a business or mobile food vendor license revoked?

Yes

No

If Yes, when? _____

What Agency? _____

Have you ever been denied a business or mobile food vendor license?

Yes

No

If Yes, when? _____

What Agency? _____

Have you ever been arrested? Yes

No

If Yes, provide the following information:

Date	Charge	Arresting Agency	Disposition

Vehicle Information (to be used for mobile vending):

Year of Vehicle	Make	Model	Plate Number
1982	GRMO	P30	274-U88

A copy of a valid, unexpired Nevada vehicle registration, if applicable, must be submitted with this application.

Health Permit:

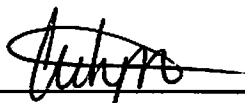
A copy of proof of Nevada State Division health permit must be submitted with this application.

State of Nevada Department of Taxation

Proof of filing with the State of Nevada Department of Taxation must be submitted with this application.

I declare under penalty of perjury that the foregoing is true and correct:

1. That I have received and read a copy of Chapter 5.60 of the Fallon Municipal Code- Mobile Food Vendors.
2. That upon approval of a mobile food vendor license, I will conduct the business and business establishment in accordance with the provisions of the laws of the State of Nevada, the United States, and the ordinances of the City of Fallon applicable to the conduct of business; and
3. That the above information is true and correct to the best of my knowledge and belief and that such declaration is made with full knowledge that any failure to disclose, misstatement, or other attempt to mislead may be considered sufficient cause for denial of a mobile food vendor license.



 Applicant's Signature

FALLON POLICE DEPARTMENT

55 West Williams Avenue
Fallon, Nevada 89406-2941
775-423-2111
Fax: 423-6527

Ronald D. Wenger
Chief of Police

June 27, 2023

This letter certifies that Ms. Ailyn Manzo, of 727 Sycamore Drive Fallon, Nevada 89406, owner of "MM Foodtruck" mobile food vending truck, has completed application and has passed the background check, including local records check and CP Clear Database, for operating a mobile food vending truck within the City Limits of Fallon, Nevada.

I have confirmed that Ailyn Manzo is the owner of the Foodtruck and that David Mendoza is an authorized agent and has secured a Nevada Division of Public and Behavioral Health permit for the truck.

Additionally, I have met with Ms Manzo and provided her a copy of Fallon Municipal Code 9.60 which specifically lists the laws regarding Mobile Food Vending platforms. I reviewed the ordinance with Ms Manzo and she confirmed he understands her limitations and responsibilities as owner/operator of the business.

Sincerely,


Ronald D Wenger
Chief of Police

Business List

Select any business below to view details

BUSINESS NAME ↑	TAXPAYER ID	PRIMARY ADDRESS
MM FOODTRUCK	1044379553	70 S MAINE ST FALLON, NV 89406

Showing 1 - 1 businesses of 1

NEVADA DIVISION OF PUBLIC AND BEHAVIORAL HEALTH



500 DAMONTE RANCH PARKWAY #657
RENO, NEVADA 89521
OFFICIAL PERMIT

Permit No. CH-014-31497

AILYN MANZO Operator of MM FOODTRUCK

at 85 S MAIN E ST, FALLON, NV

is granted a permit to operate the following

Permit Description: FOOD ESTABLISHMENT (MOBILE UNITS)

Conditions of Permit: No restrictions

This establishment when inspected did comply with the public health laws of Nevada, and the rules, regulations and codes of the State of Nevada Division of Public and Behavioral Health in effect on this date.

THIS PERMIT IS NOT TRANSFERABLE AND MUST BE POSTED IN VIEW OF THE PUBLIC.

It is subject to revocation at any time this establishment is not maintained or is not operated in a sanitary manner, and in accordance with Nevada statutes, and with rules, regulations and codes of the Nevada Division of Public and Behavioral Health. This permit becomes null and void upon the expiration date.

Expiration Date: 02/29/2024

Official: *Jessica Hayes*

City of Fallon
55 W Williams Ave
Fallon NV 89406

775-423-5104

Receipt No: 2.477713

Jun 21, 2023

1115408
MM FOODTRUCK
AILYN MANZO
727 SYCAMORE DRIVE
FALLON NV 89406

Previous Balance:	100.00
Business License - BUSINESS LICENSE #56033	100.00
<hr/>	
Total:	100.00
New Balance:	.00
<hr/>	
General-CREDIT CARD	100.00
Payor: MM FOODTRUCK	
Total Applied:	100.00
<hr/>	
Change Tendered:	.00
<hr/>	

Duplicate Copy

06/21/2023 1:59 PM



CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: July 10, 2023
 AGENDA DATE: July 18, 2023
 TO: The Honorable City Council
 FROM: Elsie Lee, Deputy City Clerk
 AGENDA ITEM TITLE: Consideration of application by Lucia Vidrio for a retail establishment liquor license for Vidrio Ventures LLC. dba Antojitos to be located at 960 Auction Road, Suite D. **(For possible action)**

TYPE OF ACTION REQUESTED:

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

POSSIBLE COUNCIL ACTION: Motion to approve application and to issue a retail establishment liquor license to Lucia Vidrio for a retail establishment liquor license for Vidrio Ventures, LLC dba Antojitos to be located at 960 Auction Road, Suite D.

DISCUSSION: Lucia Vidrio, owner of Vidrio Ventures LLC dba Antojitos has made application for a retail and drinking establishment liquor license for Vidrio Ventures LLC dba Antojitos at 3960 Auction Road, Suite D. A retail liquor license is a privileged license that allows the licensee to sell alcoholic beverages from a fixed and definite place of business for consumption off of the premises only.

The application has been reviewed by Deputy City Attorney Trent deBraga, City Engineer Derek Zimney, Chief Ron Wenger, and Deputy City Clerk Elsie Lee and has been recommended for approval.

FISCAL IMPACT: Annual retail establishment liquor license fee revenue.

FUNDING SOURCE: N/A.

PREPARED BY: Elsie Lee, Deputy City Clerk



CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874



LIQUOR LICENSE APPLICATION

Application Type: New Owner Change Manager Change Location Change

Applicant Name: Yidrio Lucia Application Date: 06/07/23
Last First MI

Title: OWNER Phone: 909-443-8410

Date of Birth: [REDACTED] Driver's License Number: [REDACTED]
State: NV

List all addresses in which you have resided at for the past five (5) years.

Begin/End	Physical Address	City	State	Zip
2021 - Present	2000 Auction Rd #1	Fallon	NV	89406
2021-2018	1049 Moyle Ln.	Eureka	NV	89310
2018-2014	403 N. Taylor St.	Fallon	NV	89406
2017-2014	3005 Scottsdale Rd.	Reno	NV	89512
2014-2012	1855 Del Rosa Ave.	San Bernardino	CA	

Business Entity Type: Sole Proprietor Partnership Limited Liability Company DBA
 Corporation Association Other:

Business Name: Yidrio Ventures LLC.

Business Owner(s):

Name	Address	Title
Lucia Yidrio	2000 Auction Rd. Fallon.	Owner

Business Address: 960 Auction Rd. Suite D. Fallon NV. 89406
City State Zip

Provide a brief description of the portion to be occupied by the establishment for which the license is sought:

Served beer platters all closed, to-go.

Is the premises to be licensed leased by the applicant? Yes No

Name of the owner of the premises: Josh Jalayka

Name of the owner's authorized agent, if any: Josh - Remax Cold

What type of license for which the application is made: Retail (Off Premises) Drinking Establishment (On Premises)

Have you owned or managed any other business? Yes No



CITY OF FALLON CLERK'S OFFICE

55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

If Yes, list the business(es) you have owned or managed.

Begin/End	Name	Address	City	State	Zip

Have you ever been issued a business or a liquor license? Yes No

If Yes, when? _____ What Agency? _____

Have you ever had a business or liquor license revoked? Yes No

If Yes, when? _____ What Agency? _____

Have you ever been denied a business or liquor license? Yes No

If Yes, when? _____ What Agency? _____

Have you received any specialized training for serving alcoholic beverages? Yes No

If Yes, explain: _____

Have you ever been arrested? Yes No

If Yes, provide the following information:

Date	Charge	Arresting Agency	Disposition
12-15-15	Battery	R PD	dropped

List five (5) references not related to you with daytime phone numbers:

Name	Phone	Relationship
David Ausano	775-247-7376	Friend
Licette Aguilar	775-420-1576	Friend
Hannah Hansen	775-287-5722	Friend
Maria Clark	775-240-7747	Friend
Tamisha Pena	775-346-1343	Friend

I declare under penalty of perjury that the foregoing is true and correct:

- That I have received and read a copy of Chapter 5.08 of the Fallon Municipal Code – Alcoholic Beverage Sales;
- That upon approval of a Liquor License, I will conduct the business and business establishment in accordance with the provisions of the laws of the State of Nevada, the United States, and the ordinances of the City of Fallon applicable to the conduct of business; and
- That the above information is true and correct to the best of my knowledge and belief and that such declaration is made with the full knowledge that any failure to disclose, misstatement, or other attempt to mislead may be considered sufficient cause for denial of a business license.



 Applicant's Signature



CITY OF FALLON CLERK'S OFFICE


55 West Williams Avenue, Fallon, Nevada 89406

Phone: (775) 423-5104

Fax: (775) 423-8874

AUTHORIZATION AND RELEASE

I, Lucia Vidrio, authorize the Fallon Police Department to perform a background check and to release the results of said investigation, which may include information of a confidential or privileged nature, to the City Council in public documents and/or discussion at a public meeting.


Applicant's Signature

Official Use Only

Ronald D. Wang 6/15/23
Recommended by Chief of Police or Designee Date

Not Recommended by Chief of Police or Designee Date

City of Fallon Engineering/Building Department	<u>Dan 7-7</u>	Date	<u>7/11/23</u>
City of Fallon Attorney's Office	<u>[Signature]</u>	Date	<u>7/11/23</u>
City of Fallon/Churchill County Fire Dept.	<u>[Signature]</u>	Date	<u>7-11-23</u>

Account No. _____

License No. _____

Payment Receipt No. _____

CERTIFICATE OF FICTITIOUS BUSINESS NAME

THIS CERTIFICATE EXPIRES 5 YEARS FROM FILE DATE

02375 Item 7.

NEW RENEWAL OR REPLACE EXISTING

FILED

OCT 14 2022

(PRIOR RELATED FILING NUMBER)

STATE OF NEVADA)
COUNTY OF CHURCHILL) ss.

LINDA FOTIERY, Clerk
Notary Public

I / We hereby certify that I / We are conducting a RESTURANT / Juice Bar / SNACK BAR business in the City of Fallon and / or the County of Churchill, State of Nevada, under a designation not showing the name(s) of the person(s) interested in conducting or carrying on said business in the City of Fallon and/or the County of Churchill, State of Nevada, under the designation not showing the name(s) of the person(s) interested in carrying on such business under the fictitious name of:

VIDRIO VENTURES LLC. DBA: ANTOJITOS AMOR A LA MEXICANA

900 AUCTION RD. SUITE D. FALLON NV. 89406 ANTOJITOS AMOR 2022 @ gmw11.com

The name(s) of the person(s) interested in or carrying on such business:

(1) Lucia Vidrio
2000 Auction Rd. #1
Fallon, NV. 89406

(3)
(BUSINESS OR RESIDENCE ADDRESS)
(CITY, STATE, ZIP)

(2) Vidrio ventures LLC.
900 Auction rd suite D
Fallon, NV. 89406

(4)
(BUSINESS OR RESIDENCE ADDRESS)
(CITY, STATE, ZIP)

NOTARIZED SIGNATURE OF: OWNER, PARTNER OR AUTHORIZED OFFICER AND TITLE

(1) [Signature]
(2) _____

(3) _____
(4) _____

STATE OF NEVADA)
COUNTY OF CHURCHILL) ss.

On this 14th day of October, 2022, before me personally appeared Lucia Vidrio

known to me to be the person(s) described in and who executed the foregoing instrument, who acknowledged to me that she executed the same freely and voluntarily, and for the uses and purposes therein stated.

In witness whereof I have hereunto set my hand and affixed my official seal this 14th day of October, 2022.

[Signature]
Notary Public/Deputy County Clerk
Churchill County, Nevada

Liquor License Application Interview Supplement

APPLICANT Lucia Vidrio

DATE 6/27/2023

BUSINESS NAME – Antojitos located at 960 Auction Road Suite D, Fallon, Nv 89406

I (~~will~~) will not) be the on-site supervisor.

If not, the on-site supervisor will be _____

I understand that if the on-site supervisor changes, I am responsible to notify the City Clerk’s Office. Initials LV

I acknowledge that as the license holder, I am personally responsible for what is sold at the store. Initials LV

I further acknowledge that as the license holder, I am responsible for alcohol sales from the business and may be held personally responsible for alcohol sales that violate any law or ordinance. Initials LV

I have received, read and understand the Liquor and Business License requirements within the Fallon Municipal Code and agree to abide by those requirements. Initials LV

Witness: Ronald D Wenger, Chief of Police

FALLON POLICE DEPARTMENT

55 West Williams Avenue
Fallon, Nevada 89406-2941
775-423-2111
Fax: 423-6527

Ronald D. Wenger
Chief of Police

June 27, 2023

On June 7, 2023 the Fallon Police Department received an application for City Liquor License from Ms. Lucia Vidrio of 2000 Auction Road #1, under Vidrio Ventures LLC. Ms. Vidrio has applied for a Retail/Off-Premise Liquor License for her take out food store, Antojitos, located at 960 Auction Road Suite D within the City Limits of Fallon Nevada.


The police department has contacted the provided references and received no negative comments and Ms. Vidrio has no known criminal convictions.

I have made a personal visit to the business and learned that the Off-Premise Liquor License would enable Ms. Vidrio to sell, food and snack boxes that contain alcoholic beverages. I learned that there is no inside seating at the business and all food and alcohol sales will be "take out" only.

Furthermore, there is a supplemental form that specifically addresses the operation of the business, to include identifying the on-site manager, and acknowledgments from the applicant indicating understanding she may be held personally responsible for improper business practices.

This letter certifies that Ms Vidrio has passed a basic background check which consists of a local records, reference contacts and a CPClear records inquiry.

Sincerely,



Ronald D Wenger
Chief of Police



CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: July 10, 2023
 AGENDA DATE: July 18, 2023
 TO: The Honorable City Council
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: Consideration and possible approval of an amended Final Subdivision Map with updated civil improvement plans and amended Development Agreement for Phase 6 of Country Air Estates. **(For possible action)**

TYPE OF ACTION REQUESTED:

- Resolution
- Ordinance
- Formal Action/Motion
- Other – Discussion Only

RECOMMENDED COUNCIL ACTION: Motion to approve an amended Final Subdivision Map with updated civil improvement plans and amended Development Agreement for Phase 6 of Country Air Estates.

DISCUSSION: The approval of the amended map would allow for the construction of fourteen (14) new single-family lots, and one lot to be dedicated to the City of Fallon for storm water infiltration.

On October 4, 2022, the City Council approved a Final Subdivision Map and Development Agreement for Phase 6 of Country Air Estates. Following the approval of the Final Subdivision Map and Development Agreement for Phase 6 of Country Air Estates, Rockhound Investments, LLC engaged a different engineer to update its civil improvement plans previously submitted and approved. Rockhound Investments, LLC would now like to move forward with constructing Phase 6 of the County Air Estates using the same Final Map previously approved but incorporating the updated civil improvements plans. The major changes to the civil improvements are related to the grading.

Furthermore, the amended Development Agreement reflects the new master hydrology report prepared by Civil Engineering Consultants and adds provisions to supersede the previously approved October 4, 2022, Development Agreement

The amended Final Subdivision Map with updated civil improvements and has been reviewed by Derek Zimney - City Engineer, Brian Byrd – Public Works Director , Bob Erickson – Chief of Staff, Sean Rowe- Deputy City Attorney, and Trent deBraga – Deputy City Attorney. The proposed Final

Subdivision Map and civil improvement plans have been approved by the Nevada Department of Environmental Protection and Nevada Division of Water Resources.

FISCAL IMPACT: 14 units of Water Rights Fees (\$42,000) to be paid before map is recorded.

FUNDING SOURCE: N/A.

PREPARED BY: Derek Zimney, City Engineer

OWNER

ROCKHOUND INVESTMENTS LLC
115 KATIE DRIVE
SPRING CREEK, NV 89615
PHONE (775) 691-1519

CIVIL IMPROVEMENT PLANS
FOR
COUNTRY AIR ESTATES PHASE 6
FALLON CHURCHILL COUNTY NEVADA

ENGINEER



BASIS OF BEARING

BASIS OF BEARINGS ARE NEVADA STATE PLANE COORDINATE SYSTEM (NAD 83/94, NEVADA WEST ZONE)

BASIS OF ELEVATION

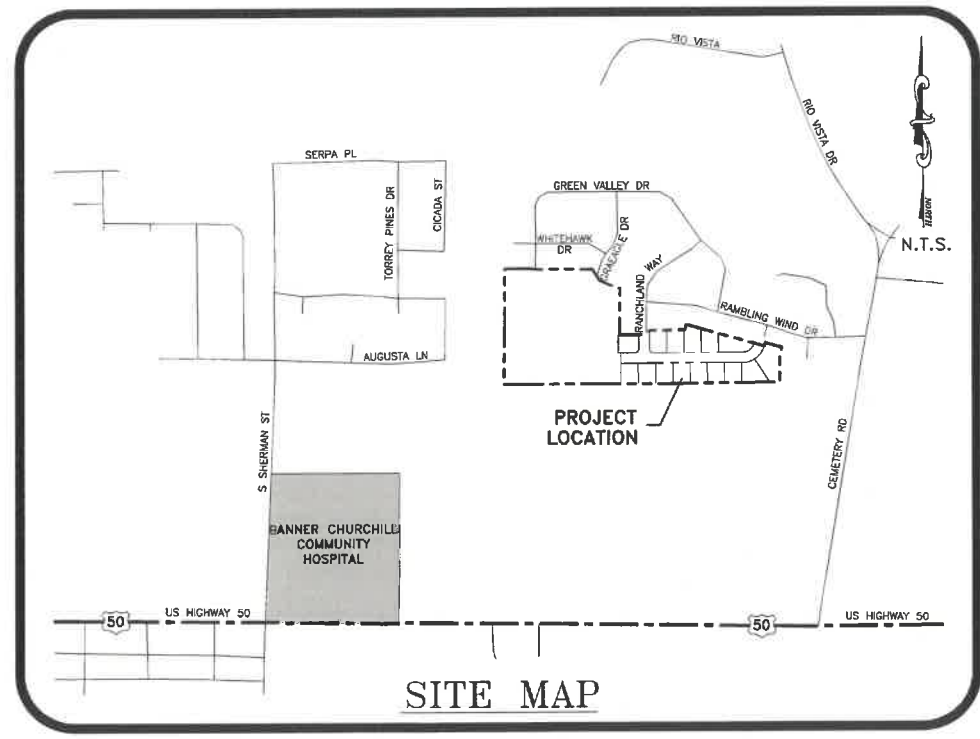
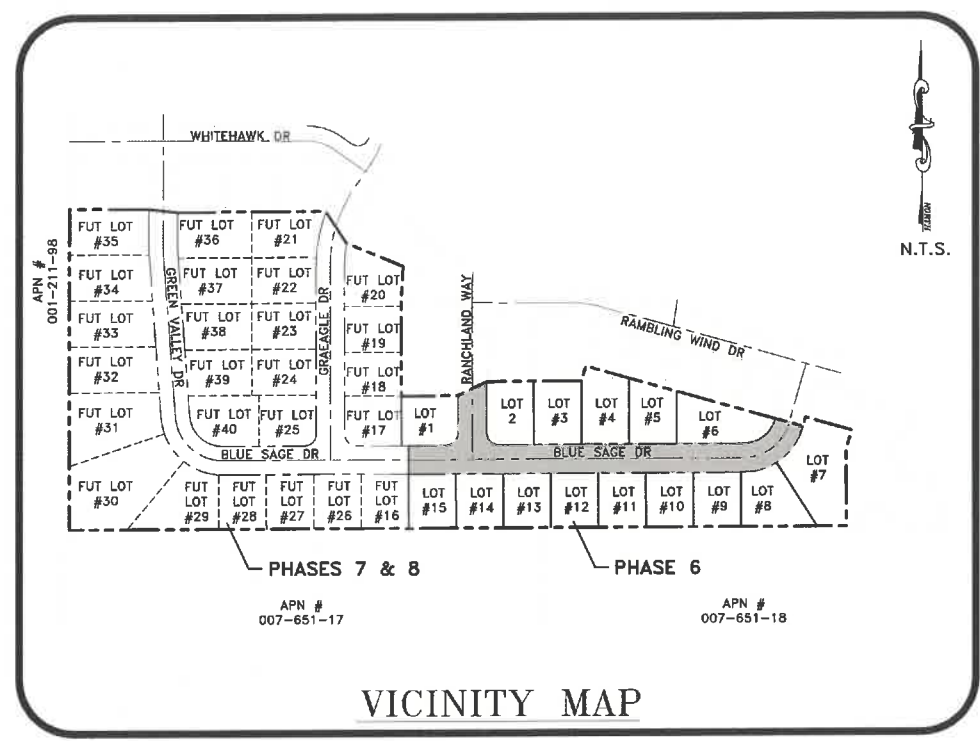
BASIS OF ELEVATIONS IS NAVD 1988 DATUM

SPECIFICATIONS

ALL PUBLIC WORKS CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS AND DETAILS FOR PUBLIC WORKS CONSTRUCTION AS ADOPTED BY THE CITY OF FALLON AND THE RECOMMENDATIONS ESTABLISHED BY THE SOILS INVESTIGATION OF THIS SITE AS PREPARED BY WESTEX CONSULTING ENGINEERS ON APRIL 24, 2021.

LEGEND

Table with 3 columns: Symbol, Description, and Symbol. Lists various engineering symbols and their corresponding descriptions, such as AC for ASPHALT CEMENT CONCRETE and INV for INVERT ELEVATION.



PROJECT SUMMARY

JURISDICTION: CITY OF FALLON
COUNTY: CHURCHILL
APN: 001-061-29
ZONING: R15K
FEMA FLOOD ZONE: UNSHADED ZONE X
ACREAGE: Phase 6 is 5.69 Ac of the 16.48 Ac Parcel

SHEET INDEX

Table listing sheet numbers (C-1 to D-7) and their corresponding titles (TITLE SHEET, SITE PLAN, GRADING PLAN, etc.).

ENGINEER'S STATEMENT

THESE PLANS (SHEETS C-1 THROUGH D-7) HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENGINEERING PROCEDURES AND GUIDELINES, AND ARE IN SUBSTANTIAL COMPLIANCE WITH APPLICABLE STATUTES, CITY ORDINANCES AND CODES. IN THE EVENT OF CONFLICT BETWEEN ANY PORTION OF THESE PLANS AND CITY CODES, THE CITY CODES SHALL PREVAIL.

JACOB R. HILDEBRAND



P.E. #15733

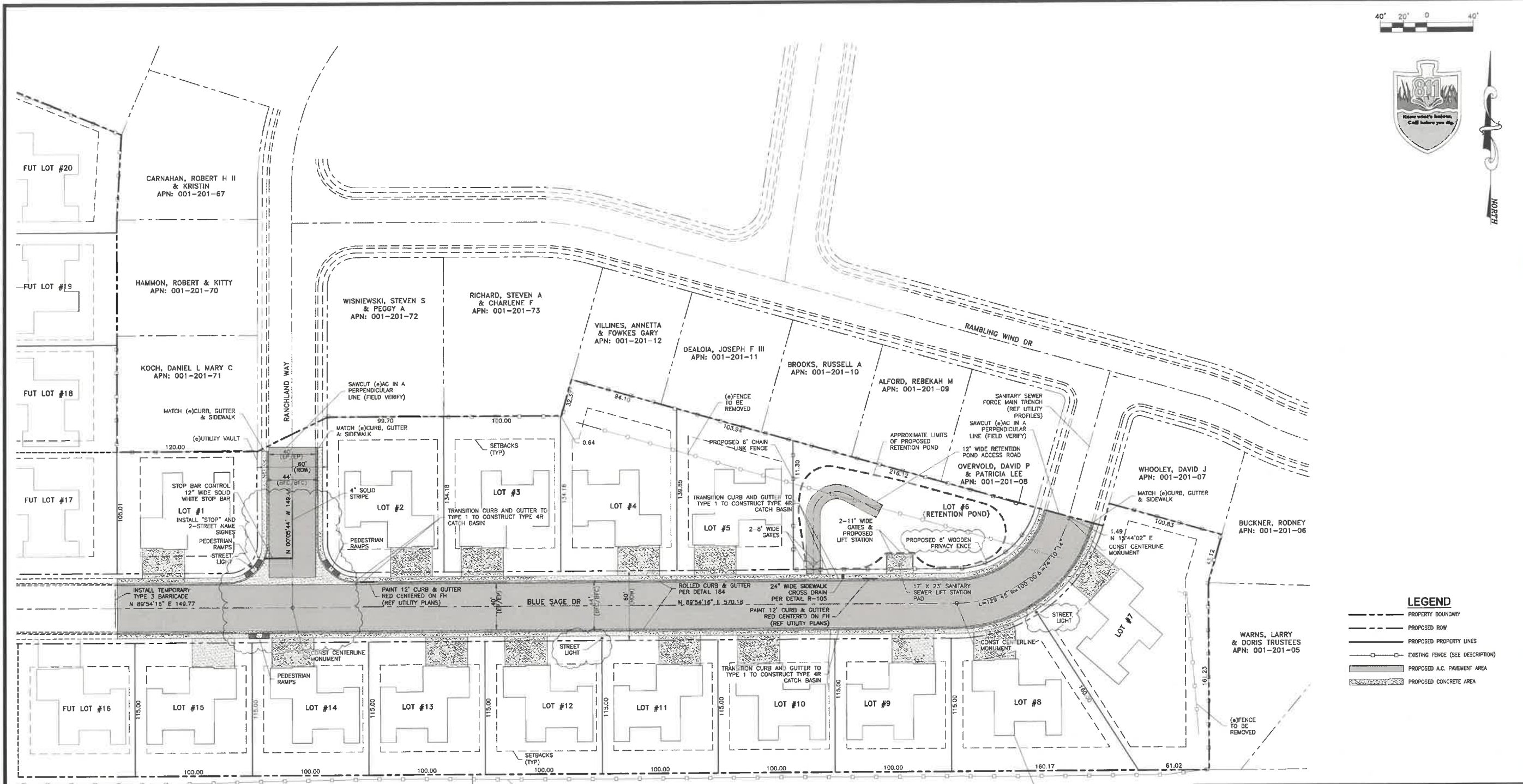
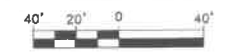
REVISIONS table with columns for No., Date, and Description.

CIVIL ENGINEERING CONSULTANTS
9430 DOUBLE DIAMOND PARKWAY, STE A
FALLON, NEVADA 89621
PH (775) 553-7900 - FAX (775) 473-7238



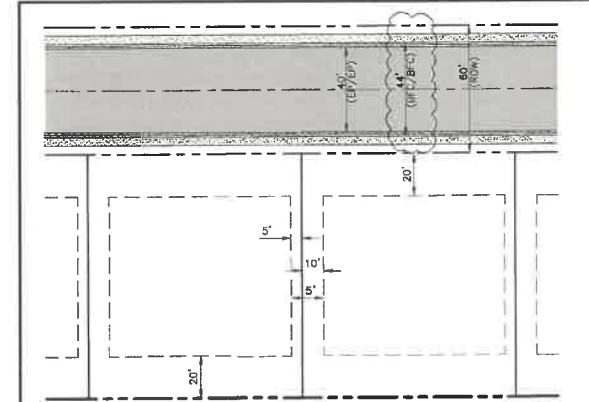
ROCKHOUND INVESTMENTS LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
TITLE SHEET

Table with project details: JOB No. COUNTRYAIR001, DATE 6/28/2023, VERT. SCALE: NA, HORIZ. SCALE: 1"=20', DRAWN BY: TJM, CHECKED BY: JRH, APPROVED BY: JRH, SHEET C-1 OF 15 SHEETS.



LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED ROW
- - - PROPOSED PROPERTY LINES
- - - EXISTING FENCE (SEE DESCRIPTION)
- ▨ PROPOSED A.C. PAVEMENT AREA
- ▩ PROPOSED CONCRETE AREA



TYPICAL SETBACKS
 FRONT.....20'
 SIDES.....5'/10' (10' TOTAL)
 REAR.....20'

REUSE OF DOCUMENT
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NO.	DATE	DESCRIPTION



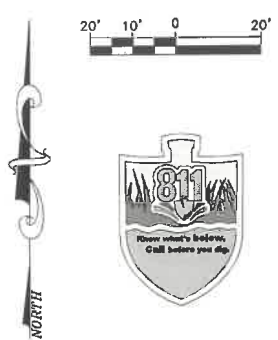
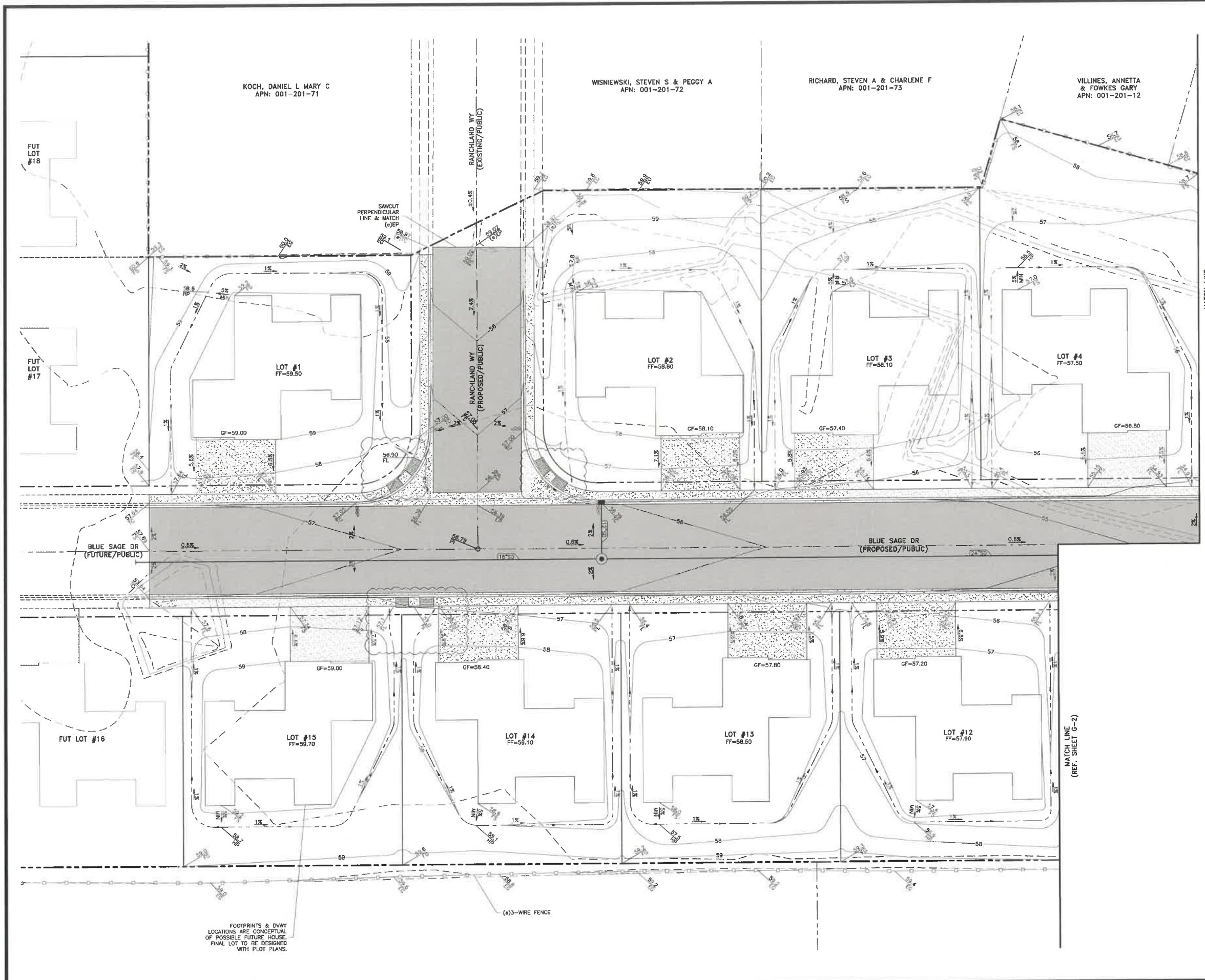
CIVIL ENGINEERING CONSULTANTS
 1000 OREGON AVENUE SUITE 100
 LAS VEGAS, NV 89102
 PH (702) 552-7800 - FAX (702) 472-7238



ROCKHOUND INVESTMENTS LLC
 CIVIL IMPROVEMENT PLANS FOR
 COUNTRY AIR ESTATES PHASE 6
SITE PLAN

JOB No.	COUNTRYAIR.001
DATE	6/28/2023
VERT. SCALE	NA
HORIZ. SCALE	1"=40'
DRAWN BY:	TJM
CHECKED BY:	JRH
APPROVED BY:	JRH

SHEET C-2
 OF
 15 SHEETS



MATCH LINE (REF. SHEET G-2)

MATCH LINE (REF. SHEET G-2)

LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED RIGHT-OF-WAY
- 12" SD --- STORM DRAIN W/ SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- CATCH BASIN (HOLLOW IF EXISTING)
- MANHOLE (HOLLOW IF EXISTING)
- ▨ PROPOSED A.C. PAVEMENT AREA
- ▨ PROPOSED CONCRETE AREA
- GRADE BREAK
- 3961 --- EXISTING CONTOUR LINE (BY OTHERS)
- 55 --- APPROXIMATE PROPOSED CONTOUR LINE
- HANDICAP RAMP
- 52.30 --- PROPOSED ELEV. @ FRONT FACE TOP OF CURB
- 58.00 --- PROPOSED ELEVATION @ FINISHED GRADE
- 53.65 --- PROPOSED ELEVATION @ GRADE BREAK
- 55.10 --- PROPOSED ELEVATION @ HIGH POINT
- 54.40 --- PROPOSED ELEVATION @ FLOW LINE
- 52.10 --- PROPOSED ELEVATION @ TOP OF WALL
- 50.10 --- PROPOSED ELEVATION @ BOTTOM OF WALL
- 3:1 --- SLOPE INDICATOR w/ SLOPE RATIO
- FLOWLINE

NOTES

- 1) ADD 3900 TO ALL SPOI ELEVATIONS.
- 2) REF GEOTECH REPORT AND LANDSCAPE PLAN FOR SLOPE PROTECTION.
- 3) EARTHWORK:
 CUT = 21,978 Cu.Yds.
 FILL = 252 Cu.Yds.
 NET = 21,726 Cu.Yds. (CUT)

FOOTPRINTS & DWY LOCATIONS ARE CONCEPTUAL OF POSSIBLE FUTURE HOUSE. FINAL LOT TO BE DESIGNED WITH PLOT PLANS.

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NO.	DATE	DESCRIPTION



6/28/2023
CIVIL ENGINEERING CONSULTANTS
 6800 DOUBLE BLANCK RD SUITE 4
 PH (774) 582-7880 - FAX (774) 472-7888



ROCKHOUND INVESTMENTS LLC
 CIVIL IMPROVEMENT PLANS FOR
 COUNTRY AIR ESTATES PHASE 6
GRADING PLAN

JOB No.	COUNTRYAIR.001
DATE:	6/28/2023
VERT. SCALE:	NA
HORIZ. SCALE:	1"=20'
DRAWN BY:	TJM
CHECKED BY:	JRH
APPROVED BY:	JRH

SHEET G-1
 OF
 15 SHEETS

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NO.	DATE	DESCRIPTION

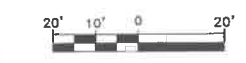
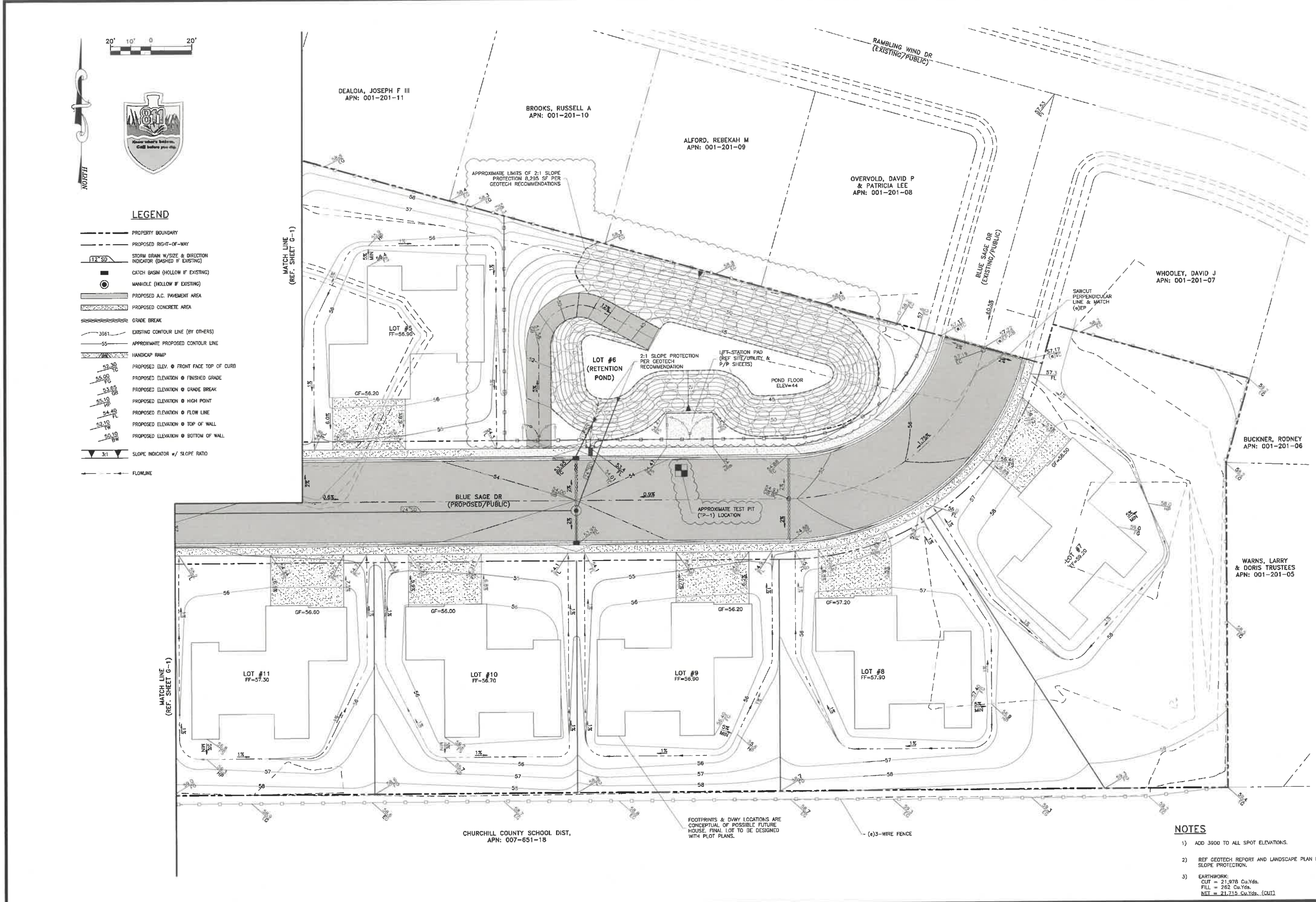


CIVIL ENGINEERING CONSULTANTS
 10000 S. DEER CREEK ROAD, SUITE 100
 DENVER, CO 80231
 TEL: (303) 555-7800 FAX: (303) 475-7288



ROCKHOUND INVESTMENTS LLC
 CIVIL IMPROVEMENT PLANS FOR
 COUNTRY AIR ESTATES PHASE 6
GRADING PLAN

JOB No.	COUNTRYAIR.001
DATE:	8/28/2023
VERT. SCALE:	NA
HORIZ. SCALE:	1"=20'
DRAWN BY:	TJM
CHECKED BY:	JRH
APPROVED BY:	JRH
SHEET G-2	
OF 15 SHEETS	

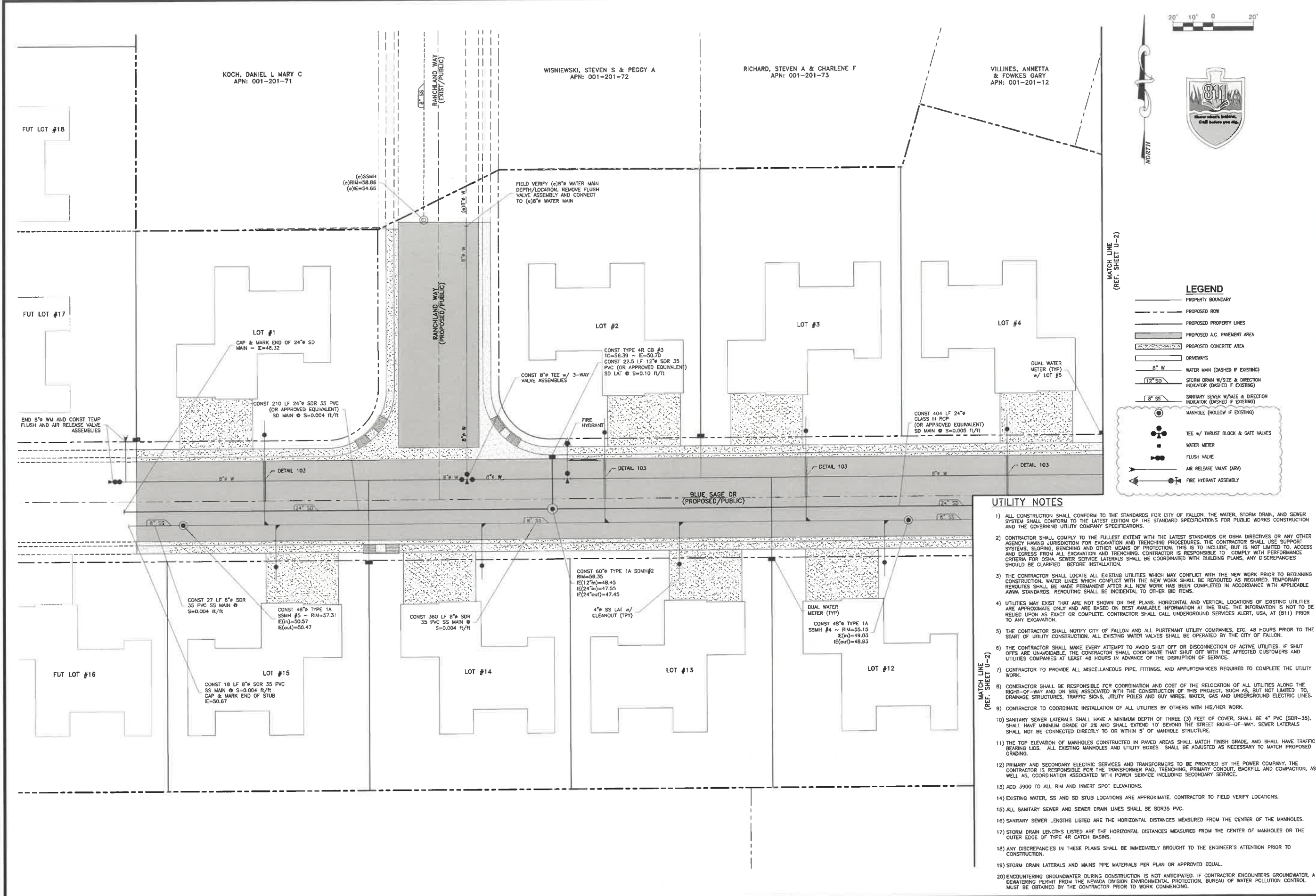


LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED RIGHT-OF-WAY
- 12" 50' STORM DRAIN W/ SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- CATCH BASIN (HOLLOW IF EXISTING)
- MANHOLE (HOLLOW IF EXISTING)
- ▨ PROPOSED A.C. PAVEMENT AREA
- ▩ PROPOSED CONCRETE AREA
- GRADE BREAK
- EXISTING CONTOUR LINE (BY OTHERS)
- APPROXIMATE PROPOSED CONTOUR LINE
- HANDICAP RAMP
- 53.30' PROPOSED ELEV. @ FRONT FACE TOP OF CURB
- 55.00' PROPOSED ELEVATION @ FINISHED GRADE
- 53.65' PROPOSED ELEVATION @ GRADE BREAK
- 55.10' PROPOSED ELEVATION @ HIGH POINT
- 54.40' PROPOSED ELEVATION @ FLOW LINE
- 52.10' PROPOSED ELEVATION @ TOP OF WALL
- 50.10' PROPOSED ELEVATION @ BOTTOM OF WALL
- 3:1 SLOPE INDICATOR #/ SLOPE RATIO
- FLOWLINE

NOTES

- 1) ADD 3900 TO ALL SPOT ELEVATIONS.
- 2) REF GEOTECH REPORT AND LANDSCAPE PLAN FOR SLOPE PROTECTION.
- 3) EARTHWORK:
 CUT = 21,978 Cu.Yds.
 FILL = 262 Cu.Yds.
 NET = 21,715 Cu.Yds. (CUT)



LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW
- PROPOSED PROPERTY LINES
- PROPOSED A.C. PAVEMENT AREA
- PROPOSED CONCRETE AREA
- DRIVEWAYS
- 8" W WATER MAIN (DASHED IF EXISTING)
- 12" SD STORM DRAIN W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- 8" SS SANITARY SEWER W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- MANHOLE (HOLLOW IF EXISTING)
- TEE w/ THRUST BLOCK & GATE VALVES
- WATER METER
- FLUSH VALVE
- AIR RELEASE VALVE (ARV)
- FIRE HYDRANT ASSEMBLY

UTILITY NOTES

- 1) ALL CONSTRUCTION SHALL CONFORM TO THE STANDARDS FOR CITY OF FALLON. THE WATER, STORM DRAIN, AND SEWER SYSTEM SHALL CONFORM TO THE LATEST EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AND THE GOVERNING UTILITY COMPANY SPECIFICATIONS.
- 2) CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OR OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT IS NOT LIMITED TO, ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA. SEWER SERVICE LATERALS SHALL BE COORDINATED WITH BUILDING PLANS, ANY DISCREPANCIES SHOULD BE CLARIFIED BEFORE INSTALLATION.
- 3) THE CONTRACTOR SHALL LOCATE ALL EXISTING UTILITIES WHICH MAY CONFLICT WITH THE NEW WORK PRIOR TO BEGINNING CONSTRUCTION. WATER LINES WHICH CONFLICT WITH THE NEW WORK SHALL BE REROUTED AS REQUIRED. TEMPORARY REROUTES SHALL BE MADE PERMANENT AFTER ALL NEW WORK HAS BEEN COMPLETED IN ACCORDANCE WITH APPLICABLE AWWA STANDARDS. REROUTING SHALL BE INCIDENTAL TO OTHER BID ITEMS.
- 4) UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. HORIZONTAL AND VERTICAL LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON BEST AVAILABLE INFORMATION AT THE TIME. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. CONTRACTOR SHALL CALL UNDERGROUND SERVICES ALERT, USA, AT (811) PRIOR TO ANY EXCAVATION.
- 5) THE CONTRACTOR SHALL NOTIFY CITY OF FALLON AND ALL PURTENANT UTILITY COMPANIES, ETC. 48 HOURS PRIOR TO THE START OF UTILITY CONSTRUCTION. ALL EXISTING WATER VALVES SHALL BE OPERATED BY THE CITY OF FALLON.
- 6) THE CONTRACTOR SHALL MAKE EVERY ATTEMPT TO AVOID SHUT OFF OR DISCONNECTION OF ACTIVE UTILITIES. IF SHUT OFFS ARE UNAVOIDABLE, THE CONTRACTOR SHALL COORDINATE THAT SHUT OFF WITH THE AFFECTED CUSTOMERS AND UTILITIES COMPANIES AT LEAST 48 HOURS IN ADVANCE OF THE DISRUPTION OF SERVICE.
- 7) CONTRACTOR TO PROVIDE ALL MISCELLANEOUS PIPE, FITTINGS, AND APPURTENANCES REQUIRED TO COMPLETE THE UTILITY WORK.
- 8) CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION AND COST OF THE RELOCATION OF ALL UTILITIES ALONG THE RIGHT-OF-WAY AND ON SITE ASSOCIATED WITH THE CONSTRUCTION OF THIS PROJECT, SUCH AS, BUT NOT LIMITED TO, DRAINAGE STRUCTURES, TRAFFIC SIGNS, UTILITY POLES AND GUY WIRES, WATER, GAS AND UNDERGROUND ELECTRIC LINES.
- 9) CONTRACTOR TO COORDINATE INSTALLATION OF ALL UTILITIES BY OTHERS WITH HIS/HER WORK.
- 10) SANITARY SEWER LATERALS SHALL HAVE A MINIMUM DEPTH OF THREE (3) FEET OF COVER, SHALL BE 4" PVC (SDR-35), SHALL HAVE MINIMUM GRADE OF 2% AND SHALL EXTEND 10' BEYOND THE STREET RIGHT-OF-WAY. SEWER LATERALS SHALL NOT BE CONNECTED DIRECTLY TO OR WITHIN 5' OF MANHOLE STRUCTURE.
- 11) THE TOP ELEVATION OF MANHOLES CONSTRUCTED IN PAVED AREAS SHALL MATCH FINISH GRADE, AND SHALL HAVE TRAFFIC BEARING LIDS. ALL EXISTING MANHOLES AND UTILITY BOXES SHALL BE ADJUSTED AS NECESSARY TO MATCH PROPOSED GRADING.
- 12) PRIMARY AND SECONDARY ELECTRIC SERVICES AND TRANSFORMERS TO BE PROVIDED BY THE POWER COMPANY. THE CONTRACTOR IS RESPONSIBLE FOR THE TRANSFORMER PAD, TRENCHING, PRIMARY CONDUIT, BACKFILL AND COMPACTION, AS WELL AS, COORDINATION ASSOCIATED WITH POWER SERVICE INCLUDING SECONDARY SERVICE.
- 13) ADD 3900 TO ALL RIM AND INVERT SPOT ELEVATIONS.
- 14) EXISTING WATER, SS AND SD STUB LOCATIONS ARE APPROXIMATE. CONTRACTOR TO FIELD VERIFY LOCATIONS.
- 15) ALL SANITARY SEWER AND SEWER DRAIN LINES SHALL BE SDR35 PVC.
- 16) SANITARY SEWER LENGTHS LISTED ARE THE HORIZONTAL DISTANCES MEASURED FROM THE CENTER OF THE MANHOLES.
- 17) STORM DRAIN LENGTHS LISTED ARE THE HORIZONTAL DISTANCES MEASURED FROM THE CENTER OF MANHOLES OR THE OUTER EDGE OF TYPE 4R CATCH BASIN.
- 18) ANY DISCREPANCIES IN THESE PLANS SHALL BE IMMEDIATELY BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO CONSTRUCTION.
- 19) STORM DRAIN LATERALS AND MAINS PIPE MATERIALS PER PLAN OR APPROVED EQUAL.
- 20) ENCOUNTERING GROUNDWATER DURING CONSTRUCTION IS NOT ANTICIPATED. IF CONTRACTOR ENCOUNTERS GROUNDWATER, A DEWATERING PERMIT FROM THE NEVADA DIVISION ENVIRONMENTAL PROTECTION, BUREAU OF WATER POLLUTION CONTROL MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO WORK COMMENCING.

REUSE OF DOCUMENT
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REVISIONS

NO.	DATE	DESCRIPTION



CIVIL ENGINEERING CONSULTANTS
BASED DOUBLE OAKWOOD PARKWAY, SUITE A
FALLON, NEVADA 89405 - FAX (775) 475-7889
TEL (775) 552-7880



ROCKHOUND INVESTMENTS LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
UTILITY PLAN

JOB No.	COUNTRYAIR-001
DATE:	6/28/2023
VERT. SCALE:	NA
HORIZ. SCALE:	1"=20'
DRAWN BY:	TJM
CHECKED BY:	JRH
APPROVED BY:	JRH

SHEET U-1
OF
15 SHEETS

REUSE OF DOCUMENT
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NO.	DATE	DESCRIPTION

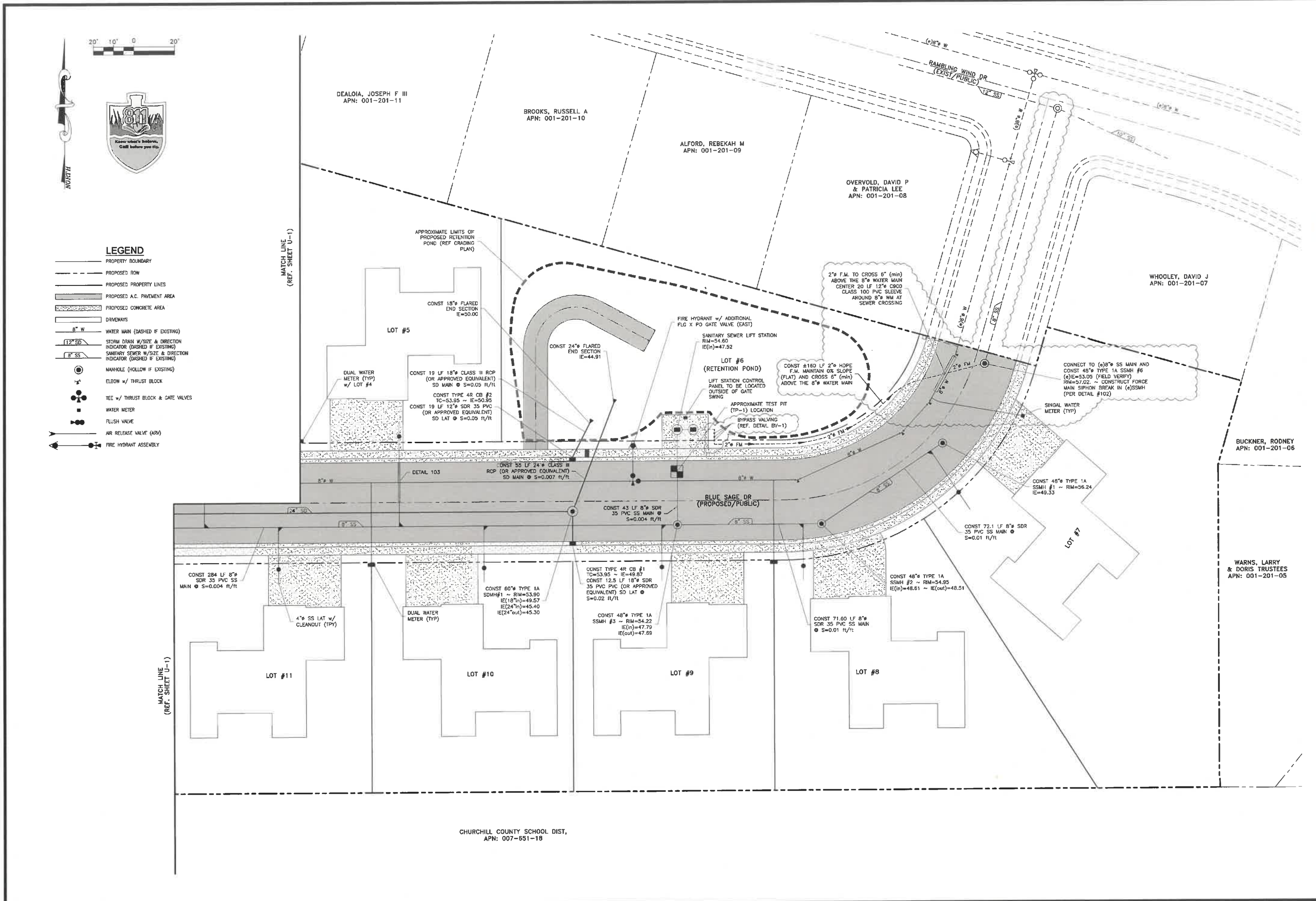


TEC
CIVIL ENGINEERING CONSULTANTS
1000 S. RAYBURN AVENUE, SUITE 100
RENO, NEVADA 89502
PH: (775) 342-7800 FAX: (775) 472-7288



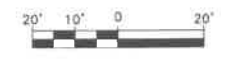
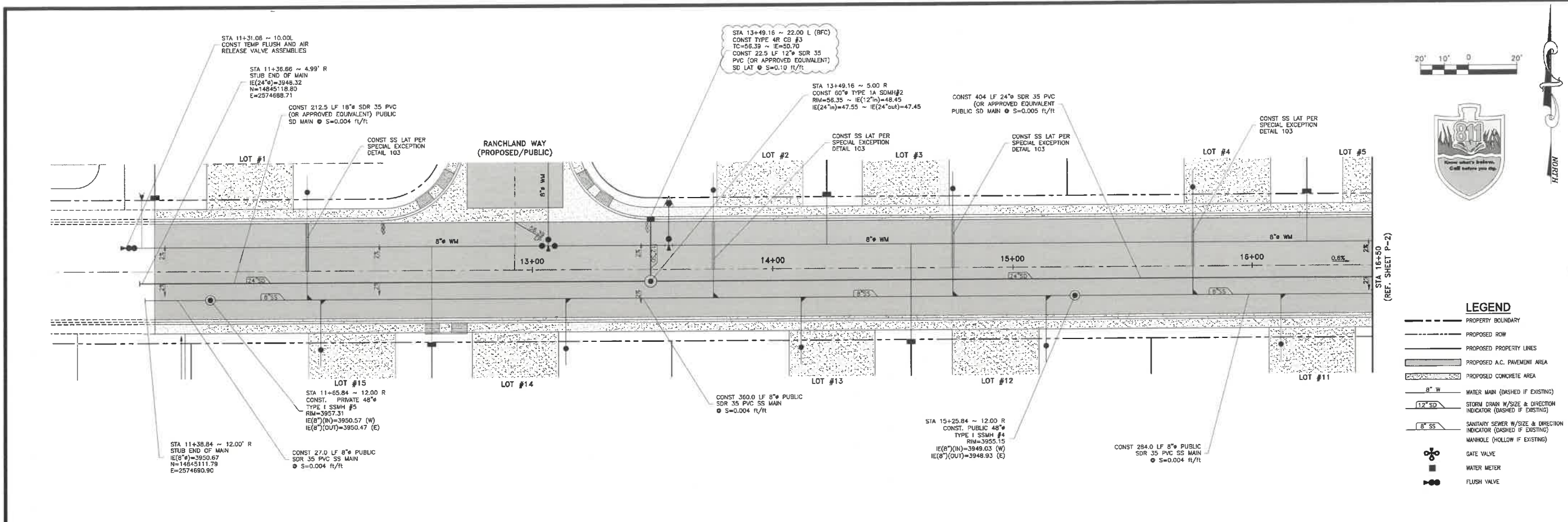
ROCKHOUND INVESTMENTS LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
UTILITY PLAN

JOB No.	COUNTRYAIR.001
DATE:	6/28/2023
VERT. SCALE:	NA
HORIZ. SCALE:	1"=20'
DRAWN BY:	TJM
CHECKED BY:	JRH
APPROVED BY:	JRH
SHEET	U-2
OF	15 SHEETS



LEGEND

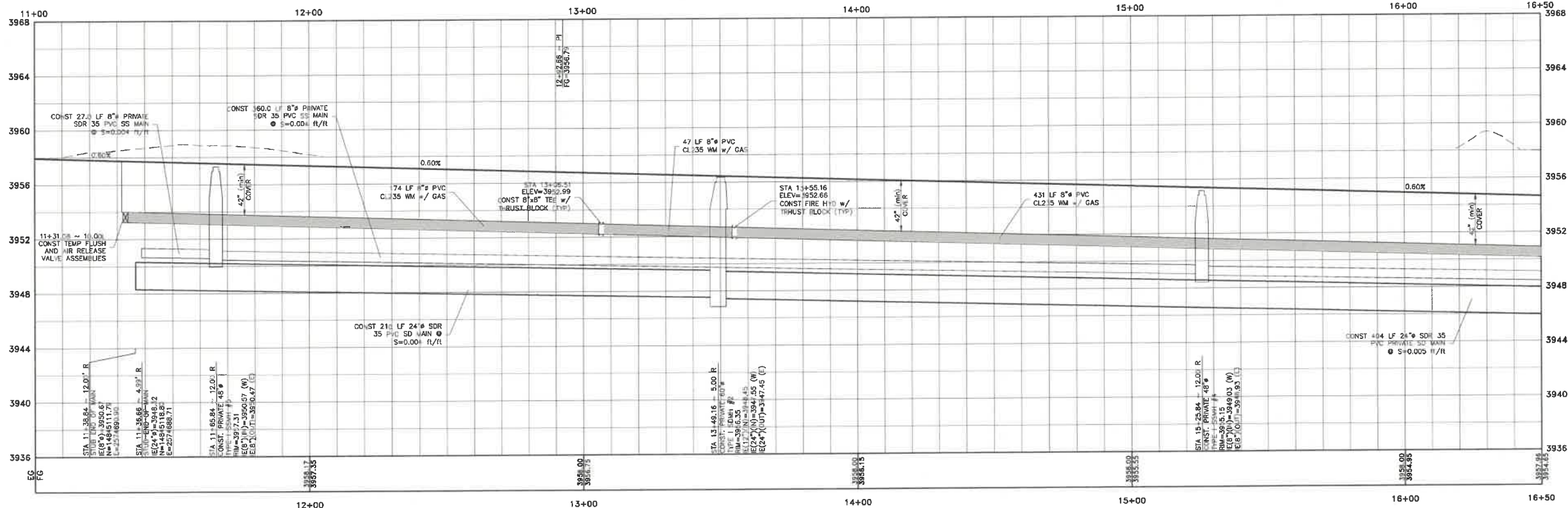
- PROPERTY BOUNDARY
- - - PROPOSED ROW
- - - PROPOSED PROPERTY LINES
- ▨ PROPOSED A.C. PAVEMENT AREA
- ▨ PROPOSED CONCRETE AREA
- ▨ DRIVEWAYS
- 8" W WATER MAIN (DASHED IF EXISTING)
- 12" SD STORM DRAIN W/ SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- 18" SS SANITARY SEWER W/ SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- MANHOLE (HOLLOW IF EXISTING)
- ⊙ ELBOW w/ THRUST BLOCK
- ⊕ TEE w/ THRUST BLOCK & GATE VALVES
- ⊙ WATER METER
- ⊙ FLUSH VALVE
- ⊙ AIR RELEASE VALVE (ARV)
- ⊙ FIRE HYDRANT ASSEMBLY



LEGEND

- PROPERTY BOUNDARY
- PROPOSED ROW
- PROPOSED PROPERTY LINES
- PROPOSED A.C. PAVEMENT AREA
- PROPOSED CONCRETE AREA
- 8" W WATER MAIN (DASHED IF EXISTING)
- 12" SD STORM DRAIN W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- 8" SS SANITARY SEWER W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- MANHOLE (HOLLOW IF EXISTING)
- ⊕ GATE VALVE
- WATER METER
- ⊕ FLUSH VALVE

BLUE SAGE RD



SCALE
HORIZONTAL 1"=20'
VERTICAL 1"=4'

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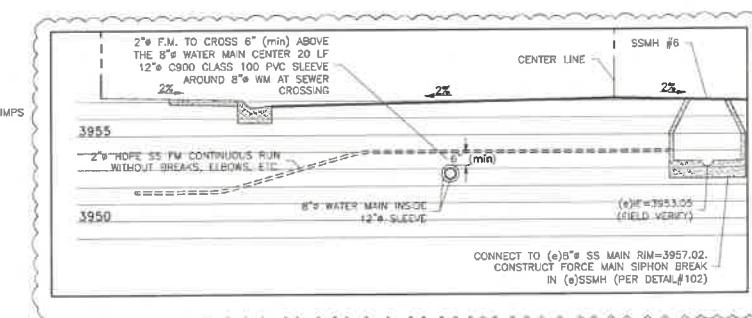
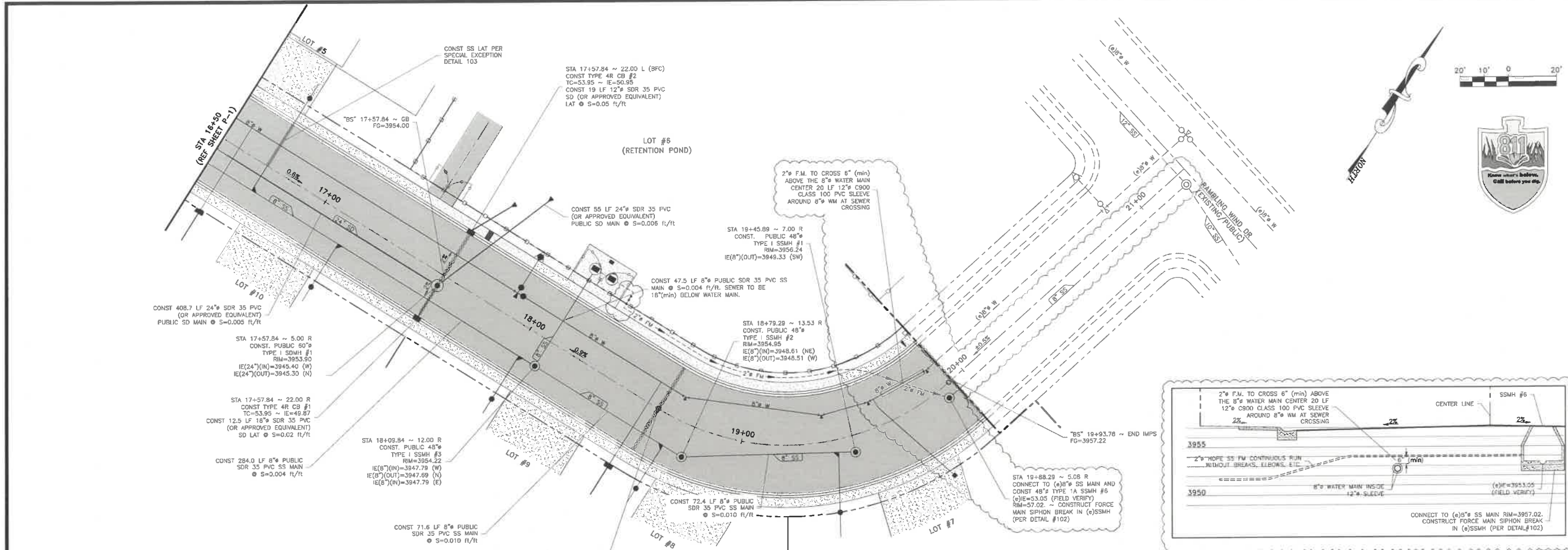
NO.	DATE	DESCRIPTION

TEC ENGINEERING CONSULTANTS
CIVIL ENGINEERS
ARCHITECTS
PLANNERS
LANDSCAPE ARCHITECTS
SURVEYORS
6250 DORTCH ROAD, SUITE 100
DENVER, COLORADO 80231
TEL: (303) 733-1000 FAX: (303) 733-2000

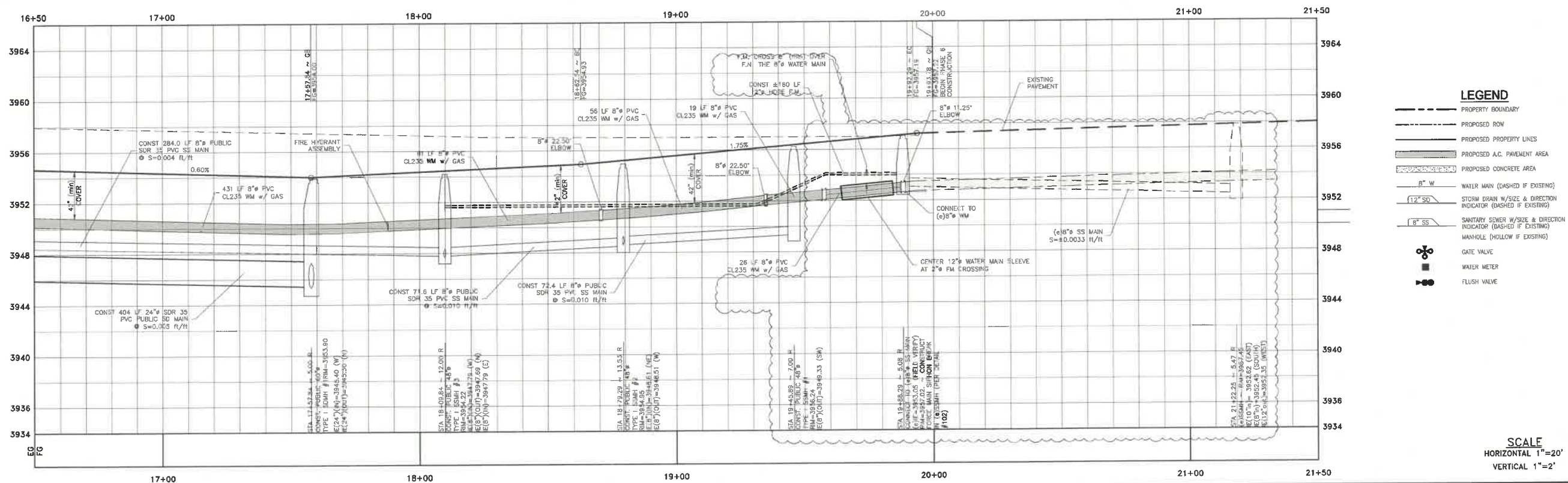
ROCKHOUND INVESTMENTS LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
BLUE SAGE
PLAN & PROFILE SHEET

JOB No. COUNTRYAIR.001
DATE: 6/28/2023
VERT. SCALE: 1"=4'
HORIZ. SCALE: 1"=20'
DRAWN BY: TJM
CHECKED BY: JRH
APPROVED BY: JRH

SHEET P-1
OF 15 SHEETS



BLUE SAGE RD & RAMBLING WIND DR



LEGEND

- PROPERTY BOUNDARY
- - - PROPOSED ROW
- - - PROPOSED PROPERTY LINES
- ▨ PROPOSED A.C. PAVEMENT AREA
- ▨ PROPOSED CONCRETE AREA
- 8" W WATER MAIN (DASHED IF EXISTING)
- 12" SD STORM DRAIN W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- 8" SS SANITARY SEWER W/SIZE & DIRECTION INDICATOR (DASHED IF EXISTING)
- MANHOLE (HOLLOW IF EXISTING)
- ⊕ GATE VALVE
- WATER METER
- ⊖ FLUSH VALVE

SCALE
HORIZONTAL 1"=20'
VERTICAL 1"=2'

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NO.	DATE	DESCRIPTION

TEC ENGINEERS & ARCHITECTS, INC.
CIVIL ENGINEERS & ARCHITECTS
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PROJECT: CIVIL ENGINEERING CONSULTANTS
NO. 15733
DATE: 6/28/2023

ROCKHOUND INVESTMENTS LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
BLUE SAGE / RAMBLING
PLAN & PROFILE SHEET

JOB No. COUNTRYAIR-001
DATE: 6/28/2023
VERT. SCALE: 1"=2'
HORIZ. SCALE: 1"=20'
DRAWN BY: TJM
CHECKED BY: JRH
APPROVED BY: JRH

SHEET P-2
OF 15 SHEETS

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Table with 3 columns: NO., DATE, DESCRIPTION



CIVIL ENGINEERING CONSULTANTS
SARA DOUGLAS DUNN, P.E., P.S.
1000 W. WILSON AVENUE, SUITE 100
TUCSON, ARIZONA 85710
TEL: (520) 545-7890 FAX: (520) 472-7028



ROCKHOUND INVESTMENTS LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
DETAIL SHEET

Table with 2 columns: JOB No., COUNTRYAIR.001
DATE: 6/28/2023
VERT. SCALE: NA
HORIZ. SCALE: 1"=20'
DRAWN BY: TJM
CHECKED BY: JRH
APPROVED BY: JRH
SHEET D-1 OF 15 SHEETS

GENERAL NOTES FOR SANITARY SEWER

- SEWER LINE CLEANING SHALL BE PERFORMED WITH HYDRAULICALLY PROPELLED, HIGH-VELOCITY JET, MECHANICALLY POWERED EQUIPMENT...
SEWER GRADES SHALL BE VERIFIED AT EACH MANHOLE...
ALL NEW PUBLIC COLLECTOR SEWERS SHALL BE 8 INCHES OR LARGER.
GENERAL NOTES FOR E-ONE SEWER
MINIMUM BURY DEPTH IS 30 INCHES.
ALL LOW PRESSURE FORCE MAIN PIPING SHALL BE SDR 21 PVC FOR 2" AND 3" MAINS AND C900 PVC FOR 4" AND LARGER MAINS.

Table with 2 columns: NO., DATE, DESCRIPTION

AIR GAP SEPARATION

- THE TANK AND PUMP SHALL BE DESIGNED TO SUIT CUSTOMER'S NEEDS.
AN AIR GAP (THE DISTANCE BETWEEN THE LOWEST POINT OF THE SUPPLY LINE AND/OVERFLOW ELEVATION OF THE RECEIVING TANK) MUST BE AT LEAST 2 TIMES THE DIAMETER OF THE SUPPLY LINE...
TYPICAL LOCATIONS WHERE RP ASSEMBLIES ARE REQUIRED
A BUILDING THAT:
CONTAINS A HOTEL, MOTEL, CASINO, CONDOMINIUM OR TOWNHOUSE...
IS USED FOR UNIDENTIFIED COMMERCIAL PURPOSES...
UTILIZES ANY SEWAGE PUMPS OR EJECTORS...
UTILIZES A HYDRONIC HEATING SYSTEM WITH A CHEMICAL ADDITIVE...
HAS A BATH/TUB, FONT...
UTILIZES A BOTTLING SYSTEM...
IS A BREWERY, CANNERY, PACKING HOUSE, DAIRY PROCESSING FACILITY, RESTAURANT, OR OTHER FACILITY WHERE FOOD IS PROCESSED OR SERVED...
WHERE FOOD IS PROCESSED OR SERVED, DENTAL CLINIC, MEDICAL FACILITY, HOSPITAL, CONVALESCENT HOME, SANITARIUM, MORGUE, MORTUARY, FACILITY FOR CONDUCTING AUTOPSES, LABORATORY, SCHOOL, COLLEGE, UNIVERSITY, PUBLISHING OR PRINTING FACILITY, VETERINARY CLINIC, PET SHOP, PET GROOMING FACILITY, LAUNDRY OR DRY CLEANING FACILITY, DYING FACILITY, ANY ELECTROCHEMICAL PLATING FACILITY, FACILITY THAT HAS A POOL OR SPA, A PARK, OR GARAGE FOR MOTOR VEHICLES OR RECREATIONAL VEHICLES...
FACILITY FOR PRODUCTION OF POWER, FACILITY THAT HANDLES, PROCESSES OR STORES RADIOACTIVE MATERIALS, FACILITY THAT PROCESSES SAND OR GRAVEL, FACILITY THAT MANUFACTURES OR UTILIZES CHEMICALS, FACILITY FOR THE MANUFACTURING, REPAIR, OR WASHING OF MOTOR VEHICLES, FACILITY FOR MANUF. OR PROCESSING OF FILM, FACILITY FOR MANUFACTURING OF ICE, A FACILITY FOR MANUF. PROCESSORS OR CLEANING OF METAL, FACILITY FOR MANUF. OF ANY RUBBER, FACILITY FOR MANUF. OF ANY PAPER, ANY FACILITY FOR MANUF., PROCESSING OR FABRICATION, CLASS 4, CLASS 5, OR CLASS 6 FIRE SPRINKLER SYSTEMS, IRRIGATION SYSTEMS WHERE CHEMICALS ARE INJECTED OR BOOSTER PUMPS ARE ADDED.

Table with 2 columns: NO., DATE, DESCRIPTION

WATER MAIN PRESSURE & BACTERIA TESTING

- CONTRACTOR SHALL MAINTAIN TEST PRESSURE WITHIN 5 PSI FOR A PERIOD OF 2 HOURS. TEST PRESSURE SHALL BE 150 AND 200 PSI PER PRESSURE ZONE, AS INDICATED ON PLANS.
ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING:
ALLOWABLE LEAKAGE (GALLONS PER HOUR) = 10 * (D/P)^2
WHERE: S = LENGTH OF PIPE IN TEST SECTION (FEET)
D = PIPE DIAMETER (INCHES)
P = TEST PRESSURE (PSIG)
LEAKAGE SHALL BE MEASURED BY THE VOLUME OF WATER REQUIRED TO MAINTAIN THE TEST PRESSURE WITHIN 5 PSI FOR THE TEST PERIOD, NOT THE DROP IN PRESSURE.
INSPECTOR IS RESPONSIBLE FOR OBTAINING AND DELIVERING TESTING LAB SAMPLE BOTTLES AND COLLECTING SAMPLES FOR BACTERIA TESTING. INSPECTOR SHALL PRESENT TEST RESULTS TO THE UTILITY.
REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (RP):
THE RP SHALL ALWAYS BE INSTALLED ABOVE GRADE AND WILL NOT BE ALLOWED IN BASEMENTS.
A DRAIN SHALL BE INSTALLED IN THE BOX FOR OUTDOOR INSTALLATIONS AND A DAYLIGHT DRAIN AND A FLOOR DRAIN SHALL BE INSTALLED FOR INDOOR INSTALLATIONS.
REFER TO TABLE A FOR MINIMUM REQUIRED DRAIN SIZES.
AN AIR GAP (VERTICAL PHYSICAL SEPARATION) OF AT LEAST 2 TIMES THE DIAMETER OF THE RELIEF VALVE OPENING, WITH A MINIMUM OF 1', SHALL BE MAINTAINED BETWEEN THE WATER DISCHARGE POINT ON THE RELIEF VALVE AND THE DRAIN OR 1' ABOVE THE MINIMUM FLOOD LEVEL, WHICHEVER IS HIGHER.
DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY (DC):
BELOW GROUND VAULTS SHALL REMAIN DRY THROUGHOUT THE YEAR.
PRESSURE VACUUM BREAKER (PVB) SPILL RESISTANT PRESSURE VACUUM BREAKER (SVB) BACKFLOW PREVENTION ASSEMBLY:
THE PVB SHALL NOT BE SUBJECT TO ANY BACK PRESSURE FROM ELEVATED DOWNSTREAM PIPING, INJECTION SYSTEMS, COMPRESSED AIR PUMPS, OR OTHER MEANS. IF BACK PRESSURE EXISTS, AN RP MUST BE INSTALLED.
DC, RP, AND PVB/SVB ASSEMBLIES:
SUPPORTS SHALL BE PROVIDED AS NECESSARY.
ELECTRIC SUPPLY SOCKETS SHALL BE AWAY FROM RELIEF VALVE & TEST COCK.
FREEZE PROOF INSULATED BOX AND 1" TYPE OF HEAT ARE REQUIRED. 2 TYPES ARE STRONGLY RECOMMENDED.
FLANGE WATER TIGHT, FLEXIBLE SEALANT AT PIPE PENETRATIONS.
INSULATED BOX SHALL EITHER SWING CLEAR OF ASSEMBLY OR BE SIZED TO PROVIDE CLEARANCES SHOWN IN THE DETAILS.
SPRING LOADED LID IS REQUIRED ON LARGE BOXES.
EITHER VALVE BOXES OR PIPE RISERS MAY BE USED FOR THE SHUT OFF VALVES.
MANUAL SHUT OFF VALVES SHALL BE BRASS GLOBES OR CURB VALVE SIZED THE SAME AS SERVICE LINE. DRAIN CONFIGURATION SHALL BE AN INLINE TEE TO BRASS SHUT OFF VALVE WITH A RUBBER SEAT & SCHEDULE 80 1/2" 90° ELBOW WITH FEMALE THREADS. ADD 1/2" RED PREZITE KING DRAIN.
USE 2 FULL TURNS OF TEFLON TAPE ON ALL THREADED JOINTS.
NO STOP AND WASTE VALVES.
ADEQUATE CLEARANCE MUST BE PROVIDED FOR OPERATION OF VALVES AND REPAIR AND TESTING OF THE ASSEMBLIES.
NO OUTLET, TEE, OR AN CONNECTION MAY BE MADE TO THE SERVICE LINE BETWEEN THE METER AND THE ASSEMBLY.
ALL ASSEMBLIES MUST BE INSTALLED IN THE HORIZONTAL ORIENTATION UNLESS USC APPROVED IN A DIFFERENT ORIENTATION.
ASSEMBLIES MUST BE INSTALLED AS CLOSELY AS PRACTICAL TO THE WATER METER.
CITY OF FALLON RECOMMENDS PROTECTING THE ASSEMBLIES FROM VANDALISM IN SUSCEPTIBLE AREAS.
REQUIRED CLEARANCES MUST STILL BE MET AND UTILITY ACCESS MUST BE PROVIDED.
ASSEMBLIES LESS THAN 2" REQUIRE 1 CU. FT. OF CLEAN GRAVEL AND ASSEMBLIES GREATER THAN OR EQUAL TO 2" REQUIRE 8 CU. FT. OF CLEAN GRAVEL FOR ALL DRAINS.

Table with 2 columns: NO., DATE, DESCRIPTION

GENERAL NOTE FOR ALL DETAILS

- ALL MATERIALS FURNISHED AND WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE "STANDARD SPECIFICATIONS FOR PUBLIC WORKS" CONSTRUCTION (SPPWC OR ORANGE BOOK).
GENERAL NOTES FOR WATER SERVICE
THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF OSHA AND CHAPTER 618 OF NRS, IN THE CONSTRUCTION PRACTICES FOR ALL EMPLOYEES DIRECTLY EMPLOYED IN THE COMPLETION OF THIS PROJECT.
THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK ACCORDING TO GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
ALL UNDERGROUND VALVES LARGER THAN 2", TEES, ETC., SHALL BE COATED IN MASTIC OR WRAPPED IN PLASTIC AND CONNECTIONS MUST BE MAINTAINED WITH MEGA LUGS.
NOTIFY CITY OF FALLON 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
FIBER-REINFORCED PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS:
4000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS
MIN 6 BAGS OF CEMENT PER CUBIC YARD WITH A MAX. WATER/CEMENT RATIO OF 0.45;
AIR ENTRAINMENT 0% ± 1.5%;
SLUMP AT 1 TO 4 INCHES;
ALL MATERIALS SHALL CONFORM TO SPPWC SECTION 202.
POLYPROPYLENE FIBERS SHALL BE ADDED TO THE P.C.C. PER THE MANUFACTURERS RECOMMENDATIONS.
NO OTHER UTILITIES MAY BE PLACED IN A WATER OR SEWER TRENCH.
BACKFLOW PREVENTION IS REQUIRED PER DETAILS 8.1 THRU 8.40. RESIDENTIAL SUBDIVISIONS DO NOT TYPICALLY REQUIRE DETAILS 8.1 THRU 8.40. CITY OF FALLON WILL NOTIFY WHEN THESE SHEETS ARE REQUIRED.
CONTRACTORS SHALL COMPLY WITH MOST EMPLOYER (CITY OF FALLON) SAFETY PROGRAM
CONTRACTOR IS RESPONSIBLE FOR REVIEWING HOST EMPLOYERS SAFETY PROGRAM. CONTRACTOR TO PREPARE AND FURNISH COPY OF FALLON SAFETY RECORDS FROM THE LAST THREE YEAR PERIOD AND A COPY OF ITS OWN COMPANY SAFETY PROGRAM.
ALL VALVE BOXES, MANHOLE STRUCTURES, AND CLEANOUTS SHALL BE MARKED AND ACCESSIBLE AT ALL TIMES.
FOR DETAILS NOT SHOWN, CONTACT CITY OF FALLON @ 775-423-9157, FAX 775-423-8874.
THE OWNER IS RESPONSIBLE FOR FURNISHING QUALIFIED SITE INSPECTIONS DURING CONSTRUCTION OF PUBLIC IMPROVEMENTS.
CITY OF FALLON SHALL APPROVE OF THE INSPECTOR & TESTING FIRM PRIOR TO CONSTRUCTION.
THE INSPECTOR SHALL INVENTORY ALL CONSTRUCTION MATERIALS TO ENSURE QUALITY CONTROL. REJECTION OF DEFECTIVE MATERIALS MUST BE COORDINATED WITH CITY OF FALLON.
PERFORM PLASTIC PIPE BALL AND WINDMILL TESTS ON NEWLY INSTALLED SEWER PIPE IN ACCORDANCE WITH SECTION 338.03.01 OR 02 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
PERFORM AIR PRESSURE TESTING ON NEWLY INSTALLED SEWER PIPE IN ACCORDANCE WITH SECTION 338.03.07.04 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
ALL NEW PUBLIC WATER MAINS SHALL BE 8" OR LARGER.
CONTRACTOR IS RESPONSIBLE TO MAKE FIELD MEASUREMENTS TO LOCATE AND SIZE EXISTING FACILITIES OR UTILITIES AND UTILITIES.
PLACE CHLORINE TABLETS IN WATER LINES AS FOLLOWS:
3 TABLETS PER 4" DIAMETER OF LINE;
4 TABLETS PER 6" DIAMETER LENGTH OF LINE;
5 TABLETS PER 8" DIAMETER LENGTH OF LINE;
8 TABLETS PER 12" OR GREATER DIAMETER LENGTH OF LINE;
TABLETS MUST BE GUMMED AT EQUALLY SPACED INTERVALS TO INSIDE OF PIPE USING APPROVED ADHESIVE.
DESIGNATION SHALL MEET ANWA STANDARD 081.
CONTRACTOR SHALL SUBMIT CUT SHEETS & SHOP DRAWINGS FOR REVIEW TO THE PROJECT ENGINEER. AND/OR THE UTILITY ENGINEER PRIOR TO ORDERING CONSTRUCTION MATERIALS. A SIGNED SET OF DRAWINGS MUST ALWAYS BE AVAILABLE ON SITE DURING CONSTRUCTION.
THE CITY OF FALLON REQUIRES A BOND TO BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.

Table with 2 columns: NO., DATE, DESCRIPTION

WATER SERVICE CONNECTION

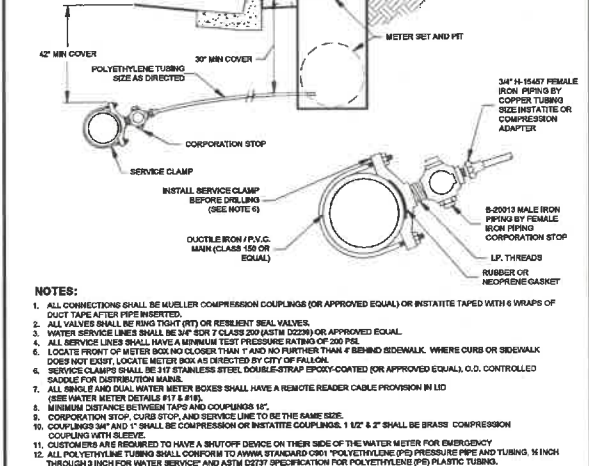


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3/4" - 1" WATER METER

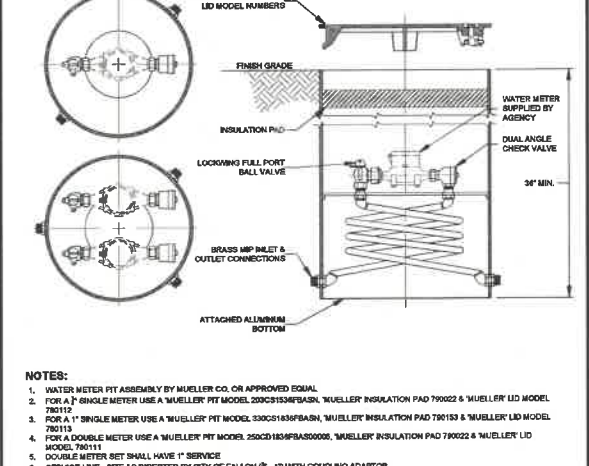


Table with 2 columns: NO., DATE, DESCRIPTION

GENERAL NOTES FOR CONCRETE WORK

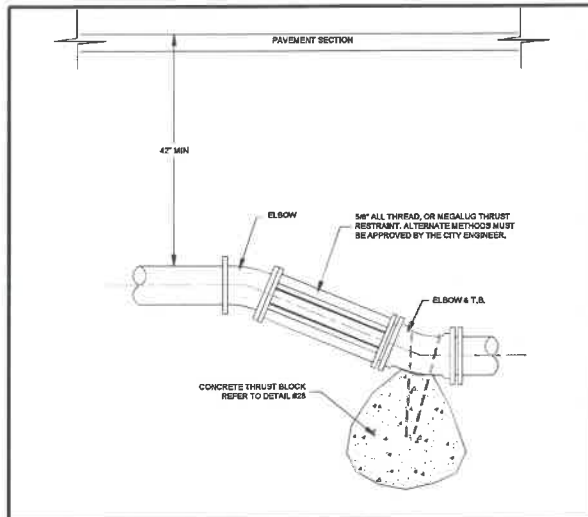
- NO CONCRETE SHALL BE PLACED UNTIL FORMS AND SUBGRADE ARE INSPECTED BY THE CITY EXCAVATION PERMIT INSPECTOR OR APPLICABLE ENGINEER OF RECORD.
FIBER-REINFORCED PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS:
4000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS
MIN. 6 BAGS OF CEMENT PER CUBIC YARD WITH A MAX. WATER/CEMENT RATIO OF 0.45;
AIR ENTRAINMENT 0% ± 1.5%;
SLUMP AT 1 TO 4 INCHES;
ALL MATERIALS SHALL CONFORM TO SPPWC SECTION 202.
POLYPROPYLENE FIBERS SHALL BE ADDED TO THE P.C.C. PER THE MANUFACTURERS RECOMMENDATIONS.
COMMERCIAL DRIVEWAYS SHALL HAVE 64 BARS AT 18" ON-CENTER LONGITUDINAL AND TRANSVERSE EXTENDING INTO GUTTER PAN AND DRIVEWAY WINGS. MINIMUM 2" CONCRETE COVER FOR ALL REINFORCING BARS.
IF AN EXPANSION JOINT EXISTS WITHIN 4 FEET OF DRIVEWAY, REMOVE SIDEWALK AND CURB AND GUTTER TO THAT JOINT.
CONCRETE REMOVAL SHALL BE TO NEAT SAWCUT LINES.
REMOVE CONCRETE WHEN CONSTRUCTING DRIVEWAY WHERE CURB AND GUTTER EXIST.
DEPRESSED CURB LENGTH TO MATCH DRIVEWAY WIDTH.
WEAKENED PLAIN JOINTS AT 5'-0" O.C. WITH EXPANSION JOINT IF NECESSARY.

Table with 2 columns: NO., DATE, DESCRIPTION

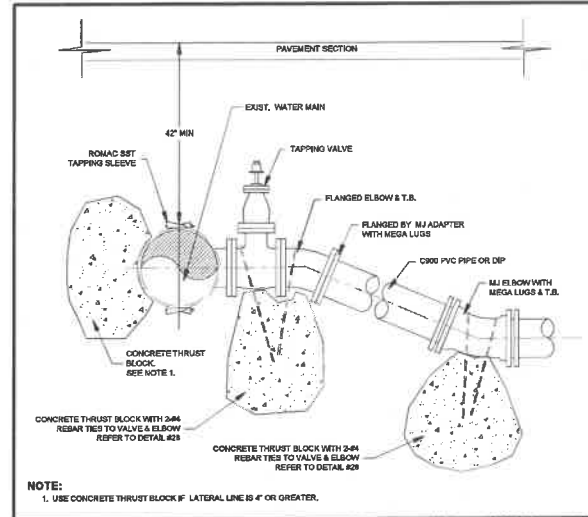
GENERAL NOTES FOR ROADWAY GEOMETRICS

- THE ENGINEER SHALL SUBMIT A TRAFFIC REPORT AND PAVEMENT SECTION DESIGN WITH THE IMPROVEMENT PLANS, UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.
THE ENGINEER OF RECORD SHALL SUBMIT THE PAVEMENT MIX DESIGN TWO (2) WEEKS PRIOR TO PAVING TO THE CITY OF FALLON PUBLIC WORKS DEPARTMENT FOR REVIEW.
DESIGN OF THE STRUCTURAL SECTION FOR ASPHALT CONCRETE PAVEMENT FOR BOTH PUBLIC AND PRIVATE STREETS SHALL CONFORM TO THE PROCEDURES AS SET FORTH IN THE CURRENT ASPHALT INSTITUTE MANUAL SERIES (NO. 1 (NS-1) OR AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (ASHTO) DESIGN GUIDE, BASED ON SUBGRADE STRENGTH VALUES DETERMINED BY RESILIENT MODULUS (MR) VALUE, RESISTANCE (R) VALUE OR CALIFORNIA BEARING RATIO (CBR), AND TRAFFIC DATA PROVIDED IN APPROVED TRAFFIC STUDY FOR THE PROJECT. SUFFICIENT TESTS SHALL BE MADE TO FULLY EVALUATE EACH DIFFERENT SOIL TYPE IN THE PROJECT. MAJOR ARTERIAL, MINOR ARTERIAL, INDUSTRIAL AND COMMERCIAL STREETS SHALL BE A TYPE 2 AC-20P ASPHALT CONCRETE (AC) PAVEMENT MIX DESIGN WITH HYDRATED LIME (MINERAL FILLER) ADDED AT ONE AND ONE-HALF PERCENT OF THE WEIGHT OF THE DRY AGGREGATES. THE MINIMUM DESIGN LIFE OF THE STRUCTURAL SECTION SHALL BE 20 YEARS. MINIMUM STREET STRUCTURAL SECTIONS FOR BOTH PUBLIC AND PRIVATE STREETS SHALL BE 3" AC ON 6" OF TYPE 2, CLASS B AGGREGATE BASE FOR LOCAL/RESIDENTIAL STREETS, 3" AC ON 8" TYPE 2, CLASS B AGGREGATE BASE FOR MINOR ARTERIAL, INDUSTRIAL, COMMERCIAL AND COLLECTOR STREETS, AND 4" AC ON 8" TYPE 2, CLASS B AGGREGATE BASE FOR EXPRESSWAYS AND MAJOR ARTERIAL STREETS. ALL STREETS, BOTH PUBLIC AND PRIVATE, WHICH ARE TO BE UTILIZED BY CONSTRUCTION VEHICLES DURING DEVELOPMENT, SHALL BE DESIGNED TO CARRY THE MAXIMUM ANTICIPATED LOADS. CONCRETE STREETS MAY BE PERMITTED UPON APPROVAL OF STRUCTURAL DESIGNS BY PUBLIC WORK.
STRIPING AND SIGNAGE
PAVEMENT STRIPING SHALL BE NDOT TYPE II WATERBORNE PAINT WITH A MINIMUM FILM THICKNESS OF 25 MILS APPLIED IN TWO COATS. DROP ON GLASS BEADS SHALL BE APPLIED ON SECOND COAT. SEE SECTION 632 OF THE CURRENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SILVER BOOK).
PAVEMENT SYMBOL, MARKINGS, YIELD LINES, AND STOP BARS SHALL BE REFLECTIVE THERMOPLASTIC MATERIAL MEETING THE CURRENT SPECIFICATIONS FROM SECTION 634 OF THE SILVER BOOK.
THE DESIGN AND INSTALLATION OF TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.
TRENCHING AND PATCHING
THE DESIGN AND INSTALLATION OF TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

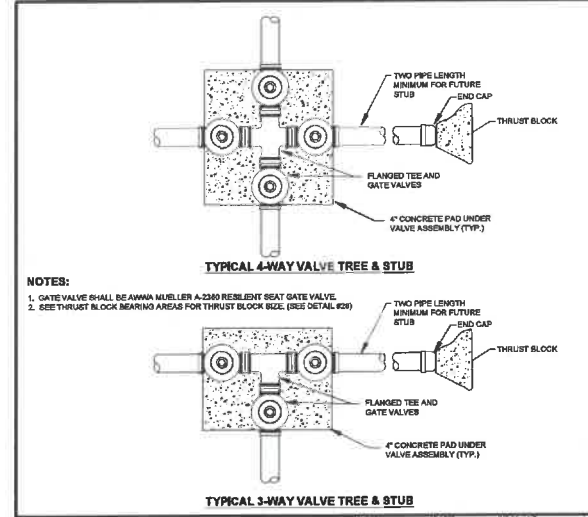
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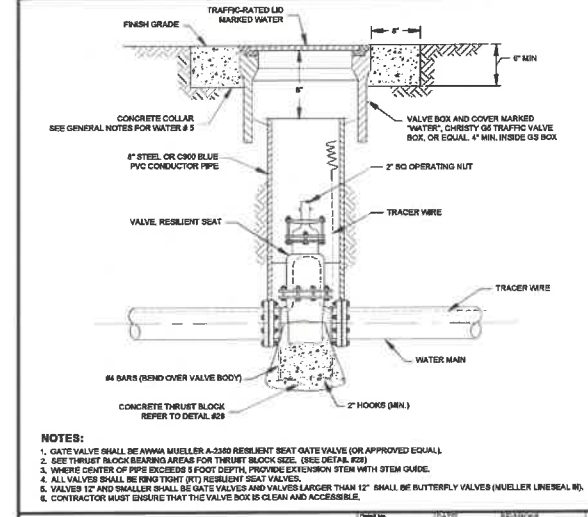
VERTICAL RESTRAINT 21 WATER



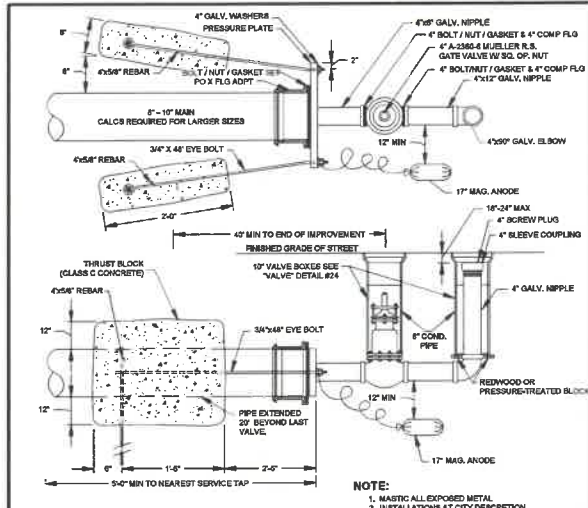
TAPPING DETAIL 22 WATER



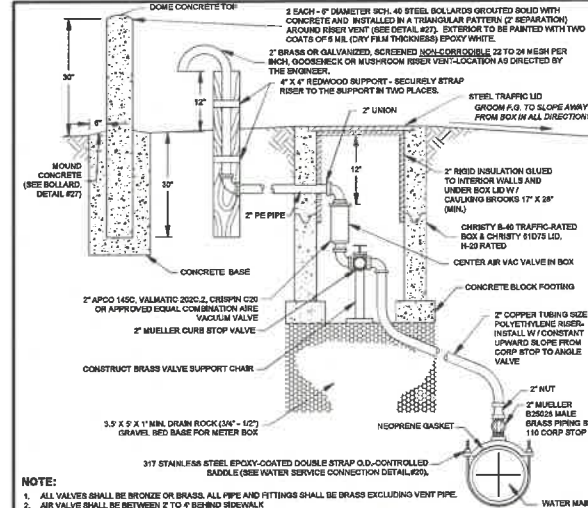
3-WAY & 4-WAY VALVE ASSEMBLIES 23 WATER



VALVE & VALVE BOX 24 WATER



PERMANENT FLUSH VALVE ASSEMBLY 25 WATER



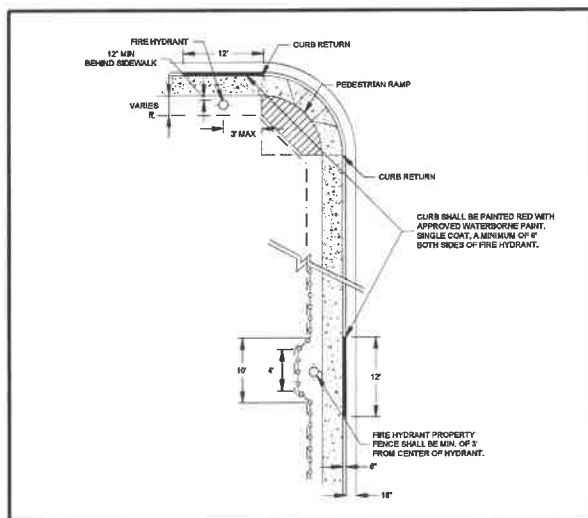
AIR VALVE 26 WATER

THRUST BLOCK BEARING AREAS (IN SQ. FT.)

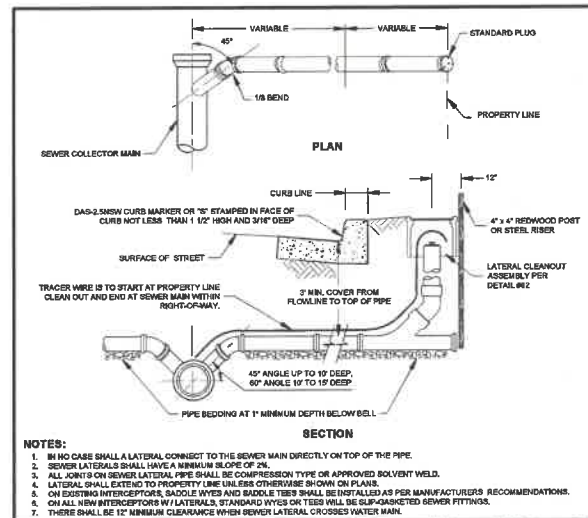
TYPE OF FITTING	90° BEND	45° BEND	11 1/4" OR 22 1/2" BEND	TEE VALVE OR DEAD END				
TYPICAL INSTALLATION								
TYPE OF FITTING	CROSS W/ FLUG	TEE W/ FLUG	REDUCER	VERTICAL BENDS				
TYPICAL INSTALLATION								
TYPE OF FITTING	90° BEND	45° BEND	11 1/4" OR 22 1/2" BEND	TEE OR DEAD END	CROSS W/ FLUG	TEE W/ FLUG	REDUCER	
SIZE OF PIPE	4"	2	1	1	2	2	2	N/A
6"	4	4	2	4	4	4	4	SEE DETAIL
8"	7	6	3	5	7	7	7	SEE DETAIL
12"	12	6	3	8	12	12	12	SEE DETAIL
16"	18	10	5	12	18	18	18	SEE DETAIL
20"	24	12	6	14	20	20	20	SEE DETAIL
24"	30	15	8	16	24	24	24	SEE DETAIL
30"	36	18	10	18	30	30	30	SEE DETAIL
36"	42	21	12	20	36	36	36	SEE DETAIL
42"	48	24	14	22	42	42	42	SEE DETAIL
48"	54	27	16	24	48	48	48	SEE DETAIL
60"	66	33	18	26	60	60	60	SEE DETAIL

NOTES:
 1. THRUST BLOCKS TO BE CONSTRUCTED OF 3000 PSI CONCRETE.
 2. AREAS GIVEN ARE FOR CLASS 150 PIPE AT TEST PRESSURE OF 150 P.S.I. WITH 2000 P.S.F. SOIL BEARING CAPACITY. INSTALLATIONS USING DIFFERENT PIPE, TEST PRESSURES, AND/OR SOIL TYPES SHOULD ADJUST AREAS ACCORDINGLY.
 3. BLOCKS TO BE POWERED AGAINST UNDISTURBED SOIL.
 4. JOINTS AND FACES OF PLUMBS TO BE KEPT CLEAR OF CONCRETE.

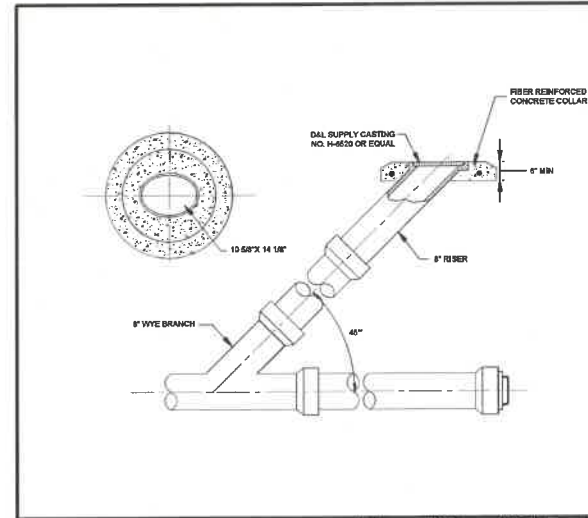
THRUST BLOCK BEARING AREAS (IN SQ. FT.) 28 WATER



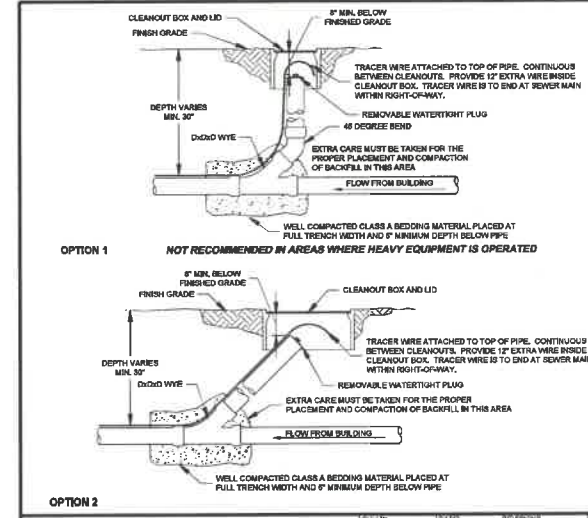
FIRE HYDRANT LOCATIONS 30 WATER



SEWER LATERAL CONNECTION 80 SEWER



SEWER MAIN CLEANOUT 81 SEWER



LATERAL CLEANOUT ASSEMBLY 82 SEWER

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REVISIONS:

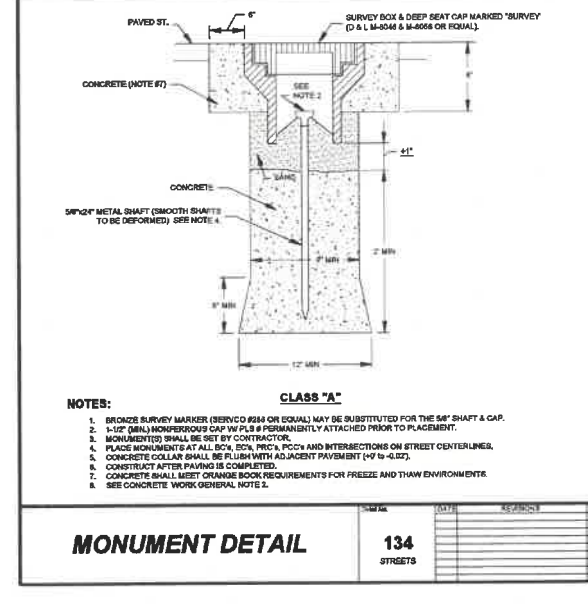
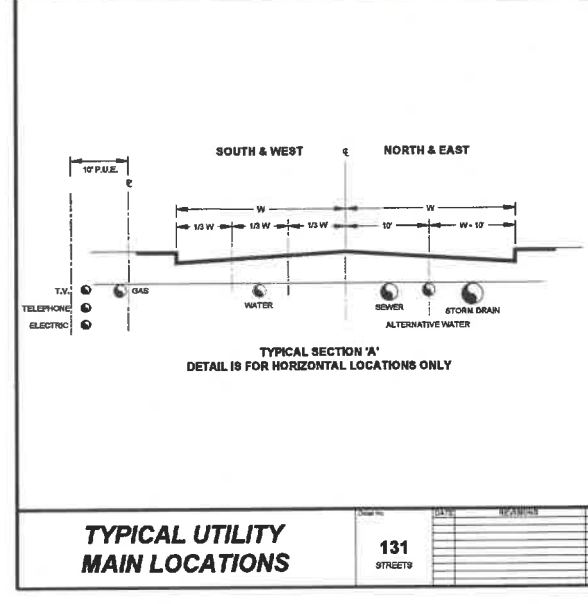
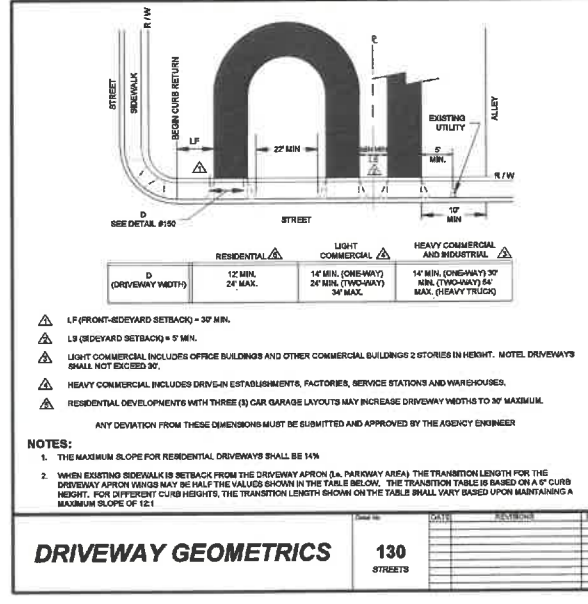
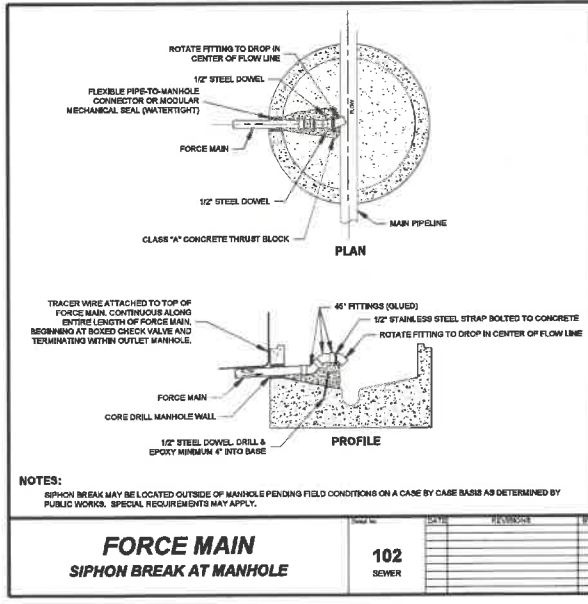
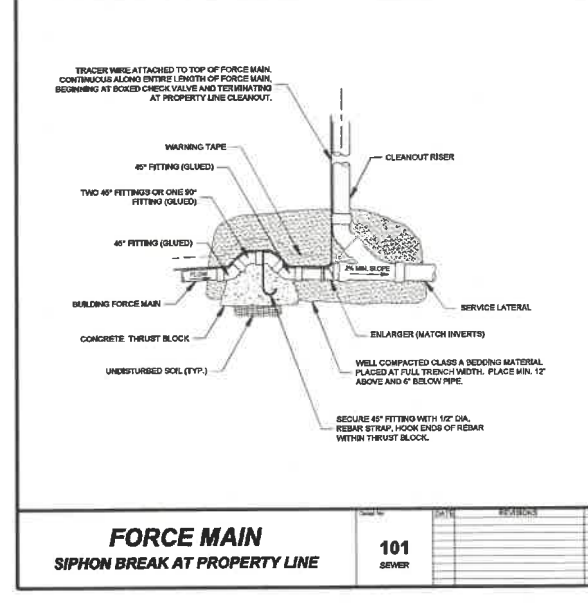
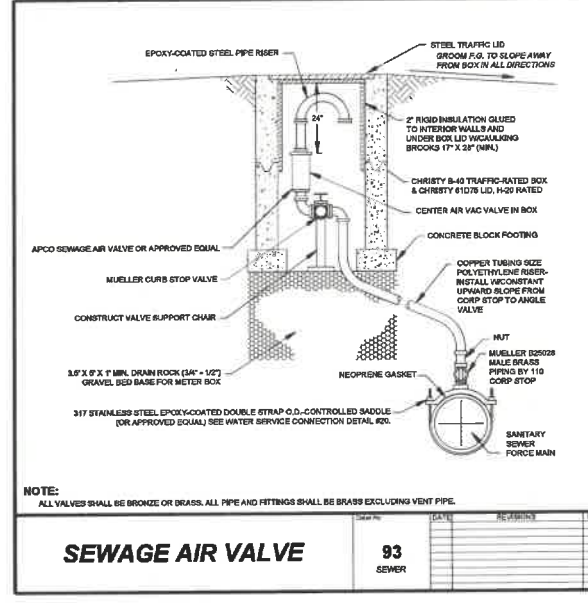
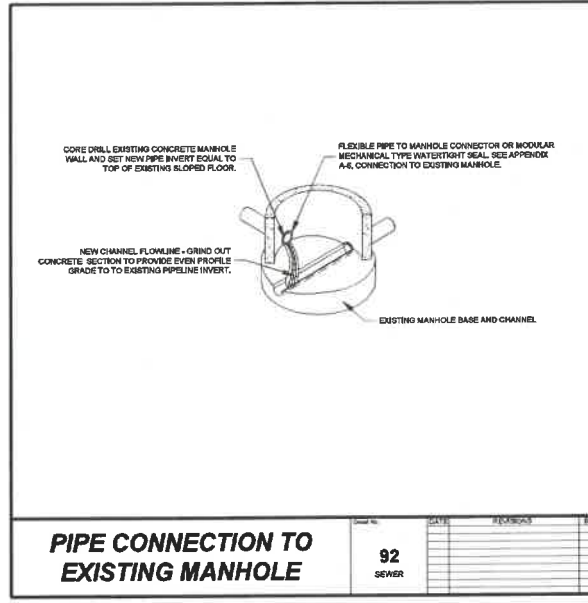
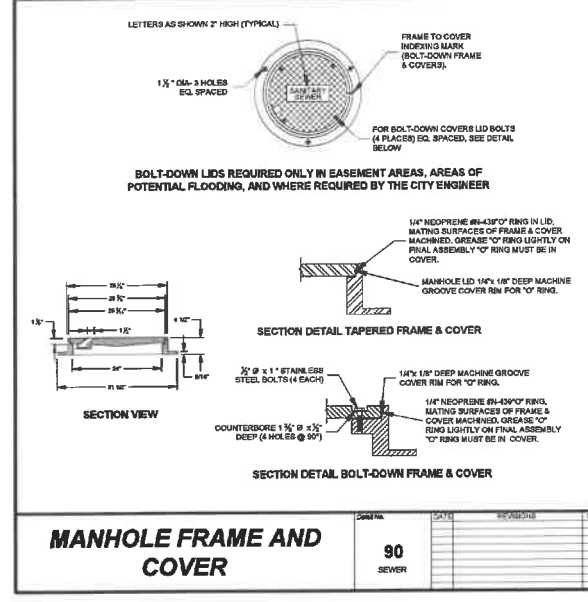
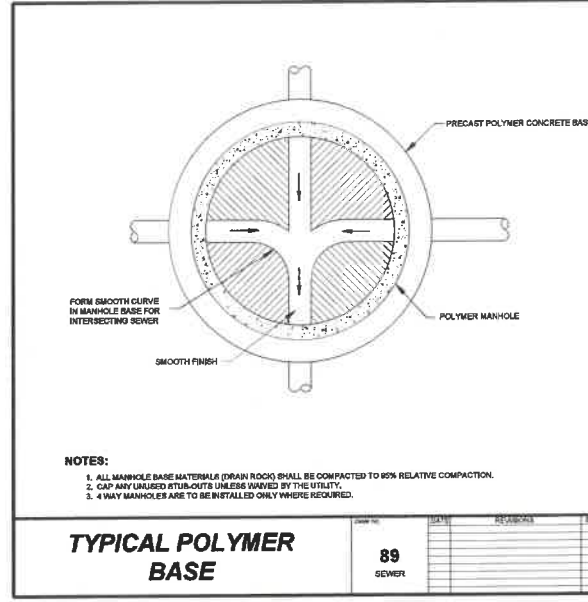
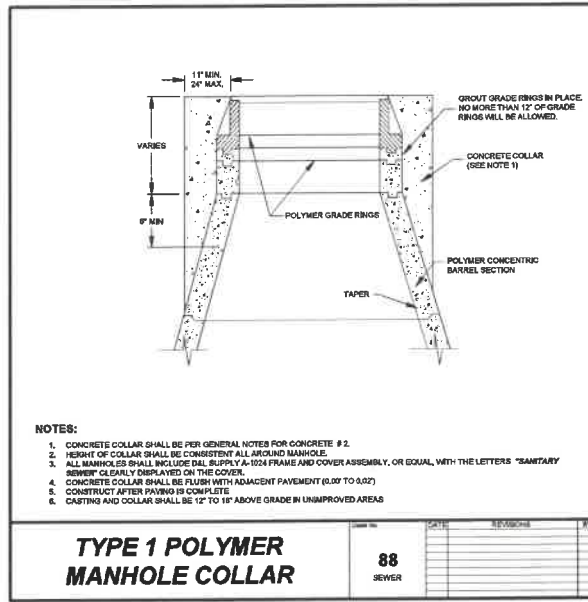
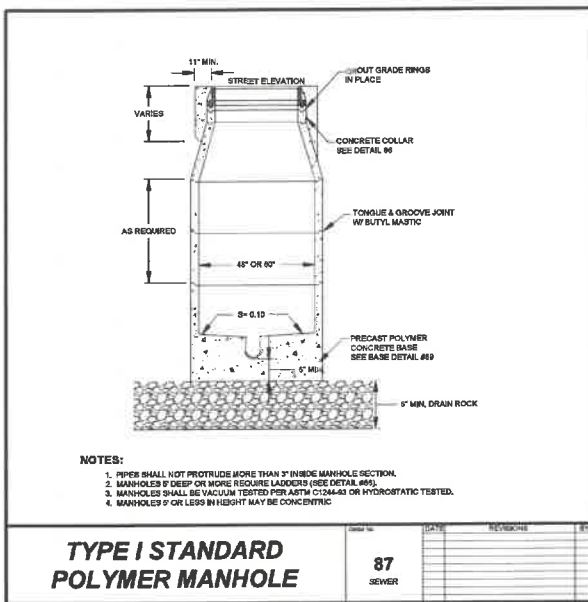
NO.	DATE	DESCRIPTION

TEC ENGINEERING CONSULTANTS
 5425 DOUBLE DIAMOND PARKWAY, STE. 1
 FORT WORTH, TEXAS 76116-4700 - FAX (772) 475-7038

ROCKHOUND INVESTMENTS' LLC
 CIVIL IMPROVEMENT PLANS FOR
 COUNTRY AIR ESTATES PHASE 6
 DETAIL SHEET

JOB No. COUNTRYAIR.001
 DATE: 6/28/2023
 VERT. SCALE: NA
 HORIZ. SCALE: 1"=20'
 DRAWN BY: TJM
 CHECKED BY: JRH
 APPROVED BY: JRH

SHEET D-2
 OF 15 SHEETS



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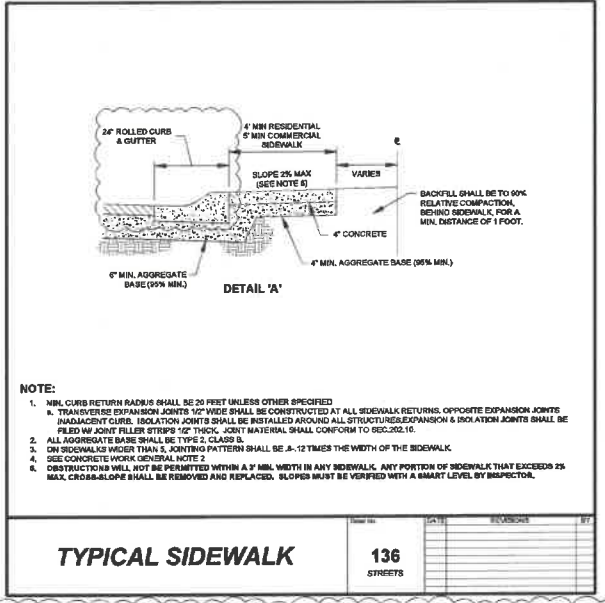
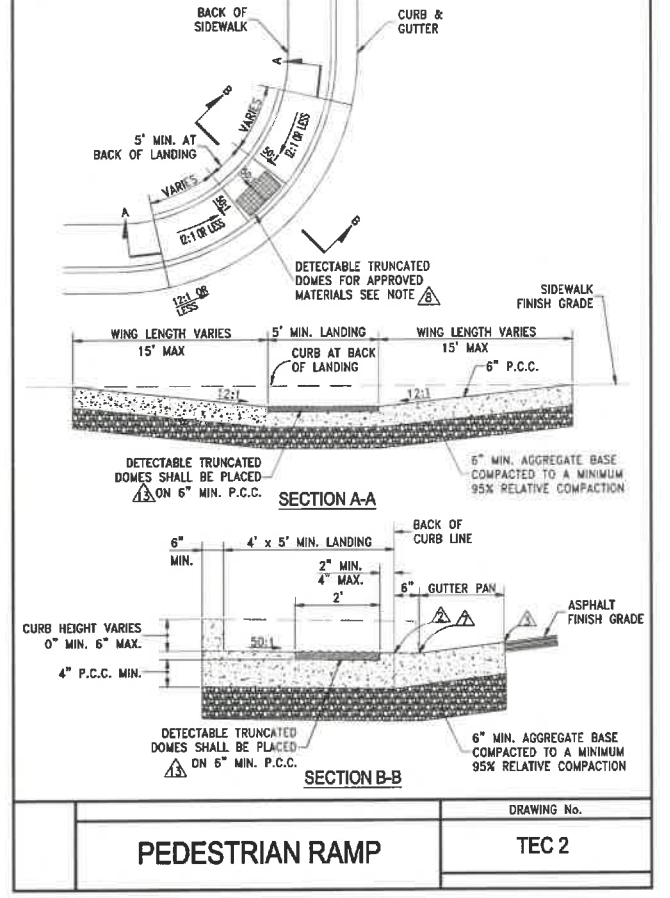
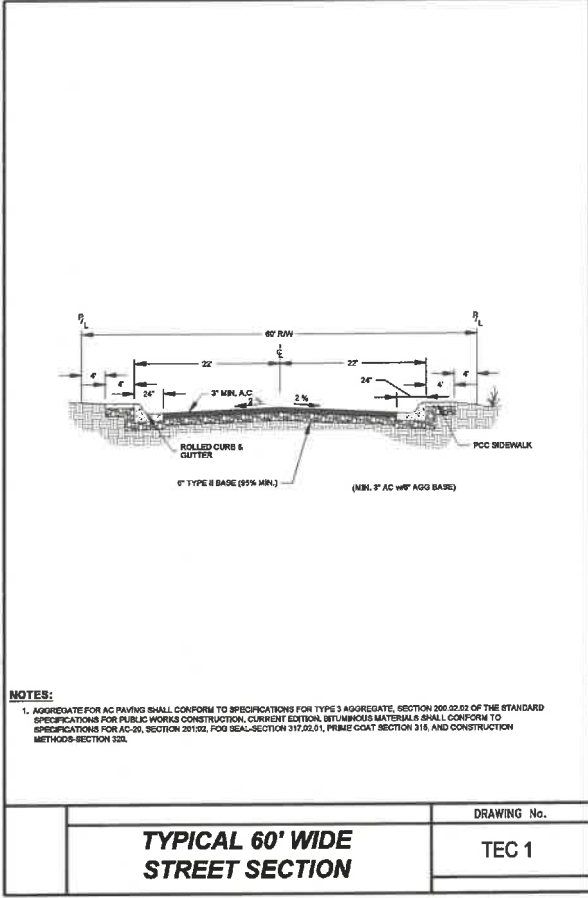
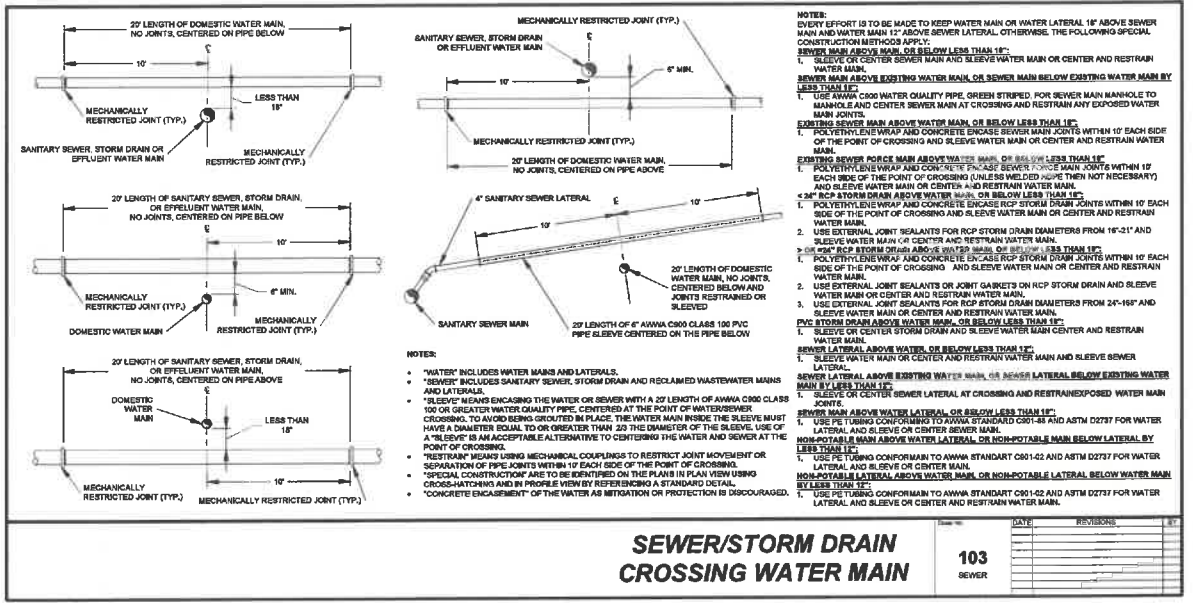
ROCKHOUND INVESTMENTS LLC
CIVIL ENGINEERING CONSULTANTS
100 DOUBLE OAKS DRIVE, SUITE 4
PH (770) 555-7600 - FAX (770) 475-7689

TEC

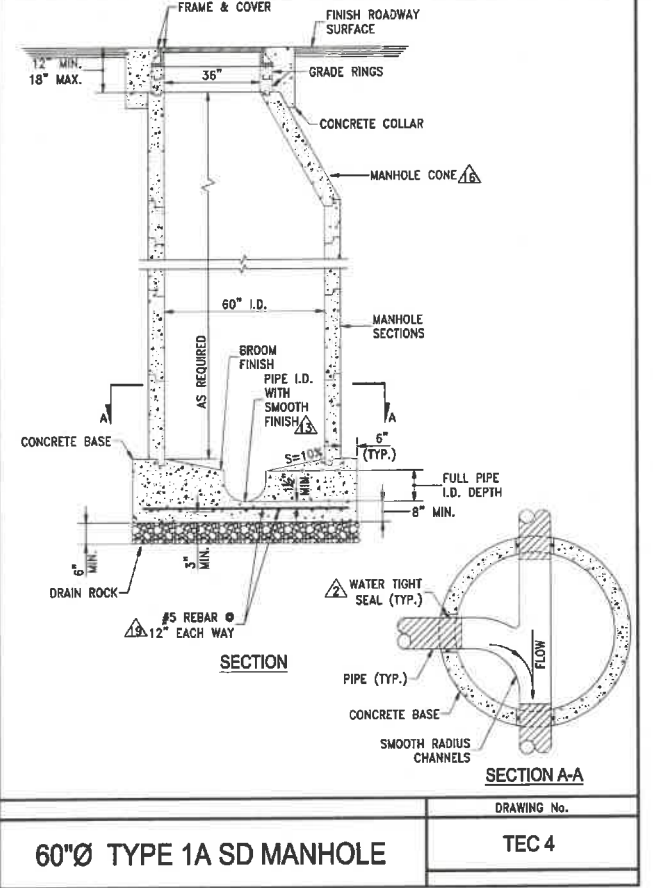
ROCKHOUND INVESTMENTS LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
DETAIL SHEET

JOB No. COUNTRYAIR.001
DATE: 6/28/2023
VERT. SCALE: NA
HORIZ. SCALE: 1"=20'
DRAWN BY: TJM
CHECKED BY: JRH
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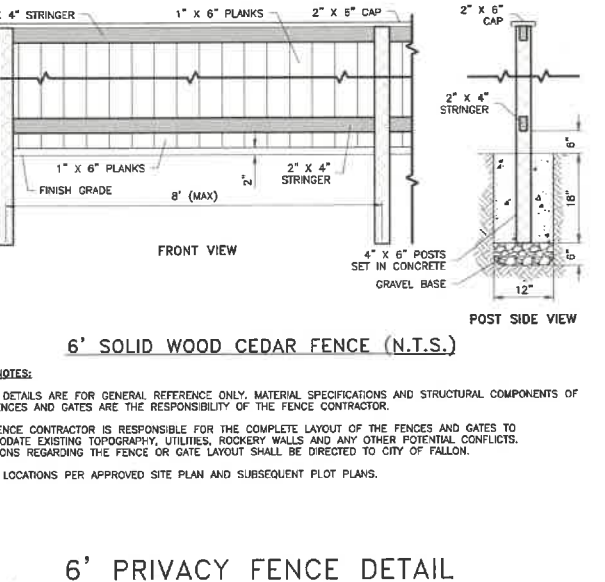
SHEET D-3
OF 15 SHEETS



- NOTES - PEDESTRIAN RAMP**
- TEC 3
- STORM DRAIN INLETS OR SIMILAR ACCESSSES SHALL NOT BE LOCATED IN THE AREA AT THE BASE OF THE CURB RAMP OR LANDING AREA. IF OBSTRUCTIONS SUCH AS INLETS, UTILITY POLES, PULL BOXES, FIRE HYDRANTS, ETC. ARE ENCOUNTERED, THE LOCATION AND DIMENSIONS MAY BE ADJUSTED UPON APPROVAL OF THE ENGINEER.
 - NO LIP SHALL BE PERMITTED AT THE CURB RAMP SLOPE TO GUTTER PAN.
 - PLANTING BITUMINOUS SURFACE SHALL BE FLUSH WITH THE EDGE OF THE GUTTER PAN IN THE AREA OF THE CURB RAMP.
 - ROUGH BROOM TEXTURE ON CURB RAMPS AND WINGS.
 - DETECTABLE WARNING SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL BE PLACED ON MIN. SIX (6") INCHES OF P.C.C.
 - ALL SLOPE RATES ARE RELATIVE TO LEVEL AND SHALL COMPLY WITH THE PUBLIC RIGHT-OF-WAY ACCESSIBILITY GUIDELINES (PROWAG) STANDARDS, CURRENT VERSION.
 - GUTTER SHALL MAINTAIN POSITIVE DRAINAGE TO PREVENT PONDING.
 - DETECTABLE WARNING SHALL CONSIST OF PRECAST WETSET TILES WITH MIN. SIZE OF 2' X 2', COLOR DARK RED. APPROVED PRODUCTS INCLUDE: "ACCESS TILE", "TEKWAY DOME-TILES", "ADA SOLUTIONS", AND "TUFITILE". DETECTABLE WARNING SHALL BE CONSTRUCTED PER MANUFACTURER'S INSTALLATION GUIDELINES AND CONFORM TO PROWAG.
 - CONCRETE REMOVAL SHALL BE TO NEAT SAW CUT LINES
 - AGGREGATE BASE MATERIAL UNDER PEDESTRIAN RAMPS SHALL BE TYPE 2, CLASS B CRUSHED AGGREGATE BASE. MATERIALS SHALL CONFORM TO SSPWC SECTION 200.
 - FIBER-REINFORCED PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4000 PSI MIN. COMPRESSIVE STRENGTH AT 28 DAYS; MIN. 6 SACKS OF CEMENT PER CUBIC YARD WITH MAX. WATER-CEMENT RATIO OF 0.45, AIR ENTRAINMENT 6% ±1.5%, SLUMP AT 1 TO 4 INCHES. MIX DESIGN SHALL CONFORM TO THE REQUIREMENTS OF SECTION 337 OF STANDARD SPECIFICATIONS OF PUBLIC WORKS CONSTRUCTION (SSPWC). CEMENT SHALL BE TYPE II. ALL CEMENT CONCRETE SHALL HAVE A COARSE AGGREGATE GRADATION CONFORMING TO SIZE NO. 67. POLYPROPYLENE OR CELLULOSE FIBERS SHALL BE ADDED TO THE P.C.C. AT 1.5 LBS. PER CUBIC YARD. ALL MATERIALS SHALL CONFORM TO SSPWC.
 - CONTRACTORS SHALL CORRECT ANY GRADE CONFLICT WITH EXISTING BOXES. THE ENGINEER SHALL MAKE THE FINAL DETERMINATION REGARDING THE DEGREE OF MODIFICATIONS REQUIRED BY THE CONTRACTOR FOR GRADE CONFLICTS BETWEEN EXISTING BOXES AND NEW PEDESTRIAN RAMPS.
 - SIDEWALK AT BOTH SIDES OF RAMP MAY BE RECONSTRUCTED TO MINIMIZE THE GRADE AT A HORIZONTAL DISTANCE TO BE DETERMINED IN THE FIELD, UPON APPROVAL OF THE ENGINEER, SUBJECT TO PROWAG REQUIREMENTS. CURB AT THE BACK OF WALK MAY BE NEEDED. A TRANSITION SECTION OF SIDEWALK MAY BE NECESSARY TO MATCH CROSS SLOPE OF EXISTING SIDEWALK TO PEDESTRIAN RAMP IMPROVEMENTS. TRANSITION SECTIONS SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION.
 - CONTRACTOR SHALL CONSTRUCT ROUNDED CURBS WHERE THEY INTERSECT. RADIUS SHALL BE 1 FT MINIMUM MEASURED FROM FACE OF CURB. CURBS THAT INTERSECT AT A POINT SHALL NOT BE ALLOWED.



- 60"Ø SD MANHOLE NOTES**
- TEC 5
- GENERAL MANHOLE NOTES
- ALL PRECAST MANHOLE COMPONENTS SHALL CONFORM TO ASTM C-478.
 - PIPES SHALL NOT PROTRUDE MORE THAN 3" INSIDE MANHOLE SECTION AS MEASURED AT THE OUTSIDE EDGES OF THE PIPE, VERTICALLY ALIGNED WITH THE SPRINGLINE. PIPE CONNECTION TO MANHOLE SHALL BE WATERTIGHT PER STANDARD DETAILS R-223A, R-223B, AND R-223C.
 - MANHOLE BASE SHALL BE PORTLAND CEMENT CONCRETE (P.C.C.) AND SHALL HAVE THE FOLLOWING CHARACTERISTICS: 3000 PSI MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS, MINIMUM 6 SACKS OF CEMENT PER CUBIC YARD WITH SLUMP AT 1 TO 4 INCHES. ALL MATERIAL SHALL CONFORM TO STANDARD SPECIFICATIONS OF PUBLIC WORKS CONSTRUCTION (SSPWC). PRECAST CONCRETE BASE MAY BE USED IN LIEU OF CAST-IN-PLACE BASE.
 - TYPE I MANHOLE TO BE UTILIZED FOR PIPE DIAMETERS OF 12" OR SMALLER AND DEPTHS NOT EXCEEDING 18 FEET.
 - TYPE V MANHOLE TO BE UTILIZED FOR PIPE DIAMETERS OF 15" THROUGH 27" OR DEPTHS EXCEEDING 18 FEET.
 - MANHOLE MATERIALS AND CONSTRUCTION SHALL CONFORM TO THE REQUIREMENTS OF SECTION 204 "MANHOLES AND CATCH BASINS" OF THE STANDARD SPECIFICATIONS.
 - PRECAST MANHOLE SECTIONS, OTHER THAN GRADE RINGS, SHALL BE JOINED WITH FLEXIBLE GASKET MATERIAL SUCH AS "RAM-HEX" OR EQUAL AS PER MANUFACTURER'S RECOMMENDATIONS.
 - EXCAVATION AND BACKFILL SHALL BE AS SPECIFIED FOR "TRENCH EXCAVATION AND BACKFILL" IN SECTION 305 OF THE STANDARD SPECIFICATIONS.
 - EXCAVATION SHALL BE AS NEARLY VERTICAL AS POSSIBLE (SHEET AND SHORE IF SOIL CONDITIONS REQUIRE) IN EXISTING STREET SECTIONS, ALLEYS SECTIONS, AND CONFINED AREAS, SUCH AS LIMITED EASEMENTS OR ADJACENT STRUCTURES.
 - MANHOLE PRECAST SECTION LENGTH SHALL BE ARRANGED TO FIT THE REQUIRED DEPTH.
 - NO LATERALS OR PIPES LESS THAN 8" IN DIAMETER SHALL BE CONNECTED TO THE MANHOLE.
 - PRECAST CONCRETE BASE MAY BE USED IN LIEU OF CAST-IN-PLACE BASE.
 - MATCH PIPE INVERTS TO MANHOLE INVERTS WHERE PIPES CONNECT TO MANHOLE BASE.
 - ALL MANHOLES SHALL BE WATERTIGHT.
 - SEE DETAIL FOR OUTSIDE DROP MANHOLE FOR SANITARY SEWERS WITH MORE THAN 2 FEET VERTICAL DROP AT THE MANHOLE. THE USE OF "INSIDE DROP" MANHOLES IS NOT PERMITTED.
 - THE USE OF FLAT TOP MANHOLE CONES REQUIRES PRIOR APPROVAL FROM THE CITY ENGINEER.
 - PRIOR TO BACKFILLING, ALL MANHOLES SHALL BE VACUUM TESTED PER ASTM C-1244.
 - NO STEPS, LADDERS, OR OTHER CLIMBING DEVICES SHALL BE INSTALLED IN THE MANHOLE.
 - REINFORCING STEEL SHALL BE AS SHOWN, WIRED TIGHTLY AT ALL INTERSECTIONS AND EMBEDDED AT LEAST 1 1/2" CLEAR, UNLESS OTHERWISE NOTED.
 - WHEN PIPE CONNECTIONS TO EXISTING MANHOLES ARE ALLOWED, THEY SHALL BE MADE BY CORE DRILLING THE MANHOLE AND CONNECTING THE PIPE PENETRATION PER DETAIL R-223A & R-223B.



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FALLON, NV 89405
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TEC

ROCKHOUND INVESTMENTS LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
DETAIL SHEET

JOB No. COUNTRYAIR.001
DATE: 6/28/2023
VERT. SCALE: NA
HORIZ. SCALE: 1"=20'
DRAWN BY: TJM
CHECKED BY: JRH
APPROVED BY: JRH

SHEET D-4 OF 15 SHEETS

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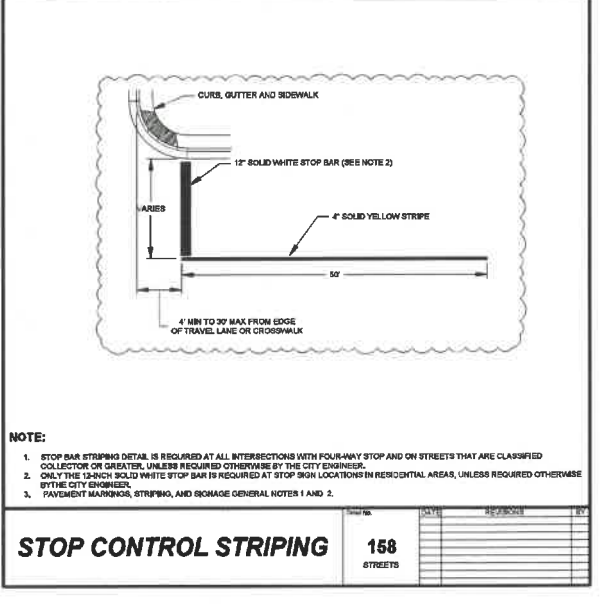
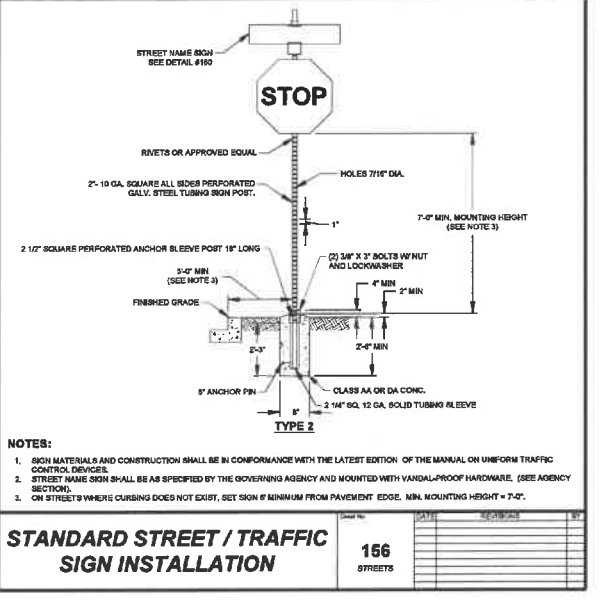
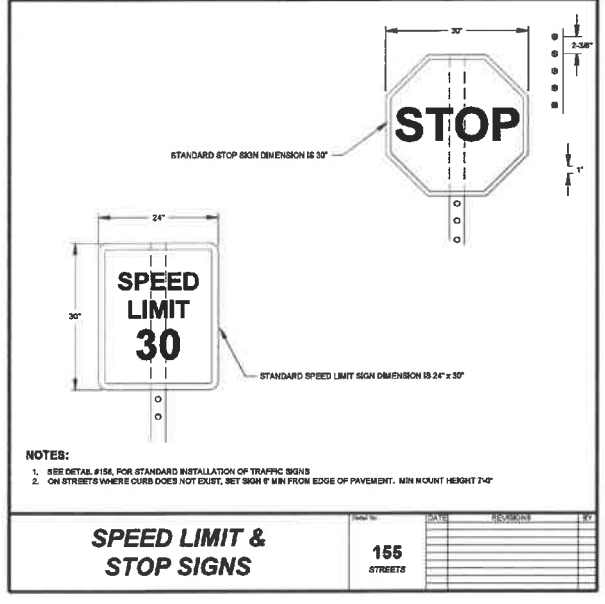
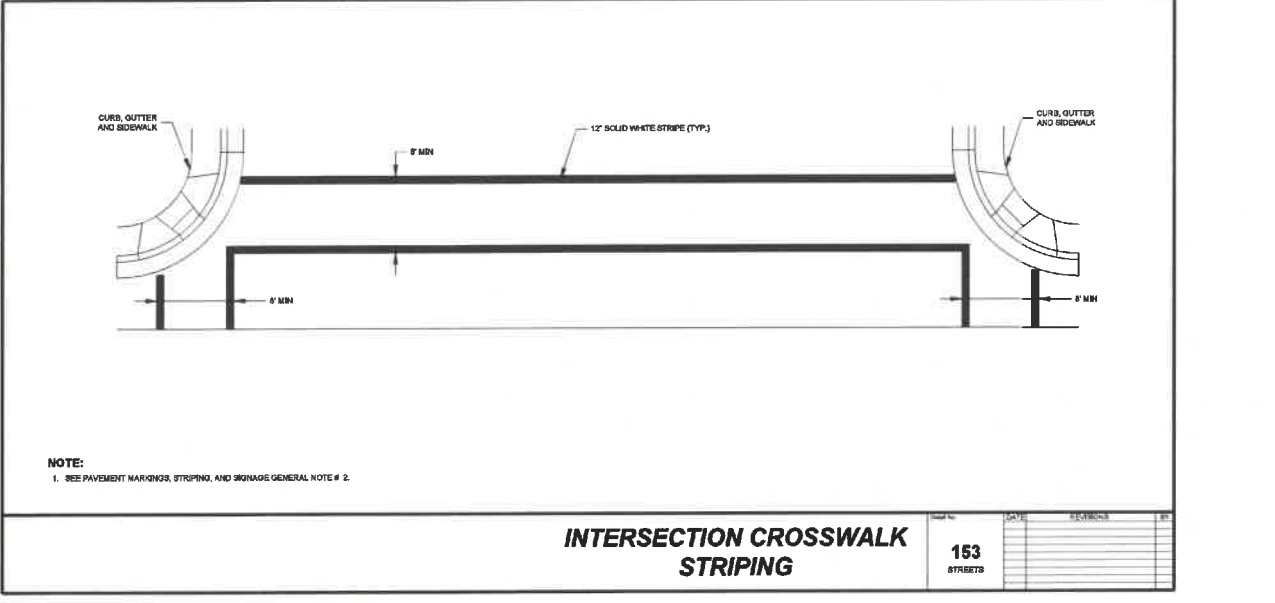
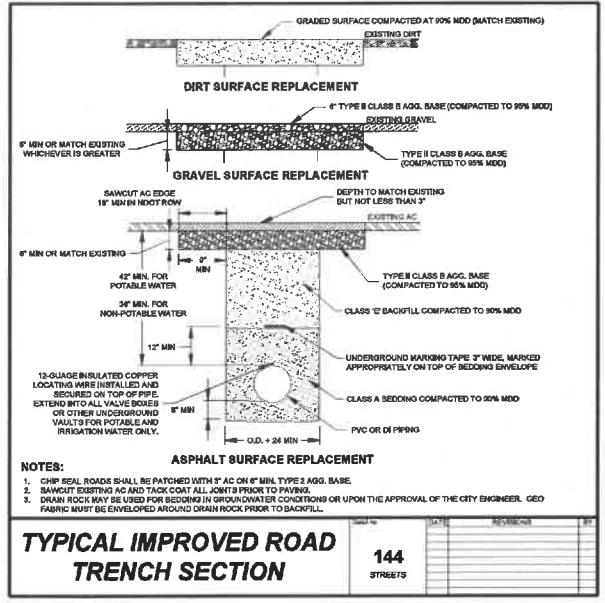
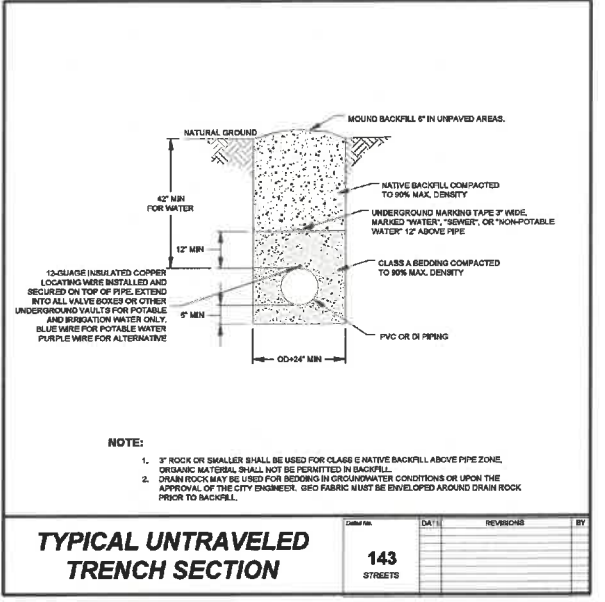
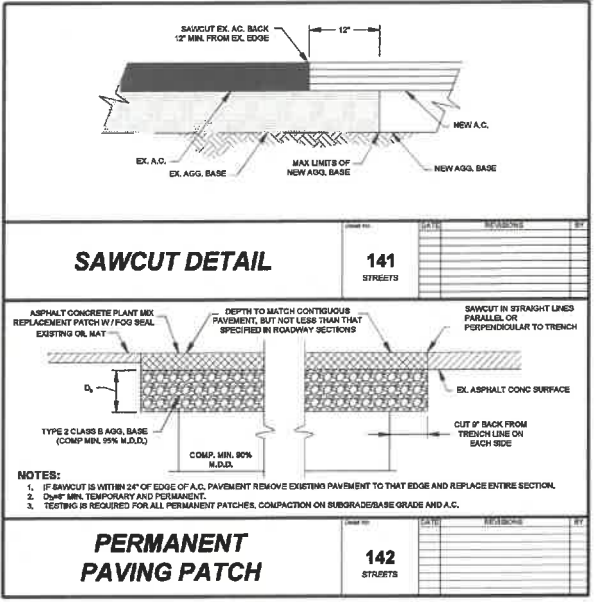
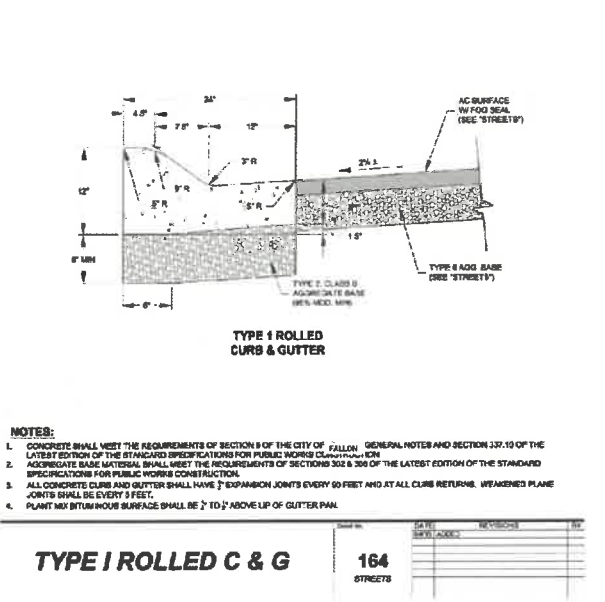
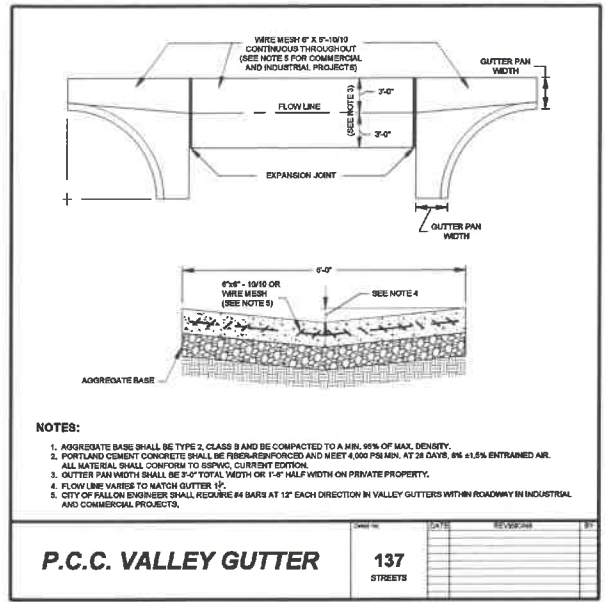


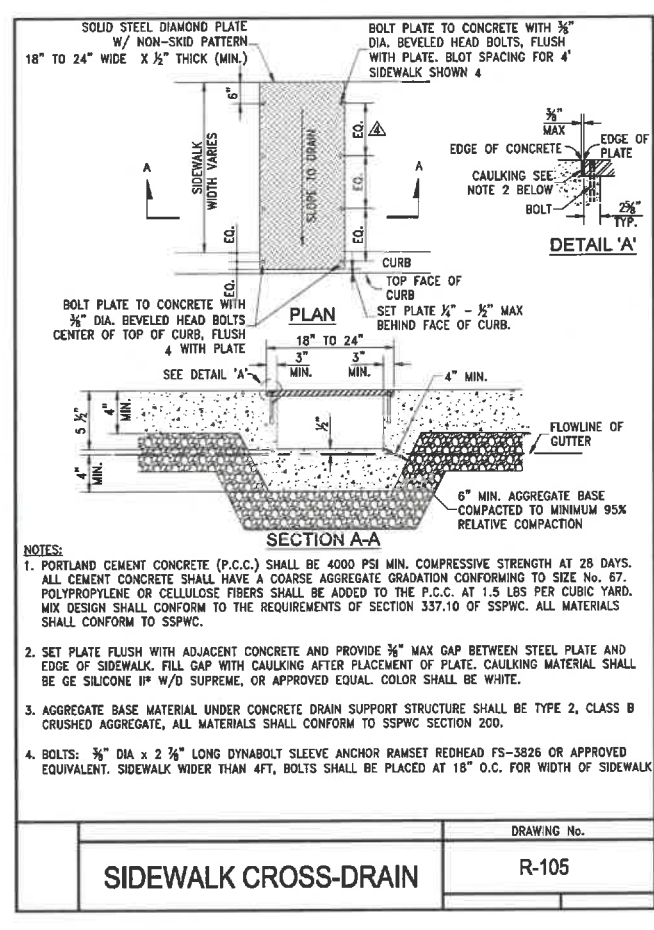
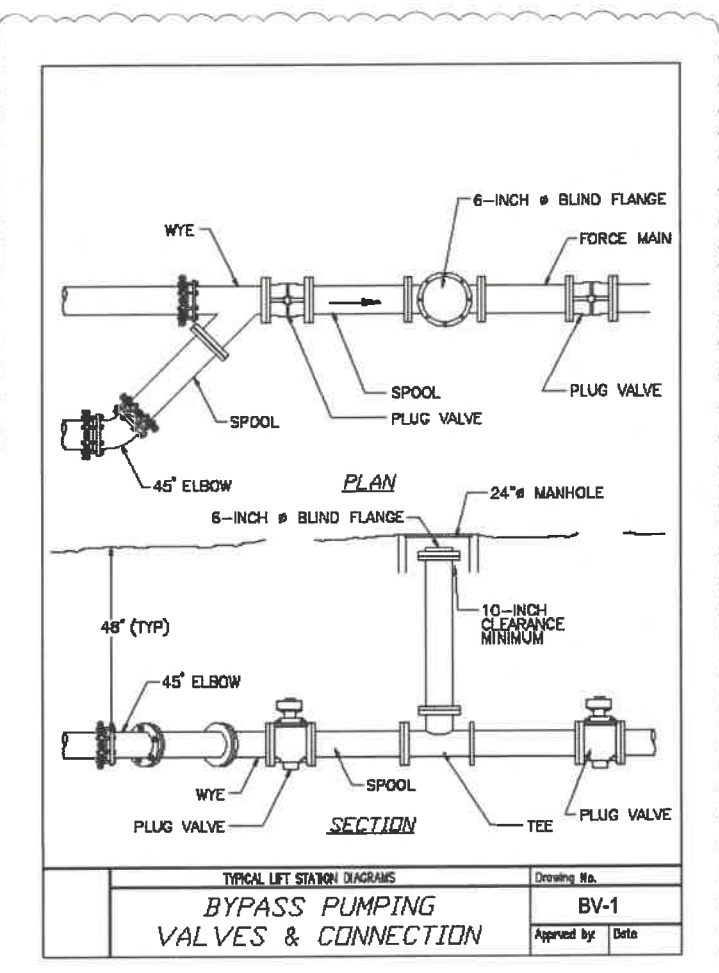
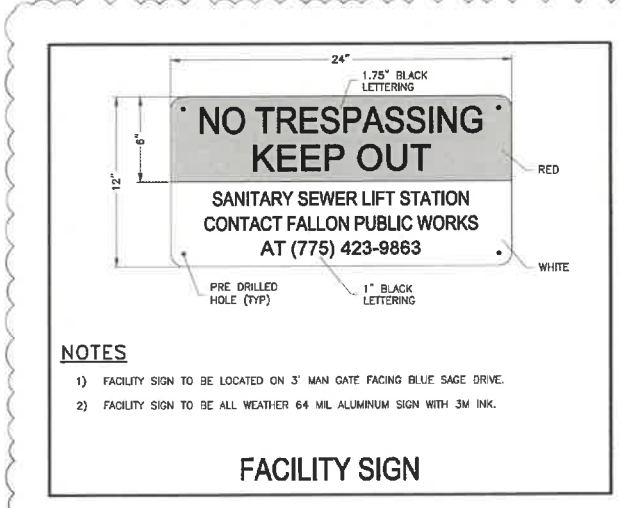
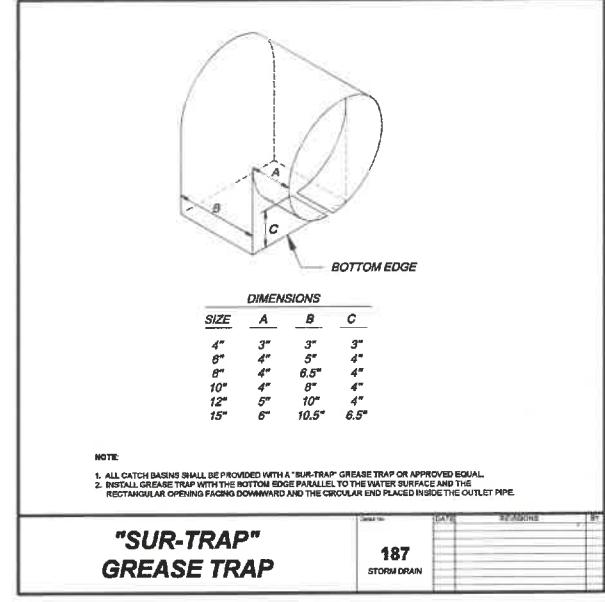
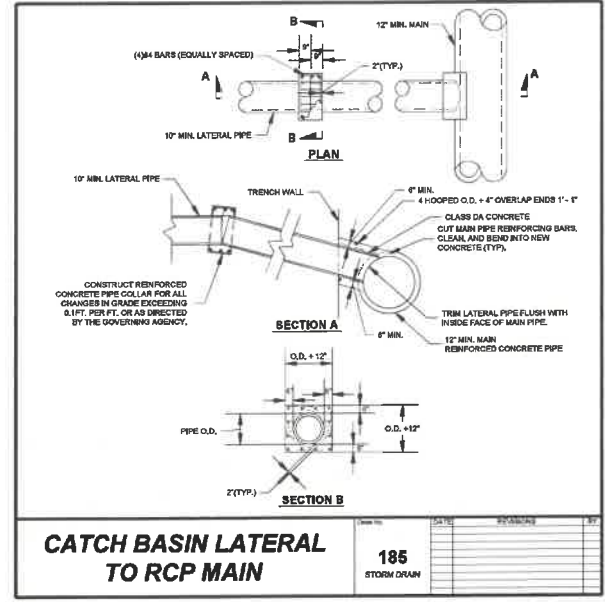
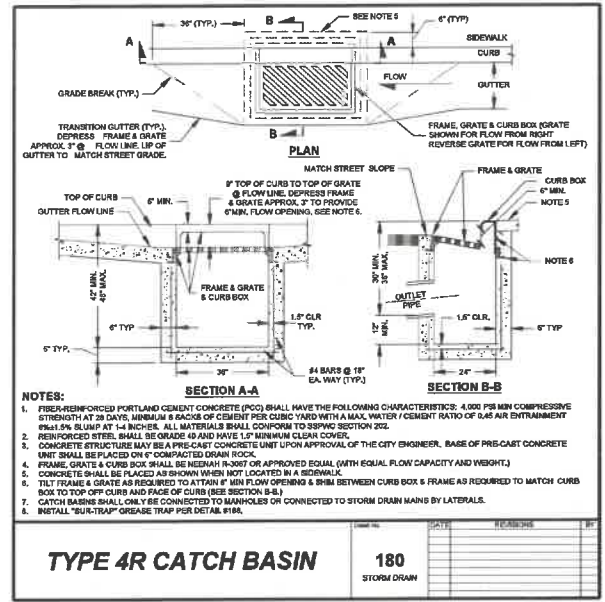
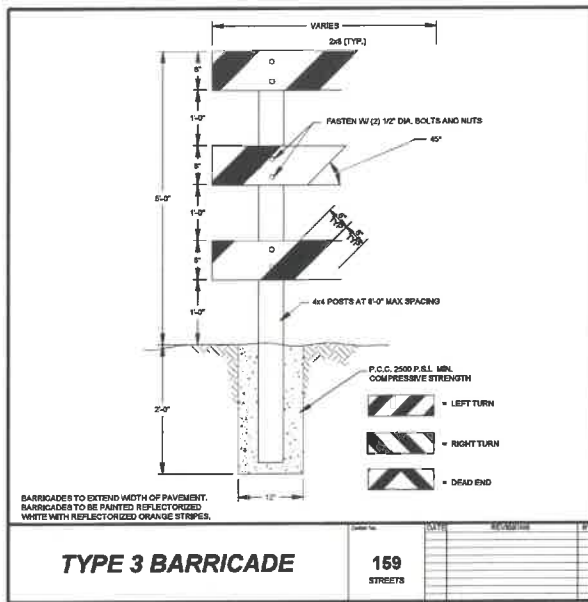
ROCKHOUND INVESTMENTS LLC
CIVIL ENGINEERS
CONSULTANTS
4842 DOWNEY BLVD. SUITE 100
DOWNEY, CALIFORNIA 90241
TEL: (714) 255-7800 FAX: (714) 952-7289



ROCKHOUND INVESTMENTS LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
DETAIL SHEET

JOB No. COUNTRYAIR.001
DATE: 6/28/2023
VERT. SCALE: NA
HORIZ. SCALE: 1"=20'
DRAWN BY: JTM
CHECKED BY: JRH
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OF 15 SHEETS





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TEC ENGINEERING CONSULTANTS
 1000 DOUBLE DIAMOND PARKWAY, STE. A
 FAYETTEVILLE, NC 28404
 TEL: (704) 346-9888 FAX: (704) 453-2828

ROCKHOUND INVESTMENTS LLC
 CIVIL IMPROVEMENT PLANS FOR
 COUNTRY AIR ESTATES PHASE 6

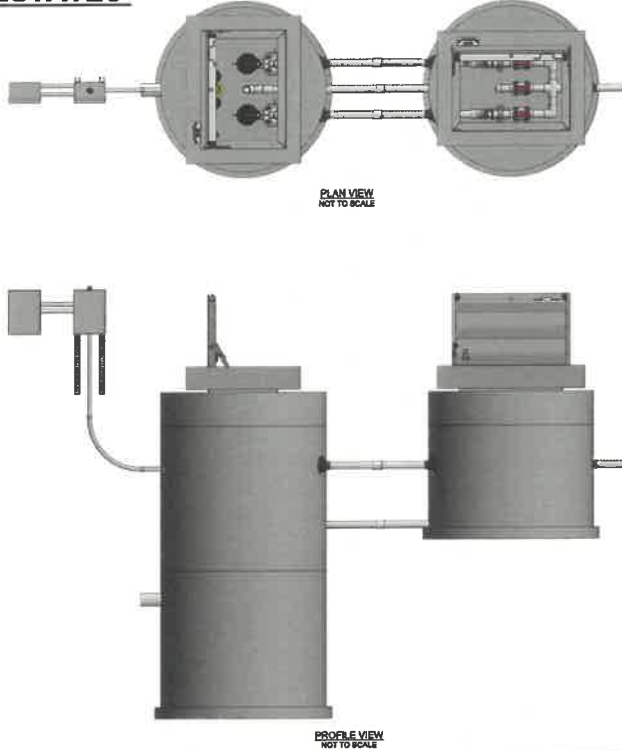
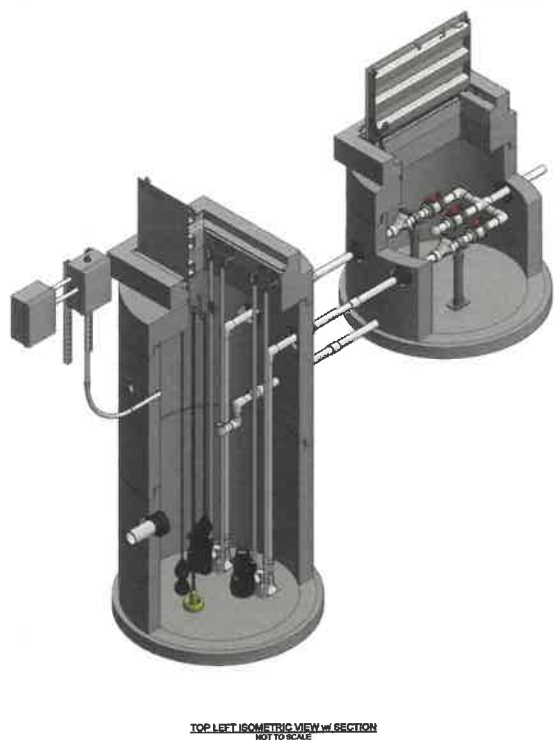
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JOB No. COUNTRYAIR.001
 DATE: 6/28/2023
 VERT. SCALE: NA
 HORIZ. SCALE: 1"=20'
 DRAWN BY: TJM
 CHECKED BY: JRH
 APPROVED BY: JRH

SHEET D-6 OF 15 SHEETS

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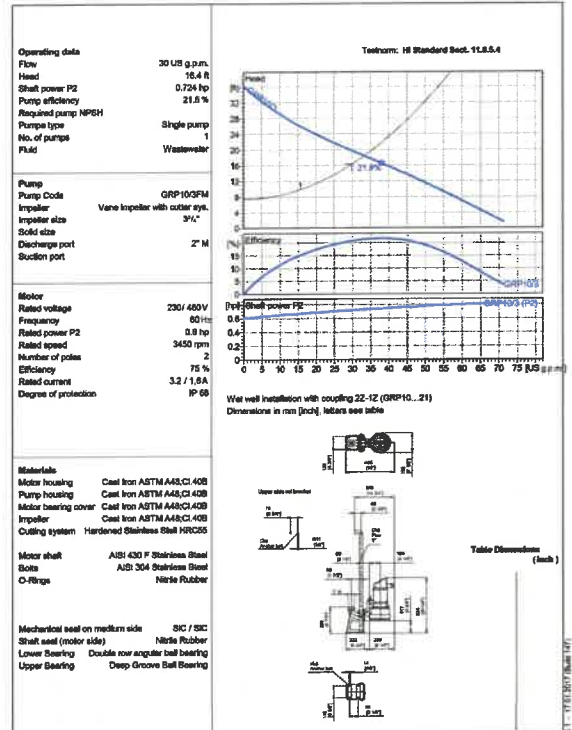
**248-DV SERIES
COUNTY AIR ESTATES**



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2.) These layout drawings are intended to show overall system design only. All concrete component thicknesses, dimensions, and joint orientations may vary across Jensen Process's manufacturing facilities. Contractor to confirm all thicknesses, dimensions, and joint orientations prior to installation.
3.) System design criteria has been provided to Jensen Process. Others are responsible for verification that system meets intended application.
4.) Foundation, subgrade, and backfill to be designed by others.

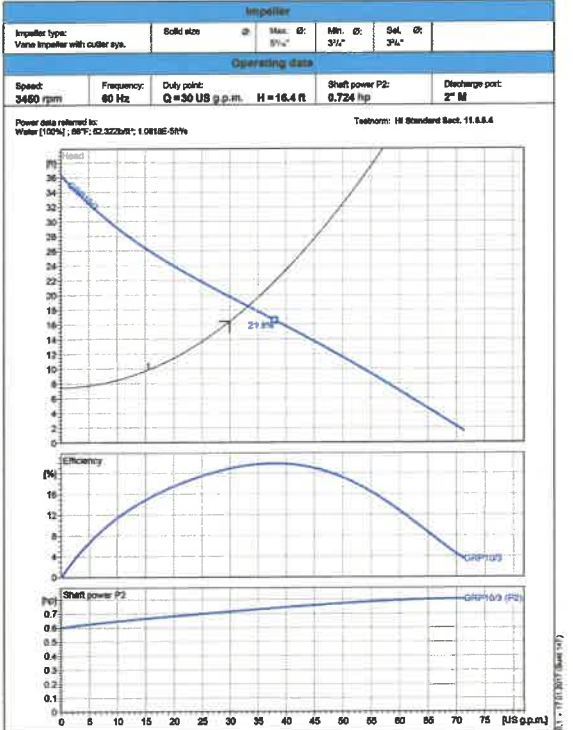
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**Technical Information
GRP103FM**



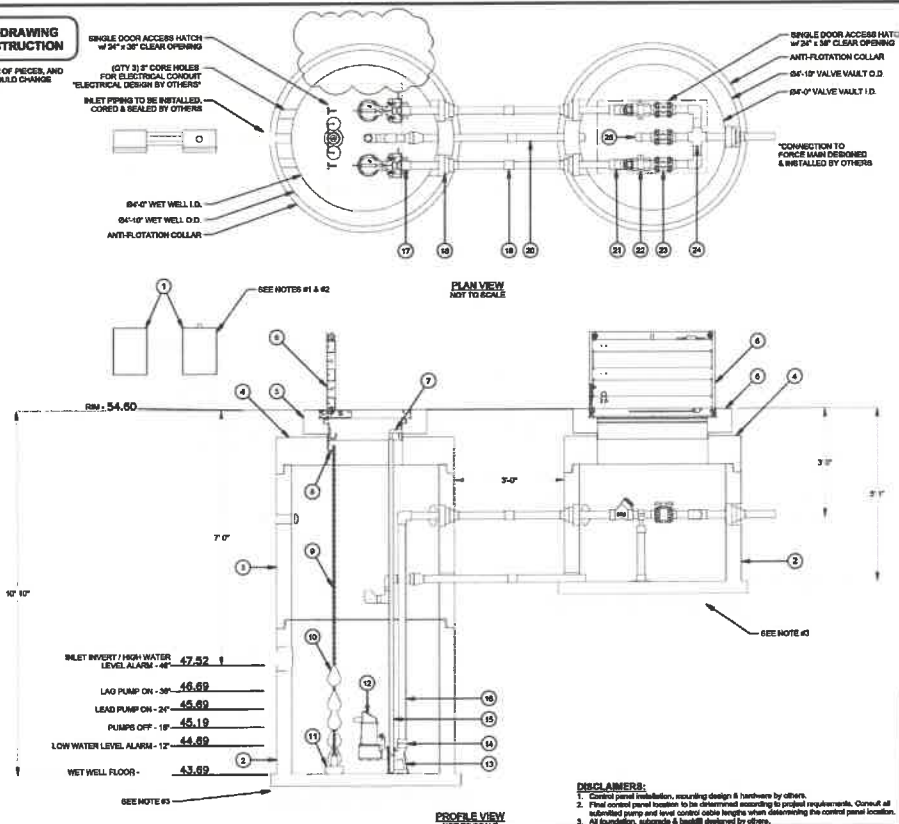
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**Performance Curve
GRP103FM**



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TYPES OF PICES COULD CHANGE



ITEM	QTY	DESCRIPTION
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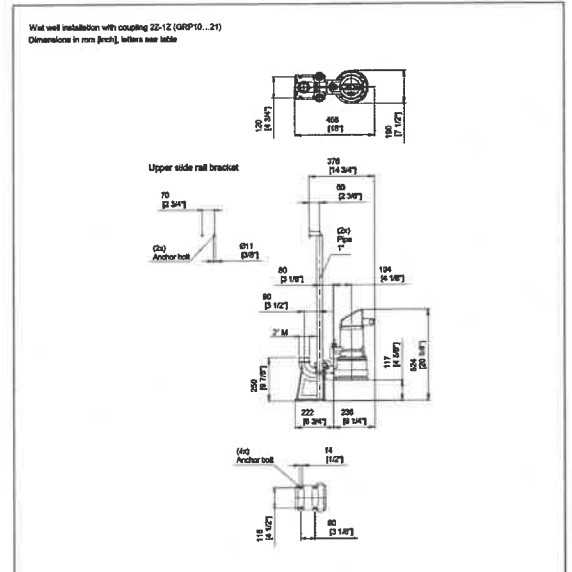
ABBREVIATED SPECIFICATIONS (P/CEL)
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22. Provide all equipment packaged and ready for installation, including specified controls, pumps, valves, electrical wiring, and proper connection and wiring to be installed and tested by Jensen Process.
23. Provide all equipment packaged and ready for installation, including specified controls, pumps, valves, electrical wiring, and proper connection and wiring to be installed and tested by Jensen Process.
24. Provide all equipment packaged and ready for installation, including specified controls, pumps, valves, electrical wiring, and proper connection and wiring to be installed and tested by Jensen Process.
25. Provide all equipment packaged and ready for installation, including specified controls, pumps, valves, electrical wiring, and proper connection and wiring to be installed and tested by Jensen Process.

DESCRIPTION	VALUE
DUTY POINT	30 GPM @ 36.4 TDH
MANUFACTURER	HOMA
MODEL NUMBER	GRP103FM
PUMP TYPE	SUBMERSIBLE, GRINDER
MOTOR SIZE	0.8 hp
MAX FLOW RATE	3450 gpm
PUMP POWER	230 V / 3 PH / 3 ZFLA
ACCESS HATCH LANDING CRITERIA	HS-20 - LEVEL 5 TRAPPED LATED

DISCLAIMERS, INCLUDING BUT NOT LIMITED TO:
1.) All elevations have been provided by others, and have not been verified by Jensen Process. Contractor to verify all dimensions and elevations in field prior to installation.
2.) These layout drawings are intended to show overall system design only. All concrete component thicknesses, dimensions, and joint orientations may vary across Jensen Process's manufacturing facilities. Contractor to confirm all thicknesses, dimensions, and joint orientations prior to installation.
3.) System design criteria has been provided to Jensen Process. Others are responsible for verification that system meets intended application.
4.) Foundation, subgrade, and backfill to be designed by others.

		248-DV SERIES STANDARD MECHANICAL DETAIL DRAWN BY: P. Latham CHECKED BY: 1/12/2023 SHEET: 2 of 2	
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**Dimensions
GRP103FM**



Project:	Project no.:	Created by:	Page: 3	Date: 2023-01-18
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**Technical Data
GRP103FM**



Operating data		Flow	Head	Static head
Flow	30 US g.p.m./US g.p.m.	16.43 ft	7.8 ft	
Shaft power P2	0.7 hp	7.8 ft		
Pump efficiency	21.6 %	Required pump NPSH		
Pump type	Single pump	No. of pumps	1	
Fluid	Wastewater	Temperature class	68	
Density	62.31 lb/ft ³	Viscosity	1.077E-5	

Pump		Speed	Head	Efficiency
Pump Code	GRP103FM	3450 rpm	38.3 ft	75.0 %
Suction port	2" M	Head	1.6 ft	50 %
Discharge port	2" M	Head	1.6 ft	50 %
Impeller type	Vane Impeller with outer eye	Flow	71.3 US g.p.m.	100 %
Solid size	1/2"	Req'd pump max. P2	0.8 hp	
Impeller Ø	3.14	Req'd pump max. P2	0.8 hp	

Motor		Insulation class	IP
Motor design	Submersible motor	Insulation class	F
Motor name	AM1207M1.6/23	Degree of protection	IP 66
Frequency	60 Hz	Temperature class	T4
Rated power P2	0.8 hp	NEMA code	F
Rated speed	3450 rpm	Explosion protection	Class I, Div. 1, Op. CAD
Rated voltage	230 / 460 V 3-	Efficiency at % rated power	75 %
Rated current	3.2 / 1.6 A	Efficiency at % rated power	50 %
Starting current, direct starting	25.0 / 12.5 A	Efficiency at % rated power	100 %
Starting torque	Directly	cos φ	75 %
Power cable	7X15 / 601.5	Control cable	50 %
Type of power cable	H08H0UJ/H0798F PLUS	Type of control cable	
Cable length	10	Service factor	1.15
Shaft seal	Mechanical seal on medium side	Shaft seal (motor side)	Nitrile Rubber
Bearing	Lower Bearing: Double row angular ball bearing	Upper Bearing: Deep Groove Ball Bearing	

Materials / Weight	
Motor housing	Cast Iron ASTM A851 C1408
Pump housing	Cast Iron ASTM A851 C1408
Motor bearing cover	Cast Iron ASTM A851 C1408
Impeller	Cast Iron ASTM A851 C1408
Cutting system	Hardened Stainless Steel HRCS5
Weight approx	88.115 lb

Project:	Project no.:	Created by:	Page: 4	Date: 2023-01-18
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REUSE OF DOCUMENT
THIS DOCUMENT AND THE DESIGN AND CONSTRUCTION THEREOF IS THE PROPERTY OF TEC ENGINEERING CONSULTANTS AND IS NOT TO BE USED IN THE WHOLE OR IN PART FOR ANY OTHER PROJECTS WITHOUT THE WRITTEN PERMISSION OF TEC ENGINEERING CONSULTANTS.

6/28/2023

TEC ENGINEERING CONSULTANTS
SINCE DOUBLE (MAYNARD) PLANS, STE. A
P.O. BOX 2000 - RALEIGH, NC 27602
(704) 355-7800 - FAX (704) 475-7809

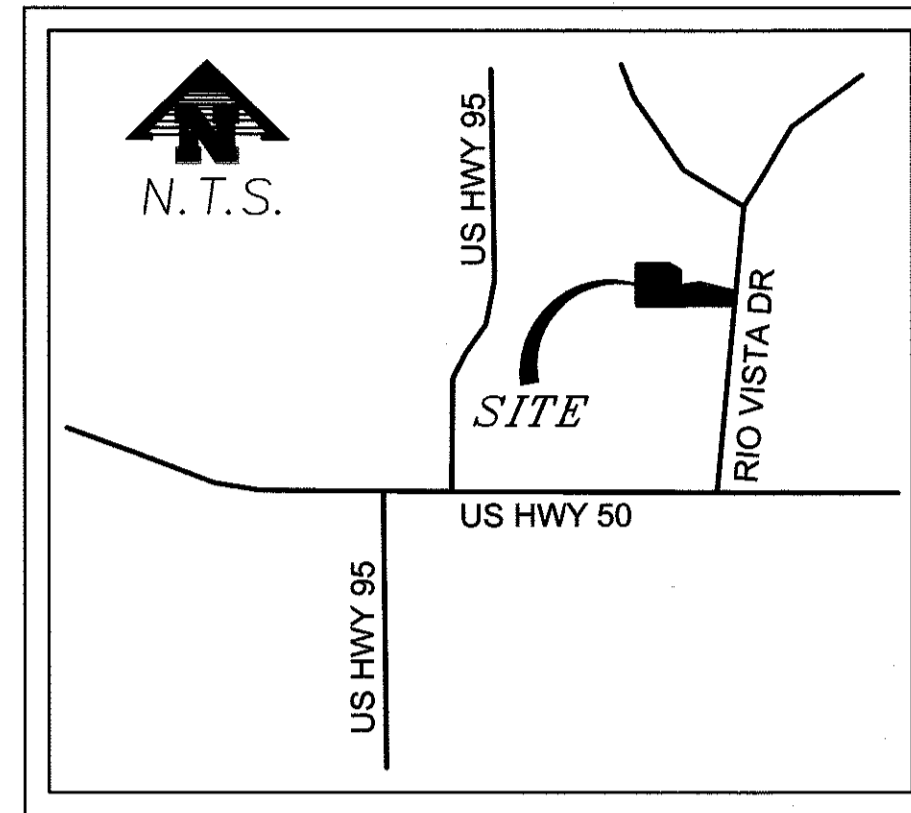
TEC

ROCKHOUND INVESTMENTS LLC
CIVIL IMPROVEMENT PLANS FOR
COUNTRY AIR ESTATES PHASE 6
DETAIL SHEET

JOB No. COUNTRYAIR.001
DATE: 6/28/2023
VERT. SCALE: NA
HORIZ. SCALE: 1"=50'
DRAWN BY: TJM
CHECKED BY: JRH
APPROVED BY: JRH

SHEET D-7
OF 15 SHEETS

COUNTRY AIR ESTATES UNIT #6



VICINITY MAP

Notes:

- 1. All public utility easements shall include Cable television.

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, ROCK HOUND INVESTMENTS, LLC AND CURTIS CADWELL, ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED ON THIS PLAT AND HAVE CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND FALLON MUNICIPAL CODE TITLE 20, THAT THE RIGHT OF WAYS IDENTIFIED HEREON HERBY OFFERED FOR DEDICATION TO THE CITY OF FALLON, STATE OF NEVADA AND THAT THOSE ACCEPTED BY THE CITY OF FALLON IS SET APART TO BE A PUBLIC THOROUGHFARE FOREVER, THAT ALL THE EASEMENTS AS SHOWN HEREON ARE GRANTED AS PERMANENT EASEMENTS FOR THE STATED PURPOSE, THE OWNERS DECLARE THAT THEY EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREON, IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED HIS/HER NAMES.

THE OWNERS OF THIS FINAL MAP AND HEIRS ASSIGNS AND SUCCESSORS, AGREE TO PROVIDE NOTICE OF THE PROVISIONS OF NRS 40.140 AND CITY OF FALLON CODE TO ANY AND ALL SUBSEQUENT PURCHASES.

ROCK HOUND INVESTMENTS, LLC.

Kenneth Gearhart *Managing member* DATE: 9-22-2022
 NAME: Kenneth Gearhart Rock Hound Investments, LLC

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF Nevada Michigan
 COUNTY OF Osceola S.S.

ON THIS 22nd DAY OF September, 2022, Kenneth Gearhart PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

Trina Thomas

Trina Thomas
 Notary Public, State of Michigan
 County of Osceola
 My Commission exp. November 17, 2027
 Acting in the County of Osceola

CURTIS CADWELL

Curtis Cadwell DATE: 09/16/22
 NAME:

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF Nevada
 COUNTY OF Elko S.S.

ON THIS 16 DAY OF Sept, 2022, Curtis Cadwell PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, KNOWN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHO EXECUTED THE ABOVE INSTRUMENT FOR THE PURPOSE HEREIN STATED.

NOTARY PUBLIC

Meredith Trindle

Meredith Trindle
 MEREDITH TRINDLE
 NOTARY PUBLIC
 STATE OF NEVADA
 Appl. No. 16-12804-6
 My App. Expires: 10/04/2023

CITY ENGINEER'S CERTIFICATE:

I, _____ DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP FOR ROCK HOUND INVESTMENTS, LLC., IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 29, T19N, R29E, M.D.M., AS SHOWN ON THIS PLAT AND THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE APPROVED TENTATIVE MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

BY: _____ DATE: _____

NAME/TITLE PRINTED

COUNTY CLERK'S CERTIFICATE:

THE UNDERSIGNED CHURCHILL COUNTY CLERK / TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON THE PROPERTY, THE SUBJECT OF THIS MAP.

APN's: _____

BY: _____ DATE: _____
 CHURCHILL COUNTY CLERK/TREASURER

CITY OF FALLON CERTIFICATE:

I HEREBY ATTEST THAT THIS FINAL MAP WAS APPROVED AND ACCEPTED BY THE CITY OF FALLON ON THE _____ DAY OF _____, 2022

MAYOR _____ DATE: _____

ATTEST, FALLON CITY CLERK _____ DATE: _____

WATER RESOURCES APPROVAL:

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

BY: *Melinda Wilcox, P.E.* DATE: 9/29/22
 DIVISION OF WATER RESOURCES

FIRE MARSHAL CERTIFICATE

THIS IS TO CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP AND THE IMPROVEMENT PLANS OF THIS SUBDIVISION AND I AM SATISFIED THAT THEY COMPLY WITH THE CITY OF FALLON FIRE CODE REQUIREMENTS.

FIRE MARSHAL _____ DATE: _____

CITY CLERK'S CERTIFICATE:

I, _____ DO HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP FOR ROCK HOUND INVESTMENTS, LLC IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER SECTION 29, T19N, R29E, M.D.M., WAS PRESENTED TO THE MAYOR AND CITY COUNCIL OF FALLON AT A REGULAR MEETING THEREOF ON THE _____ DAY OF _____, 2022, AND THAT SAID COUNCIL DID AT SAID MEETING APPROVE AND ACCEPT THIS MAP.

CITY CLERK: _____ DATE: _____

NAME/TITLE PRINTED

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION CERTIFICATE

THIS FINAL MAPS IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC SUPPLY AND COMMUNITY SYSTEM FOR DISPOSAL AND SEWAGE.

April Holt, PE WATER DATE: 11-10-2022
 NEVADA DIVISION OF ENVIRONMENTAL PROTECTION, BUREAU OF WATER POLLUTION CONTROL
 PRINTED NAME APRIL HOLT

UTILITY COMPANIES CERTIFICATE:

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY AND CABLE TV COMPANIES.

Wally Ruston DATE: 11-16-22
 BY: _____
 C.C. COMMUNICATIONS

Armando Espinoza DATE: 11/22/22
 BY: *Armando Espinoza* Manager
 CITY OF FALLON

BY: _____ DATE: _____
 FALCON CABLE COMPANY II L.P.
 L.K.A. CHARTER COMMUNICATIONS

Brent Roberts DATE: 9/29/22
 BY: *Brent Roberts*
 SOUTHWEST GAS COMPANY

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND ROCK HOUND INVESTMENTS, LLC AND CURTIS CADWELL ARE OWNERS OF RECORD, AN INTEREST IN THE LANDS DELINEATED HEREON AND THAT THEY ARE THE ONLY OWNERS OF RECORD OF SAID LANDS; THAT ALL THE OWNERS OF RECORD OF THE LAND HAVE SIGNED THE FINAL MAP; THAT THERE ARE NO LIENS OF RECORD AGAINST THE LANDS DELINEATED HEREON FOR THE DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES OR ASSESSMENTS COLLECTED AS TAXES OF THE COUNTY OF CHURCHILL, STATE OF NEVADA, HAS BEEN ISSUED WITH REGARD TO ALL OF THE ABOVE.

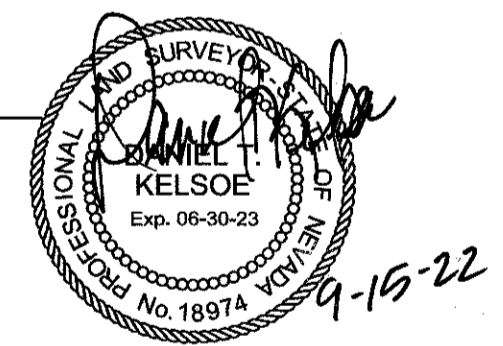
WESTERN NEVADA TITLE COMPANY

Rachelle Langer DATE: 11-16-22
 BY: *Rachelle Langer* Senior Title Officer
 PRINT NAME AND TITLE

SURVEYOR'S CERTIFICATE:

- DANIEL T. KELSÖE, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA CERTIFY THAT:
- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF ROCK HOUND INVESTMENTS, LLC.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, T. 19 N. R. 29 E., M.D.M. COUNTY OF CHURCHILL, STATE OF NEVADA, AND THE SURVEY WAS COMPLETED ON APRIL 8, 2021.
- 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 AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE PROVISIONS OF THE NEVADA ADMINISTRATIVE CODE, CHAPTER 625.
- THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

DANIEL T. KELSÖE, PLS 18974
 EXP. 6/30/23
 FOR AND ON BEHALF OF
 ROBISON ENGINEERING CO., INC.



RECORDER'S CERTIFICATE:

FILED FOR RECORD THIS _____ DAY OF _____, 2022, AT _____ MINUTES PAST _____ O'CLOCK _____ M., IN THE OFFICIAL RECORDS OF CHURCHILL COUNTY, NEVADA, AT THE REQUEST OF ROCK HOUND INVESTMENTS, LLC.

RECORDING FEE: \$ _____ CHURCHILL COUNTY RECORDER

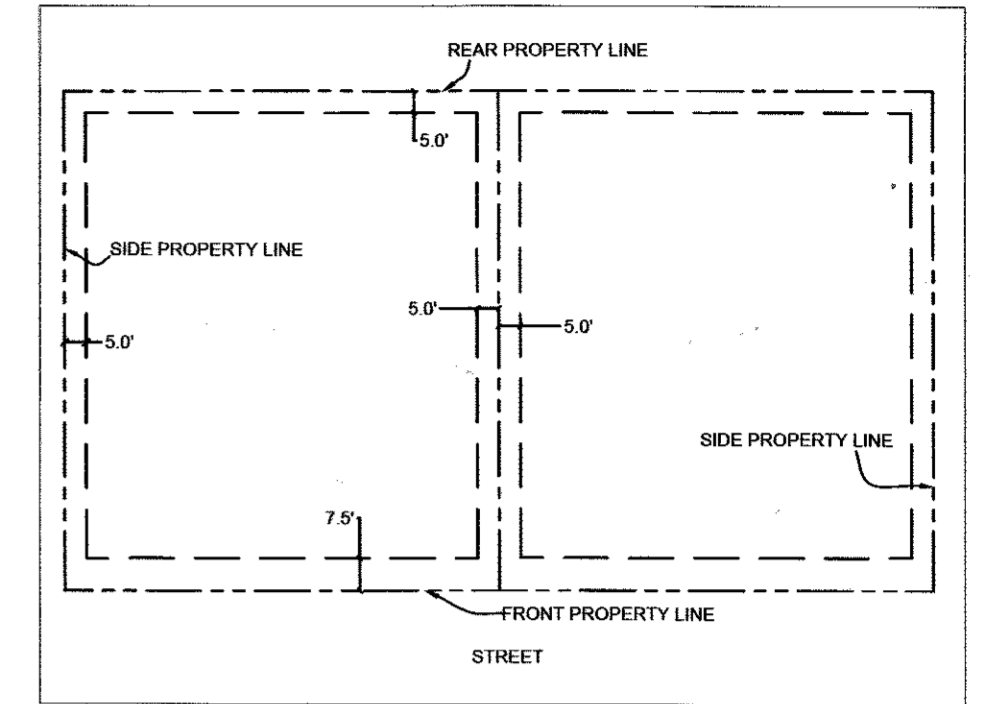
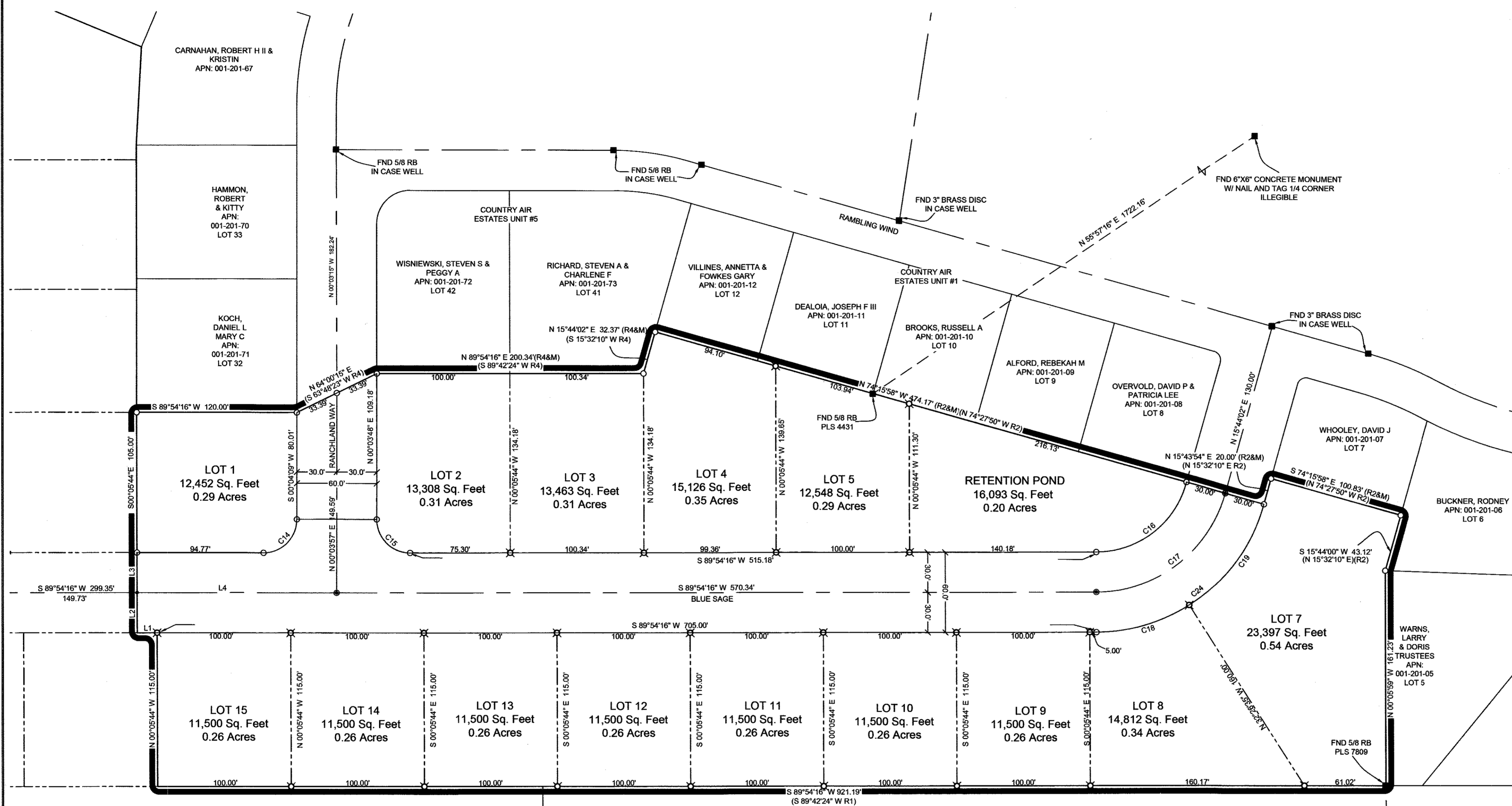
FILE No. _____ BY: _____

SUBDIVISION MAP
COUNTRY AIR ESTATES UNIT #6
 BEING A PORTION OF PARCEL 01 AS FILED AS PARCEL MAP 36770 FOR JOHN L. SERPA DATED JAN 21, 2005
 SITUATE WITHIN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, T. 19 N., R. 29 E., M.D.M.
 CHURCHILL COUNTY NEVADA

Robison Engineering
 846 VICTORIAN AVENUE
 SPARKS, NV 89431
 www.robisoneng.com
 775-852-2251

DRAWN BY: AJK
 DATE: JUL 2021
 PROJ. CODE: ROCK HOUND
 PROJ. #: 1672.04.001
 SHEET
1 OF **2**

COUNTRY AIR ESTATES UNIT #6



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

REFERENCES:

1. PARCEL MAP No. 347511 C.C.R.
2. SUBDIVISION MAP No. 246287 C.C.R.
3. SUBDIVISION MAP No. 367825 C.C.R.
4. SUBDIVISION MAP No. 372553 C.C.R.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS PLAT IS NAD 83/94, NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE (2703).
A COMBINED GRID TO GROUND FACTOR OF 1.00028992 WAS USED. ALL DISTANCES SHOWN HEREON ARE GROUND.

LEGEND:

- FOUND NDOT HIGHWAY REFERENCE MONUMENT AS NOTED
 - FOUND MONUMENT AS NOTED
 - ⊠ SET 5/8 REBAR AND PLASTIC CAP PLS 18974
 - SET BRASS WELL MONUMENT PLS 18974
 - DIMENSION POINT, NOTHING FOUND OR SET
- P.U.E. PUBLIC UTILITY EASEMENT
R&M RECORD AND MEASURED

AREAS:

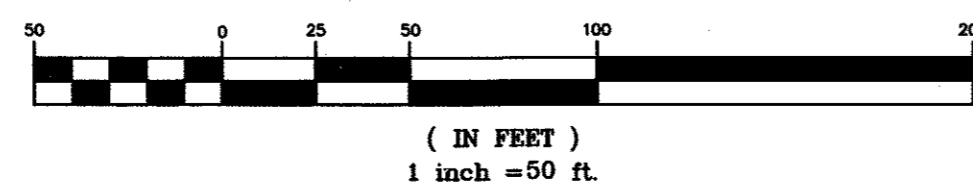
14 LOTS = 185,606 SQ. FT., 4.26 ACRES
RETENTION POND = 16,093 SQ. FT., 0.37 ACRES
2 ROWS = 58,497 SQ. FT., 1.34 ACRES
TOTAL AREA PHASE 6: 260,196 SQ. FT., 5.97 ACRES

LINE	LENGTH	BEARING
L1	14.95'	N 89°54'16" E
L2	30.00'	N 00°05'44" W
L3	55.00'	N 00°05'44" W
L4	149.82'	S 89°54'16" W

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C14	25.00'	39.27'	35.36'	N 44°54'16" E	90°00'00"
C15	25.00'	39.27'	35.36'	S 45°05'44" E	90°00'00"
C16	70.03'	92.11'	85.62'	N 52°12'56" E	75°21'32"
C17	100.03'	130.94'	121.79'	N 52°23'38" E	75°00'18"
C18	130.02'	73.39'	72.42'	N 73°43'49" E	32°20'32"
C19	130.02'	96.39'	94.20'	N 36°19'17" E	42°28'33"
C24	130.02'	169.78'	157.98'	N 59°29'33" E	74°49'05"

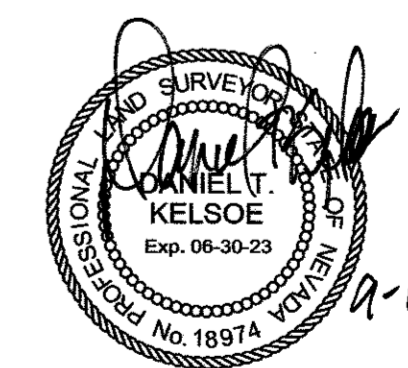


GRAPHIC SCALE



CHURCHILL COUNTY SCHOOL DIST.
APN: 007-651-18

FND NEVADA DEPARTMENT OF TRANSPORTATION HIGHWAY REFERENCE MONUMENT #792133



9-15-22

**SUBDIVISION MAP
COUNTRY AIR ESTATES UNIT #6**

BEING A PORTION OF PARCEL D AS FILED AS PARCEL MAP 367825 FOR JOHN L. SERPA DATED JAN. 31, 2005

SITUATE WITHIN A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 29, T. 19 N., R. 29 E., M.D.M.

CHURCHILL COUNTY NEVADA

Robison Engineering
COMPANY, INC.

846 VICTORIAN AVENUE
SPARKS, NV 89431
www.robisoneng.com
775-852-2251

DRAWN BY: AJK
DATE: JUL 2021
PROJ. CODE: JKG BUILDERS
PROJ. #: 1672 04.001

2 OF 2

THIS AGREEMENT made this ___ day of _____, 2023, by and between the CITY OF FALLON, a subdivision of the State of Nevada, hereinafter referred to as "Fallon" and Rockhound Investments, LLC., a Nevada limited liability company hereinafter referred to as "Rockhound, LLC", whereby the parties recite, covenant and agree as follows:

1. RECITALS

- A. Fallon and Rockhound, LLC previously entered into a development agreement dated October 4, 2022.
- B. That following the October 4, 2022, development agreement, Rockhound LLC has updated its civil improvement plans to its Final Map of the Country Air Subdivision Phase 6.
- C. Due to the civil improvement plan changes, the City of Fallon and Rockhound LLC desire to enter into the following agreement and upon the following terms which shall supersede the October 4, 2022, development agreement and control the parties' obligations.
- D. Fallon is a political subdivision of the State of Nevada organized as a City pursuant to Nevada Revised Statutes Chapter 266 (General Law for Incorporation of Cities and Towns);
- E. Fallon has enacted ordinances that establish minimum standards of design and improvement for subdivisions in the incorporated area of the City at Title 20 - Subdivisions as authorized by Nevada Revised Statutes, Chapter 278, (Planning and Zoning);
- F. Fallon, recognizing the importance of entering into agreements with owners of property that have made significant financial commitments for the development of property within its corporate limits, has enacted Section 20.26.010 through 20.26.012 of Title 20 of the Ordinances of Fallon which authorizes Fallon to enter into development agreements with the owners of property that may include specific covenants that depart from the general subdivision development, design, and improvement standards set forth in Title 20 of the Fallon Municipal Code, hereafter ("FMC").
- G. Rockhound, LLC owns all that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

Parcel D1 of the Parcel Map for Joe Jr. and Joann L. Serpa, Co-Trustees of the Joe Jr. and Joann L. Serpa Family Trust Agreement dated 10/26/1993 recorded January 31, 2005 under Document No. 367906, Official Records, Churchill County, Nevada.

- H. A Tentative Map for the Country Air Subdivision Phases 6-8 was approved by the Fallon City Council on December 20, 2021; signed by the Mayor of the City of Fallon, Ken Tedford, Jr. and Deputy City Clerk for the City of Fallon, Elsie Lee.
- I. No subdivision improvements have been completed for the lots owned by Rockhound, LLC within the Country Air Subdivision Phases 6-8 as required to develop these parcels by FMC Title 20 and Nevada Revised Statutes Chapter 278;
- J. Rockhound, LLC has presented a Final Map of the Country Air Subdivision Phase 6 for approval by the Fallon City Council. Phase 6 of said subdivision consists of 15 total lots upon which Rockhound, LLC intends to develop 14 residential lots and one lot to be developed as a retention basin and upon completion conveyed to the City.
- K. Rockhound, LLC intends to use good faith and commercially reasonable efforts to develop the lots prior to the expiration of the term of this Agreement. Should Rockhound, LLC, sell any of the lots prior to their development, any successor in interest is hereby incorporated into all references to Rockhound, LLC in the covenants contained below.
- L. Fallon and Rockhound, LLC desire to enter into a development agreement (hereafter "Agreement") as authorized by Nevada Revised Statutes Chapters 278 Section 278.02598 and FMC Sections 20.26.010 through 20.26.012 to provide for the future construction and completion for all subdivision improvements for the 14 lots within Country Air Subdivision.

NOW THEREFORE, Fallon and Rockhound, LLC agree as follows:

1. That this Agreement shall supersede the development agreement previously entered into by Fallon and Rockhound, LLC and dated October 4, 2022.
2. Rockhound, LLC agrees to install and construct at its expense all subdivision improvements for the 15 lots (hereafter collectively "Improvements") as depicted on the Final Map for the Country Air Phase 6 Subdivision and incorporated herein by reference. Among the Improvements to be constructed are the following: water distribution system, sewer infrastructure, storm drain and storm water collection infrastructure, electrical infrastructure, importing of suitable materials for grading, roadway, curb, gutter, sidewalk, pedestrian ramps, streetlights and signage.
3. Rockhound, LLC shall, as a requirement to subdivide Phase 6, install a sewer lift station and stormwater retention basin within the boundaries of Phase 6 each of which shall be of sufficient capacity to serve the Country Air Subdivisions Phases 6-8.
4. Rockhound, LLC agrees to complete the Improvements in a workman-like manner, according to Nevada Orange Book standards for soils, aggregates, concrete and asphalt and to provide Fallon with testing of such by Rockhound, LLC and as depicted on the Country Air Phase 6 Final Map, the Westex Geotechnical Report

dated April 24, 2021, and Master Hydrology Report prepared by Civil Engineering Consultants dated April 14, 2023.

5. Rockhound, LLC agrees to complete the Improvements as described in paragraph 2 above and, as hereinafter set forth, within twelve (12) months of the effective date of this Agreement, unless extended by the Fallon City Council at a properly scheduled official meeting of the Fallon City Council.
6. Rockhound, LLC agrees that no individual lot (s) will be sold or offered for sale as residential units or individually pledged as collateral for any purpose until Rockhound, LLC, or its successors in interest, has completed the Improvements in the manner set forth herein.
7. Fallon agrees that Rockhound, LLC may commence construction of homes within Phase 6 of the subdivision upon proper rough grading of the 15 lots; Rockhound, LLC agrees that homes will not receive certificates of occupancy until all Improvements are completed and accepted by City of Fallon.
8. Fallon agrees that Rockhound, LLC may submit a letter of credit in leu of a cash bond guaranteeing the completion of the Improvements herein. The letter of credit shall be in the amount of \$1,280,606.00 and in a form and subject to terms approved by the City of Fallon.
9. As individual Improvements are completed and accepted by Fallon, Rockhound, LLC may request a release from its line of credit of the value of the completed improvements as established by the City of Fallon.
10. Fallon agrees to not require a warranty bond for the Improvements constructed pursuant to this Agreement; however, Rockhound, LLC agrees to warrant the Improvements for a period of one year following their acceptance by the City of Fallon.
11. Nothing in this Agreement shall be construed to prohibit the Fallon City Council from adopting new ordinances, resolutions or regulations applicable to land subject to this Agreement, which do not conflict with those ordinances, resolutions and regulations in effect at the time this Agreement becomes effective, except that any subsequent action by the Fallon City Council must not prevent the development of the 14 lots as set forth in this Agreement.
12. Fallon shall certify that the Improvements required by this Agreement have been completed. Final approval shall be by the Fallon City Council and said approval shall be memorialized a in writing, recorded in the Office of the Churchill County Recorder and a Declaration signed by the Mayor of Fallon, that the terms of this Agreement have been fulfilled.

- 13. This Agreement shall be recorded in the Office of the Churchill County Recorder shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors and assigns.
- 14. This Agreement shall be interpreted in accordance with and governed in all respects by the laws of the State of Nevada.
- 15. The exclusive venue for any action brought to interpret or enforce the terms of this Agreement shall be the Tenth Judicial District Court in Churchill County.
- 16. In the event an action is brought to interpret or enforce this Agreement, the prevailing party shall be entitled to recover costs and reasonable attorney's fees.
- 17. Each of the signatories hereto warrants and represents that it is competent and authorized to enter into this Agreement.
- 18. If any provision or any part of any provision of this Agreement is for any reason held to be invalid, unenforceable, or contrary to public policy, law, statute and/or ordinance, then the remainder of this Agreement shall not be affected thereby and shall remain valid and fully enforceable.
- 18. The effective date of this Agreement is the date the Fallon City Council shall approve it and authorize the Mayor and City Clerk/Treasurer to sign on behalf of Fallon.

APPROVED by vote of Fallon City Council, dated this. ____ day of _____, 2023.

Ken Tedford
MAYOR

Kenneth R. Gearhart
Rockhound Investments, LLC



CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: July 7, 2023
 AGENDA DATE: July 18, 2023
 TO: The Honorable City Council
 FROM: Derek Zimney, City Engineer
 AGENDA ITEM TITLE: Public meeting for discussion of possible state Community Development Block Grant Applications for fiscal year 2024-2025. **(For discussion only)**

TYPE OF ACTION REQUESTED:

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

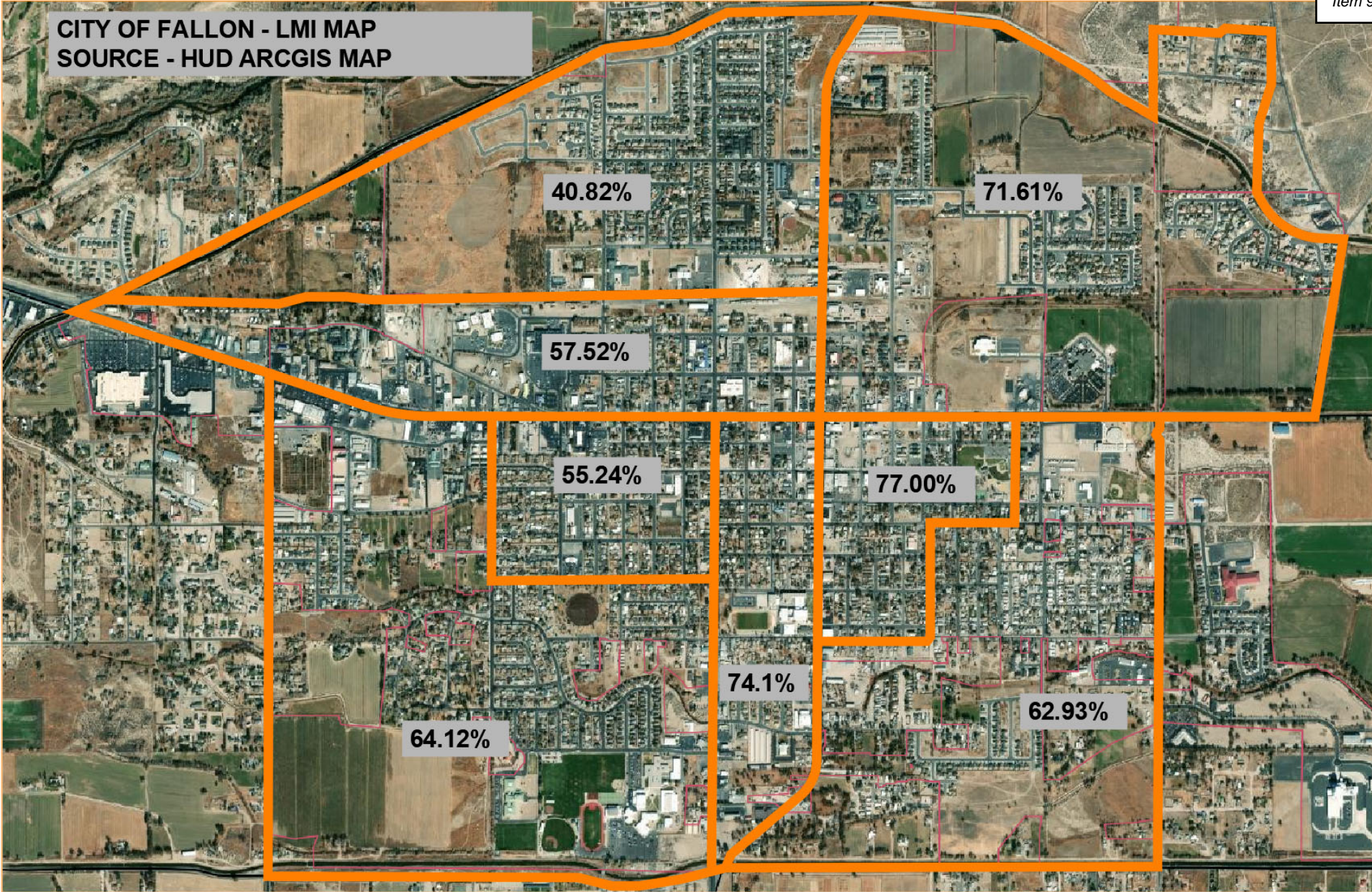
DISCUSSION: The purpose of this public meeting is to provide information about the CDBG program, past projects that have been funded in the City of Fallon, how to apply, eligibility requirements, how and where funds can be used, and to give citizens an opportunity to make their comments known regarding what types of eligible activities the City of Fallon should apply for under the State CDBG program. A second public hearing will be held in September 2023 in order to discuss proposed projects submitted to date. A final hearing will be held prior to the end of February 2024 to discuss, approve and rank applications prior to submittal to the State.

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A.

PREPARED BY: Derek Zimney, City Engineer

**CITY OF FALLON - LMI MAP
SOURCE - HUD ARCGIS MAP**





CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: July 11, 2023
 AGENDA DATE: July 18, 2023
 TO: The Honorable City Council
 FROM: Ronald D. Wenger, Chief of Police
 AGENDA ITEM TITLE: Fallon Police Department Monthly Report for June 2023
 TYPE OF ACTION REQUESTED:

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

POSSIBLE COUNCIL ACTION: For Review Only

DISCUSSION: (Attachment, if necessary)

FISCAL IMPACT: None

FUNDING SOURCE: N/A.

PREPARED BY: Emily Rasmussen

PRESENTED TO COUNCIL BY: Chief Ron Wenger

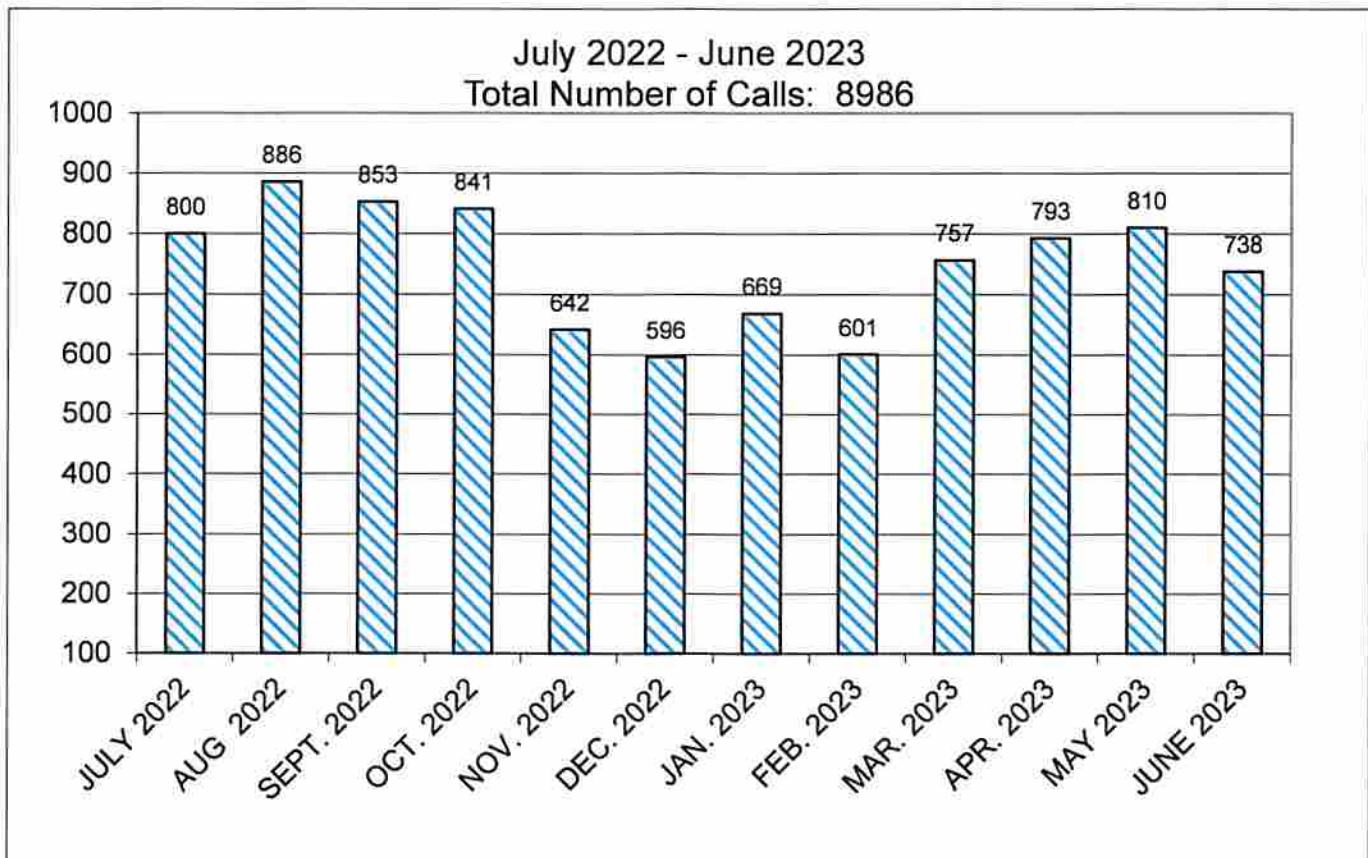
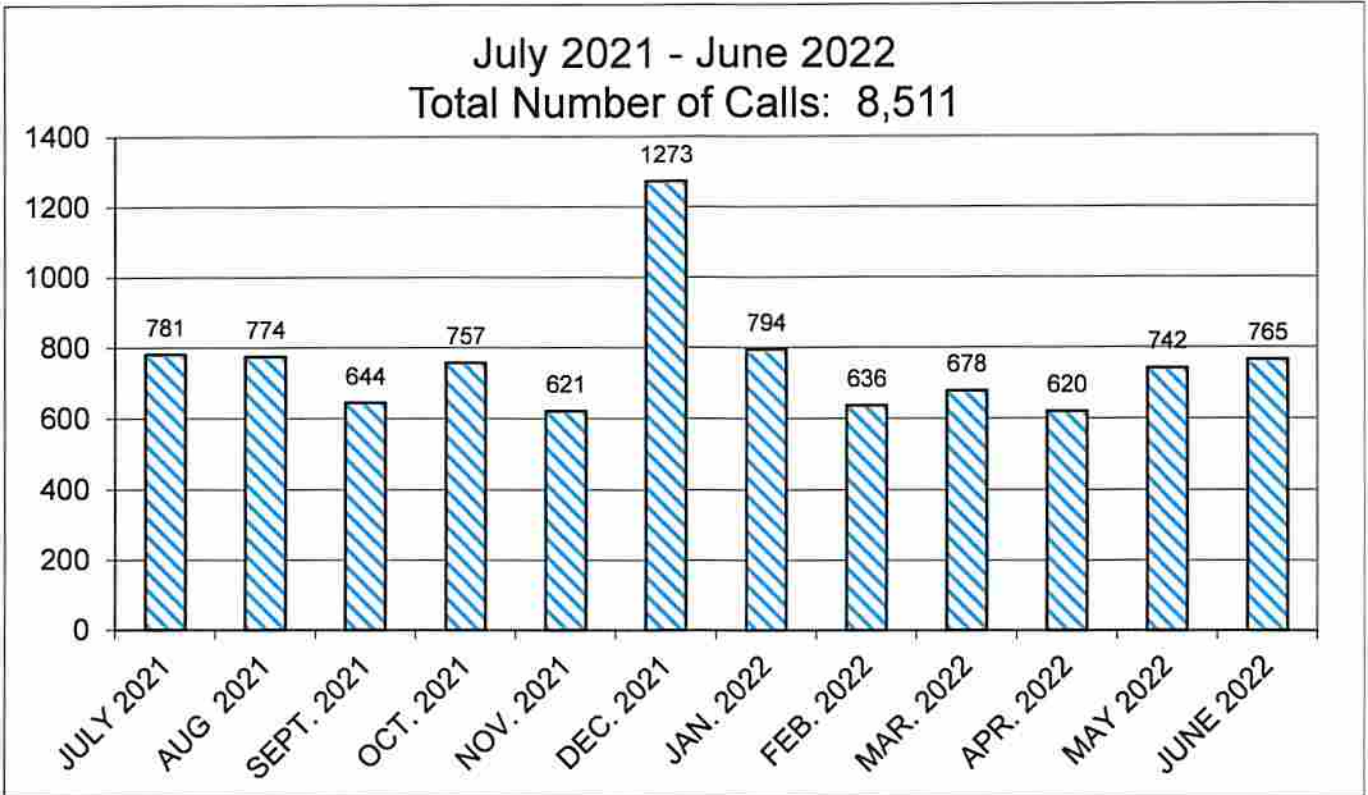
MONTHLY ACTIVITY REPORT



June 2023

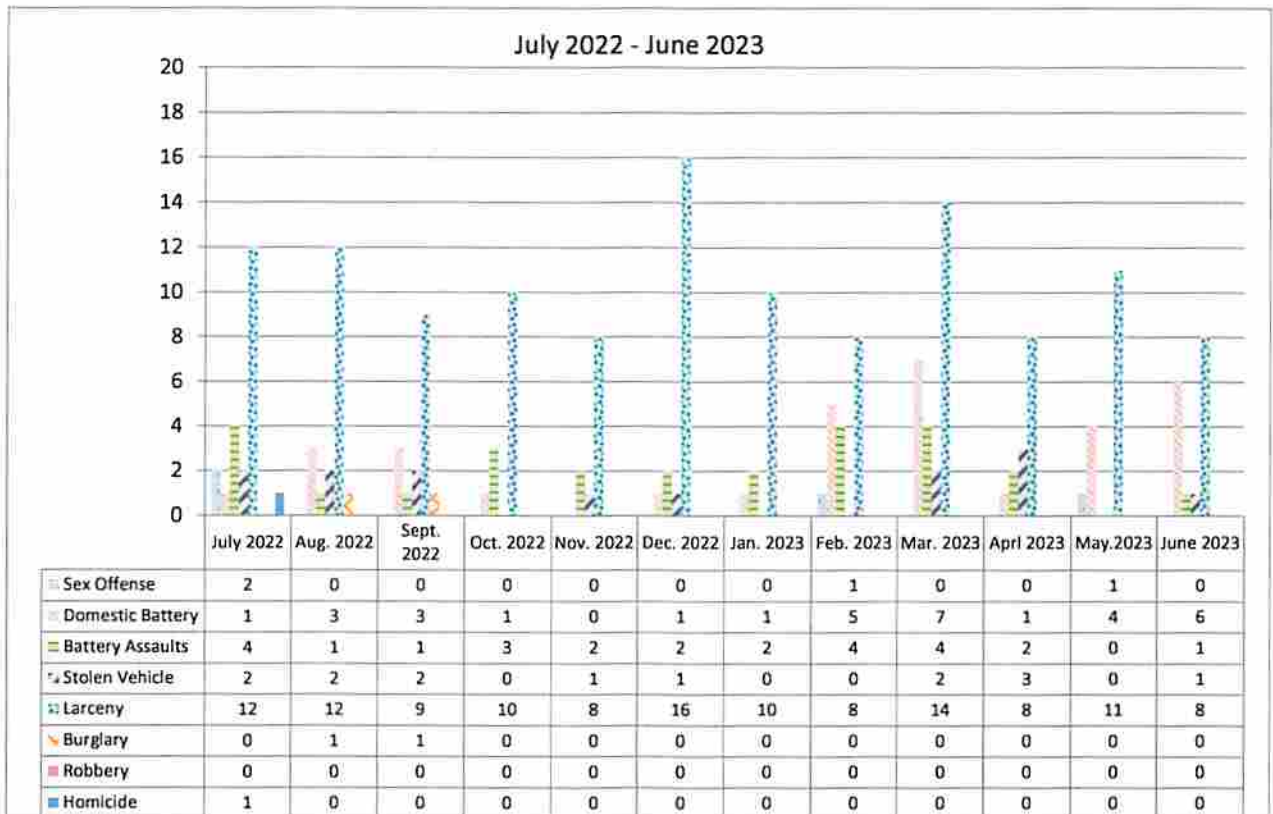
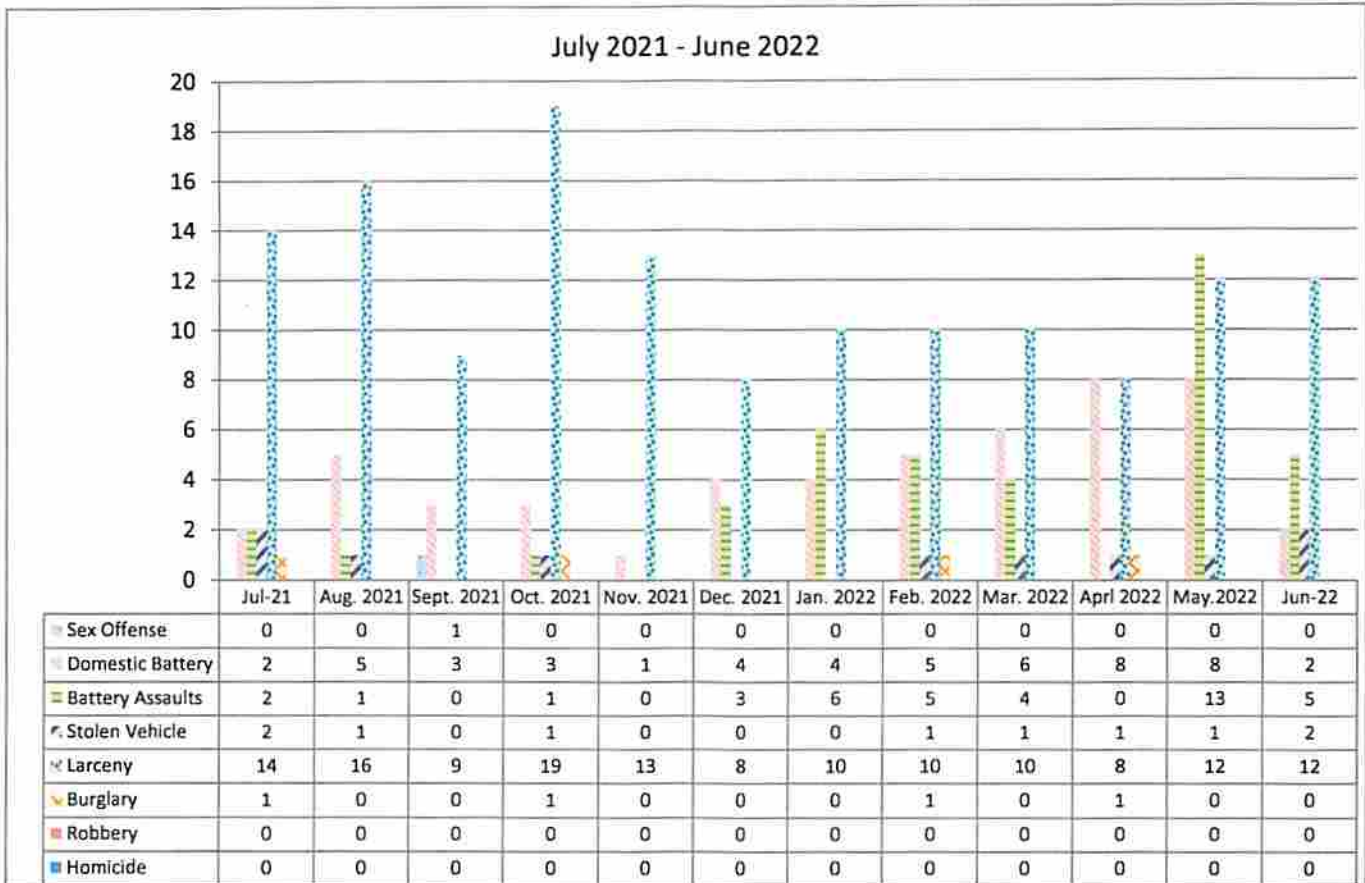
Calls for Service / Total Incidents Reported

Item 10.



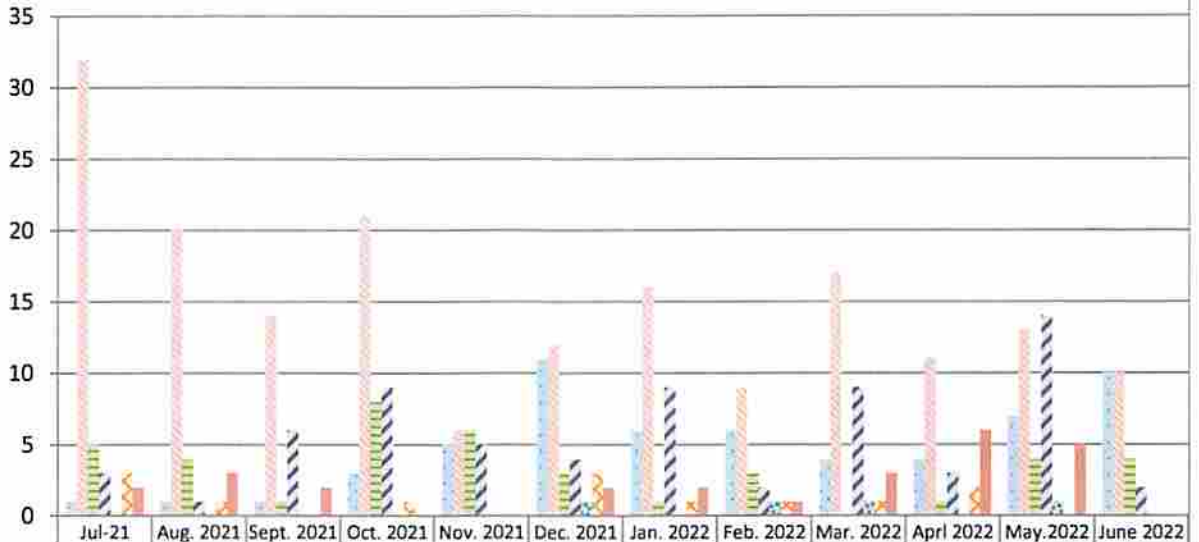
Crime Summary

Item 10.



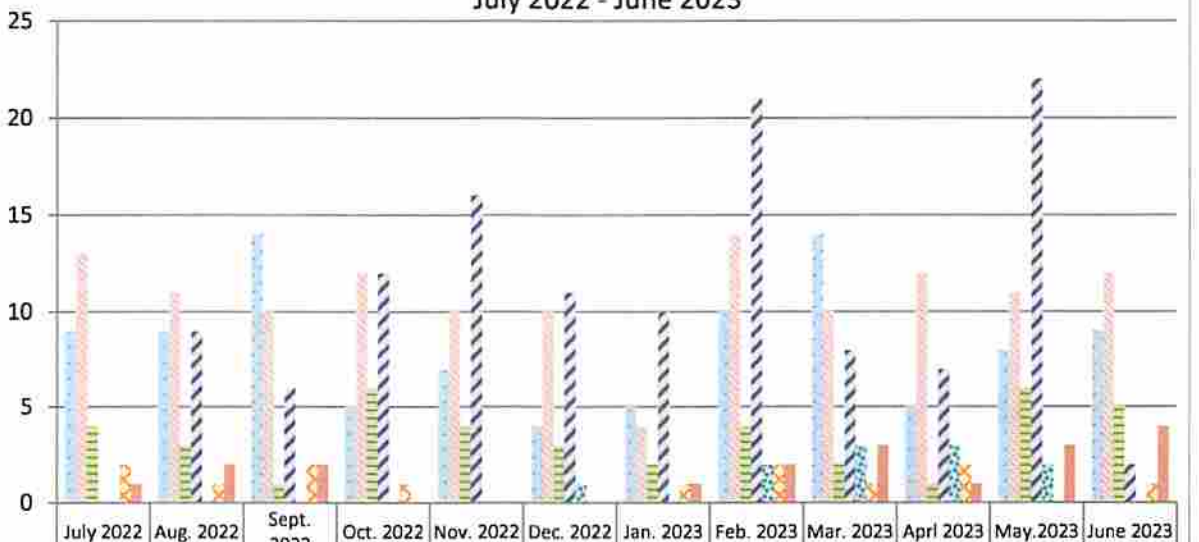
Arrest Summary

July 2021 - June 2022



	Jul-21	Aug. 2021	Sept. 2021	Oct. 2021	Nov. 2021	Dec. 2021	Jan. 2022	Feb. 2022	Mar. 2022	April 2022	May.2022	June 2022
Felony/GM	1	1	1	3	5	11	6	6	4	4	7	10
Misd.	32	20	14	21	6	12	16	9	17	11	13	10
DUI's	5	4	1	8	6	3	1	3	0	1	4	4
Juvenile Misd.	3	1	6	9	5	4	9	2	9	3	14	2
Juvenile Felony/GM	0	0	0	0	0	1	0	1	1	0	1	0
CPC's	3	1	0	1	0	3	1	1	1	2	0	0
Domestic Violence	2	3	2	0	0	2	2	1	3	6	5	0

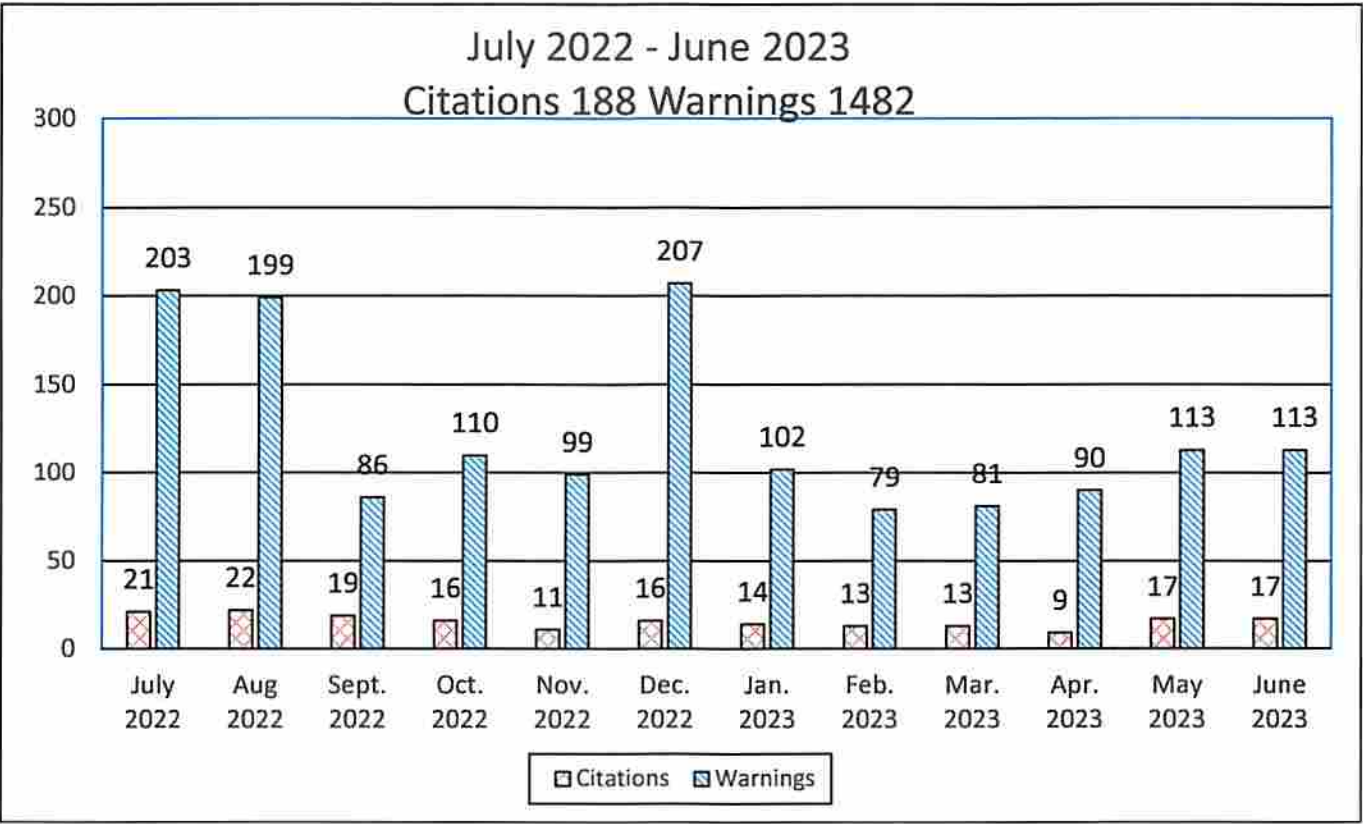
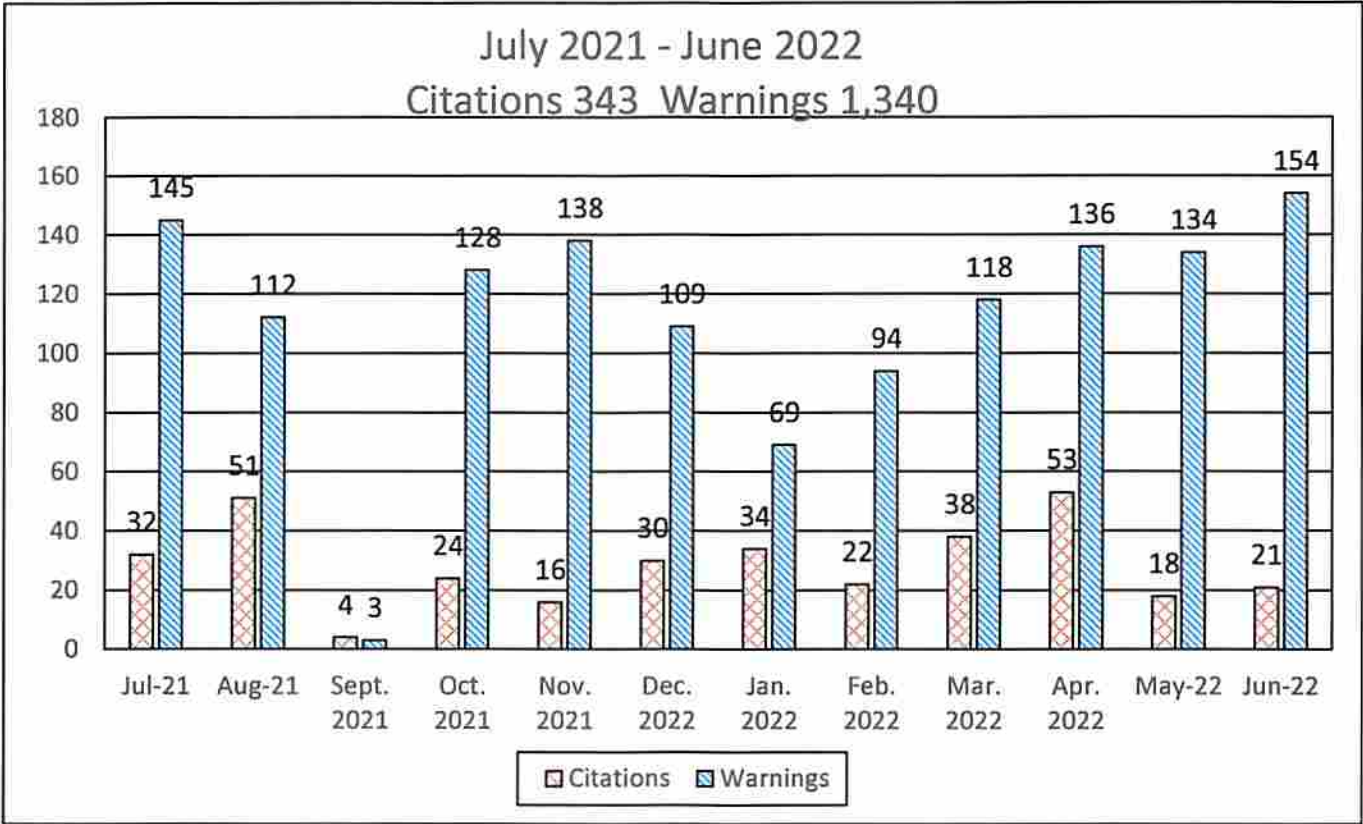
July 2022 - June 2023



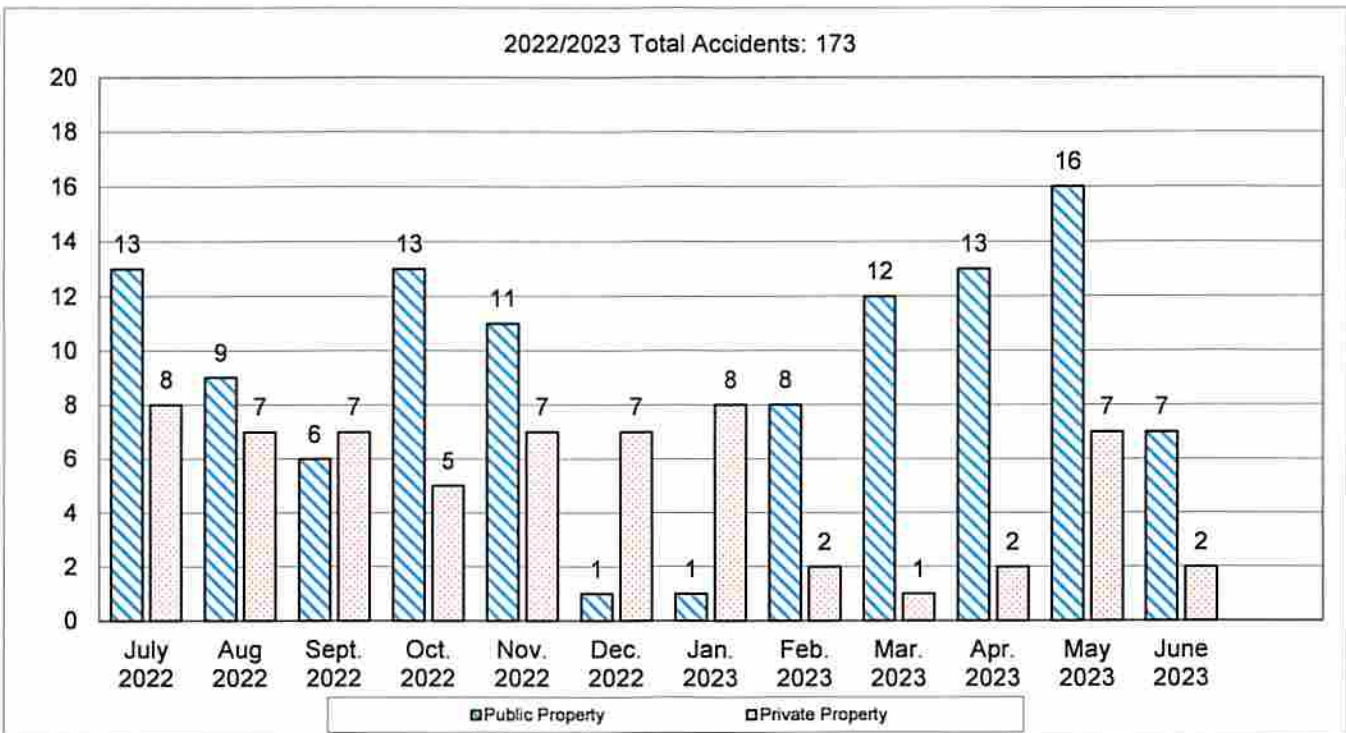
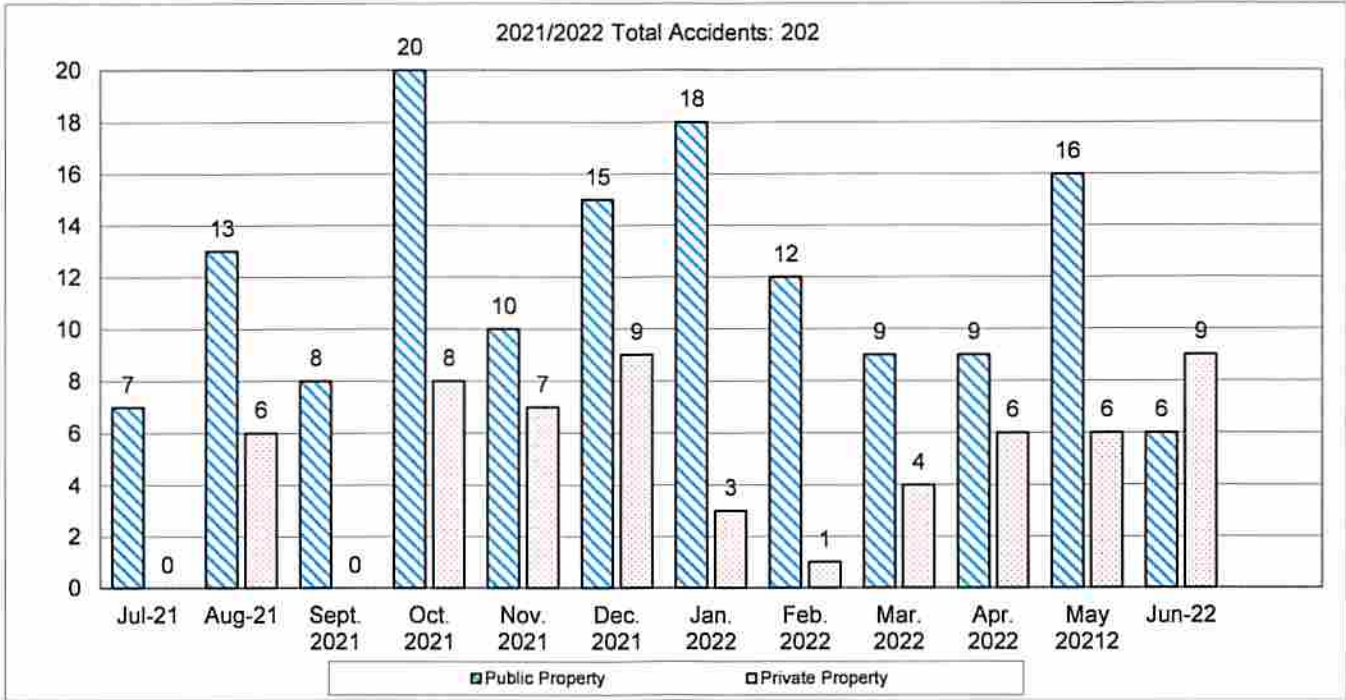
	July 2022	Aug. 2022	Sept. 2022	Oct. 2022	Nov. 2022	Dec. 2022	Jan. 2023	Feb. 2023	Mar. 2023	April 2023	May.2023	June 2023
Felony/GM	9	9	14	5	7	4	5	10	14	5	8	9
Misd.	13	11	10	12	10	10	4	14	10	12	11	12
DUI's	4	3	1	6	4	3	2	4	2	1	6	5
Juvenile Misd.	0	9	6	12	16	11	10	21	8	7	22	2
Juvenile Felony/GM	0	0	0	0	0	1	0	2	3	3	2	0
CPC's	2	1	2	1	0	0	1	2	1	2	0	1
Domestic Violence	1	2	2	0	0	0	1	2	3	1	3	4

Moving Citations Traffic Warnings

Item 10.

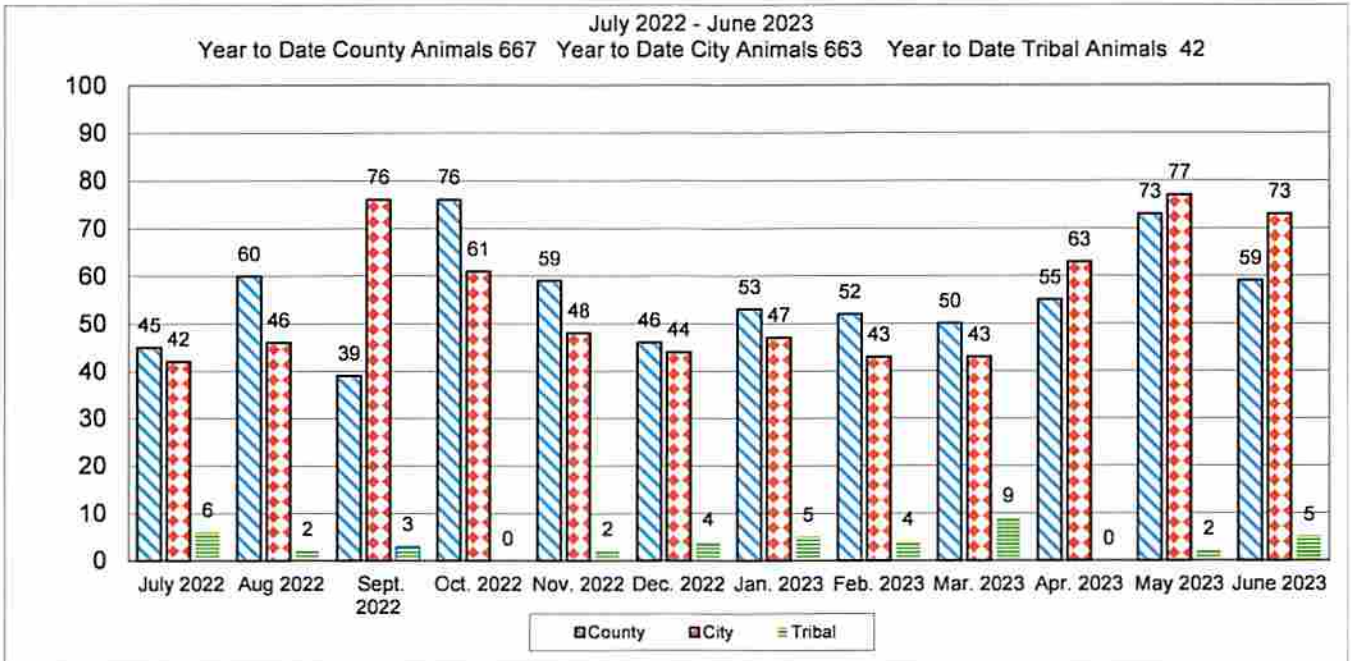
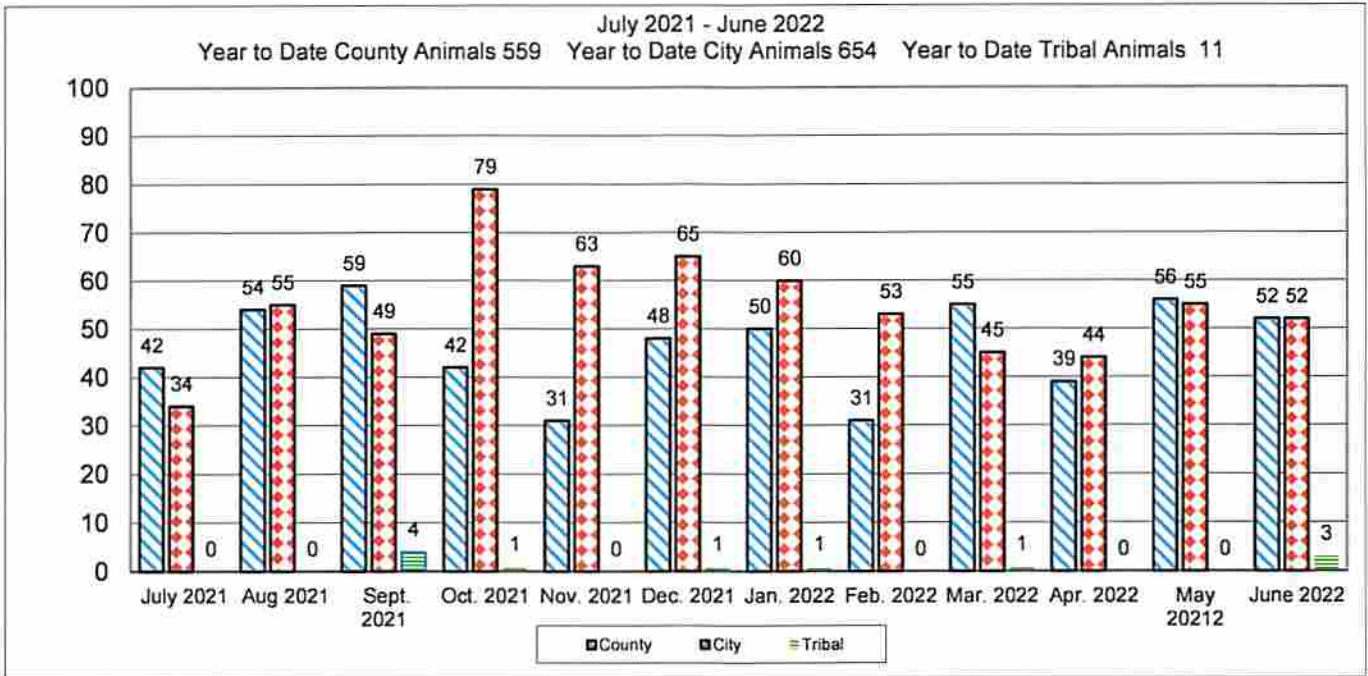


Traffic Accidents



Animal Shelter Services

Item 10.



Fallon Police Department
Citizen Survey Results
June 2023

When you contacted the Police Department, how satisfied were you with the ability of the dispatcher or employee that assisted you?

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
1			

Were you satisfied with the courtesy and concern shown by the dispatcher or employee?

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
1			

Are you satisfied with the Police Department's response time?

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
1			

Regarding your most recent contact, please rate the Officer in the following areas:

Officer name (s) Ofc. Jessica Zamora

Dispatcher (s) _____

	VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
Concern	1			
Courtesy	1			
Knowledge	1			
Problem Solving Ability		2		
Professional Conduct	1			

Overall, how satisfied are you with the Fallon Police Department?

VERY SATISFIED	SATISFIED	DISSATISFIED	NO OPINION
1			



Activity Report for June 2023

Total Service Hours	111.0
Training Hours	0
Helping Hand Contacts	25
<u>Other Assignments:</u> <i>Helping Hand</i> <i>Chaplin</i>	<i>40.0 hours</i> <i>4.0</i>

**Fallon Police Department
Activities / Special Events
June 2023**

ASSISTANCE

During the month of June, we provided one (1) bus tickets.

INDOCTRINATION

During the month of June, there was one (1) indoctrination at NAS Fallon.

VOLUNTEERS IN POLICE SERVICES

June 2023 the Fallon Police VIPS volunteered one hundred eleven (111) hours to the agency. These hours consisted of assistance with Helping Hands and Chaplin Services.

OTHER PUBLIC RELATIONS

During June officers conducted special detail for the following:

- On June 3rd, 2023, CSO's Hammond, Massey, Norcutt & Dispatcher Kufalk attended the CAPS fundraiser, Bark in the Park.
- On June 6th, 2023, Sgt. Bernard & Ofc. Edwards were photographed for a Visit Fallon publication.
- On June 21st, 2023, officers provided traffic control for a funeral escort.

BREAKDOWN OF ARRESTS

During the month of June, the Police Department had thirty-three (33) total arrests:

- Of the nine (9) felony arrests, one (1) was a P&P violation, and there were five (5) felony warrant arrests.
- There were no (0) gross misdemeanor arrests.
- Of the twelve (12) misdemeanor arrests, ten (10) were misdemeanor warrant arrests.
- There were two (2) juvenile arrests, both (2) misdemeanors.