

**CHURCHILL COUNTY  
APPLICATION FOR SENDING SITE AND TRANSFER OF  
DEVELOPMENT RIGHTS CALCULATION**

**A. APPLICANT INFORMATION**

1. Applicant Name & Mailing address: Eckert Family Trust, 9295 Pasture Rd.  
City, State, and Zip: Fallon, NV 89406  
Phone No.: (775) 427-2610  
Fax No.: NA  
Email: eckert@phonewave.net

2. All Persons/Firms having an ownership interest in the property:

Name David P. Eckert (Dave), Trustee  
Mailing address 9295 Pasture Rd., Fallon, NV 89406  
Telephone Cell: (775) 427-2610, Home: (775) 423-2610

Name Victoria A. Eckert (Vicky), Trustee  
Mailing address 9295 Pasture Rd., Fallon, NV 89406  
Telephone (775) 427-4415

Name \_\_\_\_\_  
Mailing address NA  
Telephone \_\_\_\_\_

3. Firm Name, Corporate or Business Name: NA

4. Type of legal entity:  
 individual  
 corporation incorporated in the State of Nevada  
 general partnership created in the State of Nevada  
 limited partnership created in the State of Nevada  
 limited liability company created in the State of Nevada  
 other: Revocable Trust

5. Contact Person at Applicant's Organization:  
Name Dave Eckert  
Mailing Address 9295 Pasture Rd., Fallon, NV 89406  
Telephone C: (775) 427-2610, Fax NA  
H: (775) 423-2610

6. Are there any material facts or circumstances (e.g., pending litigation, bankruptcy, code enforcement actions, etc.) relating to any of the parties to the proposed transaction, which may potentially affect the application approval or TDR transaction?  Yes  
If yes, please explain:

NA

**B. PROPERTY INFORMATION**

1. General location of property (including nearest intersection): US-95 S and Pasture Road; Pasture Road and Norcutt Lane

2. List Assessor's parcel number(s) and acreage:

APN <u>006-111-25</u>	Section, township, and range <u>17N, 29E, 8</u>	Acreage <u>11.78</u>
APN <u>006-111-26</u>	Section, township, and range <u>17N, 29E, 8</u>	Acreage <u>14.17</u>
APN <u>006-111-27</u>	Section, township, and range <u>17N, 29E, 8</u>	Acreage <u>135.79</u>
APN <u>006-111-29</u>	Section, township, and range <u>17N, 29E, 7</u>	Acreage <u>20</u>
<u>006-111-37</u>	<u>17N, 29E, 7</u>	<u>81.14</u>
<b>Total Acreage:</b>		<u>262.88</u>

3. Present zoning: A10

4. Amount of water rights appurtenant to the property 220.08

Please provide a copy of the TCID Water Right Detail.

If no water rights are appurtenant to the property, has irrigation been removed and or vegetation been stripped from the property within the last six (6) years? Yes (NA) No ( )

If yes, attach an affidavit of compliance with the Dust Control requirements of Churchill County Code.

5. Property location (Check if applicable)

Water resource area (X) Military Installation buffer zone (X)  
FEMA designated flood plain ( ) (Include copy of FEMA map) Other ( ) \_\_\_\_\_

**C. LAND USE INFORMATION**

Describe the Sending Site providing details about the current land uses including number and types of livestock, wildlife species, a general description of crops and acreage, native fauna, wetlands and other property characteristics that have a community benefit that would be degraded by increased residential development

Provide any other information including photos and maps that clearly describe the sending site.

Dave and Vicky Eckert own and farm 262.88 acres with 220.08 water righted acres, currently planted in alfalfa and rotated with teff for grain when necessary. The Greenhead Duck Club/Carson Lake Pasture is to the East of the property, which brings many wildlife species to the property. The wildlife includes mule deer, coyotes, cottontail rabbits, snow geese, quail, hawks, and many more bird species.

Current number of homes on the property: 2

Number of reservations for future permanent homes on the property: please appraise with 0 and 1 [Please Note: This may affect the appraisal value for the easement and purchase price for the easement should the Navy and/or County participate to purchase the easement.]

Please attach copies of any documents that may assist the sending site review committee in determining the community benefit of the sending site.



**E. TRANSFER OF DEVELOPMENT RIGHTS CALCULATION**

**BASE DENSITY**

Sending sites designated on the zoning map as A-5, A-10 or RR-20 and in the Master Plan as outside of the urbanizing area shall be assigned a base density of one (1) equivalent residential units (ERC) per four (4) acres

006-111-25	11.78	2.95
APN 006-111-26	Acreage 14.17	Acreage/4 x 1ERC = 3.54
APN 006-111-27	Acreage 135.79	Acreage/4 x 1ERC = 33.95
APN 006-111-29	Acreage 20	Acreage/4 x 1ERC = 5
006-111-37	81.14	20.29
		Total = 65.73 ERCs (1)

**WATER RIGHTED ACREAGE**

One (1) equivalent residential unit per irrigated water righted acre.

006-111-25	10.3
APN: 006-111-26	Water righted acres: 11.10
APN: 006-111-27	Water righted acres: 124.83
APN: 006-111-29	Water righted acres: 5.6
006-111-37	68.25
Total water righted acres 220.08 x 1ERC = 220.08 ERCs (2)	

**BONUS AREAS:**

a. Sending sites or a portion thereof located within a drinking water recharge protection or Water Resource area, military operations buffer area, or FEMA designated flood plain are allocated 1.5 ERCs per 10 acres. *(Note: this calculation is not cumulative. Only include the acreage of the parcels located within one of these sites)*

006-111-25	11.78
APN: 006-111-26	Acreage 14.17
APN: 006-111-27	Acreage 135.79
APN: 006-111-29	Acreage 20
006-111-37	81.14
Total acres= 262.88/10 = 26.288 x 1.5	
Acreage /10 x 1.5 ERCs = 39.43 ERCs (3)	

b. Sending sites/parcels which total 100 or more acres are allocated one (1) ERC per ten (10) acres. *(Note: Calculate total acreage of all parcels included in the sending site application. Total acreage/10 x 1ERC)*

006-111-25	11.78
APN 006-111-26	Acreage 14.17
APN 006-111-27	Acreage 135.79
APN 006-111-29	Acreage 20
006-111-37	81.14
Total Acreage= 262.88	
Total Acreage (262.88/10 x 1ERC = 26.29 ERCs (4)	

c. Sending sites providing beneficial public access as defined by the County to recreation areas, walking trails, bicycle paths, wetlands, rivers, lakes, State parks, or Federal lands - 10 ERCs per parcel;

Walking trail: \_\_\_ APN: \_\_\_\_\_ Bicycle path: \_\_\_ APN: \_\_\_\_\_  
 Wetland: \_\_\_ APN: NA River: \_\_\_ APN: NA  
 Lake: \_\_\_ APN: \_\_\_\_\_ State park: \_\_\_ APN: \_\_\_\_\_  
 Federal land: \_\_\_ APN: \_\_\_\_\_

Total number of parcels providing access = \_\_\_\_\_  
 10 x number of parcels providing access = \_\_\_\_\_ ERCs

**TOTAL NUMBER OF ERCs:**

**Total Base Density =** 65.73

**Total Water Righted =** 220.08

**Total Bonus Area (a) =** 39.43

**Total Bonus Area (b) =** 26.29

**Total Bonus Area (c) =** 0

**GRAND TOTAL =** 351.53 = **TOTAL TDRs** 351.53

\*\*\*\*\*

**VERIFICATION**

David P. Eckert and Victoria A. Eckert, BEING DULY SWORN, DEPOSES AND SAYS THAT HE/SHE HAS AN INTEREST IN THE PROPERTY DESCRIBED IN THE FOREGOING APPLICATION; THAT HE/SHE HAS READ SAID APPLICATION AND KNOWS THE CONTENTS THEREOF; THAT THE STATEMENTS THEREIN ARE TRUE AND CORRECT TO HIS/HER KNOWLEDGE EXCEPT THOSE CLEARLY INDICATED TO BE TRUE AND CORRECT TO HIS/HER BELIEF WITHIN THE LIMITS OF HIS/HER KNOWLEDGE; THAT THE TRANSFER OF DEVELOPMENT RIGHTS ORDINANCE HAS BEEN READ AND UNDERSTOOD; THAT THE INFORMATION PROVIDED ABOUT THE TRANSFER OF DEVELOPMENT RIGHTS PROGRAM HAS BEEN READ AND UNDERSTOOD; AND THE BENEFITS AND IMPLICATIONS OF CONSERVATION EASEMENTS HAVE BEEN DISCUSSED WITH ALL INDIVIDUALS WHO HAVE AN INTEREST IN THE PROPERTY DESCRIBED.

FURTHERMORE, HE/SHE AFFIRM THAT THE SENDING SITE FOR WHICH TDR CERTIFICATES ARE SOUGHT CONTAINS ONLY UNDIVIDED LEGAL LOTS AND THAT NO SUBSTANDARD LOTS OUTSIDE OF THE SENDING SITE ARE HELD IN COMMON OWNERSHIP WITH THE SENDING SITE.

HE/SHE UNDERSTAND THAT THIS APPLICATION IS SUBJECT TO REVIEW FOR CONSISTENCY WITH SELECTION POLICIES AND CRITERIA BY THE SENDING SITE REVIEW COMMITTEE IN ORDER TO PROPERLY EVALUATE AND PROCESS THIS APPLICATION. I/WE AGREE TO ALLOW SENDING SITE REVIEW COMMITTEE ENTRY TO OUR PROPERTY WITH ADVANCE NOTICE. **HE/SHE UNDERSTANDS THAT THE \$150 FILING FEE IS NONREFUNDABLE.**

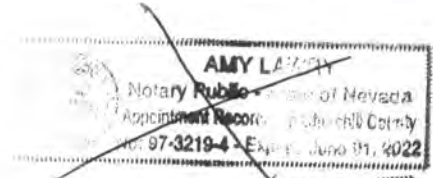
SIGNED: David P. Eckert  
Victoria A. Eckert

MAILING ADDRESS 9295 Pasture Rd., Fallon, NV 89406

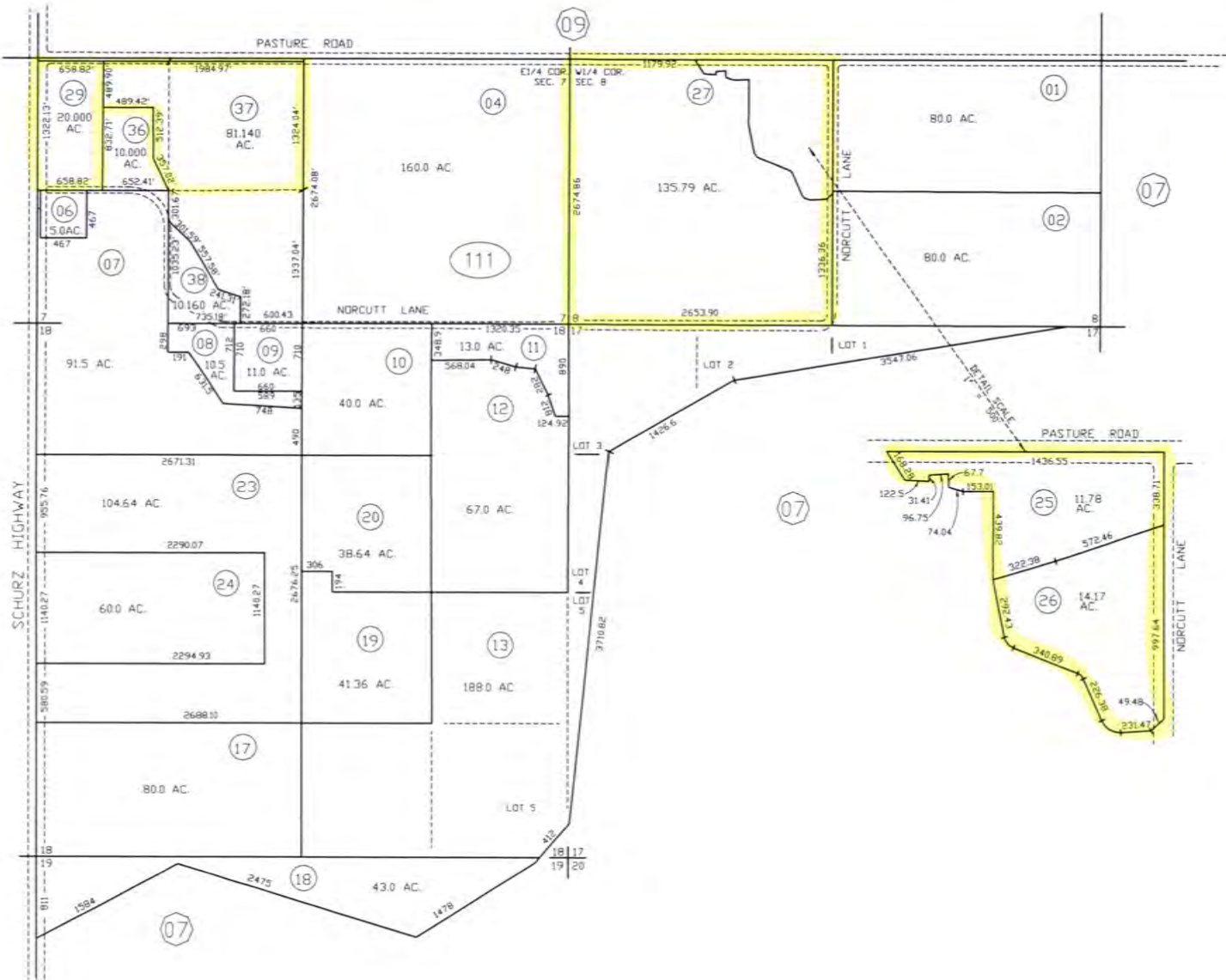
PHONE: ( 775 ) 427-2610

SUBSCRIBED AND SWORN TO BEFORE ME BY David P. Eckert + Victoria A. Eckert  
THIS 14 DAY OF May, 2021.

Amy Lawry  
NOTARY PUBLIC, IN AND FOR THE  
STATE OF Nevada  
County of Churchill



06-11



17 N. TOWNSHIP  
 29 E. RANGE  
 7, 8, 17, 18, 19 SECTION

NOTE: This plan is for assessment use only and does not represent a survey. No liability is assumed for errors or omissions. The assessment purposes is accurate, not guaranteed and Churchill County expressly disclaims any liability for use other than for assessment purposes.

**LEGEND**  
 ZONING [Ellipse]  
 ELLIPSE [Circle]  
 BRACKET [Bracket]  
 PARCEL # [Circle]  
 ROAD [Dashed line]  
 EASEMENT [Dashed line]

ZONE  
 A-10

LAST REVISED:  
 JUNE 18, 2013

STATE OF NEVADA  
 COUNTY OF CHURCHILL  
 REVISED BY:  
 ASSESSOR  
 FISCAL YEAR  
 2019/2020

1"=1000'  
 06-11

Google Maps 9295 Pasture Rd



9295 Pasture Rd



Truckee-Carson Irrigation District  
 Water Rights Detail Record

Serial #: **9022**

Owner's Name: **Eckert F.U.**

Control #:		<b>Eckert, David &amp; Vicky</b>			
APN:	<b>C</b>	<b>9295 Pasture Rd.</b>			
Hold:		<b>Fallon</b>	<b>NV</b>	<b>89406-</b>	
Pump Permit:		Phone:	<b>(775) 423-2610</b>		
Property		Irrigator's Name:	<b>Eckert, David/Lance</b>		
Physical Address					
		Phone 1:	<b>(775) 427-2610</b>		
		Phone 2:	<b>(775) 427-2611</b>		
		Phone 3:			

Assessment: **No, Parcels are not assessed at all**

District	Lateral	Takeout
<b>Central</b>	<b>A15</b>	<b>A15-T21 (Meter)</b>
	<b>G</b>	<b>G-T24</b>
	<b>G4</b>	<b>G4-T2 (Meter)</b>
	<b>G4</b>	<b>G4-T3 (Meter)</b>
	<b>G4</b>	<b>G4-T8 (Meter)</b>

	1.5	2.99	3.5	4.5	Other
Irrigated Acreage:	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>	<b>.00</b>

**This Control Serial # is also used for ordering water on the following Serial #'s**

- Serial #: **34**
- Serial #: **34-A**
- Serial #: **34-A-1**
- Serial #: **6-10**
- Serial #: **6-10-C**

**This document only represents the current records of the District and is not a warranty or guarantee of title or ownership. If a warranty or guarantee of title to ownership of land or water rights is desired, you will have to obtain such from a title company or registered land or water right surveyor.**

Truckee-Carson Irrigation District  
 Water Rights Detail Record

Serial #: **34-A-1**

Owner's Name: **Eckert Family Trust**

Control #: **9022**

**David & Victoria Eckert, Trustees**

APN: **611125 C**

**9295 Pasture Rd.**

Hold:

**Fallon**

**NV**

**89406-**

Pump Permit:

Phone: **(775) 423-2610**

Property

Irrigator's Name:

Physical Address **Pasture Rd.**

Phone 1:

Phone 2:

Phone 3:

Assessment: **Yes, Parcels are assessed on the tax roll**

District **Central** Lateral **A15** Takeout **A15-T21 (Meter)**

Description	Sc	Tn	Rn	Total		Susp	Duty
				Acres	W.R. Acres		
Pt. SW1/4 fr 34 PM 287624	08	17	29	1.18	1.18		3.5
WRA 286194, QCD 286193 6/95, to 5804-A					-.25		3.5
Pt. SW2 fr 34-A PM 287624	08	17	29	10.60	10.60		3.5
10-02 Void agreement FR 5804-A					.25		3.5
04-17 WRT 86628 TO 34 farm map					-1.48		3.5
Totals .....				11.78	10.30	.00	
				1.5	2.99		3.5
Irrigated Acreage:				.00	.00		10.30
				4.5			Other
						.00	

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Truckee-Carson Irrigation District  
 Water Rights Detail Record

Serial #: **34-A**

Owner's Name: **Eckert Family Trust**

Control #: <b>9022</b>	<b>David &amp; Victoria Eckert, Trustees</b>
APN: <b>611126 C</b>	<b>9295 Pasture Rd.</b>
Hold:	<b>Fallon NV 89406-</b>
Pump Permit:	Phone: <b>(775) 423-2610</b>
Property	Irrigator's Name: <b>Eckert, Dave or Lance</b>
Physical Address <b>1805 Norcutt Ln.</b>	
	Phone 1: <b>(775) 427-2610</b>
	Phone 2: <b>(775) 427-2611</b>
	Phone 3:

Assessment: **Yes, Parcels are assessed on the tax roll**

District	Lateral	Takeout	Total		W.R.		
			Acres	Acres	Susp	Duty	
<b>Central</b>	<b>A15</b>	<b>A15-T21 (Meter)</b>					
Description			Sc	Tn	Rn		
Pt. NE4 SW4, Pt. SE4 SW4			8	17	29	24.77	24.22
Pt. SW4 to 34-A-1 PM 287624			08	17	29	-10.60	-10.60
WRA 286194, QCD 286193 6/95, to 5804-A							-25
10-02 Void agreement FR 5804-A							.25
12-05 # 376503 TO 6500							-2.52
WRT 86628 Farm map net -0-							
						Total	W.R.
						Acres	Acres Susp
							Duty
		Totals .....				<b>14.17</b>	<b>11.10</b>
							<b>.00</b>
			1.5	2.99	3.5	4.5	Other
Irrigated Acreage:			<b>.00</b>	<b>.00</b>	<b>10.50</b>	<b>.00</b>	<b>.00</b>

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Truckee-Carson Irrigation District  
 Water Rights Detail Record

Serial #: 34

Owner's Name: Eckert Family Trust

Control #: 9022	David & Victoria Eckert, Trustees
APN: 611127 C	9295 Pasture Rd.
Hold:	Fallon NV 89406-
Pump Permit:	Phone: (775) 423-2610
Property	Irrigator's Name:
Physical Address 9295 Pasture Rd.	
	Phone 1:
	Phone 2:
	Phone 3:

Assessment: Yes, Parcels are assessed on the tax roll

District	Lateral	Takeout			Total	W.R.		
Central	G4	G4-T8 (Meter)			Acres	Acres	Susp	Duty
Description			Sc	Tn	Rn			
Pt. SW4			8	17	29	137.75	135.78	3.5
Pt. SW4 to 34-A-1 PM 287624			08	17	29	-1.18	-1.18	3.5
WRA 286194, QCD 286193 6/95, 94131 to 5804-A							-0.25	3.5
QCDWR 307561 7/97 to 5806 fr 5804-A (.25ac)								
06-05 #371439 TO 6500							-14.25	3.5
04-17 WRT 86628 FR 187-B-3 farm map							3.00	3.5
04-17 WRT 86628 FR 34-A-1 farm map							1.48	3.5
04-17 WRT 86628 FR 6-10 farm map							.25	3.5
						Total	W.R.	
						Acres	Acres	Susp
						136.57	124.83	.00
			1.5	2.99	3.5	4.5	Other	
Irrigated Acreage:			.00	.00	123.47	.00	.00	

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Truckee-Carson Irrigation District  
Water Rights Detail Record

Serial #: 6-10

Owner's Name: Eckert Family Trust

Control #: 9022	David & Victoria Eckert, Trustees
APN: 611129 C	9295 Pasture Rd.
Hold:	Fallon NV 89406-0000
Pump Permit:	Phone: (775) 423-2610
Property	Irrigator's Name:
Physical Address 9475 Pasture Rd.	
	Phone 1:
	Phone 2:
	Phone 3:

Assessment: Yes, Parcels are assessed on the tax roll

District	Lateral	Takeout			Total	W.R.	
Description	Sc	Tn	Rn	Acres	Acres	Susp	Duty
Central	G	G-T24					
NW4 SW4; E2 SW4	7	17	29	118.00	75.00		3.5
BOR Reclass 2/85							
WRT 51049 7/88 fr 15					11.80		3.5
Contested Transfer Irrigated Acres Reduced							
05-03 WRT 67230 TO 970-A					-17.80		3.5
05-03 WRT 67230 TO 970-C					-69.00		3.5
Pt SW4 02-12 PM 422548 TO 6-10-A	7	17	29	-40.74			
Pt SW4 02-12 PM 422548 TO 6-10-B	7	17	29	-30.00			
Pt SW4 02-12 PM 422548 TO 6-10-C	7	17	29	-30.57			
New survey				3.31			
02-13 WRT 82026 FR 319					7.65		3.5
04-17 WRT 86628 TO 6-10-C Farm Map					-1.80		3.5
04-17 WRT 86628 TO 34 farm map					-.25		3.5
				Total	W.R.		
				Acres	Acres	Susp	Duty
Totals .....				20.00	5.60	.00	

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Truckee-Carson Irrigation District  
Water Rights Detail Record

Page 2  
2/12/2021

Serial #: **6-10**

Owner's Name: **Eckert Family Trust**

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	1.5	2.99	3.5	4.5	Other
Irrigated Acreage:	<b>.00</b>	<b>.00</b>	<b>5.60</b>	<b>.00</b>	<b>.00</b>

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Truckee-Carson Irrigation District  
 Water Rights Detail Record

Serial #: 6-10-C

Owner's Name: Eckert, David & Victoria A.

Control #: 9022	9295 Pasture Rd.
APN: 611137 C	
Hold:	Fallon NV 89406-
Pump Permit:	Phone: (775) 423-2610
Property	Irrigator's Name: Eckert, David
Physical Address Pasture Rd.	
	Phone 1: ( ) -
	Phone 2: (775) 427-2610
	Phone 3:

Assessment: Yes, Parcels are assessed on the tax roll

District	Lateral	Takeout			Total	W.R.	
Description	Sc	Tn	Rn	Acres	Acres	Susp	Duty
Central	G	G-T24 (Meter)					
	G4	G4-T2 (Meter)					
	G4	G4-T3 (Meter)					
Pt SW4 02-12 PM 422548 FR 6-10	7	17	29	30.57			
02-13 B 432368 FR 6-10-A	7	17	29	2.05			
02-13 B 432368 FR 6-10-B	7	17	29	4.06			
02-13 WRT 82027 FR 625-6					6.00		3.5
02-13 WRT 82027 FR 625-1					12.00		3.5
02-13 WRT 82027 FR 961					4.90		3.5
02-13 WRT 82027 FR 7001					7.00		3.5
06-13 B 435319 FR 6-10-A	7	17	29	28.69	25.55		3.5
06-13 B 435319 FR 6-10-B	7	17	29	15.78	11.00		3.5
04-17 WRT 86628 FR 6-10 farm map					1.80		3.5
				Total	W.R.		
				Acres	Acres	Susp	Duty
Totals .....				81.15	68.25		

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Truckee-Carson Irrigation District  
Water Rights Detail Record

Page 2  
2/12/2021

Serial #: **6-10-C**

Owner's Name: **Eckert, David & Victoria A.**

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	1.5	2.99	3.5	4.5	Other
Irrigated Acreage:	.00	.00	68.25	.00	.00

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**Common Land Unit**  
 Cropland Non-cropland CRP

**Wetland Determination Identifiers**  
 ● Restricted Use  
 ▼ Limited Restrictions  
 ■ Exempt from Conservation Compliance Provisions

Leaflet | Powered by Esri

2021 Crop Year

Farm 1427  
Tract 650



Tract 1 of 1

United States Department of Agriculture (USDA) Farm Service Agency (FSA) maps are for FSA Program administration only. This map does not represent a legal survey or reflect actual ownership; rather it depicts the information provided directly from the producer and/or National Agricultural Imagery Program (NAIP) imagery. The producer accepts the data 'as is' and assumes all risks associated with its use. USDA-FSA assumes no responsibility for actual or consequential damage incurred as a result of any user's reliance on this data outside FSA Programs. Wetland identifiers do not represent the size, shape, or specific determination of the area. Refer to your original determination (CPA-026 and attached maps) for exact boundaries and determinations or contact USDA Natural Resources Conservation Service (NRCS).



# Churchill County, Nevada



+

-

- Non-Cropland
- Acres
- HEL

**Common Land Unit**  
 Cropland   
 Non-cropland   
 CRP

- Wetland Determination Identifiers**
- Restricted Use
  - ▼ Limited Restrictions
  - Exempt from Conservation Compliance Provisions

Leaflet | Powered by Esri

2021 Crop Year

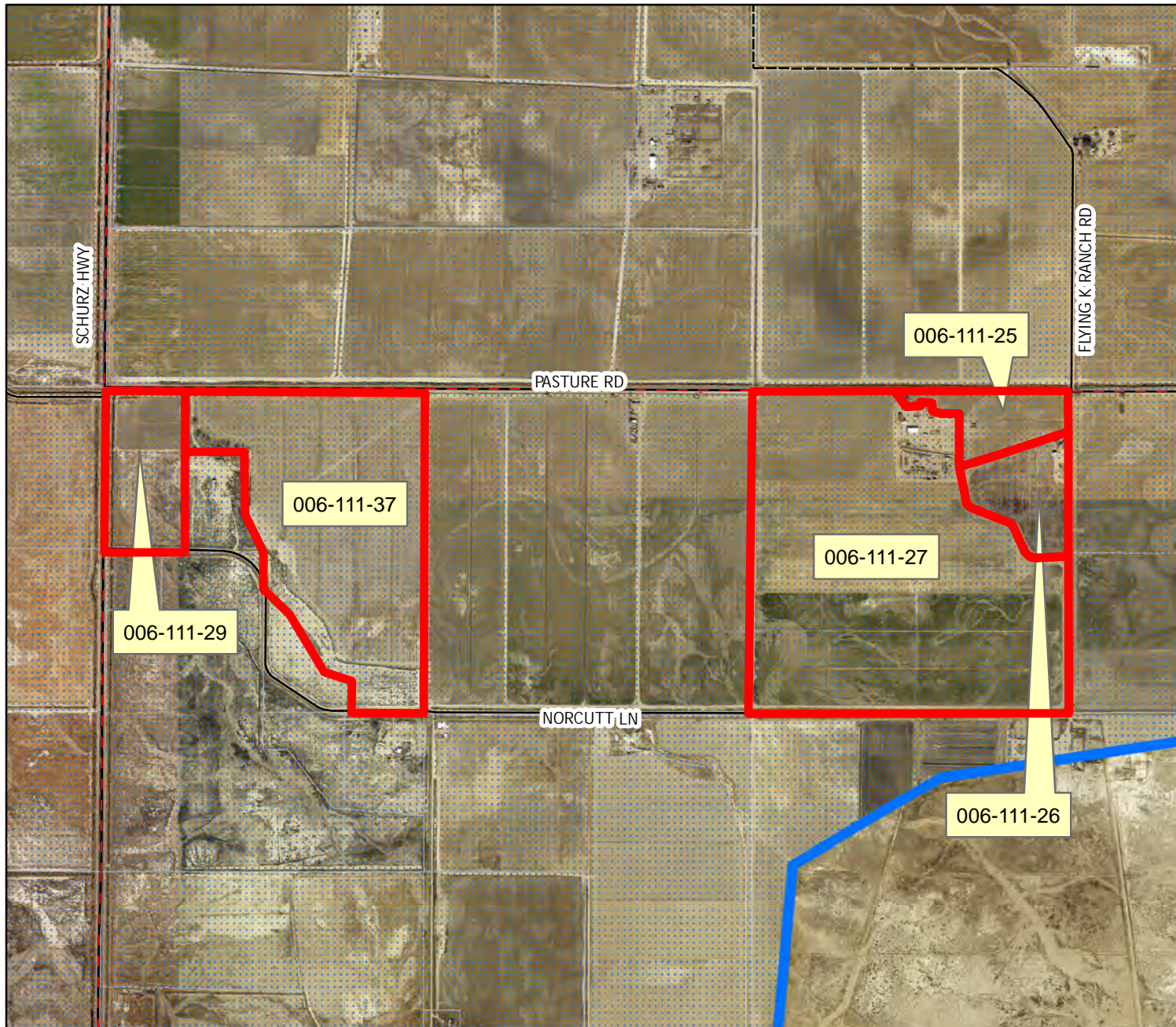
Farm **2280**  
 Tract **2383**



Tract 1 of 1

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**APN 006-111-25,  
006-111-26,  
006-111-27,  
006-111-29 and  
006-111-37  
Eckert Family Trust  
Property**

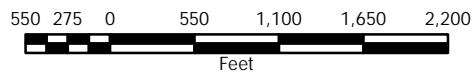


**Legend**

- 60 dB
- 65 dB
- 70 dB
- 75 dB
- 80 dB
- 85 dB

**Accident Potential Zones**

- ZONE**
- APZ I
  - APZ II
  - Clear Zone
  - Primary Surface



Map Prepared by: adm  
May 25, 2021  
Churchill County Planning Department



This map is intended to depict approximate boundaries and does not represent a survey. For accurate boundaries and acreages a survey by a licensed surveyor is needed. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Use of this map for other than illustrative purposes is not recommended, and Churchill County expressly disclaims any liability for use other than for illustrative purposes.

**APN 006-111-25,  
006-111-26,  
006-111-27,  
006-111-29 and  
006-111-37  
Eckert Family Trust  
Property**

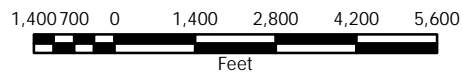
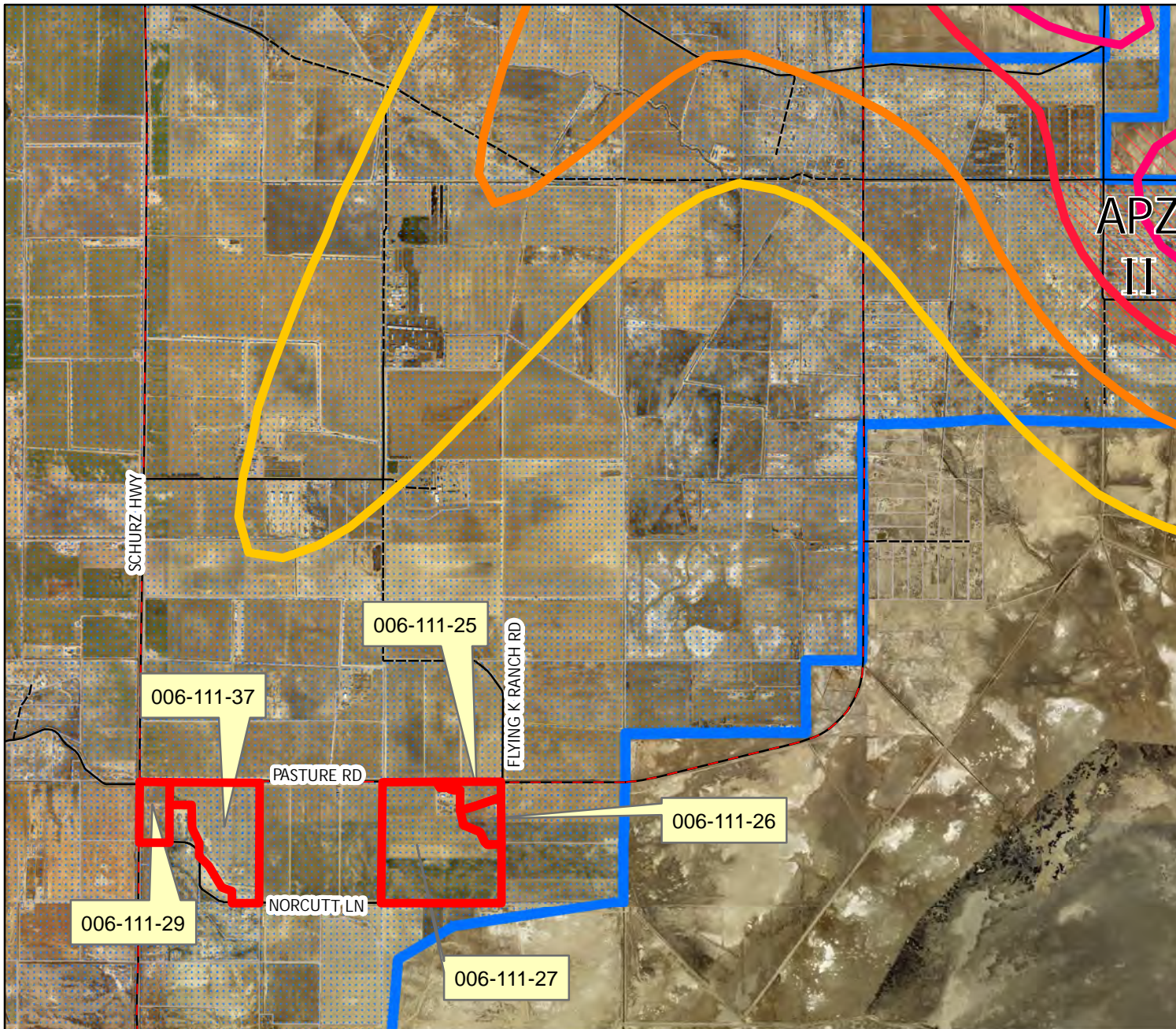


**Legend**

- 60 dB
- 65 dB
- 70 dB
- 75 dB
- 80 dB
- 85 dB

**Accident Potential Zones**

- ZONE**
- APZ I
  - APZ II
  - Clear Zone
  - Primary Surface



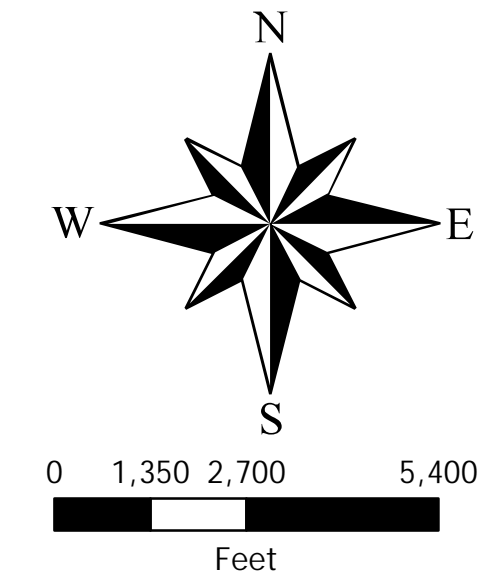
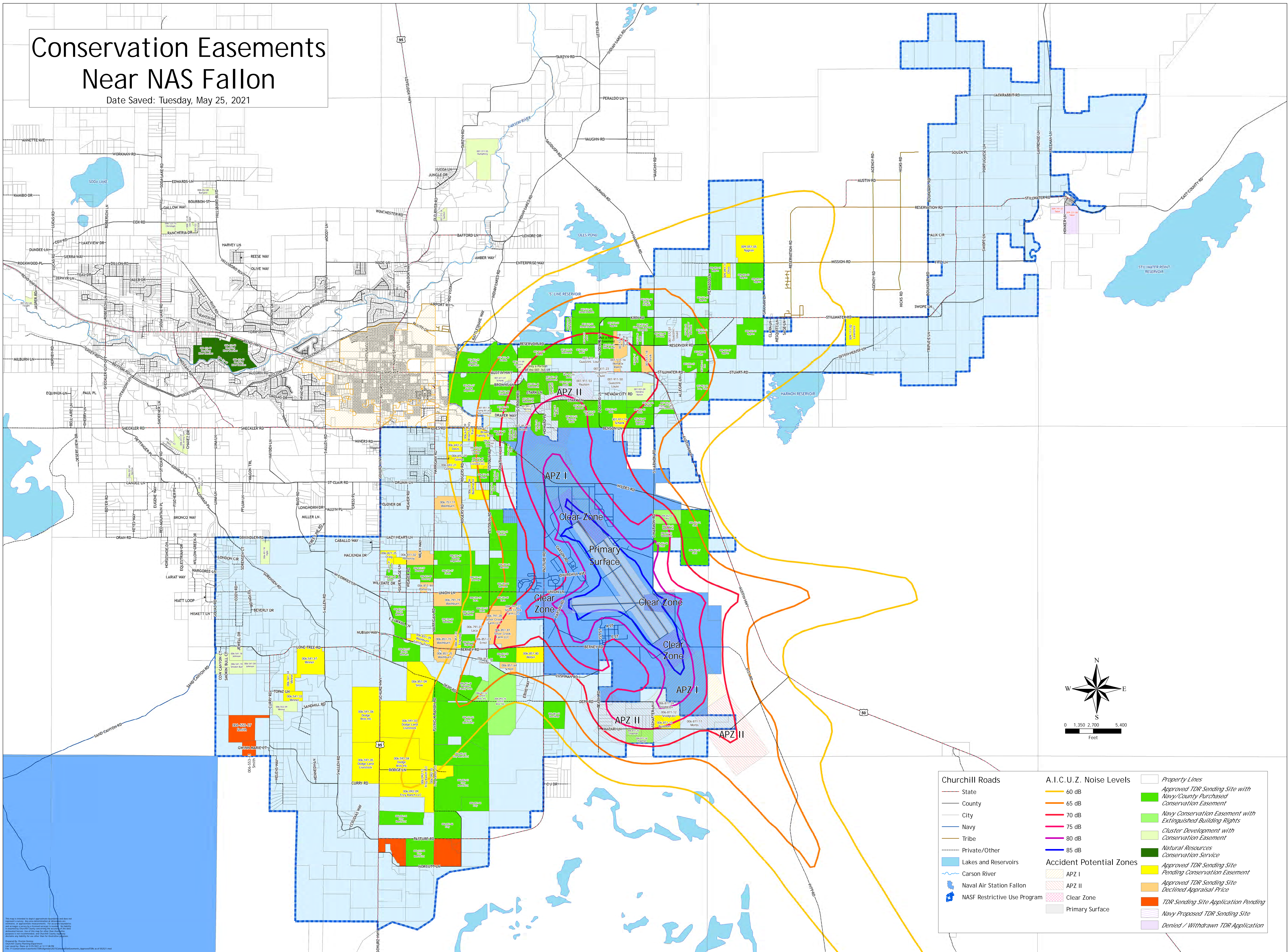
Map Prepared by: adm  
May 25, 2021  
Churchill County Planning Department



This map is intended to depict approximate boundaries and does not represent a survey. For accurate boundaries and acreages a survey by a licensed surveyor is needed. No liability is assumed by Churchill County concerning the accuracy of the data delineated hereon. Use of this map for other than illustrative purposes is not recommended, and Churchill County expressly disclaims any liability for use other than for illustrative purposes.

# Conservation Easements Near NAS Fallon

Date Saved: Tuesday, May 25, 2021



Churchill Roads	A.I.C.U.Z. Noise Levels	Property Lines
State	60 dB	Approved TDR Sending Site with Navy/County Purchased Conservation Easement
County	65 dB	Navy Conservation Easement with Extinguished Building Rights
City	70 dB	Cluster Development with Conservation Easement
Navy	75 dB	Natural Resources Conservation Service
Tribe	80 dB	Approved TDR Sending Site Pending Conservation Easement
Private/Other	85 dB	Approved TDR Sending Site Declined Appraisal Price
Lakes and Reservoirs		TDR Sending Site Application Pending
Carson River		Navy Proposed TDR Sending Site
Naval Air Station Fallon		Denied / Withdrawn TDR Application
NASF Restrictive Use Program		

Accident Potential Zones
APZ I
APZ II
Clear Zone
Primary Surface

This map is intended to provide a general overview of the information and is not intended to be used for legal purposes. The information is provided for informational purposes only. The user of this map is advised to consult with the appropriate authorities for more detailed information. The map is not a warranty, representation, or guarantee of accuracy. The map is provided as is, without any warranty of accuracy or completeness. The user of this map is advised to consult with the appropriate authorities for more detailed information. The map is not a warranty, representation, or guarantee of accuracy. The map is provided as is, without any warranty of accuracy or completeness.

Applicant: Eckert Family Trust  
 Phone: 775-427-2610

APN: 006-111-25, -26, -27, -29 -37  
 Address: 1805 Norcutt Ln, 9295 Pasture Rd Pasture Rd

**D. TRANSFER OF DEVELOPMENT RIGHTS CALCULATION**

**BASE DENSITY:**

Sending sites designated on the zoning map as A-5, A-10 or RR-20 and in the Master Plan as outside of the urbanizing area shall be assigned a base density of one (1) equivalent residential units (ERC) per four (4) acres.

<u>006-111-25</u>	APN	<u>11.780</u>	Acreage	:	Acreage/4 X 1	ERC =	<u>2.945</u>
<u>006-111-26</u>	APN	<u>14.170</u>	Acreage	:	Acreage/4 X 1	ERC =	<u>3.543</u>
<u>006-111-27</u>	APN	<u>135.790</u>	Acreage	:	Acreage/4 X 1	ERC =	<u>33.948</u>
<u>006-111-29</u>	APN	<u>20.000</u>	Acreage	:	Acreage/4 X 2	ERC =	<u>5.000</u>
<u>006-111-37</u>	APN	<u>81.140</u>	Acreage	:	Acreage/4 X 3	ERC =	<u>20.285</u>
			Total	=	<u>65.720</u>	ERCs	

**WATER RIGHTED ACREAGE:**

One (1) equivalent residential unit per irrigated water righted acre.

<u>006-111-25</u>	APN	Water righted acres:	<u>10.300</u>
<u>006-111-26</u>	APN	Water righted acres:	<u>11.100</u>
<u>006-111-27</u>	APN	Water righted acres:	<u>124.830</u>
<u>006-111-29</u>	APN	Water righted acres:	<u>5.600</u>
<u>006-111-37</u>	APN	Water righted acres:	<u>68.250</u>
Total water righted acres =		<u>220.080</u>	X 1 ERC = <u>220.080</u> ERCs

**BONUS AREAS:**

a. Sending sites or a portion thereof located within a drinking water recharge protection or Water Resource area, military operations buffer area, or FEMA designated flood plain are allocated 1.5 ERCs per 10 acres.

**(Note: this calculation is not cumulative. Only include the acreage of the parcels located within one of these sites.)**

<u>006-111-25</u>	APN	<u>11.780</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>1.767</u>
<u>006-111-26</u>	APN	<u>14.170</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>2.126</u>
<u>006-111-27</u>	APN	<u>135.790</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>20.369</u>
<u>006-111-29</u>	APN	<u>20.000</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>3.000</u>
<u>006-111-37</u>	APN	<u>81.140</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>12.171</u>
			Total	=	<u>39.432</u>	ERCs	

b. Sending sites/parcels which total 100 or more acres are allocated one (1) ERC per ten (10) acres.

**(Note: Calculate total acreage of all parcels included in the sending site application. Total acreage/10 X 1 ERC)**

<u>006-111-25</u>	APN	<u>11.780</u>	Acreage		<u>006-111-29</u>	APN	<u>20.000</u>	Acreage
<u>006-111-26</u>	APN	<u>14.170</u>	Acreage		<u>006-111-37</u>	APN	<u>81.140</u>	Acreage
<u>006-111-27</u>	APN	<u>135.790</u>	Acreage			APN		Acreage
Total Acreage		<u>262.880</u>	/10 X 1 ERC	=	<u>26.288</u>	ERCs		

Applicant: Eckert Family Trust

APN: 006-111-25, -26, -27, -29 -37

Phone: 775-427-2610

Address: 1805 Norcutt Ln, 9295 Pasture Rd Pasture Rd

c. Sending sites providing beneficial public access as defined by the County to recreation areas, walking trails, bicycle paths, wetlands, rivers, lakes, State parks, or Federal lands - 10 ERCs per parcel.

Walking trail:	_____	APN:	_____	Bicycle path:	_____	APN:	_____
Wetland:	_____	APN:	_____	River:	_____	APN:	_____
Lake:	_____	APN:	_____	State park:	_____	APN:	_____
Federal land:	_____	APN:	_____				

Total number of parcels providing access = \_\_\_\_\_  
 10 X number of parcels providing access = 0.000 ERCs

**TOTAL NUMBER OF ERCs:**

<b>Total Base Density:</b>	<u>65.720</u>		
<b>Total Water Righted Acreage:</b>	<u>220.080</u>		
<b>Total Bonus Area (a):</b>	<u>39.432</u>		
<b>Total Bonus Area (b):</b>	<u>26.288</u>		
<b>Total Bonus Area (c):</b>	<u>0.000</u>		
 <b>Grand Total</b>	 <u>351.520</u>	 = <b>TOTAL TDRs</b>	 <u>352</u>

**SENDING SITE REVIEW APPLICATION REVIEW  
& TDR CALCULATION**

**Applicant:** Eckert Family Trust dated October 23, 2013

**APN:** 006-111-25, 006-111-26, 006-111-27, 006-111-29 & 006-111-37

**Property Location:** 1805 Norcutt Ln, 9295 Pasture Rd & Farmland off Pasture Rd

**Zoning:** A-10

**Sending Site Criteria:**

- Designation in the Churchill County Master Plan;
- Located within the military installation buffer area;
- Designation in the Churchill County Master Plan as RR-20, A-10 or A-5, through either:
  - a. Existing zoning of the parcel(s); or
  - b. Identification of proposed rural or resource area or open space sites that meet the definition of open space, per Churchill County Master Plan, or
- Identification as habitat for federally listed endangered or threatened;
- Water resource areas set aside for the benefit of Churchill County;
- Other areas

Acreage of proposed sending site: 262.88

Number of water righted acres: 220.08

Comments: There is sufficient acreage to beneficially use all of the water rights appurtenant to these parcels and they plan to increase the irrigated acreage to use all of the water rights. They are requesting an appraisal with and without one (1) additional residence for 006-111-29, along Schurz Highway.

**Recommendation on Sending Site:**

Since these properties meet the criteria to be a Sending Site including acreage, zoning, location in the buffer area, and water recharge area, it is recommended that Assessor's Parcel Number 006-111-25, -26, -27, -29 & -37 be approved as Sending Sites. The calculation for Transferrable Development Rights (TDRs) should include all of the water righted acreage since they will be able to beneficially use the water on these properties; therefore, the Sending Site should be approved for 352 TDRs.

  
\_\_\_\_\_  
Chair, Sending Site Review Committee

6/23/2021  
\_\_\_\_\_  
Date