



## Churchill County Agenda Report

**Date Submitted:** July 9, 2021

**Agenda Item #:** Appointments -

**Meeting Date Requested:** August 5, 2021

**To:** Board of County Commissioners  
**From:** Christian Spross, Director, Public Works, Planning & Zoning  
**Subject Title:** Consideration and possible action re: Parcel Map Applications for six maps filed by Nev Dev LLC and Mason 1 LLC for properties located north of Dillon Road, Assessor's Parcel Numbers 008-113-49 and 008-113-56, consisting of 80.0 acres in the E-1 zoning district, whereby these maps will implement the Tentative Parceling Plan that was approved by the Board of County Commissioners

**Type of Action Requested:** Accept

**Does this action require a Business Impact Statement?** No

**Findings of Fact Motion:** N/A

**Recommend Board Action:** motion (A) to approve the 6 parcel maps entitled 1st through 3rd Parcel Map for NEV DEV LLC and 4th through 6th Parcel Map for Mason 1 LLC to divide APNs 008-113-49 & 008-113-56 into 16 parcels, subject to the conditions as listed in the Agenda Report; (B) to accept the offer to grant easements identified on the maps; and (C) to reject all offers to dedicate lands and improvements at this time.

**Discussion:** The Master Plan land use designation for this area is Urbanizing, with the intent that urban densities and infrastructure be extended from the central core of the community over time. The zoning district is E-1, which allows 1-acre lots (or smaller) if adequate services are in place.

The site is located on Dillon Road and on the north side of the Sky Ridge development - a large neighborhood of 1-acre lots on well and septic systems. Large 1-acre developments like that are no longer allowed without community sewer and water services (and paved roads).

The Applicant has submitted a series of 6 Parcel Map Applications to implement the previously approved Tentative Parceling Plan to split 2 adjacent 40-acre vacant lots into 16 5-acre residential lots. The process for serial parcel maps is to do the first map of 3 small lots and a remainder, then, on the remainder, to do 3 small lots and a new remainder, then repeat the process until all lots in the plan are completed. Because they are used for larger developments, serial parcel maps are subject to additional requirements similar to subdivisions.

According to the development code, serial parcel maps are not allowed to create lots of less than 5-acres, so the Applicant has configured the plan to create 5-acre lots. In addition, new 5-acre

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lots must either front on a public road or have a paved road built to each new lot. Dillon Road is a paved county-maintained road, so the Applicant has arranged all lots to front Dillon Road and avoid the need to build a new paved road.

A copy of the Staff Report, prepared by the Public Works, Planning & Zoning Department, is attached for reference and lists the following recommended conditions for approval of the maps:

- 1) Changes shall be made for compliance with Churchill County Code and the parceling plan conditions of approval, including but not limited to:
  - a) Corrections for clarification and typographic errors/
  - b) Adding additional Note 2 references (regarding road maintenance agreements) on all road easements for the private driveways.
- 2) Any final changes required by the County Surveyor shall be made prior to recording, including but not limited to the following:
  - a) Corrections for clarification and typographic errors.
- 3) The shared driveways serving each group of 4 lots shall include the following:
  - a) Paved aprons meeting Road Dept. standards shall be provided for each driveway at its intersection with Dillon Road.
  - b) Shared driveways shall be constructed to county gravel road standards.
  - c) Each driveway shall be provided with signage near Dillon Road to state "Privately maintained driveway".
  - d) Improvements for each shared driveway shall be completed or bonded before recording the maps that create the lots fronting the shared driveway.
- 4) A Road Maintenance Agreement acceptable to the Public Works Director shall be recorded, along with the maps creating the parcels using the driveway.

**Recommended Conditions:** N/A

**Alternatives:** Make changes as deemed appropriate.

**Prepared By:** Diane Moyle, Administrative Assistant

**Reviewed By:**

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Jim R. Barbee, County Manager

Date: July 27, 2021

Date: July 28, 2021

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\_\_\_\_\_  
Benjamin Shawcroft, Chief Deputy DA

Date: July 28, 2021

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Sherry Wideman, Comptroller

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**Board Action Taken:**

**Motion:** \_\_\_\_\_

1) None	_____	<b>Aye: 0</b>
2) None	_____	<b>Nay: 0</b>

\_\_\_\_\_  
(Vote Recorded By)

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