

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

A. APPLICANT INFORMATION

1. Applicant Name & Mailing address: 7250 Curry Rd
City, State, and Zip: Fallon, NV 89406
Phone No.: (775) 427-8035
Fax No.: (775) 423-6408
Email: deb101253@gmail.com

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

Name Robert E. Smith Jr.
Mailing address 7250 Curry Rd, Fallon, NV 89406
Telephone (775) 427-8035

Name _____
Mailing address _____
Telephone _____

Name _____
Mailing address _____
Telephone _____

3. Firm Name, Corporate or Business Name: _____

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: _____

5. Contact Person at Applicant's Organization:
Name Robert E. Smith Jr.
Mailing Address 7250 Curry Rd, Fallon, NV 89406
Telephone (775) 427-8035 Fax (775) 423-6408

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:
ND

B. PROPERTY INFORMATION

1. General location of property (including nearest intersection): Curry Rd.
turn off Lone Tree

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

APN 006-553-37 Section, township, and range 34;18;28 Acreage 164.3
APN 006-553-41 Section, township, and range 34;18;28 Acreage 46.7
APN _____ Section, township, and range _____ Acreage _____
APN _____ Section, township, and range _____ Acreage _____

Total Acreage: 211

3. Present zoning: A

4. Amount of water rights appurtenant to the property 89.81

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 () 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 Military Installation buffer zone
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.

alfalfa, livestock

Current number of homes on the property: 23

Number of reservations for future homes on the property: 1 w appraisal w or w/o Reservation
[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.

D. CONSERVATION EASEMENT DESCRIPTION

*A **Conservation Easement** – a legal agreement between a landowner and an eligible organization that restricts future activities on the parcel, parcel(s) or portion thereof to protect its conservation, agricultural, open space or similar value in perpetuity.*

A conservation easement granted through the TDR program shall be required for land and water contained in the sending site. The conservation easement may be placed on the entire parcel or parcels or only the portion of the parcel or parcels that is qualified as the sending site. The conservation easement shall indicate the portion of the parcel or parcels restricted from future residential development, or limitations on future residential and nonresidential development within the conservation easement and the amount of water right.

Provide information that briefly describes the proposed conservation easement including:

- Assessor’s plat map or maps of the parcel or parcels
- A site plan depicting the proposed conservation easement area, existing and proposed residential units, submerged lands, any area already in a conservation easement or similar encumbrance
- A brief description of the site resources including appurtenant water rights, including a copy of the TCID Water Right Detail and TCID map showing water application/irrigation
- If the site is qualifying as habitat for a threatened or endangered species:
 - i) A wildlife habitat conservation plan, or
 - ii) A wildlife habitat restoration plan, and
 - iii) A wildlife present conditions report.

Please list the attachments providing the above information:

TCID W/R + map _____

Are there any existing easements for access, utilities, or any other purposes or other encumbrances? Yes No. If yes, show on site plan or maps and provide the recorded document number. _____

List all lien holders (mortgages, deeds of trust, lessees, or other encumbrances). Lien holders will be required to subordinate their mortgage or deed of trust to the conservation easement.

Ag Credit _____

Are there any properties adjacent to your lands that are subject to existing conservation easements, variance or plat restrictions, or public owned open space?

- Yes No Don't Know

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

APN 006-553-37 Acreage 144.3: Acreage/4 x 1ERC = 41.075

APN 006-553-41 Acreage 46.7: Acreage/4 x 1ERC = 11.675

APN _____ Acreage _____: Acreage/4 x 1ERC = _____

Total = 52.75 ERCs (1)

WATER RIGHTED ACREAGE

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

APN: 006-553-37 Water righted acres: 82.91

APN: 006-553-41 Water righted acres: 6.9

APN: _____ Water righted acres: _____

Total water righted acres = 89.81

Total water righted acres 89.81 x 1ERC = 89.81 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*)

APN: 006-553-37 Acreage 144.3 006-553-41 46.7
 Acreage /10 x 1.5 ERCs = 24.645 ERCs (3)

31.65

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*)

APN 006-553-37 Acreage 144.3 APN _____ Acreage _____

APN 006-553-41 Acreage 46.7 APN _____ Acreage _____

Total Acreage = _____

Total Acreage (211) /10 x 1ERC = 21.1 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: _____ River: ___ APN: _____
 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 = 52.75
 Total Water Righted = 89.81
 Total Bonus Area (a) = 24.645
 Total Bonus Area (b) = 21.1
 Total Bonus Area (c) = _____
 GRAND TOTAL = 195.31 = TOTAL TDRs 195

VERIFICATION

Robert E. Smith Jr., 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: Robert E. Smith Jr.

MAILING ADDRESS 7250 Carry Rd, Fallon, NV 89406

PHONE: (775) 427-8035

SUBSCRIBED AND SWORN TO BEFORE ME BY Robert Earl Smith, Jr.

THIS 1st DAY OF June, 2021.

Angela Moyle
NOTARY PUBLIC, IN AND FOR THE
STATE OF Nevada
County of Churchill



06-55



NOTE: This plat for assessment uses only and does not represent a survey. No liability is assumed as to the accuracy of the data furnished herein. Use of this plat for other than assessment purposes is strictly not recommended and Churchill County expressly disclaims any liability for use other than for assessment purposes.

TOWNSHIP 18 N.
RANGE 28 E.
SECTION 34, 35, 36

LEGEND
ZONING
ELLIPSE
BRACKET
PARCEL #
ROAD
EASEMENT

ZONE
A-10 & RR-20

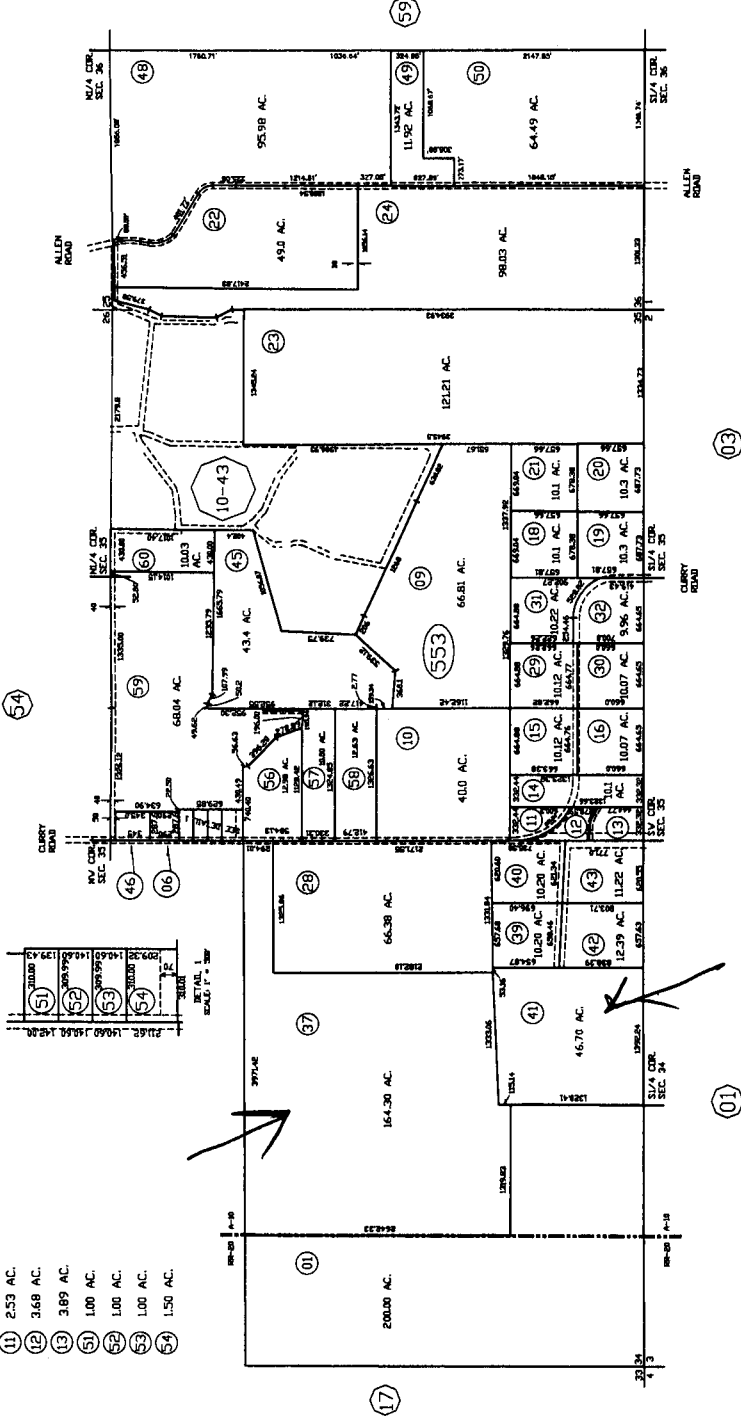
LAST REVISED:
JULY 18, 2006

STATE OF NEVADA
COUNTY OF CHURCHILL
REVISED BY:
ASSESSOR
FISCAL YEAR
2020/2021

1"=1200'
SHEET ON 11" X 17" PAPER
06-55

- 45 2.28 AC.
- 46 1.91 AC.
- 11 2.53 AC.
- 12 3.68 AC.
- 13 3.89 AC.
- 51 1.00 AC.
- 52 1.00 AC.
- 53 1.00 AC.
- 54 1.50 AC.

SECTION	AREA
34	146.60
35	145.80
36	145.80



SCALE CORRECT WHEN ON 11" X 17" PAPER.
THE LINE BELOW THIS TEXT IS 1 INCH IN LENGTH.

Serial #: 174

Owner's Name: **Smith Revocable Living Trust, et al**

Control #:	Molly F. Smith, Trustee
APN: 655337 C	7250 Curry Rd.
Hold:	Fallon NV 89406-9268
Pump Permit:	Phone: (775) 423-4440
Property	Irrigator's Name: Debbie or Marsha
Physical Address	7250 Curry Rd.

Phone 1: (775) 427-4609

Phone 2: (775) 426-8270

Phone 3:

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

District	Lateral	Takeout			Total	W.R.			
			Sc	Tn	Rn	Acres	Acres	Susp	Duty
West	E1	E1-T15 (Meter)							
	E1	E1-T16 (Meter)							
	E1	E1-T17 (Meter)							
	E1	E1-T18 (Meter)							
Pt. S2 NE4, Pt. SE4, SE4 NW4									
NE4 SW4			34	18	28	247.71	77.00		4.5
BOR Reclass 2/86									
SE4 NE4			34	18	28	5.91	5.91		3.5
B/B Reduction Court Orderd 2/88 (5.91ac)									
6/30/88 B/B Adjustment									
+ 3.10 acres @ 3.5 Bottom						3.10	3.10		3.5
- 3.10 acres @ 4.5 Bench						-3.10	-3.10		4.5
PM 250935 3/90									
to 174-A						-70.32			
to 174-B						-10.20			
to 174-C						-10.20			
New Survey						1.40			
WRT 50005 7/86 NET -0-									
WRT 58582 3/93									

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 #: 174

Owner's Name: **Smith Revocable Living Trust, et al**

WRT 60823 1/95

Contested Transfer Irrigated Acres Reduced

8/8/94 Court Order Bench/Bottom Reduction

-73.90 acres @ 4.5 Bench	-73.90	4.5
--------------------------	--------	-----

+73.90 acres @ 3.5 Bottom	73.90	3.5
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Alloc. restored wrt 50005 per ruling 4825

Alloc reduced wrt 50005 per BOR 3/5/03

Alloc restored 50005 per 4/3/03 order

PLT protest lifted 50005 2/18/05

WRT 80788 permit 11/11 net -0-

Per Federal Watermaster 6/6/12.

-82.91 acres at 3.5 Bottom	-82.91	3.5
----------------------------	--------	-----

+82.91 acres at 4.5 Bench	82.91	4.5
---------------------------	-------	-----

3/13 wrt 82089 farm map net -0-

	Total	W.R.	
	Acres	Acres Susp	Duty
Totals	164.30	82.91	.00

	1.5	2.99	3.5	4.5	Other
Irrigated Acreage:	.00	.00	.00	82.91	.00

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Truckee-Carson Irrigation District
 Water Rights Detail Record

Serial #: **174-A**

Owner's Name: **Smith Jr., Robert E.**

Control #: **7250 Curry Rd.**

APN: **655341 C**

Hold: **Fallon NV 89406-9268**

Pump Permit: Phone: **(775) 423-4440**

Property Irrigator's Name: **Debbie, Marcia or Jeremy**

Physical Address **3303 Gwinn Marie Crt.**

Phone 1: **(775) 427-4609**

Phone 2: **(775) 426-8270**

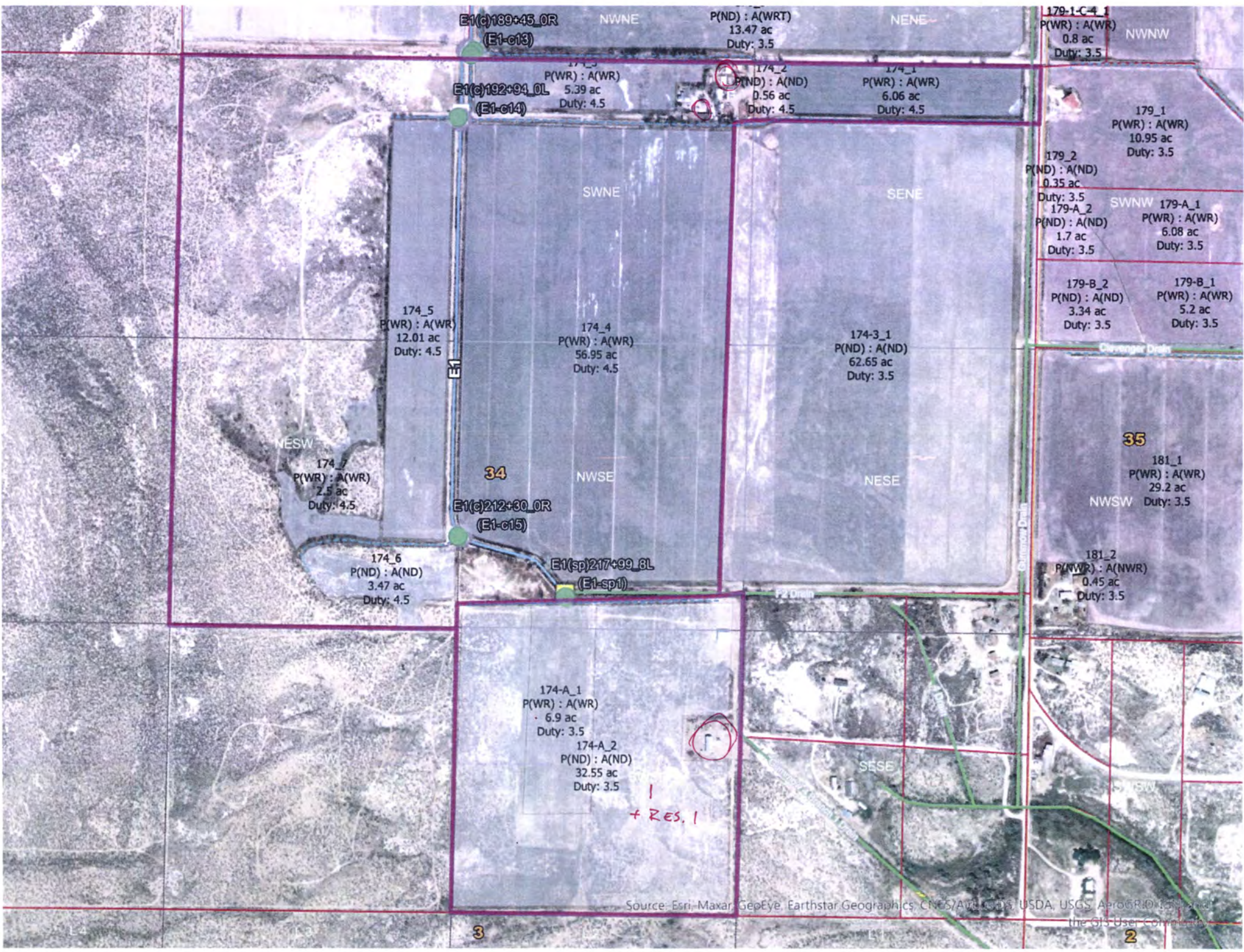
Phone 3:

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

District	Lateral	Takeout
West	E1	E1-T19 (Meter)

Description	Sc	Tn	Rn	Total	W.R.		Duty
				Acres	Acres	Susp	
Pt. SE4 PM 250935 3/90 fr 174	34	18	28	70.32			
PM 253137 6/90				-12.39			
to 174-D				-11.22			
to 174-E							
11-14 WRT 83776 farm map FR 658-C					6.90		3.5
				Total	W.R.		
				Acres	Acres	Susp	Duty
				46.71	6.90	.00	
				Totals			
				1.5	2.99	3.5	4.5
Irrigated Acreage:	.00	.00	6.90	.00		.00	Other

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E1(c)189+45_OR
(E1-c13)

NWNE

P(ND) : A(WRT)
13.47 ac
Duty: 3.5

NENE

179-1-C-4-1
P(WR) : A(WR)
0.8 ac
Duty: 3.5

NWNW

E1(c)192+94_OL
(E1-c14)

P(WR) : A(WR)
5.39 ac
Duty: 4.5

174_2
P(ND) : A(ND)
0.56 ac
Duty: 4.5

174_1
P(WR) : A(WR)
6.06 ac
Duty: 4.5

179_1
P(WR) : A(WR)
10.95 ac
Duty: 3.5

179_2
P(ND) : A(ND)
0.35 ac
Duty: 3.5
179-A_2
P(ND) : A(ND)
1.7 ac
Duty: 3.5

SWNW 179-A_1
P(WR) : A(WR)
6.08 ac
Duty: 3.5

179-B_2
P(ND) : A(ND)
3.34 ac
Duty: 3.5

179-B_1
P(WR) : A(WR)
5.2 ac
Duty: 3.5

174_5
P(WR) : A(WR)
12.01 ac
Duty: 4.5

174_4
P(WR) : A(WR)
56.95 ac
Duty: 4.5

174-3_1
P(ND) : A(ND)
62.65 ac
Duty: 3.5

NESW

174_7
P(WR) : A(WR)
2.5 ac
Duty: 4.5

34

NWSE

NESE

E1(c)212+30_OR
(E1-c15)

174_6
P(ND) : A(ND)
3.47 ac
Duty: 4.5

E1(sp)217+99_8L
(E1-sp1)

35

181_1
P(WR) : A(WR)
29.2 ac
Duty: 3.5

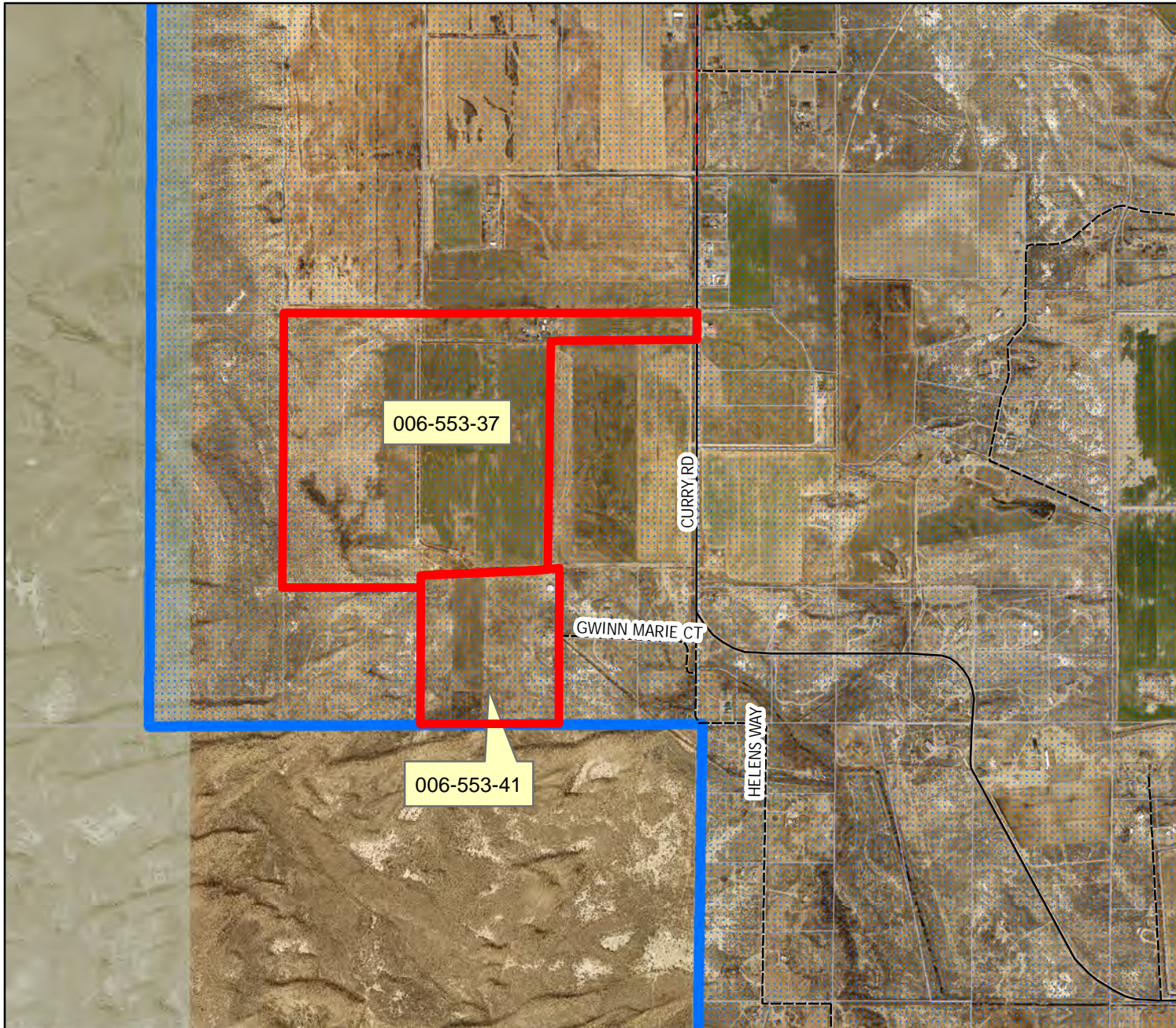
181_2
P(NWR) : A(NWR)
0.45 ac
Duty: 3.5

174-A_1
P(WR) : A(WR)
6.9 ac
Duty: 3.5

174-A_2
P(ND) : A(ND)
32.55 ac
Duty: 3.5

+ Res. 1

APN 006-553-37 and 006-553-41 Smith Property

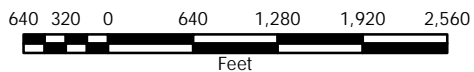


Legend

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

Accident Potential Zones

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

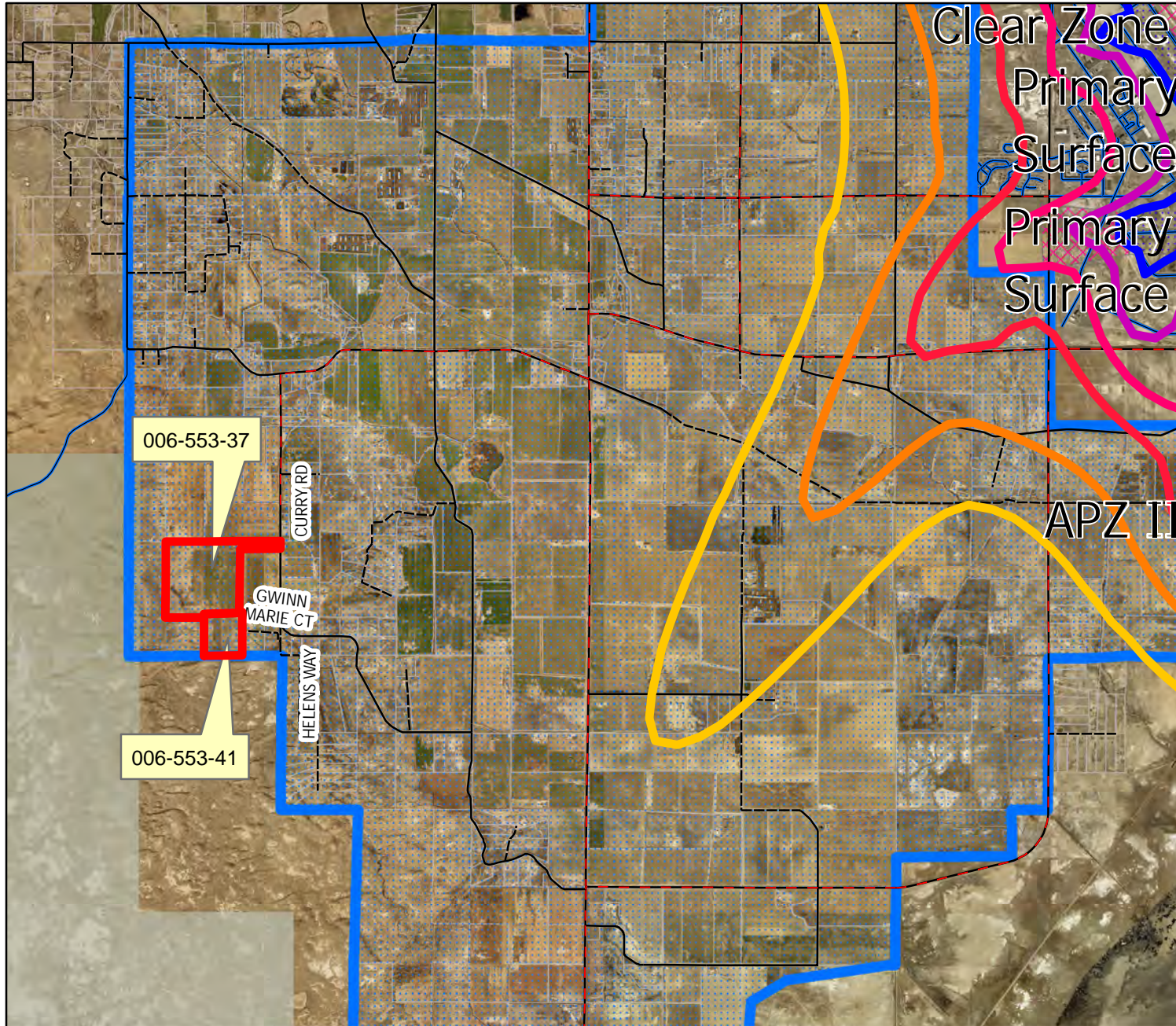
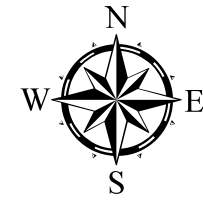


Map Prepared by: adm
May 25, 2021
Churchill County Planning Department



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 006-553-37
and 006-553-41
Smith Property**

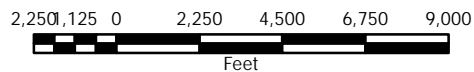


Legend

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

Accident Potential Zones

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



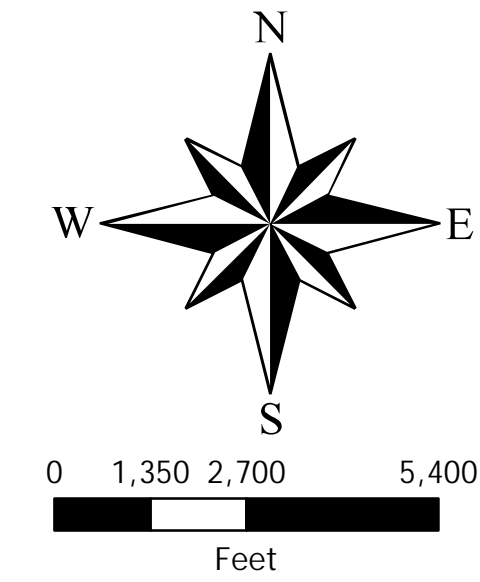
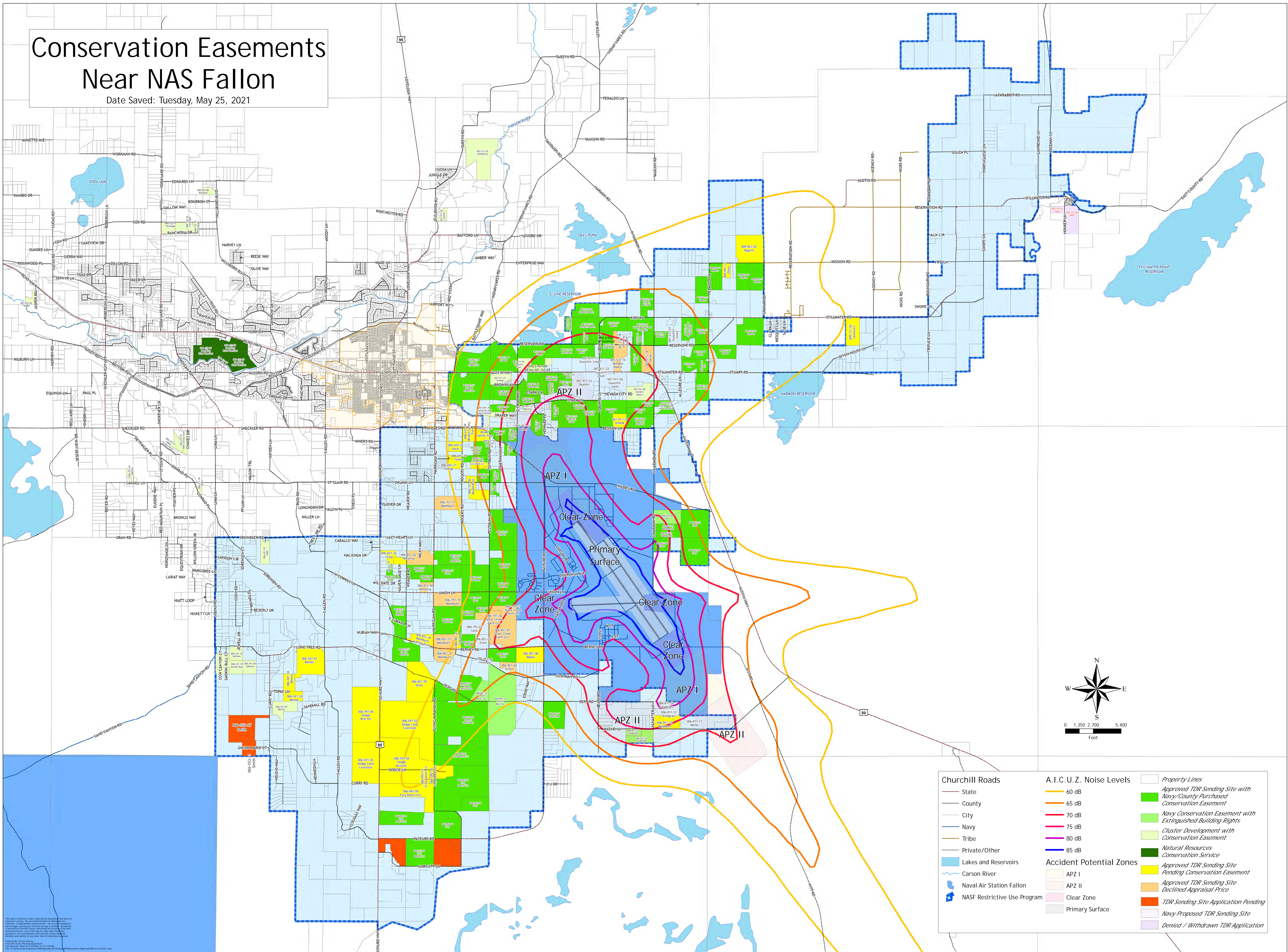
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Conservation Easements Near NAS Fallon

Date Saved: Tuesday, May 25, 2021



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

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 a professional 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 map is not intended to be used for legal purposes. The user of this map is advised to consult with a professional 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 map is not intended to be used for legal purposes. The user of this map is advised to consult with a professional for more detailed information.

Applicant: Robert E Smith Jr
 Phone: 775-427-8035, 423-6408

APN: 006-553-37, 006-553-41
 Address: 7250 Curry 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>006-553-37</u>	APN	<u>164.300</u>	Acreage	:	Acreage/4 X 1	ERC =	<u>41.075</u>
<u>006-553-41</u>	APN	<u>46.700</u>	Acreage	:	Acreage/4 X 1	ERC =	<u>11.675</u>
<u> 0</u>	APN	<u> </u>	Acreage	:	Acreage/4 X 1	ERC =	<u>0.000</u>
			Total	=	<u>52.750</u>	ERCs	

WATER RIGHTED ACREAGE:

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

<u>006-553-37</u>	APN	Water righted acres:	<u>82.910</u>
<u>006-553-41</u>	APN	Water righted acres:	<u>6.900</u>
<u> 0</u>	APN	Water righted acres:	<u> </u>

Total water righted acres = 89.810 X 1 ERC = 89.810 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>006-553-37</u>	APN	<u>164.300</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>24.645</u>
<u>006-553-41</u>	APN	<u>46.700</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>7.005</u>
<u> 0</u>	APN	<u>0.000</u>	Acreage	:	Acreage/10 X 1.5	ERC =	<u>0.000</u>
			Total	=	<u>31.650</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>006-553-37</u>	APN	<u>164.300</u>	Acreage	<u> </u>	APN	<u> </u>	Acreage
<u>006-553-41</u>	APN	<u>46.700</u>	Acreage	<u> </u>	APN	<u> </u>	Acreage
Total Acreage	<u>211.000</u>	/10 X 1 ERC	=	<u>21.100</u>	ERCs		

Applicant: Robert E Smith Jr
Phone: 775-427-8035, 423-6408

APN: 006-553-37, 006-553-41
Address: 7250 Curry 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:

Total Base Density:	<u>52.750</u>		
Total Water Righted Acreage:	<u>89.810</u>		
Total Bonus Area (a):	<u>31.650</u>		
Total Bonus Area (b):	<u>21.100</u>		
Total Bonus Area (c):	<u>0.000</u>		
Grand Total	<u>195.310</u>	=	TOTAL TDRs <u>195</u>

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

Applicant: Robert E. Smith Jr.

APN: 006-553-37 & 006-553-41

Property Location: 7250 Curry Rd & 3303 Gwinn Marie Ct

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: 211.0

Number of water righted acres: 89.8

Comments: These parcels are at the far west end of the buffer area and border on two (2) sides the bombing range in the southwest area of the county. The applicant is requesting an appraisal with and without a future residence.

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 Numbers 006-553-37 & 006-553-41 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 195 TDRs.



Chair, Sending Site Review Committee

6/23/2021

Date