

## **Resolution No. 25-08-01**

**A Resolution approving Rudy Zavalani, and/or his assigns, intended use of the real property identified as Churchill County Assessor's Parcel No. 001-781-05 for his paving and/or striping business operations.**

WHEREAS, on June 15, 2004, the City of Fallon City Council passed and adopted Resolution 04-05 ;

WHEREAS, Resolution 04-05 established covenants and restrictions for the New River Business Park;

WHEREAS, Resolution 04-05 established both permitted and prohibited uses;

WHEREAS, Fallon City Zoning Code further regulates land uses within the New River Business Park, designating the parcels situate therein as zoned "LI Light Industrial District" and further enumerating permitted land uses therein;

WHEREAS, RUDY ZAVALANI, and/or his assigns, intends to use the real property located within the New River Business Park, and more specifically the real property identified as Churchill County Assessor's Parcel No. 001-781-05 ("the Real Property"), for his paving and/or striping business operations;

WHEREAS, Resolution 04-05 does not specifically prohibit, nor does it specifically permit the intended uses of Rudy Zavalani, and/or his assigns, intended uses for his paving and/or striping business operations;

WHEREAS, under Permitted Uses, section N., of resolution 04-05, the City Council may approve other uses at the New River Business Park;

WHEREAS, under Fallon City Code 21.54.010(Q), the Council may approve other uses within an LI Light Industrial District;

NOW THEREFORE, BE IT RESOLVED that pursuant to section N., under Permitted Uses of Resolution 04-05, that the Fallon City Council on this day does approve RUDY ZAVALANI, and/or his assigns, intended use of the Real Property for his paving and/or striping business operations which shall be defined as follows:

Within the L-I zoning district, and without the necessity of obtaining a rezoning, special use permit, variance and/or any other approval whatsoever, and to the extent otherwise consistent with applicable local, state, and federal regulation and/or law, the Real Property may be used for the purpose of (i) the parking, storage, incidental maintenance, and use of automobiles, trucks, machinery and trailers, including outdoor loading and unloading; (ii) warehouse and office use; (iii) using, handling or temporarily storing hazardous materials in the ordinary course of business and in compliance with local, state, and federal laws and regulations, and (iv) ancillary and related uses for any

of the foregoing, all on a twenty-four hour, seven days per week, fifty-two weeks per year basis.

BE IT FUTHER RESOLVED that the pursuant to Fallon City Code 21.54.010(Q), that the Fallon City Council approves RUDY ZAVALANI, and/or his assigns, intended use of the Real Property for his paving and/or striping business operation uses as defined herein.

BE IT FURTHER RESOLVED that an asphalt hot mix plant, or a hot plant of any kind, is not permitted.

NOW THEREFORE, BE IT FURTHER RESOLVED that this resolution and approval of RUDY ZAVALANI, and/or his assigns, approved use only applies to Churchill County Assessor's Parcel No. 001-781-05, and no other parcels located within the New River Business Park unless approved at a later date by the Fallon City Council.

**APPROVED AND ADOPTED** by the City Council of the City of Fallon, Nevada this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Those voting aye:

Those voting nay:

Those absent:

Those abstaining:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk/Treasurer