



CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: August 12, 2025
AGENDA DATE: August 19, 2025
TO: The Honorable City Council
FROM: Trent deBraga, City Attorney
AGENDA ITEM TITLE: Consideration and possible action to approve 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. **(For possible action)**

TYPE OF ACTION REQUESTED:

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

RECOMMENDED COUNCIL ACTION: Motion to approve 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.

DISCUSSION:

On June 15, 2004, the City Council adopted Resolution 04-15, a Resolution Establishing Covenants and Restrictions for the New River Business Park. As part of that Resolution, both permitted and prohibited uses were established.

Rudy Zavalani, and/or his assigns, intends to use the real property identified as Churchill County Assessor's Parcel No. 001-781-05 for his paving and/or striping business operations. Rudy Zavalani operates Pave-Tech Inc. and Cal Stripe Inc., two affiliated southern California companies specializing in paving, striping, and related services and has been contracting with Naval Air Station Fallon since the 1990's. Rudy Zavalani is seeking to establish a Northern Nevada presence by locating in Fallon, Nevada.

Staff discussions with Rudy Zavalani indicate that the real property would be used to construct an office building approximately 9,000 to 18,000 square feet in size. Additionally, the property will be used to temporarily keep materials-all located on pallets and wrapped- as well as utilizing the property to park vehicles such as trucks, sweepers, dump trucks, and grinding trucks while not in use for specific jobs. After a review of the CC&R's, City Staff does not believe the intended use is specifically

prohibited, nor is it specifically permitted. Under permitted uses of the CC&R's, section N., the City Council may approve other uses.

The parcel to be developed is further subject to terms of the Fallon Municipal Code designating the property as a LI Light Industrial District. Fallon City Code Chapter 21.54 lists the permitted uses in an LI Light Industrial District and, pursuant to subsection "Q" allows other uses as approved by the Council.

If passed, this resolution would permit Rudy Zavalani, and/or his assigns, to use the real property identified as Churchill County Assessor's Parcel No. 001-781-05 for his paving and/or striping business operations, more specifically defined as (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.

PREPARED BY: Trent deBraga