

AGENDA
CITY OF FALLON – CITY COUNCIL
55 West Williams Avenue
Fallon, Nevada
July 5, 2022 – 9:00 a.m.

The Honorable City Council will meet in a regularly scheduled meeting on July 5, 2022 at 9:00 a.m. in the City Council Chambers, 55 West Williams Avenue, Fallon, Nevada.

Items on the agenda may be taken out of order. The Council may combine two or more agenda items for consideration. The Council may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Unless otherwise allowed by the City Council, public comments by an individual will be limited to three minutes.

1. Pledge of Allegiance to the Flag.
2. Certification of Compliance with Posting Requirements.
3. Public Comments: General in nature, not relative to any agenda items.
No action may be taken on a matter raised under this item until the matter has been specifically included on an agenda as an item upon which action will be taken. **(For discussion only)**
4. Approval of Warrants: **(For possible action)**
 - A) Accounts Payable
 - B) Payroll
 - C) Customer Deposit
5. Consideration and possible action to approve the Sierra Manor Townhomes Merger and Re-subdivision Tract Map, subject to certain conditions, and authorizing the City Engineer to record the map upon satisfactory completion of the conditions. **(For possible action)**
6. Public Comments **(For discussion only)**
7. Council and Staff Reports **(For discussion only)**
8. Executive Session (closed):
 - Discuss Litigation Matters **(For discussion only)** (NRS 21 et.seq.)
 - Negotiations with Operating Engineers Local Union No. 3 **(For discussion only)**
 - Negotiations with Fallon Peace Officers Association **(For discussion only)**

This agenda has been posted on or before 9:00 a.m. on June 29, 2022 at City Hall, District Court Building, Churchill County Office Complex, Churchill County Public Library and posted to the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>). Members of the public may request the supporting material for this

meeting by contacting Elsie M. Lee, Deputy City Clerk, City Clerk's Office, City Hall, 55 West Williams Avenue, Fallon, Nevada, 775-423-5104. The supporting material for this meeting is also available to the public on the City's website (<https://fallonnevada.gov>) and the State of Nevada public notice website (<https://notice.nv.gov/>).


Elsie M. Lee

NOTICE TO PERSONS WITH DISABILITIES: Reasonable effort will be made to assist and accommodate physically handicapped persons desiring to attend the meeting. Please call the City Clerk's Office at 775-423-5104 in advance so that arrangements may be conveniently made.

July 5, 2022

Agenda Item 5

Consideration and possible action to approve the Sierra Manor Townhomes Merger and Re-subdivision Tract Map, subject to certain conditions, and authorizing the City Engineer to record the map upon satisfactory completion of the conditions. **(For possible action)**

FALLON

Incorporated 1908

CITY OF FALLON
REQUEST FOR COUNCIL ACTION
Agenda Item No. 5

DATE SUBMITTED: June 29, 2022

AGENDA DATE REQUESTED: July 5, 2022

TO: The Honorable City Council

FROM: Derek Zimney, City Engineer

SUBJECT TITLE: Consideration and possible action to approve the Sierra Manor Townhomes Merger and Re-subdivision Tract Map, subject to certain conditions, and authorizing the City Engineer to record the map upon satisfactory completion of the conditions. **(For possible action)**

TYPE OF ACTION REQUESTED: (Check One)

- Resolution Ordinance
 Formal Action/Motion Other

RECOMMENDED COUNCIL ACTION: Motion to approve the Sierra Manor Townhomes Merger and Re-subdivision Tract Map, subject to certain conditions, and authorizing the City Engineer to record the map upon satisfactory completion of the conditions.

DISCUSSION: Farrokh Yazdi, owner of Assessor's Parcel Number (APN) 001-291-01, formerly known as the Childers Estates, has made application and presented a Merger and Re-subdivision Tract Map to convert the existing apartments into townhomes/condos. If approved, this map will subdivide the existing apartment complex into individual units, allowing the units to be sold individually as townhomes/condos. The existing apartments were constructed in the early 1970's and contain 30 living units. All units have been continuously served by City utilities since construction.

The existing development meets the Fallon Municipal Code for multi-family housing in R-C zoning. As a condition of approval, City staff is recommending certain conditions be met prior to the map being recorded. City Staff has compiled and would recommend the following conditions to be satisfied prior to the map being recorded:

- Provide a third-party building inspection and safety report for each unit and address any life fire safety hazards.
- Replace the driveway on Center Street to meet City and ADA standards.
- Re-pave the alley between Whitaker Lane and Tedford Lane as the alley is the only access for most of the units.
- Install two additional streetlights in the alley.

City staff is also requesting the City Council to authorize the City Engineer to record the Merger and Re-subdivision Tract map upon satisfactory completion of the above-mentioned conditions. At the time of recording the map, the merger and re-subdivision will be complete.

FISCAL IMPACT: N/A

FUNDING SOURCE: N/A.

PREPARED BY: Derek Zimney, City Engineer

DATE: July 5, 2022

TO BE PRESENTED TO THE COUNCIL BY: Derek Zimney, City Engineer

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, FARROKH AGHA VAZIRI & VALERI AMIRANI ARE THE OWNERS OF THE LANDS SHOWN HEREON AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES, DATE OF THIS DEED AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278 AND 279A, AND FALCON MUNICIPAL CODE TITLE 20.

SIGNATURE _____ DATE _____
SIGNATURE _____ DATE _____

OWNER ACKNOWLEDGEMENTS

STATE OF _____ } s.s.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____ BY _____ AS OWNER OF SAID PROPERTY.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

OWNER ACKNOWLEDGEMENTS

STATE OF _____ } s.s.
COUNTY OF _____ }
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____ 20____ BY _____ AS OWNER OF SAID PROPERTY.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATE

I, KEVIN L. GERMAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT: THIS PLAN REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF FARROKH AGHA VAZIRI & VALERI AMIRANI.

- 1. THE LANDS SURVEYED LIE WITHIN A PORTION OF THE 1/4 OF SECTION 36, TOWNSHIP 19 NORTH, RANGE 28 WEST, MERIDIAN 12 WEST, ORIGINAL COUNTY, NEVADA AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 623 OF NEVADA ADMINISTRATIVE CODE.
- 2. DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 623 OF NEVADA ADMINISTRATIVE CODE.
- 3. THE MONUMENTS DEPICTED ON THIS PLAN ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.



KEVIN L. GERMAN - PLS 22418
COUNTY CLERK TREASURER CERTIFICATE (NRS 601-291-01) THERE ARE NO LIENS AGAINST ANY OF THE LANDS IN THE LAND DEVELOPMENT FOR UNPAID TAXES OF THE STATE OR COUNTY OR SPECIAL ASSESSMENTS, AND THAT ALL TAXES FOR THE CURRENT TAX YEAR ARE PAID IN FULL.

COURTCLIFF COUNTY CLERK TREASURER _____ DATE _____
CITY OF FALCON CERTIFICATE
ALL AREAS PREVIOUSLY OFFERED FOR REDEVELOPMENT AS LOTS 1-11 OF BLOCK "A" OF TM 124694 AND LOCATED WITHIN THE BOUNDARIES OF THIS MAP ARE HEREBY REVERTED.

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF FALCON, COUNTY OF CHURCHILL, STATE OF NEVADA THIS _____ DAY OF _____, 20____.

WATSON _____ DATE _____
ATTEST, FALCON CITY CLERK _____ DATE _____
DIVISION OF WATER RESOURCES CERTIFICATE
THIS PLAN IS APPROVED BY THE STATE OF NEVADA DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

DIVISION OF WATER RESOURCES _____ DATE _____



VICINITY MAP
NOT TO SCALE

NOTES

- 1. THE PROPERTY IS THE OWNERS OF LOTS 1-11 OF BLOCK "A" GRANTED PER OFFICIAL PLAN FOR CHILDREN'S PLAY AND COMMON AREA FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING SANITARY SEWER, GAS, DRAINAGE, HEATING, AIR CONDITIONING, PLUMBING AND OTHER FACILITIES TO UNITS AND/OR COMMON AREAS OF SERVING OTHER UNITS AND COMMON AREAS.
- 2. AN EASEMENT TO OWNERS OF UNITS IS ALSO HEREBY GRANTED WITHIN UNRESTRICTED AREAS OF ALL COMMON AREAS FOR INGRESS TO AND EGRESS FROM THEIR UNITS AND UNRESTRICTED AREAS OF ALL COMMON AREAS.
- 3. PUBLIC UTILITY EASEMENTS BETWEEN LOTS 1-11 OF BLOCK "A" GRANTED PER OFFICIAL PLAN FOR CHILDREN'S PLAY AND COMMON AREA ARE HEREBY REDEVELOPED PER THIS PLAN.
- 4. COMMON AREAS INCLUDING GOLF COURSE, AND RECREATION AREAS, ARE UNDER AND THROUGH ALL COMMON AREAS AS SHOWN HERE ON WITH RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAID COMMON AREAS.
- 5. ASSOCIATION IMPROVEMENTS LIVING WITHIN COMMON AREAS SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- 6. IN THE EVENT THAT ANY UNIT OR COMMON AREA IN THIS SUBDIVISION IS NOT PHYSICALLY LOCATED EXACTLY IN THE LOCATION OR WITHIN THE BOUNDARY OF THIS OFFICIAL PLAN, THE ACTUAL LOCATION THEREOF SHALL BE ASCEDED BY THE SURVEYOR'S FIELD NOTES AND THE ACTUAL LOCATION SHALL BE THE ACTUAL LOCATION OF THE UNIT OR COMMON AREA BOUNDARY. EXTERIOR PARCELS BOUND BETWEEN ALL UNITS ADJACENT TO COMMON AREA ARE BOUND BY EXTENT OF ROOF LINE WHERE APPLICABLE OR BY THE CENTERLINE OF THE DRIVEWAY (WHICH IS THE CENTERLINE OF THE DRIVEWAY) BETWEEN PARCELS BOUND BETWEEN UNITS.

CITY ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAN AND THAT PROVISIONS AND ORDINANCES APPLICABLE HAVE BEEN COMPLIED WITH AND THAT I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CITY ENGINEER _____ DATE _____

FIRE MARSHAL'S CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAN AND THAT I AM SATISFIED THAT THEY COMPLY WITH THE CITY OF FALCON FIRE CODE REQUIREMENTS.

FIRE MARSHAL _____ DATE _____

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION CERTIFICATE

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION CERTIFICATE
CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY AND WATER SUPPLY FACILITIES. THIS APPROVAL IS SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION CERTIFICATE
POLLUTION CONTROL _____ DATE _____

UTILITY COMPANIES CERTIFICATE

THE UTILITY EASEMENTS SHOWN HEREON AND THE EASEMENT REDEMPTIONS SHOWN ON THIS PLAN HAVE BEEN CHECKED AND ACCEPTED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES, DATE OF THIS DEED AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF NRS CHAPTER 278 AND 279A, AND FALCON MUNICIPAL CODE TITLE 20.

CITY OF FALCON _____ DATE _____
TITLE _____
C.C. COMMUNICATIONS _____ DATE _____
TITLE _____
CHARTER COMMUNICATIONS _____ DATE _____
TITLE _____
SOUTHWEST GAS COMPANY _____ DATE _____
TITLE _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA } s.s.
COUNTY OF _____ }
ON THIS _____ DAY OF _____ 20____ I, _____ NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ AND _____ HAVE PERSONALLY APPEARED BEFORE ME AND UPON OATH DO DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA } s.s.
COUNTY OF _____ }
ON THIS _____ DAY OF _____ 20____ I, _____ NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ AND _____ HAVE PERSONALLY APPEARED BEFORE ME AND UPON OATH DO DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA } s.s.
COUNTY OF _____ }
ON THIS _____ DAY OF _____ 20____ I, _____ NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ AND _____ HAVE PERSONALLY APPEARED BEFORE ME AND UPON OATH DO DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

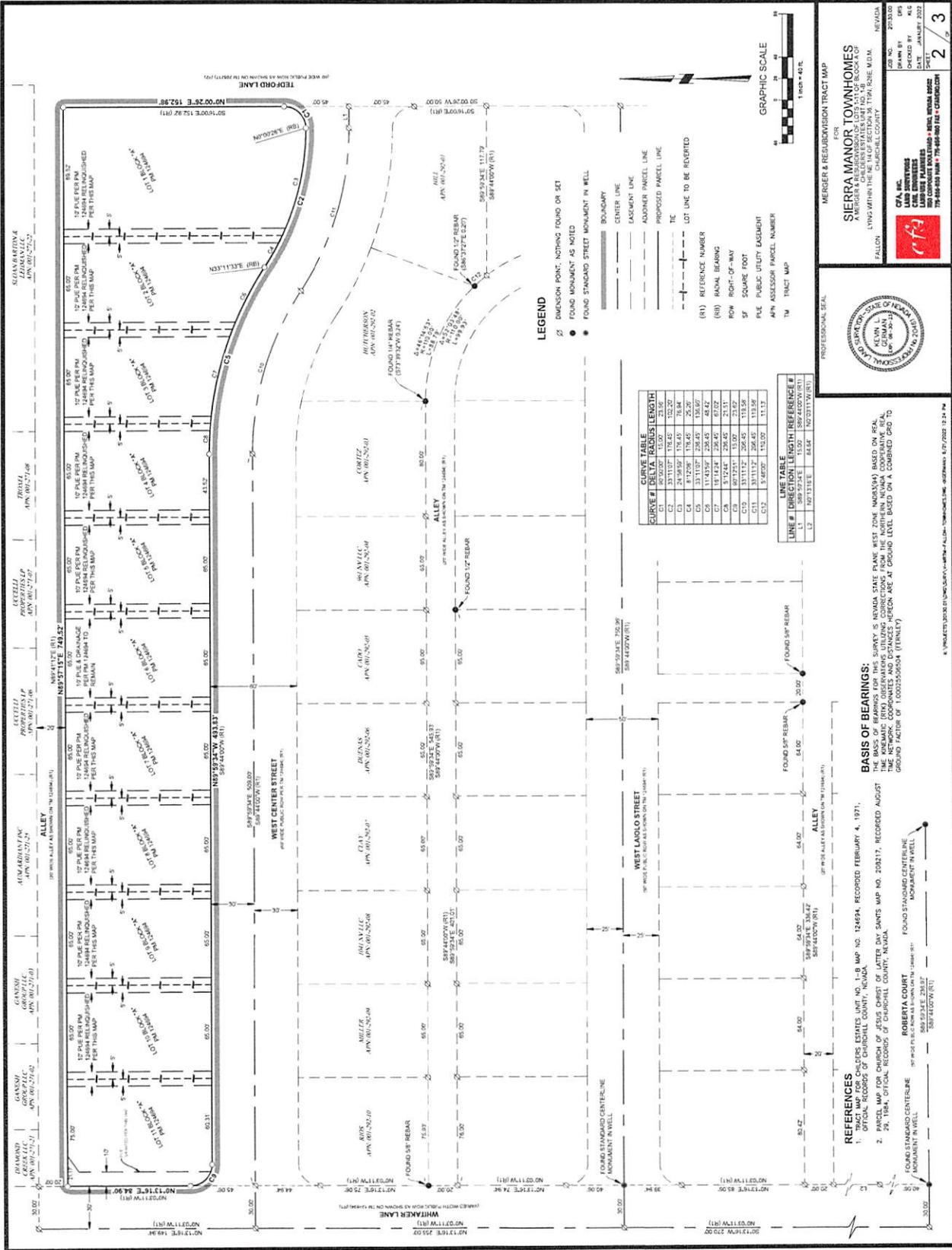
NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

NOTARY PUBLIC CERTIFICATE:

STATE OF NEVADA } s.s.
COUNTY OF _____ }
ON THIS _____ DAY OF _____ 20____ I, _____ NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____ AND _____ HAVE PERSONALLY APPEARED BEFORE ME AND UPON OATH DO DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC _____
MY COMMISSION EXPIRES _____

Sierra Manor Townhomes project information including CFA, Inc. Lead Surveyors, and recording details.



CURVE DATA TABLE

CURVE #	DELTA	RADIUS	LENGTH
C1	80.00	150.00	23.95
C2	24.98	174.45	76.84
C3	81.72	174.45	25.29
C4	33.11	228.45	135.85
C5	18.14	228.45	67.52
C6	5.17	228.45	21.31
C7	80.72	150.00	23.95
C8	33.11	228.45	135.86
C9	5.17	228.45	113.58

LINE TABLE

LINE #	LENGTH	REFERENCE
L1	589.57	15.00' S89.42°00'W (R1)
L2	180.13	15.00' N02.31°15'W (R1)

LEGEND

- DIMENSION POINT, NOTHING FOUND OR SET
- FOUND MONUMENT AS NOTED
- FOUND STANDARD STREET MONUMENT IN WELL
- BOUNDARY
- CENTER LINE
- EASEMENT LINE
- ADJACENT PARCEL LINE
- PROPOSED PARCEL LINE
- TIE
- LOT LINE TO BE REVERTED
- (R1) REFERENCE NUMBER
- (R2) RADIAL BEARING
- ROW RIGHT-OF-WAY
- SF SQUARE FOOT
- PUE PUBLIC UTILITY EASEMENT
- APN ASSESSOR PARCEL NUMBER
- TM TRACT MAP

REFERENCES

- TRACT MAP FOR CHANDLER STATES UNIT NO. 1-B MAP NO. 124694, RECORDED FEBRUARY 4, 1971, OFFICIAL RECORDS OF CHURCHILL COUNTY, NIDADA.
- TRACT MAP FOR CHURCHILL STATES UNIT NO. 2-SUNTS MAP NO. 203217, RECORDED AUGUST 19, 1971, OFFICIAL RECORDS OF CHURCHILL COUNTY, NIDADA.

BASIS OF BEARINGS:

SURVEY IS NIDADA STATE PLANS WEST ZONE (NAD83) BASED ON REAL OBSERVATIONS UTILIZING CORRECTIONS FROM THE NIDADA COOPERATIVE REAL OBSERVATIONS NETWORK. BEARINGS ARE AT GROUND LEVEL BASED ON A COMBINED GROUND FACTOR OF 1.00033240034 (TINLEY).

REFERENCES

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BASIS OF BEARINGS:

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FOR
SIERRA MANOR TOWNHOMES
A MERGER & REDEVELOPMENT TRACT MAP OF BLOCK 4 OF LOT 10 WITHIN THE 1/4 SECTION 38 T19N, R36E, M36M, CHURCHILL COUNTY, NIDADA

APN: 007-17-16-000
DATE: JANUARY 2022
CHECKED BY: KLS
DRAWN BY: KLS

CFA, INC.
LAND SURVEYING
LAND DEVELOPMENT
750-848-8488
750-848-8488 FAX

2 / 3

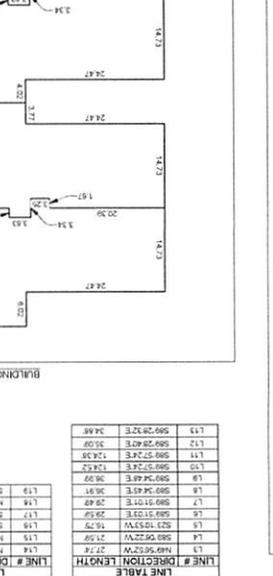
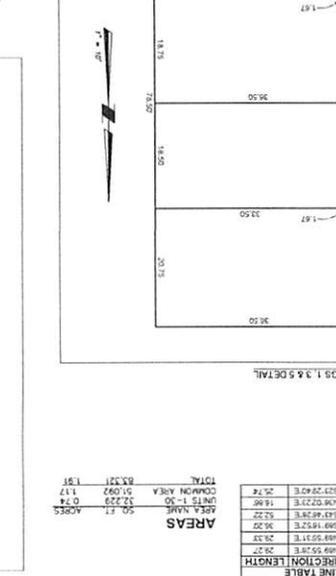
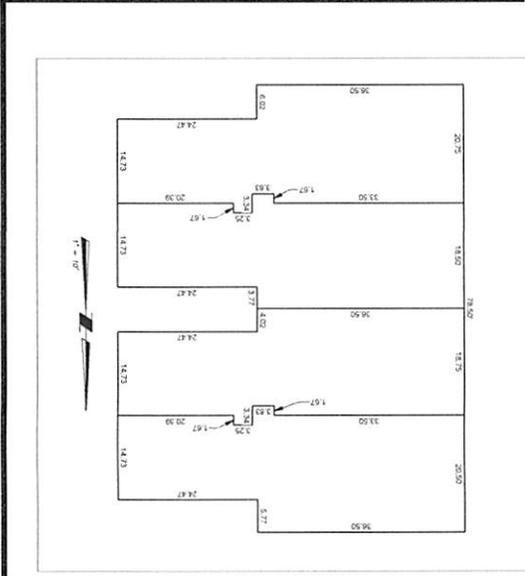


PROJECTED 2022: 01/20/2022 10:24 AM
K. L. S. (KLS) 2022: 01/20/2022 10:24 AM

SIERRA MANOR TOWNHOMES
 MERNER & RESUBDIVISION TRACT MAP
 FOR
 A MERGER & RESUBDIVISION OF LOTS 1-31 OF BLOCK 4 OF
 CHERRY CENTER UNIT NO. 4
 LOTS WITHIN THE 1/4 OF SECTION 24, T19N, R32E, M.2M.
 FULTON, CALIFORNIA COUNTY
LAND SURVEYORS
CEMIL CHENIERES
LAND SURVEYORS
 1500 CORPORATE BOULEVARD • SUITE 200 • CHERRY HILLS
 750-850-9100 • 750-850-9100 FAX • CHERRY HILLS, CO.

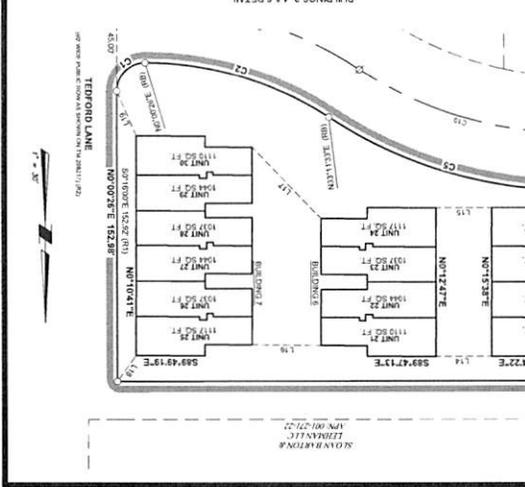


JOB NO. 20130100
 DRAWN BY: SWS
 CHECKED BY: MRS
 DATE: JANUARY 2013
 SHEET 3 OF 3



LINE TABLE

LINE #	DIRECTION	LENGTH
L1	N89°56'23"E	27.74
L2	S89°57'07"E	21.50
L3	S89°57'07"E	21.50
L4	S89°57'07"E	21.50
L5	S89°57'07"E	21.50
L6	S89°57'07"E	21.50
L7	S89°57'07"E	21.50
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L50	S89°57'07"E	21.50
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L71	S89°57'07"E	21.50
L72	S89°57'07"E	21.50
L73	S89°57'07"E	21.50
L74	S89°57'07"E	21.50
L75	S89°57'07"E	21.50
L76	S89°57'07"E	21.50
L77	S89°57'07"E	21.50
L78	S89°57'07"E	21.50
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L80	S89°57'07"E	21.50
L81	S89°57'07"E	21.50
L82	S89°57'07"E	21.50
L83	S89°57'07"E	21.50
L84	S89°57'07"E	21.50
L85	S89°57'07"E	21.50
L86	S89°57'07"E	21.50
L87	S89°57'07"E	21.50
L88	S89°57'07"E	21.50
L89	S89°57'07"E	21.50
L90	S89°57'07"E	21.50
L91	S89°57'07"E	21.50
L92	S89°57'07"E	21.50
L93	S89°57'07"E	21.50
L94	S89°57'07"E	21.50
L95	S89°57'07"E	21.50
L96	S89°57'07"E	21.50
L97	S89°57'07"E	21.50
L98	S89°57'07"E	21.50
L99	S89°57'07"E	21.50
L100	S89°57'07"E	21.50



AREAS

LINE #	AREA	AREA	ACRES
L1	UNIT 1	14.66	0.34
L2	UNIT 2	14.66	0.34
L3	UNIT 3	14.66	0.34
L4	UNIT 4	14.66	0.34
L5	UNIT 5	14.66	0.34
L6	UNIT 6	14.66	0.34
L7	UNIT 7	14.66	0.34
L8	UNIT 8	14.66	0.34
L9	UNIT 9	14.66	0.34
L10	UNIT 10	14.66	0.34
L11	UNIT 11	14.66	0.34
L12	UNIT 12	14.66	0.34
L13	UNIT 13	14.66	0.34
L14	UNIT 14	14.66	0.34
L15	UNIT 15	14.66	0.34
L16	UNIT 16	14.66	0.34
L17	UNIT 17	14.66	0.34
L18	UNIT 18	14.66	0.34
L19	UNIT 19	14.66	0.34
L20	UNIT 20	14.66	0.34
L21	UNIT 21	14.66	0.34
L22	UNIT 22	14.66	0.34
L23	UNIT 23	14.66	0.34
L24	UNIT 24	14.66	0.34
L25	UNIT 25	14.66	0.34
L26	UNIT 26	14.66	0.34
L27	UNIT 27	14.66	0.34
L28	UNIT 28	14.66	0.34
L29	UNIT 29	14.66	0.34
L30	UNIT 30	14.66	0.34
L31	UNIT 31	14.66	0.34
L32	UNIT 32	14.66	0.34
L33	UNIT 33	14.66	0.34
L34	UNIT 34	14.66	0.34
L35	UNIT 35	14.66	0.34
L36	UNIT 36	14.66	0.34
L37	UNIT 37	14.66	0.34
L38	UNIT 38	14.66	0.34
L39	UNIT 39	14.66	0.34
L40	UNIT 40	14.66	0.34
L41	UNIT 41	14.66	0.34
L42	UNIT 42	14.66	0.34
L43	UNIT 43	14.66	0.34
L44	UNIT 44	14.66	0.34
L45	UNIT 45	14.66	0.34
L46	UNIT 46	14.66	0.34
L47	UNIT 47	14.66	0.34
L48	UNIT 48	14.66	0.34
L49	UNIT 49	14.66	0.34
L50	UNIT 50	14.66	0.34
L51	UNIT 51	14.66	0.34
L52	UNIT 52	14.66	0.34
L53	UNIT 53	14.66	0.34
L54	UNIT 54	14.66	0.34
L55	UNIT 55	14.66	0.34
L56	UNIT 56	14.66	0.34
L57	UNIT 57	14.66	0.34
L58	UNIT 58	14.66	0.34
L59	UNIT 59	14.66	0.34
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L195	UNIT 195		

Ken Tedford
MAYOR



James D. Richardson
Councilman

Kelly Frost
Councilwoman

Karla Kent
Councilwoman

April 1, 2022

State of Nevada
Nevada Division of Water Resources
901 S. Stewart Street #2002
Carson City, NV 89701

Attn: Steve Shell, Water Resource Specialist 2

RE: Intent to continue to serve - Sierra Manor Townhomes

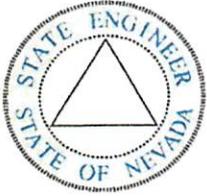
Mr. Shell,

The City of Fallon intends to continue to serve water, sewer, electric and garbage to the above referenced development. This apartment complex was constructed in the early 1970's, and has been served continually since. This merger and resubdivision tract map will allow these homes to be sold as individual units. The capacities of the respective systems and facilities are adequate to serve the proposed development. This development will convert thirty (30) multi-family residential lots to (30) thirty townhomes.

Adoption of this map is conditioned on approval from the City of Fallon City Council and the compliance of all standards and regulations as set forth in the Fallon Municipal Code and adopted building codes.

Sincerely,

Derek Zimney P.E., City Engineer
City of Fallon



Nevada Division of
WATER RESOURCES

STATE OF NEVADA
Department of Conservation and Natural Resources
Steve Sisolak, Governor
Bradley Crowell, Director
Adam Sullivan, P.E., State Engineer

DATE

To: Thomas C. Ballew, PE, PLS
High Desert Engineering, LLC
640 Idaho Street
Elko, NV 89801

Re: Final Subdivision Review No. 21258-F Permit Indeterminate

Name: Sierra Manor Townhomes

County: Churchill County – Fallon, West Center Street and Whitaker Lane

Location: A portion of Section 36, Township 19 North, Range 28, East, MDB&M.

Plat: Final: Eleven (11) lots, thirty (30) Units and common areas totaling approximately 1.91 acres and being Churchill County Assessor's Parcel Number 001-291-01.

**Water Service
Commitment**

Allocation: 16.80 acre-feet annually has been allocated from City of Fallon Permit 72404 based on a demand of 0.56 acre-feet annually for multi-family units. No water has been allocated for landscaping.

**Owner-
Developer:** Farrokh Aghai Yazdi and Valeh Aminian
5212 Hecker Court
San Jose, CA 95135-1271

Engineer: Thomas C. Ballew, PE, PLS
High Desert Engineering, LLC
640 Idaho Street
Elko, NV 89801

**Water
Supply:** City of Fallon

High Desert Engineering

DATE

Page 2

General: A subdivision map was presented and approved by this office on DATE as described on the *Sierra Manor Townhomes* map.

Correspondence dated April 1, 2022 from the City of Fallon and signed by Derek Zimney, P.E., City Engineer, City of Fallon, to the Division of Water Resources states that the City of Fallon will continue to serve water to the subject subdivision. This letter is a matter of public record on file in the office of the Division of Water Resources.

This site was formerly known as Childers Estates 1B and was signed on February 4, 1971. Water has been served and will continue to be served.

As provided in Nevada Revised Statutes (NRS) 278.377, a copy of this certificate must be furnished to the subdivider who in turn shall provide a copy of the certificate to each purchaser of land before the time the sale is completed. Any statement of approval is not a warranty or representation in favor of any person as to the safety or quantity of such water.

Action: Approved concerning water quantity as required by statute for *Sierra Manor Townhomes* subdivision based on continuing water service by the City of Fallon.

Best regards,

Malcolm J. Wilson, P.E.
Manager II

MJW/km

cc: Division of Real Estate
Public Utilities Commission of Nevada
Farrokh Aghai Yazdi and Valeh Aminian
City of Fallon

Ken Tedford
MAYOR



James D. Richardson
Councilman

Kelly Frost
Councilwoman

Karla Kent
Councilwoman

April 1, 2021

State of Nevada
Nevada Department of Environmental Protection
901 S. Stewart Street #4001
Carson City, NV 89701

Attn: Tammara Weaver, Compliance Coordinator

RE: Intent to continue to serve – Sierra Manor Townhomes

Mr. Shell,

The City of Fallon intends to continue to serve water, sewer, electric and garbage to the above referenced development. This apartment complex was constructed in the early 1970's, and has been served continually. This merger and resubdivision tract map will allow these homes to be sold as individual units. The capacities of the respective systems and facilities are adequate to serve the proposed development. This development will convert thirty (30) multi-family residential lots to (30) thirty townhomes.

Adoption of this map is conditioned on approval from the City of Fallon City Council and the compliance of all standards and regulations as set forth in the Fallon Municipal Code and adopted building codes.

Sincerely,

Derek Zimney P.E., City Engineer
City of Fallon



NEVADA DIVISION OF
**ENVIRONMENTAL
PROTECTION**

STATE OF NEVADA
Department of Conservation & Natural Resources
Steve Sisolak, Governor
Bradley Crowell, Director
Greg Lovato, Administrator

May 11, 2022

DEREK ZIMNEY, P.E.
City Engineer, City of Fallon
55 West Williams Ave.
Fallon NV 89406

**Re Final Map - Sierra Manor Townhomes
30 lots/units in the City of Fallon**

Dear Mr. ZIMNEY, P.E.:

The Nevada Division of Environmental Protection (NDEP) has reviewed the above referenced subdivision map and hereby approves the final map with regard to sewage disposal, water pollution, water quality and water supply facilities. This approval is contingent upon the City of Fallon providing wastewater treatment and the City of Fallon providing water service to the subdivision.

Please note that if the developer of this subdivision will disturb more than one acre, he/she is required to obtain coverage under NDEP's Construction Stormwater General Permit NVR100000. A Notice of Intent must be filed electronically and submitted with a \$200 fee prior to commencing any earth-disturbing activities at the site. Visit NDEP's Bureau of Water Pollution Control's website at: http://ndep.nv.gov/bwpc/storm_cont03.htm for more information about this permit.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Fahey", is written over a light blue horizontal line.

Ryan Fahey, Staff Engineer
Technical Services Branch
Bureau of Water Pollution Control

cc:

Engineer: CFA 1150 Corporate Blvd Reno NV 89502

Control No. 14752

June 22, 2022

Dereck Zimney
City of Fallon
55 Williams Street
Fallon, Nevada 89406

Re: Sierra Manor Townhome Merger and Resubdivision Tract Map
Formal Request for Hearing and Project Description

Dear Mr. Zimney:

This letter is provided as a formal request to have the Merger and Resubdivision Tract Map for the Sierra Manor Townhomes presented to the Fallon City Council at their meeting on July 5, 2022. Approval and ultimate recordation of this parcel map will allow for the conversion 30 existing apartment units at the existing Sierra Manor Apartments to 30 Townhome units.

The Sierra Manor Apartment complex was originally approved for construction under the name Childres Estates - 30 Unit Apartment Complex. The proposed tentative map will convert the existing apartment units into 30 townhome units with common area that will contain driveway access, guest parking, landscaping and an outdoor yard area central to the existing units. The overall parcel is 1.91+/- and is identified by the Churchill County Assessor's office to be APN 001-291-01.

The property is zoned RC – Transition Use Residential District. This district allows for Townhomes under Code section 21.28.021. The maximum density allowed under the RC zoning designation is one dwelling unit per 2,000 SF for a total maximum allowed units on this 1.91+/- acre parcel of 41. This proposed conversation to townhomes includes only 30 units and meets the density allowance of code.

The Sierra Manor Apartments were constructed in 1972 and the apartment complex has been providing "for- rent" housing since construction. With the proposed conversion to townhomes, each of the 30 units will be available for purchase where buyers can build equity in their home. The overall design and layout of the development will not change with the conversion to individual lots.

Since purchasing the subject property in October of 2016, many improvements have been made to the existing buildings and the site. Following is a listing of the improvements that have been made by me since the property purchase:

- 1.) All townhome buildings were completely re-roofed with new roofing.
- 2.) All new concrete flat work was replaced from each individual townhome entrance doors, landings, steps, & walkways, to the public sidewalks.
- 3.) All carport roofs (previously were flat sloped roofs) were replaced with an engineered structural "gabled truss" roof and re-roofed with matching new roof shingles as the new townhomes roofs were done.
- 4.) 26 of the 30 total units have been completely remodeled as tenants left the apartments. The remodeling improvements have included new kitchens, bathrooms, hardwood synthetic flooring, new interior paint, new ceiling lighting, and doors.
- 5.) All asphalt parking lot areas were prepped sealed and then resurfaced with 2+" of new asphalt.

Conversation with Derek Zimney has identified that certain improvements or inspections will be required with the approval and ultimate recordation of this Tract Map. We are accepting to the improvement conditions that have been discussed and understand that these improvements and inspections include:

- 1) Third party inspections of the existing units - Although all units were previously professionally inspected and all issues, we're remedied to the building code prior to current owner purchasing the project... All units will be scheduled to, again be Inspected by a Licensed Nevada Structural Inspector, as requested by the city engineer through recommended condition of approval.
- 2) Sidewalk improvements associated with ADA access ramps. It appears that there are recently installed ADA sidewalk ramps on the S.W. & S.E. Corners on Center St., as such, the improvement to the ramps may or may not be necessary. The owner has also scheduled to restore new Concrete Entrance Aprons at the East & West end of the Alleyway as recommended by the city engineer.
- 3) Owner is also prepared to repave the Alleyway accordingly to the Summit Engineering post inspection "Core Report" recommendations.

We understand that these are not all of the conditional items, but these are improvements that have already been discussed in initial coordination.

The units are fully constructed as are all the necessary utilities for services. The lot for each townhome will include one living units and the carport area. The remaining portions of the site will be designated as common areas and maintained by the Sierra Manor Townhome HOA. A copy of draft CC&R's has been provided to staff with this project and will be finalized and recorded with the approval and completion of the conditioned items suggested by staff. The CC&R's will provide a continued mechanisms for maintenance of the buildings and common areas on the property.

Should you have any questions regarding the project and proposed tract map, please feel free to contact me at (408)386-8728.

Respectfully submitted,

Farrokh Yazdi
Property Owner

A handwritten signature in blue ink, appearing to read "F. Yazdi", is enclosed within a hand-drawn blue oval.