



CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: April 25, 2024
AGENDA DATE: May 1, 2024
TO: The Honorable City Council
FROM: Trent deBraga, Deputy City Attorney
AGENDA ITEM TITLE: Consideration and possible action to approve Resolution No. 24-04, a resolution approving PDC RENO/LV/PHX LPIV, LLC and/or its assigns intended use of the real property identified as Churchill County Assessor's Parcel No. 001-781-19 as a distribution facility. **(For possible action)**

TYPE OF ACTION REQUESTED:

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| <input type="checkbox"/> Resolution | <input type="checkbox"/> Ordinance |
| <input checked="" type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other – Discussion Only |
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RECOMMENDED COUNCIL ACTION: Motion to approve Resolution No. 24-04, a resolution approving PDC RENO/LV/PHX LPIV, LLC and/or its assigns intended use of the real property identified as Churchill County Assessor's Parcel No. 001-781-19 as a distribution facility.

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.

PDC RENO/LV/PHX LPIV, LLC and/or its assigns intend to use the real property identified as Churchill County Assessor's Parcel No. 001-781-19 as a distribution facility. The intended use is not specifically prohibited, nor is it specifically permitted. Under permitted uses, section N., the City Council may approve other uses.

The parcel being developed is further subject to terms of the Fallon Municipal Code designating the property as a LI-Light Industrial District. Fallon Municipal 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 PDC RENO/LV/PHX LPIV, LLC and/or its assigns to use the real property identified as Churchill County Assessor’s Parcel No. 001-781-19 as a distribution facility as defined in the Resolution.

PREPARED BY: Trent deBraga, Deputy City Attorney