

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF A PARCEL OF REAL PROPERTY CONSISTING OF 18,916 SQUARE FEET OF LAND, MORE OR LESS, LOCATED AT 580 EAST FRONT STREET, FALLON, NEVADA, AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF FALLON, NEVADA.

WHEREAS, NRS 268.670 provides authority for the City Council, subject to the provisions of NRS 268.663, and after notifying the Board of County Commissioners of its intention, to annex contiguous territory if 100 percent of the owners of record of individual parcels of land sign a petition requesting the City Council to annex such area to the City; and

WHEREAS, SHAWN AND TAUNI JUDD, the respective owners of record of 580 East Front Street, Fallon, Nevada, a parcel of land consisting of 18,916 square feet, more or less (the "Parcel") have presented signed Petitions requesting the City Council to annex the Parcel to the City; and

WHEREAS, SHAWN AND TAUNI JUDD have caused an accurate map of said Parcel to be made under the supervision of a licensed surveyor and has filed a copy of said map with the City of Fallon, and

WHEREAS, the City of Fallon has provided notice to the Board of Churchill County Commissioners of its intention to annex such parcel; and

WHEREAS, the Parcel are contiguous to the existing corporate limits of the City of Fallon as the Parcel is conterminous with the boundary of the City of Fallon; and

WHEREAS, SHAWN AND TAUNI JUDD have requested that, upon annexation, zoning of the annexed parcels be set as R2 Limited Multiple Residence District as set forth in the Fallon Municipal Code; and

WHEREAS, SHAWN AND TAUNI JUDD have entered into an Annexation Agreement with the City of Fallon; and

WHEREAS, the proposed annexation and the terms and conditions of the Annexation Agreements are in the best interests of the citizens of the City of Fallon.

NOW, THEREFORE, the City Council of the City of Fallon do ordain as follows:

SECTION I

A parcel of land in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 31, Township 19 North, Range 29 East, M.D.B. and M., described as follows:

Commencing at the intersection of the prolongation of the existing West line of Wildes Street and the North line of the SW $\frac{1}{4}$ of Section 31, Township 19 North, Range 29 East, M.D.B and M.; thence South 89 degrees 50' West along the North line of said SW $\frac{1}{4}$ a distance 158.17 feet to the prolongation of an existing North and South boundary fence; thence south 01 degrees 27' East along said prolonged fence a distance of 40 feet to the South boundary of the Turpin Lateral, the true point of beginning; thence around the parcel as follows: South 01 degrees 27' East a distance of 120 feet; thence North 89 degrees 50' East parallel with the North line of said SW $\frac{1}{4}$ a distance of 155.5 feet to the prolongation of the West line of Wildes Street; thence North 00 degrees 30' West along the prolonged West line of Wildes Street a distance of 120 feet to the South boundary of the Turpin Lateral; thence South 89 degrees 50' West a distance 157.49 feet to the true point of beginning.

Said Annexation Parcel contains 18,916 square feet of land, more or less.

is hereby annexed to the City of Fallon, and the said territory hereinbefore described shall be deemed and held to be a part of said City of Fallon and the inhabitants thereof shall hereafter enjoy the privileges and benefits of such annexation and be subject to the ordinances and regulations of the City of Fallon.

SECTION II

That zoning for the annexed parcel is hereby set as R2 Limited Multiple Residence District set forth in the Fallon Municipal Code.

SECTION III

This ordinance shall take effect and be in full force from and after its passage, approval, and publication as required by law.

PROPOSED by COUNCIL MEMBER _____.

PASSED AND ADOPTED this ____ day of _____, 2025, by the City Council of the City of Fallon, Nevada.

Those voting aye: _____

Those voting nay: _____

Those abstaining: _____

APPROVED:

ATTEST:

Ken Tedford
Mayor, City of Fallon

Michael O'Neill
Clerk/Treasurer, City of Fallon