

BILL NO. 805

ORDINANCE NO. 786

AN ORDINANCE PROVIDING FOR THE ANNEXATION OF A PARCEL OF REAL PROPERTY CONSISTING OF 10,521 SQUARE FEET OF LAND, MORE OR LESS, LOCATED AT 690 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, SCOTT AND SUE PAYNE, the respective owners of record of 690 East Front Street, Fallon, Nevada, a parcel of land consisting of 10,521 square feet, more or less (the "Parcel") have presented signed Petitions requesting the City Council to annex the Parcel to the City; and

WHEREAS, SCOTT AND SUE PAYNE 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, SCOTT AND SUE PAYNE 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, SCOTT AND SUE PAYNE 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

All that certain lot, piece or parcel of land situate in the County of Churchill, State of Nevada, described as follows:

Beginning at a point 20 feet South and 124.5 feet West of the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of Section 31, Township 19 North, Range 29 East, M.D.B.&M., formerly known as the Southeast corner of the City Limits of Fallon; thence South 128 feet to the Point of Beginning; thence North 128 feet; thence West 80 feet; thence South 126.4 feet, more or less, to the Southeast corner of E.E. Bauer property as recorded in Book 2 page 252 of Official Records; thence South 88°33'30" East to the Point of the Beginning;

Said Annexation Parcel contains 10,521 square feet of land, more or less, 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