

BILL NO. 794

ORDINANCE NO. 776

AN ORDINANCE PROVIDING FOR THE ANNEXATION THREE PARCELS OF REAL PROPERTY TOTALING 5.0 ACRES, MORE OR LESS, LOCATED AT 1700 HARRIGAN ROAD, 875 WOOD DRIVE, AND 865 WOOD DRIVE AND CONTIGUOUS TO THE CORPORATE LIMITS OF THE CITY OF FALLON, NEVADA, AND FOR OTHER MATTERS PROPERLY RELATED THERETO.

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, the respective owners of record of 1700 Harrigan Road, a parcel of land consisting of 2.7 acres, 875 Wood Drive, a parcel of land consisting of 1.17 acres, AND 865 Wood Drive, a parcel of land consisting of 1.13 acres, more or less (collectively referred to as the "Parcels"), have presented signed Petitions requesting the City Council to annex the Parcels to the City; and

WHEREAS the respective owners of the Parcels have further authorized Westex Consulting Engineers, LLC, to request annexation on their behalf;

WHEREAS, Westex Consulting Engineers, LLC, has caused an accurate map of said 5.0 acres, more or less, 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 Parcels are contiguous to the existing corporate limits of the City of Fallon as the Parcels are conterminous with the boundary of the City of Fallon; and

WHEREAS, the property owners and Westex Consulting Engineers, LLC, has requested that, upon annexation, zoning of the annexed parcels be set as R-C Transition Use Residential District as set forth in the Fallon Municipal Code; and

WHEREAS, each parcel owner has 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:

Parcel 1: 1700 Harrigan Road, Fallon, NV

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

Commencing at the intersection of the center lines of the Truckee-Carson Irrigation District "L" Line Canal and the Lincoln Highway (now known as Harrigan Road); the said intersection conforming to the Southeast Corner of Section 31, Township 19 North, Range 29 East, MDB&M; thence North a distance of 75 feet on the center line of said highway; thence West a distance of 50 feet on the North boundary line of said "L" Line Canal to the point of beginning and the Southeast corner of the parcel; thence Northerly along the West boundary line of said highway a distance of 412 feet to the Northeast corner of the parcel; thence Westerly deflecting to the left $96^{\circ}17'$ a distance of 346.2 feet to the Northwest corner of the parcel; thence Southerly along the East line of the Heath parcel a distance of 378 feet more or less to the North boundary line of said canal and the Southwest corner of the parcel; thence Easterly along said canal a distance of 318 feet to the true point of beginning.

Note: The above Metes and Bounds description appeared previously in that certain document recorded July 5, 2022, under Document No. 497237.

Said Annexation Parcel contains 2.7 acres of land, more or less

Parcel 2: 875 Wood Drive, Fallon, NV

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

A parcel of land in the Southeast 1/4 of the Southeast 1/4 of Section 31, Township 19 North, Range 29 East, M.D.B.&M., more particularly bounded and described as follows:

Commencing at the intersection of the centerline of the Truckee-Carson Irrigation District "L" Line Canal and U.S. Highway No. 50, said intersection conforming to the Southeast corner of Section Thirty-One (31), Township Nineteen (19) North, Range Twenty-Nine (29) East, M.D.B.&M.; running thence North 75 feet on said centerline of U.S. Highway No. 50; thence West 50 feet along the North boundary line of said "L" Line Canal to the Western line of said U.S. Highway No. 50; thence Northerly at right angles along the Western line of said U.S. Highway No. 50 a distance of 412 feet; thence Westerly, deflecting to the left through an angle of $96^{\circ}17'$ a distance of 346.2 feet to the true point of beginning, said true point of beginning being the Northeast corner of the parcel of land described in the Deed to Otis L. Heath and wife, recorded in Book 24, Page 334 of Deeds; thence Westerly along the Northern line of said Heath parcel 140.5 feet; thence Southerly, deflecting to the left through an angle of $92^{\circ}02'$ a distance of 362.2 feet, more or less, to said North boundary line of said canal; thence Easterly along the last mentioned line to the Eastern line of said Heath Parcel; thence Northerly 378 feet, more or less along the last mentioned line to the true point of beginning.

Note: The above Metes and Bounds description appeared previously in that certain document recorded March 1, 2006, under Document No. 379449.

Said Annexation Parcel contains 1.17 acres of land, more or less

Parcel 3: 865 Wood Drive, Fallon, NV

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

Commencing at the intersection of the center line of the TCID "L" Line Canal and the Lincoln Highway (U.S. Route 50) the said intersection conforming to the SE corner of Section 31, Township 19 North, Range 29 East, MDB&M; running thence N 75 feet on the center line of the said highway; thence W 50 feet on the N boundary line of the said "L" Line Canal; thence right 90°, 412 feet along the W boundary line of the said highway; thence left 96°17', 346.2 feet to the place of beginning; thence Westerly as the same degree and minute aforesaid, 281 feet to the NW corner of the parcel; thence left 91°02', 346.5 feet to the North boundary line of the said canal right of way, the SW corner of the parcel; thence left 82°41', 261 feet along the North boundary line of said canal to the SE corner of said parcel; thence Northerly 378 feet, more or less, to the point of beginning.

Excepting therefrom a parcel of land in the SE 1/4 of the SE 1/4 of Section 31, Township 19 North, Range 29 East, MDB&M, more particularly bounded and described as follows:

Commencing at the intersection of the centerline of the Truckee-Carson Irrigation District "L" Line Canal and U.S. Highway No. 50, said intersection conforming to the SE corner of Section 31, Township 19 North, Range 29 East, MDB&M; running thence North 75 feet on said centerline of U.S. Highway No. 50; thence West 50 feet along the North boundary line of said "L" Line Canal to the Western line of said U.S. Highway No. 50; thence Northerly at right angles along the Western line of said U.S. Highway No. 50 a distance of 412 feet; thence Westerly, deflecting to the left through an angle of 96°17' a distance of 346.2 feet to the true point of beginning, said true point of beginning being the NE corner of the parcel of land described in Deed to Otis L. Heath and wife, recorded in Book 24, Page 334, of Deeds; thence Westerly along the Northern line of said Heath parcel 140.5 feet; thence Southerly, deflecting to the left through an angle of 92°02' a distance of 362.2 feet, more or less, to the said North boundary line of said canal; thence Easterly along the last mentioned line to the Eastern line of said Heath parcel; thence Northerly 378 feet, more or less, along the last mentioned line to the true point of beginning.

Note: The above Metes and Bounds description appeared previously in that certain document recorded January 2, 1986, under Document No. 217357.

Said Annexation Parcel contains 1.13 acres of land, more or less

The afore-described parcels are 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 R-C Transition Use Residential District as set forth in the Fallon Municipal Code.

SECTION III

That this ordinance shall be in full force and effect from and after passage, approval and publication as required by law.

Proposed by:

Passed and adopted this _____ day of _____, 2023.

Ayes: _____

Nays: _____

Absent: _____

KEN TEDFORD
Mayor

ATTEST: _____
SEAN RICHARDSON
City Clerk/Treasurer