



N E V A D A

AGENDA  
Regular Meeting  
Planning Commission

Wednesday, July 9, 2025 • 5:00 PM

Members

- Jenni McCullar - Chairwoman
- Angela Lewis - Vice Chair
- Barry Williams Sr. - Commissioner
- Cody Wagner - Commissioner
- Jacob VanderHeiden - Commissioner
- Robert Flores - Commissioner
- Tessa Garvin - Commissioner
- Julianne Holt - Alternate

Fernley City Council Chambers, 595 Silver Lace Boulevard, Fernley, NV 89408

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**Zoom information:**

Please click the following link to join the webinar: <https://us02web.zoom.us/j/82966343247>, or one tap\_mobile: 12532158782, Dial: 669 900 9128, Webinar ID: 829 6634 3247

**Public Notice:** This agenda has been physically posted in compliance with 241.020 at Fernley City Hall, 595 Silver Lace Blvd. In addition, this agenda has been electronically posted in compliance with NRS 241.020(3) at [www.cityoffernley.org](http://www.cityoffernley.org) and NRS 232.2175 at <https://notice.nv.gov/> To obtain further documentation regarding posting, please contact the City Clerk’s Office at (775) 784-9830 or [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org)

**Public Comment:** Those wishing to address the Planning Commission may submit public comment through the [online public comment form](#), or by sending an email to [cityclerk@cityoffernley.org](mailto:cityclerk@cityoffernley.org). Comments received prior to 4:00 pm the day of the meeting will be provided to the Planning Commission and added to the record but will not be read during the live meeting. Public comments received after 4 pm the day of the meeting will be included in the record but may not reach commission members before action is taken. Public comment, whether on action items or public comment, is limited to three (3) minutes per person. Unused time may not be reserved by the speaker, nor allocated to another speaker. The public may comment on any matter that is not specifically included on an agenda as an action item or comment on a specific agenda item. Items not included on the agenda cannot be acted upon other than to place them on a future agenda. Additionally, if you wish you can comment in person at the meeting or use the Raise your Hand feature in Zoom (\*9 if you are participating via phone).

**Accommodations:** The Planning Commission and staff will make reasonable efforts to assist and accommodate individuals with disabilities desiring to attend the meeting. Please contact the City Clerk’s Office at (775) 784-9830 in advance so that arrangements can be made.

**Supporting Material:** Staff reports and supporting material for the meeting are available at the City Clerk’s Office, and on the City’s website at [www.cityoffernley.org](http://www.cityoffernley.org) Pursuant to NRS 241.020(6), supporting material is made available to the general public at the same time it is provided to the City Council.

**Order of Business:** The presiding officer shall determine the order of the agenda. The Fernley Planning Commission may combine two or more agenda items for consideration; remove an item from the agenda; or delay discussion relating to an item on the agenda at any time. All items are action items unless otherwise noted. Items scheduled to be heard at a specific time will be heard no earlier than the stated time but may be heard later.

**1. INTRODUCTORY ITEMS**

- 1.1. Pledge of Allegiance**
- 1.2. Roll Call**
- 1.3. Public Forum**
- 1.4. (For Possible Action) Approval of Agenda**
- 1.5. (Possible Action) Approval of Minutes**

**2. STAFF REPORTS**

- 2.1. (For Possible Action) – TSM20004 – Tentative Subdivision Map Extension of Time**  
Consideration of and possible action on an extension of time request for not more than two (2) years from Phelps Engineering on behalf of Vertex Fund 1 LLC to record a final subdivision map for the project known as “Fernwood Village,” a 54-lot subdivision containing approximately 7.08 acres generally located between Eaglewood Drive to the north, Granada Street to the east, Tanglewood Drive to the south, and Vine Street to the west (APN 020-516-06).
- 2.2. Presentation from the Deputy City Manager providing an update on the status of the Lands Bills impacting the City of Fernley.**

**3. PUBLIC HEARINGS**

A. DISCUSSION WITH PLANNING COMMISSION & STAFF B. PUBLIC INPUT C. ADDITIONAL DISCUSSION WITH PLANNING COMMISSION & STAFF D. COUNCIL ACTION OR DIRECTION TO STAFF

- 3.1. (For Possible Action) Discussion and possible action to recommend approval of Bill #361 (associated with CA25001) to revise Section 32.03.040(b) (Comprehensive Master Plan Amendment) of the City of Fernley Development Code to better reflect the requirements found in NRS 278.210.**

**4. CHAIR AND COMMISSION ITEMS**

(SUMMARY OR ACTIVITY REPORTS ON PLANNING ISSUES, ACTIVITIES OR ORGANIZATIONS IN WHICH INDIVIDUAL MEMBERS MAY BE INVOLVED. THIS ITEM IS TO PROVIDE GENERAL INFORMATION TO THE COMMISSION AND PUBLIC. NO DISCUSSION SHALL TAKE PLACE AND NO ACTION WILL BE TAKEN.)

**5. PLANNING DIRECTOR ITEMS**

(ACTIVITY SUMMARY OR UPDATES ON PROJECTS THAT HAVE BEEN PREVIOUSLY REVIEWED BY THE PLANNING COMMISSION. THIS ITEM IS TO PROVIDE GENERAL INFORMATION TO THE COMMISSION AND PUBLIC. NO DISCUSSION SHALL TAKE PLACE AND NO ACTION WILL BE TAKEN.)

- 5.1. Update on City Council actions from June 18, 2025 and July 2, 2025.**
- 5.2. General Planning Department updates and announcements**

**6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS**

**7. PUBLIC FORUM**

**8. ADJOURNMENT**

**Next Meeting: August 13th @ 5pm**

**MINUTES OF THE  
FERNLEY PLANNING COMMISSION MEETING  
JUNE 11, 2025**

Chair Jenni McCullar called the meeting to order at 5:00 pm

**1. INTRODUCTORY ITEMS**

**1.1. Pledge of Allegiance**

**1.2. Roll Call**

**Present:** Chair Jenni McCullar, Vice Chair Angela Lewis (Zoom), Commissioner Barry Williams Sr., Commissioner Cody Wagner (Zoom), Commissioner Jacob VanderHeiden (Zoom), Commissioner Robert Flores, Commissioner Tessa Garvin, Alternate Commissioner Julianne Holt, City Attorney Aaron Mouritsen, Deputy City Manager Lydia Altick, Deputy City Clerk Brenda Gosser, Administrative Specialist I Sandy Harris, Planning Director Michele Rambo, Senior Planner Alisa Johansson.

**1.3. Public Forum**

None at this time

**1.4. (For Possible Action) Approval of Agenda**

**Motion:** I MOVE TO APPROVE TONIGHTS AGENDA. **Action:** Approved **Moved by:** Commissioner Barry Williams, Sr., **Seconded by:** Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Chair McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Commissioner Williams.

**1.5. (Possible Action) Approval of Minutes**

**Motion:** I MOVE TO APPROVE THE MINUTES FROM THE PREVIOUS MEETING. **Action:** Approved, **Moved by:** Commissioner Robert Flores, **Seconded by:** Commissioner Tessa Garvin. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Chair McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Commissioner Williams, Sr.

**2. STAFF REPORTS**

**2.1. (For Possible Action) – TSM20004 – Tentative Subdivision Map Amendment to Conditions of Approval Consideration of and possible action on an amendment to the conditions of approval for the Fernwood Village Tentative Subdivision Map, TSM20004, a 54-lot subdivision comprising ±7.08 acres generally located between Eaglewood Drive to the north, Granada Street to the east, Tanglewood Drive to the south, and Vine Street to the west (APN 020-516-06).**

Alisa Johansson, Senior Planner, stated the applicant is submitting a request for an amendment to the conditions of approval for the Fernwood Village Tentative Subdivision Map, TSM20004. Condition 3 of the approved conditions of approval incorrectly states that no extensions shall be granted. Nevada Revised Statutes Chapter 278, Section 360 Paragraph 1(c) permits extensions of time of up to two (2) years by planning commission or governing body action. Removal of the erroneous statement in Condition 3 would allow the applicant to submit an extension of time. If approved by future Planning Commission action, the extension of time would provide the developer with up to an additional two (2) years to record their final subdivision map.

Commissioner Robert Flores stated he thought the whole purpose of incorporating a city was to insulate yourself from State statutes.

Alisa Johansson, Senior Planner, stated that the State statutes govern the actions that local jurisdictions may take, and in many states that typically plays out, particularly with respect to land segregation. In Nevada, the planning chapters of the Nevada Revised Statutes are essentially the law of the land. We may impose our own conditions on land segregation. We may also provide for our own unique processes, but we use the State's law as a model, and in this case our conditions are in conflict with the State statutes, and so we do need to amend them to allow the developer to submit their extension of time request, which is something that is provided for by State law.

Vice-Chair Angela Lewis asked the length of time of the extension request and when the developer thinks that they will get started prior to that.

Alisa Johansson, Senior Planner, stated that the extension request is for 2 additional years, which is the maximum extension allowable by State law. With regard to when they will get started, it is not something that we are aware of at this time. The applicant has had difficulty vacating a drain line easement that is owned by TCID. They do have improvements in review with our engineering department. They're steadily working towards making the improvements that are required for their final map recordation, but this drain line easement vacation process has held them up. We are expecting that they will be able to record their final map, which would mean all the improvements and landscaping are in place no later than May 19, 2027, which would be the initial 4 years that were allotted, plus the 2-year extension.

**Motion:** I MOVE TO RECOMMEND APPROVAL OF THE AMENDMENT TO THE CONDITIONS OF APPROVAL FOR TSM20004, REMOVING THE RESTRICTION ON EXTENSIONS AS PRESENTED BY STAFF. **Action:** Approved, **Moved by:** Commissioner Tessa Garvin, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Chair McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin, Commissioner Williams.

### 3. CHAIR AND COMMISSION ITEMS

None at this time

### 4. PLANNING DIRECTOR ITEMS

#### 4.1. Update on City Council actions from May 21, 2025 and June 4, 2025.

Michele Rambo, Planning Director, gave an update on the May 21st City Council item. We had no planning-related issues, so there's nothing to report on that date. At the June 4th meeting, the Southwest Area Plan was continued to the next meeting, which is June 18th, because we had an issue with some of the notifications. We had to re-notice all of it.

#### 4.2. General Planning Department updates and announcements

Nothing at this time.

### 5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Commissioner Robert Flores requested a short presentation of what happens to the land once Fernley receives it from BLM, including who can access it, who can purchase it, and who can touch it.

Michele Rambo, Planning Director, stated that Lydia Altick, Deputy City Manager, could spearhead that. She's been working on it most of the time.

**6. PUBLIC FORUM**

None at this time.

The next meeting will be July 9, 2025, at 5:00 pm.

**7. ADJOURNMENT**

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:15 pm.

Approved by the Fernley Planning Commission on July 9, 2025, by a vote of:

AYES \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTENTIONS: \_\_\_\_\_ ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Chair Jenni McCullar

\_\_\_\_\_  
ATTEST:



# CITY OF FERNLEY

## Planning Commission AGENDA REPORT

Meeting Date: July 9, 2025

**REPORT TO:** Fernley Planning Commission

**REPORT FROM:** Alisa Johansson

FINANCIAL IMPACT:		CURRENTLY BUDGETED:		FUND/ACCOUNT:
Yes:	No: X	Yes:	No: X	N/A

**ACTION REQUESTED:** Motion

### AGENDA ITEM:

(For Possible Action) – TSM20004 – Tentative Subdivision Map Extension of Time  
 Consideration of and possible action on an extension of time request for not more than two (2) years from Phelps Engineering on behalf of Vertex Fund 1 LLC to record a final subdivision map for the project known as “Fernwood Village,” a 54-lot subdivision containing approximately 7.08 acres generally located between Eaglewood Drive to the north, Granada Street to the east, Tanglewood Drive to the south, and Vine Street to the west (APN 020-516-06).

### AGENDA ITEM BRIEF:

A tentative subdivision map extension of time request to allow the developer up to an additional two (2) years to meet the conditions of approval and record the final subdivision map for Fernwood Village, a 54-lot subdivision containing approximately 7.08 acres and intended for the construction of attached single-family dwellings.

### RECOMMENDED MOTION:

Approval

“Considering the information provided in the applicant’s extension of time letter and the staff report, I move to approve a tentative subdivision map extension request, not to exceed two (2) years, for Fernwood Village associated with TSM20004.”

### BUSINESS IMPACT (per NRS Chapter 237):

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

**ALTERNATIVES:**

Denial

“Considering the information provided in the applicant’s extension of time letter and the staff report, I move to deny the tentative subdivision map extension request for Fernwood Village associated with TSM20004.”

Although no other suggested language is provided, any other motion comporting with Planning Commission parliamentary procedures is possible.

**BACKGROUND:**

**Analysis:**

The site is owned by Fernley Sherwood QOZB LLC and is currently vacant. The site comprises ±7.08 acres and is generally located between Eaglewood Drive to the north, Granada Street to the east, Tanglewood Drive to the south, and Vine Street to the west.

Surrounding land uses and ownerships are as follows:

Direction	Project Name or Owner	Current Established Use	Master Plan Land Use	Zoning District
North	Eagles Nest Subdivision, Unit 1	Single-family residential with one lot devoted to open space	Mixed Residential (MR) and Open Space (OSP)	Single-Family (6 du/ac max) (SF6)
East	Sandia West 1	Single-family residential	MR	Multiple Family (30 du/ac max) (MF30)
South	Fernwood Estates, Unit 3	Single-family residential	MR	MDR14
West	Sherwood Villages	Vacant (awaiting Final Map and construction)	MR	MDR14

A zoning map amendment was approved for this site in 2020 (ZMA20003), adjusting the zoning to better match the updated 2018 Comprehensive Plan land use designation of Mixed Residential (MR). Subject to development standards, the proposed attached single-family residential use is allowed outright in the new zoning designation of Medium Density Residential (14 du/ac max). No further entitlements are required beyond final subdivision map approval.

Nevada Revised Statutes (NRS) 278.360 – “Requirements for presentation of final map or series of final maps; extensions of time.” requires that the developer submit final maps within four years of the date of the tentative map approval. The tentative map for Fernwood Village was approved on May 19, 2021 and is set to expire on May 19, 2025. NRS Chapter 278 Section 360 Paragraph 1(c) provides for extensions of time of up to two (2) additional years with planning commission approval. The applicant submitted a timely request for extension of time on April 29, 2025. Due to delays in vacating a drain line easement owned by the Truckee-Carson Irrigation District (TCID), the applicant is requesting additional time to provide final maps and to document that all conditions of approval have been met. An improvement plan for roadways, infrastructure, and landscaping is currently in review with the City (CP2022-001).

**Findings or Approval Criteria:**

There are no findings or approval criteria required by the applicable regulations, other than the general consideration afforded to conducting the public’s business. It should be noted that City of Fernley is prohibited from adding additional conditions to the original conditions of approval. If the Planning Commission feels the need to recondition this project, they are only able to do so if the application expires.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

Nevada Revised Statutes (NRS) Chapter 278 – Planning and Zoning  
Fernley Municipal Code (FMC) Title 32 – Development Code  
City of Fernley Comprehensive Master Plan, August 2018 (3rd Update)

Specific References:

- NRS 278.320 – 278.3295 – Subdivision of Land: General Provisions
- NRS 278.330 – 278.353 – Subdivision of Land: Tentative Maps
- NRS 278.360 – 278.460 – Subdivision of Land: Final Maps
- FMC Section 32.03.060 (f) – Development Code, Administration, Land division applications, Subdivision maps

**FINANCIAL IMPLICATIONS:**

N/A

**ATTACHMENTS:**

1. Exhibit 1 - Vicinity Map
2. Exhibit 2 - Extension of Time Request Letter
3. Exhibit 3 - Tentative Map as Approved
4. Exhibit 4 - Final Action Letter with Amended Conditions

# Vicinity Map





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**To:** Michele Rambo: City of Fernley Planning Dept  
**From:** Devin Perry  
**Subject:** TSM20004 – Tentative Subdivision Map Extension Request  
**Date:** 04.29.2025

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Dear Michele,

On behalf of the applicant (Vertex Fund 1 LLC), Phelps Engineering would like to request an extension to the expiration date for TSM20004 Tentative Subdivision Map – Fernwood Village. The Tentative Subdivision Map was approved on May 19, 2021, and is set to expire (4) years from that date: (May 19, 2025).

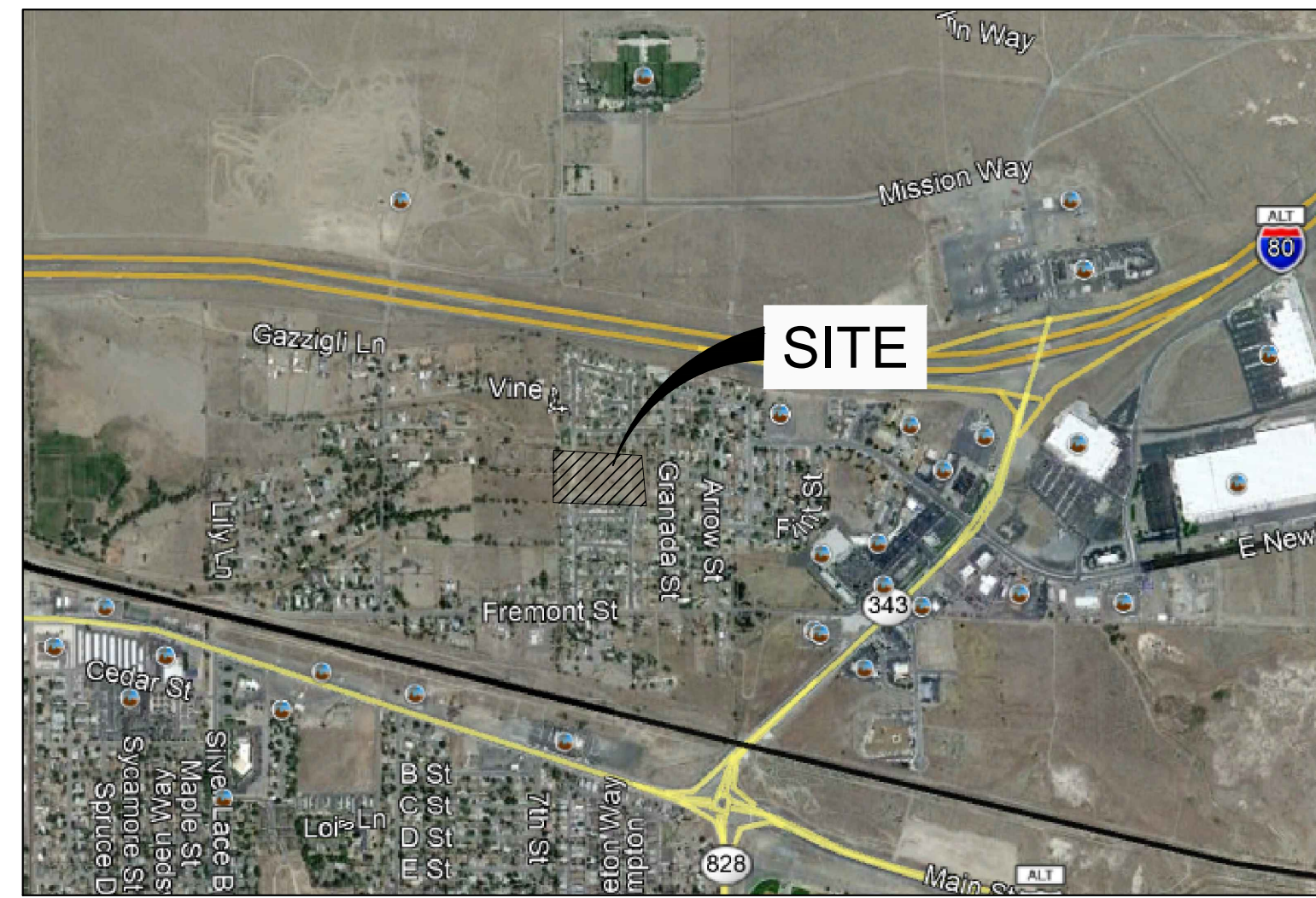
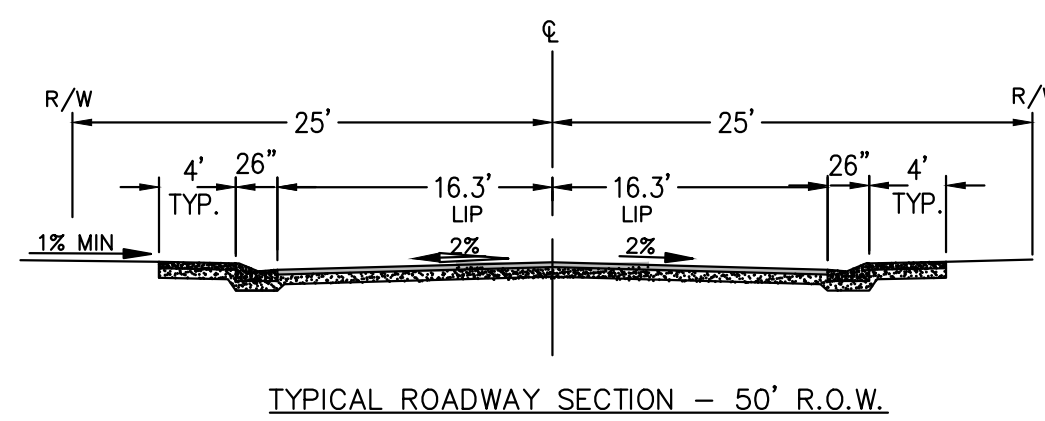
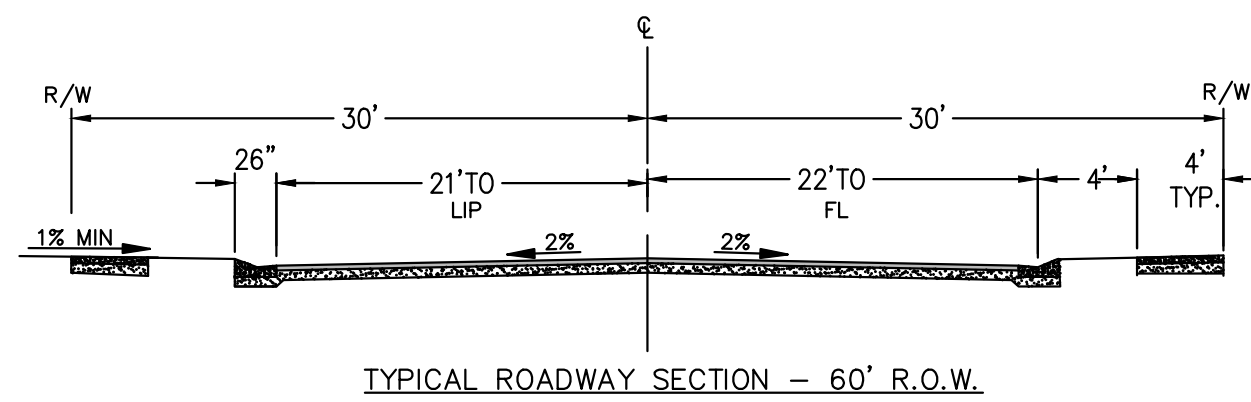
The project has experienced delays due to the processing of a TCID easement drain line vacation that runs from East to West on the north side of the Fernwood property limit. Over the past three years, Phelps Engineering has been actively coordinating with TCID and Bureau of Reclamation to resolve the vacation of the easement and it is expected that the said easement will be vacated in the next few months.

Conditions of Approval for this project state that “no extensions may be granted”, although per Nevada state law, it is understood that a 2-year maximum extension is allowed for Final Map recording. We would like to formally request a 2-year extension to the expiration date to finalize the Final map for recording.

Thanks,  
**Devin Perry, RLA**  
Planning Manager  
Landscape Architect  
NV License # 1170  
775-462-9919

# FERNWOOD VILLAGE TENTATIVE MAP

A.P.N. 020-516-06  
CITY OF FERNLEY, LYON COUNTY, NEVADA



Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERAL NOTES
3	EXISTING CONDITIONS
4	SITE PLAN
5	GRADING PLAN
6	UTILITY PLAN

**LEGAL DESCRIPTION:**

**DATUM STATEMENT:**

SURVEY CONTROL IS BASED UPON UTILIZING THE ONLINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS).

POINT # 1 IS A NO. 5 REBAR SET ON THE EAST SIDE OF THE INTERSECTION OF TANGLEWOOD DRIVE AND FERNWOOD DRIVE.

**POSITIONAL DATA FOR POINT #1:**

LATITUDE: 39°36'35.10922 N  
LONGITUDE: 119°13'45.99844 W  
EL. HEIGHT: 1236.801 M OR 4057.746 US FT  
ORTHO HEIGHT: 1260.956 M OR 4136.995 US FT NAVD 88 DATUM  
PROCESSED ON 11/21/19

A PORTION OF LAND LOCATED IN COUNTY OF STOREY, STATE OF NEVADA;

BOUNDED BY THE MONUMENTS SHOWN HEREON AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER (POINT OF BEGINNING);  
THENCE N 89°56'26.74" E, A DISTANCE OF 695.640 FEET;  
THENCE S 00°23'15.00" W A DISTANCE OF 445.982 FEET;  
THENCE N 89°20'22.03" W A DISTANCE OF 695.661 FEET;  
THENCE N 00°23'31.44" E A DISTANCE OF 437.243 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 307,968.287 SQUARE FEET (7.072 ACRES), MORE OR LESS.

"I HEREBY AFFIRM THAT THESE FINAL CONSTRUCTION PLANS FOR THE FERNWOOD VILLAGE SUBDIVISION WERE PREPARED UNDER MY DIRECT SUPERVISION, IN ACCORDANCE WITH ALL APPLICABLE CITY OF FERNLEY AND STATE OF NEVADA STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS TO SAID PLANS".

\_\_\_\_\_  
LONNY E. PHELPS  
REGISTERED PROFESSIONAL ENGINEER  
STATE OF NEVADA NO. 25230  
PHELPS ENGINEERING  
DATE

PHELPS ENGINEERING ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE, MATERIAL, HORIZONTAL AND VERTICAL LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

**PROJECT INFORMATION**

TOTAL LOTS: 27  
DENSITY: 14 DU/AC  
ZONING: MDR14  
COMPREHENSIVE PLAN: RESIDENTIAL MULTI-FAMILY  
LINEAL FEET OF NEW STREETS: 2133 LF

**EARTHWORK QUANTITIES**

CUT= 19,665 CU YDS  
FILL= 7,184 CU YDS W/ 5.0% COMPACTION  
NET= 12,481 CU YDS (EXPORT)

**LAND DATA**

APN 020-516-06 7.07 AC

**DEVELOPMENT STANDARDS AND NOTES**

- MINIMUM LOT SIZE.....6000 SF
- MINIMUM AVERAGE LOT WIDTH.....45 FT. (FRONTAGE: 35 FT MIN.)
- SETBACKS.....FRONT: 15 FT , 20 GARAGE  
SIDE (CORNER): 10 FT  
SIDE (INTERIOR): 7.5 FT (0 FT ON SHARED LOT LINE)  
REAR: 10 FT.
- THIS DEVELOPMENT IS IN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP PANEL 32019C0105E (EFFECTIVE JANUARY 16, 2009) ZONE "X" IS IDENTIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
- HISTORICALLY, THE PROJECT SITE WAS USED FOR AGRICULTURAL PURPOSES, AN IRRIGATED FIELD
- DOMESTIC WATER SUPPLIED FROM COMMUNITY WATER SYSTEM.
- DOMESTIC SEWAGE DISPOSAL BY COMMUNITY SEWER SYSTEM, ESTIMATED AMOUNT OF SEWAGE CONTRIBUTED IS 130 GAL/DAY/DU (MULTI-FAMILY); 200 GAL/DAY/DU (SINGLE FAMILY ATTACHED).
- ALL UTILITIES TO BE PLACED UNDERGROUND
- ALL STREET AND UTILITY IMPROVEMENTS WILL BE CONSTRUCTED TO CITY STANDARDS
- STORM DRAINAGE WILL BE RETAINED ON SITE
- WATER RIGHT SHALL BE IN ACCORDANCE WITH CITY ORDINANCE #714 BILL 696 PASSED 12-21-04
- THE DISTANCE FROM THE SUBDIVISION TO THE COMMUNITY SEWAGE SYSTEM IS APPROXIMATELY 100 FEET.

**UTILITIES:**

CHARTER COMMUNICATIONS 9335 PROTOTYPE DRIVE RENO, NV. 89511 (775) 850-7243	SOUTHWEST GAS CORPORATION 400 EAGLE STATION LANE CARSON CITY, NV. 89702 (775) 887-2720	FERNLEY PUBLIC WORKS DEPT. 595 SILVER LACE LANE FERNLEY, NV. 89408 (775) 575-2307
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SBC NEVADA BELL 645 E. FLUMB LANE P.O. BOX 11010 RENO, NV. 89520 (775) 333-4363	SIERRA PACIFIC POWER CO. 346 N. MAIN STREET FALLON, NV. 89406 (775) 423-3636
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**BASIS OF BEARINGS**

N 89°39'51" W ALONG THE SOUTH LINE OF THE SW1/4-SW1/4 OF SECTION 15, T20N, R24 E M.D.B.&M., AS SHOWN ON THE DIVISION INTO LARGE PARCEL MAP FOR FERNLEY HILLS ENTERPRISES, INC. FILE #239717 IN THE LYON COUNTY RECORDS.

**DATUM STATEMENT:**

SURVEY CONTROL IS BASED UPON UTILIZING THE ONLINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS).

POINT # 1 IS A NO. 5 REBAR SET ON THE EAST SIDE OF THE INTERSECTION OF TANGLEWOOD DRIVE AND FERNWOOD DRIVE.

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EL. HEIGHT: 1236.801 M OR 4057.746 US FT  
ORTHO HEIGHT: 1260.956 M OR 4136.995 US FT NAVD 88 DATUM  
PROCESSED ON 11/21/19

**PROJECT CONTACTS:**

OWNER/DEVELOPER	ENGINEER	SURVEYOR
VERTEX FUND 1, LLC LOVELAND, CO MATT HURLEY (720) 544-1820	PHELPS ENGINEERING SERVICES, LLC 155 COUNTRY ESTATES CIRCLE SUITE 300 RENO, NV. 89511 (775) 399-2200	PHELPS-BOWMAN 155 COUNTRY ESTATES CIRCLE SUITE 300 RENO, NV. 89511 (775) 399-2200

**CITY APPROVAL:**

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF FERNLEY THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**PUBLIC WORKS**

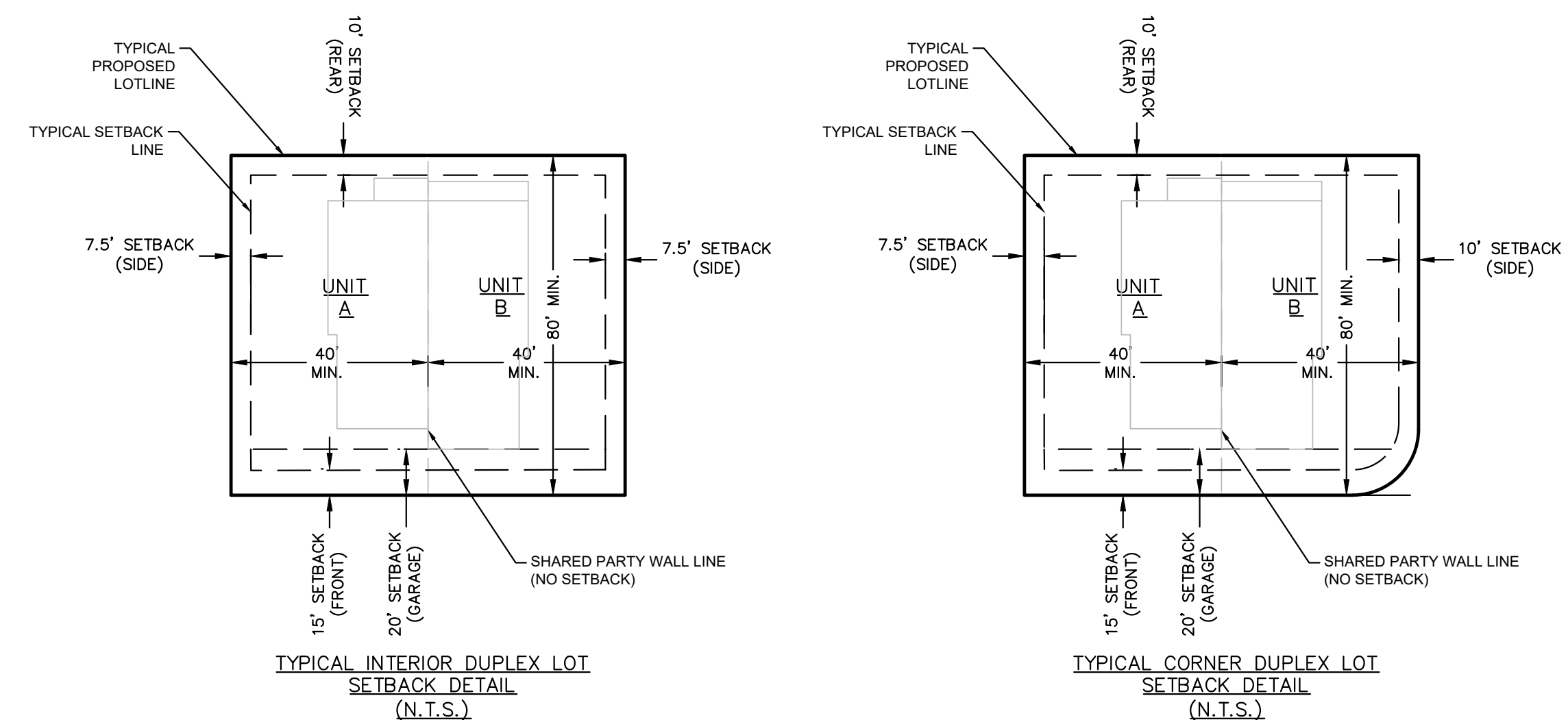
**COMMUNITY DEVELOPMENT**

**CITY ENGINEER**

**NORTH LYON COUNTY FIRE PREVENTION DISTRICT**

**TRUCKEE-CARSON IRRIGATION DISTRICT**

ATTEST: CITY CLERK



STANDARD LOT SETBACK DETAILS  
(MDR14 ZONING)  
27 LOTS  
7045 AVG. LOT SIZE

CT	DATE	REVISIONS	BY
1	9/02/2020	PER SHAW ENGINEERING COMMENTS	
2	11/05/2020	PER CITY OF FERNLEY COMMENTS	



NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"  
DESIGNED BY: JGF  
DRAWN BY: JJP  
CHECKED BY: JGF

FERNWOOD COVER SHEET

FERNWOOD TENTATIVE MAP LYON COUNTY FERNLEY, NEVADA

02/09/2021  
PROJECT NO.: 19239

**GENERAL NOTE FOR ALL DETAILS**

- ALL MATERIALS FURNISHED AND WORK PERFORMED SHALL BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC OR ORANGE BOOK).

**GENERAL NOTES FOR WATER SERVICE**

- THE CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE PROVISIONS OF OSHA AND CHAPTER 618 OF NRS, IN THE CONSTRUCTION PRACTICES FOR ALL EMPLOYEES DIRECTLY ENGAGED IN THE COMPLETION OF THIS PROJECT.
- THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR THE CONDITIONS AT THE JOB SITE, INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF THE WORK ACCORDING TO GENERALLY ACCEPTED CONSTRUCTION PRACTICES.
- ALL UNDERGROUND VALVES LARGER THAN 2" TEES, ETC., SHALL BE COATED IN MASTIC.
- NOTIFY CITY OF FERNLEY 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
- FIBER-REINFORCED PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS; MIN 6 SACKS OF CEMENT PER CUBIC YARD WITH A MAX. WATER/CEMENT RATIO OF 0.45; AIR ENTRAINMENT 0% ± 1.5%; SLUMP AT 1 TO 4 INCHES; ALL MATERIALS SHALL CONFORM TO SSPWC SECTION 202. POLYPROPYLENE FIBERS SHALL BE ADDED TO THE P.C.C. PER THE MANUFACTURERS RECOMMENDATIONS.
- NO OTHER UTILITIES MAY BE PLACED IN A WATER OR SEWER TRENCH.
- BACKFLOW PREVENTION IS REQUIRED PER DETAILS # 31 THRU # 40. RESIDENTIAL SUBDIVISIONS DO NOT TYPICALLY REQUIRE DETAILS # 31 THRU # 40. CITY OF FERNLEY WILL NOTIFY WHEN THESE SHEETS ARE REQUIRED.
- CONTRACTORS SHALL COMPLY WITH HOST EMPLOYER (CITY OF FERNLEY) SAFETY PROGRAM
- CONTRACTOR IS RESPONSIBLE FOR REVIEWING HOST EMPLOYER'S SAFETY PROGRAM. CONTRACTOR AT PRE-BID SHALL FURNISH CITY OF FERNLEY SAFETY RECORDS FROM THE LAST THREE YEAR PERIOD AND A COPY OF ITS OWN COMPANY SAFETY PROGRAM.
- ALL VALVE BOXES, MANHOLE STRUCTURES, AND CLEANOUTS SHALL BE MARKED AND ACCESSIBLE AT ALL TIMES.
- FOR DETAILS NOT SHOWN, CONTACT CITY OF FERNLEY @ 775-784-9910, FAX 775-784-9966.
- THE OWNER IS RESPONSIBLE FOR FURNISHING QUALIFIED SITE INSPECTIONS DURING CONSTRUCTION OF PUBLIC IMPROVEMENTS.
- CITY OF FERNLEY SHALL APPROVE OF THE INSPECTOR & TESTING FIRM PRIOR TO CONSTRUCTION.
- THE INSPECTOR SHALL INVENTORY ALL CONSTRUCTION MATERIALS TO ENSURE QUALITY CONTROL. REJECTION OF DEFECTIVE MATERIALS MUST BE COORDINATED WITH CITY OF FERNLEY.
- PERFORM PLASTIC PIPE BALL AND MANDREL TESTS ON NEWLY INSTALLED SEWER PIPE IN ACCORDANCE WITH SECTION 336.03.09 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- PERFORM AIR PRESSURE TESTING ON NEWLY INSTALLED SEWER PIPE IN ACCORDANCE WITH SECTION 336.03.07.04 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- ALL NEW PUBLIC WATER MAINS SHALL BE 8" OR LARGER.
- CONTRACTOR IS RESPONSIBLE TO MAKE FIELD MEASUREMENTS TO LOCATE AND SIZE EXISTING FACILITIES OR UNDERGROUND UTILITIES.
- PLACE CHLORINE TABLETS IN WATER LINES AS FOLLOWS:  
3 TABLETS PER 6" DIAMETER OF LINE;  
4 TABLETS PER 8" DIAMETER LENGTH OF LINE;  
5 TABLETS PER 10" DIAMETER LENGTH OF LINE;  
6 TABLETS PER 12" OR GREATER DIAMETER LENGTH OF LINE;  
TABLETS MUST BE GLUED AT EQUALLY SPACED INTERVALS TO INSIDE OF PIPE USING APPROVED ADHESIVE. DISINFECTION SHALL MEET AWWA STANDARD C651.
- CONTRACTOR SHALL SUBMIT CUT SHEETS & SHOP DRAWINGS FOR REVIEW TO THE PROJECT ENGINEER, AND/OR THE UTILITY ENGINEER PRIOR TO ORDERING CONSTRUCTION MATERIALS. A SIGNED SET OF DRAWINGS MUST ALWAYS BE AVAILABLE ONSITE DURING CONSTRUCTION.
- PER THE CITY OF FERNLEY RULES AND REGULATIONS, SECTION 1.04.054, A BOND MUST BE IN PLACE PRIOR TO THE START OF CONSTRUCTION.

**GENERAL NOTES**

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**WATER MAIN PRESSURE & BACTERIA TESTING**

- CONTRACTOR SHALL MAINTAIN TEST PRESSURE WITHIN 5 PSI FOR A PERIOD OF 2 HOURS. TEST PRESSURE SHALL BE 150 AND 200 PSI, PER PRESSURE ZONE, AS INDICATED ON PLANS.
- ALLOWABLE LEAKAGE SHALL BE DETERMINED BY THE FOLLOWING:  
 $ALLOWABLE\ LEAKAGE\ (GALLONS\ PER\ HOUR) = \frac{SD \times P}{30}$   
WHERE S = LENGTH OF PIPE IN TEST SECTION (FEET)  
D = PIPE DIAMETER (INCHES)  
P = TEST PRESSURE (PSIG)
- LEAKAGE SHALL BE MEASURED BY THE VOLUME OF WATER REQUIRED TO MAINTAIN THE TEST PRESSURE WITHIN 5 PSI FOR THE TEST PERIOD, NOT THE DROP IN PRESSURE.
- INSPECTOR IS RESPONSIBLE FOR OBTAINING AND DELIVERING TESTING LAB SAMPLE BOTTLES AND COLLECTING SAMPLES FOR BACTERIA TESTING. INSPECTOR SHALL PRESENT TEST RESULTS TO THE UTILITY.

**REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTION ASSEMBLY (RP):**

1. THE RP SHALL ALWAYS BE INSTALLED ABOVE GRADE AND WILL NOT BE ALLOWED IN BASEMENTS.

2. A DRAIN SHALL BE INSTALLED IN THE BOX FOR OUTDOOR INSTALLATIONS AND A DAYLIGHT DRAIN AND A FLOOR DRAIN SHALL BE INSTALLED FOR INDOOR INSTALLATIONS. REFER TO TABLE A FOR MINIMUM REQUIRED DRAIN SIZES.

3. AN AIR GAP (VERTICAL PHYSICAL SEPARATION) OF AT LEAST 2 TIMES THE DIAMETER OF THE RELIEF VALVE OPENING, WITH A MINIMUM OF 1", SHALL BE MAINTAINED BETWEEN THE WATER DISCHARGE POINT ON THE RELIEF VALVE AND THE DRAIN OR 1" ABOVE THE MINIMUM FLOOD LEVEL, WHICHEVER IS HIGHEST.

**DOUBLE CHECK VALVE BACKFLOW PREVENTION ASSEMBLY (DC):**

1. BELOW GROUND VAULTS SHALL REMAIN DRY THROUGHOUT THE YEAR.

**PRESSURE VACUUM BREAKER (PVB) SPILL RESISTANT PRESSURE VACUUM BREAKER (SVB) BACKFLOW PREVENTION ASSEMBLY:**

1. THE PVB SHALL NOT BE SUBJECT TO ANY BACK PRESSURE FROM ELEVATED DOWNSTREAM PIPING, INJECTION SYSTEMS, COMPRESSED AIR, PUMPS, OR OTHER MEANS. IF BACK PRESSURE EXISTS, AN RP MUST BE INSTALLED.

**DC, RP, AND PVB/SVB ASSEMBLIES:**

- SUPPORTS SHALL BE PROVIDED AS NECESSARY.
- ELECTRIC SUPPLY SOCKETS SHALL BE AWAY FROM RELIEF VALVE & TEST COCK.
- FREEZE PROOF INSULATED BOX AND 1 TYPE OF HEAT ARE REQUIRED. 2 TYPES ARE STRONGLY RECOMMENDED.
- PLACE WATERTIGHT, FLEXIBLE SEALANT AT PIPE PENETRATIONS.
- INSULATED BOX SHALL EITHER SWING CLEAR OF ASSEMBLY OR BE SIZED TO PROVIDE CLEARANCES SHOWN IN THE DETAILS.
- SPRINGS LOADED LID IS REQUIRED ON LARGE BOXES.
- EITHER VALVE BOXES OR PIPE RISERS MAY BE USED FOR THE SHUT OFF VALVES.
- MANUAL SHUTOFF VALVES SHALL BE BRASS GLOBE OR CURB VALVES SIZED THE SAME AS SERVICE LINE.
- DRAIN CONFIGURATION SHALL BE AN IN LINE TEE TO BRASS SHUTOFF VALVE WITH A RUBBER SEAT & SCHEDULE 80 1/2" 90° ELBOW WITH FEMALE THREADS. ADD 1/2" RED FREEZE KING DRAIN.
- USE 2 FULL TURNS OF TEFLON TAPE ON ALL THREADED JOINTS.
- NO STOP AND WASTE VALVES.
- ADEQUATE CLEARANCE MUST BE PROVIDED FOR OPERATION OF VALVES AND REPAIR AND TESTING OF THE ASSEMBLIES.
- NO OUTLET, TEE, OR AN CONNECTION MAY BE MADE TO THE SERVICE LINE BETWEEN THE METER AND THE ASSEMBLY.
- ALL ASSEMBLIES MUST BE INSTALLED IN THE HORIZONTAL ORIENTATION UNLESS USC APPROVED IN A DIFFERENT ORIENTATION.
- ASSEMBLIES MUST BE INSTALLED AS CLOSELY AS PRACTICAL TO THE WATER METER.
- CITY OF FERNLEY RECOMMENDS PROTECTING THE ASSEMBLIES FROM VANDALISM IN SUSCEPTIBLE AREAS. REQUIRED CLEARANCES MUST STILL BE MET AND UTILITY ACCESS MUST BE PROVIDED.
- ASSEMBLIES LESS THAN 2" REQUIRE 1 CU. FT OF CLEAN GRAVEL AND ASSEMBLIES GREATER THAN OR EQUAL TO 2" REQUIRE 8 CU. FT OF CLEAN GRAVEL FOR ALL DRAINS.

**GENERAL NOTES**

Detail No.	DATE	REVISIONS	BY
2	05/09	RELOCATED NOTES WITH DETAIL ID	
GEN NOTES			

**TABLE A**

RP SIZE	MIN. ID DRAIN SIZE
3/4" - 1 1/2"	2"
1 1/4" - 2"	4"
2 1/4" - 3"	6"
4" - 10"	8"

**AIR GAP SEPARATION**

- THE TANK AND PUMP SHALL BE DESIGNED TO SUIT CUSTOMER'S NEEDS.
- AN AIR GAP (THE DISTANCE BETWEEN THE LOWEST POINT OF THE SUPPLY LINE AND/OVERFLOW ELEVATION OF THE RECEIVING TANK) MUST BE AT LEAST 2 TIMES THE DIAMETER OF THE SUPPLY LINE, WITH A MINIMUM AIR GAP OF 1'.
- FREEZE PROTECTION SHALL BE PROVIDED FOR THE SUPPLY PIPE AND THE RECEIVING TANK WHERE NECESSARY.
- THE WATER METER SHALL BE LOCATED UPSTREAM OF THE AIR GAP.
- AIR GAP BYPASSES MUST BE AUTHORIZED BY THE UTILITY.

**TYPICAL LOCATIONS WHERE RP ASSEMBLIES ARE REQUIRED**  
(THIS LIST IS ACCORDING TO NAC 45A.67195, CITY OF FERNLEY MAY REQUIRE AN RP FOR APPLICATIONS NOT LISTED HERE)

A BUILDING THAT:

- CONTAINS A HOTEL, MOTEL, CASINO, CONDOMINIUM OR TOWNHOUSE, OR ANY APARTMENTS;
- IS USED FOR UNIDENTIFIED COMMERCIAL PURPOSES;
- UTILIZES ANY SEWAGE PUMPS OR EJECTORS;
- UTILIZES A HYDRONIC HEATING SYSTEM WITH A CHEMICAL ADDITIVE;
- HAS A BAPTISMAL FONT;
- UTILIZES A BOTTLING SYSTEM;
- IS A BREWERY, CANNERY, PACKING HOUSE, DAIRY PROCESSING FACILITY, RESTAURANT, OR OTHER FACILITY WHERE FOOD IS PROCESSED OR SERVED, DENTAL CLINIC, MEDICAL FACILITY, HOSPITAL, CONVALESCENT HOME, SANITARIUM, MORGUE, MORTUARY, FACILITY FOR CONDUCTING AUTOPSIES, LABORATORY, SCHOOL, COLLEGE, UNIVERSITY, PUBLISHING OR PRINTING FACILITY, VETERINARY CLINIC, PET SHOP, PET GROOMING FACILITY, LAUNDRY OR DRY CLEANING FACILITY, DYEING FACILITY, ANY ELECTROCHEMICAL PLATING FACILITY, FACILITY THAT HAS A POOL OR SPA, A PARK FOR MOBILE HOMES OR RECREATIONAL VEHICLES, FACILITY FOR PRODUCTION OF POWER, FACILITY THAT HANDLES, PROCESSES OR STORES RADIOACTIVE MATERIALS, FACILITY THAT PROCESSES SAND OR GRAVEL, FACILITY THAT MANUFACTURES OR UTILIZES CHEMICALS, FACILITY FOR THE MANUFACTURING, REPAIR, OR WASHING OF MOTOR VEHICLES, FACILITY FOR MANUF. OR PROCESSING OF FILM, FACILITY FOR MANUFACTURING OF ICE, A FACILITY FOR MANUF., PROCESSING OR CLEANING OF METAL, FACILITY FOR MANUF. OF ANY RUBBER, FACILITY FOR MANUF. OF ANY PAPER, ANY FACILITY FOR MANUF., PROCESSING OR FABRICATION, CLASS 4, CLASS 5, OR CLASS 6 FIRE SPRINKLER SYSTEMS, IRRIGATION SYSTEMS WHERE CHEMICALS ARE INJECTED OR BOOSTER PUMPS ARE ADDED.

**TYPICAL LOCATIONS WHERE DC OR PVB/SVB ASSEMBLIES OR AIR GAPS ARE REQUIRED**  
(THIS LIST IS ACCORDING TO NAC 45A.67195, CITY OF FERNLEY MAY REQUIRE A DC, PVB/SVB OR AG FOR APPLICATIONS NOT LISTED HERE)

A DC IS REQUIRED FOR A BUILDING WITH CLASS 1, CLASS 2, OR CLASS 3 FIRE SPRINKLER SYSTEMS, A SITE WITH AN AUXILIARY WATER SUPPLY, AND A SITE WITH TWO METERS. A PVB/SVB IS REQUIRED FOR IRRIGATION SYSTEMS WITH NO PUMPS OR CHEMICAL INJECTION SYSTEMS. AN AIR GAP IS REQUIRED FOR STORM DRAINAGE SYSTEMS, SEWAGE COLLECTION, DISTRIBUTION, OR TREATMENT SYSTEMS, AND FILL LOCATIONS FOR PORTABLE SPRAYING OR CLEANING EQUIPMENT.

**CITY OF FERNLEY CROSS-CONNECTION CONTROL PROGRAM REQUIREMENTS**

- ALL BACKFLOW PREVENTION ASSEMBLIES MUST BE INSPECTED BY A UTILITY REPRESENTATIVE AND A TEST FORM (COMPLETED BY A HEALTH DISTRICT CERTIFIED TESTER) MUST BE SUBMITTED TO CITY OF FERNLEY BEFORE SERVICE IS ACTIVATED.
- THE TEST FORM MUST BE SUBMITTED TO CITY OF FERNLEY ANNUALLY WITHIN 30 DAYS OF THE ASSEMBLY INSTALLATION ANNIVERSARY DATE.
- CITY OF FERNLEY MAY TEST THE ASSEMBLY AT ANY TIME AT ITS OWN EXPENSE.
- THE CUSTOMER IS RESPONSIBLE TO PROTECT HIS/HER SYSTEM FROM THERMAL EXPANSION BY INSTALLING EITHER AN EXPANSION TANK OR PRESSURE RELIEF VALVE IN THE FEED LINE TO THE WATER HEATER (NO PROTECTION COULD RESULT IN SERIOUS DAMAGE AND/OR INJURY).
- ALL ASSEMBLIES MUST BE USC APPROVED.
- ALL WATER USED DURING CONSTRUCTION SHALL BE METERED AND SHALL FLOW THROUGH AN APPROVED BACKFLOW PREVENTION ASSEMBLY. UNAUTHORIZED FIRE HYDRANT USAGE SHALL RESULT IN COLLECTION OF FEES, FINES, POSSIBLE LEGAL ACTION, AND INVOLVEMENT OF STATE LOCAL LICENSING BOARDS.
- IF A CONTINUOUS WATER SUPPLY IS CRITICAL TO A PREMISE, PARALLEL ASSEMBLIES SHOULD BE INSTALLED.
- IT IS THE CUSTOMER'S RESPONSIBILITY TO ACCOUNT FOR PRESSURE LOSSES FROM THE ASSEMBLY.
- BACKFLOW PREVENTION SHALL NOT BE RELOCATED, REMOVED, OR REPLACED WITHOUT PRIOR APPROVAL FROM CITY OF FERNLEY.
- PLEASE NOTE THAT THE REQUIRED ASSEMBLIES PROTECT THE PUBLIC WATER SYSTEM ONLY.
- ENGINEER TO PROVIDE DOCUMENTATION THAT THE ASSEMBLIES ARE USC APPROVED.

**GENERAL NOTES**

Detail No.	DATE	REVISIONS	BY
3	05/09	RELOCATED NOTES WITH DETAIL ID	
GEN NOTES			

**GENERAL NOTES FOR SANITARY SEWER**

- SEWER LINE CLEANING SHALL BE PERFORMED WITH HYDRAULICALLY PROPELLED, HIGH-VELOCITY JET, MECHANICALLY POWERED EQUIPMENT, OR OTHER PUBLIC WORKS APPROVED DEVICES. THE CLEANING SHALL RESTORE THE SEWER LINES TO A MINIMUM OF 95% OF THE LINES ORIGINAL CARRYING CAPACITY. FINAL ACCEPTANCE SHALL BE MADE AFTER SUCCESSFUL INSPECTION TO THE PUBLIC WORKS INSPECTORS SATISFACTION THAT THE CONDITIONS ABOVE HAVE BEEN MET.
- SEWER GRADES SHALL BE VERIFIED AT EACH MANHOLE. INSPECTOR SHALL VERIFY PROPER OPERATION OF LEVELING EQUIPMENT AND PROCEDURE.
- ALL NEW PUBLIC COLLECTOR SEWERS SHALL BE 8 INCHES OR LARGER.

**GENERAL NOTES FOR E-ONE SEWER**

- MINIMUM BURY DEPTH IS 30 INCHES.
- ALL LOW PRESSURE FORCE MAIN PIPING SHALL BE SDR 21 PVC FOR 2" AND 3" MAINS AND C900 PVC FOR 4" AND LARGER MAINS.
- INSTALL AIR-RELEASE VALVES AT SYSTEM HIGH POINTS OR EVERY 2000 FT OF PIPE RUN.
- INSTALL FLUSHING STATIONS AND ISOLATION VALVES AT EVERY 1500 FT OF PIPE RUN AND WHENEVER TWO OR MORE MAINS COME TOGETHER.
- 'LOOPEE' SYSTEMS ARE NOT ALLOWED.
- SIZE SEWER MAINS IN ACCORDANCE WITH TABLES 4 AND 7 (MAXIMUM NUMBER OF GRINDER PUMP CORES OPERATING DAILY AND SCH 40 PVC PIPE FLUID DYNAMICS) FROM THE ENVIRONMENT-ONE CATALOG.
- USE OF ENVIRONMENT-ONE SYSTEM COMPONENTS HAS BEEN AUTHORIZED BY THE UTILITY. ALTERNATE SYSTEM WILL BE REVIEWED ON A CASE-BY-CASE BASIS.
- 'FLAPPER' TYPE STOP-CHECK VALVES SHALL BE INSTALLED AS CLOSE TO THE MAIN LINE AS FEASIBLE.

**GEOTECHNICAL NOTE:**

- BACKFILL OF L.P. SEWER TRENCHES SHALL BE IN ACCORDANCE WITH THE DETAIL ON PAGE ONE OF THESE CITY OF FERNLEY STANDARDS. THE REQUIREMENT FOR CLASS 'A' BEDDING SAND MAY BE WAIVED IF THE TRENCH IS IN A NON-STRUCTURAL LOCATION AND THE NATIVE MATERIAL HAS A PLASTICITY INDEX OF LESS THAN 20.

**SYSTEM TESTING:**

- THE CITY OF FERNLEY OR ITS AUTHORIZED INSPECTOR SHALL INSPECT ALL SYSTEMS PRIOR TO BURIAL.
- COMPACTION TESTING (>90% ASTM D1557A) IS REQUIRED IN ALL STRUCTURAL AREAS.
- HYDROSTATICALLY TEST THE LINE TO 150% OF DEAD HEAD PRESSURE (90 psf) FOR 2 HOURS. SYSTEM SHALL NOT LOSE MORE THAN 5 psi WITHIN THIS TESTING PERIOD.

**GENERAL NOTES**

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4	05/09	RELOCATED NOTES WITH DETAIL ID	
GEN NOTES			

**GENERAL NOTES FOR ROADWAY GEOMETRICS**

- THE ENGINEER SHALL SUBMIT A TRAFFIC REPORT AND PAVEMENT SECTION DESIGN WITH THE IMPROVEMENT PLANS, UNLESS APPROVED OTHERWISE BY THE CITY ENGINEER.
- THE ENGINEER OF RECORD SHALL SUBMIT THE PAVEMENT MIX DESIGN TWO (2) WEEKS PRIOR TO PAVING TO THE CITY OF FERNLEY PUBLIC WORKS DEPARTMENT FOR REVIEW.
- DESIGN OF THE STRUCTURAL SECTION FOR ASPHALT CONCRETE PAVEMENT FOR BOTH PUBLIC AND PRIVATE STREETS SHALL CONFORM TO THE PROCEDURES AS SET FORTH IN THE CURRENT ASPHALT INSTITUTE MANUAL TRAFFIC STUDY FOR THE PROJECT. SUFFICIENT TESTS SHALL BE MADE TO FULLY EVALUATE EACH DIFFERENT SOIL TYPE IN THE PROJECT. MAJOR ARTERIAL, MINOR ARTERIAL, INDUSTRIAL AND COMMERCIAL STREETS SHALL BE A TYPE 2 AC-20P ASPHALT CONCRETE (AC) PAVEMENT MIX DESIGN WITH HYDRATED LIME (MINERAL FILLER) ADDED AT ONE AND ONE-HALF PERCENT OF THE WEIGHT OF THE DRY AGGREGATES. COLLECTOR AND LOCAL/RESIDENTIAL STREETS SHALL BE A TYPE 3 AC-20 ASPHALT CONCRETE (AC) PAVEMENT MIX DESIGN WITH HYDRATED LIME (MINERAL FILLER) ADDED AT ONE AND ONE-HALF PERCENT OF THE WEIGHT OF THE DRY AGGREGATES. THE MINIMUM DESIGN LIFE OF THE STRUCTURAL SECTION SHALL BE 20 YEARS. MINIMUM STREET STRUCTURAL SECTIONS FOR BOTH PUBLIC AND PRIVATE STREETS SHALL BE 3" AC ON 6" OF TYPE 2, CLASS B AGGREGATE BASE FOR LOCAL/RESIDENTIAL STREETS, 3" AC ON 6" TYPE 2, CLASS B AGGREGATE BASE FOR EXPRESSWAYS AND MAJOR ARTERIAL STREETS. ALL STREETS, BOTH PUBLIC AND PRIVATE, WHICH ARE TO BE UTILIZED BY CONSTRUCTION VEHICLES DURING DEVELOPMENT, SHALL BE DESIGNED TO CARRY THE MAXIMUM ANTICIPATED LOADS. CONCRETE STREETS MAY BE PERMITTED UPON APPROVAL OF STRUCTURAL DESIGNS BY PUBLIC WORK.

**STRIPING AND SIGNAGE**

- PAVEMENT STRIPING SHALL BE NDOT TYPE II WATERBORNE PAINT WITH A MINIMUM FILM THICKNESS OF 25 MILS APPLIED IN TWO COATS. DROP ON GLASS BEADS SHALL BE APPLIED ON SECOND COAT. SEE SECTION 632 OF THE CURRENT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SILVER BOOK).
- PAVEMENT SYMBOL MARKINGS, YIELD LINES, AND STOP BARS SHALL BE REFLECTIVE THERMOPLASTIC MATERIAL MEETING THE CURRENT SPECIFICATIONS FROM SECTION 634 OF THE SILVER BOOK.
- THE DESIGN AND INSTALLATION OF TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

**TRENCHING AND PATCHING**

- THE DESIGN AND INSTALLATION OF TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, PUBLISHED BY THE FEDERAL HIGHWAY ADMINISTRATION.

**GENERAL NOTES**

Detail No.	DATE	REVISIONS	BY
5	05/09	RELOCATED NOTES WITH DETAIL ID	
GEN NOTES			

**GENERAL NOTES FOR CONCRETE WORK**

- NO CONCRETE SHALL BE PLACED UNTIL FORMS AND SUBGRADE ARE INSPECTED BY THE CITY EXCAVATION PERMIT INSPECTOR OR APPLICABLE ENGINEER OF RECORD.
- FIBER-REINFORCED PORTLAND CEMENT CONCRETE (P.C.C.) SHALL HAVE THE FOLLOWING CHARACTERISTICS: 4000 PSI MIN. COMPRESSIVE STRENGTH @ 28 DAYS; MIN 6 SACKS OF CEMENT PER CUBIC YARD WITH A MAX. WATER/CEMENT RATIO OF 0.45; AIR ENTRAINMENT 0% ± 1.5%; SLUMP AT 1 TO 4 INCHES; ALL MATERIALS SHALL CONFORM TO SSPWC SECTION 202. POLYPROPYLENE FIBERS SHALL BE ADDED TO THE P.C.C. PER THE MANUFACTURERS RECOMMENDATIONS.
- COMMERCIAL DRIVEWAYS SHALL HAVE #4 BARS AT 18" ON-CENTER LONGITUDINAL AND TRANSVERSE EXTENDING INTO GUTTER PAN AND DRIVEWAY WINGS. MINIMUM 2" CONCRETE COVER FOR ALL REINFORCING BARS.
- IF EXPANSION JOINT EXISTS WITHIN 4 FEET OF DRIVEWAY, REMOVE SIDEWALK AND CURB AND GUTTER TO THAT JOINT.
- CONCRETE REMOVAL SHALL BE TO NEAT SAWCUT LINES
- REMOVE CONCRETE WHEN CONSTRUCTING DRIVEWAY WHERE CURB AND GUTTER EXIST
- DEPRESSED CURB LENGTH TO MATCH DRIVEWAY WIDTH
- WEAKENED PLAIN JOINTS AT 5'-0" O.C. WITH EXPANSION JOINT IF NECESSARY

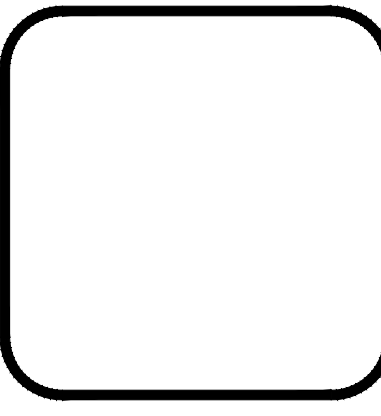
**GENERAL NOTES**

Detail No.	DATE	REVISIONS	BY
6	05/09	RELOCATED NOTES WITH DETAIL ID	
GEN NOTES			

NO.	REVISIONS	DATE	BY
1	PER SHAW ENGINEERING COMMENTS	9/02/2020	CT
2	PER CITY OF FERNLEY COMMENTS	11/05/2020	CT

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CHECKED BY: JGF

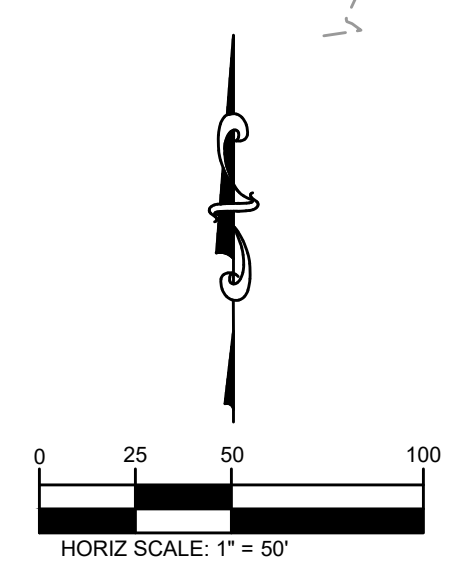
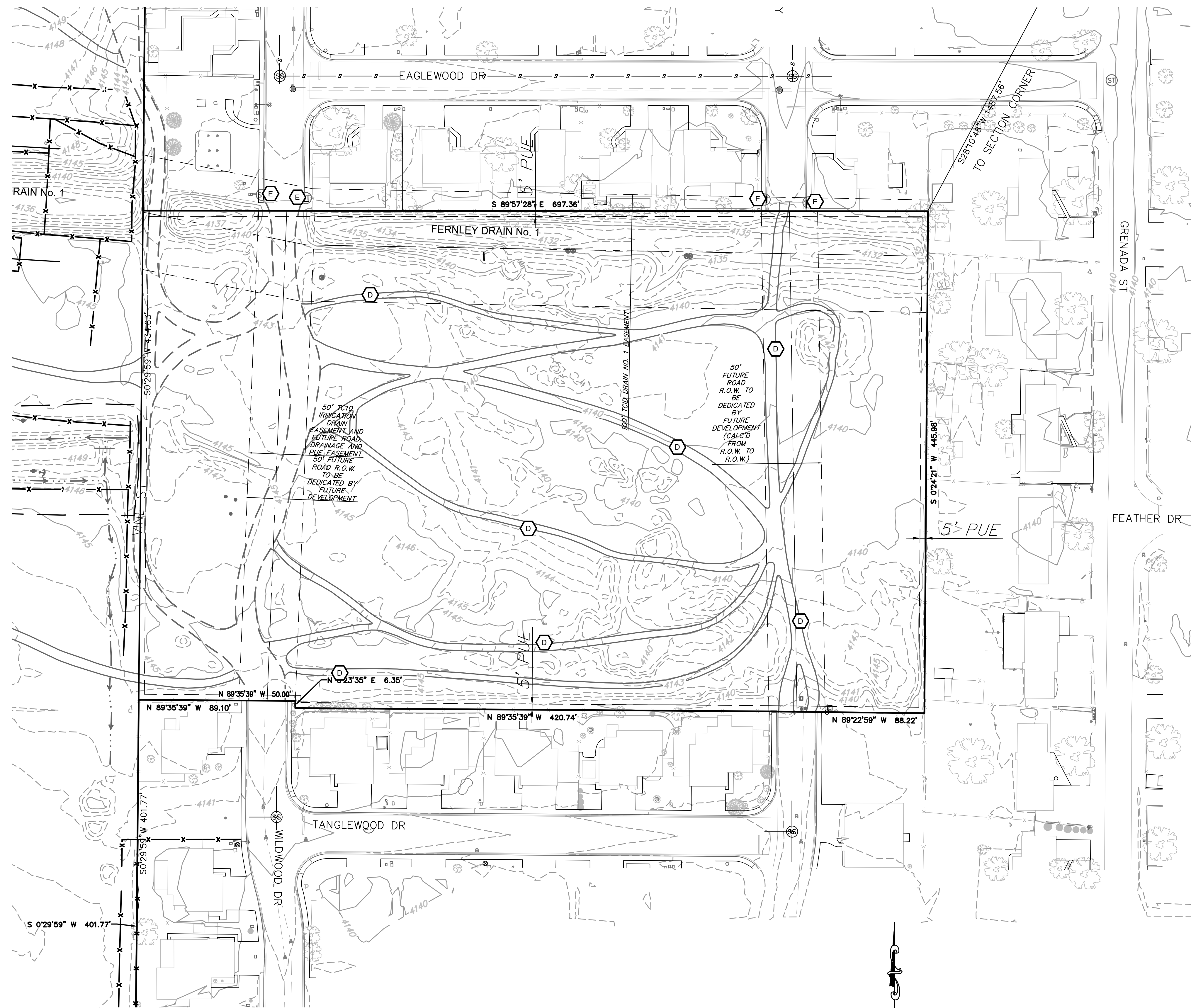
GENERAL NOTES

FERNWOOD TENTATIVE MAP LYON COUNTY FERNLEY, NEVADA

02/09/2021  
PROJECT NO.: 19239

2 of 6

Drawing name: S:\Entitlement\Engineering\19239 - Sherwood 31\08 - CAD\Engineering\Sheets\Site Development\EXISTING CONDITIONS.dwg 3 EXISTING CONDITIONS FERNWOOD (2) Feb 04, 2021 2:46pm by JPucillo



**EXISTING CONDITIONS LEGEND:**

- PROPERTY LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING SECTION LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING ROAD CENTER LINE
- EDGE OF PAVEMENT
- CURB & GUTTER
- PARKING/TRAFFIC SIGN
- DRAINAGE FLOWLINE
- EXISTING STORM SEWER
- ⊙ (ST) EXISTING STORM MANHOLE
- W — EXISTING WATER LINE W/FIRE HYDRANT AND GATE/BUTTERFLY VALVE
- EXISTING SANITARY SEWER W/MANHOLE
- RW — EXISTING RAW WATER LINE
- T — EXISTING TELEPHONE
- UGF — EXISTING COMMUNICATION LINE
- ⊙ (T) EXISTING TRANSFORMER
- G — EXISTING GAS LINE
- OHE — EXISTING OVERHEAD ELECTRIC
- E — EXISTING ELECTRIC
- ⊙ EXISTING POWER POLE
- ⊙ EXISTING LIGHT POLE
- X — EXISTING FENCE
- ⊙ EXISTING UNPAVED ROAD
- ⊙ EXISTING VEGETATION TO REMAIN

**REMOVE AND DEMOLISH KEY NOTES:**

- ⊙ (A) EXISTING DITCH TO REMAIN
- ⊙ (B) EXISTING DITCH TO BE REGRADED
- ⊙ (C) STRUCTURE TO BE DEMOLISHED
- ⊙ (D) TRAIL SYSTEM TO BE REMOVED
- ⊙ EXISTING VEGETATION TO BE REMOVED
- ⊙ (E) EXISTING STORM SEWER INLET
- ⊙ (F) EXISTING 18" STORM PIPE TO BE REMOVED
- X — EXISTING FENCE TO BE DEMOLISHED

**DEMOLITION NOTES:**

ALL ON SITE STRUCTURES, UTILITIES, VEGETATION, WALLS, FENCES AND OTHER ITEMS TO BE REMOVED UNLESS OTHERWISE NOTED

1 PER SHAW ENGINEERING COMMENTS	9/02/2020	CT
2 PER CITY OF FERNLEY COMMENTS	11/05/2020	CT
No.	REVISIONS	DATE

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 DRAWN BY: JJP  
 CHECKED BY: FGF

EXISTING CONDITIONS

FERNWOOD TENTATIVE MAP LYON COUNTY FERNLEY, NEVADA

02/09/2021  
 PROJECT NO.: 19239

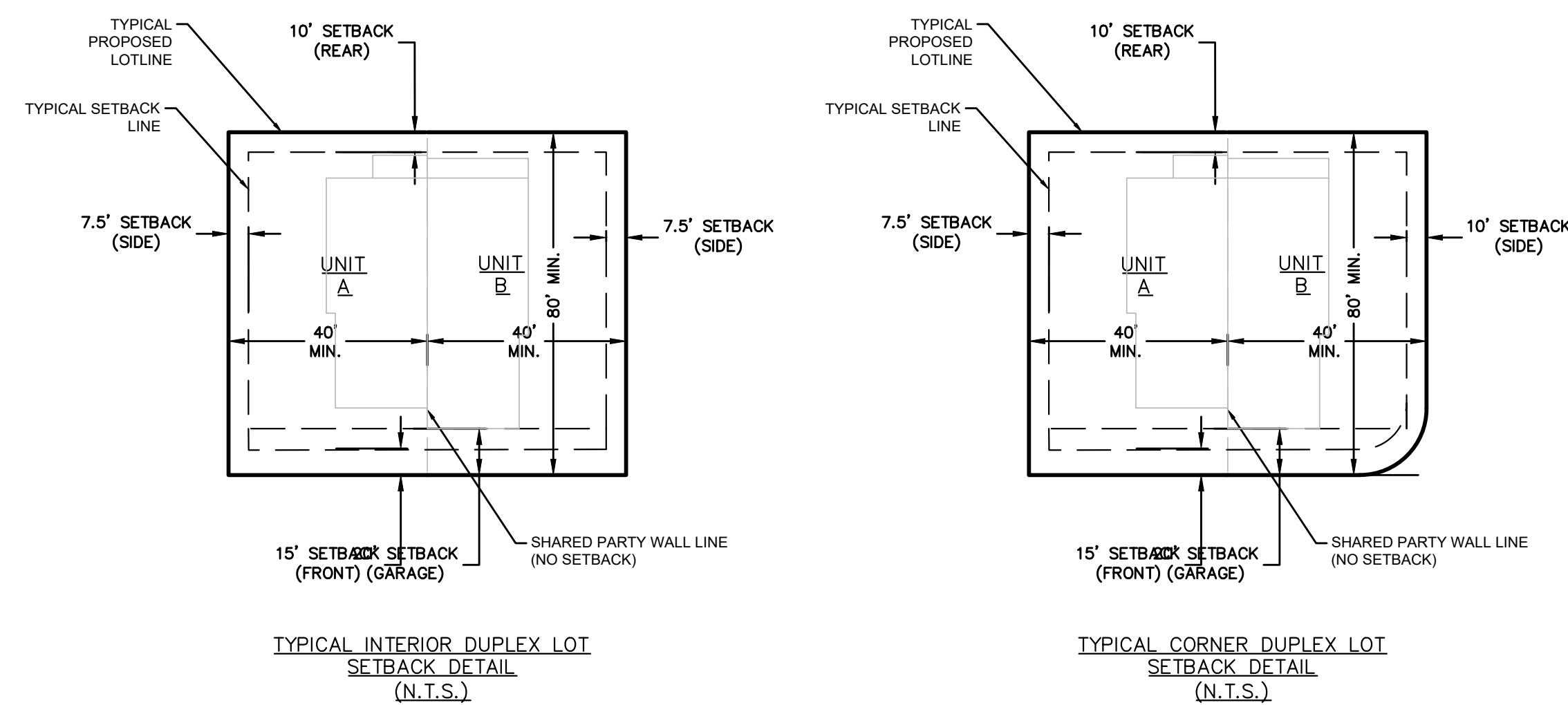
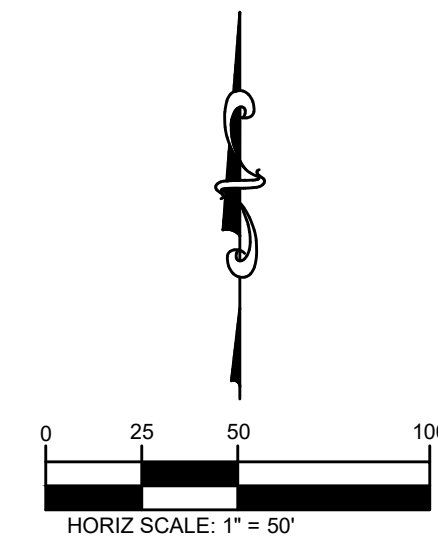


**SITE LEGEND:**

- BOUNDARY LINE
  - LOT LINE
  - RIGHT-OF-WAY
  - - - EXISTING RIGHT-OF-WAY
  - - - EXISTING SECTION LINE
  - - - EASEMENT LINE
  - - - EXISTING EASEMENT LINE
  - ROAD CENTER LINE
  - EXISTING ROAD CENTER LINE
  - EDGE OF PAVEMENT
  - CURB & GUTTER
  - DRAINAGE FLOWLINE
  - T — EXISTING TELEPHONE
  - G — EXISTING GAS
  - E — EXISTING OVERHEAD ELECTRIC
  - E — EXISTING ELECTRIC
  - EXISTING POWER POLE
  - EXISTING LIGHT POLE
  - PROPOSED LIGHT POLE
  - X — EXISTING FENCE
  - - - EXISTING UNPAVED ROAD
- 43 ← LOT NUMBER  
7743 ← LOT SIZE IN SQUARE FEET

**SITE KEY NOTES:**

- SW 4-FT WIDE SIDEWALK



STANDARD LOT SETBACK DETAILS  
(MDR14 ZONING)  
28 LOTS  
7045 AVG. LOT SIZE

NO.	REVISIONS	DATE	BY
1	PER SHAW ENGINEERING COMMENTS	9/02/2020	CT
2	PER CITY OF FERNLEY COMMENTS	11/05/2020	CT

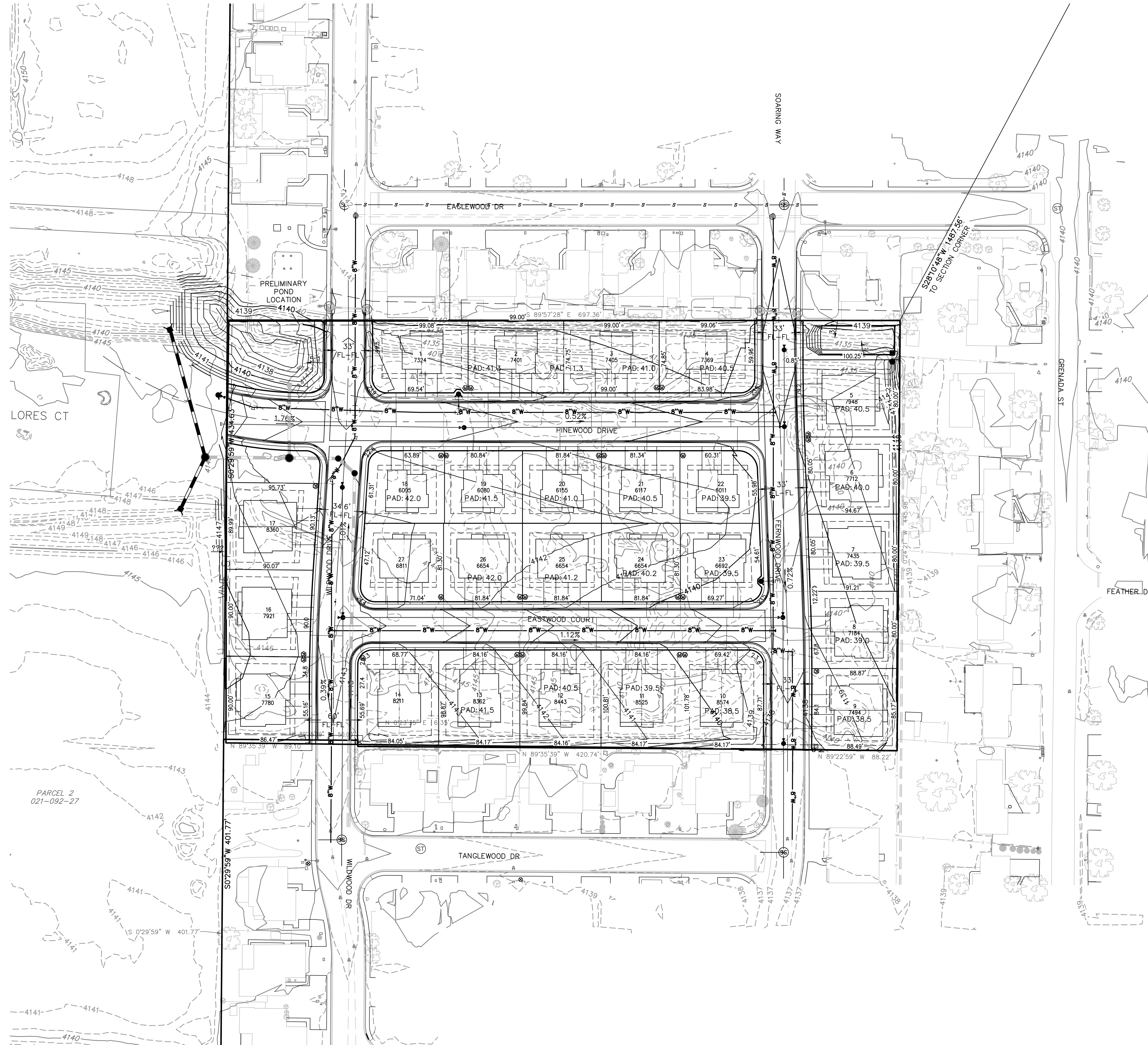


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CHECKED BY: FGF

SITE PLAN

FERNWOOD  
TENTATIVE MAP  
LYON COUNTY  
FERNLEY, NEVADA

02/09/2021  
PROJECT NO.: 19239



**GRADING LEGEND:**

- 8600 EXISTING CONTOURS
- 8600 PROPOSED CONTOURS
- LOT LINE
- SETBACK LINE
- RIGHT-OF-WAY
- EXISTING RIGHT-OF-WAY
- PROPERTY LINE
- EXISTING SECTION LINE
- EXISTING SECTION LINE
- TRACT
- EASEMENT LINE
- EXISTING EASEMENT LINE
- ROAD CENTER LINE
- EXISTING ROAD CENTER LINE
- EDGE OF PAVEMENT
- PROPOSED CURB & GUTTER
- STORM SEWER WINLET AND FES
- DRAINAGE FLOWLINE
- 100-YR FLOOD PLAIN
- EXISTING 100-YR FLOOD PLAIN

**BASIS OF BEARINGS**

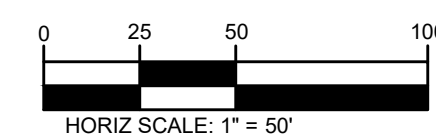
N 89°39'51" W ALONG THE SOUTH LINE OF THE SW1/4-SW1/4 OF SECTION 15, T20N, R24 E M.D.B.&M., AS SHOWN ON THE DIVISION INTO LARGE PARCEL MAP FOR FERNLEY HILLS ENTERPRISES, INC. FILE #239717 IN THE LYON COUNTY RECORDS.

**DATUM STATEMENT**

SURVEY CONTROL IS BASED UPON UTILIZING THE ONLINE POSITIONING USER SERVICE (OPUS) PROVIDED BY THE NATIONAL GEODETIC SURVEY (NGS).

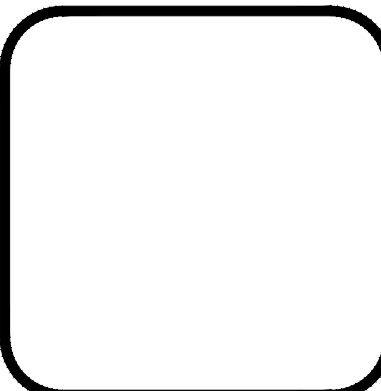
POINT # 1 IS A NO. 5 REBAR SET ON THE EAST SIDE OF THE INTERSECTION OF TANGLEWOOD DRIVE AND FERNWOOD DRIVE.

POSITIONAL DATA FOR POINT #1:  
 LATITUDE: 39°36'35.10922 N  
 LONGITUDE: 119°13'45.99844 W  
 EL HEIGHT: 1236.801 M OR 4057.746 US FT  
 ORTHO HEIGHT: 1260.956 M OR 4136.995 US FT NAVD 88 DATUM  
 PROCESSED ON 11/21/19



NO.	REVISIONS	DATE
1	PER SHAW ENGINEERING COMMENTS	9/02/2020
2	PER CITY OF FERNLEY COMMENTS	11/05/2020

**PHELPS ENGINEERING**  
 155 Country Estates Circle, Suite 300  
 Reno, NV 89511 (775) 969-7200  
 www.phelpsengineering.net

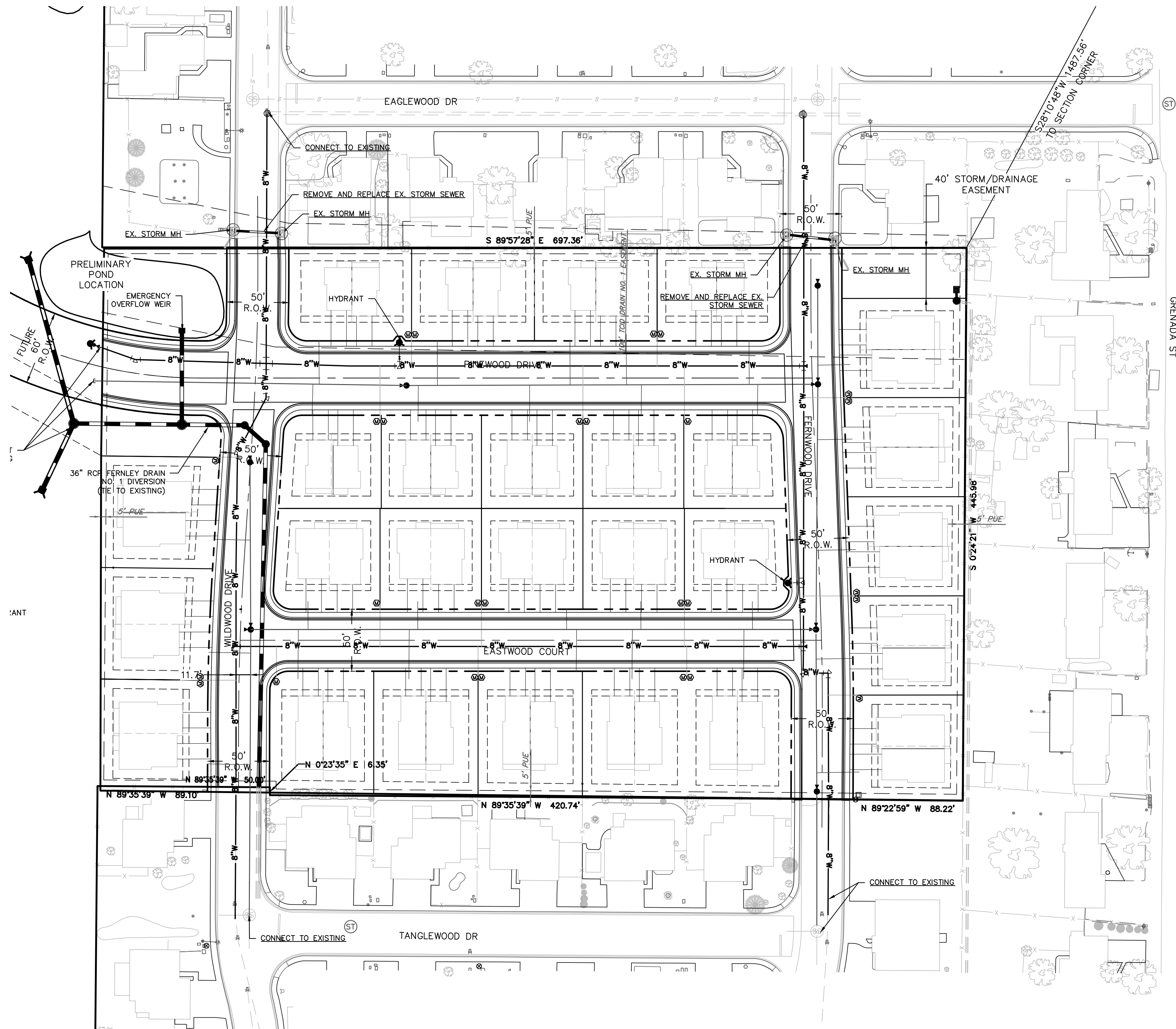


**811**  
 Know what's below.  
 Call 811 before you dig.  
 NOT TO SCALE IF SHEET SIZE OTHER THAN 24"x36"  
 DESIGNED BY: FGF  
 DRAWN BY: JJP  
 CHECKED BY: FGF

GRADING PLAN

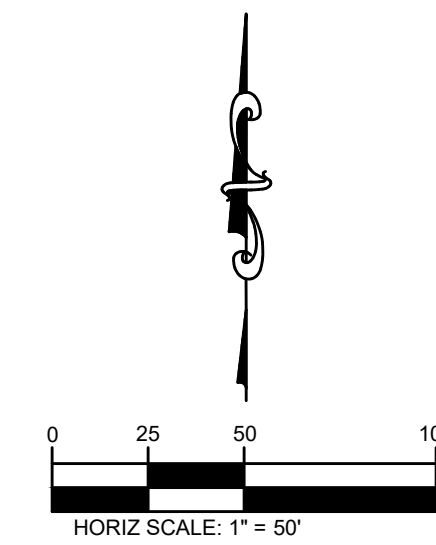
FERNWOOD TENTATIVE MAP LYON COUNTY FERNLEY, NEVADA

02/09/2021  
 PROJECT NO.: 19239



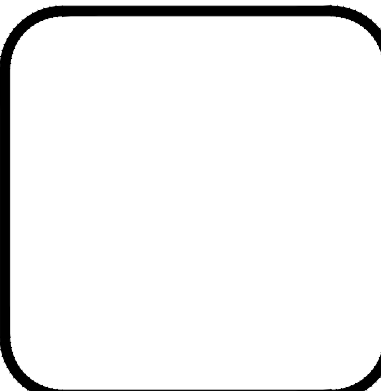
**UTILITY LEGEND:**

- PROPERTY LINE
- LOT LINE
- - - RIGHT-OF-WAY
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING SECTION LINE
- - - EASEMENT LINE
- - - EXISTING EASEMENT LINE
- ROAD CENTER LINE
- - - EXISTING ROAD CENTER LINE
- - - TRACT
- EDGE OF PAVEMENT
- CURB & GUTTER
- - - EXISTING DRAINAGE FLOWLINE
- STORM SEWER
- WINLET AND FES
- EXISTING STORM SEWER
- ⊙ EXISTING STORM MANHOLE
- WATER LINE W/FIRE HYDRANT AND GATE/BUTTERFLY VALVE
- ⊙ WATER METER
- - - EXISTING WATER LINE
- 8" W PROPOSED WATER LINE
- EXISTING SANITARY SEWER W/MANHOLE
- 8" SS 8-INCH Ø SANITARY SEWER W/MANHOLE
- OHE EXISTING OVERHEAD ELECTRIC
- E EXISTING ELECTRIC
- E ELECTRIC LINE
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- PROPOSED LIGHT POLE



No.	REVISIONS	DATE	BY
1	PER SHAW ENGINEERING COMMENTS	9/02/2020	CT
2	PER CITY OF FERNLEY COMMENTS	11/05/2020	CT

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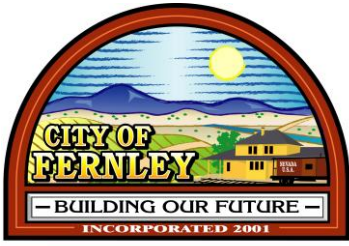


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 DESIGNED BY: FGF  
 DRAWN BY: JJP  
 CHECKED BY: FGF

**UTILITY PLAN**

FERNWOOD TENTATIVE MAP LYON COUNTY FERNLEY, NEVADA

02/09/2021  
 PROJECT NO.: 19239



## Planning Department

Michele Rambo, AICP  
Planning Director

Alisa Johansson  
Senior Planner

Lisa Warner  
Assistant Planner

Tyler Hanson  
Planning Technician

June 30, 2025

Devin Perry, RLA  
Phelps Engineering, Inc.  
dperry@phelpsengineering.net

### **RE: Final Action – Amendment to Conditions of Approval, TSM20004 (Fernwood Village)**

Dear Applicant:

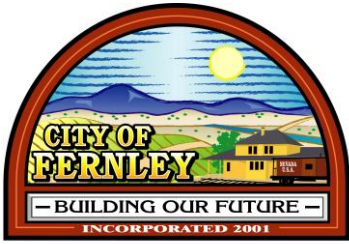
On June 18, 2025, the City of Fernley City Council reviewed a request to amend the conditions of approval for Fernwood Village, TSM20004 (APN: 020-516-06). The scope of the amendment was restricted to removal of an erroneous prohibition on extensions contained within Condition #3. This prohibition conflicts with state law (NRS 278.360.1(c)).

Following careful consideration and based upon the information presented by staff, City Council voted to approve the requested amendment. No appeal was filed in accordance with the provisions outlined in Fernley Municipal Code Section 32.03.090(f); therefore, the City Council's action is final.

If you have any questions about this, please reach out to me via one of the contact methods listed below.

Thank you,

Alisa Johansson, Senior Planner  
City of Fernley Planning Department  
E: [ajohansson@cityoffernley.org](mailto:ajohansson@cityoffernley.org)  
O: 775-784-9811



## Planning Department

Michele Rambo, AICP  
Planning Director

Alisa Johansson  
Senior Planner

Lisa Warner  
Assistant Planner

Tyler Hanson  
Planning Technician

### Conditions of Approval for TSM20004 Tentative Subdivision Map *Amended by City Council on June 18, 2025*

1. APPROVAL:

THE PROJECT IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIVE CHANGE SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION AND CITY COUNCIL AS AN AMENDMENT TO THIS TENTATIVE SUBDIVISION MAP.

2. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO A 54-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION AND 3 OPEN SPACE LOTS ON  $\pm$  7.08 ACRES.

3. EXPIRATION DATE:

THE TENTATIVE MAP SHALL EXPIRE WITHIN FOUR (4) YEARS OF THE DATE OF THE CITY COUNCIL APPROVAL, UNLESS THE FINAL MAP HAS BEEN RECORDED IN ACCORDANCE WITH NEVADA REVISED STATUTES (N.R.S.) 278.360. ~~NO EXTENSIONS MAY BE GRANTED.~~

4. ADJACENCY STANDARDS:

THE DEVELOPER SHALL COMPLY WITH THE ADJACENCY STANDARDS OF THE CITY OF FERNLEY DEVELOPMENT CODE SECTION 32.09.030 TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

5. ENGINEERING DIVISION:

THE DEVELOPER SHALL COMPLY WITH ALL ENGINEERING REQUIREMENTS WITHIN THE FERNLEY MUNICIPAL CODE TITLE 32, INCLUDING BUT NOT LIMITED TO, COMPLIANCE WITH SITE DEVELOPMENT STANDARDS, FLOODPLAIN MANAGEMENT, ROADWAYS, UNDERGROUNDING OF UTILITIES, AND WATER AND WASTEWATER FACILITIES TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THE PROJECT.

6. DESIGN STANDARDS:

THE DEVELOPER SHALL COMPLY WITH THE DESIGN STANDARDS AND REGULATIONS AS SET FORTH IN THE CITY OF FERNLEY'S DEVELOPMENT CODE AND PUBLIC WORKS DESIGN MANUAL UNLESS IN CONFLICT WITH THE LOCAL, STATE, OR FEDERAL REGULATIONS, IN WHICH CASE THE MORE STRINGENT REGULATION WILL TAKE PRECEDENCE. THE PROJECT SHALL COMPLY WITH THE DESIGN STANDARDS WITHIN §32.06.070(c) TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

7. WATER RIGHTS:

THE DEVELOPER SHALL COMPLY WITH ALL CITY OF FERNLEY MUNICIPAL CODES REGARDING THE DEDICATION OF WATER RIGHTS AND ALL ASSOCIATED FEES FOR THE CONNECTION TO THE CITY'S MUNICIPAL WATER SYSTEM IN THE AMOUNT THAT IS REQUIRED PRIOR TO THE RECORDATION OF A FINAL MAP.

8. SEWER REPORT:

AT THE TIME OF ANY FINAL MAP SUBMITTAL, THE DEVELOPER SHALL SUBMIT A FINAL SEWER REPORT THAT COMPLIES WITH ALL REQUIREMENTS OF CHAPTER 8 OF THE CITY OF FERNLEY'S PUBLIC WORKS DESIGN STANDARDS TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

9. WATER AND SEWER MODELING:

THE DEVELOPER SHALL PAY ALL FEES AND PROVIDE ALL THE INFORMATION NECESSARY TO COMPLETE WATER AND SEWER MODELING OF THE PROJECT. MODELING WILL BE PERFORMED BY THE CITY OF FERNLEY'S CONSULTANT AND ANY ADDITIONAL INFRASTRUCTURE OR CAPACITY IDENTIFIED BY THE MODELING SHALL BE INCLUDED IN THE IMPROVEMENT PLANS AND CONSTRUCTED BY THE DEVELOPER.

10. WATER AND SEWER MAINS AND SERVICES:

THE DEVELOPER SHALL COMPLY WITH ALL STANDARDS, CODES, AND REQUIREMENTS REGARDING CONNECTION TO THE CITY'S SANITARY SEWER AND POTABLE WATER SYSTEMS, INCLUDING BUT NOT LIMITED TO, ASSOCIATED FEES, EASEMENTS, DESIGN STANDARDS, SYSTEM LOOPING, DEVELOPMENT CODE REQUIREMENTS, AND STATE NDEP REQUIREMENTS. PRIOR TO THE RECORDATION OF A FINAL MAP FOR ANY PHASE OF THE PROJECT, THE DEVELOPER SHALL PROVIDE THE CITY WITH A UTILITY PLAN FOR WATER AND SANITARY SEWER THAT IS IN CONFORMANCE WITH THE CITY OF FERNLEY'S MUNICIPAL CODE AND PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND ADMINISTRATOR. EACH PHASE MUST ALSO BE REVIEWED AND APPROVED BY THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION PRIOR TO ISSUANCE OF A PERMIT FOR CONSTRUCTION.

11. UTILITY EASEMENTS:

THE DEVELOPER SHALL PROVIDE EASEMENTS TO THE CITY OF FERNLEY FOR THE MAINTENANCE OF THE PUBLIC WATER, SEWER, OR STORM DRAIN FACILITIES BEING INSTALLED ON PRIVATE PROPERTY. THE EASEMENTS SHALL INCLUDE THE CITY OF FERNLEY'S STANDARD EASEMENT LANGUAGE AND SHALL BE RECORDED ALONG WITH THE FINAL MAP.

12. DRAINAGE AND GRADING:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE FERNLEY MUNICIPAL CODE CHAPTER 32 (DRAINAGE AND GRADING) AND CHAPTER 10 OF THE CITY OF FERNLEY'S PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR. THE DEVELOPER SHALL PROVIDE A DRAINAGE REPORT FOR THE PROJECT IN CONFORMANCE WITH THE CITY'S DEVELOPMENT CODE, MUNICIPAL CODE, AND THE PUBLIC WORKS DESIGN MANUAL FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. EACH SUCCESSIVE PHASE OF THE PROJECT SHALL SUBMIT AN UPDATED DRAINAGE REPORT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER SHOWING THE CUMULATIVE EFFECT OF THE

DEVELOPED PORTION OF THE PROJECT ALONG WITH THE PROPOSED PHASE'S EFFECT ON THE TOTAL DISCHARGE INTO THE DRAINAGE SYSTEM.

13. GRADING PERMIT:

THE DEVELOPER SHALL SUBMIT A GRADING PLAN FOR ANY PHASE OF THE PROJECT TO THE APPROVAL OF THE CITY ENGINEER. PRIOR TO THE ISSUANCE OF A GRADING PERMIT FOR THE DEVELOPMENT, THE DEVELOPER SHALL POST A SURETY BOND FOR REGRADING AND RECLAMATION OF THE SITE. THE DEVELOPER SHALL PROVIDE A STAMPED ENGINEER'S ESTIMATE FOR REGRADING AND RECLAMATION OF THE SITE. THE DEVELOPER SHALL COMPLY WITH ALL GRADING REQUIREMENTS SET FORTH IN THE CITY OF FERNLEY'S DEVELOPMENT CODE AS WELL AS ALL STATE AND FEDERAL REGULATIONS. THE DEVELOPER OR THEIR DESIGNEE SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PERMIT WITH THE STATE OF NEVADA AS WELL AS A SURFACE AREA DISTURBANCE PERMIT.

14. PARKING:

PURSUANT TO §32.09.120(b), THE ADMINISTRATOR HAS DETERMINED THAT A SPECIAL CONDITION EXISTS. THEREFORE, THE DEVELOPER SHALL BE REQUIRED TO PROVIDE ONE (1) OFF-STREET PARKING SPACE PER BEDROOM FOR EACH RESIDENTIAL UNIT, BUT NOT LESS THAN 2 PER UNIT. THE DEVELOPER SHALL DEMONSTRATE COMPLIANCE WITH THIS REQUIREMENT WITH EACH BUILDING PERMIT SUBMITTAL.

15. STREETS:

THE DEVELOPER SHALL CONSTRUCT ANY ROADWAY IMPROVEMENTS NECESSARY TO SERVE THE PROJECT TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR. THE DEVELOPER SHALL PROVIDE A FINAL MAP AND IMPROVEMENT PLANS THAT SHOW THE PROPOSED PINWOOD DRIVE AND ALL OTHER PROPOSED LOCAL STREETS CONSTRUCTED TO A 50-FOOT-WIDE RIGHT OF WAY STANDARD. THE FINAL MAP AND IMPROVEMENT PLANS SHALL ALSO SHOW THE CONNECTION TO THE PROPOSED MULTIFAMILY PROJECT TO THE WEST MODIFIED TO OPERATE AS A GATED EMERGENCY ACCESS ONLY WITH A GATE, SIDEWALK ACCESS AND COMMERCIAL DRIVEWAY.

16. TRAFFIC ANALYSIS:

THE DEVELOPER SHALL PROVIDE A TRAFFIC ANALYSIS REPORT FOR THE PROJECT THAT COMPLIES WITH CHAPTER 3 OF THE CITY OF FERNLEY DESIGN STANDARDS MANUAL TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

17. TRAFFIC CAPACITY IMPROVEMENTS:

THE DEVELOPER SHALL COMPLETE MITIGATION MEASURES FOR US-95A/FREMONT/CHISHOLM TRAIL INTERSECTION. THE JANUARY 2020 TRAFFIC ANALYSIS FOR THE SHERWOOD VILLAGE FERNWOOD PROJECT RECOMMENDED SEPARATE LEFT TURN, THROUGH, AND RIGHT TURN LANES AT THE WEST FREMONT STREET AND EAST CHISHOLM TRAIL APPROACHES AS WELL AS OVERLAP PHASING FOR THE RIGHT TURN MOVEMENT AT THE WEST FREMONT STREET APPROACH. OTHER POSSIBLE MITIGATION MEASURES INCLUDE, BUT ARE NOT LIMITED TO, SIGNALIZATION OR SIGNALIZATION IMPROVEMENTS, CHANNELIZED MEDIANS, TURNING LANES, STORAGE LANE INCREASE, RESTRICTED TURN LANES AND/OR ADDITIONAL LANES. ADVANTAGES AND DISADVANTAGES OF THE PROPOSED MITIGATION NEED TO BE INCLUDED WITH ANY

PROPOSED MEASURES. THE PROPOSED MITIGATION MEASURE/S WILL NEED TO BE REVIEWED AND APPROVED BY THE ADMINISTRATOR, CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND THE NEVADA DEPARTMENT OF TRANSPORTATION PRIOR TO THE RECORDATION OF A FINAL MAP. THE MITIGATION MEASURE/S SHALL BE CONSTRUCTED TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND THE NEVADA DEPARTMENT OF TRANSPORTATION PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.

18. GEOTECHNICAL REPORT:

THE DEVELOPER SHALL PROVIDE A FINAL GEOTECHNICAL REPORT FOR THE PROJECT IN CONFORMANCE WITH THE DEVELOPMENT CODE FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR, CITY ENGINEER AND PUBLIC WORKS DIRECTOR PRIOR TO THE RECORDATION OF A FINAL MAP FOR ANY PORTION OF THE PROJECT.

19. IMPROVEMENT PLANS:

WITH THE SUBMITTAL OF ANY FINAL MAP APPLICATION, THE DEVELOPER SHALL SUBMIT THE ASSOCIATED IMPROVEMENT PLANS FOR REVIEW AND APPROVAL. THE IMPROVEMENT PLANS SHALL BE APPROVED PRIOR TO THE RECORDATION OF THE FINAL MAP. THE UTILITIES AND INFRASTRUCTURE FOR EACH PHASE MUST OPERATE INDEPENDENTLY OF FUTURE PHASES YET TO BE CONSTRUCTED. PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP FOR THE PROJECT, THE DEVELOPER SHALL CONSTRUCT ALL REQUIRED PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO, PUBLIC UTILITY AND ROADWAY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT OR PROVIDE A SURETY BOND IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN TITLE 32, IMPROVEMENTS AND AGREEMENTS, OF THE FERNLEY MUNICIPAL CODE.

20. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:

THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT TO THE APPROVAL OF THE ADMINISTRATOR AND THE FIRE CHIEF PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

21. RIGHT TO FARM:

THE DEVELOPER SHALL PLACE A NOTE ON THE FINAL MAP PROVIDING NOTICE TO ANY AND ALL SUBSEQUENT PURCHASERS OF "THE RIGHT TO FARM" PROVISIONS INCLUDED IN NEVADA REVISED STATUTES 40.140 AND THE CITY'S DEVELOPMENT CODE.

22. FINAL MAP PHASING:

THE PROJECT SHALL BE DEVELOPED IN A SINGLE PHASE. ANY FINAL MAP SHALL INCLUDE ALL PROPOSED LOTS AND SHALL BE SUBMITTED TO THE CITY FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

23. FENCING:

AT THE TIME OF FINAL MAP SUBMITTAL, THE DEVELOPER SHALL SUBMIT A FENCING PLAN IN ACCORDANCE WITH THE REQUIREMENTS SET FORTH IN THE CITY'S MUNICIPAL CODE TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

24. RESIDENTIAL CONSTRUCTION TAX:

THE DEVELOPER IS SUBJECT TO THE PROVISIONS OF FERNLEY MUNICIPAL CODE CHAPTER 26.02 – RESIDENTIAL CONSTRUCTION TAX. THE RESIDENTIAL CONSTRUCTION TAX FEE SHALL BE PAID PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR EACH SINGLE-FAMILY RESIDENCE.

25. UNITED STATES POSTAL SERVICE:

THE DEVELOPER SHALL PROVIDE AN EASEMENT FOR ANY NEW CLUSTER MAILBOX LOCATION TO THE APPROVAL OF THE ADMINISTRATOR AND LOCAL POSTAL INSPECTOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

26. WASTE MANAGEMENT SERVICE:

THE DEVELOPER SHALL PROVIDE A WILL SERVE FROM WASTE MANAGEMENT TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

27. TRUCKEE CARSON IRRIGATION DISTRICT (TCID)/BUREAU OF RECLAMATION:

THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE TRUCKEE CARSON IRRIGATION DISTRICT AND/OR THE BUREAU OF RECLAMATION RELATED TO ANY FACILITY OR EASEMENT WITHIN THE PROJECT BOUNDARY TO THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR AND ADMINISTRATOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

28. NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION- BUREAU OF SAFE DRINKING WATER AND BUREAU OF WATER POLLUTION CONTROL FOR THE WATER AND SEWER INFRASTRUCTURE DESIGN AND CONSTRUCTION TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER AND PUBLIC WORKS DIRECTOR



# CITY OF FERNLEY

## Planning Commission AGENDA REPORT

Meeting Date: July 9, 2025

**REPORT TO:** Fernley Planning Commission

**REPORT FROM:** Michele Rambo, Planning Director

**FINANCIAL IMPACT:**

Yes: No: X

**CURRENTLY BUDGETED:**

Yes: No: X

**FUND/ACCOUNT:**

N/A

**ACTION REQUESTED:** Receive/File

**AGENDA ITEM:**

Presentation from the Deputy City Manager providing an update on the status of the Lands Bills impacting the City of Fernley.

**AGENDA ITEM BRIEF:**

At the June 11, 2025 meeting, Commissioner Flores requested a presentation to update the Planning Commission on the status of the Lands Bills and how the properties obtained from the Federal Government will be used or disposed of. Lydia Altick, Deputy City Manager will present this information to the Planning Commission.

**RECOMMENDED MOTION:**

None

**BUSINESS IMPACT (per NRS Chapter 237):**

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

**ALTERNATIVES:**

N/A

**BACKGROUND:**

None

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

N/A

**FINANCIAL IMPLICATIONS:**

N/A

**ATTACHMENTS:**

None



# CITY OF FERNLEY

## Planning Commission AGENDA REPORT

Meeting Date: July 9, 2025

<b>REPORT TO:</b>	Fernley Planning Commission
<b>REPORT FROM:</b>	Michele Rambo, Planning Director

FINANCIAL IMPACT:	CURRENTLY BUDGETED:	FUND/ACCOUNT:
Yes:                      No: X	Yes:                      No: X	N/A

**ACTION REQUESTED:** Ordinance  
Motion

**AGENDA ITEM:**

(For Possible Action) Discussion and possible action to recommend approval of Bill #361 (associated with CA25001) to revise Section 32.03.040(b) (Comprehensive Master Plan Amendment) of the City of Fernley Development Code to better reflect the requirements found in NRS 278.210.

**AGENDA ITEM BRIEF:**

During the processing of a recent Master Plan Amendment, it was discovered that the Development Code section outlining the process for Master Plan Amendments appeared to be contradictory to NRS. Therefore, this amendment to the Development Code has been prepared to clarify the process and ensure compliance with NRS 278.210.

**RECOMMENDED MOTION:**

I move to recommend that the City Council approve Bill #361 (associated with CA25001) as presented by staff.

**BUSINESS IMPACT (per NRS Chapter 237):**

A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

See attached report for background, analysis, alternatives.

**ALTERNATIVES:**

I move to deny Bill #361 (associated with CA25001) because: \_\_\_\_\_.

**BACKGROUND:**

During the recent approval process for the Southwest Area Plan, there was some confusion regarding Section 32.03.040(b) and the appropriate steps required to approve a Master Plan Amendment. After review from the City's outside Land Use Attorney, it was determined that the existing code section wasn't clear and could be interpreted differently than the rules of procedure outlined in NRS 278.210. His recommendation was that a Code Amendment be done to ensure that the Development Code procedure clearly matched that in NRS.

Most of the changes shown in the attached redline version of the Code are capitalization and punctuation changes. The content changes are all contained in subsection 7, where new language has been added explaining:

- An amendment can not move forward to City Council until after it receives a supermajority approval from the Planning Commission.
- Any changes or modifications to a Master Plan Amendment by the City Council must go back to the Planning Commission for their approval.
- Failure of the Planning Commission to consider the changes proposed by the City Council within 40 days constitutes automatic approval of the change.

**Findings:**

In order to be approved, the following findings must be met:

1. The code amendment is consistent with the city's Master Plan and is otherwise consistent with state and federal law.

The Master Plan does not discuss the process to amend itself except to say that it will be reviewed every 5 to 7 years to keep it up to date. Therefore, there is no consistency issue with the proposed amendment. In addition, this amendment was initiated to bring the Development Code into clearer compliance with NRS, which makes the amendment consistent with state law.

2. Public notice was given, and a public hearing held per the requirements of the Development Code and Nevada Revised Statutes.

Public notices were given and public hearings will be held at both the Planning Commission and City Council meetings.

**RELEVANT LAWS, STATUTES, AND REGULATIONS:**

Fernley Development Code Section 32.03.040(b)  
Nevada Revised Statutes Section 278.210

**FINANCIAL IMPLICATIONS:**

N/A

**ATTACHMENTS:**

1. MPA Proposed 32.03.040
2. Bill 361



(b) ~~Comprehensive~~ master-Master plan-Plan amendmentsAmendments.

(1) ~~Applicability.~~ The City of Fernley Comprehensive Master Plan is a legislative planning document with respect to the city's vision, goals, and policies relative to such matters as population, housing, streets, and resource use which is governed by NRS 278.150 to and including NRS 278.250.

(2) ~~Initiation.~~

a. Master ~~plan-Plan amendments-Amendments~~ shall be initiated by the ~~administratorAdministrator, planning-Planning commissionCommission, city-City council Council~~ or by a ~~person's~~ application.

b. The ~~administratorAdministrator~~ shall make a recommendation regarding the application to the ~~planning-Planning commissionCommission~~.

(3) ~~Completeness.~~ See section 32.03.030.

(4) ~~Notice.~~ Notice is provided by publication and mail as provided by NRS 278.210 and ~~chapter Chapter~~ 32.03 of this title.

(5) The adoption of the ~~master-Master plan-Plan Amendment~~ must be by resolution of the ~~planning-Planning commissionCommission~~ carried by the affirmative votes of not less than two-thirds of the total membership of the ~~commissionCommission~~. The resolution must refer expressly to the maps, descriptive matter and other matter intended by the ~~commission Commission~~ to constitute the plan or any amendment, addition or extension thereof, and the action taken must be recorded on the map and plan and descriptive matter by the identifying signatures of the secretary and chair of the ~~commissionCommission~~.

(6) ~~Findings for approvalApproval.~~ In order to adopt an amendment to the Comprehensive master-Master planPlan, the ~~planning-Planning commissionCommission~~ shall find that a change is justified based on the following:

a. The ~~master-Master plan-Plan amendment-Amendment~~ would implement the goals listed within the City of Fernley Comprehensive Master Plan as listed in the staff report.

b. The ~~master-Master plan-Plan amendment-Amendment~~ would be compatible with surrounding land uses.

c. Public notice was given, and a public hearing held per the requirements of Nevada Revised Statutes and Fernley Development Code.

(7) ~~{Certification.}~~ A Master Plan Amendment may not be presented to the City Council unless and until the Master Plan Amendment has been approved by Planning Commission in the manner required by NRS 278.210. Once the required two-thirds vote of the Planning Commission has been obtained, Certification by the city-City council-Council shall be by the affirmative votes of a simple majority of the entire city-City council-Council. If the City Council desires to make changes or additions to a Master Plan Amendment, as adopted by the Planning Commission, such changes or additions shall be referred back to the Planning Commission for a new public hearing and recommendation. Failure of the Planning Commission to conduct a new public hearing and make a new recommendation with 40 days after the referral, or such longer period as may be designated by the City Council, shall be deemed to be approval of the proposed change or addition.

**BILL #361**  
**CITY OF FERNLEY**  
**ORDINANCE # \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 32, CHAPTER 3, SECTION 040(B) (COMPREHENSIVE MASTER PLAN AMENDMENTS) OF THE FERNLEY DEVELOPMENT CODE TO BETTER REFLECT THE REQUIREMENTS FOUND IN NRS 278.210 FOR AMENDING THE MASTER PLAN, AND OTHER MATTERS RELATED THERETO.**

THE CITY COUNCIL OF THE CITY OF FERNLEY, hereinafter “the Council”, DO HEREBY ORDAIN:

**Section 1.** Title 32, Chapter 3, Section 060(g)(1)(b) is hereby amended as follows:

32.03.040

(b) *Comprehensive Master Plan Amendments.*

(1) *Applicability.* The City of Fernley Comprehensive Master Plan is a legislative planning document with respect to the city's vision, goals, and policies relative to such matters as population, housing, streets, and resource use which is governed by NRS 278.150 to and including NRS 278.250.

(2) *Initiation.*

- a. Master Plan Amendments shall be initiated by the Administrator, Planning Commission, City Council or by application.
- b. The Administrator shall make a recommendation regarding the application to the Planning Commission.

(3) *Completeness.* See [section 32.03.030](#).

(4) *Notice.* Notice is provided by publication and mail as provided by NRS 278.210 and Chapter 32.03 of this title.

(5) The adoption of the Master Plan Amendment must be by resolution of the Planning Commission carried by the affirmative votes of not less than two-thirds of the total membership of the Commission. The resolution must refer expressly to the maps, descriptive matter and other matter intended by the Commission to constitute the plan or any amendment, addition or extension thereof, and the action taken must be recorded on the map and plan and descriptive matter by the identifying signatures of the secretary and chair of the Commission.

(6) *Findings for Approval.* In order to adopt an amendment to the Comprehensive Master Plan, the Planning Commission shall find that a change is justified based on the following:

- a. The Master Plan Amendment would implement the goals listed within the City of Fernley Comprehensive Master Plan as listed in the staff report.
- b. The Master Plan Amendment would be compatible with surrounding land uses.
- c. Public notice was given, and a public hearing held per the requirements of Nevada Revised Statutes and Fernley Development Code.

(7) *Certification.* A Master Plan Amendment may not be presented to the City Council unless and until the Master Plan Amendment has been approved by Planning Commission in the manner required by NRS 278.210. Once the required two-thirds vote of the Planning Commission has been obtained, certification by the City Council shall be by the affirmative vote of a simple majority of the City Council. If the City Council desires to make changes or additions to a Master Plan Amendment, as adopted by the Planning Commission, such changes or additions shall be referred back to the Planning Commission for a new public hearing and recommendation. Failure of the Planning Commission to conduct a new public hearing and make a new recommendation with 40 days after the referral, or such longer period as may be designated by the City Council, shall be deemed to be approval of the proposed change or addition.

**Section 2.** All ordinances or parts of ordinances in conflict herewith are hereby repealed.

**Section 3.** The City Clerk is instructed and authorized to publish the title of this ordinance as provided by law.

**Section 4.** This ordinance shall become effective upon passage, approval, and publication.

**Section 5.** The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare, and convenience.

**Section 6.** In any subsection, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions.

**Section 7.** The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation, or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

BILL #361 BEING HEREBY PROPOSED on the 6th day of August, 2025.

BILL #361 BEING HEREBY PASSED, APPROVED, and ADOPTED this 20th day of August, 2025, by the following vote of the Council:

Ayes: \_\_\_\_\_ Nays: \_\_\_\_\_ Abstentions: \_\_\_\_\_ Absent: \_\_\_\_\_

FERNLEY CITY COUNCIL

By: \_\_\_\_\_ Date: \_\_\_\_\_  
Neal E. McIntyre, Mayor

Attest By: \_\_\_\_\_ Date: \_\_\_\_\_  
Kim Swanson, City Clerk