



N E V A D A

AGENDA
Regular Meeting
Planning Commission

Wednesday, June 10, 2026 • 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

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 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

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. 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 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. GENERAL BUSINESS

- 2.1. Presentation from the Northern Nevada Chapter of the American Planning Association discussing such things as the Planning Commission's role and responsibilities, the importance of making legal findings, the part that staff plays in the process, and other related topics.
- 2.2. Presentation by Matrix Design Group to introduce the Comprehensive Master Plan 2050 update and provide an overview of the process, estimated timeline, and anticipated community outreach.

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 on a Conditional Use Permit (CUP26001) submitted by Wood Rodgers on behalf of Maverik to construct a 34-pump gas station with a ± 5,982 square foot convenience store located within the Victory Logistic District Planned Development on a 4.54-acre site generally located south of Interstate 80, west of Nevada Pacific Pkwy, and north of Duffy Rd (currently APN: 021-211-04) which is zoned Planned Development (PD).
- 3.2. (For Possible Action) Discussion and possible action regarding CUP25004, a Conditional Use Permit requested by 890 Fremont Street, LP to allow for a multi-family residential development consisting of 293 units in the MDR14 (Medium Density Residential, maximum 14 du/ac) zoning district on a site approximately 26.47 acres in size generally located north of Fremont Street, south of U.S. Interstate 80, west of Wildwood Drive, and east of Vine Street, Fernley, NV. (APNs: 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-55, 021-092-58, 021-092-59, 021-092-60)
- 3.3. (For Possible Action) Discussion and possible action on Bill #388, associated with DA22002AMD1, an amendment to a Development Agreement associated with Sherwood Village requested by 890 Fremont Street, LP to reflect changes in the project form and layout of the proposed development. The subject site consists of approximately 26.47 acres, is designated Mixed Residential in the Master Plan and zoned MDR14 (Medium Density Residential, maximum 14 du/ac), and is generally located north of Fremont Street, south of U.S. Interstate 80, west of Wildwood Drive, and east of Vine Street, Fernley, Nevada (APNs: 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-55, 021-092-58, 021-092-59, 021-092-60).
- 3.4. (For Possible Action) Discussion and possible action regarding TSM26001, a Tentative Subdivision Map requested by Fred Altmann to allow for 253 townhomes on an approximately 16.88 acre lot zoned MF30 and located north of Westerlund Lane, east of Silverlace Boulevard, west of 6th Street, and south of US 50 Alternate. APN 021-103-61.

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 May 20, 2026 and June 3, 2026.

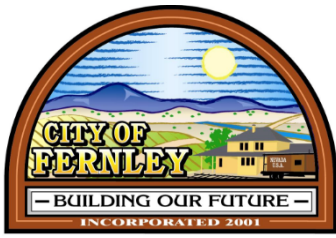
5.2. General Planning Department updates and announcements.

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

7. PUBLIC FORUM

8. ADJOURNMENT

Next Meeting: July 8th @ 5pm



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: June 10, 2026

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 Northern Nevada Chapter of the American Planning Association discussing such things as the Planning Commission's role and responsibilities, the importance of making legal findings, the part that staff plays in the process, and other related topics.

AGENDA ITEM BRIEF:

The Planning Commission has recently expressed concern or confusion about what their role is within the decision-making process of the City's development activity. The Northern Nevada chapter of the National Planning Association has provided information and training to many Planning Commissions explaining not only their roles, but other pertinent and important subjects related to the overall planning process. The Vice President of the chapter reached out and volunteered to do this presentation/training in response to recent comments by the Planning Commission.

RECOMMENDED MOTION:

None

BUSINESS IMPACT (per NRS Chapter 237):

N/A

See attached report for background, analysis, alternatives.

ALTERNATIVES:

N/A

BACKGROUND:

None

RELEVANT LAWS, STATUTES, AND REGULATIONS:

[NRS Chapter 278 \(Planning and Zoning\)](#)

[FMC Title 32 \(Development Code\)](#)

Planning Commission Bylaws

Planning Commission Rules of Procedure

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

1. Jan 2024 PC Bylaws - Final
2. 2023-12-06 Planning Commission Rules of Procedure

**City of Fernley
Planning Commission
Bylaws**

SECTION 1 – CREATION OF THE PLANNING COMMISSION

1-1. Authorization

Pursuant to Nevada Revised Statutes (NRS) 268.110, the Planning Commission is hereby created and appointed by the City Council. There shall be seven voting members.

SECTION 2 – PLANNING COMMISSION COMPOSITION

2-1. Membership

A. The mayor shall appoint, subject to advice and consent by the City Council, seven members of the Commission, not more than two of whom shall be nonresidents of the city (NRS 268.120). The term “resident” is defined in accordance with the guidelines established in NRS 281.050 for the purposes of eligibility for office. The Mayor, City Attorney, and City Engineer, or designees of these parties, shall be ex-officio members of the Commission.

1. The mayor may also appoint an alternate member to the Planning Commission to sit on the planning commission when another commissioner is absent or a vacancy occurs.

B. The City Attorney’s Office shall be the legal counsel for the Commission.

2-2. Compensation, Term of Office, Absences, and Vacancies

A. **Compensation.** The City Council may provide by resolution for compensation, expenses, and subsistence allowances to Commission members, subject to limitation of NRS 278.040.

B. **Term of Office.** The term of each appointed member shall be four years, or until a successor takes office. Terms of the Commission shall be staggered pursuant to NRS 268.120(2).

C. **Absences.** The Planning Director may recommend to the Mayor removal of a Commissioner when they miss 33 percent or greater of regularly scheduled meetings per annum due to unexcused absences. An absence is excused if:

1. It is due to personal emergency of the Commissioner or a family member; or
2. It is otherwise unavoidable, and the Commissioner provides 24-hour advance notice to the Planning Director at planning@cityoffernley.org or 775-784-9810.

D. **Vacancies.** All vacancies shall be filled by the mayor for the unexpired term.

SECTION 3 – ELECTION OF OFFICERS AND POWERS AND DUTIES

3-1. Election of Officers

A. The Commission shall, at its first regular meeting in January, unless the January meeting is cancelled, in which case at the next regularly scheduled meeting, elect from its membership a Chair and Vice-Chair.

- B. Each shall serve for a term of one year or until their successor(s) are elected.
- C. Any office may be re-elected but may not serve more than two consecutive terms in a single office.
- D. Following the election, the gavel shall be passed to the officers at the existing meeting of the Commission.
- E. Should a permanent vacancy occur in the position of Chair or Vice-Chair, the Commission, at its next meeting, shall fill the vacancy by electing a new Chair and/or Vice-Chair from its remaining membership. The term of such election shall expire at the next January meeting, or the next regularly scheduled meeting if the January meeting is cancelled. If a Chair or Vice-Chair serves in the position for six months or less, that individual shall be eligible for two additional one-year terms.

3-2. Powers and Duties

A. Chair

- 1. Serve as Presiding Officer
- 2. Ensure meetings are held in compliance with “City of Fernley Planning Commission Rules of Procedure”, hereafter referred to as Rules of Procedure.

B. Vice-Chair

- 1. Serve as Presiding Officer when the Chair is absent and follow Rules of Procedure when presiding.
- 2. In the event of the resignation or permanent vacancy of the Chair, the Vice-Chair will perform such duties as are imposed of the Chair until the Commission elects a new Chair.
- 3. Should the Chair nor Vice-Chair be present, a temporary Chair shall be elected by a vote of the members present.

C. Planning Commissioners

- 1. Arrive on time for all meetings.
- 2. Review all meeting material in preparation for Commission meetings and be properly prepared to discuss the items that are on the agenda.
- 3. Notify the Planning Director when unable to attend a meeting.
- 4. Wait to speak until acknowledged by the Chair.

SECTION 4 - MEETINGS AND CONDUCT

4-1. Meetings

- A. All meetings will be held in the Council Chambers at Fernley City Hall, 595 Silver Lace Boulevard. Meetings will be called to order at 5:00 PM, unless advertised otherwise, canceled, or rescheduled.

- B. Regular meetings of the Commission shall be held on the second Wednesday of each month. If the regular meeting date falls on a holiday, the meeting shall then be held on the next business day.
- C. Special meetings may be called by the Chair when deemed necessary. Members of the Commission shall be notified at least three days prior to the special meeting. Special meetings shall be noticed and agendized pursuant to NRS Chapter 241, hereafter referred to as "Nevada Open Meeting Law".
- D. In the event there is no business to conduct, a notice shall be emailed to the Commissioners and posted as required by Nevada Open Meeting Law.
- E. Noticing and posting of the agenda shall follow the Nevada Open Meeting Law as set forth by NRS.
- F. The Chair shall have the authority to eject or cause to be ejected any person(s) whose behavior disturbs or causes unreasonable interruptions to the proceedings of the Commission.
- G. All rules of order not herein provided for shall be determined in accordance with Fernley Planning Commission Rules of Procedure and Nevada Open Meeting Law.

4-2. Public Rights

- A. Public hearings shall be conducted in accordance with subsection 5-5 of the Rules of Procedure.
- B. Any person engaging in prohibited conduct in accordance with subsection 5-4 of the Rules of Procedure be requested to leave the meeting. The presiding officer may call for a break to notify Lyon County Sheriff's Department to remove any disruptive person(s).
- C. Interested persons, or their authorized representatives, may address the Commission for the presentation of protest, petitions, or communications relating to any matter over which the Commission has control when the item is under consideration by the Commission.
- D. Written information and materials provided by the project proponent, including graphics, photographs, and records of verbal statements, which pertain to Commission meetings, may be submitted to the Commission staff. All such information and materials shall be received a minimum of three working days in advance of the meeting for distribution to all Commission members and the public.

4-3. Rules for Voting

- A. Approval of any motion brought before the Commission shall require the affirmative vote of a majority of the members present, unless otherwise specified by law.

Note: The adoption of the master plan, or of any amendment, extension, or addition thereof, as required by NRS 278.210, must be by resolution of the Commission carried by the affirmative votes of not less than two-thirds (five members) of the total membership of the Commission (seven members).

- B. A tie vote results in a failed motion. A tie vote is neither denial nor approval of the motion. A denial and an approval are both “actions”: requiring a majority vote. If there is a tie vote, and there are less than seven Commissioners present, upon consent of the applicant, the matter shall be continued to the next regular meeting of the Commission to allow absent members to vote on the matter.

If the applicant does not consent, and the Commission is not sitting as an appellate body, the Commission may make subsequent motions. If the matter involves an appeal and an affirmative vote does not occur, the result is that the decision appealed stands as decided by the decision-maker from which the appeal was taken.

- C. Planning Commissioners desiring to abstain on a question shall do so at the time the agenda item is called and shall state the reason for the abstention. With respect to the item, the Commissioner shall move to the public area during the duration of the agenda item’s discussion.

SECTION 5 – ETHICS AND RESPONSIBILITIES

5-1. Conflicts of Interest

- A. Planning Commissioners shall comply with state and local regulations related to conflict of interest.
- B. In connection with matters coming before the Commission, NRS 281A.420, as amended, discusses three circumstances where disclosure and abstention may be required. These three circumstances include when a member of the Commission:
 - 1. Has received a gift or loan;
 - 2. Has a pecuniary interest; or
 - 3. Has a commitment in a private capacity to others in connection with the matter, (i.e.: familial relationship, business relationship or close personal friendship).
- C. If a member of the Commission has an ownership interest in property or a project being considered individually for a master plan amendment, re-zoning, special use permit, variance, tentative map or an entitlement, the member must abstain, but may address the Commission to discuss the facts about the property. Said Commissioner must not ask, advocate, or give any reason for or against a vote.
- D. The legislature encourages appointed or elected members of public bodies to vote, not abstain. NRS 420(4)(b) states: “Because abstention by a public officer disrupts the normal course of representative government and deprives the public and the public officer’s constituents of a voice in governmental affairs, the provisions of this section are intended to require abstention only in clear cases where the independence of judgment of a reasonable person in the public officer’s situation would be materially affected by the public officer’s acceptance of a gift or loan, significant pecuniary interest or commitment in a private capacity to the interests of another person.”
- E. Planning Commissioners should not accept any gifts from applicants, representatives of applicants, or other people, institutions, associations, or organizations concerned with matters which have either been or are before the Commission. Even a well-intentioned and innocent action has the appearance of a conflict of interest.

SECTION 6 – OPEN MEETING LAW CONSIDERATIONS

6-1. On-site Inspections and Neighborhood Meetings

- A. NRS 278.190(3) permits the Commissioners to conduct site visitations in the performance of their functions.
- B. If the applicant arranges a tour of the property, it is strongly recommended that two or three Commissioners attend jointly.
- C. An applicant may hold neighborhood meetings to solicit neighborhood input, provide information to the neighborhood, and attempt to resolve disputes prior to the presentation of their applications. Should the Commissioners wish to attend, they shall ensure that the requirements of the Nevada Open Meeting Law are met. The Commissioners must also disclose their attendance at the meeting.

6-2. Attendance at City Council Meetings

- A. Members of the Commission may attend the City Council meetings provided that all requirements of the Nevada Open Meeting Law are met.
- B. A member of the Commission shall not comment or express the opinion of the Commission on planning items being considered by the City Council.

SECTION 7 – AMENDMENTS TO BYLAWS

7-1. Procedure

- A. The Commission Bylaws may be amended by the Commission by resolution as deemed necessary by a majority vote of the Commission members.
- B. The resolution to amend Planning Commission Bylaws must also be adopted by a majority vote of City Council members.
- C. An amendment to the Bylaws shall become effective immediately upon adoption unless the motion to adopt specifies another time for becoming effective.

**City of Fernley
Planning Commission
Rules of Procedure**

SECTION 1 - PURPOSE AND BASIC PRINCIPLES

1-1. Purpose of Rules of Procedure

- A. To enable the City of Fernley Planning Commission to transact business fully, expeditiously, and efficiently while affording every opportunity to citizens to witness the operations of government;
- B. To protect the rights of each individual Commissioner;
- C. To preserve a spirit of cooperation among Commissioners;
- D. To determine the will of the Planning Commission on any matter.

1-2. Basic Principles Underlying Rules of Procedure

- A. The business of the Commission should proceed in the most efficient manner possible;
- B. Rules of Procedure must be followed consistently;
- C. Commission actions should be the result of a decision on the merits and not a manipulation of the procedural rules;
- D. Only one subject may claim the attention of the Commission at one time;
- E. Each item presented for consideration is entitled to full and free discussion;
- F. Every member has equal rights to participate and vote on all issues;
- G. Every member must have equal opportunity to participate in decision-making;
- H. The will of the majority must be carried out pursuant to the City's ordinances and resolutions;
and
- I. The Commission must act as a body.

SECTION 2 - MEETINGS

2-1. When and Where Regular Meetings Are Held

Commission meetings and locations will be held as provided in "City of Fernley Planning Commission Bylaws".

2-2. Adjourned or Recessed Meetings

- A. A meeting of the Commission is adjourned when the Commission has finished its business and is bringing the meeting to a close, with the intention of holding another meeting at a later date. Generally, when a meeting of the Commission is adjourned, the next meeting of the Commission is preceded by opening ceremonies. A meeting of the Commission is recessed when the Commission takes a break between sittings and after the recess business is resumed where it left off.
- B. A properly called regular or additional scheduled meeting may be recessed or adjourned to a time and place certain by a motion made and adopted by a majority of the Commission in an open session during the regular or additional scheduled meeting. The motion shall state the time and place when the meeting will reconvene. No further notice need be given of such a recessed or adjourned session of a properly called regular or additional scheduled meeting other than the requirements of Nevada Revised Statutes (NRS) Chapter 241.

2-3. Seating Arrangement

The presiding officer shall occupy the center seat on the dais. The remaining members of the Commission shall sit to the left and right of the Chair.

2-4. Presiding Officer

Unless otherwise designated by the Chair, the Chair shall be the presiding officer. The presiding officer shall preserve order and decorum among the members and enforce the rules of the Commission and determine the order of business. The presiding officer shall state every question coming before the Commission, announce the decision of the Commission on all subjects, and decide all questions of order, subject to an appeal of the Commission, in which event a majority vote of the Commission shall govern conclusively to determine such question of order.

SECTION 3- PARLIAMENTARIAN

3-1. Parliamentarian

The City Attorney shall serve as the Parliamentarian for the purpose of interpreting these Rules of Procedure and the Nevada Revised Statutes, as amended, as may be directed by the presiding officer, or as required as a result of a point of order raised by one or more Commissioners. If the City Attorney is unavailable, their designee, or the Planning Director shall serve as the Parliamentarian.

3-2. Preservation of Order

- A. At meetings of the Commission, the presiding officer shall preserve order and decorum. The presiding officer shall have the following powers:
 - 1. To rule on motions in or out of order, including any motion not germane to the subject under discussion or patently offered for obstructive or dilatory purposes;
 - 2. To determine whether a speaker has gone beyond reasonable standards of courtesy in their remarks and to entertain and rule on objections from other members on this ground;
 - 3. To entertain and answer questions of parliamentary law or procedure;
 - 4. To call a brief recess at any time;

5. To adjourn in an emergency.
- B. A decision by the presiding officer under any of the first three powers listed above may be appealed to the Commission upon motion of any member. Such a motion is in order immediately after a decision under those powers is announced and at no other time. The member making the motion need not be recognized by the presiding officer, and the motion, if timely made, may not be ruled out of order. There are two exceptions to this right of appeal: The presiding officer may adjourn without the Commission's vote or appeal in an emergency; and they may also call a brief recess without a vote at any time, when necessary to reduce friction among the members. The presiding officer must continue to address the motion upon return.

SECTION 4 - AGENDA

4-1. Preparation

The City Clerk shall prepare an agenda for all regularly scheduled and special meetings of the Planning Commission.

SECTION 5 - ORDER OF BUSINESS FOR COMMISSION MEETINGS

5-1. Order of Business

The Order of Business shall be determined by the Presiding Officer.

5-2. Citizen Participation

- A. Every petition, communication, or address to the Commission shall be in respectful language, whether verbal or written.
- B. Public Presentations: Public presentations shall be for the purpose of allowing members of the public to present any matter which, in their opinion, deserves the attention of the Commission. They shall not serve as a forum for debate with the Commission.

5-3. Prohibited Conduct

- A. Persons appearing before the Commission will not be allowed to:
 1. Use profanity or vulgar language or gestures;
 2. Use language which insults or demeans any person or which, when directed at a public official or employee, is not related to their official duties; however, citizens have the right to comment on the performance, conduct and qualifications of public figures;
 3. Make nongermane or frivolous comments;
 4. Interrupt other speakers or engage in behavior that disrupts the meeting including but not limited to applause, cheers, jeers, etc.;
 5. Engage in behavior that reasonably intimidates others;

- B. The presiding officer shall preserve order and decorum at Commission meetings as defined by Resolution. If necessary, and as a last resort, and pursuant to Resolution, the presiding officer may expel a member of the Commission from the meeting for the duration of the meeting, for conduct which the presiding officer deems to be exceedingly disruptive or threatening, after the presiding officer has warned the member of the Commission to cease the conduct, and after a recess has been taken to allow the situation to calm down. Expulsion is subject to an appeal of said decision forthwith by a member of the Commission, in which event a concurrence of two-thirds of the Commissioners in attendance shall govern and conclusively determine such question of order or decorum.

5-4. Public Hearings

- A. This section of the agenda shall be for public hearings as required by City, State, or Federal law, or as the Commission may direct.
- B. The presiding officer shall conduct all public hearings.
- C. The order of public hearings shall be as follows:
 - 1. The presiding officer shall open the public hearing.
 - 2. Hearing shall begin with a brief presentation from a staff member and/or representative from the cognizant board, authority, commission, or committee. The presentation shall summarize the facts about the issue and the staff recommendation. Commissioners may seek clarification during the presentation.
 - 3. In land use cases, rezoning, or conditional use permits, the Planning Director shall determine the presentation's course. The landowner/applicant and/or representative shall have an opportunity to present after staff have made their presentation but prior to public input on the matter. The applicant's presentation shall be limited to (10) ten minutes.
 - 4. Each speaker must clearly state their name. Each speaker will have (3) three minutes to address the Commission. A speaker representing a group shall identify the group at the beginning of their remarks. A group may have no more than one spokesperson.
 - 5. After public comments have been received, in a land use case the applicant or the representative of the applicant, at their discretion, may respond with a rebuttal.
 - 6. The presiding officer may, at their discretion, instruct staff to answer any questions raised by the public during the hearing.
 - 7. Upon the conclusion of public comments, or the applicant's rebuttal in a land use case, the presiding officer shall close the public hearing.
- D. When a public hearing has been closed by the presiding officer, no further public comment shall be permitted. Commissioners, however, may direct questions to the applicant, the representative of the cognizant board, authority, commission, committee, to a speaker, or to a staff member for clarification prior to taking any vote, if a vote is in order.
- E. Following the close of the public hearing, the presiding officer may entertain a motion to dispose of the issue and the Commission may debate the merits of the issue.

SECTION 6 - RULES OF PROCEDURE FOR COMMISSION MEETINGS

6-1. Quorum

- A. A majority of the members of the Commission must be present to conduct business. A quorum is a majority of the entire membership of the Commission, including any vacant seats.
- B. Quorum refers to the number of members present at a meeting, not the number of members voting on the issue. If no quorum is present or if a quorum is lost, the Commission can only (i) adjourn, (ii) recess, or (iii) take steps to obtain a quorum.
- C. If a quorum fails to attend any meeting, those attending may adjourn to such other time prior to the next regular meeting as they may determine, and the Clerk shall enter such adjournment in the minute book of the Commission and shall notify absent members thereof in the same manner as required for special meetings.
- D. If the Nevada ethics code, as delineated in NRS 281A, prevents some of the members of the Commission from participating in an item of business, a majority of the remaining members of the Commission shall constitute a quorum.

6-2. Priority in Speaking on the Commission

When two or more members of the Commission wish to speak at the same time, the presiding officer shall name the one to speak.

6-3. Comments, Queries of Commissioners

Commissioners are to observe the following rules during the discussion of agenda items:

- A. The presiding officer shall keep discussion germane to the subject. Points of clarification shall be limited to questions only. The presiding officer shall rule other comments out of order.
- B. Commissioners may address questions to the Planning Director or staff present at the meeting. Staff members should be at a microphone when answering Commissioners' questions. All legal questions should be addressed to the City Attorney.

6-4. Action by the Commission

Items of business will be considered and dealt with one at a time, and a new proposal may not be put forth until action on the preceding one has been concluded.

6-5. Motions

- A. Informal discussion of a subject is permitted while no motion is pending.
- B. Any Commissioners may make a motion.
- C. Members are required to obtain the floor before making motions or speaking, which they can do while seated.
- D. A member may make only one motion at a time.
- E. Except as otherwise stipulated in these rules of procedure, all motions require a second. A motion dies for lack of a second.

6-6. Substantive Motions

- A. A substantive motion is any motion that deals with the merits of an item of business and is within the Commission's legal powers, duties, and responsibilities.
- B. A substantive motion is out of order while another substantive motion is pending.

6-7. Procedural Motions

- A. Procedural motions are those motions that the Commission may use to "act upon" a substantive motion by amending it, delaying consideration of it, and so forth. Procedural motions are in order while a substantive motion is pending and at other times, except as otherwise noted.
- B. In addition to substantive proposals, only the following procedural motions, and no others, are in order. Unless otherwise noted, each motion requires the floor and a second, is debatable, may be amended, and requires a majority of the votes cast, a quorum being present for adoption. Procedural motions are listed below in their order of priority. If a procedural option is not listed below, then it is not available.
 - 1. To Appeal a Procedural Ruling of the Presiding Officer. A decision of the presiding officer ruling a motion in or out of order, determining whether a speaker has gone beyond reasonable standards of courtesy in their remarks, or entertaining and answering a question of parliamentary law or procedure may be appealed to the Commission which shall decide the matter by majority decision. Such an appeal is in order immediately after such a decision is announced and at no other time. The member making the motion need not be recognized by the presiding officer, the motion does not require a second, and the motion, if timely made, may not be ruled out of order.
 - 2. Motion to Adjourn. In addition to the presiding officer's authority to call a recess or adjourn without a motion, the Commission may also make a motion to adjourn. The motion may be made only at the conclusion of action on a pending substantive matter; it may not interrupt deliberation of a pending matter. The motion is not debatable and cannot be amended.
 - 3. Motion To Take a Brief Recess. This motion allows the Commission to pause briefly in its proceedings. A motion to take a brief recess is in order at any time except when a motion to appeal a procedural ruling of the presiding officer or a motion to adjourn is pending.
 - 4. Motion To Suspend the Rules. The Commission may suspend provisions of its rules of procedure. The Commission may not, however, suspend any provisions of the rules that state requirements imposed by law on the Commission. For adoption, a motion to suspend the rules requires unanimous consent or an affirmative vote of two-thirds of members present.
 - 5. Motion To Defer Consideration. The Commission may defer action on a substantive motion to a more convenient time. The Commission may use the following motions to defer consideration of a substantive motion:
 - (a) A motion to "table" is used to temporarily set aside an item of business to deal with a more urgent item. Once an item of business has been presented, a motion to table is needed to bring the item back before the public body for discussion.

- (b) A motion to "postpone" delays debate on an item of business so that it may be considered at a later date. An item of business may be "postponed definitely," when it is continued to a definite time or date or "postponed indefinitely" if no future time or date is specified in the motion. A matter that has been postponed to a certain time or day shall be brought up again automatically when that time arrives. When a matter has been postponed indefinitely it takes an affirmative vote of a majority of the Commission to bring the matter back for further discussion.
 - (c) A Motion/Item can be postponed if it does not conflict with regulatory and/or statutory deadlines.
6. Motion to Call the Question. The presiding officer has authority to call the question. The call of the question is not in order until every member of the Commission has had an opportunity to speak.
 7. Motion To Amend. Any substantive motion properly on the floor may be amended. An amendment to a motion must be pertinent to the subject matter of the motion. An amendment is improper if adoption of the motion with that amendment added would have the same effect as rejection of the original motion. A proposal to substitute completely different wording for a motion or an amendment shall be treated as a substitute motion. Once a motion has been offered to the Commission, it is necessary for the person making the original motion to approve any proposed amendment to the motion. It is also up to the person seconding the motion to decide whether it should be changed by amendment.
 8. Withdrawal of Motion. A motion may be withdrawn by the introducer at any time before it is amended or before the presiding officer puts the motion to a vote, whichever occurs first.
 9. Motion to Reconsider. The Commission may vote to reconsider its action on a matter. The motion to reconsider must be made before adjourning the meeting and can only be made by a member who voted with the prevailing side. The motion cannot interrupt deliberation on a pending matter but is in order when action on a pending matter concludes. A motion to reconsider may not be used in a land use decision involving a rezoning or a conditional use permit. A motion to reconsider may not be used in other land use decisions unless the applicant is still present at the current meeting and the motion is reheard at the current meeting.

6-8. Debate

The presiding officer shall state the motion and then open the floor to debate. The presiding officer shall preside over the debate according to the following general principles:

- A. The maker of the motion is entitled to speak first;
- B. A member who has not spoken on the issue shall be recognized before someone who has already spoken;
- C. To the extent possible, the debate shall alternate between proponents and opponents of the measure;
- D. The presiding officer may participate in the debate prior to declaring the matter ready for a vote;

- E. Commissioners shall not engage in nonpublic communications amongst themselves regarding a motion that is on the floor for debate, including but not limited to, electronic communications or whispering.

6-9. Duty to Vote

- A. Each member of the Commission who is present at a meeting shall be required to vote upon all issues for decision unless prohibited from doing so by Nevada ethics laws.
- B. If there is an abstention, it shall be the responsibility of the City Clerk to note the abstention and the reason for abstaining for the record.

6-10. Method of Voting

- A. After debate, the presiding officer shall ensure that the motion is clear and call for the vote.
- B. All questions submitted to the Commission shall be determined by a majority vote of the members voting on any such question, unless required by special or general law.
- C. For a motion in a zoning matter to be adopted, it must be approved pursuant to all relevant laws and/or regulations.
- D. All questions submitted to the Commission for decision shall be decided by a vote of "aye" or "nay." Any member may request a roll call vote. In any case, the presiding officer shall announce the results of the vote.

6-11. Decisions on Points of Order

Any Commissioners may raise a point of order without being recognized by the presiding officer. The presiding officer shall refer any point of order to the Parliamentarian. The Parliamentarian shall advise the presiding officer who shall then make a ruling on the point of order.

SECTION 7 - GENERAL OPERATING POLICY

7-1. Broadcasting Commission Meetings

The Clerk shall make reasonable efforts at all regular meetings of the Commission to broadcast the meetings live on the internet. Copies of the broadcast may be obtained by the public from the City Clerk's office.

7-2. Minutes of Commission Meetings

The minutes of the Commission meetings shall reflect the official acts of the Commission. They shall provide a summary of discussion and record Commission votes. Minutes shall be considered for approval at the next regularly scheduled meeting.

7-3. Amending The Rules of Procedure

These rules may be discussed at any regular meeting or at any properly called special meeting that includes revision of the rules as one of the stated purposes of the meeting. Adoption of an amendment shall require an affirmative vote of a majority of the Commission, followed by an affirmative vote of a majority of the City Council.

7-4 Special Rules of Procedure

The Commission may adopt its own special rules of procedure to cover any situations that are not adequately addressed in these Rules of Procedure. Adoption of a special rule of procedure shall require an affirmative vote of a majority of a quorum of the Commission. The adopted special rule must be presented to City Council for a vote within thirty (30) days; following an affirmative vote of a majority of a quorum of the City Council, the special rule of procedure may be adopted as a standing rule.



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: June 10, 2026

REPORT TO:	Fernley Planning Commission
REPORT FROM:	Michele Rambo, Planning Director

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

ACTION REQUESTED: Receive/File

AGENDA ITEM:
Presentation by Matrix Design Group to introduce the Comprehensive Master Plan 2050 update and provide an overview of the process, estimated timeline, and anticipated community outreach.

AGENDA ITEM BRIEF:
The Planning Department and Matrix Design Group have begun the process to update the Comprehensive Master Plan in anticipation of future growth expected to occur within the next 20-30 years. In order to keep the Planning Commission and the public informed, staff has requested that Matrix Design Group do an introductory presentation to outline the process, public outreach, and timeline anticipated for this process.

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:

None

BACKGROUND:

None

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS Chapter 278

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: June 10, 2026

REPORT TO:	Fernley Planning Commission
REPORT FROM:	Lisa Warner

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

ACTION REQUESTED: Motion

AGENDA ITEM:

(For possible action) Discussion and possible action on a Conditional Use Permit (CUP26001) submitted by Wood Rodgers on behalf of Maverik to construct a 34-pump gas station with a ± 5,982 square foot convenience store located within the Victory Logistic District Planned Development on a 4.54-acre site generally located south of Interstate 80, west of Nevada Pacific Pkwy, and north of Duffy Rd (currently APN: 021-211-04) which is zoned Planned Development (PD).

AGENDA ITEM BRIEF:

The applicant proposes construction of a 34-pump gas station with a ± 5,984 square foot convenience store within the Victory Logistics District Planned Development.

RECOMMENDED MOTION:

Based on the information provided in the staff report and as presented in the staff presentation, I move to approve CUP26001 subject to Conditions of Approval 1 through 36.

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

"I move to deny the Conditional Use Permit associated with CUP26001 because I am unable to makethe

following Finding(s)_____.”

Note:

Though no further language has been provided, all motions possible under the Planning Commission parliamentary procedure are appropriate.

BACKGROUND:

The subject site is ± 4.54-acres (currently APN: 021-211-04) located south of Interstate 80, west of Nevada Pacific Parkway, and north of Duffy Rd within the Victory Logistics District, which is zoned Planned Development (PD).

The proposed 34-pump gas station and ± 5,982 square foot convenience store will be part of the Maverik Fueling Stations chain. As this is a vacant lot with no construction, the Conditional Use Permit will establish the new use and allow for the new construction.

ANALYSIS:

Findings for approval:

1. The proposed conditional use will be in compliance with the Comprehensive Master Plan.

The City of Fernley Comprehensive Master Plan designates these parcels as Planned Development. The zoning on these parcels is also Planned Development. The purpose of the Planned Development designation is to “permit and encourage comprehensively planned developments by providing flexibility in the distribution of land uses, in the density of development, and in other matters typically regulated in traditional zoning districts.” Since the Planned Development and Development Agreement are in place the proposed project is an appropriate use and complies with the Comprehensive Master Plan.

2. The conditional use will be compatible with the existing or permitted uses of adjacent properties.

The site is located in an area planned for industrial and commercial uses, and the proximity to I-80 makes the location ideal for the proposed use. Existing uses to the south and east include industrial buildings. The site to the northeast is vacant and has a zoning designation of Victory Commercial per the Planned Development Handbook. I-80 is located to the northwest. The proposed use is compatible with the surrounding Master Plan designations, zoning designations, and existing uses.

3. The potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impairment.

There are no known natural resources that will be impaired on the subject parcel as the project site is part of the larger Victory Logistics Planned Development which has been planned for commercial and industrial development.

4. The availability of and need for affordable housing in the community, including affordable housing that is accessible to persons with disabilities.

The proposed project does not include a residential component. The parcel is designated in a Planned Development which will include both commercial and industrial uses. The proposed project is commercial.

5. The Conditional Use Permits have been conditioned to address identified impacts.

The project as designed has addressed all necessary standards identified in the approved Victory Logistics Planned Development Handbook as well as the design standard in the City of Fernley Municipal Code.

6. Public notice has been given, and a public hearing held per the requirements of the development code and the Nevada Revised Statutes.

Public notice has been given as required in the NRS and the City of Fernley Development Code. The public hearing to be held on June 10, 2026, will fulfill the requirement for a public hearing. The public notice was completed on May 27, 2026, in the Reno Gazette Journal and by mail.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Nevada Revised Statutes (NRS) Chapter 278 – Planning and zoning

Fernley Municipal Code (FMC) – Title 32 – Development Code

FMC 32.09.090 – Landscaping

FMC 32.09.100 – Lighting

FMC 32.09.120 – Parking and loading

FMC 32.09.090(i) – Trash enclosures

FMC 32.07.190 – Gas Station

FMC 32.07.440 – Travel center

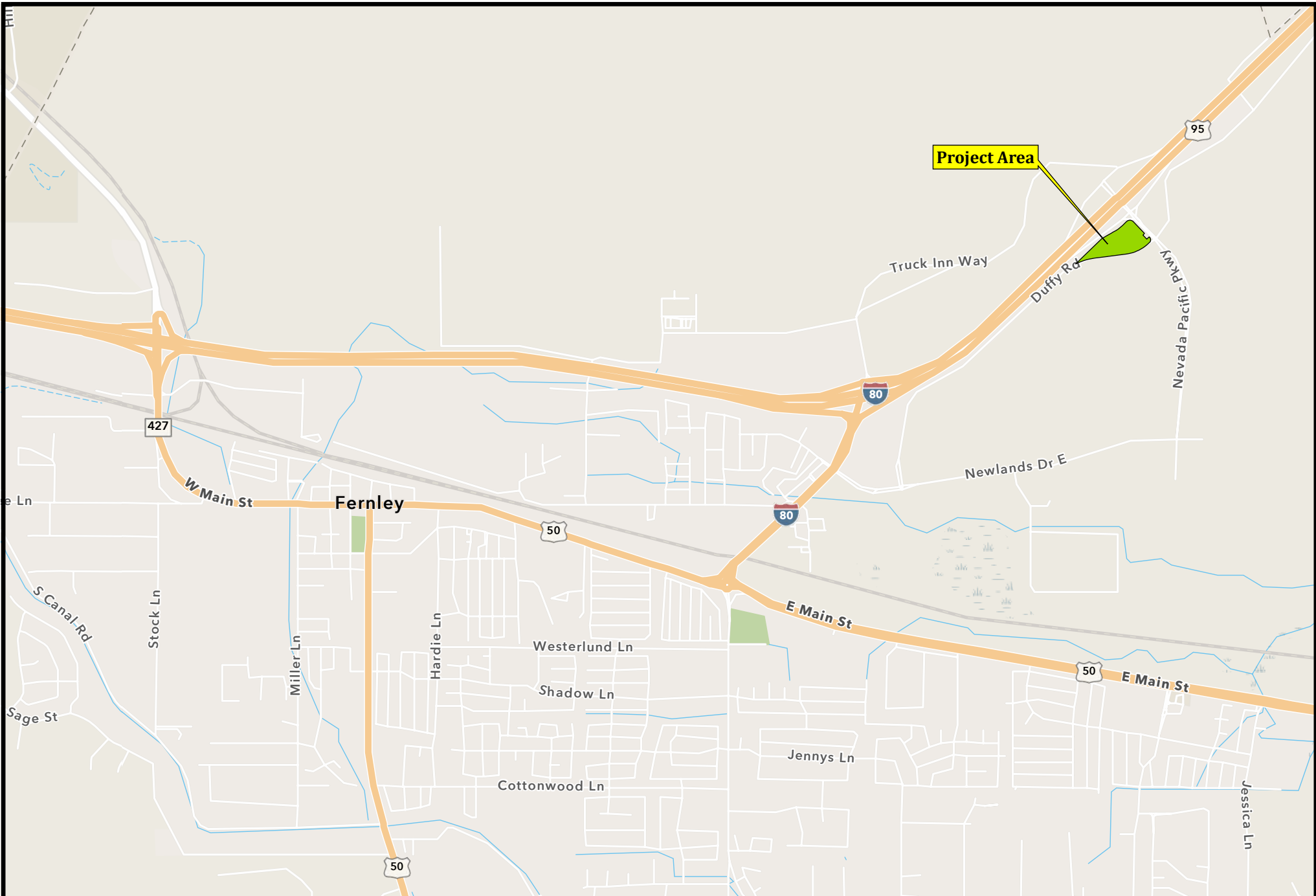
FMC 32.02.030 - Definitions

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. 11_Vicinity_Map
2. 16_Preliminary Landscape Plan
3. Convenience Store
4. Gas Pumps
5. Conditions of Approval_Final



Project Area



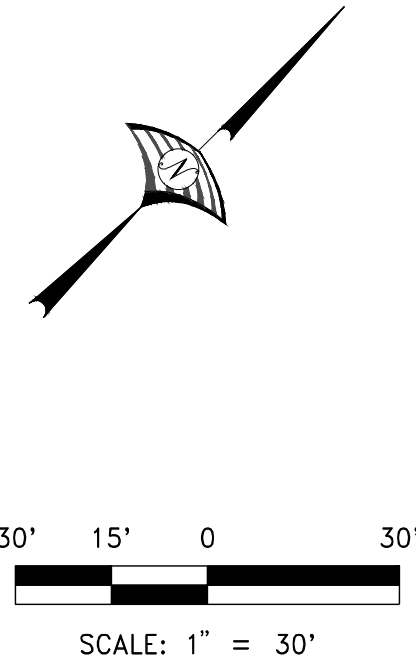
Vicinity Map
Maverik CUP
November 2025



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard Tel: 775.823.4068
 Reno, NV 89502 Fax: 775.823.4066



SITE DATA
 APN: 021-211-04 AND A PORTION OF 021-242-11
 PARCEL AREA: 4.54 AC
 REQUIRED LANDSCAPING (10%): 19,776 sq/ft
 PROVIDED LANDSCAPING: 41,900 sq/ft
 TREES PROVIDED: 28
 SHRUBS PROVIDED: 168
 TOTAL LANDSCAPE WATER DEMAND ESTIMATE: .352 AC FT/YR



PRELIMINARY - NOT FOR CONSTRUCTION

WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1881 Corporate Boulevard
 Reno, NV 89502
 Tel 775.823.4068
 Fax 775.823.4066



DATE: FEBRUARY, 2026
 SCALE: 1" = 30"
 DRAWN BY: AS/JA
 DESIGNED BY: AS
 CHECKED BY: DH

IMPROVEMENT PLANS FOR
MAVERIK #NV-0640
NV PACIFIC PARKWAY
PRELIMINARY LANDSCAPE PLAN

PROJECT NO.
 2873005

DRAWING
L-1

SHT **6** OF **6**



2 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE



1 BUILDING PERSPECTIVE - FRONT LEFT
SCALE

PROPOSED MAVERIK C-STORE

Prototype Version: 60_LRR_2501
 Building Square Footage: 5,982 SF
 Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS



**Conditions of Approval (CUP26001)
CONDITIONAL USE PERMIT (MAVERIK)**

SCOPE AND DURATION OF APPROVAL

1. APPROVAL:

This Conditional Use Permit is approved as conditioned herein. Any substantive change shall require review and approval by the Planning Commission as an amendment to this Conditional Use Permit.

2. PROJECT DESCRIPTION:

The project approval pertains to the development and construction of a 34-pump gas station with a ± 5,982 square foot convenience store located within the Victory Logistics Planned Development on a 4.54-acre site generally located south of Interstate 80, west of Nevada Pacific Pkwy, and north of Duffy Rd (currently APN: 021-211-04) which is zoned PD (Planned Development).

3. EXPIRATION DATE:

The Conditional Use Permit shall expire one (1) year from the date of approval, unless the permitted use has been established or construction to accommodate that use has begun and is being diligently pursued. A one-year extension may be granted by the Planning Commission if requested prior to the expiration date of the Conditional Use Permit.

4. GOVERNING DOCUMENTS:

All City of Fernley Municipal Code (FMC) or Development Code references herein pertain to the most recent version unless otherwise noted. The developer may substitute requirements established in future FMC updates, if approved by the Administrator.

The developer shall also comply with all standards found within the “City of Fernley Department of Public Works Design Standards & Review Guidelines” of March 2024, the “City of Fernley Standard Details for Public Works Construction” of July 2022, and the “City of Fernley Comprehensive Master Plan” of April 2024.

DESIGN STANDARDS

5. DESIGN STANDARDS:

The developer shall comply with the design standards and regulations as set forth in the Planned Development Handbook (PD23001). If a specific design standard or regulation is not addressed in the Planned Development Handbook, the developer shall comply with the City of Fernley Municipal Code. If there is any conflict with other local or state regulations, the more stringent regulation will take precedence. The developer shall follow Fernley Municipal Code (FMC) requirements for the use “gas station” and “convenience store” as defined by FMC Section 32.07.190.

6. LANDSCAPING/IRRIGATION PLANS:

The developer shall submit a landscaping and irrigation plan in accordance with FMC Section 32.09.090 with the building permit application. The preliminary square footage

Conditions of Approval (CUP26001) CONDITIONAL USE PERMIT (MAVERIK)

proposed to be landscaped as presented with the Conditional Use Permit application is in compliance with the Planned Development Handbook (PD23001) requirements. The developer shall provide a detailed landscaping plan including planting legends with the building permit.

7. PHOTOMETRIC PLAN:

The developer shall submit a photometric plan in accordance with FMC Section 32.09.100 with the building permit application. These plans are subject to review and approval by the Administrator.

The developer is required to comply with the lighting standards and requirements in the FMC. To reduce the impact of glare and minimize the effect of field and parking lighting, lighting fixtures with external “hoods” and internal glare reduction louvers shall be used. Per FMC Section 32.09.100(d)1, the height of parking lot lighting shall not exceed 20 feet from the grade of the parking lot.

8. PARKING:

The use of this project is described as a “gas station” and “convenience store” with a 5,982 square foot convenience store. The most restrictive use will be used to determine the required parking spaces; therefore, per FMC Section 32.09.120.-2 – parking ratios, the project will require one (1) parking space per 250 square feet for a total of 24 parking spaces. The project meets parking requirements as it provides 32 parking spaces.

9. ARCHITECTURE/BUILDING ELEVATIONS:

The development of the subject site shall be in substantial conformance with the architectural building elevations submitted as part of this application. Unless required by these Conditions of Approval, substantial changes to the elevations shall require review and approval by the Administrator prior to issuance of a building permit.

10. TRASH ENCLOSURES:

As required by FMC Section 32.09.090(i), all trash enclosures must be permanent in nature and architecturally compatible with the project by incorporating building materials and colors consistent with the primary building.

All trash enclosures shall be constructed of masonry, concrete block, or other durable opaque material on three sides and a solid opaque metal gate on the fourth side.

The developer shall install trash enclosures as shown on the approved plans. Any change of location based on Waste Management needs shall be approved by the Administrator.

11. UTILITY SCREENING:

The developer shall work in conjunction with the utility companies to locate utility equipment such as electrical, gas and water junction boxes, transformer boxes, vaults, and electrical panels, in areas where the equipment is screened by either architectural

Conditions of Approval (CUP26001) CONDITIONAL USE PERMIT (MAVERIK)

elements that match the main structure's colors and materials or by adjusting the approved landscaping to compensate. This condition is subject to the approval of the Administrator prior to issue of a certificate of occupancy for each individual building.

The mechanical equipment shall be screened from view of the parking lot, adjacent public streets, and public areas by using an architectural element of the building consisting of same, durable materials of the building, to the approval of the Administrator. Any trash compaction and/or dumpster(s) shall be screened from the view of parking lots and public areas. Screening shall be reviewed and approved by the Administrator prior to issue of a building permit for each individual building.

DIMENSIONAL STANDARDS

12. BUILDING HEIGHT:

The proposed building heights is in compliance with the Planned Development Handbook (PD23001).

GRADING PERMIT REQUIREMENTS

13. GEOTECHNICAL REPORT:

The developer shall provide a geotechnical report for the project in conformance with the requirements of the Development Code for review and approval by the City Engineer prior to issue of grading permit or building permit for any portion of the project.

14. GRADING PERMIT:

The developer shall submit a grading plan for any phase of the project, to the approval of the City Engineer. Prior to issue of a grading permit for the development, the developer shall post a surety bond for regrading and reclamation of the site. The developer shall comply with all grading requirements set forth in the City of Fernley Development Code, as well as all state and federal regulations including, but not limited to, storm water pollution prevention and air quality.

The developer shall provide verification of a Storm Water Discharge Permit from the Nevada Department of Environmental Protection as well as a Surface Area Disturbance Permit, prior to issue of a grading permit. This requirement is subject to the approval of the City Engineer.

15. WATER AND SEWER MODELING:

The developer shall complete water and sewer modeling for the project prior to the issue of any permit. The developer shall construct any improvements identified by the modeling as necessary to serve the project in accordance with state and local regulations. This requirement is subject to approval by the City Engineer and the Public Works Department.

16. STORM WATER TREATMENT AND DRAINAGE:

**Conditions of Approval (CUP26001)
CONDITIONAL USE PERMIT (MAVERIK)**

The developer shall provide a final drainage report for the project in conformance with City of Fernley Municipal Code and the Public Works Design Manual for review and approval by the City Engineer. The developer shall utilize structural controls for the treatment of storm water runoff, in accordance with best management practices.

Prior to issue of a building permit for any phase of the project, drainage conveyance facilities and other improvements must be constructed and functional. Design and construction of all drainage conveyance facilities is subject to approval of the Administrator, the City Engineer, and the Public Works Director.

All internal storm drain infrastructure shall be maintained by the property owner.

CIVIL PERMIT CONDITIONS

17. DRIVEWAY ACCESS:

Developer shall coordinate with the 2022 City of Fernley Access Management Policy regarding driveway access, to the approval of the City Engineer.

18. STREET IMPROVEMENTS:

The developer shall construct any roadway improvements necessary to serve the project to the approval of the Administrator, the City Engineer, and the Public Works Director.

19. IMPROVEMENT PLANS SECURITY:

With the submittal of any Final Subdivision Map application for the project, the developer shall construct all required public improvements or provide a security in accordance with the provisions set forth in Title 32, (Improvements and Agreements) of the City of Fernley Municipal Code and complete the minimum improvements identified in Title 32.03.060 of the City of Fernley Municipal Code.

20. WATER RIGHTS:

The developer shall comply with all City of Fernley Municipal Code regarding the dedication of water rights and all associated fees for the connection to the City of Fernley municipal water system.

21. WATER AND SEWER MAINS AND SERVICES:

The developer shall comply with all standards, codes, and requirements regarding connection to the City of Fernley sanitary sewer and potable water systems, including but not limited to, associated fees, easements, design standards, system looping, development code requirements, and state requirements.

Along with the submittal of a Final Subdivision Map for any phase of the project, the developer shall provide the City of Fernley with a utility plan for water and sanitary sewer that is in conformance with the Nevada Administrative Code 445A, the City of Fernley Municipal Code, and the Public Works Design Manual to the approval of the

Conditions of Approval (CUP26001) CONDITIONAL USE PERMIT (MAVERIK)

Administrator, the City Engineer, and the Public Works Director.

22. WATER AND SEWER SYSTEM MODELING:

Through the Public Infrastructure Permit process, the developer shall complete water and sewer modeling and construct any improvements identified as necessary to serve the project in accordance with state and local regulations. This requirement is subject to approval of the City Engineer and the Public Works Director.

23. WATER SYSTEM LOOPING:

Through the Public Infrastructure Permit process, the developer shall provide the City of Fernley with a utility plan for the water system that demonstrates adequate system looping. The plan shall be in conformance with the City of Fernley Municipal Code, Nevada Administrative Code, and the Public Works Design Manual. This requirement is subject to the approval of the City Engineer and the Public Works Director.

24. UTILITY EASEMENTS:

The developer shall provide easements to the City of Fernley for the maintenance of the water mains, meter boxes and sewer mains being installed on private property. The easements shall include the City of Fernley standard easement language.

25. SANITARY SEWER REPORT:

Prior to issue of a building permit, the developer shall provide a final sanitary sewer report for the project in conformance with the City of Fernley Municipal Code and the Public Works Design Manual for review and approval by the City Engineer.

26. SANITARY SEWER SYSTEM:

All onsite sewer mains must be privately owned and maintained by the commercial owners' association.

CONSTRUCTION PHASE

27. CONSTRUCTION MAINTENANCE:

The developer shall locate a sufficient number of trash containers on site to be used during the construction of the project to maintain the project site in a clean and orderly state, to the approval of the Administrator.

28. PROJECT CONTACT:

The developer shall designate to the Administrator a project contact person responsible for and authorized to correct problems regarding the project on a 24-hour/7-day-per-week basis. The developer shall designate the project contact person to the Administrator prior to issuance of a grading permit or site improvement permit.

29. CONSTRUCTION HOURS:

The developer shall limit all construction and construction-related activities to between the hours of 7:00 am and 7:00 pm, seven days per week. The developer shall install signs at all access points to the project that clearly indicate the hours of on-site activity

Conditions of Approval (CUP26001) CONDITIONAL USE PERMIT (MAVERIK)

prior to the start of any construction-related activities, subject to the approval of the Administrator. The developer shall maintain these signs in good repair for the duration of the construction of the project. Once construction is finished, the developer shall remove these signs.

BUILDING PERMIT INSPECTION REQUIREMENTS

30. BUILDING PERMIT:

The developer shall submit a building permit application for review and approval by the Building Official prior to beginning construction.

REGULATORY AGENCIES

31. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:

The developer shall comply with all requirements of the North Lyon County Fire Protection District, including but not limited to: developing a plan to provide adequate emergency access throughout the site, developing a master fire hydrant and fire flow plan, developing a master fire department connection (FDC) plan, and installing fire suppression and/or alarm systems, to the approval of the Fire Marshal, prior to issue of a building permit.

32. FEDERAL, STATE, AND LOCAL AGENCIES:

The developer shall comply with all requirements of any federal, state, or local agency, department, or licensed professional with jurisdiction over the project including, but not limited to: the Bureau of Reclamation (BOR), the Nevada Department of Transportation (NDOT), the Nevada Department of Environmental Protection (NDEP), the Nevada Division of Water Resources (NDWR), the Nevada State Environmental Commission, Truckee Carson Irrigation District (TCID), the City of Fernley Building Official, the City of Fernley Public Works Department, and the City of Fernley professional land surveyor.

33. POSTAL SERVICE:

Prior to issue of a building permit for each phase, the developer shall comply with all requirements of the United States Postal Service for mail delivery, mailbox design, and mailbox location for that phase. This requirement is subject to approval of the Administrator, the City Engineer, the Fernley Postmaster, and the Public Works Director.

34. ADDRESSING:

The developer shall submit a request for address form to the City of Fernley Engineering Department for review and approval. All addressing shall be completed by the City of Fernley prior to issue of a building permit.

35. NEVADA DIVISION OF ENVIRONMENTAL PROTECTION:

The developer shall comply with all requirements of the Nevada Division of

Conditions of Approval (CUP26001) CONDITIONAL USE PERMIT (MAVERIK)

Environmental Protection Bureau of Air Pollution Control, 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, the City Engineer, and the Public Works Director.

The developer shall participate in any programs administered by, and shall comply with any other requirements of, the Nevada Division of Environmental Protection (NDEP) including, but not limited to, the Resource Conservation and Recovery Act (RCRA) and the Chemical Accident Prevention Program (CAPP).

36. COMPLIANCE WITH TRAFFIC STUDY:

The developer shall comply with all NDOT standards and specific recommended improvements outlined in the traffic study approved by NDOT including:

- Construct a traffic signal at Duffy Road/Nevada Pacific Parkway
- Add a second southbound left-turn lane at Duffy Road/Nevada Pacific Parkway
- Add a southbound right-turn pocket at Duffy Road/Nevada Pacific Parkway
- Add a second westbound left-turn lane at Duffy Road/Nevada Pacific Parkway
- Add a channelized (yield controlled) westbound right-turn lane at Duffy Road/Nevada Pacific Parkway



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: June 10, 2026

REPORT TO: Fernley Planning Commission

REPORT FROM: Treston Rodriguez

FINANCIAL IMPACT:		CURRENTLY BUDGETED:		FUND/ACCOUNT:
Yes:	No: x	Yes:	No: x	N/a

ACTION REQUESTED: Motion

AGENDA ITEM:

(For Possible Action) Discussion and possible action regarding CUP25004, a Conditional Use Permit requested by 890 Fremont Street, LP to allow for a multi-family residential development consisting of 293 units in the MDR14 (Medium Density Residential, maximum 14 du/ac) zoning district on a site approximately 26.47 acres in size generally located north of Fremont Street, south of U.S. Interstate 80, west of Wildwood Drive, and east of Vine Street, Fernley, NV. (APNs: 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-55, 021-092-58, 021-092-59, 021-092-60)

AGENDA ITEM BRIEF:

The applicant is requesting approval of a Conditional Use Permit to allow a multi-family residential development consisting of more than 100 dwelling units within the MDR14 (Medium Density Residential, maximum 14 dwelling units per acre) zoning district. The proposed project consists of 293 duplex-style residential units on approximately 26.47 acres. The subject site is designated Mixed Residential in the Fernley Comprehensive Master Plan and zoned MDR14. Concurrent with this request, the applicant has submitted an amendment to the associated Development Agreement under separate application DA22002AMD1.

RECOMMENDED MOTION:

Based on the analysis presented in the staff report, I move to approve CUP25004 subject to the conditions of approval included in the staff report.

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:

“Based on public testimony and the facts of the case, I move to deny CUP25004 because I am unable to make the following required finding(s):

(State applicable finding and supporting rationale—repeat for each applicable finding).”

BACKGROUND:

The subject site consists of approximately 26.47 acres located north of Fremont Street, south of Interstate 80, west of Wildwood Drive, and east of Vine Street in Fernley, Nevada. The site is comprised of eight parcels identified as APNs 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-55, 021-092-58, 021-092-59, and 021-092-60. The property is designated Mixed Residential (MR) in the Fernley Comprehensive Master Plan and is zoned MDR14 (Medium Density Residential, maximum 14 dwelling units per acre).

The subject property has previously received multiple development-related approvals, including ZMA200003, CUP200003, CUP200003EXT, DA22002, T1VAC22001, and TSM22005. The most recent approval included a 316-unit apartment-style residential development approved under Tentative Subdivision Map TSM22005, with each building proposed to be located on its own parcel. Concurrent with this request, the applicant is seeking an amendment to the associated Development Agreement under separate application DA22002AMD1.

Separately, the Bureau of Reclamation approved the consolidation and undergrounding of irrigation facilities crossing the site through the Fernwood-Sherwood Facility Relocation project (BOR# LO2020-1016).

The applicant is requesting approval of a Conditional Use Permit (CUP25004) to allow a multi-family residential development consisting of 293 duplex-style residential units on a single parcel. Pursuant to the Fernley Municipal Code, multi-family residential developments within the MDR14 zoning district require approval of a Conditional Use Permit.

The proposed project consists of a mixture of 2-, 3-, and 4-bedroom residential units ranging in size from approximately 944 square feet to 1,503 square feet. The proposed density is approximately 11.07 dwelling units per acre, which is below the maximum density permitted within the MDR14 zoning district. All proposed residential structures are one- or two-story buildings. The project also includes private fenced patio areas, internal pedestrian circulation, common open space areas, recreational amenities, perimeter fencing, landscaping, parking areas, and stormwater retention facilities. Proposed amenities include a clubhouse/community room, pool, fitness room, playground areas, dog park, outdoor recreation areas, and other associated site improvements.

Primary access to the development is proposed from Fremont Street through a gated entry, with additional emergency access connections proposed to Vine Street and Wildwood Drive. Sidewalk connections are proposed to connect the development internally and to surrounding pedestrian infrastructure. Parking for the development is proposed in excess of minimum code requirements.

The subject property is located within the Lyon County School District service area and is identified as being served by Fernley Elementary School, Fernley Middle School, and Fernley High School. Emergency services are

proposed to be provided by the North Lyon County Fire Protection District and Lyon County Sheriff's Office, consistent with existing municipal service areas.

Pursuant to the Fernley Municipal Code, specific findings must be made in order to approve a Conditional Use Permit. The proposed Conditional Use Permit request has been evaluated against the applicable review criteria contained within the Fernley Municipal Code, and the following findings can be made in support of the request:

FINDINGS

a. Compliance with the Master Plan

The proposed Conditional Use Permit is substantially consistent with the Fernley Comprehensive Master Plan. The subject property is designated Mixed Residential (MR). MDR 14 is an equivalent zoning district for the Mixed Residential designation as shown on page 63 of the City's Comprehensive Master Plan. The proposed project density of approximately 11.07 dwelling units per acre is below the maximum permitted density of 14 dwelling units per acre allowed within the MDR14 zoning district.

The proposed development promotes infill development within the City's existing service area and supports Comprehensive Master Plan policies encouraging housing diversity, efficient use of existing infrastructure, and a range of housing opportunities for varying household income levels. The applicant has indicated the project is intended to provide rental housing opportunities for households between approximately 50% and 70% of Area Median Income (AMI).

Therefore, the proposed Conditional Use Permit is consistent with the Fernley Comprehensive Master Plan.

b. Compatibility with Existing or Permitted Uses of Adjacent Properties

The proposed Conditional Use Permit is compatible with surrounding existing and permitted land uses subject to compliance with the proposed conditions of approval. The project site is located within the MDR14 zoning district, where multi-family residential uses may be permitted through approval of a Conditional Use Permit.

The proposed development consists of one- and two-story residential structures and includes perimeter fencing, landscaping, internalized parking, private yard areas, pedestrian connectivity, and centralized amenity areas designed to reduce impacts to surrounding properties. Additionally, the subject property has previously received approvals for residential developments of similar intensity, including a previously approved 316-unit apartment-style development.

Potential impacts related to traffic, noise, parking, light trespass, and building adjacency are anticipated to be addressed through compliance with applicable City standards, project design, and conditions of approval. Therefore, the proposed Conditional Use Permit is compatible with surrounding existing and permitted land uses.

c. Potential Impairment of Natural Resources and the Total Population Which the Available Natural Resources Will Support Without Unreasonable Impairment

The proposed development has been reviewed for impacts related to drainage, sewer capacity, water service, traffic, and infrastructure availability. The applicant submitted supporting technical analyses including drainage, sewer, traffic, fiscal impact, and utility-related documentation as part of the application materials.

Water and sewer service are proposed through the City of Fernley utility system, and the project has been designed with on-site stormwater retention facilities intended to accommodate drainage associated with the development. The project site is located within the City's established service area and is capable of being served by existing and planned infrastructure improvements. Therefore, the proposed Conditional Use Permit is not

anticipated to result in unreasonable impairment of natural resources or public infrastructure systems.

d. Availability of and Need for Affordable Housing in the Community, Including Affordable Housing Accessible to Persons with Disabilities

The proposed project contributes toward the availability of housing within the Fernley community by providing a range of attached residential unit types intended to support workforce and mixed-income housing opportunities. The applicant has indicated the project is intended to provide rental housing opportunities for households between approximately 50% and 70% of Area Median Income (AMI).

The proposed development provides additional residential housing opportunities within an area already planned and zoned for medium-density residential development. Therefore, the proposed Conditional Use Permit supports the availability of housing opportunities within the community.

e. The Conditional Use Permit Impacts Have Been Conditioned to Address Identified Impacts

Potential impacts associated with the proposed development have been reviewed through the Conditional Use Permit process and addressed through compliance with applicable City standards and proposed conditions of approval. The proposed project includes perimeter landscaping, fencing, parking in excess of minimum code requirements, internal circulation improvements, recreational amenities, drainage facilities, and utility improvements intended to support the development and reduce impacts to adjacent properties.

Additionally, the applicant submitted supporting technical studies related to drainage, sewer, traffic generation, and fiscal impacts for staff review. Therefore, impacts associated with the proposed Conditional Use Permit can be adequately mitigated through the proposed conditions of approval and compliance with applicable City requirements.

f. Public Notice and Hearing Requirements

Public notice has been provided and a public hearing has been conducted in accordance with the requirements of the Fernley Municipal Code and Nevada Revised Statutes. The application has been processed in compliance with all applicable noticing and hearing procedures.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

General

- Nevada Revised Statutes (NRS) Chapter 278 – Planning and Zoning
- Fernley Municipal Code (FMC) Title 32 – Development Code
- City of Fernley Comprehensive Master Plan

Specific

- NRS 278.020 – Grant of power to cities and counties for regulation of land use and development
- NRS 278.250 – Regulations for zoning districts and uses

- NRS 278.260 – Determination, establishment, enforcement and amendment of zoning regulations
- FMC 32.03.020 – Application review procedures, general entitlement processing, hearings, and decision-making authority
- FMC 32.03.050(b)(6) – Conditional Use Permit findings for approval
- FMC 32.06.080 – MDR14 zoning district regulations
- FMC 32.06.080(c) – Multifamily residential design standards and amenity requirements
- FMC 32.09 – Site development standards including parking and landscaping.

FINANCIAL IMPLICATIONS:

None.

ATTACHMENTS:

1. Exhibit 1 - Conditions of Approval
2. Exhibit 2 - Site Plan
3. Exhibit 3- Project Narrative

Conditions of Approval (CUP25004) CONDITIONAL USE PERMIT (Sherwood Village)

SCOPE AND DURATION OF APPROVAL

1. APPROVAL:

This Conditional Use Permit is approved as conditioned herein. Any substantive change shall require review and approval by the Planning Commission as an amendment to this Conditional Use Permit.

2. PROJECT DESCRIPTION:

The project approval pertains to the development of a 293-unit multi-family residential community consisting of duplex-style dwelling units on approximately 26.47 acres (APNs: 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-55, 021-092-58, 021-092-59, and 021-092-60) within the MDR14 (Medium Density Residential, maximum 14 dwelling units per acre) zoning district.

3. EXPIRATION DATE:

The Conditional Use Permit shall expire one (1) year from the date of approval, unless the permitted use has been established or construction to accommodate that use has begun and is being diligently pursued. A one-year extension may be granted by the Planning Commission if requested prior to the expiration date of the Conditional Use Permit.

4. GOVERNING DOCUMENTS:

All City of Fernley Municipal Code (FMC) or Development Code references herein pertain to the most recent version unless otherwise noted. The developer may substitute requirements established in future FMC updates, if approved by the Administrator.

The developer shall also comply with all standards found within the “City of Fernley Department of Public Works Design Standards & Review Guidelines” of March 2024, the “City of Fernley Standard Details for Public Works Construction” of July 2022, and the “City of Fernley Comprehensive Master Plan” of April 2024.

DESIGN STANDARDS

5. DESIGN STANDARDS:

The developer shall comply with the design standards and regulations as set forth in the City of Fernley Municipal Code, unless in conflict with other local or state regulations, in which case the more stringent regulation will take precedence. The developer shall comply with all applicable development standards for the MDR14 (Medium Density Residential) zoning district, including the multifamily residential design and amenity requirements contained in FMC Section 32.06.080.

6. LANDSCAPING/IRRIGATION PLANS:

The developer shall submit a landscaping and irrigation plan in accordance with FMC Section 32.09.090 with the building permit application. The preliminary landscaping plan presented with the Conditional Use Permit application meets FMC Section

Conditions of Approval (CUP25004)
CONDITIONAL USE PERMIT (Sherwood Village)

32.09.090-1; however, the final landscaping plan will be reviewed again when it is submitted with the building permit application.

7. PHOTOMETRIC PLAN:

The developer shall submit a photometric plan in accordance with FMC Section 32.09.100 with the building permit application. These plans are subject to review and approval by the Administrator.

The developer is required to comply with the lighting standards and requirements in the FMC. To reduce the impact of glare and minimize the effect of field and parking lighting, lighting fixtures with external “hoods” and internal glare reduction louvers shall be used. Per FMC Section 32.09.100(d)(1), the height of parking lot lighting shall not exceed 20 feet from the grade of the parking lot.

8. PARKING:

The use of this project is described as a “Multi-Family Building \geq 100 Units” consisting of a 293-unit residential development. Per FMC Section 32.09.120-2 – parking ratios, the project is required to provide two (2) parking spaces per dwelling unit for all two-bedroom and larger units, plus 0.25 guest parking spaces per dwelling unit, for a total of 660 parking spaces. The project meets parking requirements as it provides 683 parking spaces.

9. ARCHITECTURE/BUILDING ELEVATIONS:

The development of the subject site shall be in substantial conformance with the architectural building elevations submitted as part of this application. Unless required by these Conditions of Approval, substantial changes to the elevations shall require review and approval by the Administrator prior to issuance of a building permit.

10. TRASH ENCLOSURES:

As required by FMC Section 32.09.090(i), all trash enclosures must be permanent in nature and architecturally compatible with the project by incorporating building materials and colors consistent with the primary building.

All trash enclosures shall be constructed of masonry, concrete block, or other durable opaque material on three sides and a solid opaque metal gate on the fourth side.

The developer shall locate and install trash enclosures to the approval of Waste Management and the Administrator, including the appropriate size and location.

11. UTILITY SCREENING:

The developer shall work in conjunction with the utility companies to locate utility equipment such as electrical, gas and water junction boxes, transformer boxes, vaults, and electrical panels, in areas where the equipment is screened by either architectural elements that match the main structure's colors and materials or by adjusting the approved landscaping to compensate. This condition is subject to the approval of the Administrator prior to issue of a certificate of occupancy for each individual building.

Conditions of Approval (CUP25004) CONDITIONAL USE PERMIT (Sherwood Village)

The mechanical equipment shall be screened from view of the parking lot, adjacent public streets, and public areas by using an architectural element of the building consisting of same, durable materials of the building, to the approval of the Administrator. Any trash compaction and/or dumpster(s) shall be screened from the view of parking lots and public areas. Screening shall be reviewed and approved by the Administrator prior to issue of a building permit for each individual building.

DIMENSIONAL STANDARDS

12. BUILDING HEIGHT:

Developer shall comply with FMC Section 32.06.080 – MFR14 density/intensity standards which requires the maximum height shall not exceed 35 feet for any structure within this project.

GRADING PERMIT REQUIREMENTS

13. GEOTECHNICAL REPORT:

The developer shall provide a geotechnical report for the project in conformance with the requirements of the Development Code for review and approval by the City Engineer prior to issue of grading permit or building permit for any portion of the project.

14. GRADING PERMIT:

The developer shall submit a grading plan for any phase of the project, to the approval of the City Engineer. Prior to issue of a grading permit for the development, the developer shall post a surety bond for regrading and reclamation of the site. The developer shall comply with all grading requirements set forth in the City of Fernley Development Code, as well as all state and federal regulations including, but not limited to, storm water pollution prevention and air quality.

The developer shall provide verification of a Storm Water Discharge Permit from the Nevada Department of Environmental Protection as well as a Surface Area Disturbance Permit, prior to issue of a grading permit. This requirement is subject to the approval of the City Engineer.

15. WATER AND SEWER MODELING:

The developer shall complete water and sewer modeling for the project prior to the issue of any permit. The developer shall construct any improvements identified by the modeling as necessary to serve the project in accordance with state and local regulations. This requirement is subject to approval by the City Engineer and the Public Works Department.

16. STORM WATER TREATMENT AND DRAINAGE:

The developer shall provide a final drainage report for the project in conformance with City of Fernley Municipal Code and the Public Works Design Manual for review and

Conditions of Approval (CUP25004) CONDITIONAL USE PERMIT (Sherwood Village)

approval by the City Engineer. The developer shall utilize structural controls for the treatment of storm water runoff, in accordance with best management practices.

Prior to issue of a building permit for any phase of the project, drainage conveyance facilities and other improvements must be constructed and functional. Design and construction of all drainage conveyance facilities is subject to approval of the Administrator, the City Engineer, and the Public Works Director.

All internal storm drain infrastructure shall be maintained by the property owner.

CIVIL PERMIT CONDITIONS

17. DRIVEWAY ACCESS:

Developer shall coordinate with the 2022 City of Fernley Access Management Policy regarding driveway access, to the approval of the City Engineer.

18. STREET IMPROVEMENTS:

The developer shall construct any roadway improvements necessary to serve the project to the approval of the Administrator, the City Engineer, and the Public Works Director.

19. IMPROVEMENT PLANS SECURITY:

With the submittal of any Final Subdivision Map application for the project, the developer shall construct all required public improvements or provide a security in accordance with the provisions set forth in Title 32, (Improvements and Agreements) of the City of Fernley Municipal Code and complete the minimum improvements identified in Title 32.03.060 of the City of Fernley Municipal Code.

20. WATER RIGHTS:

The developer shall comply with all City of Fernley Municipal Code regarding the dedication of water rights and all associated fees for the connection to the City of Fernley municipal water system.

21. WATER AND SEWER MAINS AND SERVICES:

The developer shall comply with all standards, codes, and requirements regarding connection to the City of Fernley sanitary sewer and potable water systems, including but not limited to, associated fees, easements, design standards, system looping, development code requirements, and state requirements.

Along with the submittal of a Final Subdivision Map for any phase of the project, the developer shall provide the City of Fernley with a utility plan for water and sanitary sewer that is in conformance with the Nevada Administrative Code 445A, the City of Fernley Municipal Code, and the Public Works Design Manual to the approval of the Administrator, the City Engineer, and the Public Works Director.

Conditions of Approval (CUP25004)
CONDITIONAL USE PERMIT (Sherwood Village)

22. WATER AND SEWER SYSTEM MODELING:

Through the Public Infrastructure Permit process, the developer shall complete water and sewer modeling and construct any improvements identified as necessary to serve the project in accordance with state and local regulations. This requirement is subject to approval of the City Engineer and the Public Works Director.

23. WATER SYSTEM LOOPING:

Through the Public Infrastructure Permit process, the developer shall provide the City of Fernley with a utility plan for the water system that demonstrates adequate system looping. The plan shall be in conformance with the City of Fernley Municipal Code, Nevada Administrative Code, and the Public Works Design Manual. This requirement is subject to the approval of the City Engineer and the Public Works Director.

24. UTILITY EASEMENTS:

The developer shall provide easements to the City of Fernley for the maintenance of the water mains, meter boxes and sewer mains being installed on private property. The easements shall include the City of Fernley standard easement language.

25. SANITARY SEWER REPORT:

Prior to issue of a building permit, the developer shall provide a final sanitary sewer report for the project in conformance with the City of Fernley Municipal Code and the Public Works Design Manual for review and approval by the City Engineer.

26. SANITARY SEWER SYSTEM:

All onsite sewer mains must be privately owned and maintained by the commercial owners' association.

CONSTRUCTION PHASE

27. CONSTRUCTION MAINTENANCE:

The developer shall locate a sufficient number of trash containers on site to be used during the construction of the project to maintain the project site in a clean and orderly state, to the approval of the Administrator.

28. PROJECT CONTACT:

The developer shall designate to the Administrator a project contact person responsible for and authorized to correct problems regarding the project on a 24-hour/7-day-per-week basis. The developer shall designate the project contact person to the Administrator prior to issuance of a grading permit or site improvement permit.

29. CONSTRUCTION HOURS:

The developer shall limit all construction and construction-related activities to between the hours of 7:00 am and 7:00 pm, seven days per week. The developer shall install signs at all access points to the project that clearly indicate the hours of on-site activity prior to the start of any construction-related activities, subject to the approval of the Administrator. The developer shall maintain these signs in good repair for the duration

Conditions of Approval (CUP25004)
CONDITIONAL USE PERMIT (Sherwood Village)

of the construction of the project. Once construction is finished, the developer shall remove these signs.

BUILDING PERMIT INSPECTION REQUIREMENTS

30. BUILDING PERMIT:

The developer shall submit a building permit application for review and approval by the Building Official prior to beginning construction.

REGULATORY AGENCIES

31. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:

The developer shall comply with all requirements of the North Lyon County Fire Protection District, including but not limited to: developing a plan to provide adequate emergency access throughout the site, developing a master fire hydrant and fire flow plan, developing a master fire department connection (FDC) plan, and installing fire suppression and/or alarm systems, to the approval of the Fire Marshal, prior to issue of a building permit.

32. FEDERAL, STATE, AND LOCAL AGENCIES:

The developer shall comply with all requirements of any federal, state, or local agency, department, or licensed professional with jurisdiction over the project including, but not limited to: the Bureau of Reclamation (BOR), the Nevada Department of Transportation (NDOT), the Nevada Department of Environmental Protection (NDEP), the Nevada Division of Water Resources (NDWR), the Nevada State Environmental Commission, Truckee Carson Irrigation District (TCID), the City of Fernley Building Official, the City of Fernley Public Works Department, and the City of Fernley professional land surveyor.

33. POSTAL SERVICE:

Prior to issue of a building permit for each phase, the developer shall comply with all requirements of the United States Postal Service for mail delivery, mailbox design, and mailbox location for that phase. This requirement is subject to approval of the Administrator, the City Engineer, the Fernley Postmaster, and the Public Works Director.

34. ADDRESSING:

The developer shall submit a request for address form to the City of Fernley Engineering Department for review and approval. All addressing shall be completed by the City of Fernley prior to issue of a building permit.

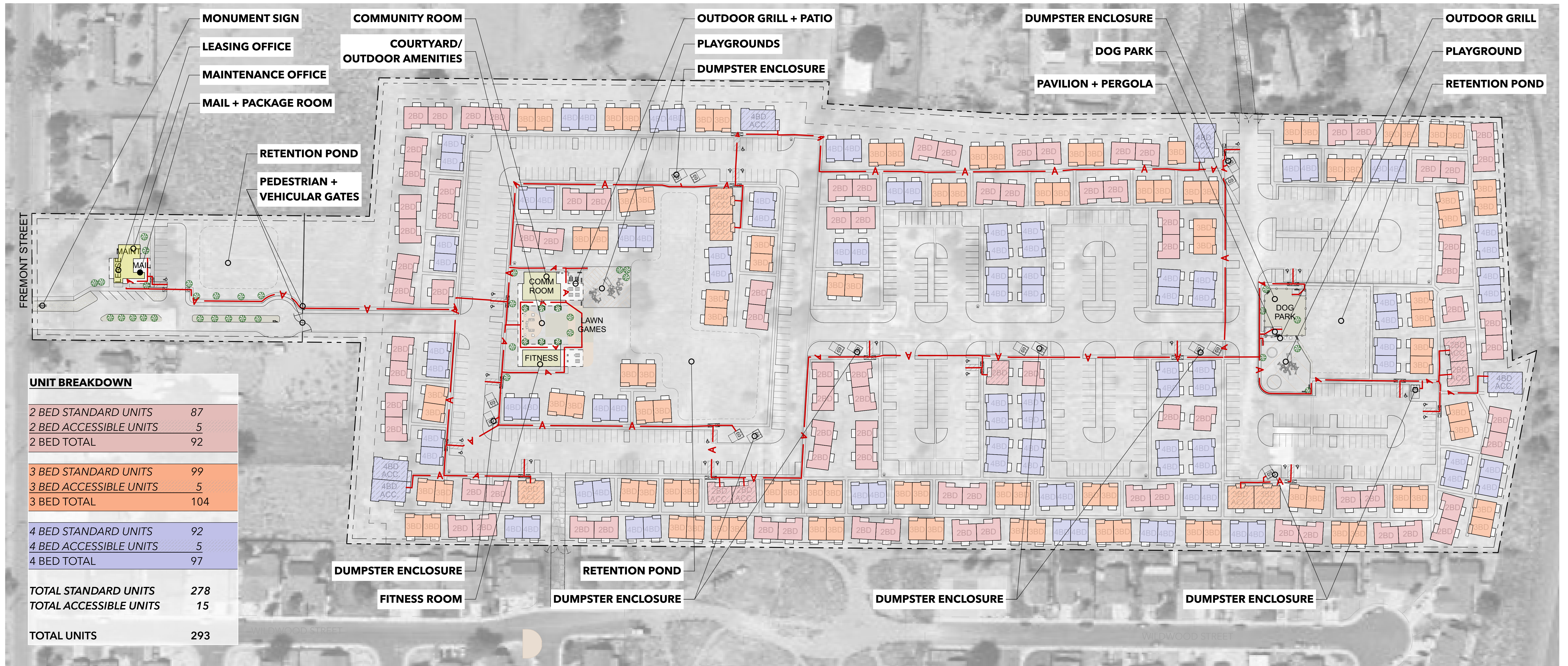
35. NEVADA DIVISION OF ENVIRONMENTAL PROTECTION:

The developer shall comply with all requirements of the Nevada Division of Environmental Protection Bureau of Air Pollution Control, Bureau of Safe Drinking Water, and Bureau of Water Pollution Control for the water and sewer infrastructure

Conditions of Approval (CUP25004)
CONDITIONAL USE PERMIT (Sherwood Village)

design and construction, to the approval of the Administrator, the City Engineer, and the Public Works Director.

The developer shall participate in any programs administered by, and shall comply with any other requirements of, the Nevada Division of Environmental Protection (NDEP) including, but not limited to, the Resource Conservation and Recovery Act (RCRA) and the Chemical Accident Prevention Program (CAPP).



UNIT BREAKDOWN	
2 BED STANDARD UNITS	87
2 BED ACCESSIBLE UNITS	5
2 BED TOTAL	92
3 BED STANDARD UNITS	99
3 BED ACCESSIBLE UNITS	5
3 BED TOTAL	104
4 BED STANDARD UNITS	92
4 BED ACCESSIBLE UNITS	5
4 BED TOTAL	97
TOTAL STANDARD UNITS	278
TOTAL ACCESSIBLE UNITS	15
TOTAL UNITS	293

1 PROPOSED SITE PLAN
SCALE: 1:800

SITE SUMMARY	
STANDARD PARKING	657
ACCESSIBLE PARKING	26
TOTAL PARKING	683
PARKING TO UNIT RATIO	2.33:1
REQUIRED RATIO	2.25:1

DEVELOPER 5/11/26



PROPOSED SITE PLAN

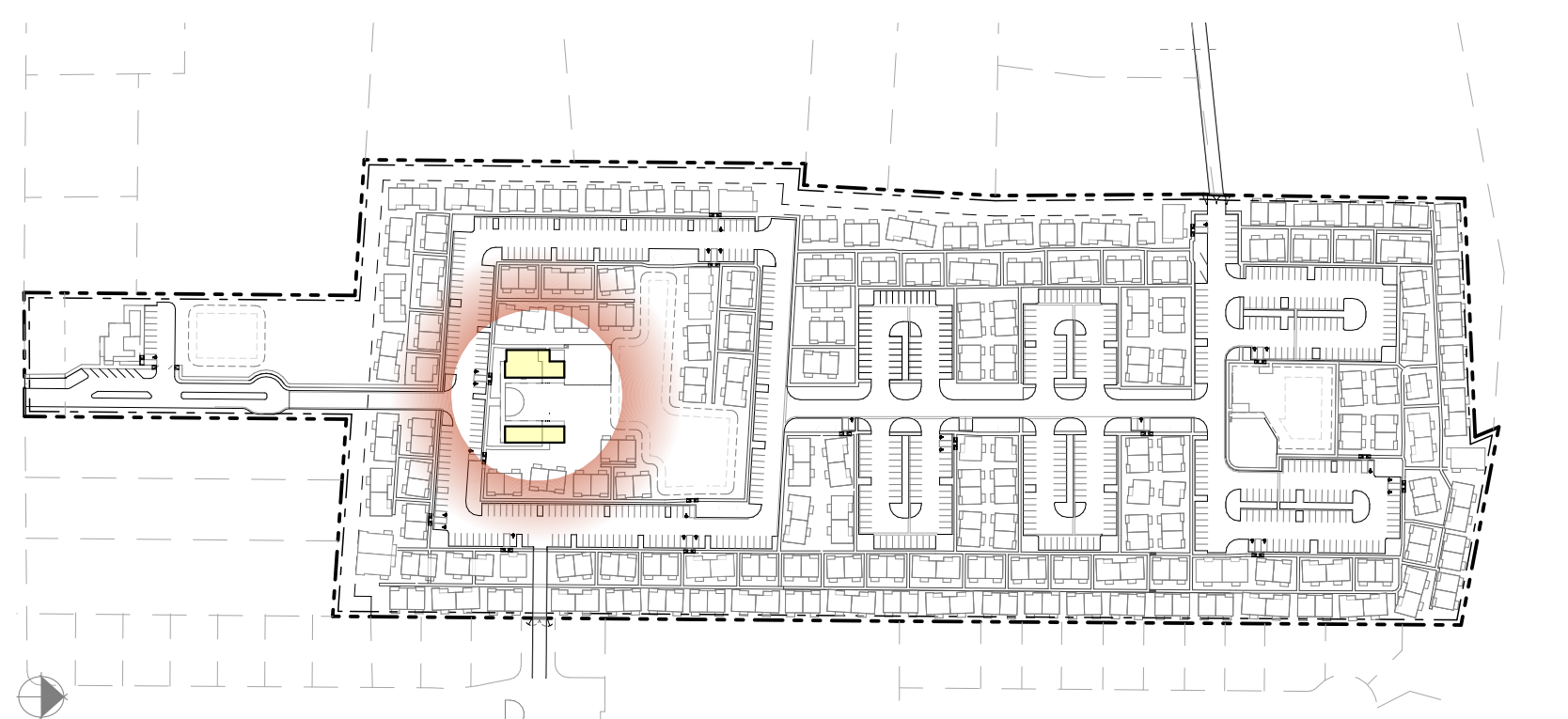
SHERWOOD VILLAGE

890 FREMONT STREET
FERNLEY, NV 89408

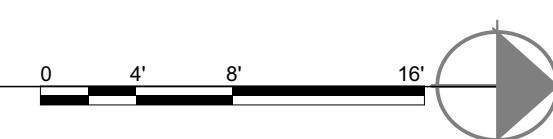
DESIGN DEVELOPMENT

© COPYRIGHT 2026 EBERSOLDT + ASSOCIATES, LLC

SD101



1 CENTRAL AMENITY PLAN
SCALE: 1/8" = 1'-0"



DEVELOPER 5/11/26



SHERWOOD VILLAGE

890 FREMONT STREET
FERNLEY, NV 89408

DESIGN DEVELOPMENT

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SITE CENTRAL AMENITY

SD105

Project Narrative

Tab A

SHERWOOD VILLAGE PROJECT

CONDITIONAL USE PERMIT APPLICATION PROJECT NARRATIVE

Property Location

The subject property is located at 850 Fremont Street, between Fremont St and Interstate 80 and east of Vine St. and west of Wildwood St. The project site contains eight (8) parcels (APN's 021-092-05, 23, 26, 27, 55 and 58 - 60).

A vicinity map is provided below showing the location of the subject property and the general lot patterning of the surrounding properties.



Project Background

The subject property has received various approvals for development projects in the past with a similar number of units as proposed within this application. The most recent approval included 316 units of apartment buildings that were approved under a tentative map as TSM22005. Each building was to be divided into its own parcel. In association with this approval there was a Development Agreement that is in process of requested revision under a separate application.

In addition to the Tentative Map and Development Agreement approvals, the Bureau of Reclamation irrigation canals crossing the site were sought for consolidation and undergrounding/piping. This desired consolidation and undergrounding has been approved by the BOR and a copy of the approval letter with conditions and mapping for the Fernwood-Sherwood Facility Relocation (BOR# LO2020-1016) is provided with this application in Tab D.

Project Request

Requested is a Conditional Use Permit to create a total of 293 duplex units that will be contained on a single parcel. While the product type is single family attached, the single parcel makes the project a multi-family development. As such, a Conditional Use Permit is required for review.

Existing Site Condition Photos

Following are photos of the site showing taken from areas along the project perimeter showing existing conditions of the site.



View from I-80, north of the site.

SHERWOOD VILLAGE PROJECT

CONDITIONAL USE PERMIT APPLICATION PROJECT NARRATIVE



View from eastern side of site to the west across subject property.



Image from SE corner of main property area with view to the west, along the existing BOR canal which will be relocated and piped.

SHERWOOD VILLAGE PROJECT

CONDITIONAL USE PERMIT APPLICATION PROJECT NARRATIVE



Image from the SE corner of property with view to the NW across the proposed development area.

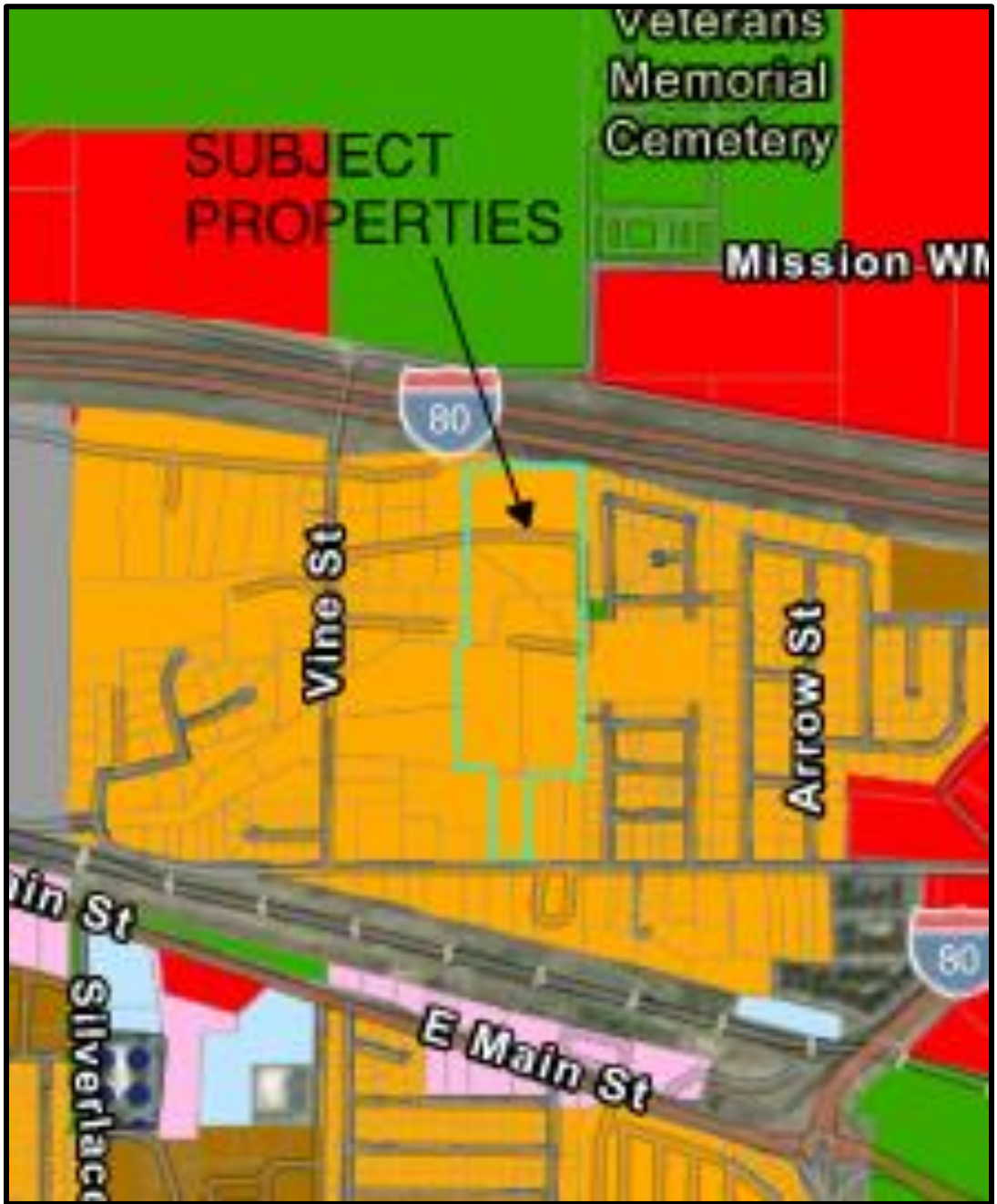


Image from the SE corner of property with view to the north along the adjoining residential property lines.

Master Plan and Zoning Conformance

The subject property is master planned Mixed Residential and zoned MDR14 on all eight parcels. Images of the existing master plan and zoning maps showing the subject property and surrounding designations are provided, below.

Land Use Exhibit



Zoning Exhibit



Project Summary

The Sherwood project is proposed to contain 293 units on the 26.47+/- acre site with a gross density of 11.07+/- DU/AC. The units provided will be 2-, 3-, and 4-bedroom units with sizes ranging from 944+/- SF for a 2-bedroom, 1,288+/- SF for a 3-bedroom and 1,503+/- SF for a 4-bedroom unit. All buildings will be one- or two-story structures. Parking will be provided in common spaces that are provided throughout the community and amenity areas are provided in the northern and southern portions of the site. It is the goal of the project to provide rental units that can meet the needs of families at 50% to 70% of area median income (AMI).

Appropriate amenities will be provided for the project and will be conveniently located within 1,000 feet from any dwelling unit; and be connected to residential buildings by sidewalks, trails, or open space. In addition, each unit will

SHERWOOD VILLAGE PROJECT

CONDITIONAL USE PERMIT APPLICATION PROJECT NARRATIVE

have its own private/fenced patio area at the rear of each unit. Following is a copy of the site layout. An enlarged version of this and other project mapping is provided in Tab B with this application.

Project Density

The maximum allowed density under the existing zoning designation MDR14 on the 26.47-acre site is 370.58 units. The proposed project is requesting 293 units, which is well within the density allowance provided by the property's existing zoning. The proposed gross density of the site 11.07+/- DU/AC.

Traffic

Past approvals on the project site have presented traffic studies that thoroughly reviewed the proposed, new traffic volumes and the existing conditions. Prior to submittal of the application, an estimate of comparative traffic generation was provided to City of Fernley staff showing that the proposed new traffic generation amount was similar, yet slightly lower than the volume previously approved. It was determined by Staff that a new traffic report would not be required with this project submittal due to the similarities in overall volume from the previously approved project. In summary, the trip generation estimate prepared for the proposed project is expected to generate 1,925 ADT with 138 AM peak hour and 149 PM peak hour trips. This is slightly lower than the previous analysis and approval.

A copy of the trip generation comparison letter and the email message noting that a new traffic report would not be required are provided in Tab C with this application package. Additionally, the previously reviewed and approved traffic reports have been attached.



Access, Traffic and Circulation

It is proposed that access to the site will be gated with an entry gate and primary access provided at Fremont Street and a gated emergency access will be provided at Vine Street. The image below shows the location of the primary and secondary access points for the project.



to the site will be provided from Fremont Street. Access to the project will be served through a drive that connects with Fremont Street, where vehicles can head north or south. One median separated primary entry is proposed at a point where maximum visibility can be attained. A second access point will be provided on the western property line with access to Vine Street.

A sidewalk connection with Fremont Street will be provided and will provide connection to the internal pedestrian sidewalk and path system.

Parking

Per FMC 32.09.120 (Parking and Loading), the project is requesting 293 units, which are required to park at the rate of 1 2 per unit for 2-bedroom and up, plus 0.25 guest spaces per dwelling unit. The 293 units proposed in the Sherwood Village project will require 660 parking spaces with 15 being provided as accessible parking. The proposed design provides 677 parking spaces with 20 provided as accessible parking distributed throughout the site.

Fencing

The site is proposed to be fenced along the perimeter using a 6-foot-tall tubular steel or similar open fencing treatment. Each duplex will have rear yards for each of the units that will be enclosed with 6-foot vinyl fencing.

Landscaping & Amenities

Pursuant to FMC 32.09.090, the project is required to provide 15% of the site as landscaped area. With the 26.47+/- acre site, 15% equates to 3.97+/- acres of landscape area. This amount of landscaping will be met

with the proposed plan. In addition to the landscape area required, per code, there is also a tree planting requirement based on the required square footage of landscape area. The landscape ordinance calls for one tree per every 500 SF landscape area, one tree per 30 LF of street frontage (Fremont Street) and 1 tree per every 10 parking spaces. The total number of trees required is 421. The required number of trees will be met with the proposed development.

Design standards contained within 32.06.080(c)(3) require that at least 6 amenities be provided within Sherwood Village as it proposes more than 200 units. The amenities package that is proposed preliminarily includes the following:

- Club House – Community Room
- Pool
- Fitness Room
- Multiple Playground Areas
- Large Turf Area
- Outdoor Game Area
- Dog Park
- Ramada with BBQ

Public Facilities and Infrastructure

Schools – The subject property is identified by the Lyon County School District to be zoned for Fernley Elementary School, Fernley Middle School and Fernley High School.

Sherriff's Service – The subject property is within the City of Fernley and within the existing service are of the Lyon County Sheriff's Department The nearest station is located 1.67+/-miles away.

Fire Station– Emergency fire and paramedic service is to be provided by the North Lyon County Fire Protection District. The nearest (NLCPD) station is the main station located at 195 East Main Street. This station is 2.1+/- miles from the site. The site is within the required fire response time required by the City of Fernley's Comprehensive Plan. PSF .3.11.2 All development in the City (except for residential densities less than one residence per acre) shall be within a 4-7-minute response time of an existing or planned fire station.

Sewer Service – Sanitary sewer service will be provided though a City of Fernley sewer line to be extended into the project site. The total estimated sewer generation from the proposed 293 duplex style multi-family units is 101,085+/- gpd based on City of Fernley sewer generation rates per of 345 gpd/per capita/per day with an assumed persons per household at 3.0 per the Public Works Design Manual. A preliminary Sewer Report is provided in Tab C with this application for a more detailed review of the estimated sewer generation and the proposed facilities for community sewer connection to the project.

SHERWOOD VILLAGE PROJECT

CONDITIONAL USE PERMIT APPLICATION PROJECT NARRATIVE

Stormwater – The project has been designed to provide storm drainage in three on-site retention basins. The location of these three basins can be seen (highlighted in blue) in the image provided below. The project design requires just under 102,000 CF of stormwater storage and the proposed design provides over 120,000 CF of storage within the three retention areas, exceeding the calculated storage requirement. A Preliminary Drainage Report is provided in Tab C with this application for a more detailed review of the proposed facilities and requirements for storm drainage/storage.



Development Statistics

Following are development statistics for the proposed Sherwood Workforce Housing Project.

Total Project Area:	26.47+/- AC
Total Building Area	5.73+/- AC
Hardscape Area (Drive Aisles, Parking, Sidewalks)	7.31+/- AC
Open Area (landscape, BOR, retention areas, outdoor rec)	13.43+/- AC
Maximum Allowed Units (MDR14 zoning)	370 Units
Total Lots Proposed:	293 Units
Density Proposed:	11.07+/- DU/AC

Proposed Setbacks

Front Yard (to exterior project property line)	15 feet
Front Yard (Garage to townhome property line)	NA
Side Yard (to exterior project property line)	7.5 feet
Side Yard (Zero Lot Line Development)	10,0 feet
Rear Yard (to exterior project property line)	10 feet

FINDINGS

Under FMC 32.03.30(b)(6) Findings for approval of a conditional use permit

a. The approving agency must make findings that the proposed conditional use will be in compliance with the master plan;

RESPONSE: Relationship to the Master Plan

1. Mixed Residential (MR)

The proposed development is located within an area designated as Mixed Residential (MR) in the city’s Comprehensive Master Plan. The description of the Mixed Residential land use states the equivalent zoning districts are MDR14 (Medium Density Residential, 7-14 du/ac). Per the Comprehensive Master Plan document, Mixed Residential focuses on Single family detached, small-lot single family detached, single family attached, triplexes, townhomes, condos, manufactured/mobile home parks. Other uses such as lower density multifamily buildings may be permitted by discretionary entitlement. Planned Development (PD) zoning may be applied to the area designated Mixed Residential for entitlement and construction.

The Comprehensive Master Plan goes on to state that Mixed Residential areas are typically located in areas within walking distance to services and amenities. A sidewalk along the north side of Fremont Street (heading east from the site) is anticipated to be a requirement of the project and controlled through the Development Agreement (separate application). This sidewalk connection will provide a pedestrian linkage to shopping, dining and services that exist to the east, along Commerce Way.

The Mixed Residential land use is intended to preserve and create a wide range of low-to-medium density housing types. The maximum number of dwelling units that may be located in this district is fourteen (14) units per acre. Developers are encouraged to integrate a range of housing product types into proposed projects. Municipal services are required for new development within the Mixed Residential land use designation.

2. The Land Use Plan Goals and Action Strategies in the 2018 Comprehensive Master Plan that are relevant to this proposal include:

Population, Housing & Employment

HP.1.1 Enhance Fernley’s vitality as a community by providing a variety of housing types, density and costs that accommodate the needs, desires and financial abilities of the current and future households.

HP.1.1.4 Encourage the efficient use of land and existing infrastructure by focusing on achieving good design in new housing or redeveloped housing on either vacant land, infill parcels and/or under-developed parcels.

Land Use

LU.1.1 Encourage and plan for new development in areas where adequate public services and facilities can be provided efficiently.

LU.1.1.1 Require new development to provide its proportionate share of improvements to avoid a degradation of services for existing residents. This requirement will be applied regardless of project size in order to avoid incremental erosion of services and facilities.

LU.1.1.2 Encourage development of vacant or underutilized lands within the community core where adequate infrastructure and facilities currently exists.

LU.1.1.3 Require new development to provide certified, stamped studies demonstrating the impact proposed development will have on existing infrastructure and to provide improvements and/or funding in lieu of improvements in proportion to the impacts of the proposed projects on the city's roadway, sewer and water systems.

LU.1.4 Ensure existing and future land uses are compatible.

LU.1.4.2 Projects shall be evaluated with the intent to promote land use compatibility; community design measures can increase compatibility among adjoining land uses.

LU.1.4.5 Require development plans to address conditions unique to the developing area and minimize impacts to adjacent properties.

LU.1.4.6 Review all projects in relation to their geographic location, impacts to adjacent communities, fiscal impact and mitigation measures to protect natural and cultural resources. Apply specific conditions of approval tailored for each development proposal.

LU.1.5 Promote infill development.

LU.1.5.1 Encourage the intensification of land use in the existing community core.

LU.1.12 It is the intent of the City of Fernley to provide timely, orderly, and efficient arrangement of adequate public facilities and infrastructure that support existing and planned land use patterns and densities.

LU.1.12.1 Subdivision or intensification of land without adequate public facilities available to serve the new development as it occurs shall not be allowed.

HP.1.2 Encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to services and public facilities such as parks, and resource efficient design and construction.

HP.1.2.1 Foster flexibility in the division of land and the siting of buildings and other improvements to reduce new development's impact on environmentally sensitive areas.

HP.1.2.2 Use resource efficient technologies and materials in housing construction that increase the useful life of new and existing housing

HP.1.3 Strive for viable mixed income neighborhoods throughout Fernley that collectively reflect the diversity of housing types and tenure (rental and ownership).

HP.1.3.1 Encourage a distribution of household incomes throughout the various planning areas.

HP.1.3.2 Promote planned unit developments that include a mix of housing types.

HP.1.4 Provide opportunities for high-density residential development near the downtown core and elsewhere in the community where appropriate.

HP.1.4.1 Multi-family land use should be dispersed throughout the community near employment centers and transportation corridors rather than concentrated in a few areas.

LU.1.5 Promote infill development.

LU.1.5.1 Encourage the intensification of land use in the existing community core.

LU.1.12 It is the intent of the City of Fernley to provide timely, orderly, and efficient arrangement of adequate public facilities and infrastructure that support existing and planned land use patterns and densities.

LU.1.12.2 Any land use entitlement applications for subdivision or intensification of land shall also be required to submit a fiscal impact analysis to the approval of the City Manager or their designee.

T.1.3 Implement street design and access standards to provide for safe and efficient movement of goods and people.

T.1.3.1 Assure that access to all new individual residential lots and/or units is provided only from collectors or local streets

PSF.1.1 To provide and maintain a reliable and adequate water supply and delivery system.

PSF.1.1.4 Areas planned for urban or suburban development (residential densities of one or more dwelling units per acre or comparable non-residential development will be served by a community water supply system consistent with adopted policies in the Land Use Chapter of the Fernley Comprehensive Master Plan.

PSF.2.1 Insure an efficient, adequate and self-supporting wastewater collection treatment and disposal system that will meet the needs of the public and comply with federal, state and local clean water requirements.

PSF.2.1.1 All new development within the City limits with lot sizes equal to or smaller than 1.0 acre shall be required to connect to the municipal sewer system. New development with residential densities lower than one dwelling unit per acre shall be allowed to utilize individual septic systems with acceptable sub-surface disposal, if sewer is not available.

PSF.3.3 Ensure appropriate levels of public services and facilities are continually provided.

PSF.3.3.1 Coordinate the provision of public services with growth and development in Fernley.

PSF.3.3.2 Consider the financial impacts in all growth management decisions

The proposed project is consistent with the master plan land use and satisfies many of the goals and policies included in the Comprehensive Master Plan document. The development code is the primary tool used to implement the master plan. The MDR14 zoning classification is an equivalent zoning for site based on the land use plan. It should be pointed out however, the table in the Land Use Chapter of the Comprehensive Master Plan for the Mixed Residential land use designation identifies single-family detached, small-lot single family detached, single family attached, triplexes, townhomes, condos, manufactured/mobile home parks as primary uses. Lower density multi-family residential is identified as a secondary use.

The proposed project provides a housing product type that serves to better diversify the housing stock within the City. The project site is an underutilized and mostly vacant site within the City's core service area, thus promoting infill development. The proposed project has been conditioned to ensure adequate public facilities are provided in timely, orderly, and efficient manner to support the development.

As development projects are considered in conjunction with the master plan, decision makers must weight each goal and policy as it relates to an individual development. Projects may not necessarily meet each and every goal or policy in the Comprehensive Master Plan but should be in substantial conformance plan. Decision makers have discretion to determine which goals and policies are more pertinent to a development project based on individual circumstances.

b. The conditional use will be compatible with the existing or permitted uses of adjacent properties;

SURROUNDING LAND USES & ZONING

North: Rural Residential RR1 Interstate 80

East: Rural Residential RR1 & SF20

South: Rural Residential RR1, SF20, & SF12

West: Single-Family Residential SF6 & MF30 Vacant MDR14

As mentioned previously, the table in the Land Use Chapter of the Comprehensive Master Plan for the Mixed Residential land use designation identifies single-family detached, small-lot single family detached, single family attached, triplexes, townhomes, condos, manufactured/mobile home parks as primary uses. Lower density multi-family residential is identified as a secondary use.

The proposed multi-family residential use is a permitted use within the MDR14 zoning district with an approved Conditional Use Permit.

The purpose of the Conditional Use Permit is to promote "the public health, safety and general welfare by providing for special safeguards in the location and design of certain uses in certain zoning districts."

A Conditional Use Permit is a discretionary permit requiring a decision-making body to exercise judgment prior to its approval, conditional approval, or denial. The process encourages public review and evaluation of a proposed use's operating characteristics and/or site development features and is intended to ensure that proposed conditional uses will not have a significant adverse impact on surrounding uses or the community-at-large.

It is not uncommon for multi-family residential uses and single family residential to coexist adjacent to one another provided potential impacts have been adequately addressed. Traffic, noise, light trespass, parking, and building adjacency are all potential concerns with adjacent single-family residence. These concerns will be addressed with development of this project through adjustments to the site plan and/or conditions of approval.

c. The potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impairment;

RESPONSE: This is a request for a Conditional Use Permit to allow for a multi-family residential development. The area is agricultural and rural in nature. Given its location to available services and facilities, the area was identified in the 2018 Comprehensive Master Plan as an area suitable for increased density and redevelopment. The potential impairment of natural resources and the total population which available natural resources will support without unreasonable impairment was considered in conjunction with the 2018 Comprehensive Master Plan update.

d. The availability of and need for affordable housing in the community, including affordable housing that is accessible to persons with disabilities;

RESPONSE: This is a request for a Conditional Use Permit to allow for a multi-family residential development. The proposed project would provide additional affordable level housing resources within the community.

e. The conditional use permits impacts have been conditioned to address identified impacts; and

RESPONSE: The project is intended to ensure adequate public facilities are provided in timely, orderly, and efficient manner to support the development. All sewer, water, drainage, and transportation facilities shall be reviewed and approved prior to the approval building permit.

f. Public notice has been given and a public hearing held per the requirements of the development code and the Nevada revised statutes.

RESPONSE: A public hearing will be scheduled with the Planning Commission, public notice will be published in the Fernley Gazette Journal and notices will be sent out to the surrounding neighbors meeting.



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: June 10, 2026

REPORT TO:	Fernley Planning Commission
REPORT FROM:	Treston Rodriguez

FINANCIAL IMPACT:		CURRENTLY BUDGETED:		FUND/ACCOUNT:
Yes:	No: x	Yes:	No: x	N/a

ACTION REQUESTED: Motion
Ordinance

AGENDA ITEM:

(For Possible Action) Discussion and possible action on Bill #388, associated with DA22002AMD1, an amendment to a Development Agreement associated with Sherwood Village requested by 890 Fremont Street, LP to reflect changes in the project form and layout of the proposed development. The subject site consists of approximately 26.47 acres, is designated Mixed Residential in the Master Plan and zoned MDR14 (Medium Density Residential, maximum 14 du/ac), and is generally located north of Fremont Street, south of U.S. Interstate 80, west of Wildwood Drive, and east of Vine Street, Fernley, Nevada (APNs: 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-55, 021-092-58, 021-092-59, 021-092-60).

AGENDA ITEM BRIEF:

The applicant is requesting approval of DA22002AMD1, an amendment to Development Agreement DA22002 associated with the Sherwood Village project. The proposed amendment updates the existing Development Agreement to reflect changes in the form and layout of the approved development. The revised project consists of a 293-unit duplex-style residential development on approximately 26.47 acres designated Mixed Residential in the Fernley Comprehensive Master Plan and zoned MDR14 (Medium Density Residential, maximum 14 dwelling units per acre). Concurrent with this request, the applicant has submitted Conditional Use Permit CUP25004 under separate application.

RECOMMENDED MOTION:

Based on the analysis presented in the staff report, I move to recommend approval of Bill #388 and DA22002AMD1, an amendment to Development Agreement DA22002 associated with the Sherwood Village project, 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:

“Based on public testimony and the facts of the case, I move to recommend denial of DA22002AMD1, an amendment to Development Agreement DA22002 associated with the Sherwood Village project because I am unable to make the following required finding(s):

(State applicable finding and supporting rationale—repeat for each applicable finding).”

BACKGROUND:

The subject site consists of approximately 26.47 acres located north of Fremont Street, south of Interstate 80, west of Wildwood Drive, and east of Vine Street in Fernley, Nevada. The site is comprised of eight parcels identified as APNs 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-55, 021-092-58, 021-092-59, and 021-092-60. The property is designated Mixed Residential (MR) in the Fernley Comprehensive Master Plan and is zoned MDR14 (Medium Density Residential, maximum 14 dwelling units per acre).

The subject property has previously received multiple development-related approvals, including ZMA200003, CUP200003, CUP200003EXT, DA22002, T1VAC22001, and TSM22005. The most recent approval included a 316-unit apartment-style residential development approved under Tentative Subdivision Map TSM22005. Development Agreement DA22002 was subsequently recorded to establish the obligations and responsibilities associated with implementation of the approved project.

The applicant has since revised the project and is proposing a 293-unit duplex-style residential development. Concurrent with this request, the applicant is seeking approval of Conditional Use Permit CUP25004. Because the revised project differs from the previously approved development in both form and layout, the applicant has submitted Development Agreement Amendment DA22002AMD1.

The proposed amendment is structured as an Amended and Restated Development Agreement which supersedes the original Development Agreement in its entirety. The amendment updates project descriptions, development obligations, infrastructure responsibilities, and implementation procedures to reflect the revised development proposal.

The amended agreement establishes requirements related to construction of Fremont Street frontage improvements, utility infrastructure, storm drainage facilities, sidewalks, and other public improvements necessary to serve the development. The agreement also establishes procedures associated with acquisition of right-of-way necessary to complete Fremont Street improvements and provides a framework for development of a secondary emergency access connection to Vine Street.

Additionally, the agreement contains provisions related to reimbursement of City costs, financial security for required public improvements, project administration, and implementation of the revised development. Staff has reviewed the proposed amendment and finds that it provides an appropriate framework for development of the project while ensuring that public infrastructure obligations and associated costs remain the responsibility of

the developer.

FINDINGS

Pursuant to FMC 32.03.100(a)(6), specific findings must be made in order to approve a Development Agreement. The proposed Development Agreement Amendment request has been evaluated against the applicable review criteria contained within the Fernley Municipal Code, and the following findings can be made in support of the request:

a. Consistency with the City's Master Plan

The proposed Development Agreement Amendment is consistent with the Fernley Comprehensive Master Plan. The subject property is designated Mixed Residential (MR) and zoned MDR14 (Medium Density Residential, maximum 14 dwelling units per acre). The amended agreement facilitates development of the property in a manner consistent with the Mixed Residential land use designation and does not alter the underlying land use designation or zoning of the property.

The amended agreement updates the development obligations associated with the project, including public infrastructure improvements, right-of-way acquisition procedures, and project implementation measures necessary to support the revised development proposal. Therefore, the proposed Development Agreement Amendment is consistent with the Fernley Comprehensive Master Plan.

b. Consistency with Nevada and Federal Law

The proposed Development Agreement Amendment has been processed in accordance with the requirements of Nevada Revised Statutes and the Fernley Municipal Code. The amended agreement establishes a framework governing development of the property, allocation of responsibilities between the City and developer, construction of required public improvements, and implementation of the approved project.

Staff is not aware of any provisions contained within the proposed amendment that conflict with applicable Nevada or federal law. Therefore, the proposed Development Agreement Amendment is consistent with Nevada and federal law.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

General

- Nevada Revised Statutes (NRS) Chapter 278 – Planning and Zoning
- Fernley Municipal Code (FMC) Title 32 – Development Code
- City of Fernley Comprehensive Master Plan

Specific

- NRS 278.020 – Grant of power to cities and counties for regulation of land use and development

- NRS 278.0201 through 278.0207 – Development Agreements
- NRS 278.250 – Regulations for zoning districts and uses
- NRS 278.260 – Determination, establishment, enforcement, and amendment of zoning regulations
- FMC 32.03.020 – Application review procedures, general entitlement processing, hearings, and decision-making authority
- FMC 32.03.100(a) – Development Agreements
- FMC 32.06.080 – MDR14 zoning district regulations
- Development Agreement DA22002 and proposed Amendment DA22002AMD1

FINANCIAL IMPLICATIONS:

None.

ATTACHMENTS:

1. Exhibit 1- Bill #388
2. Exhibit 2 - Amended Sherwood Development Agreement

BILL #388
CITY OF FERNLEY
ORDINANCE # _____

AN ORDINANCE AUTHORIZING THE CITY OF FERNLEY TO ENTER INTO AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT (DA22002AMD1) WITH 890 FREMONT STREET, LP, IN ASSOCIATION WITH THE SHERWOOD VILLAGE DEVELOPMENT RELATING TO PUBLIC IMPROVEMENTS, FREMONT STREET IMPROVEMENTS, UTILITY INFRASTRUCTURE, RIGHT-OF-WAY ACQUISITION, EMERGENCY ACCESS IMPROVEMENTS, AND OTHER RELATED MATTERS ON A SITE APPROXIMATELY 26.47 ACRES IN SIZE AND GENERALLY LOCATED NORTH OF FREMONT STREET, SOUTH OF INTERSTATE 80, WEST OF WILDWOOD DRIVE, AND EAST OF VINE STREET, FERNLEY, NEVADA (APNS: 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-55, 021-092-58, 021-092-59, AND 021-092-60).

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

Based on the provisions set forth in Nevada Revised Statutes and the City of Fernley Development Code, the Council does hereby authorize the City of Fernley to enter into an Amended and Restated Development Agreement (DA22002AMD1) with 890 Fremont Street, LP, as attached.

The Amended Development Agreement involves the Sherwood Village development approved pursuant to Chapter 278 of Nevada Revised Statutes. Current APNs: 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-55, 021-092-58, 021-092-59, and 021-092-60.

BILL #388 BEING HEREBY PROPOSED on the 17th day of June, 2026.

BILL #388 BEING HEREBY PASSED, APPROVED and ADOPTED this 15th day of July, 2026, by the following vote of the Council:

Ayes: _____ Nays: _____ Abstentions: _____ Absent: _____

FERNLEY CITY COUNCIL

By: _____
Neal E McIntyre, Mayor

Date: _____

Attest By: _____
Kim Swanson, City Clerk

Date: _____

DRAFT AGREEMENT FOR DISCUSSION PURPOSES ONLY

When recorded, mail to:

City Clerk
City of Fernley
595 Silver Lace Boulevard
Fernley, NV 89408

AMENDED AND RESTATED DEVELOPMENT AGREEMENT

This Amended and Restated Development Agreement (this “**Agreement**”) is made by and between the City of Fernley, a municipal corporation and political subdivision of the State of Nevada (the “**City**”) and 890 Fremont Street LP, a Nevada limited partnership (“**Developer**”). Notwithstanding the date of signature or acknowledgment by the parties, this Agreement shall become effective as of the date on which it is recorded in the Official Records of Lyon County, Nevada (the “**Effective Date**”).

RECITALS

- A. Developer is the current owner of that certain real property located in the City of Fernley, County of Lyon, State of Nevada, more particularly described as Exhibit “A” attached hereto (“**Project Property**”).
- B. A prior developer and the City previously entered into that certain Development Agreement dated on or about February 1, 2023, and recorded February 10, 2023 as Document 666751 (“**Original Development Agreement**”) in the Official Records of Lyon County, Nevada (“**Official Records**”). This Agreement shall supersede the Original Development Agreement in its entirety.
- C. The Original Development Agreement set forth the mutual understanding of the City and the prior developer regarding the orderly development of the Project Property for a 316-unit multifamily residential development known as Sherwood Villages (“**Project**”), subject to the conditions of approval for a conditional use permit (CUP20003) approved by the Planning Commission on May 12, 2021.
- D. Developer has applied for a new conditional use permit (CUP_____) (“**Entitlement**”) to make modifications to the Project, and to reduce the overall unit count from 316 dwelling units to 293 dwelling units, among other changes. On _____, 2026, the Planning Commission approved the Entitlement, subject to the conditions of approval attached hereto as Exhibit “B” (“**Conditions**”).
- E. The development of the Project, including the Project Property, must be conducted pursuant to the provisions of the Nevada Revised Statutes (“**NRS**”), the Entitlement, the Conditions, and the City’s Municipal Code (“**Code**”).

F. The City is authorized, pursuant to NRS 278.0201 through 278.0207, inclusive, and Code §32.03.100(a), to enter into binding development agreements with any person having a legal or equitable interest in land concerning the development of that land provided that such agreement is consistent with the City of Fernley Comprehensive Master Plan August 2018 (“**Master Plan**”).

G. The Master Plan includes the following goals:

- Enhance Fernley’s vitality as a community by providing a variety of housing types, density and costs that accommodate the needs, desires and financial abilities of the current and future households. Master Plan §HP.1.1.
- Encourage housing that supports sustainable development patterns by promoting the efficient use of land [...and] easy access to services and public facilities [...]. Master Plan §HP.1.2.
- Strive for viable mixed income neighborhoods throughout Fernley that collectively reflect the diversity of housing types and tenure (rental and ownership). Master Plan §HP.1.3.
- Provide opportunities for high-density residential development near the downtown core and elsewhere in the community where appropriate. Master Plan §HP.1.4.
- Encourage new development in areas where adequate public services and facilities can be provided efficiently. Master Plan §LU.1.1
- Encourage new development to be in accordance with the Comprehensive Master Plan land use category. Master Plan §LU.1.2.
- Promote infill development. Master Plan §LU.1.5.

H. By entering into this Agreement, the City will ensure the orderly development of the Project in accordance with the Conditions, and consistent with the City’s goals set forth in the Master Plan as identified in Recital F above. As such, approval of this Agreement is consistent with the Master Plan, as required by NRS 278.0203 and Code §32.03.100(A)(6)(a).

I. Acknowledging the foregoing, the parties desire to enter into this Agreement to provide for the matters set forth herein.

NOW, THEREFORE, in exchange for mutual considerations, the sufficiency of which is hereby acknowledged, the parties agree as follows:

**ARTICLE 1
DEVELOPMENT MATTERS.**

Section 1.1 Development Standards. The permitted uses of the Project Property, the density or intensity of its use, the maximum height and size of the proposed buildings, and any dedication of any portion of the Project Property to the City for public use shall be as provided in this Agreement, the Entitlements, the Conditions, the Code, and any future entitlements or approvals issued by the City for the Project or the Project Property, as the same may hereafter be revised, modified or amended from time to time in accordance with applicable law.

- A. The density of the Project Property is approximately 11.1 dwelling units per acre.
- B. The permitted uses of the Project Property are those approved in the Entitlement.
- C. As of the Effective Date, Chapter 32.09 of the Code of Ordinances for the City of Fernley, Nevada, shall be the applicable development standards for the Project Property, except as otherwise provided by the Conditions or this Agreement.
- D. Modifications to the Project that would qualify as “minor modifications” under Code §32.06.140(f), governing modifications to Planned Unit Developments (the “**Minor Modification Standards**”) may be approved administratively by the Administrator without further public hearing, subject to the procedures and limitations set forth herein. The Minor Modification Standards are incorporated herein by reference and shall be applied to the Project as if the Project were a Planned Unit Development for purposes of this Agreement. The Director’s determination shall be based on whether the proposed modification satisfies the Minor Modification Standards and is otherwise consistent with the conditions of the Entitlement, this Agreement, and applicable provisions of the Code. Notwithstanding anything in this Section to the contrary, no modification shall be approved administratively if it would reduce required open space, landscaping, parking, or buffers below applicable Code minimums or the standards approved under the Entitlement.

Section 1.2 Limitation. The provisions of NRS 278.0201 apply to this Agreement.

Section 1.3 Improvements related to Fremont Street.

- A. Prior to the issuance of the certificate of occupancy for the first building in the Project, the Developer shall construct the following in accordance with the Conditions (collectively, the “**Fremont Street Improvements**”):
 - (i) back-of-curb to back-of-curb and all underground water, sanitary and storm facilities within the right-of-way as shown on Exhibit “C”,
 - (ii) sidewalks on the northside of Fremont Street in areas of Developer acquired right-of-way as shown on “Exhibit C”.

(iii) storm water facilities will utilize the methodology of the Fremont Street Drainage Improvements shown on Exhibit “D”.

B. The parties acknowledge that Developer must acquire certain rights-of-way or easements from various third parties in order to construct the Fremont Street Improvements. If Developer is not able to acquire all necessary rights-of-way or easements for the Fremont Street Improvements, the City may, in its sole and absolute discretion, elect to exercise the power of eminent domain to acquire all or a portion of the remaining rights-of-way that the Developer is not able to acquire (the “**Remaining Fremont ROW**”); provided, however, that nothing in this Agreement shall be construed to require the City to condemn the Remaining Fremont Row. Developer shall provide legal descriptions prepared by a licensed surveyor in accordance with NRS 645.340 for each segment or section of the Remaining Fremont ROW concurrently with Developer’s submission of plans for construction of the Fremont Street Improvements.

C. If the City does not acquire the Remaining Fremont ROW or obtain an order permitting immediate occupancy of the Remaining Fremont ROW within eighteen (18) months after the issuance of permits for construction of the Fremont Street Improvements, then: (i) Developer shall not be required to construct the improvements within those portions of the Remaining ROW, and (ii) any Conditions related to improvements in the Remaining ROW shall be deemed waived.

Section 1.4 Secondary Access Road. The parties acknowledge that Developer must provide emergency access to the Project as shown on Exhibit “E” (“**Vine ROW**”). Developer shall construct the improvements to the Vine ROW in accordance with the City’s emergency access standards, including a minimum width of 20 feet and a surface load rating of 75,000 pounds. If, despite Developer’s good faith efforts, Developer is unable to acquire the Vine ROW, the City shall exercise the power of eminent domain to acquire the Vine ROW. The City’s obligation to commence the acquisition of the Vine ROW shall arise upon: (i) Developer’s satisfaction of the requirements set forth in Section 2.1(A) and 2.1(B), and (ii) written notice from Developer that efforts to acquire the Vine ROW through direct negotiations have failed.

ARTICLE 2 RIGHT-OF-WAY ACQUISITIONS

Section 2.1 Acquisition of ROW on Fremont Street. If the City elects to commence a condemnation action to acquire all or a portion of the Remaining Fremont ROW or the Vine ROW (collectively, the “**Unacquired ROW**”), Developer shall comply with the requirements set forth in this Article 2.

A. For each segment of the Unacquired ROW that the City elects to condemn, Developer shall, at its sole cost and expense, provide the following to the City: (i) a preliminary title report, (ii) a legal description prepared by a licensed surveyor (if not already provided), and (iii) an appraisal of the estimated fair market value of such segment, prepared by a Nevada licensed appraiser selected by Developer.

B. Prior to the initiation of any condemnation action for the Unacquired ROW, Developer shall deposit with the City a cash amount (the “**Acquisition Deposit**”) equal to the sum

of: (a) thirty thousand dollars (\$30,000); plus (b) the fair market value of each segment of the Unacquired ROW the City has elected to condemn, as determined by the appraisal(s). The Acquisition Deposit shall be used by the City to pay costs and expenses incurred in connection with the acquisition of the Unacquired ROW, including but not limited to actual appraisal costs, title costs, escrow fees, expert fees, court costs, litigation expenses, attorneys' fees, settlement payments, judgments, and condemnation awards ("**Costs**"); provided, however, Developer's obligation shall not exceed the appraised fair market value of all Unacquired ROW plus \$75,000 in Costs.

C. If, at any time, expenditures by the City reduce the balance of the Acquisition Deposit below \$15,000, Developer shall, within ten (10) business days after written notice from the City, deposit additional funds in an amount sufficient to restore the balance of the Acquisition Deposit to not less than \$30,000, unless the City expressly agrees in writing to a lesser balance. The City shall have no obligation to continue acquisition or condemnation activities if Developer fails to timely replenish the Acquisition Deposit as required by this Section. Upon completion of all condemnation actions and acquisition of the Unacquired ROW, and after payment of actual Costs incurred by the City (not to exceed \$75,000), any remaining balance of the Acquisition Deposit shall be refunded to Developer, without interest.

Section 2.2 Security for Public Improvements. Prior to commencing construction within the Unacquired ROW, Developer shall furnish to the City a performance bond, letter of credit, or other form of security acceptable to the City (the "**Improvement Security**") guaranteeing the timely construction and completion of all required street improvements for the Project. The Improvement Security shall be in an amount equal to one hundred fifty percent (150%) of the total estimated cost to construct and complete the required street improvements, including any required contingency, as determined by a cost estimate provided by Developer's contractor subject to the reasonable review and approval of the City Engineer or other authorized City official. The Improvement Security shall remain in full force and effect until the City has determined that the street improvements have been completed in accordance with approved plans and applicable standards.

Section 2.3 Reimbursement. Notwithstanding anything to the contrary contained in this Agreement, Developer shall reimburse the City for any and all actual costs and expenses incurred by the City in: (a) acquiring the Unacquired ROW, whether by negotiation or condemnation; provided, however, the amount shall not exceed the Developer's appraisal and \$75,000 in Costs unless specifically agreed to in writing by Developer; and (b) constructing, completing, repairing, or correcting the required street improvements, to the extent such costs and expenses are incurred as a result of Developer's failure to timely deposit required funds, replenish the Acquisition Deposit, construct the improvements, or otherwise perform its obligations under this Agreement and the Conditions. Such reimbursement obligation shall be independent of, and in addition to, any security provided by Developer and shall survive any termination of this Agreement.

**ARTICLE 3
GENERAL TERMS.**

Section 3.1 Effective Date; approved by ordinance. This Agreement is not effective until it has been approved by ordinance and recorded.

Section 3.2 Term; Cancellation. This Agreement shall continue in full force and effect until the earlier of (i) the date upon which a certificate of occupancy has been issued for all buildings in the Project, or (ii) twenty (20) years with an automatic one-year extension, unless cancelled in accordance with the terms NRS 278.0205. A cancellation of this Agreement is not effective or binding until approved by ordinance of the City Council and recorded in accordance with NRS 278.0205.

Section 3.3 Modifications and Amendments. Modifications and amendments to this Agreement are not effective or binding until approved by ordinance of the City Council and recorded in accordance with NRS 278.0205.

Section 3.4 Breach. A violation of this Agreement by a party hereto shall be a breach of this Agreement by that party if, within 60 days after receipt of notice of such violation delivered in accordance with Section 3.7 below by the non-violating party, the violating party fails to cure such violation, provided, however, that the violating party shall not be in breach of this Agreement if such party commences to cure the alleged violation within said sixty (60) day period and proceeds diligently to cure such default and does cure the alleged violations. If the violation is not cured, the breaching party shall be in default hereunder, and the party alleging the breach may elect any one or more of the following courses:

A. Amendment or Termination by City. After proper notice and the expiration of the above-referenced period for Developer to correct the alleged material breach, the City may give notice of intent to amend or terminate this Agreement as authorized by NRS Chapter 278. Following any such notice of intent to amend or terminate, the matter shall be scheduled and noticed as required by law for consideration and review solely by the City Council. Following consideration of the evidence presented before the City Council and a finding that a material breach has occurred by Developer and remains uncured, City may amend or terminate this Agreement.

B. Termination by Developer. In the event City materially defaults under this Agreement, Developer shall have the right to terminate this Agreement after providing notice and an opportunity to cure as set forth in this Section. Developer shall have the option, in its discretion, to maintain this Agreement in effect and seek to enforce all of City's obligations by pursuing an action for specific performance or other appropriate judicial remedy.

Section 3.5 Entire Agreement. With respect to the matters addressed herein (including the recitals), this Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties.

Section 3.6 Assignments; Transfer of rights. Developer acknowledges and agrees that the rights and obligations created by and resulting from this Agreement run with the land comprising the Property and may not be transferred nor assigned separate and apart from

ownership of the land comprising the Property. Further, the land comprising the Property may not be transferred free of the obligations and rights created by and under this Agreement. Developer further agrees and acknowledges that City's willingness to enter into this Agreement is based in substantial part on Developer developing the Project or being involved in the development of the Project. Therefore, City and Developer agree to the following restrictions on assignment and transfer:

A. The Project Property may be freely transferred or assigned to an affiliate of Developer, provided that such entity shall assume in writing all obligations of Developer hereunder and provide substitute security in form and amount acceptable to the City for any security previously provided by Developer in compliance with this Agreement or the Code, if any.

B. The Project Property may be transferred or assigned, either in its entirety or in a series of transactions, to a qualified developer which is reasonably acceptable to the City Manager, provided that such entity shall assume in writing all obligations of Developer hereunder, and provide substitute security in form and amount acceptable to the City for any security previously provided by Developer in compliance with this Agreement or the Code, if any.

C. Developer shall not sell or transfer all of the Project Property in its entirety to any other third person (other than as provided herein) without the written consent of the City. Any transfer in violation of this prohibition shall be deemed a default by Developer of this Agreement. Any transfer of more than forty (40%) percent of the ownership interests in Developer to a third person other than as provided herein shall be considered a transfer of the Project Property; provided, however, the following transfers of ownership interests shall be expressly permitted (a) transfers of ownership interests between the existing owners of the Developer; (b) for the Developer's Tax Credit Investor (as defined below) to transfer its investor limited partner interest in the Developer nor for the Investor Member to remove the Developer's general partner in accordance with the terms of the Developer's limited partnership agreement; or (c) assignment made by the Developer or its owners as security in connection with obtaining financing from any Designated Lenders (as defined below) and the exercise of lender remedies with respect thereto, including but not limited to, any transfer of the Project to such lender upon foreclosure, deed in lieu or similar event or any transfer by the lender after such foreclosure, deed in lieu or similar event.

D. No transfer of any portion of the Project Property shall relieve Developer of its obligations hereunder as to the portion of the Project Property so assigned or transferred, and such assignment or transfer shall be subject to all of the terms and conditions of this Agreement. This sub-section shall have no effect upon the validity of obligations recorded as covenants, conditions, restrictions or liens against parcels of the Project Property.

E. Developer has full discretion and authority to transfer, assign or encumber the Project Property or portions thereof, in connection with financing transactions, including without limitation to the size or nature of any such transaction, the amount of land involved or the use of the proceeds there from, and the ability to foreclose on and take title to the Project Property and may enter into such transactions at any time and from time to time without permission of or notice

to City. All such financing transactions shall be subject to the terms and conditions of this Agreement.

Section 3.7 Notices; when deemed sufficiently given.

A. Formal notices, demands and communications between the City and Developer must be in writing and sent to the following addresses:

If to Developer: 890 Fremont Street LP

If to City: City of Fernley, Attention: City Manager
595 Silver Lace Boulevard
Fernley, NV 89408

B. If notice is sent by registered or certified mail to the correct address, postage prepaid, it will be deemed sufficiently given the earlier of when actually received by the addressee or three business days after it is received by the U.S. Post Office as indicated on the receipt.

C. If notice is sent by courier, or overnight delivery service (Federal Express, UPS Overnight, U.S. Postal Priority Mail), and is properly addressed, it will be deemed sufficiently given when delivered as indicated in the records of the courier or service.

D. Either party may change its address by giving notice in writing to the other and thereafter notices, demands and other correspondence shall be addressed and transmitted to the new address.

Section 3.8 Further documents. Each party agrees to honor any reasonable requests by the other party to complete, execute, and deliver any document necessary to accomplish the purposes hereof.

Section 3.9 Attorney's fees and costs. If any party hereto institutes any action or proceeding (including arbitration, if authorized or mutually agreed upon) against the other or others arising out of or relating to this Agreement, the prevailing party shall be awarded reasonable attorneys' fees and costs by the non-prevailing party.

Section 3.10 Time of Essence. Time is of the essence in the performance of this Agreement.

Section 3.11 Governing law. The laws of the State of Nevada, without regard to conflicts of law principles, shall govern the interpretation and enforcement of this Agreement.

Section 3.12 Severability of invalid or unenforceable provisions. If any provision contained in this Agreement is held to be unenforceable by a court of law or equity, this Agreement shall be construed as if such provision did not exist and the non-enforceability of such provision shall not be held to render any other provision or provisions of this Agreement unenforceable.

Section 3.13 Binding effect; successors and assigns; assignment/delegation. This Agreement shall be binding upon and inure to the benefit of the heirs, executors, administrators, and permitted successors and assigns of the parties hereto. To the extent that any assignment of any right under this Agreement changes the duty of either party, increases the burden or risk involved, impairs the chances of obtaining the performance of this Agreement, attempts to operate as novation, or includes a waiver or abrogation of any defense to payment by the City, such offending portion of the assignment shall be void, and shall be a breach of this Agreement.

Section 3.14 No third-party beneficiaries intended. Unless otherwise specifically identified in this Agreement, there are no third-party beneficiaries intended by this Agreement and no third parties have any standing to enforce any of the provisions of this Agreement.

Section 3.15 Representation and warranties by persons who sign this Agreement. Each person who signs this Agreement represents and warrants to each other person who signs this Agreement that he or she is an authorized agent of and has actual authority to execute this Agreement on behalf of the party for whom he or she is signing, and that all required approvals and actions have been taken to authorize the execution of this Agreement with the intent and effect of binding the party to this Agreement.

Section 3.16 Counterparts. This Agreement may be executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original; and such counterparts shall constitute one and the same Agreement. Any signature page of the Agreement may be detached from any counterpart without impairing the legal effect of any signatures, and may be attached to another counterpart identical in form. This Agreement may be executed by signatures provided by facsimile or email, and such signatures shall be as binding and effective as original signatures.

Section 3.17 Construction. This Agreement is the product of joint collaboration and negotiations among the parties and their counsel. The terms and conditions of this Agreement shall be construed as a whole according to their fair meaning, and not strictly for or against any party. Further, any ambiguities are to be resolved according to their fair meaning, and not construed against the drafting party.

Section 3.18 Developer Financing. The City is aware that the Developer may obtain financing for the acquisition, development and/or construction of the real property and/or improvements to be constructed on the Project in whole or in part, from time to time, by one or more third parties (individually a “**Lender**”, and collectively the “**Lenders**”). Copies of all notices provided to the Developer shall simultaneously be provided to any Lenders previously designated by the Developer to receive such notice (the “**Designated Lenders**”) whose names and addresses are provided by written notice to the City in accordance with Section 3.7, including but not limited to any notices of breach or default. The City shall give the Developer copies of any such notice provided to such Designated Lenders. Each Lender shall have the right (but not the obligation) hereunder to cure a breach or default and/or to assume the breaching the Developer’s position with respect to this Agreement and the City hereby agrees to recognize such rights of the Lender and to otherwise permit the Lender to assume all of the rights and obligations of the Developer under this Agreement. In addition to the foregoing, the Developer or its permitted assign may admit a limited partner or non-managing or investor member (the “**Tax Credit Investor**”), as applicable, in order

to facilitate an investment by the Tax Credit Investor of capital contributions which will be utilized to develop the Project. Copies of all notices provided to the Developer shall simultaneously be provided to any Tax Credit Investor previously designated by the Developer to receive such notice (the “**Designated Tax Credit Investor**”) whose names and addresses are provided by written notice in accordance with Section 3.7, including but not limited to any notices of breach or default. Any Designated Tax Credit Investor shall have the right (but not the obligation) hereunder to cure a breach or default of the Developer, and the City agrees to accept any such cure tendered by a Designated Tax Credit Investor as if such cure was tendered by the Developer.

[Signature Pages Follows]

EXECUTED on the dates indicated:

City:

CITY OF FERNLEY,

a Nevada municipal corporation

Dated _____, 2026

By: _____

Name _____

Its: _____

Attest: _____

City Clerk

State of Nevada

County of Lyon

This instrument was acknowledged before me on _____ by
_____ as _____ of City of Fernley, a Nevada
municipal corporation.

(Signature of notarial officer)

(Seal, if any)

Developer:

**890 Fremont Street LP,
a Nevada limited partnership**

Dated _____, 2026

By: _____

Name _____

Its: _____

Attest: _____

State of _____

County of _____

This instrument was acknowledged before me on _____ by
_____ as _____ of 890 Fremont Street LP, a
Nevada limited partnership.

(Signature of notarial officer)

(Seal, if any)

EXHIBIT "A"

LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Lyon, State of Nevada, and is described as follows:

TRACT 1:

PARCEL A AS SHOWN ON THE PARCEL MAP FOR KENNETH D. HORTON & JIMMIE DALE HORTON, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF LYON COUNTY, NEVADA, ON JUNE 13, 1995, AS FILE NO. 183107.

TOGETHER WITH THAT PORTION OF DOLORES COURT AS VACATED IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 16, 2023 AS INSTRUMENT NO. 666931 OF OFFICIAL RECORDS.

TRACT 2:

PARCEL B AS SHOWN ON THE PARCEL MAP FOR KENNETH D. HORTON & JIMMIE DALE HORTON, FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF LYON COUNTY, NEVADA, ON JUNE 13, 1995, AS FILE NO. 183107.

TOGETHER WITH THAT PORTION OF DOLORES COURT AS VACATED IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 16, 2023 AS INSTRUMENT NO. 666931 OF OFFICIAL RECORDS.

TRACT 3:

A PARCEL OF LAND LOCATED IN A PORTION OF SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 24 EAST, M.D.B.&M., BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE DOLORES COURT RIGHT OF WAY, AS SHOWN ON THE HORTON PARCEL MAP, FILE NO. 183107, LYON COUNTY RECORDS; THENCE NORTH 86°21'14" WEST A DISTANCE OF 328.92 FEET TO THE POINT OF BEGINNING; THENCE NORTH 03°38'46" EAST A DISTANCE OF 50.00 FEET; THENCE NORTH 55°24'20" WEST A DISTANCE OF 365.79 FEET; THENCE SOUTH 00°20'58" WEST A DISTANCE OF 238.51 FEET; THENCE SOUTH 03°54'16" WEST A DISTANCE OF 283.24 FEET; THENCE SOUTH 84°45'19" EAST A DISTANCE OF 138.94 FEET; THENCE NORTH 11°52'26" EAST A DISTANCE OF 239.84 FEET; THENCE AROUND A CURVE TO THE LEFT, CONCAVE NORTHEASTERLY, HAVING A RADIAL BEARING OF NORTH 11°53'20" EAST, AN ARC LENGTH OF 71.6 FEET, A CENTRAL ANGLE OF 82°02'39" AND A RADIUS OF 50.0 FEET; THENCE SOUTH 86°21'14" EAST A DISTANCE OF 170.90 FEET, TO THE POINT OF BEGINNING.

TOGETHER WITH THAT PORTION OF DOLORES COURT AS VACATED IN THAT CERTAIN DOCUMENT RECORDED FEBRUARY 16, 2023 AS INSTRUMENT NO. 666931 OF OFFICIAL RECORDS.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LYON COUNTY, NEVADA ON JANUARY 13, 2022, AS INSTRUMENT NO. 651337 OF OFFICIAL RECORDS.

TRACT 4:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 24 EAST, M.D.B.&M., MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 24 EAST, M.D.B.&M., AND RUNNING THENCE ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 12 AT A BEARING OF NORTH 1°23'40" EAST, FOR A DISTANCE OF 596 FEET TO A POINT AND THENCE SOUTH 85°14'30" EAST, FOR A DISTANCE OF 434.96 FEET TO A POINT AND THENCE SOUTH FOR A DISTANCE OF 26 FEET TO A POINT AND THENCE SOUTH 87° EAST, FOR A DISTANCE OF 628.85 FEET TO A POINT WHICH SAID POINT IS THE SOUTHWEST CORNER OF THIS PARCEL AND THE TRUE POINT OF BEGINNING AND THENCE AROUND THE PARCEL AS FOLLOWS:

NORTH FOR A DISTANCE OF 643.06 FEET TO THE NORTHWEST CORNER; SOUTH 87°30' EAST FOR A DISTANCE OF 337.15 FEET TO THE NORTHEAST CORNER; SOUTH FOR A DISTANCE OF 646.00 FEET TO THE SOUTHEAST CORNER; NORTH 87° WEST FOR A DISTANCE OF 337.15 FEET TO THE SOUTHWEST CORNER; THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LYON COUNTY, NEVADA ON JANUARY 13, 2022, AS INSTRUMENT NO. 651337 OF OFFICIAL RECORDS.

TRACT 5:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 24 EAST, M.D.B.&M., MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 24 EAST, M.D.B.&M., AND RUNNING THENCE ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 12 AT A BEARING OF NORTH 1°23'40" EAST, FOR A DISTANCE OF 596 FEET TO A POINT AND THENCE SOUTH 85°14'30" EAST, FOR A DISTANCE OF 434.96 FEET TO A POINT AND THENCE SOUTH FOR A DISTANCE OF 26 FEET TO A POINT AND THENCE SOUTH 87° EAST, FOR A DISTANCE OF 291.70 FEET TO A POINT WHICH SAID POINT IS THE SOUTHWEST CORNER OF THIS PARCEL AND THE TRUE POINT OF BEGINNING AND THENCE AROUND THE PARCEL AS FOLLOWS:

NORTH FOR A DISTANCE OF 640.12 FEET TO THE NORTHWEST CORNER; SOUTH 87°30' EAST FOR A DISTANCE OF 337.15 FEET TO THE NORTHEAST CORNER; SOUTH FOR A DISTANCE OF 643.06 FEET TO THE SOUTHEAST CORNER; NORTH 87° WEST FOR A DISTANCE OF 337.15 FEET TO THE SOUTHWEST CORNER; THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LYON COUNTY, NEVADA ON JANUARY 13, 2022, AS INSTRUMENT NO. 651337 OF OFFICIAL RECORDS.

TRACT 6:

A PARCEL OF LAND SITUATE IN THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 24 EAST, M.D.B.&M., MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON BOLT SET IN PAVEMENT WHICH MARKS THE SOUTHEAST CORNER OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 24 EAST, M.D.B.&M.; AND RUNNING THENCE NORTH ALONG THE EAST SIDE OF SAID WEST ½ OF THE SOUTHEAST ¼ FOR A DISTANCE OF 1786.03 FEET TO A POINT WHICH SAID POINT IS THE SOUTHEAST CORNER OF THIS PARCEL AND THE TRUE POINT OF BEGINNING, AND THENCE AROUND THE PARCEL AS FOLLOWS:

NORTH 87°30'00" WEST FOLLOWING GENERALLY PARALLEL TO AN EXISTING FENCE LINE FOR A DISTANCE OF 632.70 FEET TO THE SOUTHWEST CORNER; THENCE NORTH 0°17'34" EAST FOR A DISTANCE OF 354.20 FEET TO THE NORTHWEST CORNER; THENCE NORTH 86°58'00" EAST FOR A DISTANCE OF 352.49 FEET TO A POINT; AND THENCE NORTH 23°03'00" WEST FOR A DISTANCE OF 37.85 FEET TO THE SOUTH RIGHT OF WAY LINE OF HIGHWAY NO. 80; AND THENCE FOLLOWING SAID SOUTH LINE AT A BEARING OF SOUTH 79°42'05" EAST, FOR A DISTANCE OF 298 FEET TO THE POINT OF INTERSECTION WITH THE EAST LINE OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ AFORESAID AND THENCE RUNNING SOUTH ALONG SAID EAST LINE OF A DISTANCE OF 382 FEET TO THE POINT OF BEGINNING,

AND ALSO THE RIGHT OF INGRESS AND EGRESS TO THE ABOVE PROPERTY OVER A 30 FOOT ROAD FOLLOWING GENERALLY PARALLEL TO THE NORTH RIGHT OF WAY LINE OF FERNLEY DRAIN NUMBER ONE, FROM THE EXISTING COUNTY ROAD TO THE SOUTHWEST CORNER OF THIS PARCEL.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LYON COUNTY, NEVADA ON JANUARY 13, 2022, AS INSTRUMENT NO. 651337 OF OFFICIAL RECORDS.

TRACT 7:

A PARCEL OF LAND LOCATED IN A PORTION OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 24 EAST, M.D.B.&M., BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE DOLORES COURT RIGHT OF WAY, AS SHOWN ON THE HORTON PARCEL MAP, FILE NO. 183107, LYON COUNTY RECORDS, THE POINT OF BEGINNING; THENCE NORTH 86°21'14" WEST A DISTANCE OF 328.92 FEET; THENCE NORTH 03°38'46" EAST A DISTANCE OF 50.00 FEET; THENCE NORTH 55°24'20" WEST A DISTANCE OF 365.79 FEET; THENCE NORTH 00°20'58" EAST A DISTANCE OF 69.64 FEET; THENCE SOUTH 89°15'15" EAST A DISTANCE OF 633.22 FEET; THENCE SOUTH 01°14'53" WEST A DISTANCE OF 339.97 FEET; TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LYON COUNTY, NEVADA ON JANUARY 13, 2022, AS INSTRUMENT NO. 651337 OF OFFICIAL RECORDS.

TRACT 8:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 20 NORTH, RANGE 24 EAST, M.D.B.&M., BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE QUARTER SECTION CORNER BETWEEN SECTIONS 12 AND 13, TOWNSHIP 20 NORTH, RANGE 24 EAST, M.D.B.&M.; THENCE NORTH 89°24' EAST ALONG THE SECTION LINE BETWEEN SECTIONS 12 AND 13, TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12; THENCE NORTH ALONG THE EASTERLY LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, A DISTANCE OF 28.0 FEET; THENCE WEST PARALLEL TO THE SECTION LINE BETWEEN SECTIONS 12 AND 13, A DISTANCE OF 290.0 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH PARALLEL TO THE EASTERLY LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, A DISTANCE OF 475.0 FEET TO A POINT; THENCE NORTH 87°24' WEST, A DISTANCE OF 183.53 FEET TO A POINT; THENCE SOUTH PARALLEL TO THE EASTERLY LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, A DISTANCE OF 489.0 FEET TO A POINT; THENCE EAST PARALLEL TO THE SECTION LINE BETWEEN SECTIONS 12 AND 13, A DISTANCE OF 183.0 FEET TO THE POINT OF BEGINNING.

NOTE: THE ABOVE METES AND BOUNDS DESCRIPTION APPEARED PREVIOUSLY IN THAT CERTAIN DOCUMENT RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF LYON COUNTY, NEVADA ON DECEMBER 9, 2021, AS INSTRUMENT NO. 649464 OF OFFICIAL RECORDS.

EXHIBIT "B"

CONDITIONS OF APPROVAL FOR CUP_____

EXHIBIT “D”

FREMONT STREET DRAINAGE IMPROVEMENTS



Memo: Fremont Street Drainage Improvements

To: File
From: Joel McGuire, Senior Water Resource Engineer
Subject: Fremont Street Stormwater Mitigation
Date: 11/19/2025

Purpose

As a part of the Sherwood Village Apartments/Fernwood Duets project, Phelps Engineering Services (PES) has developed an improvement plan for a portion of Fremont Street in Fernley, NV (Figure 1).



Figure 1. Site Location

The plan includes widening approximately 1,850 LF of Fremont Street and relocating associated utilities. Traditional design methodology to mitigate the effects of increased runoff from the project area included sizing retention ponds in various locations and piping runoff from the street to be infiltrated in the basin. These efforts failed to produce a design which would fit within available project area.

Alternative Methodology

An alternative method to the traditional approach was developed to capture direct runoff in inlets designed to infiltrate excess runoff.

These inlets, coupled with stormwater retention chambers produced a solution which will mitigate excess runoff and infiltrate the volume below street grade.

The required mitigation volume was first calculated by comparing existing runoff potential for the 100 Year storm to the proposed conditions. The volume required to insure adequate runoff is captured to meet required flow spread



Figure 2. Inlet Calculations

PLANNERS
 717 University Ave, UNIT B
 Boulder, CO 80302
 (303) 630-9048

ENGINEERS

ANALYSTS
 10651 Professional Circle
 Suite A
 Reno, NV 89511

Freemont Street Drainage Improvements
November 19, 2025

standards by the City of Fernley was then calculated and compared to the 100 Year mitigation requirements (Figure 2). The larger, 100-Year increase in runoff volume was then used to size the system.

The system is comprised of standard street inlets placed at intervals to satisfy flow spread requirements. (Figures 3, 4). Each inlet would be fitted with a baffle to capture debris. This interior baffle will be situated so as to provide a pathway into a series of infiltration chambers to be infiltrated (Figure 5). The required runoff volume was then divided by inlet catchment and apportioned to find the appropriate number of chambers needed for each system. In this way, both the street flow spread for the minor storm and the volume required for 100 Year mitigation runoff can be met.

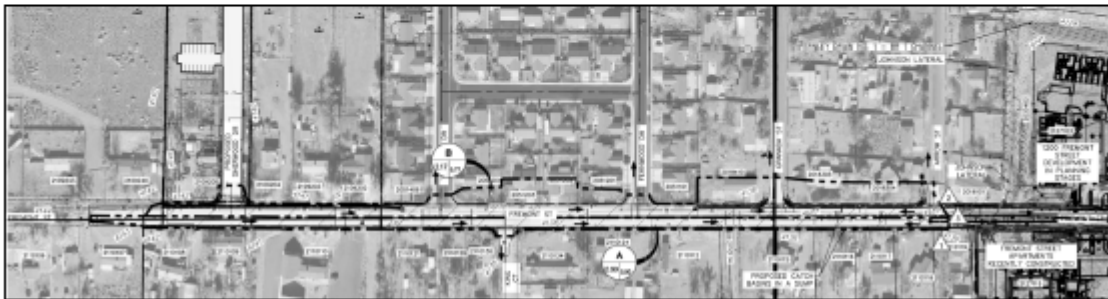


Figure 3. Drainage Catchments

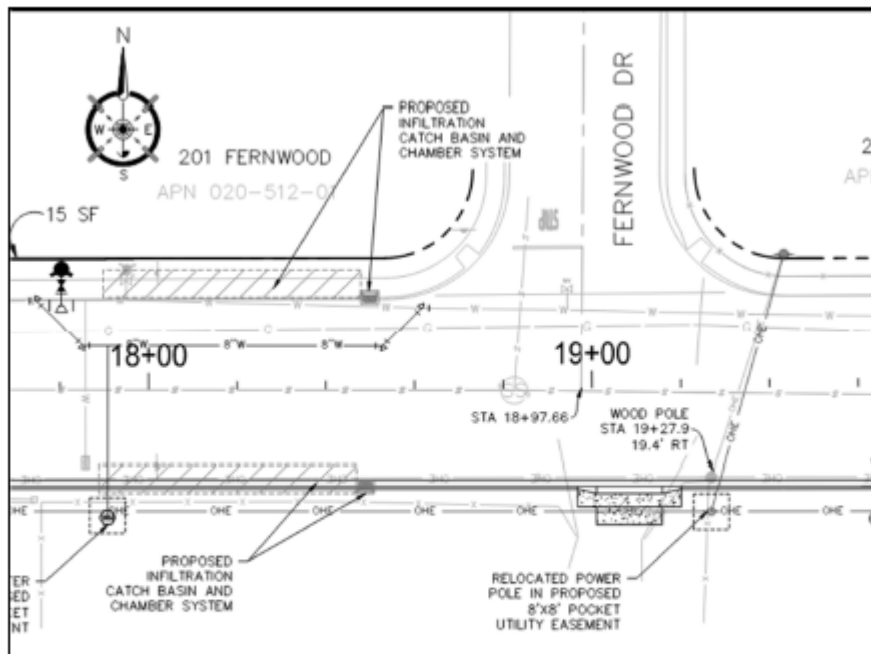


Figure 4. System Layout

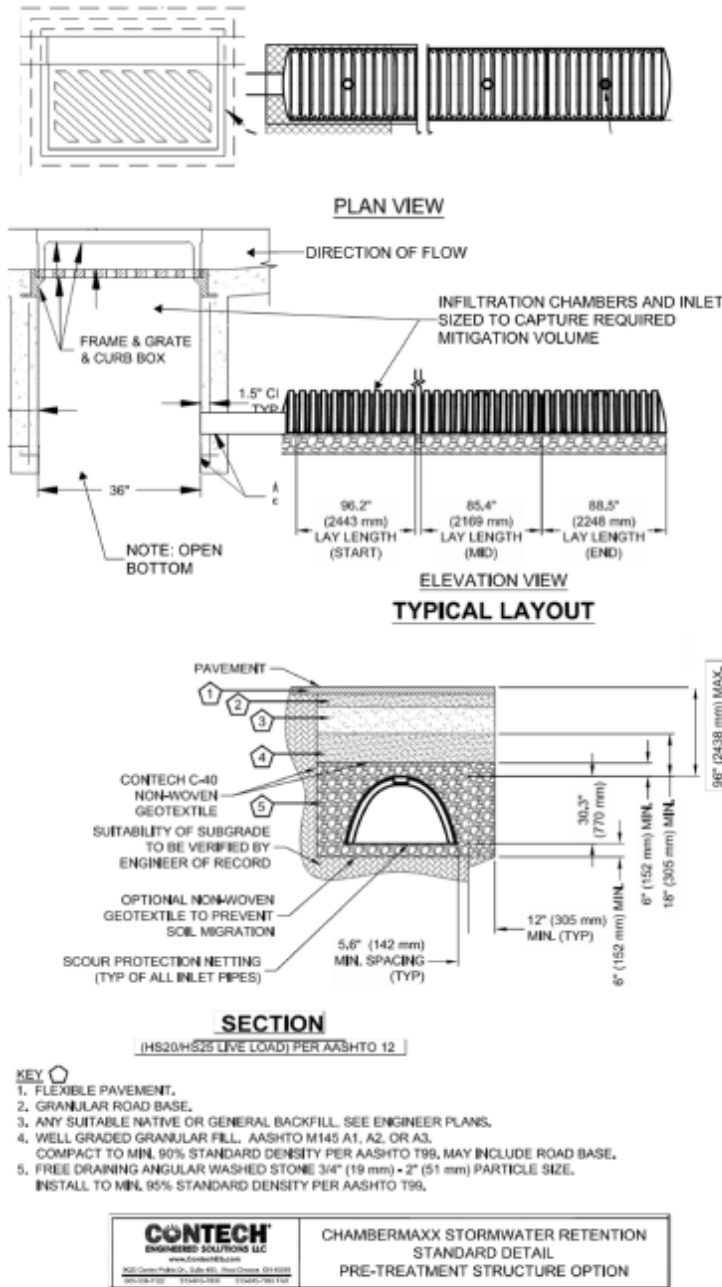


Figure 5. System Details

EXHIBIT "E"
SECONDARY ACCESS ROAD



420462 - SHERWOOD VILLAGE\420462-01-001 (ENG) - LINCOLN-ENGINEERING\ENGINEERING\DWG\EXHIBITS\VINE STREET ACCESS.DWG <PBOWERS> 3/19/2026 1:57 PM

Bowman
 1150 CORPORATE BLVD.
 RENO, NV 89502
 775-856-1150 MAIN
 BOWMAN.COM

VINE STREET ACCESS
 EXHIBIT

SHEET
1
 OF
1



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: June 10, 2026

REPORT TO: Fernley Planning Commission

REPORT FROM: Treston Rodriguez

FINANCIAL IMPACT:

Yes: No: x

CURRENTLY BUDGETED:

Yes: No: x

FUND/ACCOUNT:

N/a

ACTION REQUESTED: Motion

AGENDA ITEM:

(For Possible Action) Discussion and possible action regarding TSM26001, a Tentative Subdivision Map requested by Fred Altmann to allow for 253 townhomes on an approximately 16.88 acre lot zoned MF30 and located north of Westerlund Lane, east of Silverlace Boulevard, west of 6th Street, and south of US 50 Alternate. APN 021-103-61.

AGENDA ITEM BRIEF:

This item was previously continued by the Planning Commission from the May 13, 2026, meeting to the June 10, 2026, meeting. Because a specific continuance date was established, the item was required to be placed on the June 10, 2026, agenda. Since that time, the applicant has requested additional time to address outstanding review comments. Accordingly, staff is recommending that the Planning Commission continue the item to a future Planning Commission meeting date once the project is ready to proceed forward.

RECOMMENDED MOTION:

I move to continue TSM26001 to a future Planning Commission meeting date pending completion of outstanding project-related items and application materials.

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:

None

BACKGROUND:

This item was previously continued by the Planning Commission from the May 13, 2026, meeting to the June 10, 2026, meeting. Because a specific continuance date was established, the item was required to be placed on the June 10, 2026, agenda. Since that time, the applicant has requested additional time to address outstanding review comments. Accordingly, staff is recommending that the Planning Commission continue the item to a future Planning Commission meeting date once the project is ready to proceed forward.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

City of Fernley Development Code: Section 32.03.060 – Land Division Applications
Section 32.06.080 – Residential – Multiple Family
Section 32.09.035 – Dedication of Water Rights and Facilities for Residential Subdivision and Parcel Maps, Construction of New Homes and Industrial and Commercial Buildings.
Section 32.09.140 – Streets (Roadways)
Section 32.09.150 – Utilities
Section 32.12.010 – Adequate Public Facilities Required

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

None