



N E V A D A

AGENDA
Regular Meeting
Planning Commission

Wednesday, October 12, 2022 • 5:00 PM

Members

Barry Williams Sr. - Chairman
Cody Wagner - Vice Chair
Jan Hodges - Commissioner
Humayoon Lodhi - Commissioner
Angela Lewis - Commissioner
Shellie Severa - Commissioner
Jenni McCullar - Commissioner

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 found at <https://www.cityoffernley.org/forms>, 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 commissioners 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 Planning Commission.

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. Roll Call

1.2. Public Forum

1.3. (For Possible Action) Approval of Agenda

1.4. (For Possible Action) Approval of Minutes

2. PUBLIC HEARINGS

- 2.1. CUP21005-EXT Extension. Consideration and possible action on a request from Falcon Peak Properties LLC to grant a 1-year extension for a Conditional Use Permit to allow for the development of a 91 guest-room full-service hotel on a site approximately 1.85 acres in size within the C2 (General Commercial) zoning district, generally located north of Mesa Drive, west of Main Street, and south of Interstate 80. (APN: 021-061-31)**

3. CHAIR AND COMMISSION ITEMS

4. PLANNING ITEMS

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

6. PUBLIC FORUM

7. ADJOURNMENT

Next Meeting: November 9, 2022 @ 5 PM

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
SEPTEMBER 14, 2022**

Planning Commission Vice Chair Wagner called the meeting to order at 5:00 PM.

1. INTRODUCTORY ITEMS

1.1. Roll Call

Present: Planning Commissioner Severa, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi, Planning Commissioner Lewis, Planning Commissioner Hodges, Planning Director Tim Thompson, Associate Planner Shay League, Legal Counsel David Rigdon, City Clerk Kim Swanson, and Administrative Specialist Bailie Scott.

Absent: Planning Commission Chairman Williams, Planning Commissioner McCullar.

1.2. Public Forum

Planning Commission Vice Chair Wagner opened up a public forum.

There was no public comment provided.

Planning Commission Vice Chair Wagner closed the public forum.

1.3. (For Possible Action) Approval of Agenda

Motion: MOVE TO APPROVE THE SEPTEMBER 15, 2022 FERNLEY PLANNING COMMISSION AGENDA.

Action: Approve, **Moved by:** Planning Commissioner Lewis, **Seconded by:** Planning Commissioner Severa.

Vote: Passed, **Summary:** Yes 5, No 0, Abstained 0, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi, **No:** None, **Absent:** Planning Commission Chairman Williams, Planning Commissioner McCullar, **Abstain:** None.

1.4. (For Possible Action) Approval of Minutes

Motion: MOVE TO APPROVE AUGUST 10, 2022 FERNLEY PLANNING COMMISSION MINUTES.

Action: Approve, **Moved by:** Planning Commissioner Severa, **Seconded by:** Planning Commissioner Lodhi.

Vote: Passed, **Summary:** Yes 5, No 0, Abstained 0, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner, Commissioner Lodhi, **No:** None, **Absent:** Planning Commission Chairman Williams, Planning Commissioner McCullar, **Abstain:** None.

2. PUBLIC HEARINGS

2.1. (For possible action) Public Hearing, CUP22003 – Conditional Use Permit

Consideration and possible action on a Conditional Use Permit request to allow for a vehicle sales use on two parcels totaling approximately 4.06-acres in size at 1375 & 1395 E Newlands Drive (APN: 021-232-20 & 021-232-55).

Planning Director Tim Thompson presented the project to the Planning Commission. See attached presentation.

Planning Commission Vice Chair Wagner opened up a public forum.

There was no public comment provided.

Planning Commission Vice Chair Wagner closed the public forum.

Motion: MOVE TO APPROVE THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP22003, ADOPTING FINDINGS CU1 THROUGH CU6 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 16 AS LISTED IN THE STAFF REPORT. **Action:** Approve, **Moved by:** Planning Commissioner Lewis, **Seconded by:** Planning Commissioner Lodhi. **Vote:** Passed, **Summary:** Yes 5, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commissioner Severa, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi. **Absent:** Planning Commission Chairman Williams, Planning Commissioner McCullar, **Abstain:** None.

2.2. (For possible action) Public Hearing – Zoning Map Amendment (ZMA22007) & Tentative Subdivision Map (TSM22006)

Consideration and possible action on a Zoning Map Amendment and Tentative Subdivision Map request on a site approximately 8.63 acres in size generally located approximately 1,300 feet east of the intersection of US 50A/US95A and Desert Shadows Lane with an address of 610 Desert Shadows Lane, Fernley, NV. (APN: 021-541-56)

- 1. To change the zoning from SF20 (Residential – Single-Family, 20,000 square feet minimum lot size) to SF12 (Residential – Single-Family, 12,000 square feet minimum lot size)**
- 2. To allow for the development of a 23-lot single family residential subdivision.**

Planning Director Tim Thompson presented the project to the Planning Commission. See attached presentation.

Eric Hasty, Wood Rogers, the applicant's representative, presented the project to the Planning Commission. See attached presentation.

The planning commissioners voiced concerns regarding maintenance of the drainage ditch, easements, and the parking availability.

Vice Chair Wagner opened the item up for public comment.

An emailed comment from Valerie Lyons Brady was read into the record. She is concerned about the view of the mountains being blocked, an increase in traffic, and changes to the value of her property.

With no additional public comments, Vice Chair Wagner closed the public comment.

Motion: MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE ZONING MAP AMENDMENT ASSOCIATED WITH ZMA22007 BASED ON FINDINGS Z1 THROUGH Z3 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by:** Planning Commissioner Lodhi, **Seconded by:** Planning Commissioner Hodges. **Vote:** Passed, **Summary:** Yes 4, No 1, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi, **No:** Planning Commissioner Severa, **Absent:** Planning Commission Chairman Williams, Planning Commissioner McCullar.

Motion: MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE TENTATIVE SUBDIVISION MAP ASSOCIATED WITH TSM22006, BASED ON APPROVAL CRITERIA TM1 THROUGH TM11 AND THE FACTS SUPPORTING THE APPROVAL CRITERIA AS SET FORTH IN THE STAFF REPORT AND SUBJECT TO THE CONDITIONS OF APPROVAL 1 THROUGH 28 AS LISTED IN THE STAFF REPORT. **Action:** Approve **Moved by:** Planning Commissioner Lodhi, **Seconded by:** Planning Commissioner Hodges. **Vote:** Passed, **Summary:** Yes 4, No 1, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commissioner Lewis, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi, **No:** Planning Commissioner Severa, **Absent:** Planning Commission Chairman Williams,

2.3. (For possible action) Public Hearing – MPA22003 & ZMA22008

Consideration and possible action on a Master Plan Amendment and Zoning Map Amendment requests for a site approximately 83.9 acres in size generally located north of Farm District Road at the intersection of Clearwater Parkway, east of the Country Ranch Subdivision, and west of the County Ranch 2 Subdivision. (APN: 021-341-18)

1. A Master Plan Amendment request to change the land use on a ±15.5-acre portion of the project site from Single Family Residential (SFR) to Mixed Residential (MR).
2. A Zoning Map Amendment request to change the zoning on a ±68.4-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to SF6 (Single Family Residential) and to change the zoning on a ±15.5-acre portion of the project site from RR1 (Residential-Rural, 1-acre minimum) to MDR14 (Medium Density Residential, 14 du/ac maximum).

Planning Director Tim Thompson presented the project to the Planning Commission. See attached presentation.

Derek Kirkland, Wood Rogers, the applicant's representative, presented the project to the Planning Commission. See attached presentation.

The Planning Commission voiced their concerns regarding the entrances and exits for the development. They are also concerned about an increase in traffic on Farm District Road.

Planning Vice Chair Wagner opened up the item for public comment.

Greg Wargo stated that residents would like assurance that the applicant is going to follow through with the presented plans.

Mike Clements stated that he appreciates the input that he has received from the neighbors and has taken it into consideration so everyone comes up as a winner.

With no further comments, Vice Chair Wagner closed public input.

Motion: MOVE TO ADOPT RESOLUTION 22-018 AND FORWARD A REQUEST OF CERTIFICATION TO THE CITY COUNCIL FOR THE COMPREHENSIVE MASTER PLAN AMENDMENT ASSOCIATED WITH MPA22003, BASED ON FINDINGS MP1 TO MP3 AND THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT.

Action: Approve, **Moved:** by: Planning Commissioner Lodhi, **Seconded** by: Planning Commissioner Hodges.

Vote: Due to needing a super majority to pass, the motion failed. **Summary:** Yes 3, No 2, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi, **No:** Planning Commissioner Severa, Planning Commissioner Lewis, **Absent:** Planning Commission Chairman Williams, Planning Commissioner McCullar.

Derek Kirkland stated they would be coming back with a development agreement and wanted to know if the item could be continued so they can address the Planning Commissions concerns.

A legal brief recess was taken from 6:17 PM - 6:27 PM.

Planning Director Tim Thompson explained that the Planning Commission bylaws state that any tie vote shall constitute a technical denial of the motion and may be reconsidered by a motion offered by any member who voted on the matter.

With none of the planning commissioners changing their vote for MPA22003, the item was not continued by the

Planning Commission and will move forward to City Council.

Motion: MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE ZONING MAP AMENDMENT ASSOCIATED WITH ZMA22008, BASED ON FINDINGS Z1 TO Z3 AND THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve **Moved by:** Planning Commissioner Lodhi, **Seconded by:** Planning Commissioner Hodges. **Vote:** Due to needing a simple majority, the motion passed, **Summary:** Yes 3, No 2, Absent 2. **Yes:** Planning Commissioner Hodges, Planning Commission Vice-Chair Wagner, Planning Commissioner Lodhi, **No:** Planning Commissioner Severa, Planning Commissioner Lewis, **Absent:** Planning Commission Chairman Williams, Planning Commissioner McCullar,

3. CHAIR AND COMISSION ITEMS

Planning Commission Vice Chair Wagner thanked Planning Director Tim Thompson for his service at the City of Fernley and congratulated Patrick Marsh on becoming the City Manager.

4. PLANNING DIRECTOR ITEMS

Planning Director Tim Thompson stated that this is his last meeting. He is leaving the City of Fernley after 7 years. He thanked the planning commissioners for their volunteerism and years of dedication.

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were no requests for future agenda items.

6. PUBLIC FORUM

Planning Commissioner Vice Chair Wagner opened up the public forum.

Derek Kirkland, Wood Rogers thanked Tim for the job he had done.

Greg Evangelatos, NV Planning and Consulting stated he wanted to follow up with Derek’s praise as well.

Councilwoman Zoberski thanked Tim for his guidance and support during her time as a Planning Commissioner and a current member of the City Council.

7. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 06:43 PM.

The next Planning Commission meeting will be held on Wednesday, October 12, 2022 at 5 PM.

Approved by the Fernley Planning Commission on October 12, 2022, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

PLANNING COMMISSION CHAIR BARRY WILLIAMS

ATTEST:

CONDITIONAL USE PERMIT

CUP22003 – DOLAN AUTO SALES EXPANSION

CONSIDERATION AND POSSIBLE ACTION ON A CONDITIONAL USE PERMIT REQUEST TO ALLOW FOR A VEHICLE SALES USE ON TWO PARCELS TOTALING APPROXIMATELY 4.06-ACRES IN SIZE AT 1375 & 1395 E NEWLANDS DRIVE (APN: 021-232-20 & 021-232-55).

BACKGROUND INFORMATION

- The vehicle sales use was established through the Design Review process in 2016. The project includes the construction of a new building to house the showroom, offices, and vehicle repair. The owner has purchased the adjacent parcel which sits at the intersection of U.S. Hwy 95A and Newlands Drive. The owner recently demolished a longstanding commercial building. This project proposes to expand the outdoor vehicle display area.

Vicinity Map



ANALYSIS

- No significant impacts related to the proposed project were identified.
- No additional traffic concerns. The existing driveways will remain; however, they will only be used for vehicle delivery and emergency access. Customers will still enter the site using the existing driveways on the eastern parcel.
- The site must be paved and satisfy the landscaping requirements outlined in §32.09.090 (Landscaping and Screening) of the Fernley Municipal Code. Site lighting must also be installed to comply with code requirements in §32.09.100 (Lighting) of the code.
- The proposed project is consistent with the Commercial Land Use designation and is consistent with the existing surrounding zoning.

CONCLUSION

- Should the Planning Commission determine that the project, as submitted and conditioned:
 - Is consistent with the existing surrounding land uses
 - Will not have a significant adverse impact on the surrounding uses
 - Promotes the public health, safety, and general welfare
 - Allows the applicable findings to be made

Planning Commission may approve the project, subject to Conditions of Approval I through I6.

- Should the Planning Commission determine that:
 - Some or all the applicable findings cannot be made
 - The project is not consistent with the existing surrounding uses
 - The project will have a significant adverse impact on the existing uses, and/or
 - The project does not promote the public health, safety, and general welfare

The Planning Commission may deny the project. A motion to deny should be based on information received in written materials and at the public hearings on this matter. The Planning Commission's inability to make any of the applicable findings should be explicitly described.

RECOMMENDED MOTION LANGUAGE

- **Motion to Approve:**

- “I move to approve the conditional use permit associated with CUP22003, adopting findings CUI through CU6 and the facts supporting these findings as set forth in the staff report and subject to the conditions of approval I through I6 as listed in the staff report”.

- **Motion to Deny:**

- “Based on information received in written materials and the public hearings on this matter, I move to deny the conditional use permit request associated with CUP22003, because I am unable to make the following required conditional use permit findings:

I am unable to make finding(s) _____ as it relates to _____ .
Therefore, I cannot approve the conditional use permit.”

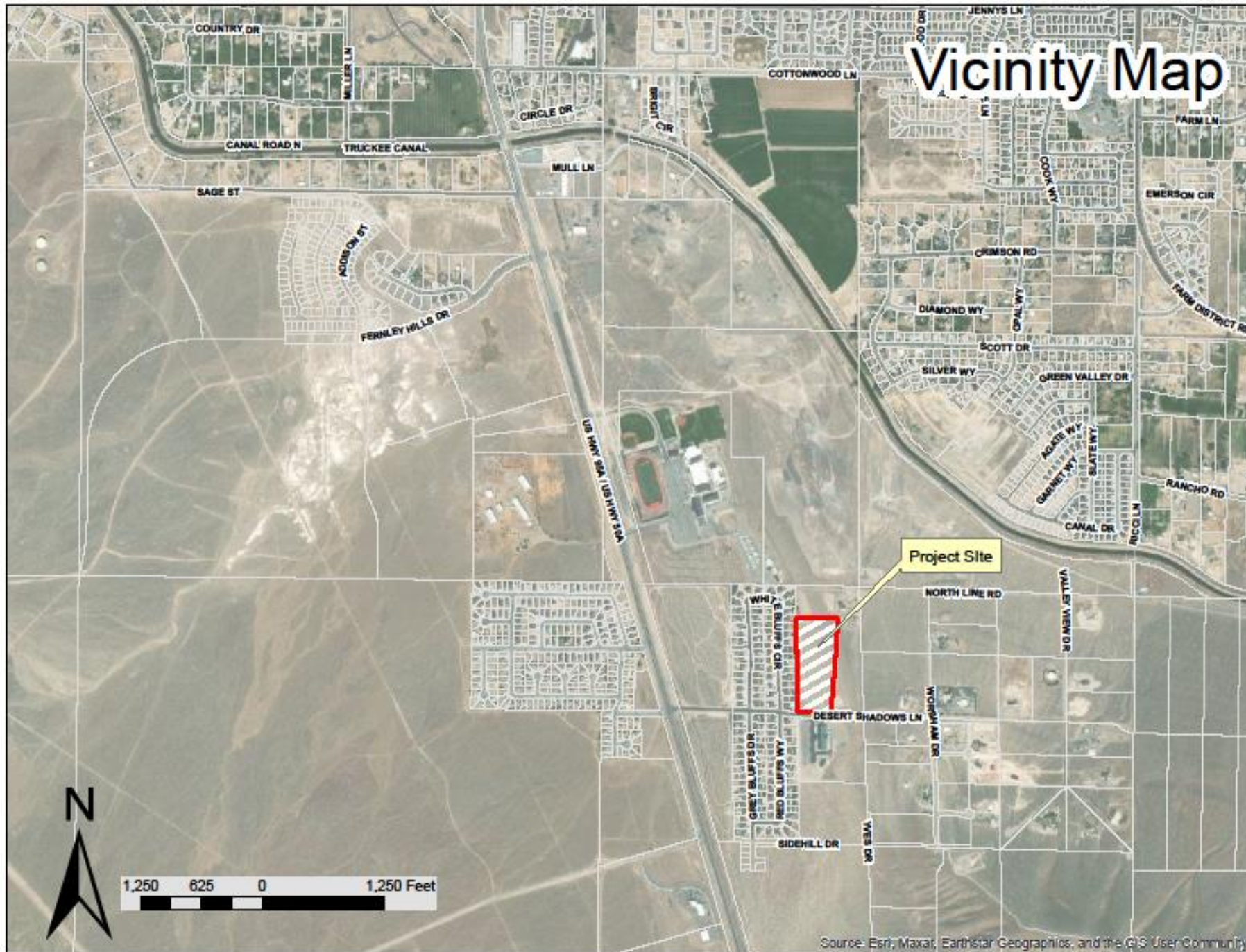
ZONING MAP AMENDMENT (ZMA22007) & TENTATIVE SUBDIVISION MAP (TSM22006)

DESERT SHADOWS SUBDIVISION

CONSIDERATION AND POSSIBLE ACTION ON A ZONING MAP AMENDMENT AND TENTATIVE SUBDIVISION MAP REQUEST ON A SITE APPROXIMATELY 8.63 ACRES IN SIZE GENERALLY LOCATED APPROXIMATELY 1,300 FEET EAST OF THE INTERSECTION OF US 50A/US95A AND DESERT SHADOWS LANE WITH AN ADDRESS OF 610 DESERT SHADOWS LANE, FERNLEY, NV. (APN: 021-541-56)

1. TO CHANGE THE ZONING FROM SF20 (RESIDENTIAL – SINGLE-FAMILY, 20,000 SQUARE FEET MINIMUM LOT SIZE) TO SF12 (RESIDENTIAL – SINGLE-FAMILY, 12,000 SQUARE FEET MINIMUM LOT SIZE)
2. TO ALLOW FOR THE DEVELOPMENT OF A 23-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION.

Vicinity Map



BACKGROUND INFORMATION

The ±8.63-acre parcel is located at 610 Desert Shadows Lane (project site) is on vacant land with utilities adjacent to the property. There is currently a single-family detached subdivision to the west on the property with a mix of 12,000 square foot and 9,000 square foot lots. Desert Shadows Lane, located along the southern boundary, is paved and will provide access into the site.

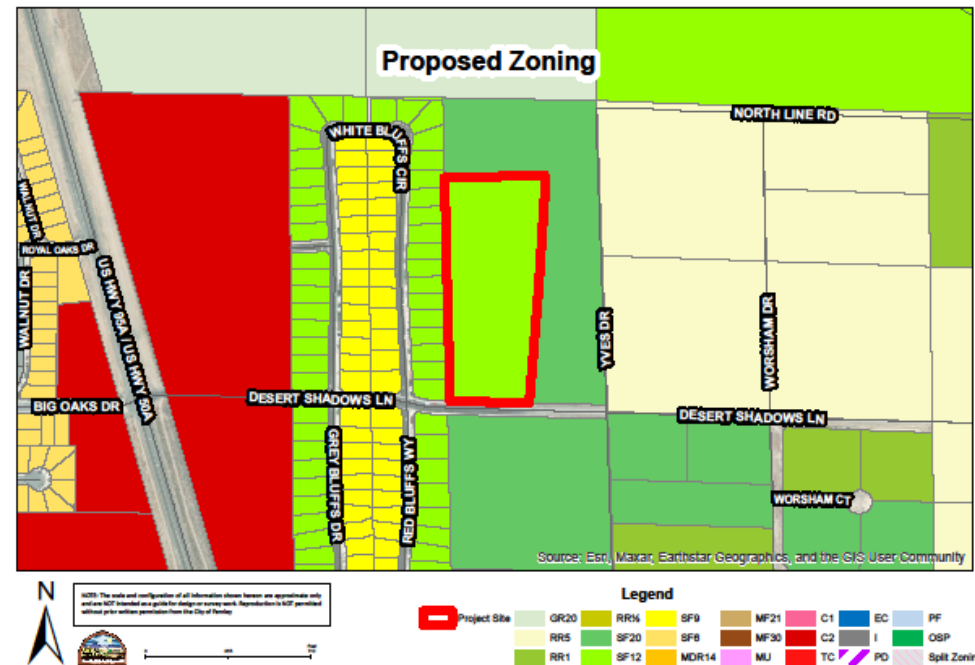
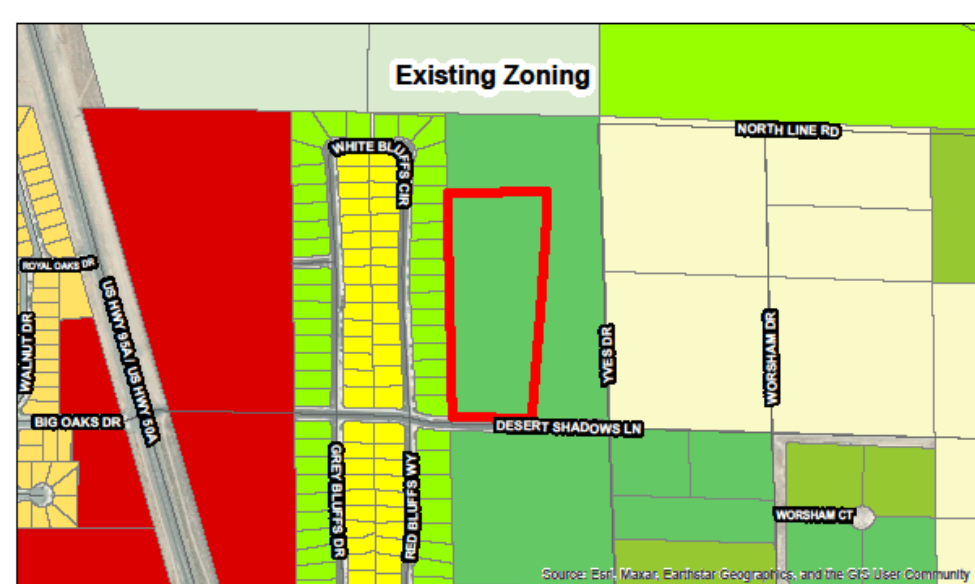
ANALYSIS

- Master Plan Designation of Single Family Residential (SFR)
- Master Plan supports all SF zoning districts (SF6, SF9, SF12, & SF20).
- Is the proposed zoning consistent with the existing surrounding zoning?

SURROUNDING LAND USES AND ZONINGS (OF PROJECT SITE)		
Direction	Land Use	Zoning
North	Single Family Residential	SF20
South	Single Family Residential	SF20
East	Single Family Residential	SF20
West	Single Family Residential	SF9 & SF12

- No other adverse impacts based on adopted levels of service have been identified.
- Views are not protected.

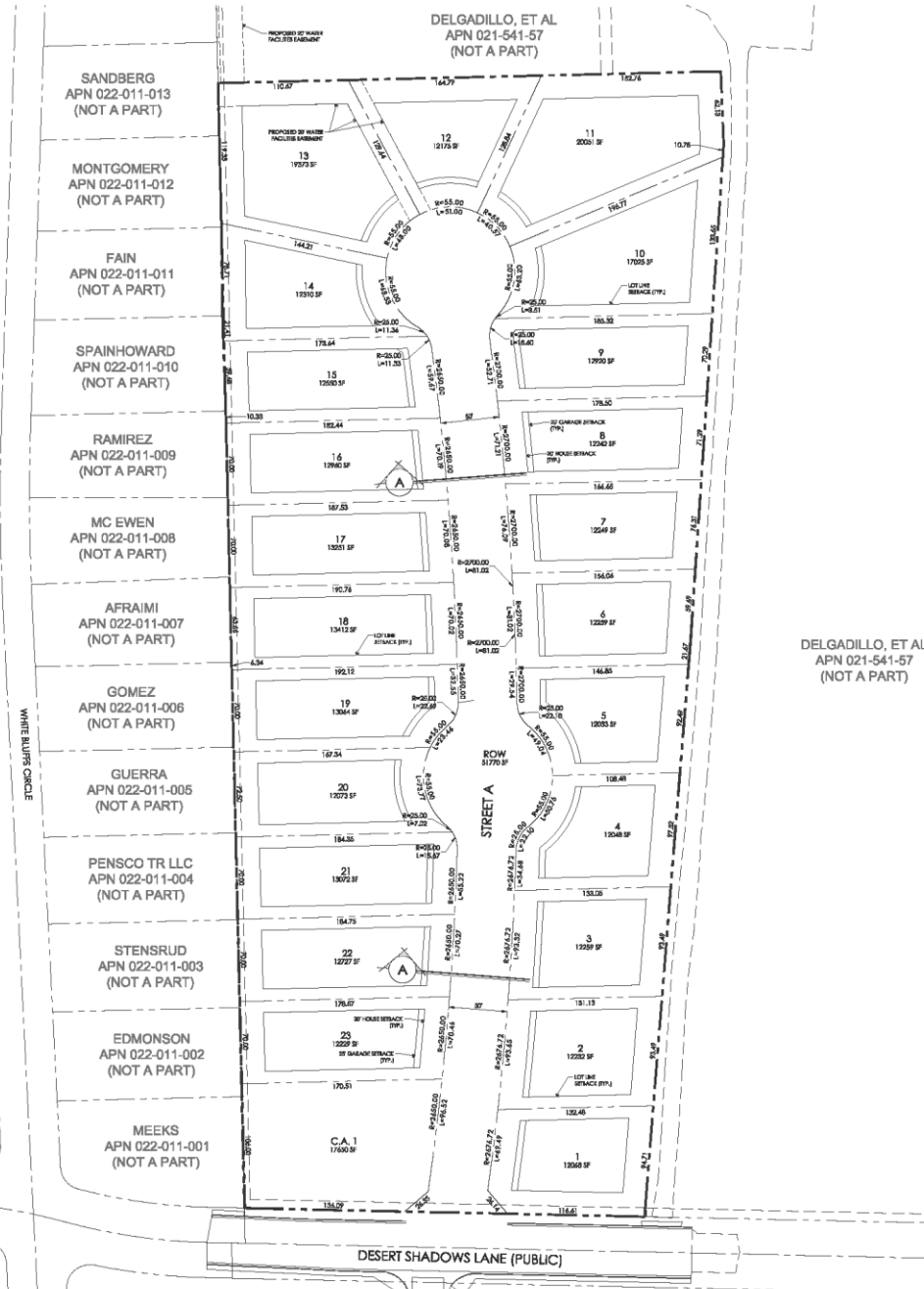
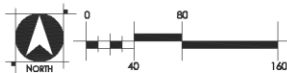
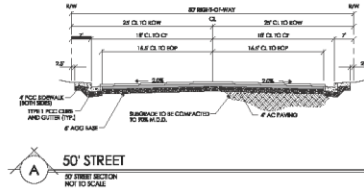
EXISTING & PROPOSED ZONING



DESERT SHADOWS

TENTATIVE SUBDIVISION MAP

PRELIMINARY LOT AND BLOCK PLAN



- GENERAL NOTES:
1. REFER TO EXISTING CONDITIONS PLAN (DM-1) FOR EXISTING EASEMENTS TO BE REINTEGRATED.
 2. A 10' P.U.E. SHALL BE GRANTED CONCURRENT WITH ALL RIGHT-OF-WAY AND A 5' P.U.E. SHALL BE GRANTED ON SIDE AND REAR LOT LINES.



DESERT SHADOWS
PRELIMINARY LOT AND BLOCK PLAN

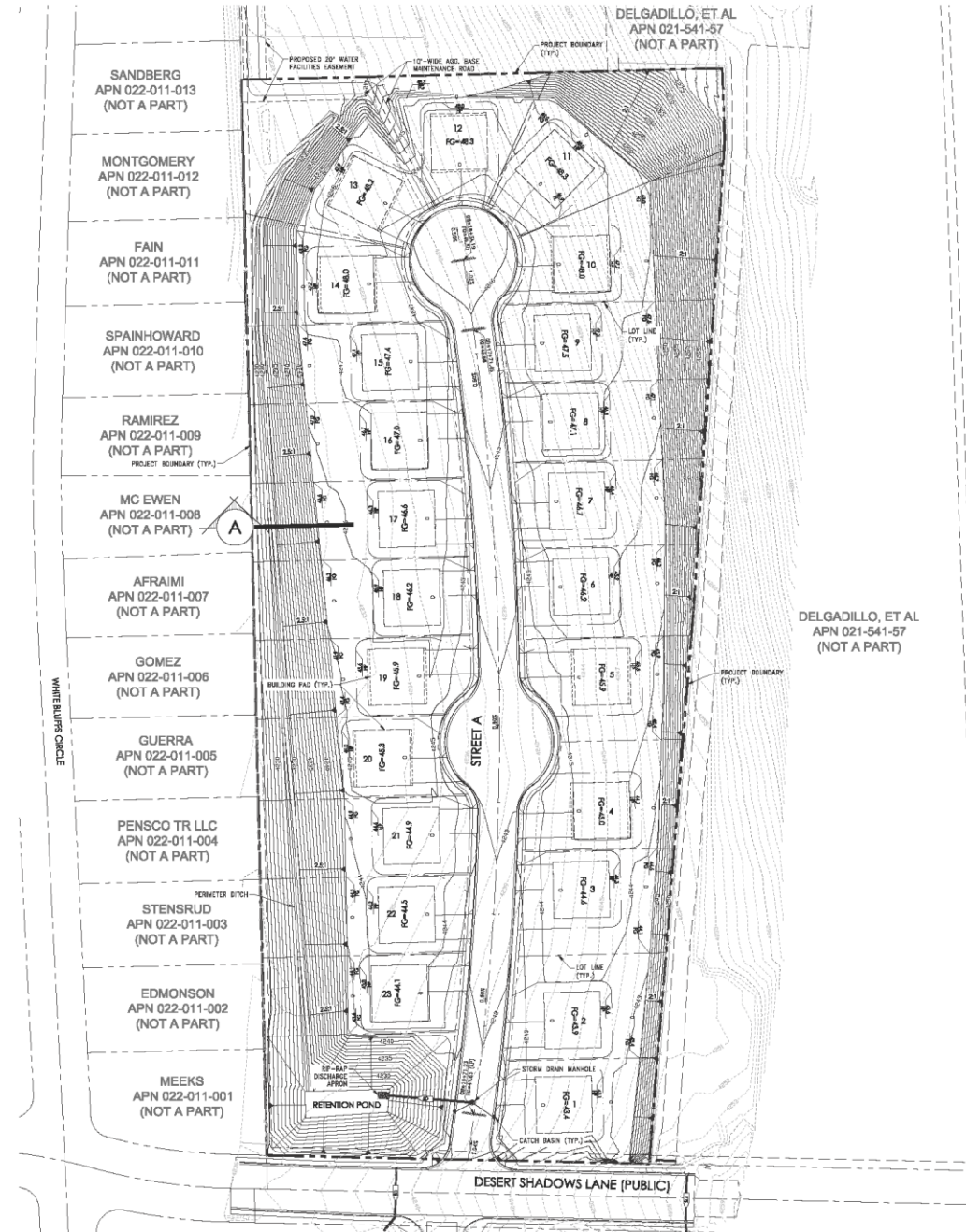
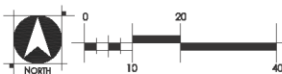
WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1981 Corporate Boulevard Tel 775.823.4068
Reno, NV 89502 Fax 775.823.4066

4087.002 JUNE 2022
SHEET LB-1 OF 8

DESERT SHADOWS

TENTATIVE SUBDIVISION MAP

PRELIMINARY GRADING PLAN



NOTE: REFER TO SHEET G8-1 FOR CROSS-SECTIONS.



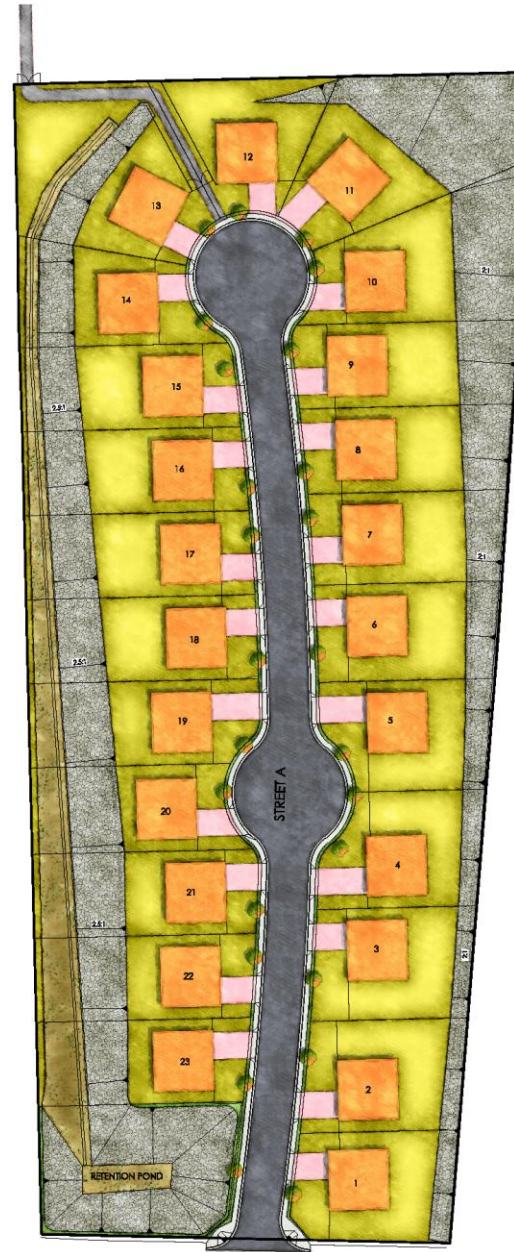
DESERT SHADOWS
PRELIMINARY GRADING PLAN



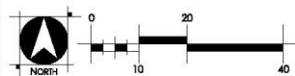
4087.002 JUNE 2022
SHEET G-1 OF 8

DESERT SHADOWS

TENTATIVE SUBDIVISION MAP
PRELIMINARY LANDSCAPE PLAN



- LEGEND
- LOTS
 - PADS
 - DRAIN ROCK
 - DRIVEWAYS
 - SIDEWALKS/CURB & GUTTER
 - PAVEMENT/VEGETATION
 - TREES



DESERT SHADOWS
PRELIMINARY LANDSCAPE PLAN

WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
1861 Corporate Boulevard Tel 775.823.4088
Reno, NV 89502 Fax 775.823.4088

4087.002 JUNE 2022
SHEET L-1 OF 8

CONCLUSION

- Should the Planning Commission determine that the project, as submitted and conditioned:
 - Is consistent with the existing surrounding land uses
 - Will not have a significant adverse impact on the surrounding uses
 - Promotes the public health, safety, and general welfare
 - Allows the applicable findings to be made

Planning Commission may forward a recommendation of approval to the City Council for the Zoning Map Amendment and Tentative Subdivision Map.

- Should the Planning Commission determine that:
 - Some or all the applicable findings cannot be made
 - The project is not consistent with the existing surrounding uses
 - The project will have a significant adverse impact on the existing uses, and/or
 - The project does not promote the public health, safety, and general welfare

Planning Commission may forward a recommendation of denial to the City Council for the Zoning Map Amendment and Tentative Subdivision Map.

RECOMMENDED MOTION LANGUAGE ZONING MAP AMENDMENT

- **Motion to Approve:**

- “I move to forward a recommendation of approval to the City Council for the Zoning Map Amendment associated with ZMA22007, based on findings Z1 to Z3 and the facts supporting those findings as set forth in the staff report.”

- **Motion to Deny:**

- “Based on information received in written materials, and at the public hearings on this matter, I move to deny the Zoning Map Amendment request associated with ZMA22007 because I have determined the proposed changes are detrimental to the public’s health, safety, and general welfare and am unable to make the following required Zoning Map Amendment findings for approval: I am unable to make the finding(s) _____ as it relates to _____. Therefore, I cannot recommend approving the Zoning Map Amendment.”

RECOMMENDED MOTION LANGUAGE TENTATIVE SUBDIVISION MAP

- **Motion to Approve:**

- “I move to forward a recommendation of approval to the City Council for the Tentative Subdivision Map associated with TSM22006, based on approval criteria TMI through TMII and the facts supporting the approval criteria as set forth in the staff report and subject to the conditions of approval I through 28 as listed in the staff report.”

- **Motion to Deny:**

- “Based on information received in written materials, and at the public hearings on this matter, I move to forward a recommendation of denial to the City Council for the Tentative Subdivision Map associated with TSM22006, because I have determined the proposed changes are detrimental to the public’s health, safety, and general welfare and am unable to meet the following required Tentative Subdivision Map approval criteria: I am unable to meet the approval criteria _____ as it relates to _____. Therefore, I cannot approve the Tentative Subdivision Map.”

Desert Shadows

Zoning Map Amendment & Tentative Map

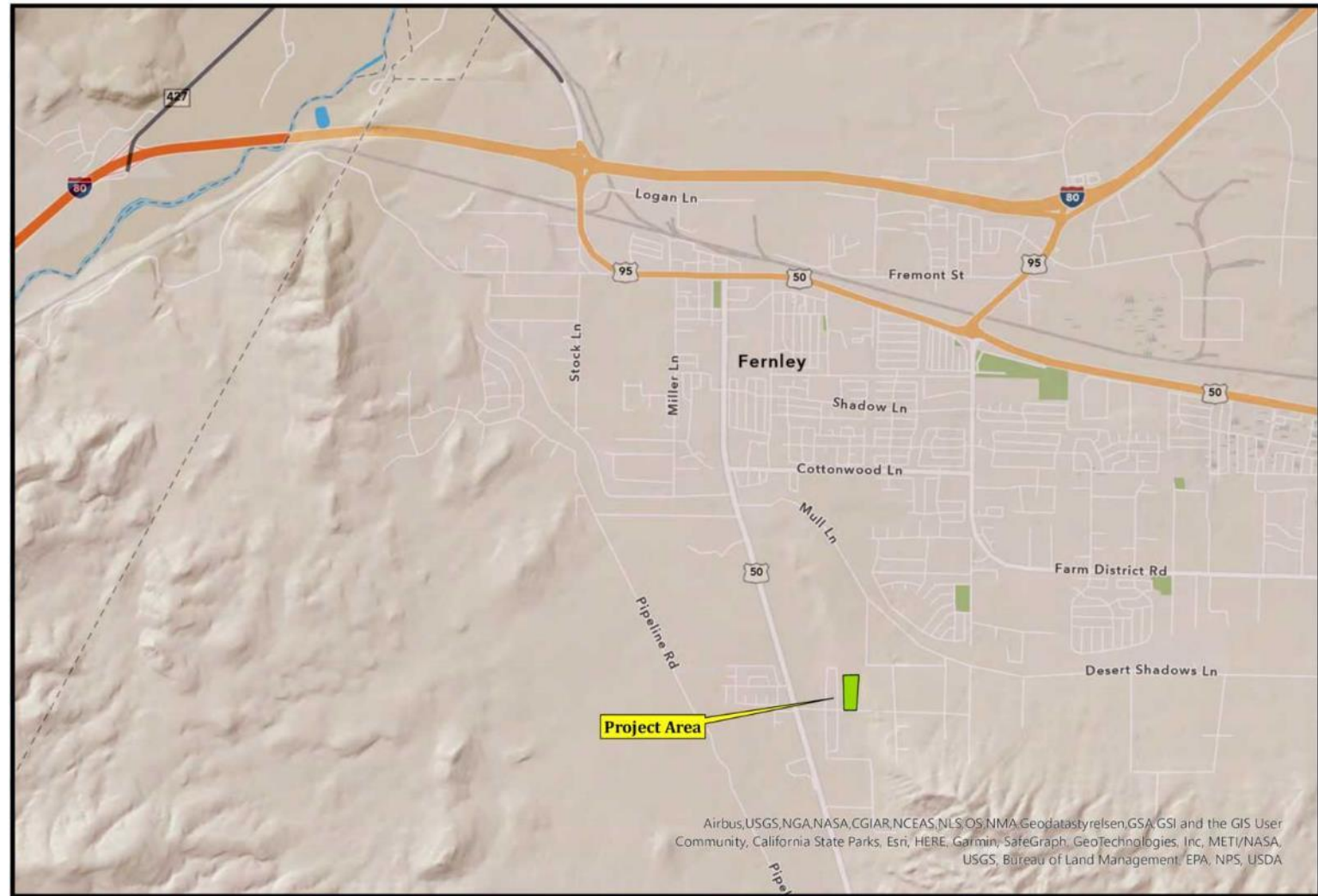
CITY OF FERNLEY PLANNING COMMISSION MEETING

SEPTEMBER 14, 2022



Project Location

- Lyon County APN 021-541-56
- 610 Desert Shadows Lane
- ±8.63 Acres
- West of the intersection of Desert Shadows Lane and US-50/95 Alt.



Project Location

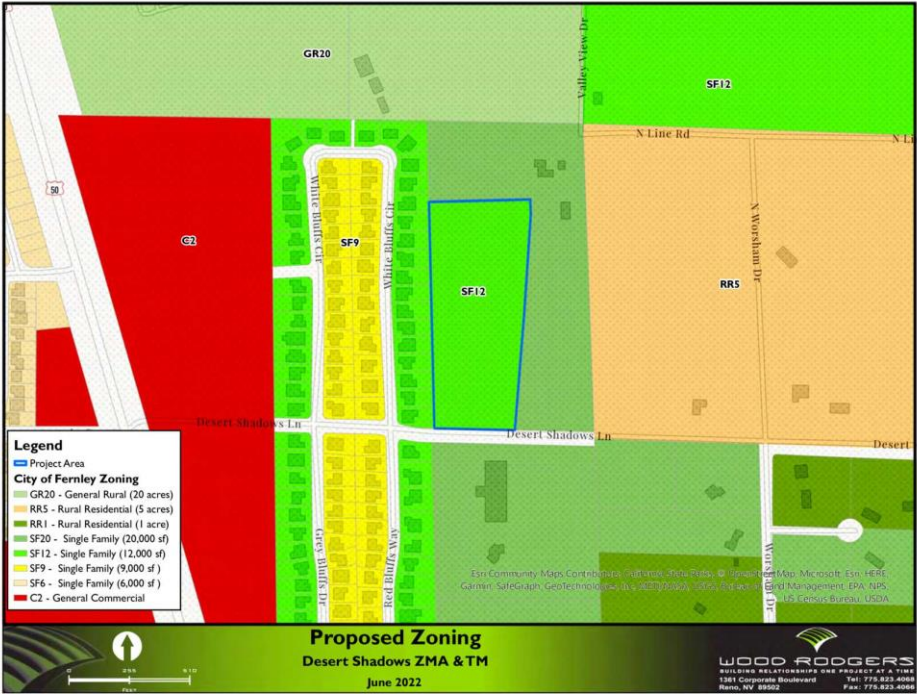
- Desert Shadows Lane/St. Robert Bellarmine Church (south)
- Adjacent to 650 Desert Shadows Lane (east/north)
 - ✓ Existing Resident
- Desert Bluff Subdivision (west)
 - ✓ Existing Subdivision



Project Request

This application requests to:

- 1) Change the zoning of ±8.63 acres of APN 021-541-56 from Single Family 20,000 square foot minimum (SF20) to Single Family 12,000 square foot minimum (SF12).
- 2) Approve a Tentative Map for a 23-lot subdivision on APN 021-541-56.



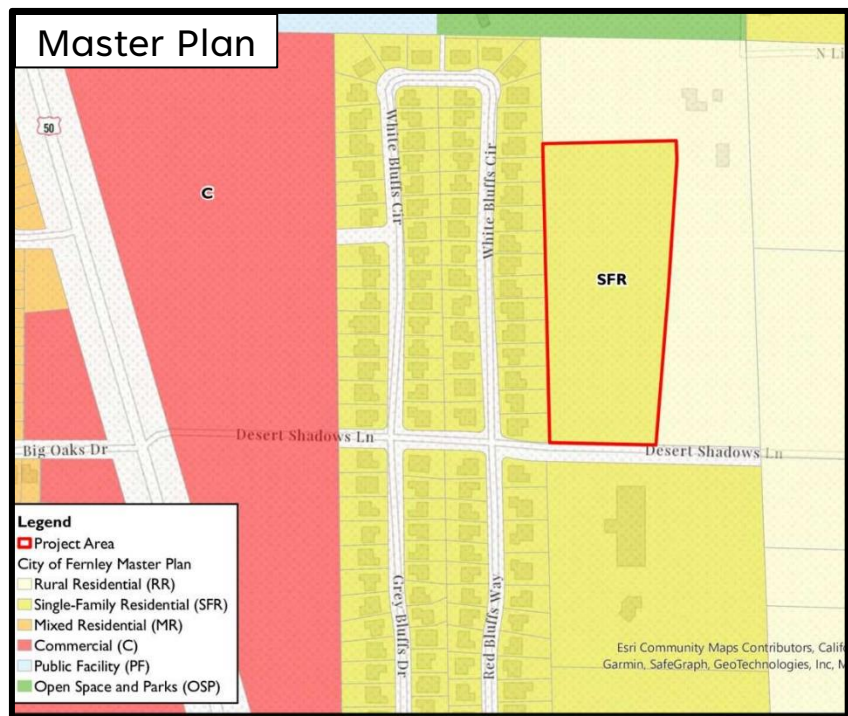
Zoning Map Amendment

- Currently zoned Single Family 20,000 square foot minimum (SF20)
- To Single Family 12,000 square foot minimum (SF12).



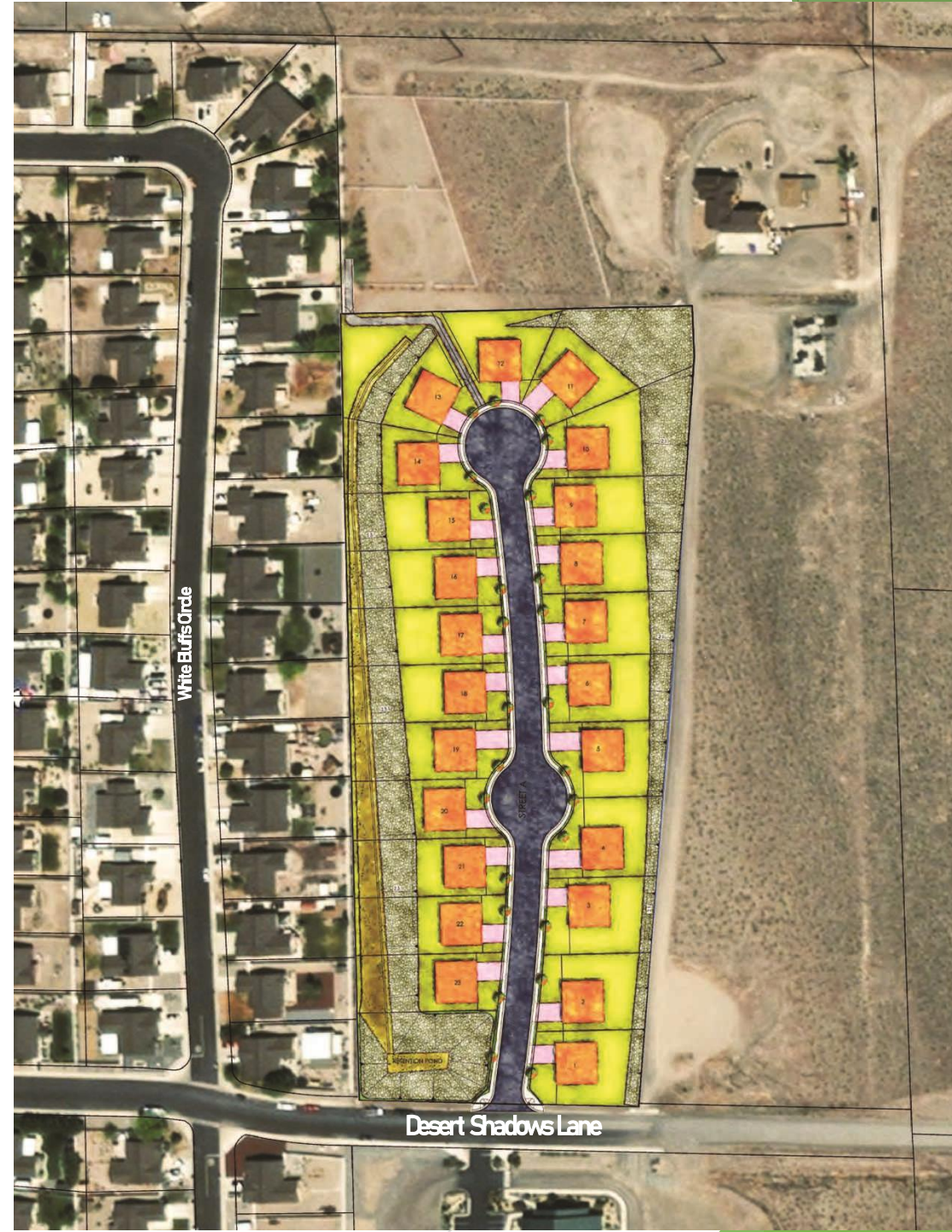
Zoning Map Amendment

- Conforms with Master Plan (SFR)
- SF12 matches lots to the west in the Desert Bluff Subdivision
- SF12 allows maximum 3.6 du/ac (master plan 2-7 du/ac)
- Proposing 2.6 du/ac (tentative map)
- Utilities Available to Support Project (Desert Shadows and North)



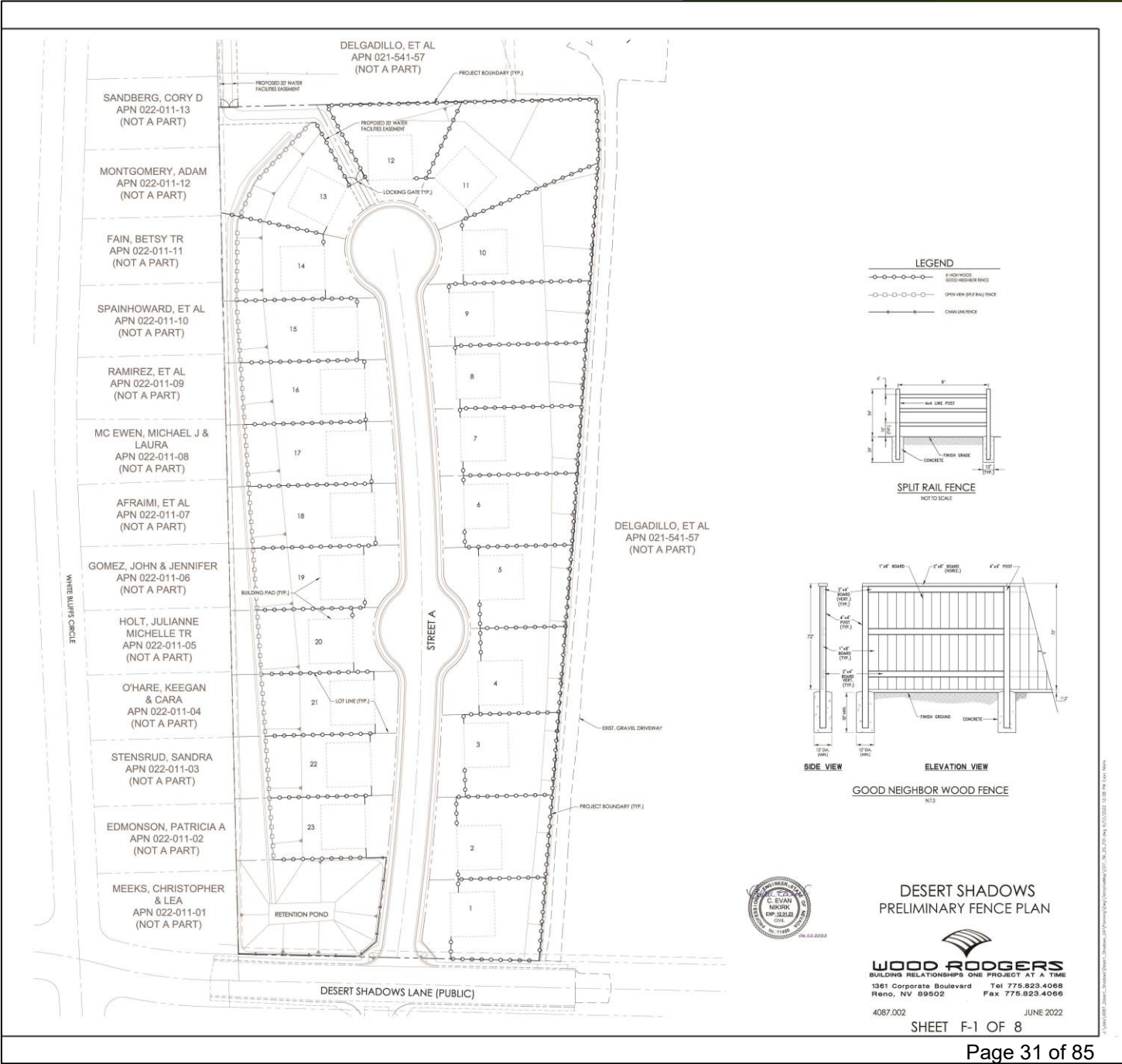
Tentative Map

- Proposing 23 lot single-family detached (max density allows up to 31 du)
- Average lot size 13,330± sq ft (min 12,000 sq ft)
- Match existing lot size to the west
- Ditch and longer lots along the west create separation between homes (125-200 ft)
- 50-foot-wide public street cul-de-sac with mid-point turn around for emergency vehicles (600 ft long)
- Landscaping includes all front/side yards, street trees, and bordering of retention pond and Desert Shadows Lane



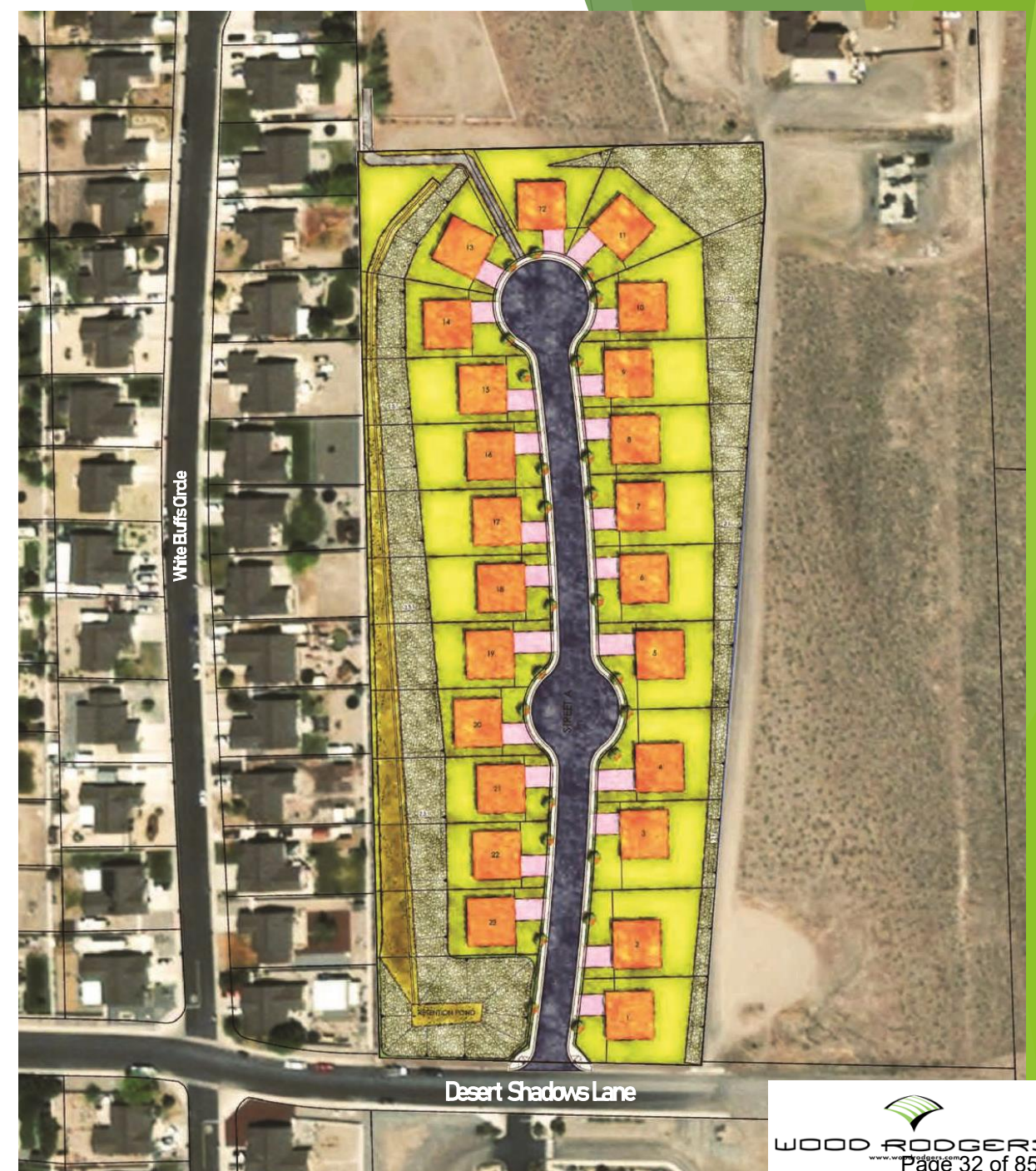
Tentative Map

- Sanitary sewer and water will connect to existing utilities in Desert Shadows Lane
- Storm drain facilities include onsite retention pond and perimeter ditch
- Traffic is anticipated to be a maximum of 23 PM peak hour trips
- 6-foot-tall good neighbor fencing along property boundaries



Conclusion

- ✓ Zoning is in conformance with the master plan and matches zoning to the west
- ✓ Tentative map provides additional housing in an area well suited for development
- ✓ Proposed lots are designed to be minimal impact to the surrounding neighbors and fit with the overall goals of the community
- ✓ The project can meet all the findings and the applicant has read and understood all the conditions of approval

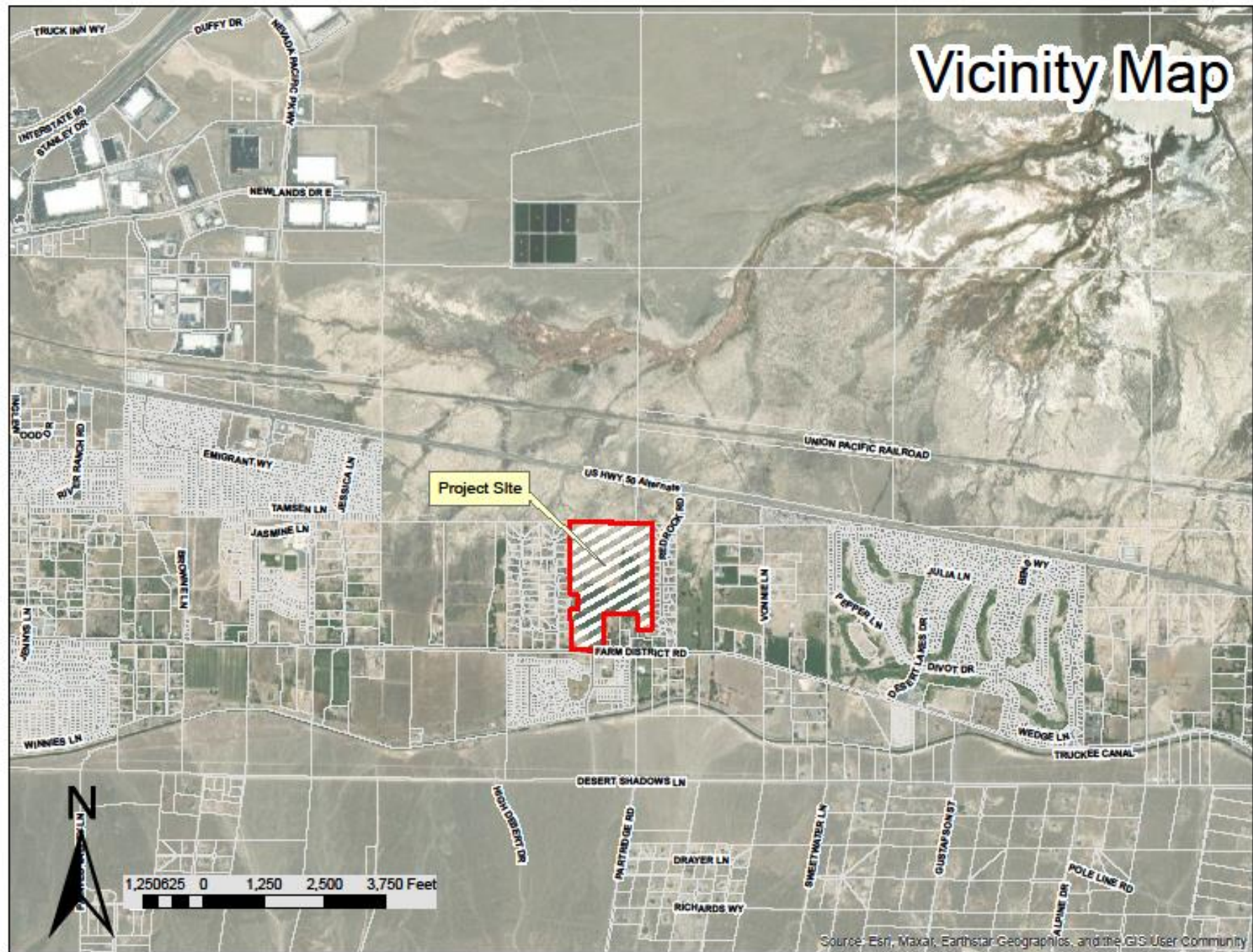


MASTER PLAN AMENDMENT (MPA22003) ZONING MAP AMENDMENT (ZMA22008)

CLEMENTS RANCH

CONSIDERATION AND POSSIBLE ACTION ON A MASTER PLAN AMENDMENT AND ZONING MAP AMENDMENT REQUESTS FOR A SITE APPROXIMATELY 83.9 ACRES IN SIZE GENERALLY LOCATED NORTH OF FARM DISTRICT ROAD AT THE INTERSECTION OF CLEARWATER PARKWAY, EAST OF THE COUNTRY RANCH SUBDIVISION, AND WEST OF THE COUNTY RANCH 2 SUBDIVISION. (APN: 021-341-18)

1. A MASTER PLAN AMENDMENT REQUEST TO CHANGE THE LAND USE ON A ±15.5-ACRE PORTION OF THE PROJECT SITE FROM SINGLE FAMILY RESIDENTIAL (SFR) TO MIXED RESIDENTIAL (MR).
2. A ZONING MAP AMENDMENT REQUEST TO CHANGE THE ZONING ON A ±68.4-ACRE PORTION OF THE PROJECT SITE FROM RRI (RESIDENTIAL-RURAL, 1-ACRE MINIMUM) TO SF6 (SINGLE FAMILY RESIDENTIAL) AND TO CHANGE THE ZONING ON A ±15.5-ACRE PORTION OF THE PROJECT SITE FROM RRI (RESIDENTIAL-RURAL, 1-ACRE MINIMUM) TO MDR14 (MEDIUM DENSITY RESIDENTIAL, 14 DU/AC MAXIMUM).

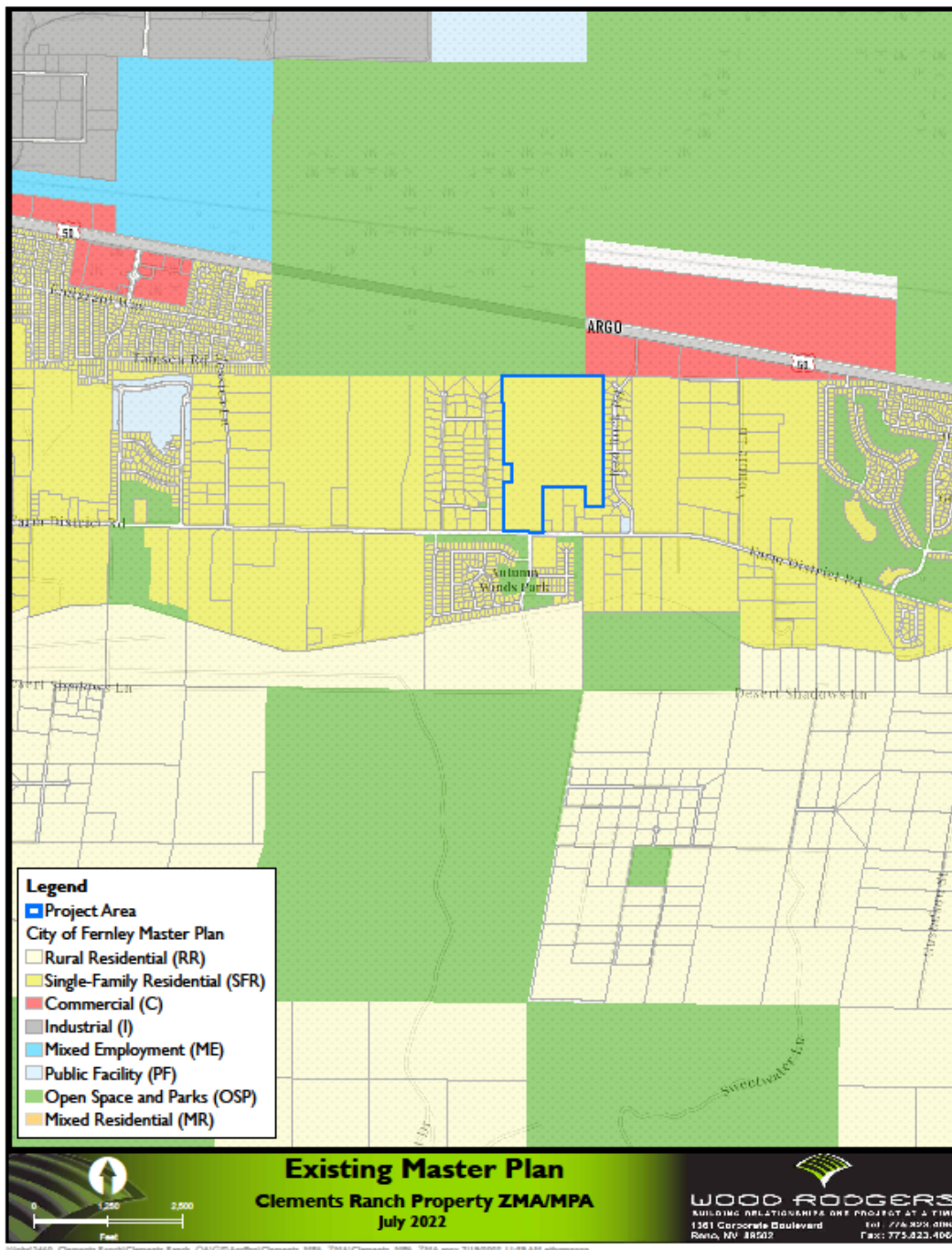


BACKGROUND INFORMATION

- The Clements Ranch Property, APN 021-341-18 ($\pm$ 83.9 acres) is located north of Farm District Road, between Bridle Path Way and Red Rock Road (See Vicinity Map). The property is currently vacant except for the old ranching houses. The subject parcel (APN 021-341-18) is used currently for agriculture purposes, which the Clements family has operated for the past 60+ years.

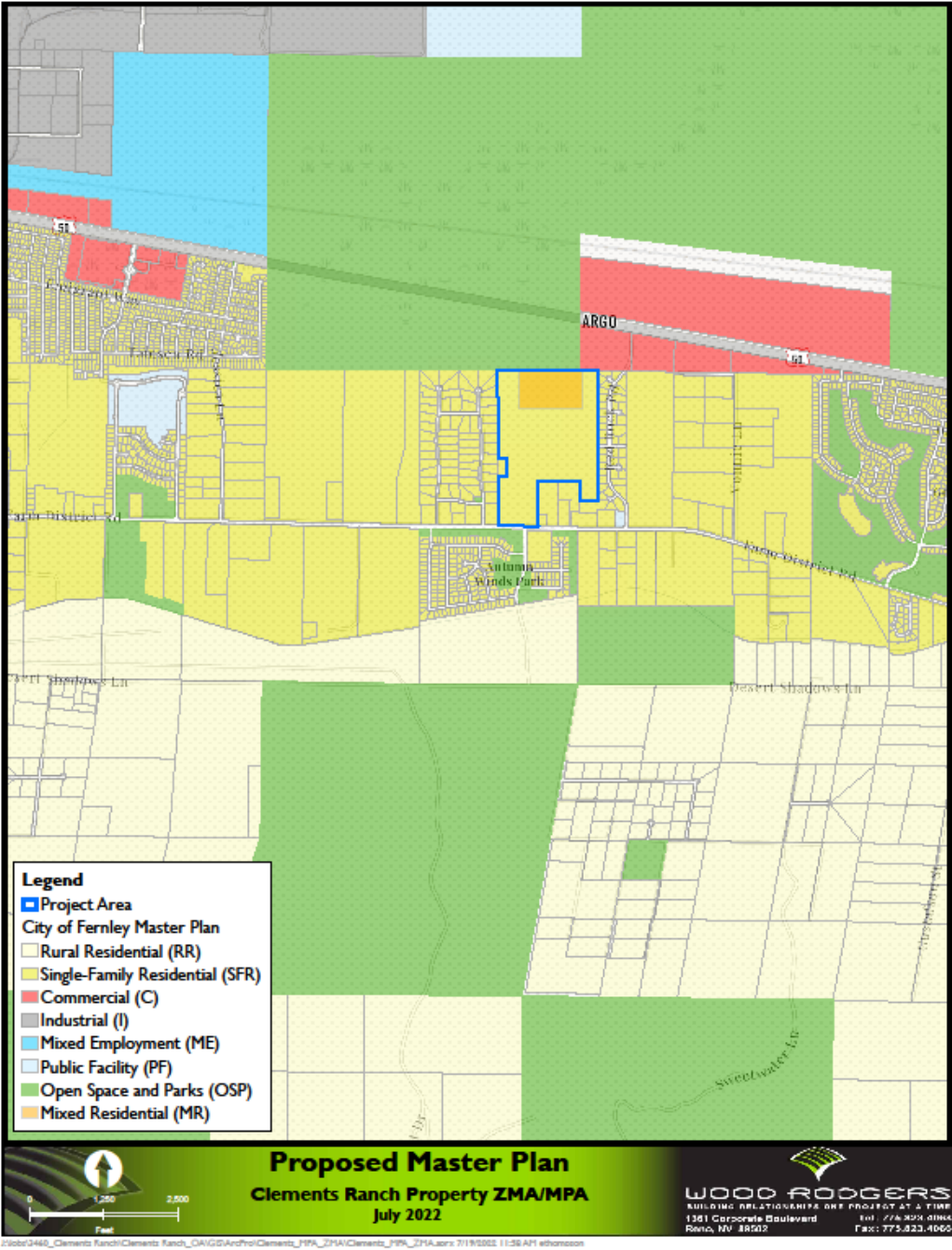
EXISTING LAND USE

Prepared by Wood Rodgers and submitted with the Zoning Map Amendment application materials.



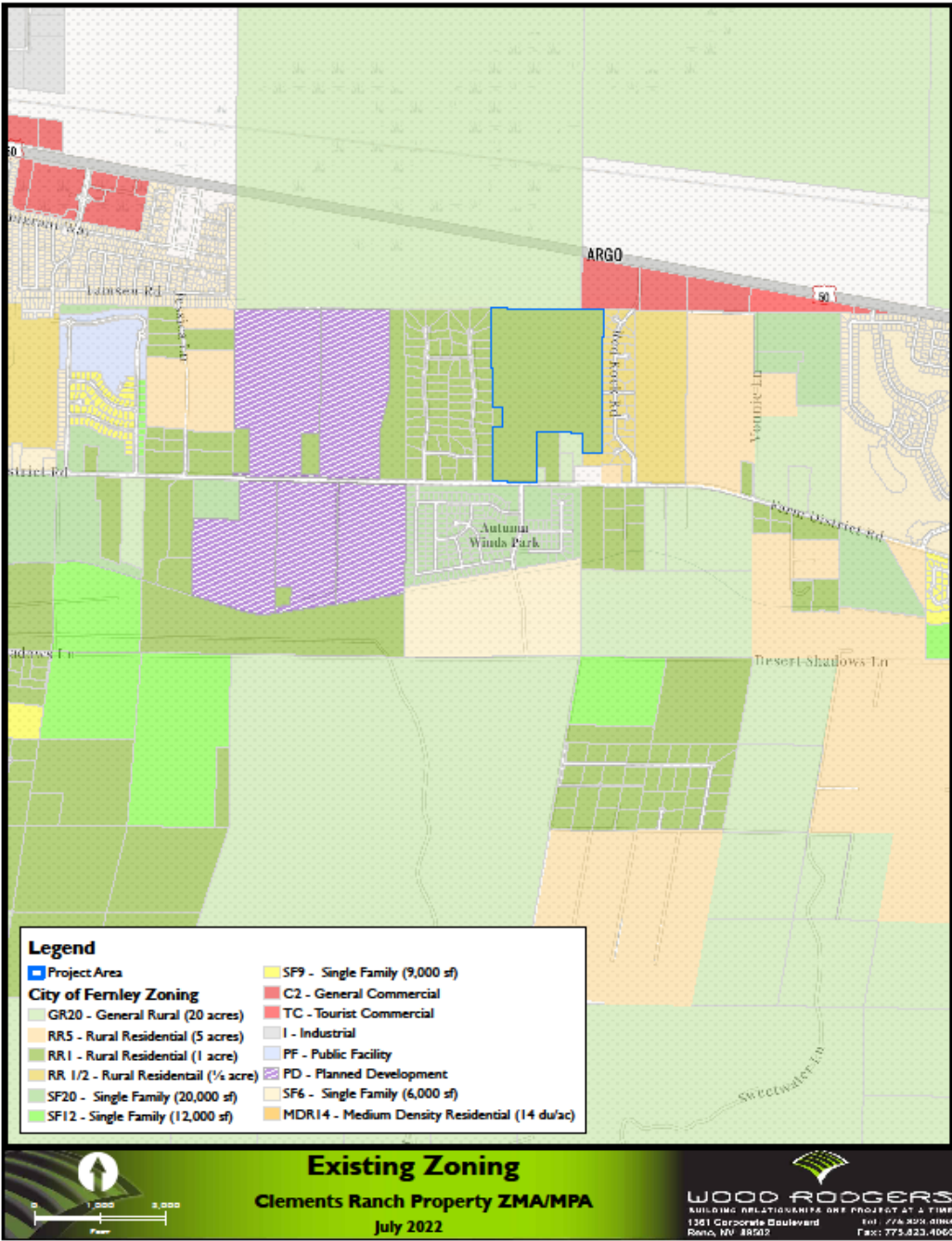
PROPOSED LAND USE

Prepared by Wood Rodgers and submitted with the Zoning Map Amendment application materials.



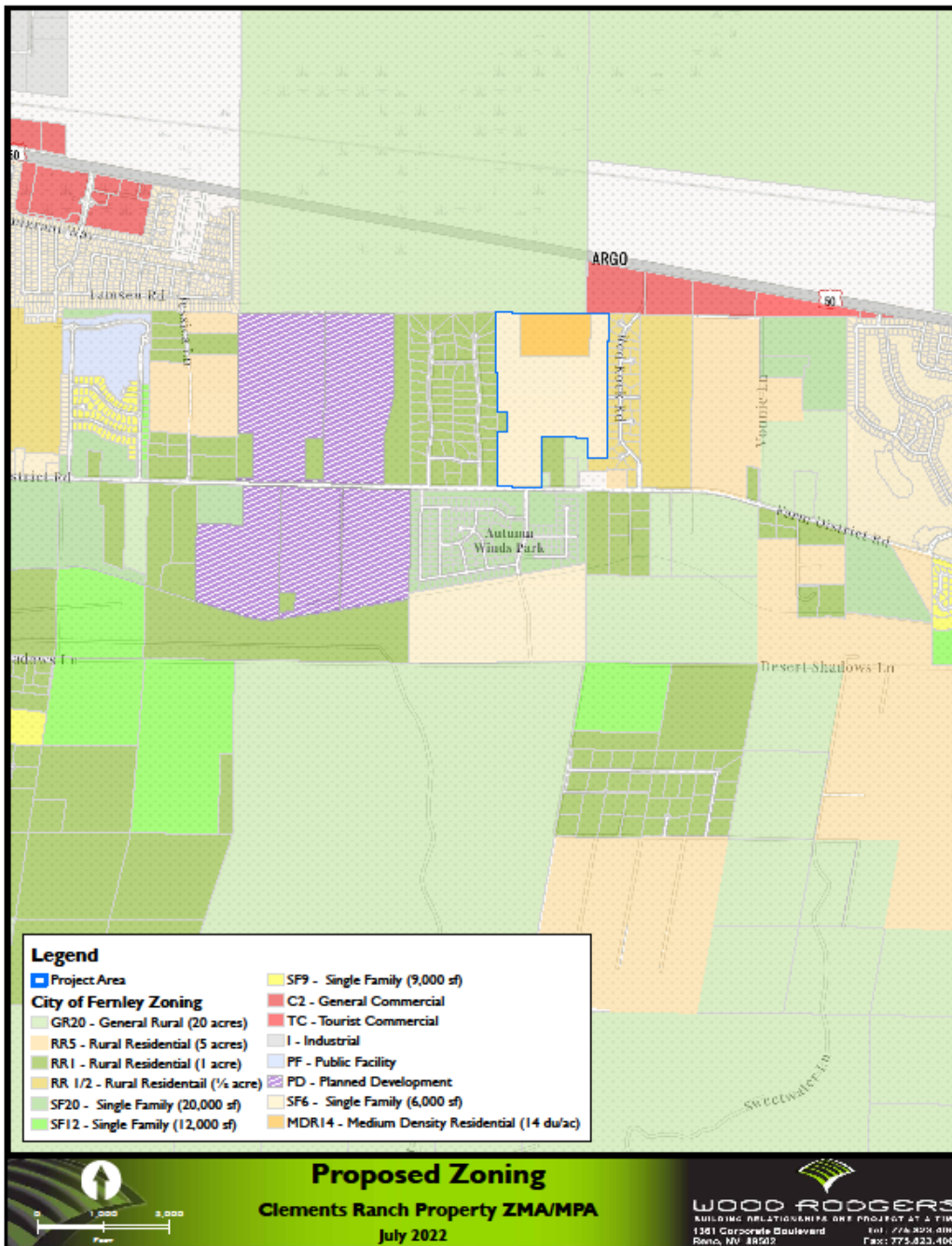
EXISTING ZONING

Prepared by Wood Rodgers and submitted with the Zoning Map Amendment application materials.



PROPOSED ZONING

Prepared by Wood Rodgers and submitted with the Zoning Map Amendment application materials.



ANALYSIS

- According to the applicant, the Zoning Map Amendment and Master Plan Amendment requests are necessary to allow for the future development of the property to help fulfill the current and future anticipated housing demand in Fernley as a result of continued employment growth in the surrounding area. The proposed Master Plan and Zoning Map Amendments would allow for a mix of single-family detached lots and a small portion set aside for single-family attached lots to create diversity in the housing type mix to address the “missing middle” product type.
- One of the important community principles that guided the 2018 City of Fernley Comprehensive Master Plan update was to diversify Fernley’s housing types and provide more obtainable options to serve a broader range of the community. Previous land patterns in Fernley have promoted larger lots, which have led to higher housing costs and inefficient use of infrastructure resulting in higher utility costs. The proposed Zoning Map Amendment will help implement the new Master Plan and increase the overall supply of housing in the region while the Master Plan Amendment will help to diversify Fernley’s housing products.

CONCLUSION

- Should the Planning Commission determine that the project, as submitted:
 - Is consistent with the existing surrounding land uses
 - Will not have a significant adverse impact on the surrounding uses
 - Promotes the public health, safety, and general welfare
 - Allows the applicable findings to be made

The Planning Commission may approve the Master Plan Amendment and forward a request for certification to the City Council and forward a recommendation for approval to the City Council for the Zoning Map Amendment.

- Should the Planning Commission determine that:
 - Some or all the applicable findings cannot be made
 - The project is not consistent with the existing surrounding uses
 - The project will have a significant adverse impact on the existing uses, and/or
 - The project does not promote the public health, safety, and general welfare

The Planning Commission may deny the Master Plan Amendment and forward a request for certification to the City Council and forward a recommendation for denial to the City Council for the Zoning Map Amendment.

RECOMMENDED MOTION LANGUAGE MASTER PLAN AMENDMENT

- **Motion to Approve:**

- “I move to adopt Resolution 22-018 and forward a request of certification to the City Council for the Comprehensive Master Plan Amendment associated with MPA22003, based on Findings MPI to MP3 and the facts supporting those findings as set forth in the staff report.”

- **Motion to Deny:**

- “Based on information received in written materials, and at the public hearings on this matter, I move to deny Resolution 22-018 associated with MPA22003 because I have determined the proposed changes are detrimental to the public’s health, safety, and general welfare and am unable to make the following required findings for approval: I am unable to make the finding(s) _____ as it relates to _____; therefore, I cannot approve the Comprehensive Master Plan Amendment.”

RECOMMENDED MOTION LANGUAGE ZONING MAP PLAN AMENDMENT

- **Motion to Approve:**

- “I move to forward a recommendation of approval to the City Council for the Zoning Map Amendment associated with ZMA22008, based on findings Z1 to Z3 and the facts supporting those findings as set forth in the staff report.”

- **Motion to Deny:**

- “Based on information received in written materials, and at the public hearings on this matter, I move to deny the Zoning Map Amendment request associated with ZMA22008 because I have determined the proposed changes are detrimental to the public’s health, safety, and general welfare and am unable to make the following required Zoning Map Amendment findings for approval: I am unable to make the finding(s) _____ as it relates to _____. Therefore, I cannot approve the Zoning Map Amendment.”

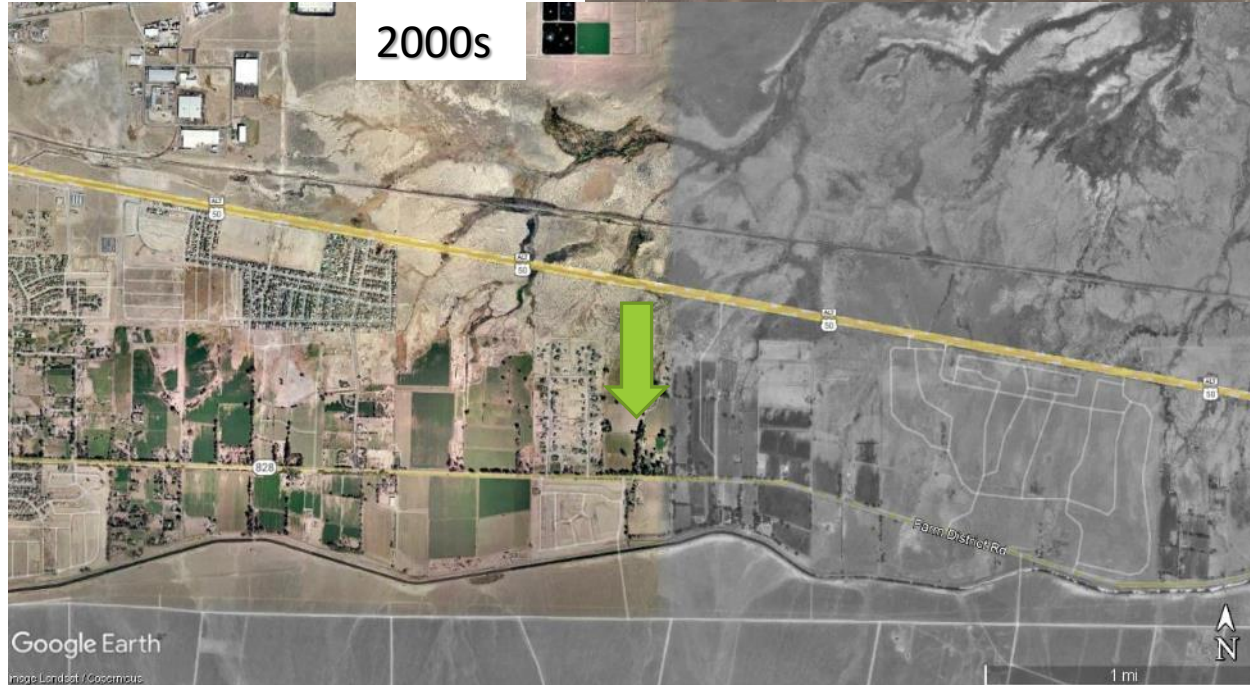


PLANNING COMMISSION MEETING – SEPTEMBER 14, 2022



Page 45 of 85
WOOD RODGERS

Est. 1960s



History of Clements Ranch

NEWS

Fernley will be 'epicenter' of future development in Northern Nevada, Gilman says

Ray Hagar Nevada Newsmakers
Published 4:01 p.m. PT Oct. 15, 2019 | Updated 4:34 p.m. PT Oct. 18, 2019

View Comments



Track expansion completed at Western Nevada Rail Park in Fernley



Industrial Realty Group in November 2020 purchased the Western Nevada Rail Park east of Fernley to construct a major railroad freight operations and commerce center site.

NNBW staff report

Affordable housing is Western Nevada's top challenge, EDAWN CEO says

News [FOLLOW NEWS](#) | January 29, 2022

Geoff Dornan
Northern Nevada Business Weekly

STATELINE, Nev. – The CEO of the Economic Development Authority of Western Nevada (EDAWN) told the annual economic update affordable housing is Western Nevada's biggest challenge.

Mike Kazmierski told the 900 business and community leaders at the Peppermill Casino during EDAWN's 2022 State of the Economy in Northern Nevada the region needs some 6,000 new housing units a year to keep pace with demand as more and more people move here. He said that's 500 new houses, apartments and condos a month.

But he said despite the fact the area now has 60,000 more residents than 15 years ago, fewer houses and other units are being built than back then.

Battery Recycling Plant Coming to Fernley

By Chris Buckley Sep 22, 2020 Updated Apr 6, 2022



There's a new battery recycling plant coming to Fernley. American Battery Metals Corporation broke ground on the site on Winston Lane last month. Chairman and CEO Doug Cole says there are a lot of opportunities here.

"We're building a first-of-its-kind lithium ion battery recycling plant to harness all that," he said. "Only 1% of all those batteries are recycled today, so we have a very unique thing that's going on here, and I have a very solid team."

New project in Fernley could bring 10,000+ jobs to Northern Nevada

by News 4-Fox 11 Digital Team | Tuesday, July 16th 2019

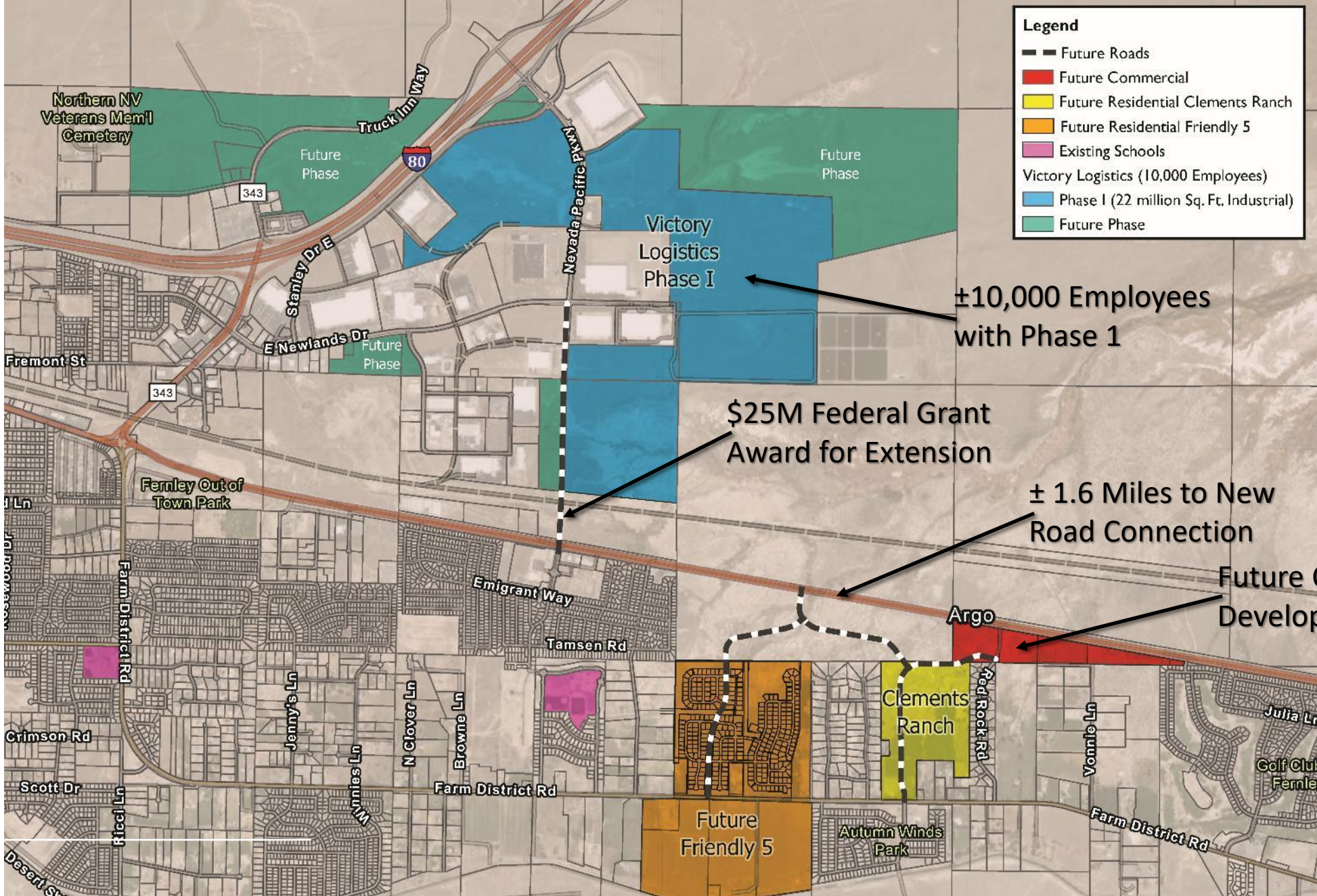


New project in Fernley could bring 10,000+ jobs to Northern Nevada

FERNLEY, Nev. (News 4 & Fox 11) — The Economic Development Association of Western Nevada, together with real estate company Mark IV Capital, announced today that a new 4,300-acre master planned commercial and industrial park is planned in Fernley.

EDAWN estimates that more than 10,000 new jobs could be coming to the area, either directly or indirectly, because of the project.

Mark IV Capital said in a statement that the project will be a distribution, manufacturing and commercial center called the Victory Logistics District. It is located about 30 miles east of Reno and 15 miles east of the Tahoe Reno Industrial Center.



Fernley is growing

OUR STRENGTH IS OUR PEOPLE

Tue Aug 02 2022

This week the median list price for Fernley, NV is \$419,000 with the market action index hovering around 37. This is less than last month's market action index of 45. Inventory has increased to 87.

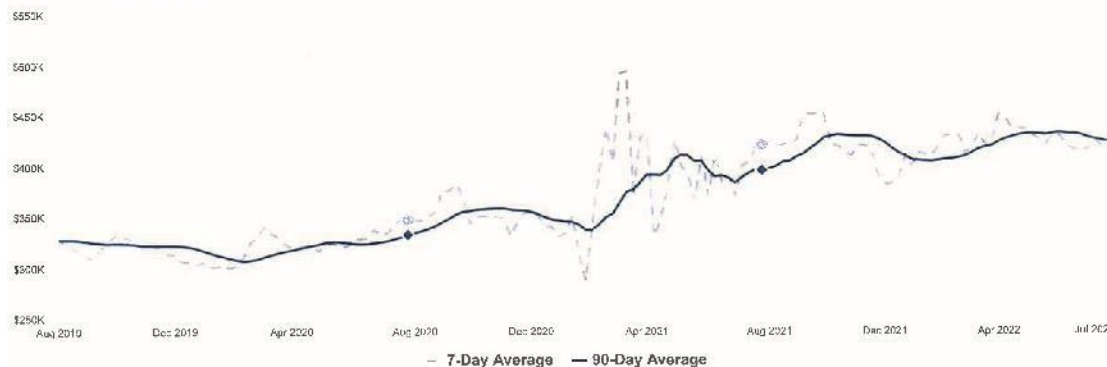
MARKET ACTION INDEX

This answers "How's the Market?" by comparing rate of sales versus inventory.



The market has been cooling over time and prices plateaued for a while. Despite the consistent decrease in MAI, we're in the Seller's zone. Watch for changes in MAI. If the MAI resumes its climb, prices will likely follow suit. If the MAI drops consistently or falls into the Buyer's zone, watch for downward pressure on prices.

MEDIAN LIST PRICE



The market is hovering around this plateau. Look for a persistent change in the Market Action Index before we see prices deviate from these levels.

MARKET SEGMENTS

Each segment below represents approximately 25% of the market orders

Median Price	Sq. Ft.	Lot Size
\$520,000	2,000	0.25 - 0.5 acre
\$449,250	1,838	6,500 - 8,000 sqft
\$399,950	1,697	6,500 - 8,000 sqft
\$372,000	1,455	6,500 - 8,000 sqft

0.25 – 0.50 Acre Lot: \$520,000
6,500 – 8,000 Sqft Lot: \$372,000

REAL-TIME MARKET PROFILE

Median List Price	\$419,000
Median Price of New Listings	\$430,000
Per Square Foot	\$255
Average Days on Market	53
Median Days on Market	42
Price Decreased	43%
Price Increased	1%
Relisted	6%
Inventory	87
Median Rent	\$1,973
Market Action	37

Slight Seller's Advantage

- Fernley Median Household Income = \$66,525 (2020 US Census)
- Industrial Jobs Average Pay = ±\$18 - \$27/hr or \$37,000 - \$55,000 (Indeed.com / Glassdoor.com)

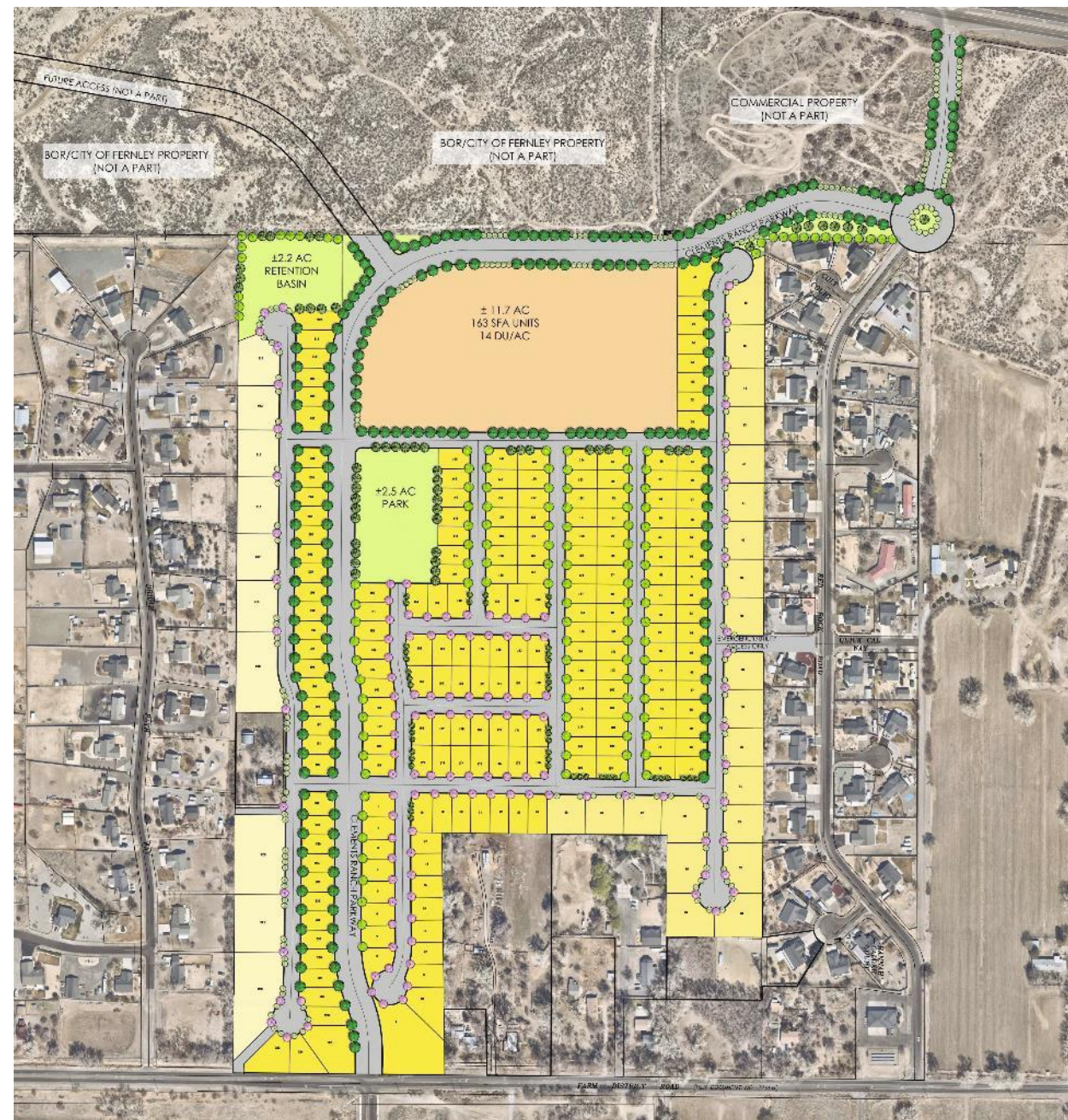
HERE'S HOW MUCH HOME YOU CAN AFFORD

ANNUAL GROSS INCOME	MONTHLY GROSS	MONTHLY MORTGAGE (29%)	MONTHLY MORTGAGE (41%)
\$20,000	\$1,667	\$483	\$683
\$30,000	\$2,500	\$725	\$1,025
\$40,000	\$3,333	\$967	\$1,367
\$50,000	\$4,176	\$1,208	\$1,712
\$60,000	\$5,000	\$1,450	\$2,050
\$70,000	\$5,833	\$1,692	\$2,391
\$80,000	\$6,667	\$1,933	\$2,733
\$90,000	\$7,500	\$2,175	\$3,075
\$100,000	\$8,333	\$2,417	\$3,417

SOURCE: DAVID BACH, "THE AUTOMATIC MILLIONAIRE"

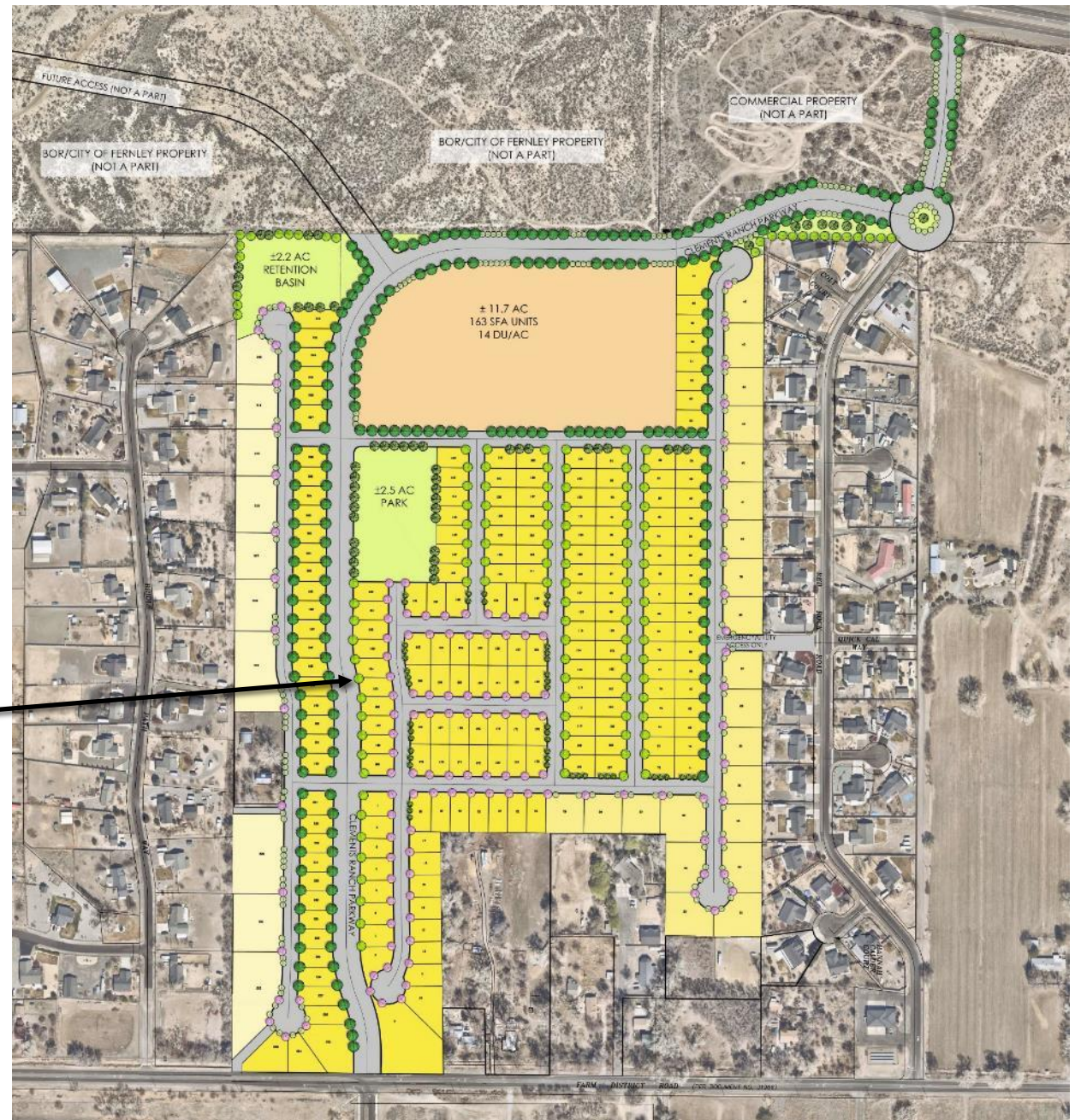
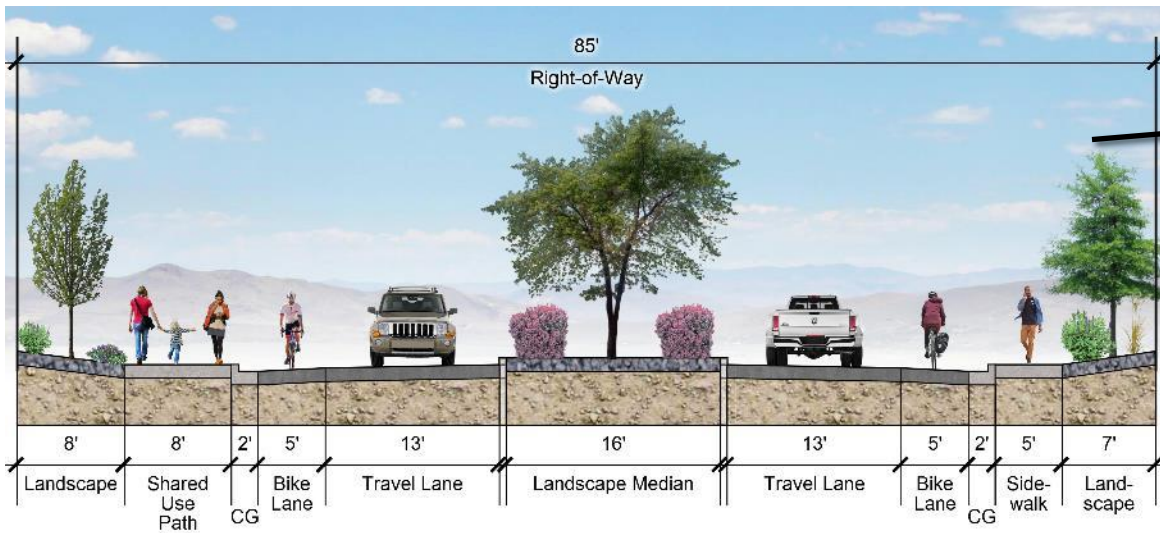
\$520,000 Mortgage = ±\$3,300 per month payment
\$372,000 Mortgage = ±\$2,400 per month payment
(5% down, 5% interest, includes property taxes and PMI)

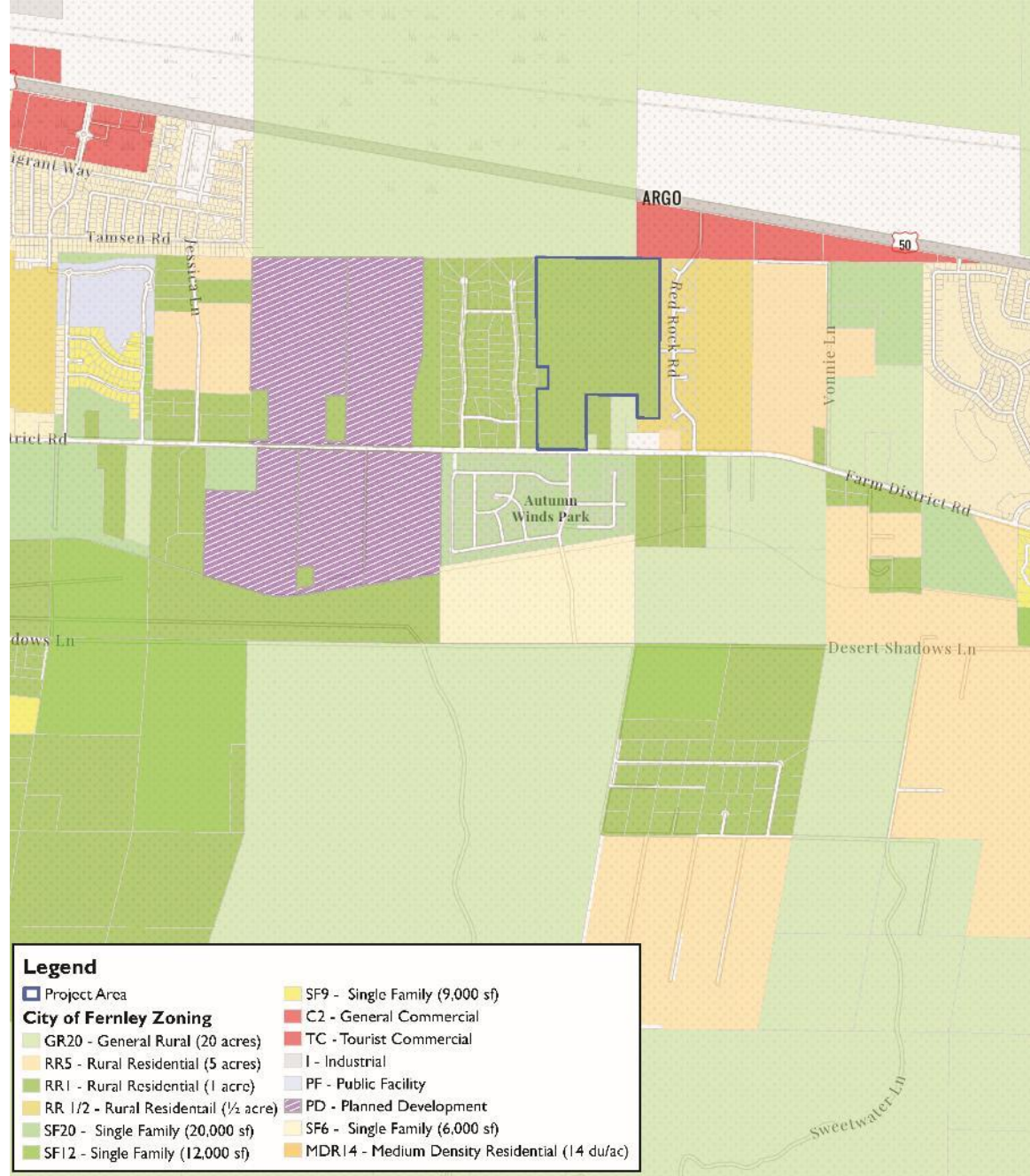
- 400 Units Total (4.8 du/ac)
 - Mix of lot sizes
 - ± 10 - ± 0.40 ac min
 - ± 22 - $\pm 14,000$ square feet min
 - ± 205 - $\pm 6,000$ square feet min
 - ± 163 - Single Family Attached (Duet/Townhome style product)
- 2.5 Acre Park & Common Area Landscaping
 - Maintained by Maintenance Association
- Buffering Standards (Development Agreement)
 - Lot width matching/larger lots
 - Single story
- Existing utilities adjacent to Project



- Transportation Improvements:
 - New Collector Roadway between Farm District & US50
 - Proposed Roundabout at Red Rock Rd within the Commercial Center
 - Shared Use Path from Farm District to US 50
 - Quick Cal Way – Gated Emergency Access Only

Clements Ranch Parkway





Issues with Existing 1 Acre Zoning:

- Not an efficient use of the land given the proximity to employment center
- Not inline with Market Demand, new Jobs coming to Fernley
- Does not support Master Plan policies or Fernley's Strategic Plan to diversify the housing supply

MDR14:

- ✓ Adjacent to Existing Commercial
- ✓ Diversify Fernley's housing product types
- ✓ Compatible with adjacent proposed land uses
- ✓ Supports Master Plan and Strategic Plan Policies



SF 6:

- ✓ Conforms to Existing Master Plan and Strategic Plan
- ✓ Meet Market Demand of New Job Growth
- ✓ Proposed Development Agreement – Compatibility with existing subdivisions

Supports the Master Plan Goals and Policies:

*HP.1.1 Enhance Fernley's vitality as a community by providing a **variety of housing types***

*HP.1.2 Encourage housing that supports **sustainable development promoting the efficient use of land***

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

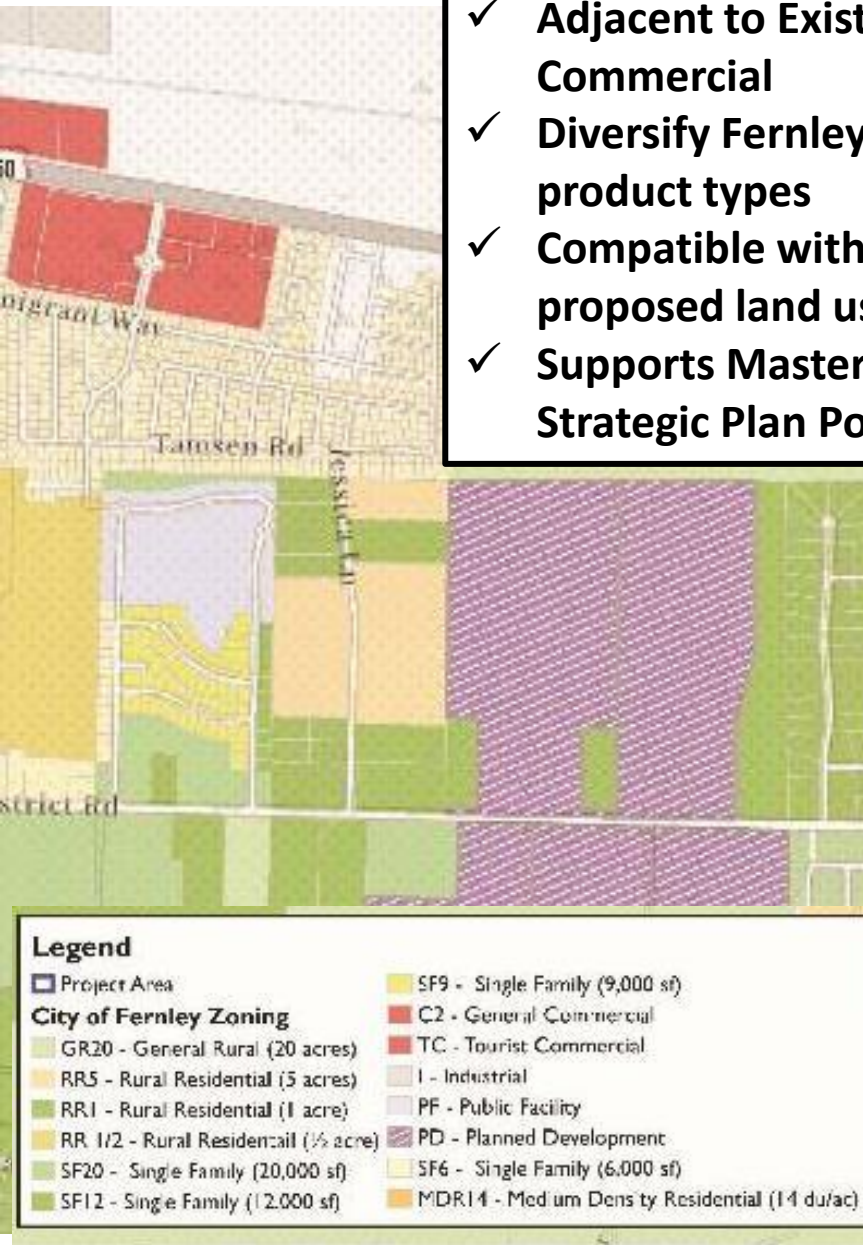
*LU.1.5 Promote **infill development**.*

Supports the Strategic Plan:

- *Guide the City as it transitions from a bedroom community to a **mixed residential and commercial community***

- *Be **sensitive to the current character** of the community **as transition occurs***

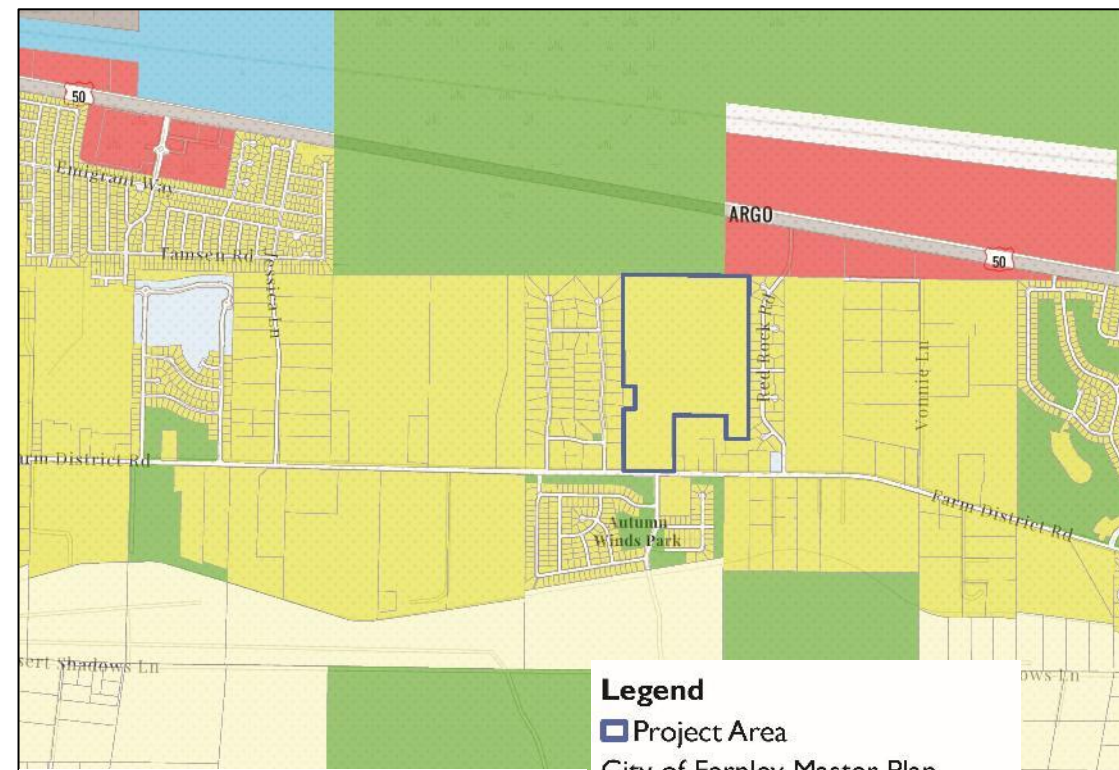
- *Encourage a variety of housing types, **density and price that accommodate the needs, desires and financial abilities of the current and future households.***



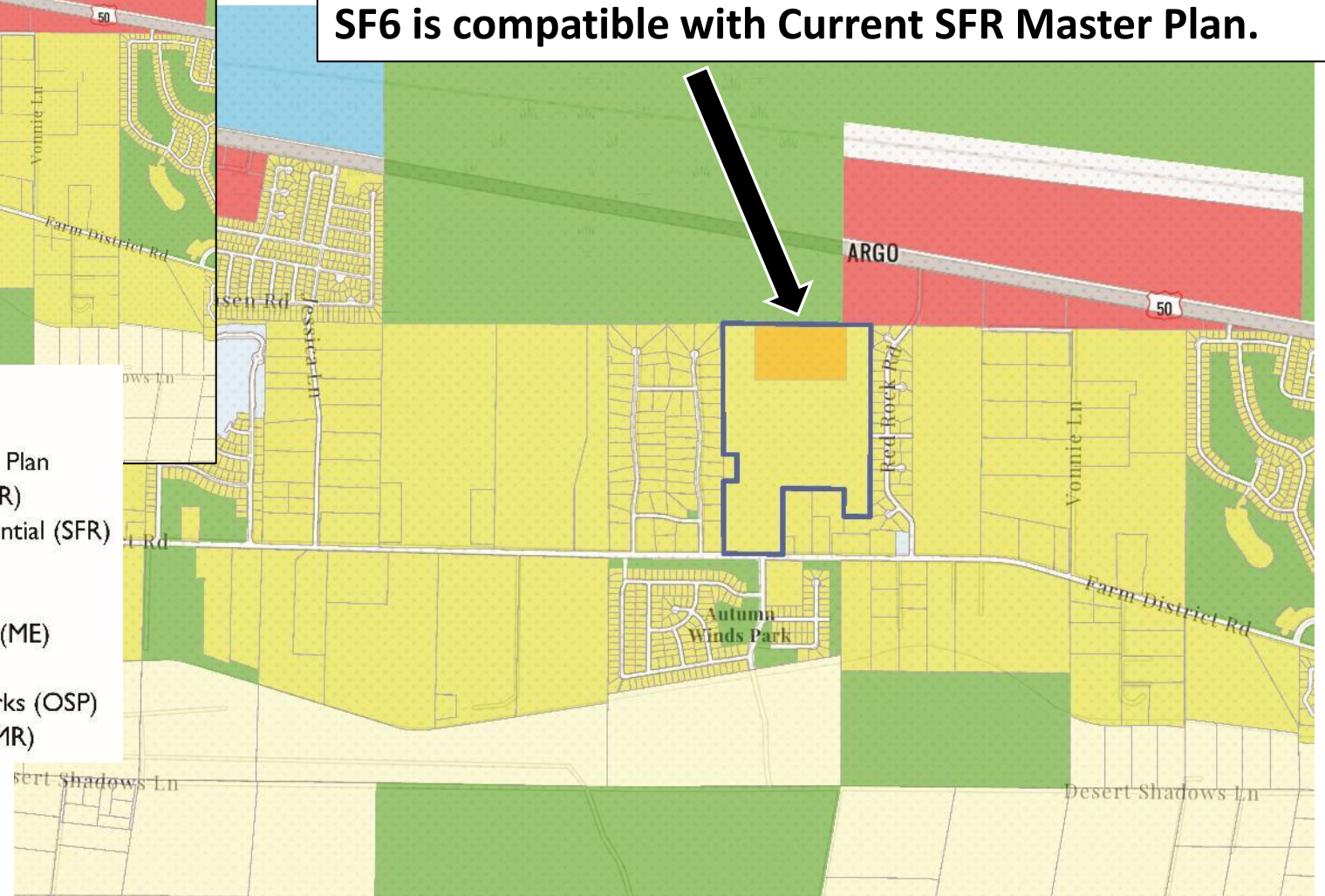
Proposed Zoning

**Master Plan Amendment only needed for 15 acres
(17% of Parcel) to allow MDR-14**

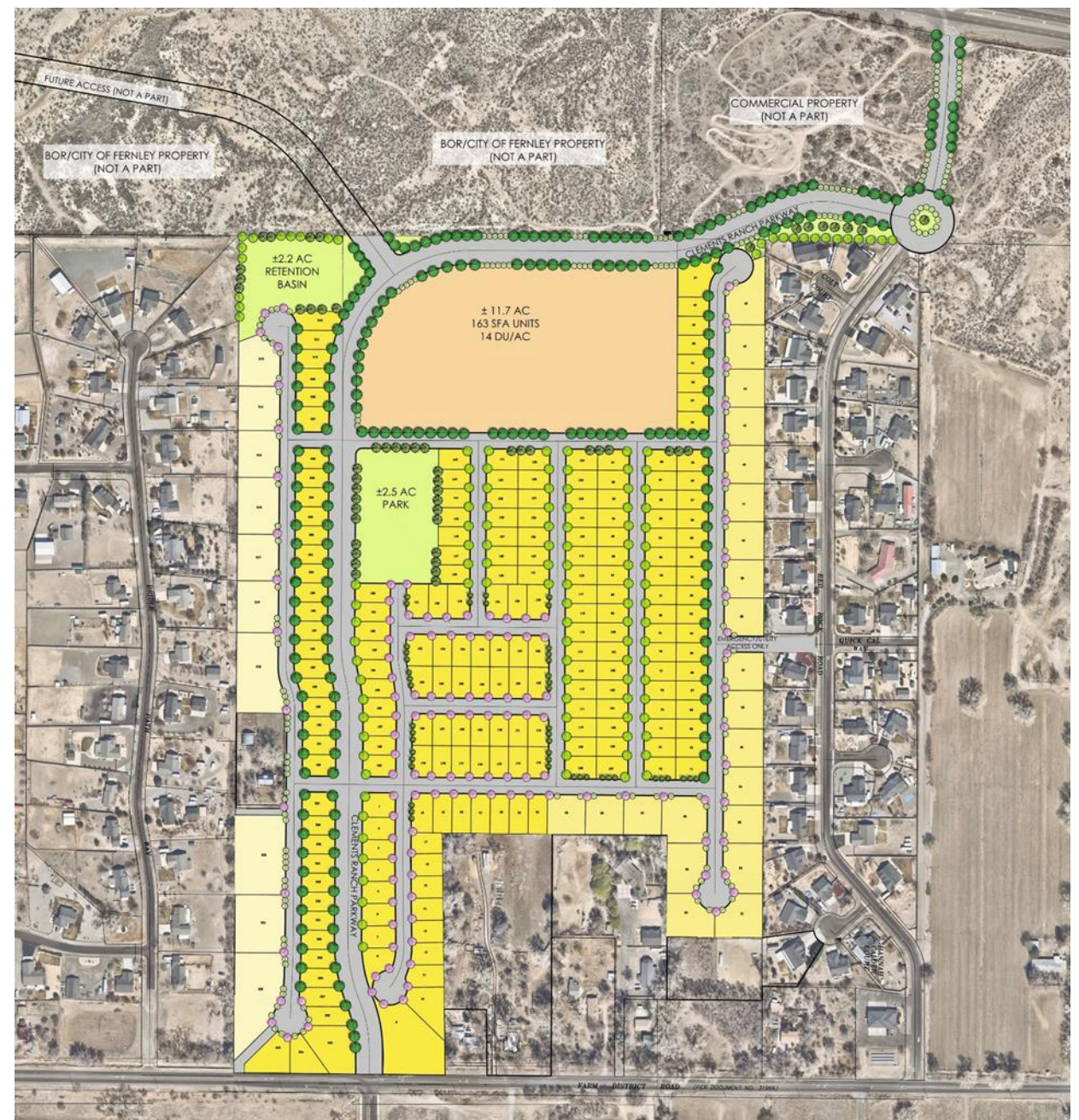
SF6 is compatible with Current SFR Master Plan.



Existing Master Plan



- (1) Lot size transition with lot width matching:
 - West Property line: Proposed 0.4 Acre Minimum (adjacent to 1 acre lots)
 - Lot size approx. 130' x 140'
 - East Property line: Proposed 14,000 square foot minimum (adjacent to 19,000 square foot lots)
 - Lot size approx. 120' x 120'
- (2) Future homes along west and east property lines **limited to single story**
- (3) Overall unit count limited to 400 units (4.8 du/ac)
 - Current Master Plan allows up to 7 du/ac
- (2) 30' rear yard setback along west and east property lines

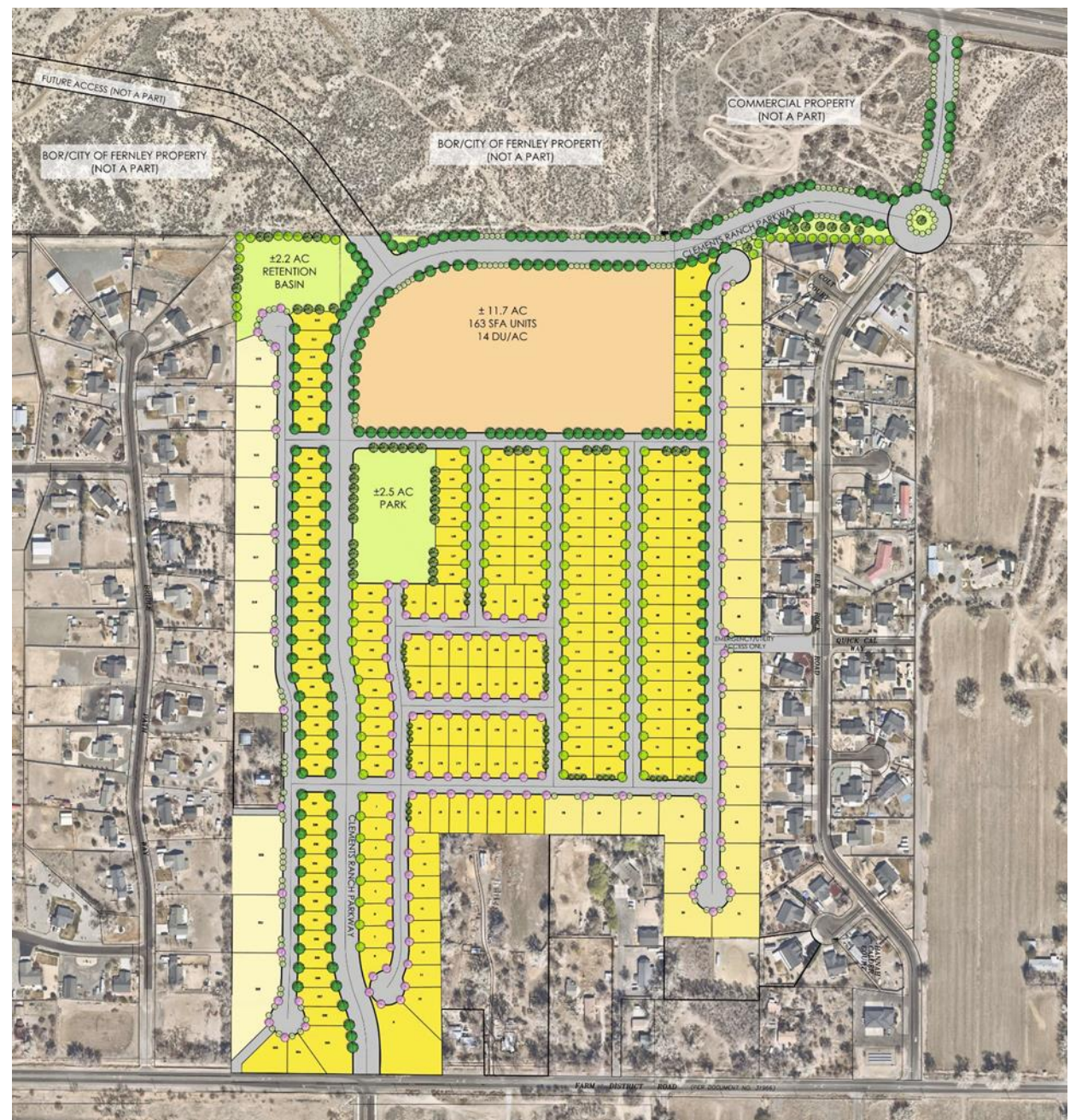




- **Step 1**
 - Neighborhood Meeting held August 29th
- **Step 2 (PC Today 9/14/22)**
 - Zone Change to SF 6 (± 68.4 acres)
 - Master Plan Amendment and Zone Change for MDR-14 (± 15.5 acres)
- **Step 3 (PC October)**
 - Development Agreement
 - Still ironing out the details
- **Step 4 (City Council November)**
 - MPA/ZC
 - Development Agreement

Future steps 2023:

- Tentative Map





CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: October 12, 2022

REPORT TO: Fernley Planning Commission

REPORT FROM: Shay League

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion

AGENDA ITEM: (For Possible Action):

CUP21005-EXT Extension. Consideration and possible action on a request from Falcon Peak Properties LLC to grant a 1-year extension for a Conditional Use Permit to allow for the development of a 91 guest-room full-service hotel on a site approximately 1.85 acres in size within the C2 (General Commercial) zoning district, generally located north of Mesa Drive, west of Main Street, and south of Interstate 80. (APN: 021-061-31)

AGENDA ITEM BRIEF:

The applicant is requesting a 1-year extension for the Holiday Inn project (CUP21005), which was initially approved by the Planning Commission at the October 13, 2021 Planning Commission meeting.

RECOMMENDED MOTION:

Approval

"I move to approve a 1-year extension of the Conditional Use Permit associated with CUP21005. The expiration date will be extended to October 13, 2023, and no additional extensions shall be granted".

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 an extension of time for the Conditional Use Permit associated with CUP21005 for the following reason: _____."

Tabling

"I move to table the request for an extension of time for the Conditional Use Permit associated with CUP21005 until (specific date and/or specific condition)."

Though further motion language has not been provided, all other motions acceptable under Planning Commission parliamentary procedure are possible.

BACKGROUND:

The Holiday Inn project was approved with the following condition, that pertains to the expiration date:
"THE CONDITIONAL USE PERMIT SHALL EXPIRE WITHIN ONE (1) YEAR OF 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."

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Nevada Revised Statutes, Chapter 278 - Planning and Zoning
Fernley Municipal Code, Title 32 - Development Code
City of Fernley Development Code, Chapter 32.03.050 - Entitlements

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Extension Request Letter
2. CUP21005 Staff Report and Attachments

City of Fernley Planning Commission
595 Silver Lace Boulevard
Fernley, NV 89408

RE: Conditional Use Permit Extension (CUP21005), Fernley Holiday Inn

Dear Planning Commission,

On October 13, 2021, the City of Fernley Planning Commission approved a Conditional Use Permit (CUP21005) request to allow for the development of a 91 guest-room full-service hotel on a site approximately 1.85 acres in size within the C2 (General Commercial) zoning district, generally located north of Mesa Drive, west of Main Street, and south of Interstate 80, (APN: 021-061-31).

We are requesting a 1-year extension of the approved CUP21005, Fernley Holiday Inn. We understand we will not be eligible for another extension per Fernley Municipal Code Section 32.03.050 (b). If "construction to accommodate that use [has not] begun and [or is not being] diligently pursued" during our extension time, we must start the application process for the Conditional Use Permit over.

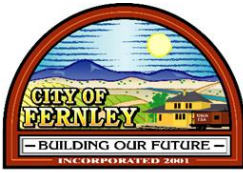
We formally request the Planning Commission to extend the expiration date of the Conditional Use Permit for 1 year, until October 12, 2023. Our original permit was approved October 13, 2021.

Sincerely,



Bikram Kang

Falcon Peak Properties LLC



CITY OF FERNLEY

PLANNING COMMISSION

AGENDA REPORT

Meeting Date: October 13, 2021

REPORT TO:	Planning Commission
REPORT BY:	Nikil Manayathara, Assistant Planner
REVIEWED BY:	Tim Thompson, Planning Director

FINANCIAL IMPACT:

☐ YES ☐ NO

CURRENTLY BUDGETED:

☒ YES ☐ NO ☒ N/A

FUND/ACCOUNT:**ACTION REQUESTED:**

☐ Consent

☒ Motion

☐ Ordinance

☐ Presentation

☐ Receive/File

☐ Resolution

AGENDA ITEM: Public Hearing, Conditional Use Permit – CUP21005 (FOR POSSIBLE ACTION):

Consideration and possible action on a Conditional Use Permit request to allow for the development of a 91 guest-room full-service hotel on a site approximately 1.85 acres in size within the C2 (General Commercial) zoning district, generally located north of Mesa Drive, west of Main Street, and south of Interstate 80. (APN: 021-061-31)

AGENDA ITEM BRIEF: The proposed project includes the construction of a 91-room full-service hotel located to the east of the existing Comfort Suites hotel. The development code permits hotels/motels ≥ 20 rooms within the C2 zoning district with an approved Conditional Use Permit.

RECOMMENDED MOTION: Motion to Approve

"I move to approve the Conditional Use Permit associated with CUP21004, adopting Findings CU1 through CU6 and the facts supporting these findings as set forth in the staff report and subject to the Conditions of Approval 1 through 34 as listed in the staff report."

Business Impact (per NRS Chapter 237):

☐ A Business Impact Statement is Attached.

☒ 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.

PROJECT SUMMARY

CASE NUMBER(S):	• CUP21005
REQUESTED ACTION(S):	• Conditional Use Permit
PROJECT DESCRIPTION:	• A Conditional Use Permit for the development and construction of a 91 guestroom, full-service hotel on the site at 800 Mesa Drive, Fernley, NV. The project site is approximately 1.85 acres on a ±5.88-acre lot and is zoned C2 (General Commercial). The Land Use Designation of this site is SMU (Suburban Mixed Use) and the area surrounding the site is generally zoned for commercial and higher density residential development.
PROPERTY OWNER(s):	• Falcon Peak Properties LLC
APPLICANT:	• Falcon Peak Properties LLC
LOCATION:	• 800 Mesa Drive, Fernley, NV, 89408
SITE SIZE:	• ±1.85 Acres
EXISTING ZONING:	• C2
EXISTING LAND USE:	• Suburban Mixed Use (SMU)
WARD INFORMATION:	• Ward 1 – Raymond Lacy

***A PUBLIC HEARING IS REQUIRED**

POLICY REFERENCE

<i>Nevada Statutes:</i>	<i>NRS 278</i>
<i>Fernley Municipal Code:</i>	<i>Title 32</i>
<i>Policies & Procedure Manual:</i>	<i>N/A</i>
<i>Community Assessment:</i>	<i>N/A</i>
<i>City of Fernley Development Code:</i>	<i>32.06</i>
	<i>32.07</i>
	<i>32.09</i>

BACKGROUND

The site is generally located to the north of Mesa Drive, west of Main Street, and south of Interstate 80. The developer has already constructed an existing hotel, the Comfort Suites, on the same parcel. Additionally, the applicant has also submitted a Parcel Map application in conjunction with this Conditional Use Permit application. The intent is to split the existing ±5.88-acre lot into 3 parcels with the proposed hotel located on 1.85 acres east of the existing Comfort Suites hotel.

The project site has a land use designation of Suburban Mixed Use (SMU) and is zoned C2 (General Commercial), which is not an equivalent zoning district. The site is generally surrounded by similarly zoned commercial properties, including a Manufactured Home Park, Casino, Truck Stop, and various restaurants. There is also existing residentially zoned property located to the west of the project site. The property was acquired by Falcon Peak Properties LLC on the 21st of November 2007.

ANALYSIS

The applicant is seeking approval for a Conditional Use Permit to allow for the development of a 91-guestroom full-service hotel, with a restaurant, bar, meeting room, indoor and/or outdoor swimming pools, and a fitness center. A Full-Service hotel is generally defined as:

“A hotel that offers a wide variety of services and features to please its guests, including but not limited to larger and more spacious rooms, laundry facilities, room service, meeting/conference rooms, on-site restaurants, room service, fitness center, spa, swimming pool, and so on.”

The hotel is proposed to be approximately 60 Feet in height, consists of four stories, with the ground floor containing the hotel's lobby, swimming pools, restaurant, and other amenities. The remaining three floors consist entirely of hotel guest rooms. Parking will be off street and around the perimeter of the proposed building.

The existing C2 (General Commercial) zoning district allows for the development of hotels and motels. In this case however, a Conditional Use Permit is required for any hotel or motel that contains more than 20 guest rooms. The general purpose of a 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.

The project includes roughly 16,000 sqft (20%) of landscaped common areas with various outdoor amenities such as a swimming pool and outdoor patio. The landscaping for the site generally consists of trees, shrubs, and landscaped planters. The plan proposes 42 trees, 186 shrubs, and ±16,000 square feet of landscape planting area. Most of the landscaping is on the edge of the property lines and directly outside the building. This acts as a buffer between the project site and Main Street, as well as the surrounding properties. The specific trees and shrubs included may provide a certain level of xeriscaping, as some of them are quite tolerant to drought and can grow with relatively little maintenance in arid conditions. The overall landscaping figures proposed by the developer exceed the requirements for the existing C2 (General Commercial) zoning (15%) by roughly 5%, or 4,000 square feet.

Parking for this project includes 114 parking stalls, all located around the perimeter of the property. This exceeds the parking requirements for hotels of a similar size outlined within the City of Fernley's Development Code (*Section 32.09.120*). The code states that a hotel or motel containing more than 20 guest rooms must have a minimum of 1 parking stall per guest room, plus 1 stall for every 800 square feet of restaurant or meeting space. The proposed hotel contains a total of 91 guestrooms, along with roughly 2600 square feet of restaurant/public meeting space. This yields a minimum parking requirement of 94 spaces, and the proposed development exceeds this by exactly 20 stalls.

Public access to the site is provided via Mesa Drive. The site plan provides one egress and ingress point from Mesa Drive and emergency vehicle entrance point on the Northwest side of the property. The Northwest entrance connects the property to the Comfort Suites site. The main entryway is off Mesa Drive and is similarly connected to the Comfort Suites site.

As a part of this Conditional Use Permit request, a Trip Generation Letter was provided to identify the peak number of trips made during peak AM and PM hours. This allowed the city to examine whether a full Traffic Impact Study is justified. The results of the Trip Generation Letter indicated that the development would generate 43 AM peak hour trips and 55 PM peak hour trips, with a total of 761 daily trips. The City requires a Traffic Impact study to be completed if more than 100 AM or PM peak hour trips are generated, but since this is not the case, a Trip Generation Letter is sufficient, as it indicates that the proposed hotel development will not have any adverse impacts on traffic flow along Main Street.

Given that the development is located within the C2 district the required improvements include adequate curb and gutter sidewalks and paved roadways. Currently, W. Main Street and Mesa Drive both contain paved roadway. Curb and gutter sidewalks are also present along Mesa Drive.

Sewer and water discoveries were obtained by the applicant prior to the design of this project to identify the locations of nearby utilities. The proposed development will connect to an 8" sewer main on Mesa Drive, which in turn will connect to a 12" sewer collector on W. Main Street. The 12" collector then travels towards the West Lift Station and is discharged in the East Fernley Wastewater Treatment Facility. The estimated sewer generation for this project is 650 gallons per day per room, which translates into 60,450 gallons per day for the entire hotel. The total sewer output generated by the Fernley Holiday Inn development is expected to add an additional 12% flow to the 8" main, and an additional 2.5% flow to the larger 12" collector. This will increase overall capacity in the 8" main from an existing 25% to 37%, but this will remain well under the 75% maximum flow level outlined by the City of Fernley Public Works Department. The West Lift Station is also scheduled to be updated within the next 12 to 18 months, further reducing strain on the existing facilities that may arise due to new development.

The applicant is proposing to construct a detention basin on the Eastern side of the site, to collect excess drainage created by the development. The detention basin will be a minimum size of 1,256 cubic feet and will be built following the guidelines laid out by the City of Fernley Department of Public Works. The topography of the site is gently sloping from West to East, and current excess runoff exits the site at the eastern edge of the property, into a ditch beside W. Main Street. The proposed detention basin would ensure that flows are collected and released at a safe, metered, rate, ensuring that there will be no overall increase in peak flows. There are no recorded easements on the property.

Should the Planning Commission determine the project, as submitted and conditioned, is consistent with the existing surrounding land uses, will not have a significant adverse impact on the existing surrounding uses, promotes the public health, safety, and general welfare, and can make the applicable Findings, the Planning Commission can approve the item with the attached conditions of approval.

If the Planning Commission cannot make some or all the applicable Findings and determines the project is not consistent with the existing surrounding uses, will have a significant adverse impact on the existing uses, and/or does not promote the public health, safety and general welfare, the Planning Commission can deny the application. The motion to deny should be based on information received in written materials and at the public hearings on this matter and the Planning Commission's inability to make any Finding(s) should be explicitly described.

FINDINGS

CU1. The proposal, as submitted and conditioned, is in compliance with the Comprehensive Master Plan.

Relationship to the Master Plan

1. Suburban Mixed Use (SMU)

The proposed development is located within an area designated as Suburban Mixed Use (SMU) within the city's Comprehensive Master Plan. The description of Suburban Mixed Use Land Use states that the equivalent zoning districts are MDR14 (Medium density residential, maximum of 14 dwelling units per acre), MF30 (Multifamily residential, maximum of 30 dwelling units per acre), MU (Mixed use), C1 (Neighborhood commercial), and PD (Planned Development). Per the Comprehensive Master Plan document, Suburban Mixed Use focuses on a broad mix of uses including high density suburban/residential near commercial services and employment. Integration among different uses is encouraged, as is location among major arterial roads such as Main Street.

The Comprehensive Master Plan goes on to state that Suburban Mixed Use is intended to provide a mix between residential and commercial uses, allowing for a higher overall density within a given area. These areas are generally located around the city's downtown core. Curb and Gutter Sidewalks are also utilized along developments, along with basic municipal services, such as water and sewer.

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

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 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 1.5.4 Adopt development regulations that recognize the relationship between land use timing and the provision of services and facilities
- LU.1.6 Create a growth pattern that assures flexible, feasible and efficient projects.**
 - LU.1.6.1 Support for developmental approval of projects that provide an appropriate balance of population.
 - LU.1.6.2 The land use designations include minimum service standards that shall apply to proposed developments and land use changes.

Although the C2 zoning is not an equivalent zoning for parcels with a Master Plan Land Use of Suburban Mixed Use (SMU), hotels and motels are a consistent use within the Suburban Mixed-Use designation. Hotels and motels are also permitted within the MU (Mixed-Use) zoning district which is an equivalent zoning district in the SMU land use designation. The C2 zoning does allow hotels with more than 20 guest rooms through the filing of a discretionary entitlement (Conditional Use Permit). Considering the proposed development will have 91 guestrooms, a Conditional Use Permit is required in any zoning district in which the use is permitted. The proposed full-service hotel is consistent with the Suburban Mixed Use land use, as it increases density along an important central corridor within the city (Main Street). Additionally, the development will satisfy demand for temporary lodging within the city of Fernley, as well as developing an area with multiple vacant commercial lots. The overall design of the project is sensitive to the surrounding area, following all required setbacks and including the appropriate landscaping within the property to mitigate potential negative impacts to nearby residents. The site is designed to be consistent with the current/future developments and helps the City of Fernley meet the Commercial development needs identified in the 2018 City of Fernley Comprehensive Master Plan.

CU2. The application, as submitted and conditioned, is compatible with the existing or permitted uses of adjacent properties.

SURROUNDING LAND USES & ZONING

North:	General Commercial, C2 (Vacant Commercial)
East:	General Commercial, C2 (Vacant Commercial) Single Family Residential, SF6
South:	General Commercial, C2
West:	General Commercial, C2 (Comfort Suites)

The proposed hotel is permitted within the C2 zoning district with an approved Conditional Use Permit. The overall design of the project is sensitive to the surrounding area, following all required setbacks and including the appropriate landscaping within the property to mitigate potential negative impacts to nearby residents. The roadway directly east of the property site acts as a buffer between the proposed hotel and the nearby residential development. Additionally, the parcels to the north and south are also buffered by right-of-way, with the northern parcel being separated by the Union Pacific Railroad. There are no recorded easements on the property site. For these reasons, staff can make Finding CU2.

CU3. The potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impairment has been considered.

This application is for a commercial development into an area with nearby existing infrastructure and services. All appropriate technical studies regarding this development have been completed to the standards of the City of Fernley. As such, natural resources are not anticipated to be affected by this development. Therefore, the potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impairment has been considered in conjunction with the City's 2018 Comprehensive Master Plan.

CU4. The availability and need for affordable housing in the community, including affordable housing that is accessible to persons with disabilities has been considered.

This application is for a commercial development into an area with nearby existing infrastructure and services. The property has been zoned General Commercial (C2) since at least 2009, when the existing hotel, Comfort Suites, was developed. Considering that the existing Land-Use is Suburban Mixed Use, the addition of a new full-service hotel fits in with the goals and aims within the City of Fernley's Master Plan. This specific development does provide additional temporary lodging within the City of Fernley, and its proximity to Main Street and Interstate-80 make it an ideal location for temporary lodging that individuals can stay at temporarily, then depart when they need to. As such, the availability and need for affordable housing in the community, including affordable housing that is accessible to persons with disabilities has been considered.

CU5. The application, as submitted and conditioned, will address identified impacts.

The project as conditioned will 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.

Traffic

According to the Trip Generation Letter that was created, this development will not have a major impact on the ingresses or egresses located around the site. As such, a full-scale traffic study and major infrastructure changes are not required.

Sewer

In accordance with the master plan all commercial developments are required to connect to the city's sewer system, as well as other general municipal services.

Design Standards

Prior to the issuance of any building permit for the project, the applicant must demonstrate that the project complies with the development standards listed in Section 32.09 of the Fernley Municipal Code.

Accessibility for Individuals with disabilities

The parking plan included with the applicant's site plan identifies 4 ADA parking stalls. Two of these are by the front entrance, with another two located by the rear entryway. There are no steps leading up towards either entrance, and there is at least 1 ADA accessible guestroom on each floor of the hotel. Additionally, the site plan identifies two elevators in the hotel's lobby. All ADA accessible features shall be developed following guidelines outlined within the City of Fernley's Development and Building Codes. Additionally, any ADA features shall also be clearly marked with the appropriate signage.

CU6. Public notice was given, and a public hearing held per the requirements of the Development Code and Nevada Revised Statutes

Public notice was given, a public hearing was scheduled and The Planning Commission and City Council meetings function as public hearings for this matter as required in the City's Municipal Code and Nevada Revised Statutes.

ATTACHMENTS

1. Conditions of Approval
2. Vicinity Map
3. Site Plans, Floor Plans & Elevations
4. Project Narrative Letter
5. Trip Generation Letter
6. Preliminary Landscaping Plans

Conditions of Approval for CUP21005

Conditional Use Permit

1. APPROVAL:

THE APPLICATION IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIVE CHANGE SHALL BE REVIEWED BY THE ADMINISTRATOR AS AN AMENDMENT TO THIS CONDITIONAL USE PERMIT.

2. EXPIRATION DATE:

THE CONDITIONAL USE PERMIT SHALL EXPIRE WITHIN ONE (1) YEAR OF 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.

3. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO A MULTI-STORY HOTEL DEVELOPMENT, AS DEPICTED IN THE APPLICATION. ANY CHANGE DEEMED SUBSTANTIVE BY THE ADMINISTRATOR SHALL REQUIRE AN AMENDMENT TO THIS CONDITIONAL USE PERMIT.

4. FUTURE DEVELOPMENT:

ANY FUTURE DEVELOPMENT ASSOCIATED WITH THE PROJECT SITE SHALL BE SUBJECT TO THE REQUIREMENTS SET FORTH IN THE DEVELOPMENT CODE OR OTHER TITLES OF THE FERNLEY MUNICIPAL CODE.

UNIMPROVED AREAS SHALL TAKE NECESSARY MEASURES TO MINIMIZE FUGITIVE DUST, SUCH AS APPLYING A DUST PALLIATIVE OR HYDRO SEED THE AREA WITH A NATIVE VEGETATION SEED MIX, AND MAY BE PROTECTED BY A PHYSICAL BARRIER, SUCH AS A WOOD SPLIT RAIL FENCE, TO PROHIBIT VEHICLE TRESPASS, TO THE APPROVAL OF THE ADMINISTRATOR, PUBLIC WORKS DIRECTOR, AND CITY ENGINEER PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

5. WATER RIGHTS:

THE DEVELOPER SHALL COMPLY WITH ALL CITY OF FERNLEY MUNICIPAL CODES REGARDING THE DEDICATION OF WATER RIGHTS, INCLUDING ASSOCIATED FEES, FOR THE CONNECTION TO THE CITY'S MUNICIPAL WATER SYSTEM IN THE AMOUNT THAT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

6. WATER AND SEWER MAINS AND SERVICES:

THE DEVELOPER SHALL COMPLY WITH ALL CITY OF FERNLEY MUNICIPAL CODES REGARDING CONNECTION TO THE CITY'S SANITARY SEWER AND POTABLE WATER SYSTEMS, INCLUDING BUT NOT LIMITED TO: ASSOCIATED FEES, DESIGN STANDARDS, DEVELOPMENT CODE REQUIREMENTS, AND STATE REQUIREMENTS.

PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT, THE DEVELOPER SHALL PROVIDE THE CITY WITH A UTILITY PLAN FOR WATER AND SANITARY SEWER THAT IS IN CONFORMANCE WITH THE CITY OF FERNLEY MUNICIPAL CODE, PUBLIC WORKS DESIGN MANUAL, AND THE NEVADA ADMINISTRATIVE CODE TO THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR AND

Conditions of Approval for CUP21005

Conditional Use Permit

ADMINISTRATOR.

7. WATER SYSTEM LOOPING:

THE DEVELOPER SHALL PROVIDE THE CITY WITH A UTILITY PLAN FOR THE WATER SYSTEM THAT DEMONSTRATES ADEQUATE SYSTEM LOOPING PRIOR TO THE ISSUANCE OF A PERMIT. THE PLAN SHALL BE IN CONFORMANCE WITH THE CITY OF FERNLEY'S MUNICIPAL CODE, NEVADA ADMINISTRATIVE CODE AND PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND ADMINISTRATOR.

8. WATER AND SEWER SYSTEM MODELING:

THE DEVELOPER SHALL COMPLETE WATER AND SEWER MODELING FOR THE PROJECT PRIOR TO THE ISSUANCE OF A PERMIT. THE DEVELOPER SHALL CONSTRUCT ANY IMPROVEMENTS IDENTIFIED BY THE MODELING AS NECESSARY TO SERVE THE PROJECT IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.

9. NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION:

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

10. LANDSCAPING/IRRIGATION:

THE DEVELOPER SHALL SUBMIT A LANDSCAPING & IRRIGATION PLAN FOR THE PROJECT IN CONFORMANCE WITH THE CITY OF FERNLEY DEVELOPMENT CODE FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO ISSUANCE OF A SITE IMPROVEMENT PERMIT FOR THE PROJECT.

THE ENTIRE PERIMETER LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PER THE APPROVED PLANS PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. THESE PLANS SHALL REFLECT THE REQUIREMENTS OF THE CITY OF FERNLEY DEVELOPMENT CODE.

PARKING LOT LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PER THE APPROVED PLANS, INCLUDING PROVIDING PLANTER ISLANDS AT A MINIMUM OF ONE PLANTER FOR EVERY TEN SPACES AND IN ACCORDANCE WITH THE CITY OF FERNLEY DEVELOPMENT CODE.

11. CONSTRUCTION HOURS:

THE DEVELOPER SHALL LIMIT ALL CONSTRUCTION AND CONSTRUCTION RELATED ACTIVITIES TO BETWEEN THE HOURS OF 7:00 AM TO 7:00 PM, SEVEN DAYS A WEEK. THE DEVELOPER SHALL INSTALL SIGNS AT ALL ACCESS POINTS TO THE PROJECT THAT CLEARLY INDICATE THE HOURS OF ACTIVITY ON-SITE PRIOR TO THE START OF ANY CONSTRUCTION-RELATED ACTIVITIES 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.

Conditions of Approval for CUP21005

Conditional Use Permit

12. CONSTRUCTION MAINTENANCE:

THE DEVELOPER SHALL LOCATE AND UTILIZE A SUFFICIENT NUMBER OF TRASH CONTAINERS ON-SITE TO BE UTILIZED DURING THE CONSTRUCTION OF THE PROJECT TO MAINTAIN THE PROJECT SITE IN A CLEAN AND ORDERLY STATE TO THE APPROVAL OF THE ADMINISTRATOR.

13. GRADING PERMIT:

THE DEVELOPER SHALL SUBMIT A GRADING PLAN FOR ANY PHASE OF THE PROJECT TO THE APPROVAL OF THE CITY ENGINEER. PRIOR TO THE ISSUANCE OF A GRADING PERMIT FOR THE DEVELOPMENT THE DEVELOPER SHALL POST A SURETY BOND FOR REGRADING AND RECLAMATION OF THE SITE. 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 RELATED TO SURFACE AREA DISTURBANCE.

THE DEVELOPER SHALL PROVIDE PROOF OF A STORM WATER DISCHARGE PERMIT FROM THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO ISSUANCE OF A GRADING PERMIT OR BUILDING PERMIT FOR THE DEVELOPMENT.

14. STORM DRAINAGE:

THE DEVELOPER SHALL PROVIDE A FINAL DRAINAGE REPORT FOR THE PROJECT IN CONFORMANCE WITH THE FERNLEY MUNICIPAL CODE AND THE PUBLIC WORKS DESIGN MANUAL FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO APPROVAL OF A BUILDING PERMIT FOR ANY PORTION OF THE PROJECT. EACH SUCCESSIVE PHASE OF THE PROJECT SHALL SUBMIT AN UPDATED DRAINAGE REPORT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER SHOWING THE CUMULATIVE EFFECT OF THE DEVELOPED PORTION OF THE PROJECT ALONG WITH THE PROPOSED PHASE'S EFFECT ON THE TOTAL DISCHARGE INTO THE DRAINAGE SYSTEM. THE STORM WATER AND DRAINAGE PLANS FOR THE PHASES OF THE DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO THE ISSUANCE OF A GRADING PERMIT FOR THE PHASES OF THE PROJECT.

ALL INTERNAL STORM DRAIN INFRASTRUCTURE SHALL BE MAINTAINED BY THE PROPERTY OWNER.

15. SANITARY SEWER REPORT:

THE DEVELOPER SHALL PROVIDE A FINAL SANITARY SEWER REPORT FOR THE PROJECT IN CONFORMANCE WITH THE FERNLEY MUNICIPAL CODE AND THE PUBLIC WORKS DESIGN MANUAL FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO APPROVAL OF A BUILDING PERMIT. ANY NECESSARY PUBLIC FACILITIES SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF FERNLEY DESIGN STANDARDS.

16. STRUCTURAL CONTROLS:

THE DEVELOPER SHALL UTILIZE STRUCTURAL CONTROLS FOR THE TREATMENT OF STORM WATER RUNOFF IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR AND CITY ENGINEER.

Conditions of Approval for CUP21005

Conditional Use Permit

17. PROJECT CONTACT:

THE DEVELOPER SHALL DESIGNATE TO THE ADMINISTRATOR A PROJECT CONTACT PERSON RESPONSIBLE/AUTHORIZED TO CORRECT PROBLEMS REGARDING THE PROJECT ON A 24-HOUR/7-DAYS A WEEK BASIS. THE DEVELOPER SHALL DESIGNATE THE PROJECT CONTACT PERSON TO THE ADMINISTRATOR PRIOR TO ISSUANCE OF A GRADING PERMIT FOR THE PROJECT.

18. DESIGN STANDARDS:

THE DEVELOPER SHALL COMPLY WITH ANY DESIGN STANDARDS AND REGULATIONS AS SET FORTH IN THE CITY OF FERNLEY DEVELOPMENT CODE UNLESS IN CONFLICT WITH THE LOCAL, STATE OR FEDERAL REGULATIONS, IN WHICH CASE THE MORE STRINGENT REGULATION WILL TAKE PRECEDENCE.

19. 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. SUBSTANTIAL CHANGES TO THE ARCHITECTURE/BUILDING ELEVATIONS SHALL REQUIRE REVIEW AND APPROVAL BY THE PLANNING COMMISSION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THAT BUILDING. THE DEVELOPER SHALL ARTICULATE LONG FACADES BY VARYING BUILDING MASS, FORM, TEXTURE, MATERIALS AND INTERPLAY OF SOLID AND OPEN AREAS.

20. SIGNS:

ALL SIGNAGE ASSOCIATED WITH THE DEVELOPMENT SHALL COMPLY WITH THE REQUIREMENTS SET FORTH IN THE CITY OF FERNLEY DEVELOPMENT CODE AND SHALL BE ARCHITECTURALLY COMPATIBLE WITH THE DESIGN OF THE PROJECT.

21. TRASH ENCLOSURES:

THE DEVELOPER SHALL LOCATE AND INSTALL TRASH ENCLOSURES TO THE APPROVAL OF WASTE MANAGEMENT AND THE ADMINISTRATOR INCLUDING THE APPROPRIATE SIZE AND LOCATION. THE TRASH ENCLOSURES SHALL MATCH THE PROJECT'S ARCHITECTURE AND BUILDING MATERIALS TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE INDIVIDUAL BUILDINGS. THE TRASH ENCLOSURES SHALL BE SIZED TO INCLUDE SUFFICIENT SPACE FOR RENDERING VATS WHERE NECESSARY FOR FOOD SERVICE/RESTAURANTS BY THE ADMINISTRATOR.

22. UTILITY SCREENING:

THE DEVELOPER SHALL WORK IN CONJUNCTION WITH THE UTILITY COMPANIES TO LOCATE UTILITY EQUIPMENT SUCH AS ELECTRICAL, GAS AND WATER JUNCTION BOXES, INCLUDING 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 TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH INDIVIDUAL BUILDING.

Conditions of Approval for CUP21005

Conditional Use Permit

23. SCREENING:

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 MATERIALS AND BE DURABLE MATERIALS TO THE APPROVAL OF ADMINISTRATOR. ANY LOADING DOCKS AND SERVICE AREAS INCLUDING TRASH COMPACTION AND/OR DUMPSTER(S) SHALL BE SCREENED FROM VIEW OF PARKING LOTS AND PUBLIC AREAS. LOADING DOCK SCREENING SHALL BE HIGH ENOUGH TO SCREEN THE TRUCKS. THE SCREENING SHALL BE REVIEWED AND APPROVED BY THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

24. 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 CHIEF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

25. ENGINEERING/PUBLIC WORKS:

THE DEVELOPER SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE CITY OF FERNLEY MUNICIPAL CODE AND PUBLIC WORKS DESIGN MANUAL FOR THE CONSTRUCTION OF ANY PUBLIC OR PRIVATE INFRASTRUCTURE TO THE APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR PRIOR TO THE ISSUANCE OF ANY GRADING/BUILDING PERMIT FOR THE PROJECT.

26. BUILDING DEPARTMENT:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE BUILDING DEPARTMENT TO THE APPROVAL OF THE BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

27. SITE MAINTENANCE:

NOISE GENERATING MAINTENANCE SUCH AS PARKING LOT SWEEPING OR SNOW REMOVAL SHALL BE LIMITED FROM 7:00 AM TO 10:00 PM, SEVEN DAYS A WEEK EXCEPT AS OTHERWISE MAY BE PROVIDED IN THE CITY OF FERNLEY DEVELOPMENT CODE.

28. STORAGE CONTAINERS:

THERE SHALL BE NO TEMPORARY STORAGE CONTAINERS PLACED ON SITE UNLESS IN CONFORMANCE WITH THE PROVISIONS OF THE FERNLEY MUNICIPAL CODE.

29. OVERNIGHT PARKING:

IN NO CASE SHALL OVERNIGHT CAMPING BE PERMITTED INCLUDING RECREATIONAL VEHICLES UNLESS PERMITTED BY THE ZONING CLASSIFICATION AND SUBJECT TO ANY REQUIRED APPROVALS.

Conditions of Approval for CUP21005

Conditional Use Permit

30. PEDESTRIAN/BIKE ACCESS:

THE DEVELOPER SHALL PROVIDE SUFFICIENT ACCESS FOR PEDESTRIANS AND BIKES INTO THE PROJECT SITE. THE DEVELOPER SHALL CONVENIENTLY LOCATE BIKE RACKS WITHIN THE DEVELOPMENT TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE FIRST BUILDING CONSTRUCTED.

31. LIGHTING:

THE DEVELOPER SHALL SUBMIT A LIGHTING PLAN FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE DEVELOPER IS REQUIRED TO COMPLY WITH THE LIGHTING STANDARDS AND REQUIREMENTS IN THE CITY OF FERNLEY DEVELOPMENT CODE. 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. ANY LIGHTING SHALL NOT EXCEED AN AVERAGE OF 4.5 CANDLE WATTS WITH 0.0 CANDLE WATTS AT THE PROPERTY LINES AT THE PERIMETER OF THE DEVELOPMENT.

32. RECIPROCAL EASEMENTS:

THE DEVELOPER SHALL PROVIDE IRREVOCABLE RECIPROCAL PARKING, ACCESS, STORM DRAINAGE MAINTENANCE, WATER INFRASTRUCTURE MAINTENANCE, SANITARY SEWER INFRASTRUCTURE MAINTENANCE AND LANDSCAPE MAINTENANCE EASEMENTS OVER THE ENTIRE 5.88-ACRE SITE TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THESE EASEMENTS SHALL BE INCORPORATED INTO THE RECORDED DOCUMENTS FOR THE COMMERCIAL SITE.

33. PROPERTY OWNERS' ASSOCIATION:

THE DEVELOPER SHALL ESTABLISH AND MAINTAIN A PROPERTY OWNERS ASSOCIATION FOR THE ENTIRE 5.88-ACRE PROJECT SITE PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE PROJECT. THE PROPERTY OWNERS' ASSOCIATION WILL PROVIDE A MECHANISM FOR THE UNIFORM MAINTENANCE OF THE SITE AND FOR THE MAINTENANCE, REPAIR OF ANY ONSITE UTILITY INFRASTRUCTURE, AND MAINTENANCE OF ANY COMMON ACCESS EASEMENTS TO THE APPROVAL OF THE ADMINISTRATOR, PUBLIC WORKS DIRECTOR, AND CITY ENGINEER.

34. FEDERAL, STATE, AND LOCAL AGENCIES:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF ANY FEDERAL, STATE, OR LOCAL AGENCY WITH JURISDICTION OVER THE PROJECT TO THE APPROVAL OF THE ADMINISTRATOR.

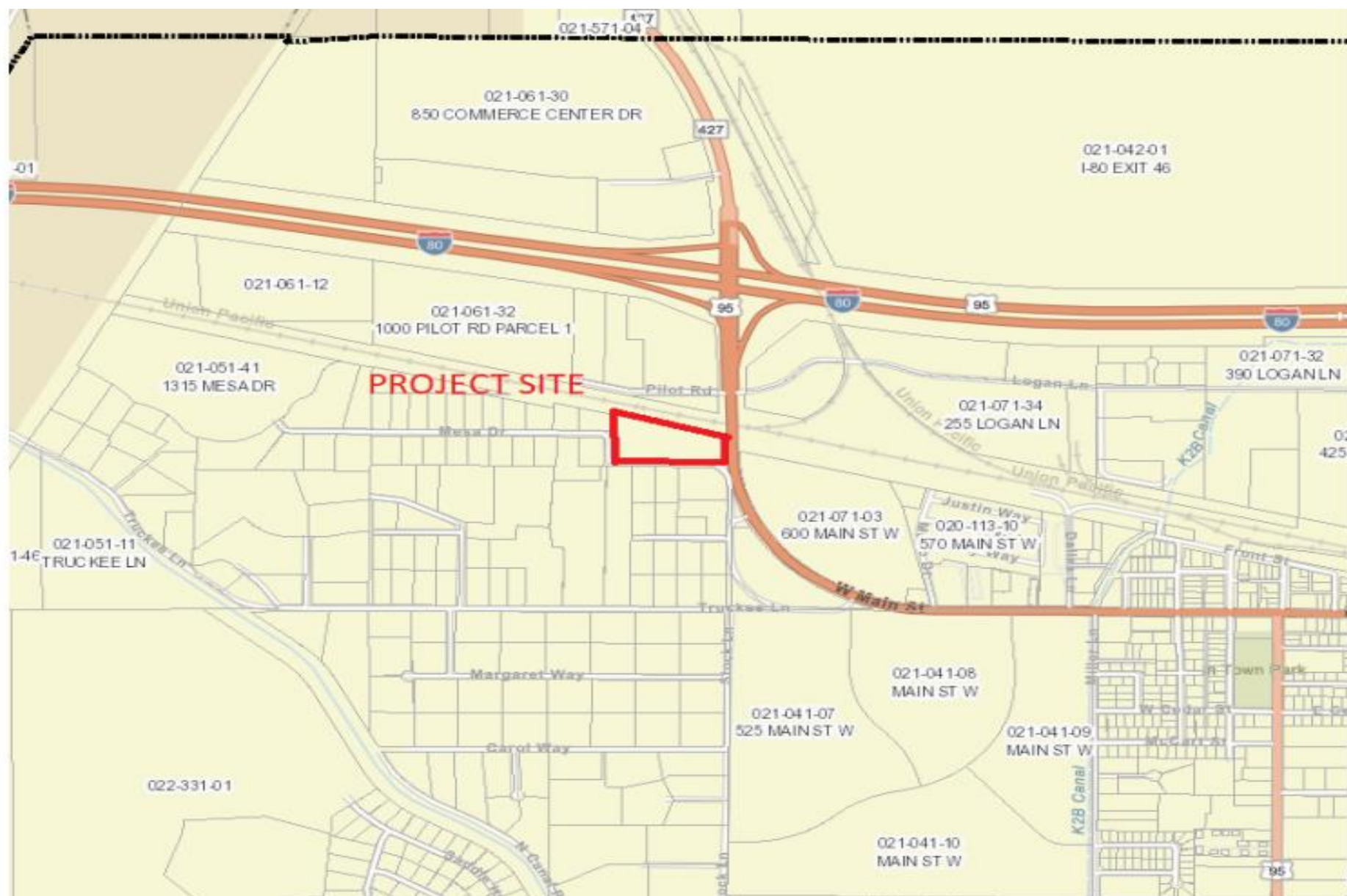
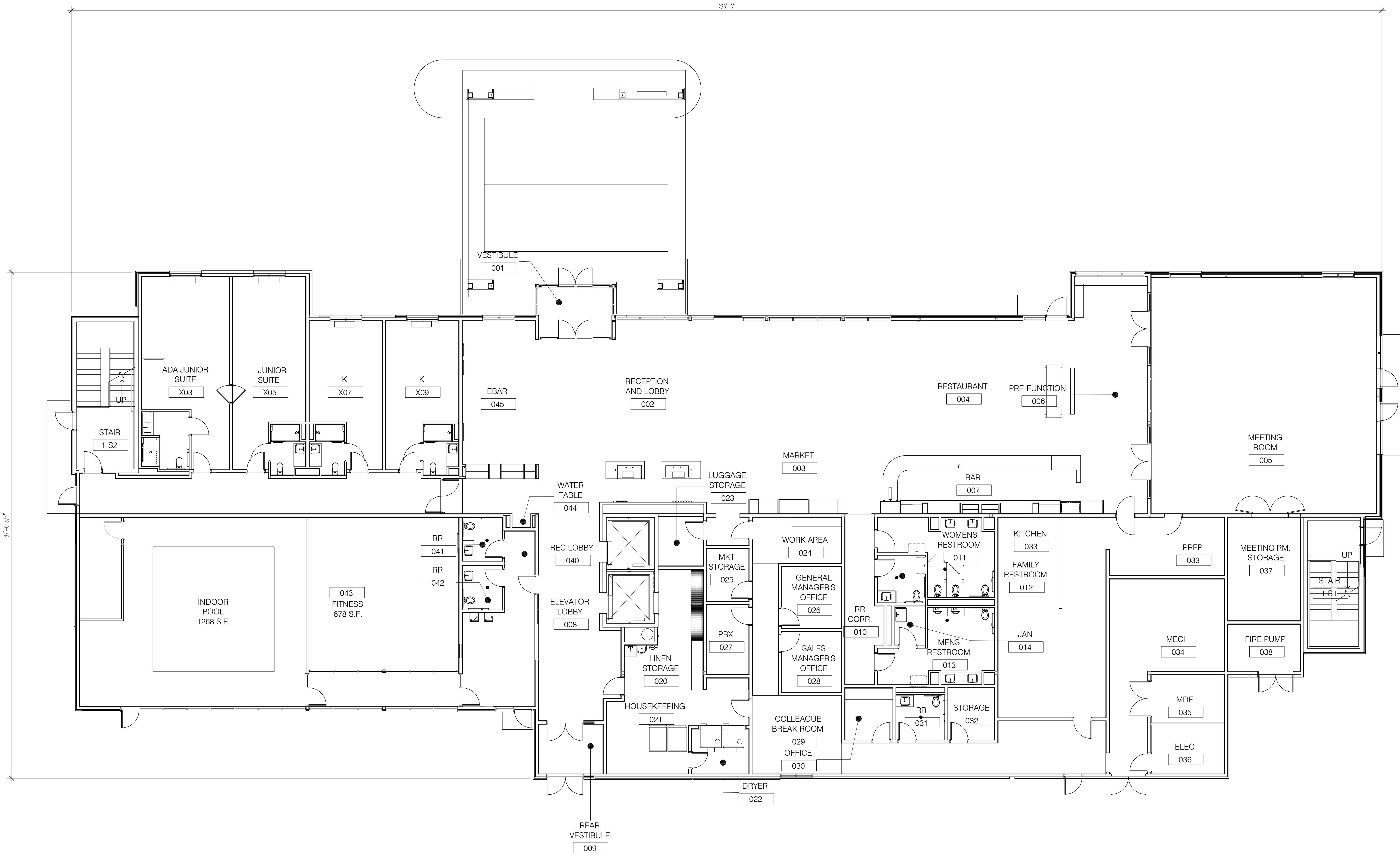
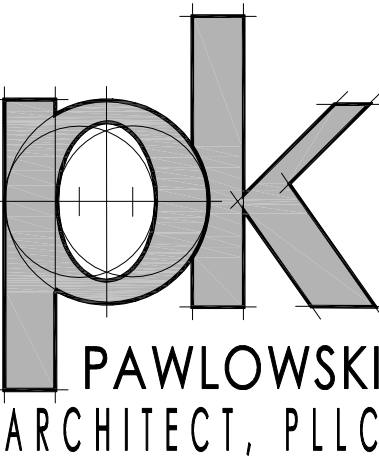
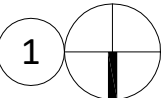


Figure 1: Project Vicinity Map



OVERALL 1ST FLOOR PLAN

SCALE: 1/8" = 1'-0"



4515 S. MCCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621



FERNLEY,
NEVADA

REVISION: DATE: COMMENTS:
1 -

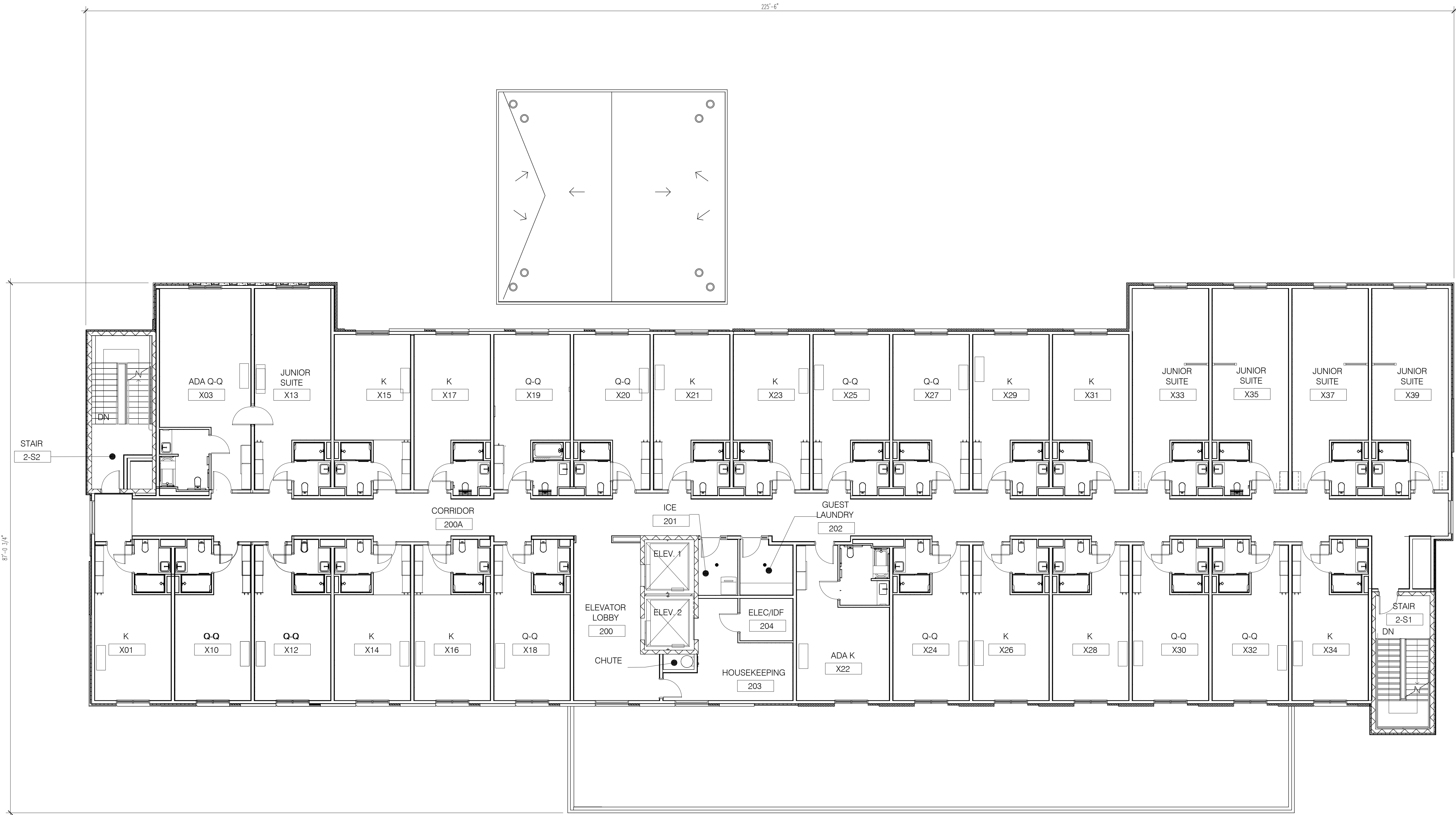
PRINT DATE:
08-09-2021

PROJECT NO: --
DATE: 08-09-2021
DRAWN BY: --
CHECKED BY: --

SHEET TITLE:
OVERALL
1ST FLOOR
LAYOUT

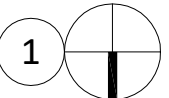
SHEET NUMBER:
A2.1

DATE: SUBMITTAL



OVERALL 2ND FLOOR PLAN

SCALE: 1/8" = 1'-0"



pk
PAWLOWSKI
ARCHITECT, PLLC
4515 S. MCCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621



FERNLEY,
NEVADA

REVISION: DATE: COMMENTS:
1 - -

PRINT DATE:
08-09-2021

PROJECT NO: -
DATE: 08-09-2021
DRAWN BY: -
CHECKED BY: -

SHEET TITLE:
**OVERALL
2ND FLOOR
LAYOUT**

SHEET NUMBER:
A2.2

DATE: SUBMITTAL

BE ADVISED THAT THIS SET OF PLANS HAS BEEN PREPARED FOR BUILDING PERMITS PURPOSES ONLY. AT THIS TIME, THIS SET OF PLANS SHOULD BE CONSIDERED PRELIMINARY IN NATURE AND NOT FOR CONSTRUCTION. THIS SET OF PLANS SHALL NOT BE USED FOR PERMITS PURPOSES AND ANY BID SUBMITTED THAT HAS BEEN BASED ON THIS SET OF PLANS SHALL BE CONSIDERED PRELIMINARY. THIS SET OF PLANS WILL CHANGE DUE TO PERMITS COMMENTS BY THE VARIOUS AUTHORITIES HAVING JURISDICTION AS WELL AS INTERNAL REVIEWS. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF PK ARCHITECTS, P.C. ALL DESIGN AND OTHER INFORMATION ON THESE DRAWINGS ARE FOR THE USE OF THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT WRITTEN PERMISSION OF PK ARCHITECTS, P.C. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IN WRITING OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOULD IT APPEAR THAT THE WORK COVERED BY THE CONTRACT DOCUMENTS IS NOT SUFFICIENTLY DETAILED, EXPANDED OR COMPLICATING INFORMATION EXISTS, THE CONTRACTOR SHALL NOTIFY PK ARCHITECTS, P.C. IN WRITING. PK ARCHITECTS, P.C. SHALL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS DUE TO THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY PK ARCHITECTS, P.C. PRIOR TO WORK BEING COMMENCED. SHOP DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING.

COLOR & MATERIAL LEGEND:

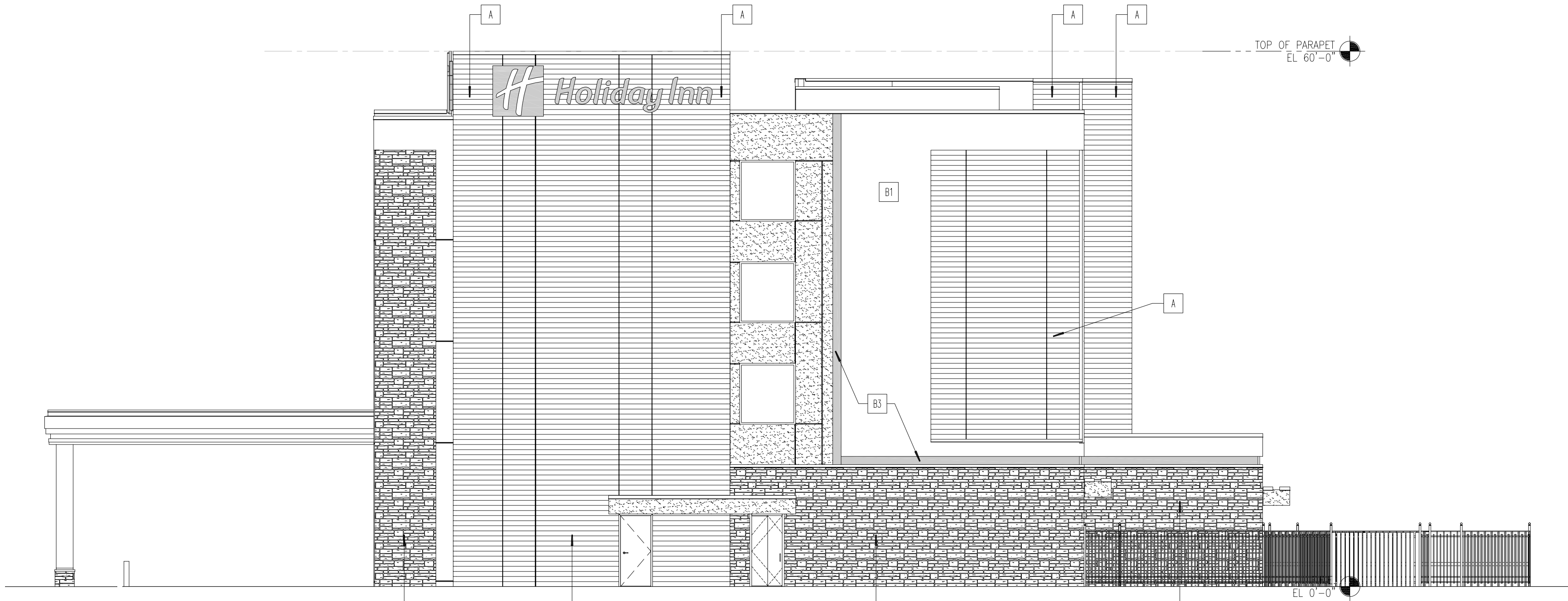
A		C1	
B1		C2	
B2		D	
B3			

GENERAL NOTES:

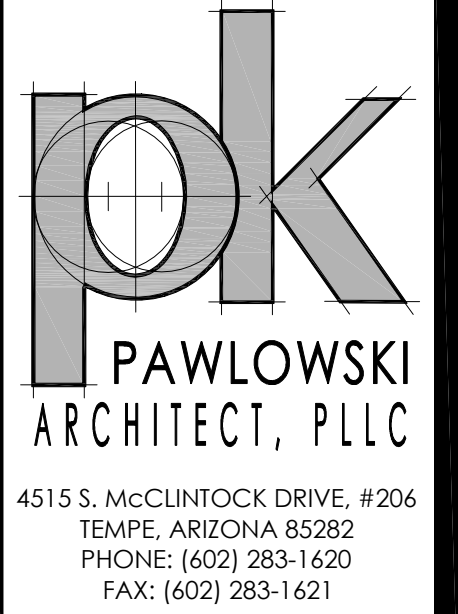
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS. ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- STONE VENEER OR STONE LOOK SHALL START AT GROUND LEVEL AND SHALL EXTEND TO THE SECOND LEVEL AS INDICATED THESE ELEVATIONS.



SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"



FERNLEY,
NEVADA

REVISION:	DATE:	COMMENTS:
	-	-

PRINT DATE:
08-09-2021

PROJECT NO:	-
DATE:	08-09-2021
DRAWN BY:	-
CHECKED BY:	-

SHEET TITLE:
OVERALL
BUILDING
ELEVATIONS

SHEET NUMBER:
A3.1

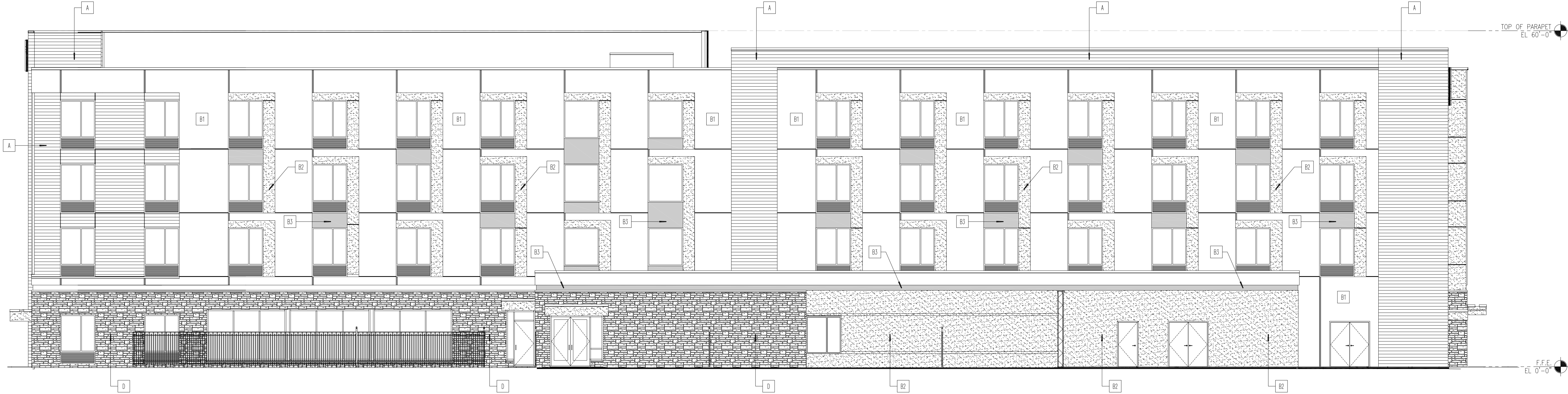
DATE: SUBMITTAL

COLOR & MATERIAL LEGEND:

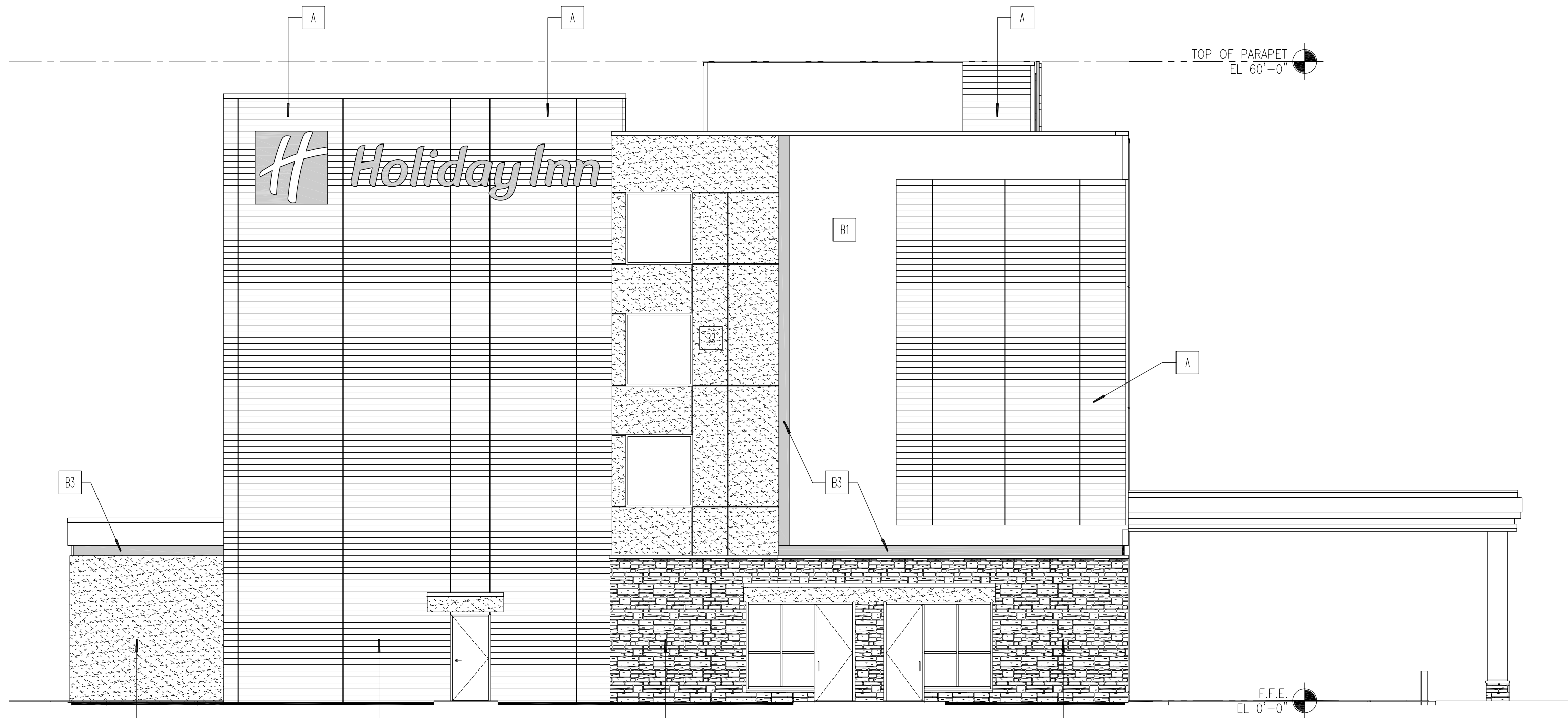
A		C1	
B1		C2	
B2		D	
B3			

GENERAL NOTES:

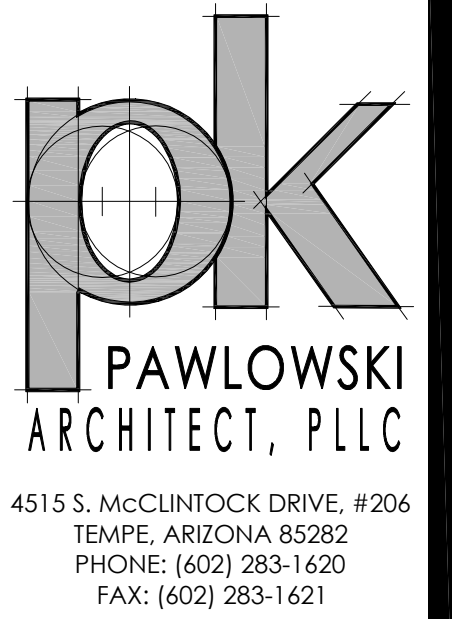
- ALL ROOF MOUNTED MECHANICAL EQUIPMENT SHALL BE FULLY SCREENED BY PARAPET WALLS. ALL GROUND MOUNTED MECHANICAL EQUIPMENT SHALL BE SCREENED BY SOLID MASONRY WALLS AND GATES EQUAL TO, OR GREATER THAN, THE HIGHEST POINT ON THE MECHANICAL EQUIPMENT.
- STONE VENEER OR STONE LOOK SHALL START AT GROUND LEVEL AND SHALL EXTEND TO THE SECOND LEVEL AS INDICATED THESE ELEVATIONS.



NORTH ELEVATION 1
SCALE: 1/8" = 1'-0"



EAST ELEVATION 2
SCALE: 1/8" = 1'-0"



FERNLEY,
NEVADA

REVISION: DATE: COMMENTS:
1 - -

PRINT DATE:
08-09-2021

PROJECT NO: -
DATE: 08-09-2021
DRAWN BY: -
CHECKED BY: -

SHEET TITLE:
OVERALL
BUILDING
ELEVATIONS

SHEET NUMBER:
A3.2

DATE: SUBMITAL



SOUTH ELEVATION - SCHEMATIC RENDERING



pk
PAWLOWSKI
ARCHITECT, PLLC

4515 S. MCCLINTOCK DRIVE, #206
TEMPE, ARIZONA 85282
PHONE: (602) 283-1620
FAX: (602) 283-1621



.....
**FERNLEY,
NEVADA**

REVISION:	DATE:	COMMENTS:
1		

PRINT DATE:
08-09-2021

PROJECT NO:	---
DATE:	08-09-2021
DRAWN BY:	---
CHECKED BY:	---

SHEET TITLE:
**OVERALL
BUILDING
CONCEPTUAL
RENDERINGS**

SHEET NUMBER:
A3.3

DATE: SUBMITTAL

BE ADVISED THAT THIS SET OF PLANS HAS BEEN PREPARED FOR BUILDING PERMITS PURPOSES ONLY. AT THIS TIME, THIS SET OF PLANS SHOULD BE CONSIDERED PRELIMINARY IN NATURE AND NOT FOR CONSTRUCTION. THIS SET OF PLANS SHALL NOT BE USED FOR FINANCIAL PURPOSES AND ANY BID SUBMITTED THAT HAS BEEN BASED ON THIS SET OF PLANS SHALL NOT BE USED FOR FINANCIAL PURPOSES AND ANY BID SUBMITTED THAT HAS BEEN BASED ON THIS SET OF PLANS SHALL NOT BE USED FOR FINANCIAL PURPOSES. THESE DRAWINGS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF PK ARCHITECTS, P.C. ALL DESIGN AND OTHER INFORMATION ON THE DRAWINGS ARE FOR THE USE OF THE SPECIFIED PROJECT AND SHALL NOT BE USED OTHERWISE WITHOUT EXPRESSED WRITTEN PERMISSION OF PK ARCHITECTS, P.C. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTORS SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND THIS OFFICE SHALL BE NOTIFIED IN WRITING OF ANY VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN ON THE DRAWINGS. SHOULD IT APPEAR THAT THE WORK CONVEYED BY THE CONTRACT DOCUMENTS IS NOT SUFFICIENTLY DETAILED, EXPANDED OR COMPLETING INFORMATION EXISTS, THE CONTRACTOR SHALL NOTIFY PK ARCHITECTS, P.C. IN WRITING. PK ARCHITECTS, P.C. SHALL NOT BE RESPONSIBLE FOR ERRORS OR OMISSIONS DUE TO THE CONTRACTOR'S FAILURE TO PROPERLY NOTIFY PK ARCHITECTS, P.C. PRIOR TO WORK BEING COMMENCED. SHEET DETAILS SHALL BE SUBMITTED TO THIS OFFICE FOR APPROVAL BEFORE PROCEEDING.

Project Narrative

The Project Narrative for this Development is we want to create additional lodging for the City of Fernley. From owning and operating the Comfort Suites, we see that there is additional demand in the Fernley Market for additional lodging. Demand which is being created from the New Industrial Park being constructed in Fernley and Reno Tahoe Industrial Park. We feel that there is a void in the market because Fernley has no Full-Service Hotel. The Holiday Inn will be Fernley's first Full-Service Hotel with a Restaurant and a Bar. The Holiday Inn will include an approximately 1,300 square foot Meeting Room which will help the City of Fernley with the lack of meeting space. We feel that this Hotel will be able to grow as the City grows.

Bikram Kang



August 26, 2021

Bikram Kang
Falcon Peak Properties LLC
800 Mesa Drive
Fernley, NV 89408

Trip Generation Letter – Holiday Inn Fernley

Dear Mr. Kang,

This letter provides trip generation estimates for the proposed Holiday Inn hotel project in Fernley, NV. The proposed project is located approximately 550 feet northwest of the Main Street / Stock Lane intersection on Mesa Drive adjacent to the existing Comfort Suites, as shown in **Figure 1**.



Figure 1. Project Location

Headway Transportation, LLC
5482 Longley Lane, Suite B, Reno, Nevada 89511
775.322.4300
www.HeadwayTransportation.com

Land Use

The proposed project land use type and quantity are:

- ▶ Hotel – 91 rooms

The proposed hotel will include an ancillary meeting room, fitness center, small restaurant, and pool for use by guests. A conceptual site plan for the project is included in **Attachment A**.

Trip Generation

Trip generation estimates were calculated based on average trip rates presented in the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 10th Edition*. The land use 'Hotel' (ITE Code 310) was the most representative use and was utilized in the analysis.

Table 1 shows the Daily, AM Peak Hour, and PM Peak Hour trip generation estimates.

Table 1. Estimated Project Trips

Land Use (ITE Code)	Quantity	Daily			AM			PM		
		Total	In	Out	Total	In	Out	Total	In	Out
Hotel (310)	91 Rooms	761	380	381	43	25	18	55	28	27

Source: Headway Transportation, 2020

The proposed 91-room hotel would generate approximately 761 Daily trips, 43 AM Peak Hour trips, and 55 PM Peak Hour trips.

Conclusion

The trip generation for a 91-room hotel project would not likely result in a significant impact to local traffic operations due to less than 55 peak hour trips in the AM and PM peak hours.

Please do not hesitate to contact us at (775) 322-4300 with any questions.

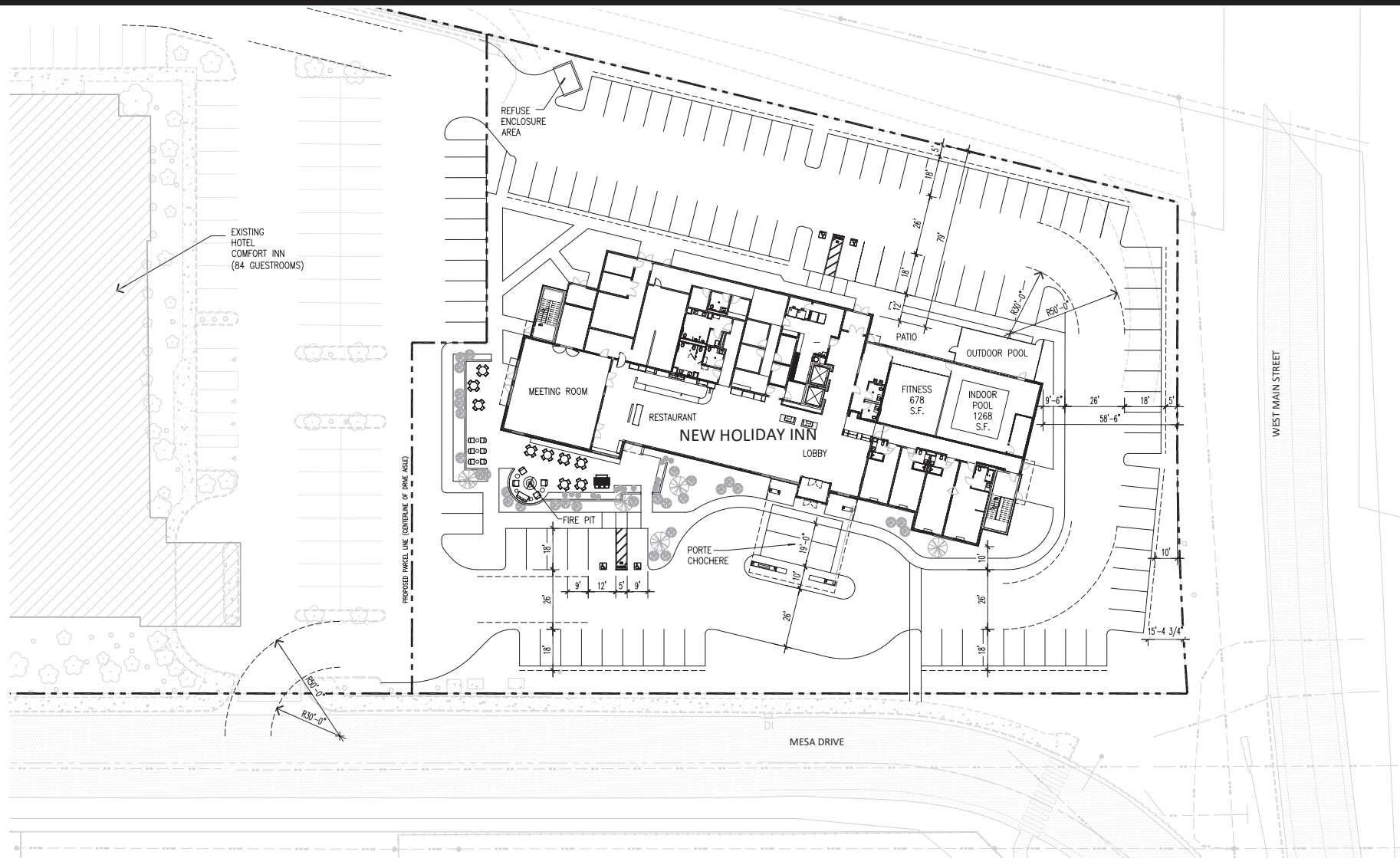
Sincerely,
Headway Transportation, LLC

Loren E. Chilson, PE
Principal



Attachments: A – Conceptual Site Plan





OVERALL SITE PLAN LAYOUT

SCALE: 1" = 30'-0"



SITE DATA:

PROPERTY ADDRESS: SEC MESA DRIVE & WEST MAIN STREET
 SITE AREA: 1.85 ACRES (80,747 S.F.)
 SITE TOPO: SITE IS RELATIVELY FLAT (NO TOPOGRAPHY AVAILABLE)

PARKING REQUIRED:
 HL 91 ROOMS (FOUR STORES) (1 PER ROOM)

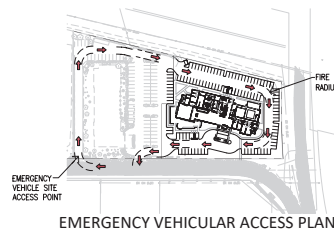
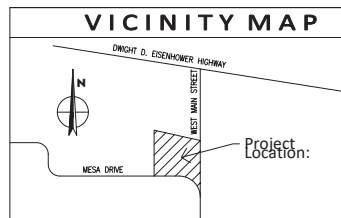
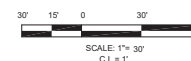
PARKING PROVIDED:
 HL 114 PARKING SPACES

BUILDING DATA:

PROPOSED HOTEL: HOLIDAY INN (4 STORY - 60 FEET)

1ST FLOOR: 17,078 S.F.
 2ND FLOOR: 14,544 S.F.
 3RD FLOOR: 14,544 S.F.
 4TH FLOOR: 14,544 S.F.

TOTAL ENCLOSED AREA: 60,710 S.F.
 PORTE COCHERE AREA: 1,615 S.F.



EMERGENCY VEHICULAR ACCESS PLAN

Attachment A

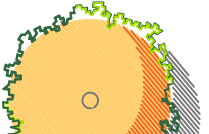
Holiday Inn Fernley
 Trip Generation Letter
 Conceptual Site Plan

LANDSCAPE NOTES:

- 1. DESIGN CRITERIA IS BASED ON THE LATEST CITY OF RENO TITLE 32, SECTION 40/020 SITE LANDSCAPING DESIGN STANDARDS
- 2. ALL LANDSCAPE SHALL BE IRRIGATED BY A COMMON METER & AUTOMATIC CONTROLLER
- 3. TREES TO BE SET BACK MIN. 5' FROM UNDERGROUND UTILITIES
- 4. TREES TO BE SET BACK 10' MIN. FROM OVERHEAD UTILITIES
- 5. PROPERTY ZONING: C2;TC WITH USE AS TEMPORARY LODGING (MOTEL)
- 6. FENCE & BERMS ARE CONCEPTUAL, AND MAY BE ADJUSTED
- 7. IN FIELD TO AVOID POTENTIAL CONFLICTS WITH UNMAPPED UTILITIES

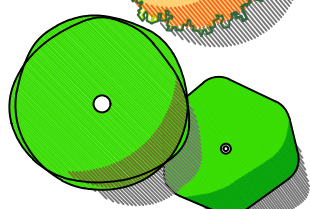
LANDSCAPE LEGEND:

7



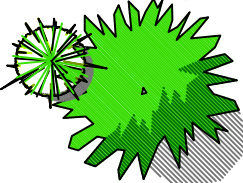
ACCENT TREE — COURTYARD
MIN. 24" BOX SIZE

16



DECIDUOUS TREES
MIN. 24" BOX SIZE PER CODE

19



EVERGREEN TREES
5 FT. HEIGHT MIN.

± 16,230 SF



LANDSCAPE PLANTING AREA WITH SHRUBS & MULCH
MIX OF #5 & #1 SIZE SHRUBS PER CODE

± 235 LF



NEW FENCE & BERM (CONCEPTUAL ALIGNMENT)

± VARIES



BOULDERS (PER OWNER)

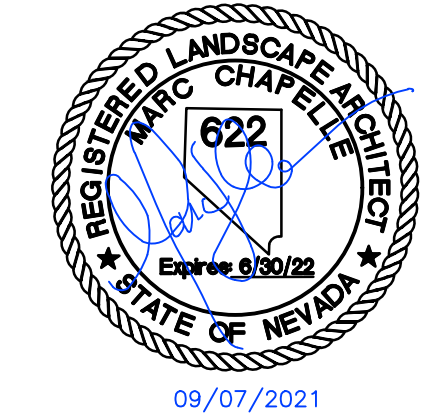
LANDSCAPE DATA:

- 1. AREA: 1.85 AC / 80,747 SF
- 2. REQUIRED LANDSCAPE AREA CALCULATION, 32.40.020.(g):
15% PARKING & CIRCULATION AREA = 36,970 SF x 0.15 = 5,546 SF
MESA DRIVE FRONTAGE = 338 LF
MAIN STREET FRONTAGE = 214 LF
TREES @ 1:50 LF = 12 TREES
- 3. PROVIDED LANDSCAPE AREA = 16,331 SF
- 4. TREES REQUIRED: 5,546 SF @ 1/300 SF = 19 TREES
PLUS (1) TREE PER 10 PRKING STALLS; 104 STALLS / 10 = 11 TREES
TOTAL REQ'D TREES = 42 TREES
- 5. TREES PROVIDED: 42 (NEW)
- 6. SHRUBS REQUIRED: 6 SHRUBS PER TREE; 31 X 6 = 186 SHRUBS, MIN.



9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL: 775.827.6111
WWW.LUMOSINC.COM

© LUMOS & ASSOCIATES, INC.: THIS DRAWING IS THE PROPERTY OF LUMOS & ASSOCIATES, INC.. USE OR REPRODUCTION OF THIS DRAWING, IN WHOLE OR IN PART, WITHOUT THE WRITTEN PERMISSION OF LUMOS & ASSOCIATES, INC. IS STRICTLY PROHIBITED. THIS DRAWING IS NOT TO BE USED FOR ANY PROJECT OTHER THAN THE PROJECT FOR WHICH IT WAS PREPARED.



FALCON PEAK PROPERTIES LLC

HOLIDAY INN FERNLEY

CONDITIONAL USE PERMIT

PRELIMINARY LANDSCAPE PLAN

NEVADA

LYON COUNTY

FERNLEY

REV	DATE	DESCRIPTION	BY

BAR IS 1 INCH ON ORIGINAL DRAWING
0 20'

IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

L1.0

DRAWN BY: MAC
DESIGNED BY: MAC
CHECKED BY: MAC
JOB NO.: 10427.000