



N E V A D A

AGENDA  
Regular Meeting  
Planning Commission

Wednesday, March 8, 2023 • 5:00 PM

Members

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

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

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**Zoom information:**

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

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

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

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

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

**Order of Business:** The presiding officer shall determine the order of the agenda. The Fernley City Council 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. (Possible Action) Approval of Minutes**

## **2. PUBLIC HEARINGS**

### **2.1. (For Possible Action) - Public Hearing, TSM 2018-002-EOT - Tentative Subdivision Map Extension of Time**

Consideration and possible action on an extension of time request of not more than two years for Genica Shadow Hills Estates LLC to record a final parcel map for the project formerly known as "Hardie Lane Townhomes", now known as "Shadow Hills", a 66-lot multifamily subdivision approximately located at 905 Hardie Lane (APN: 021-121-19).

## **3. CHAIR AND COMMISSION ITEMS**

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

## **4. PLANNING DIRECTOR ITEMS**

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

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

## **6. PUBLIC FORUM**

## **7. ADJOURNMENT**

**Next Meeting: April 12th @5pm**

**MINUTES OF THE  
FERNLEY PLANNING COMMISSION MEETING  
FEBRUARY 8, 2023**

Chair Barry Williams called the meeting to order at 05:06 PM at Fernley City Hall, 595 Silver Lace Blvd., Fernley, NV 89408.

**1. INTRODUCTORY ITEMS**

**1.1. Roll Call**

**Present:** Planning Commission Chair Williams, Planning Commission Vice-Chair Wagner, Commissioner Hodges, Commissioner McCullar, Commissioner Lewis. Staff: Lydia Altick, Deputy City Manager; Aaron Mouritsen, Deputy City Attorney; Derek Starkey, City Engineer; Kim Swanson, City Clerk; Sandy Harris, Administrative Specialist I **Absent:** Commissioner Lodhi, Commissioner Severa

**1.2. Public Forum**

None

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

**Motion:** MOTION TO APPROVE AGENDA **Action:** Approved, **Moved by** Commissioner McCullar , **Seconded by** Commissioner Lewis, **Vote:** Passed, **Summary:** Yes 5. **Yes:** Commissioner Hodges, Commissioner McCullar, Commissioner Lewis, Vice-Chair Wagner, Chair Williams. **Absent:** 2

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

**Motion:** MOTION TO APPROVE MINUTES FROM JANUARY 11, 2023 MEETING, **Action:** Approved , **Moved by** Commissioner Jan Hodges, **Seconded by** Vice-Chair Cody Wagner. **Vote:** Passed, **Summary:** Yes 5, No 0, **Yes:** Commissioner Hodges, Commissioner McCullar, Commissioner Lewis, Vice-Chair Wagner, Chair Williams, **Absent:** 2

**2. STAFF REPORTS**

None

**3. GENERAL BUSINESS**

**3.1. (For Possible Action) Discussion and election of City of Fernley Planning Commission Officers for 2023.**

Aaron Mouritsen, Deputy City Attorney, clarified the by-laws in regards to length of terms for Chair and Vice-Chair and determined that both positions need to be voted on.

Chairman Williams nominated Jenni McCullar as Chair and Angela Lewis as Vice-Chair for the upcoming year, both accepted nomination.

**Motion:** MOVE TO APPOINT COMMISSIONER MCCULLAR TO SERVE AS PLANNING COMMISSION CHAIR FOR CALENDAR YEAR 2023. **Action:** Approved, **Moved by** Chairman Williams , **Seconded by** Commissioner

Lewis **Vote:** Passed, **Summary:** Yes 5. **Yes:** Chairman Williams, Vice-Chair Wagner, Commissioner Hodges, Commissioner Lewis, Commissioner McCullar. **Absent:** 2

**Motion:** MOVE TO APPOINT COMMISSIONER LEWIS TO SERVE AS PLANNING COMMISSION VICE-CHAIR FOR CALENDAR YEAR 2023. **Action:** Approved, **Moved by** Chairman Williams , **Seconded by** Commissioner Wagner **Vote:** Passed, **Summary:** Yes 5. **Yes:** Chairman Williams, Vice-Chair Wagner, Commissioner Hodges, Commissioner Lewis, Commissioner McCullar, **Absent:** 2

Chairwoman McCullar presided over the meeting. She called for a 5-minute recess.

#### 4. PUBLIC HEARINGS

**4.1. (For Possible Action) Consideration and possible action on a tentative parcel map (TPM22006) application from Fernley QOF, LLC to divide a ±12.66-acre parcel generally located southeast of Stanley Drive, north of Newlands Drive East, and west of the Newlands Drive East / Lyon Drive intersection (APN: 021-232-53) into two parcels to facilitate the development of a hotel and future commercial projects.**

Lydia Altick, Deputy City Manager, gave a presentation on a tentative parcel map application from Morten Portelo, Civil Engineering.

Commissioner Wagner expressed a minor concern about ample parking.

**Motion:** MOVE TO APPROVE THE TENTATIVE PARCEL MAP REQUEST ASSOCIATED WITH TPM22006 SUBJECT TO CONDITIONS OF APPROVAL 1 THROUGH 21 AS PRESENTED BY STAFF AND BASED ON FINDINGS TM1 THROUGH TM5 AND THE SUPPORTING DATA SET FORTH IN THE STAFF REPORT, **Action:** Approved , **Moved by** Vice-Chair Angela Lewis, **Seconded by** Commissioner Jan Hodges. **Vote:** Passed , **Summary:** Yes 5, **Yes:** Commissioner Williams, Commissioner Wagner, Commissioner Hodges, Vice-Chair Lewis, Chair McCullar. **Absent:** 2

#### 5. CHAIR AND COMMISSION ITEMS

There were none.

#### 6. PLANNING DIRECTOR ITEMS

There were none.

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

Commissioner Wagner would like to go over The Master Transportation Plan at a future meeting.

#### 8. PUBLIC FORUM

There were none.

#### 9. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:31 PM.

Approved by the Fernley Planning Commission on March 8th, by a vote of:

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

\_\_\_\_\_  
Chairwoman Jenni McCullar

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

**MINUTES OF THE  
FERNLEY PLANNING COMMISSION MEETING  
JANUARY 11, 2023  
CORRECTED MARCH 8, 2023**

Chairman Barry Williams called the meeting to order at 05:00 PM at Fernley City Hall, 595 Silver Lave Blvd., Fernley, NV 89408.

**1. INTRODUCTORY ITEMS**

**1.1. Roll Call**

**Present:** Commissioner Hodges, Commissioner Severa, Commissioner Lewis, Commissioner McCullar, Planning Commission Chairman Williams, Planning Commission Vice-Chair Wagner. Staff: Deputy City Clerk Brenda Gosser, Administrative Specialist Sandy Harris, Deputy City Attorney Aaron Mouritsen, Associate Planner Shay League, Deputy City Manager Lydia Altick. **Absent:** Commissioner Lodhi.

**1.2. Public Forum**

None

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

**Motion:** MOVE TO APPROVE AGENDA WITH ITEM ITEM 4.3 REMOVED. **Action:** Approve, **Moved by** Commissioner Angela Lewis, **Seconded by** Commissioner Jenni McCullar. **Vote:** Passed, **Summary:** Yes 6, **Yes:** Planning Commission Chairman Williams, Commissioner Hodges, Commissioner Severa, Commissioner McCullar, Commissioner Lewis, Planning Commission Vice-Chair Wagner, **Absent:** Commissioner Lodhi

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

**Motion:** MOVE TO APPROVE MINUTES. **Action:** Approved , **Moved by** Commissioner Jenni McCullar, **Seconded by** Commissioner Jan Hodges. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Chairman Williams, Commissioner Hodges, Commissioner Severa, Commissioner McCullar, Commissioner Lewis, Vice-Chair Wagner, **Absent:** Commissioner Lodhi.

**2. STAFF REPORTS**

None

**3. GENERAL BUSINESS**

**3.1. (For Possible action) Discussion and election of City of Fernley Planning Commission Officers for 2023.**

This item was pulled and will be re-addressed at the February Planning Commission Meeting.

#### 4. PUBLIC HEARINGS

**4.1. For Possible Action – Public Hearing, TSM 2019-002EOT – Extension of Time Consideration and possible action on an extension of time request of not more than two years for Genica NV, LLC to record a final parcel map for Donner Trails Estates Phase 12B, a 61-parcel single family subdivision generally located on Mifflin Street between Endeavor Lane and Langdon Street (APN: 021-201-57) on a site ±11.24 acres in size.**

Shay League, Associate Planner, presented this item

**Motion:** CONSIDERING THE INFORMATION PROVIDED IN THE APPLICANT'S EXTENSION OF TIME LETTER, I MOVE TO RECOMMEND APPROVAL OF THE TENTATIVE SUBDIVISION MAP EXTENSION REQUEST FOR DONNER TRAILS 12 ASSOCIATED WITH TSM 2019-002. **Action:** Approved **Moved by** Vice-Chair Cody Wagner, **Seconded by** Commissioner Angela Lewis. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Chairman Williams, Commissioner Hodges, Commissioner Severa, Commissioner McCullar, Commissioner Lewis, Vice-Chair Wagner, **Absent:** Commissioner Lodhi.

**4.2. For Possible Action – Public Hearing, TPM22005 – Tentative Parcel Map Consideration and possible action on a tentative parcel map application from Reno Engineering Corporation to allow for the development of 4 commercial buildings with the working name “Nevada Commerce Center” on a site ±78.86 acres in size and located approximately 850 & 855 Commerce Center Drive (APNs: 021-061-29 & 021-061-30).**

Shay League, Associate Planner, presented this item.

Cody Wagner, Vice-Chair expressed concerns about traffic

**Motion:** MOVE TO APPROVE THE TENTATIVE PARCEL MAP REQUEST ASSOCIATED WITH TPM22005 SUBJECT TO CONDITIONS OF APPROVAL 1 THROUGH 22 AND THAT COMMERCIAL BE CHANGED TO INDUSTRIAL AS PRESENTED BY STAFF AND BASED ON FINDINGS TM1 THROUGH TM5 AND THE SUPPORTING DATA AS SET FORTH IN THE STAFF REPORT **Action:** Approved, **Moved by** Commissioner Jan Hodges, **Seconded by** Commissioner Angela Lewis. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Chairman Williams, Commissioner Hodges, Commissioner Severa, Commissioner McCullar, Commissioner Lewis, Vice-Chair Wagner. **Absent:** Commissioner Lodhi,

**4.3. For Possible Action – Public Hearing, TPM22006 – Tentative Parcel Map Consideration and possible action on a tentative parcel map application from Morton & Pitalo to allow for the division of a commercial site ±12.66 acres in size with the working name “Stanley Drive Commercial”, generally located on Stanley Drive (APN: 021-232-53) into a ±3.5-acre site proposed for the development of a hotel and a ±9.2-acre site reserved for future commercial development.**

This item was removed

**4.4. For Possible Action – Public Hearing, TSM22005 – Tentative Subdivision Map Consideration and possible action on a tentative subdivision map application from Phelps Engineering Services to allow for the development of Sherwood Villages, a 316-unit multifamily residential complex on a site ±26.25-acres in size and generally located north of Fremont Street, south of US Interstate 80, west of Wildwood Drive, and east of Vine Street (APNs: 021-092-05, 021-092-23, 021-092-26, 021-092-27, 021-092-46, 021-092-47, 021-092-54, & 021-092-55).**

Shay League, Associate Planner, presented this item.

Clayton Trap, Developer, gave a presentation

Planning Commissioners expressed concerns with schools, the development not having emergency access streets, the height of buildings 4 and 12 being three stories.

**Motion:** I MAKE A MOTION BASED ON INFORMATION RECEIVED IN THE WRITTEN MATERIALS AND AT THE PUBLIC HEARING ON THIS MATTER I MOVE TO RECOMMEND CITY COUNCIL DENY THE TENTATIVE SUBDIVISION MAP ASSOCIATED WITH TSM22005 BECAUSE I HAVE DETERMINED THAT THE PROPOSED CHANGES ARE DETRIMENTAL TO THE PUBLIC’S HEALTH, SAFETY AND GENERAL WELFARE AND UNABLE TO MAKE THE FOLLOWING REQUIRED FINDINGS, I AM UNABLE TO MAKE THE FINDINGS TM4 AS IT RELATES TO BOTH AVAILABILITY OF PUBLIC SERVICES SUCH AS SCHOOLS AND TRANSPORTATION.

**Action:** Approved, **Moved by** Vice-Chair Cody Wagner, **Seconded by** Commissioner Jenni McCullar.

**Vote:** Passed, **Summary:** Yes 5, No 1. **Yes:** Chairman Williams, Commissioner Hodges, Commissioner Severa, Commissioner McCullar, Vice-Chair Wagner, **No:** Commissioner Lewis, **Absent:** Commissioner Lodhi.

#### **5. CHAIR AND COMMISSION ITEMS**

There was none.

#### **6. PLANNING DIRECTOR ITEMS**

Shay League, Associate Planner, reviewed Redhawk, Clements Ranch, & Sherwood projects.

#### **7. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS**

There were none.

#### **8. PUBLIC FORUM**

There was none.

## 9. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:19 pm.

Approved by the Fernley Planning Commission on February 8, 2023 by a vote of:

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

Chairman Barry Williams Sr. ATTEST:

Corrected minutes approved by the Fernley Planning Commission on March 8, 2023 by a vote of:

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

Chairwoman Jenni McCullar

ATTEST:



# CITY OF FERNLEY

## Planning Commission AGENDA REPORT

Meeting Date: March 8, 2023

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):**

(For Possible Action) - Public Hearing, TSM 2018-002-EOT - Tentative Subdivision Map Extension of Time Consideration and possible action on an extension of time request of not more than two years for Genica Shadow Hills Estates LLC to record a final parcel map for the project formerly known as "Hardie Lane Townhomes", now known as "Shadow Hills", a 66-lot multifamily subdivision approximately located at 905 Hardie Lane (APN: 021-121-19).

**AGENDA ITEM BRIEF:**

The applicant is submitting a tentative subdivision map extension of time request to allow for the subdivision of ±6.42-acres into 66 multifamily lots to facilitate the development of townhomes. The site has a land use designation of Mixed Residential (MR) and is located within the MF30 (Residential - Multiple Family, 30 dwelling units per acre maximum) zoning district. The purpose of this extension of time is to allow the developer up to an additional two years to record their final subdivision map.

**RECOMMENDED MOTION:**

Approval

"Considering the information provided in the applicant's extension of time letter and the staff report, I move to approve a tentative subdivision map extension request, not to exceed two years, for Shadow Hills associated with TSM 2018-002."

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

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

See attached report for background, analysis, alternatives.

## ALTERNATIVES:

### Denial

“Considering the information provided in the applicant’s extension of time letter and the staff report, I move to deny the tentative subdivision map extension request for Shadow Hills associated with TSM 2018-002. I have determined that the proposed extension is detrimental to the public’s health, safety, and general welfare.”

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

## BACKGROUND:

The project site is owned by Genica Shadow Hills Estates LLC and is currently vacant. As mentioned above, the project site is approximately ±6.42-acres in size and is generally located at the northeast corner of the intersection between Hardie and Cottonwood Lanes.

Surrounding land uses are as follows:

| Direction | Project Name or Owner                                                    | Current Land Use                               | Master Plan Land Use            | Zone                                                                        |
|-----------|--------------------------------------------------------------------------|------------------------------------------------|---------------------------------|-----------------------------------------------------------------------------|
| North     | Hero Land Holdings LLC                                                   | Vacant                                         | SFR (Single-Family Residential) | SF6 (Residential - Single-Family, 6,000 square feet minimum lot size)       |
| South     | City of Fernley                                                          | Fernley Public Works Building, Cottonwood Shop | PF (Public Facility)            | Mixed: I (Industrial) and RR1 (Residential, Rural, 1-acre minimum lot size) |
| East      | Sierra Vista Subdivision                                                 | Single-Family Housing                          | SFR (Single-Family Residential) | SF12 (Residential - Single-Family, 12,000 square feet minimum lot size)     |
| Southeast | Skyridge Estates Subdivision                                             | Single-Family Housing                          | SFR (Single-Family Residential) | SF6 (Residential - Single-Family, 6,000 square feet minimum lot size)       |
| Northwest | Multiple Single-Family Subdivisions and Individual Single-Family Parcels | Single-Family Housing                          | MR (Mixed Residential)          | SF6 (Residential - Single-Family, 6,000 square feet minimum lot size)       |
| West      | Fernley Swimming Pool District                                           | Public Swimming Pool                           | PF (Public Facility)            | PF (Public Facility)                                                        |
| Southwest | Multiple Individual                                                      | Manufactured                                   | SFR (Single-Family)             | SF6 (Residential -                                                          |

|  |        |                                          |              |                                                    |
|--|--------|------------------------------------------|--------------|----------------------------------------------------|
|  | Owners | Single-Family Housing on Individual Lots | Residential) | Single-Family, 6,000 square feet minimum lot size) |
|--|--------|------------------------------------------|--------------|----------------------------------------------------|

There was a design review for this project (DR 2019-002) reviewed and conditioned by staff. That entitlement has expired and the applicant will be required to go through an administrative review (which is the process that replaced the design review in the latest code update). Per Fernley Municipal Code, Section 32.03.050, administrative reviews are required for multifamily (three units or more) construction or addition when a conditional use permit is not required. This item does not require a conditional use permit because multifamily housing with fewer than 100 units is a permitted use in the MF30 zone.

#### **ANALYSIS:**

Nevada Revised Statutes (NRS) 278.360 - "Requirements for presentation of final map or series of final maps; extensions of time." requires the developer to present a final map within 4 years after the approval of the tentative map. TSM 2018-002 was approved by City Council April 27, 2019. The applicant has presented a final map, submitted 10/21/2019. They have not yet been able to complete all items required by their conditions of approval and Fernley Municipal Code in order for that map to be approved and recorded. Because they are unlikely to complete these requirements by the April 27, 2023 expiration date, the applicant is requesting a two-year extension of time, which would set the new tentative subdivision map expiration date as April 27, 2025. The applicant is unsure of entering the main building phase right now due to a current downturn in the real estate market; however, they have been making excellent progress on installing the infrastructure to support the eventual development.

#### **FINDINGS OR APPROVAL CRITERIA:**

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

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

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

#### **Specific References:**

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

#### **FINANCIAL IMPLICATIONS:**

N/A

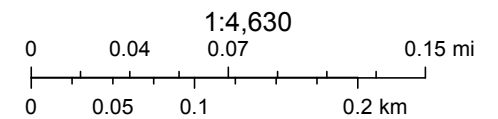
#### **ATTACHMENTS:**

1. Vicinity Map
2. Extension of Time Request Letter
3. TSM 2018-002 Approval Letter with Conditions
4. Tentative Map Approval Exhibits

# Vicinity Map



2/7/2019, 3:00:00 PM



City of Fernley GIS Department, Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN,



Shay League  
Associate Planner  
City of Fernley

February 2, 2023

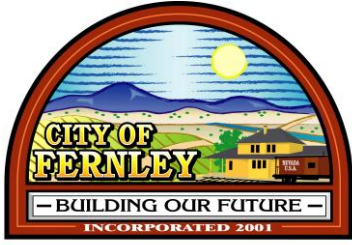
Dear Ms. League,

Genica Shadow Hills, LLC, respectfully requests a final map extension for the Shadow Hills project, not to exceed two years. Due to the downturn in the real estate market, it doesn't make sense to start a project of this size at this time.

100% of sewer main is installed with laterals stubbed to each parcel. Water main is tied in on Jenny's lane with a stub into the project and a fire hydrant installed. TCID lateral is piped and covered. 100% of mass grading is completed.

Thank you,

Eric Flodman  
Project Manager  
Genica Development, LLC  
795 E. Main Street,  
Fernley, NV 89408  
775-745-0524  
[rprfernley@gmail.com](mailto:rprfernley@gmail.com)



## Planning Department

Permits  
Planning  
Development Review  
Sustainability

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May 6, 2019

Sun Quest Investments LLLP  
415 HWY 95A, STE 502  
Fernley, NV 89408

RE: TSM 2018-002 – Tentative Subdivision Map Approval Letter – Hardie Lane Townhomes

Dear Applicant:

The Tentative Map request from Sun Quest Investments, TSM 2018-002, for a Tentative Subdivision Map request to allow for a 66-lot townhome subdivision (Hardie Lane Townhomes) on a site approximately  $\pm$  6.42 acres in size in the NR-2 (Multiple Residence) zoning district, generally located at the northeastern corner of Hardie Lane and Cottonwood Lane, Fernley, NV. (APN: 021-121-19) was approved at the April 17, 2019 City Council Meeting subject to the Conditions of Approval 1 through 23 (attached).

The Tentative Subdivision Map shall expire within four (4) years of the date of the City Council approval, unless the final map has been recorded in accordance with Nevada Revised Statutes, NRS 278.360.

Please make changes and submit for final map. Please include cover letter explaining how each comment has been addressed. If you have any questions concerning this application, please contact Melinda Bauer, at (775) 784-9819 or via email at [mbauer@cityoffernley.org](mailto:mbauer@cityoffernley.org).

Sincerely,

Melinda Bauer  
Assistant Planner

cc: Dave Snelgrove  
CFA, Inc.  
1150 Corporate Blvd  
Reno, NV 89511

Enclosures: Conditions of approval for TSM 2018 - 002

## Conditions of Approval for TSM 2018-002

### **Tentative Subdivision Map**

1. APPROVAL:

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

2. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO A 66-LOT TOWNHOME SUBDIVISION ON ± 6.42 ACRES.

3. EXPIRATION DATE:

THE TENTATIVE MAP SHALL EXPIRE WITHIN FOUR (4) YEARS OF THE DATE OF THE CITY COUNCIL APPROVAL, UNLESS THE FINAL MAP HAS BEEN RECORDED IN ACCORDANCE WITH NEVADA REVISED STATUTES (N.R.S.) 278.360.

4. WATER RIGHTS:

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

5. SEWER REPORT:

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

6. WATER AND SEWER MODELING:

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

7. 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 RECORDATION OF A FINAL MAP FOR ANY PHASE OF THE PROJECT, THE DEVELOPER SHALL PROVIDE THE CITY WITH A UTILITY PLAN FOR WATER AND SANITARY SEWER THAT IS IN CONFORMANCE WITH THE CITY OF FERNLEY MUNICIPAL CODE AND PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR AND ADMINISTRATOR. EACH PHASE MUST ALSO BE REVIEWED AND APPROVED THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION PRIOR TO CONSTRUCTION. THE DEVELOPER SHALL

## Conditions of Approval for TSM 2018-002

### **Tentative Subdivision Map**

ENSURE ADEQUATE LOOPING AND CIRCULATION OF THE WATER INFRASTRUCTURE INCLUDING A CONNECTION TO THE WATER MAIN IN COTTONWOOD LANE AND HARDIE LANE. THE CONNECTION TO THE WATER MAIN IN HARDIE SHALL BE CONSTRUCTED WITH THE FIRST PHASE OF THE PROJECT. THE CONNECTION TO WATER MAIN IN COTTONWOOD LANE SHALL BE CONSTRUCTED WITH THE SECOND PHASE OF THE PROJECT.

8. UTILITY EASEMENTS:

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

9. DESIGN STANDARDS:

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

10. ENGINEERING DIVISION:

THE DEVELOPER SHALL COMPLY WITH ALL ENGINEERING REQUIREMENTS WITHIN THE CITY'S MUNICIPAL CODE TITLE 32 INCLUDING BUT NOT LIMITED TO COMPLIANCE WITH CHAPTER 40 (SITE DEVELOPMENT STANDARDS), CHAPTER 43 (FLOODPLAIN MANAGEMENT), CHAPTER 44 (ROADWAYS), CHAPTER 46 (UNDERGROUNDING OF UTILITIES), AND CHAPTER 47 (WATER AND WASTEWATER FACILITIES) TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER AND PUBLIC WORKS DIRECTOR PRIOR TO THE RECORDATION OF A FINAL MAP FOR THE PROJECT.

11. STREETS:

THE DEVELOPER SHALL CONSTRUCT ANY ROADWAY IMPROVEMENTS NECESSARY TO SERVE THE PROJECT INCLUDING BUT NOT LIMITED TO IMPROVEMENTS TO HARDIE LANE, COTTONWOOD LANE AND JENNY'S LANE TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

THE DEVELOPER SHALL OFFER FOR DEDICATION ANY STREETS AND ASSOCIATED RIGHT OF WAY FOR THE PROJECT TO THE CITY OF FERNLEY. ANY ROADWAY INFRASTRUCTURE OFFERED FOR DEDICATION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DEVELOPMENT CODE AND THE CITY OF FERNLEY PUBLIC WORKS DESIGN MANUAL PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR ANY RESIDENTIAL UNIT TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER AND PUBLIC WORKS DIRECTOR.

12. EMERGENCY ACCESS:

THE EMERGENCY ACCESS ROAD AND DRIVEWAY TO COTTONWOOD LANE SHALL ONLY BE USED AS AN ENTRANCE OR EXIT POINT FOR THE DEVELOPMENT IN THE EVENT OF AN EMERGENCY OTHERWISE IT SHALL BE GATED AND REMAIN LOCKED.

## Conditions of Approval for TSM 2018-002

### Tentative Subdivision Map

**13. DRAINAGE AND GRADING:**

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE MUNICIPAL CODE TITLE 32.42 (DRAINAGE AND GRADING) OF THE DEVELOPMENT CODE AND CHAPTER 10 OF THE CITY OF FERNLEY PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR PRIOR TO THE ISSUANCE OF A BUILDING OR GRADING PERMIT FOR THE PROJECT.

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.

**14. GRADING PERMIT:**

THE DEVELOPER SHALL SUBMIT A GRADING PLAN FOR ANY PHASE OF THE PROJECT TO THE APPROVAL OF THE CITY ENGINEER. PRIOR TO 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.

**15. GEOTECHNICAL REPORT:**

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

**16. RESIDENTIAL CONSTRUCTION TAX:**

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

**17. FINAL MAP PHASING:**

EACH PHASE SUBMITTED MUST BE DESIGNED TO MEET THE PUBLIC FACILITIES AND IMPROVEMENT STANDARDS AND BE ABLE TO OPERATE INDEPENDENTLY AND AS PART OF THE OVERALL DESIGN. CHANGES TO THE PHASING PLAN WILL REQUIRE REVIEW AND APPROVAL BY THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR PRIOR TO BEING IMPLEMENTED.

## Conditions of Approval for TSM 2018-002

### **Tentative Subdivision Map**

**18. IMPROVEMENT PLANS:**

WITH THE SUBMITTAL OF ANY FINAL MAP APPLICATION, THE DEVELOPER SHALL SUBMIT THE ASSOCIATED IMPROVEMENT PLANS FOR REVIEW AND APPROVAL. THE IMPROVEMENT PLANS SHALL BE APPROVED PRIOR TO THE RECORDATION OF THE FINAL MAP. THE UTILITIES AND INFRASTRUCTURE FOR EACH PHASE OF MUST OPERATE INDEPENDENTLY OF FUTURE PHASES YET TO BE CONSTRUCTED.

THE DEVELOPER SHALL CONSTRUCT ALL REQUIRED PUBLIC IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO PUBLIC UTILITY AND ROADWAY INFRASTRUCTURE ASSOCIATED WITH THE PROJECT OR PROVIDE A SURETY BOND IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN TITLE 32, CHAPTER 48 (IMPROVEMENTS AND AGREEMENTS) OF THE CITY MUNICIPAL CODE.

**19. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:**

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

**20. RIGHT TO FARM:**

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

**21. FENCING:**

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

**22. UNITED STATES POSTAL SERVICE:**

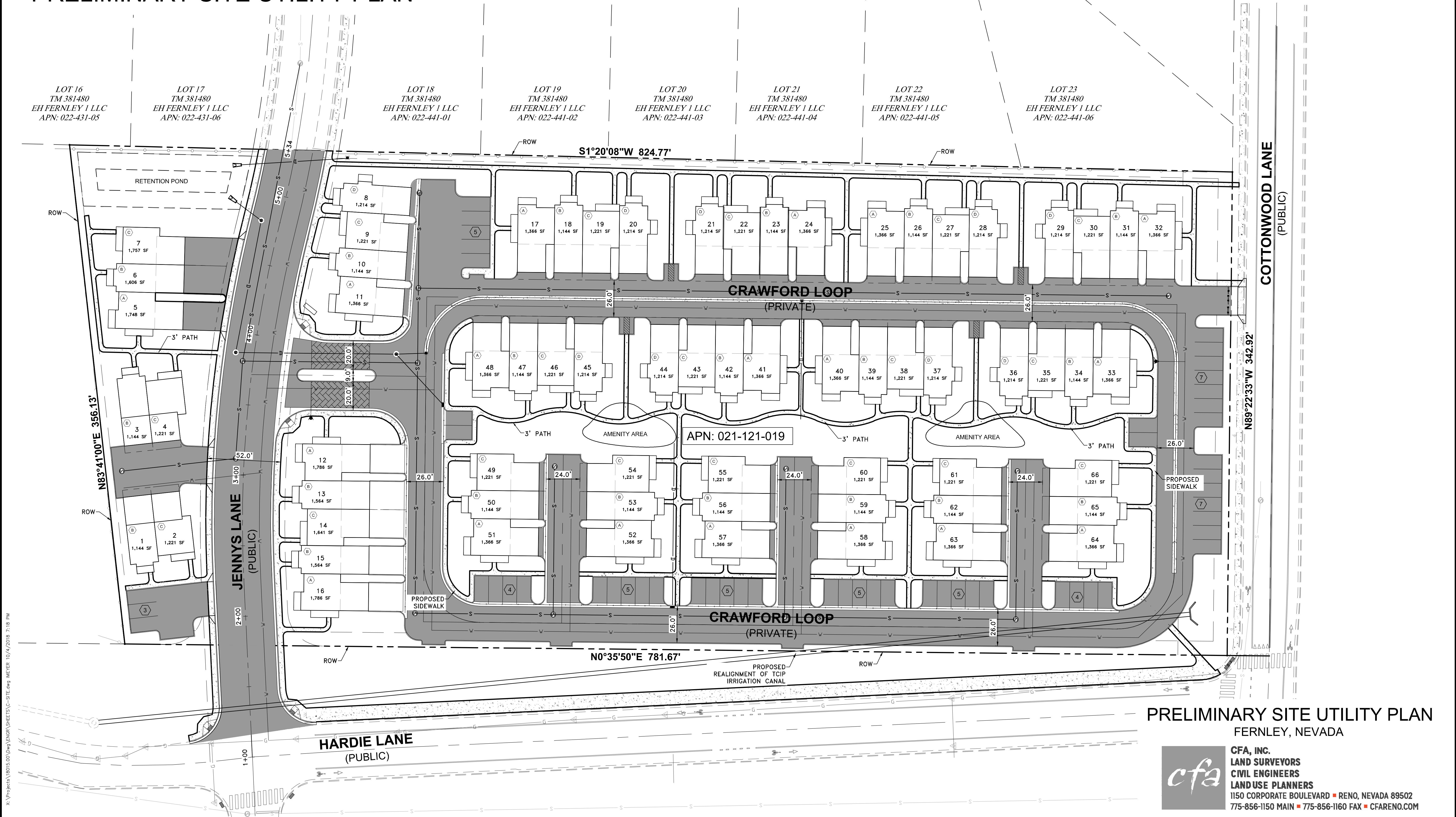
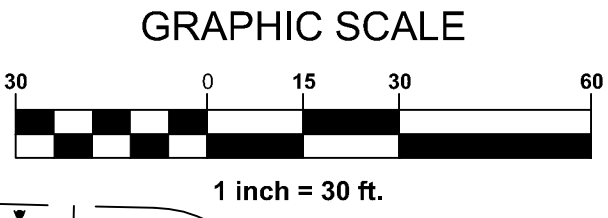
THE DEVELOPER SHALL PROVIDE AN EASEMENT FOR ANY NEW CLUSTER MAILBOX LOCATION TO THE APPROVAL OF THE ADMINISTRATOR AND LOCAL POSTAL INSPECTOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL MAP.

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

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

# HARDIE LANE TOWNHOMES

## PRELIMINARY SITE UTILITY PLAN



PRELIMINARY SITE UTILITY PLAN  
FERNLEY, NEVADA

**cfa**  
CFA, INC.  
LAND SURVEYORS  
CIVIL ENGINEERS  
LAND USE PLANNERS  
1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502  
775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

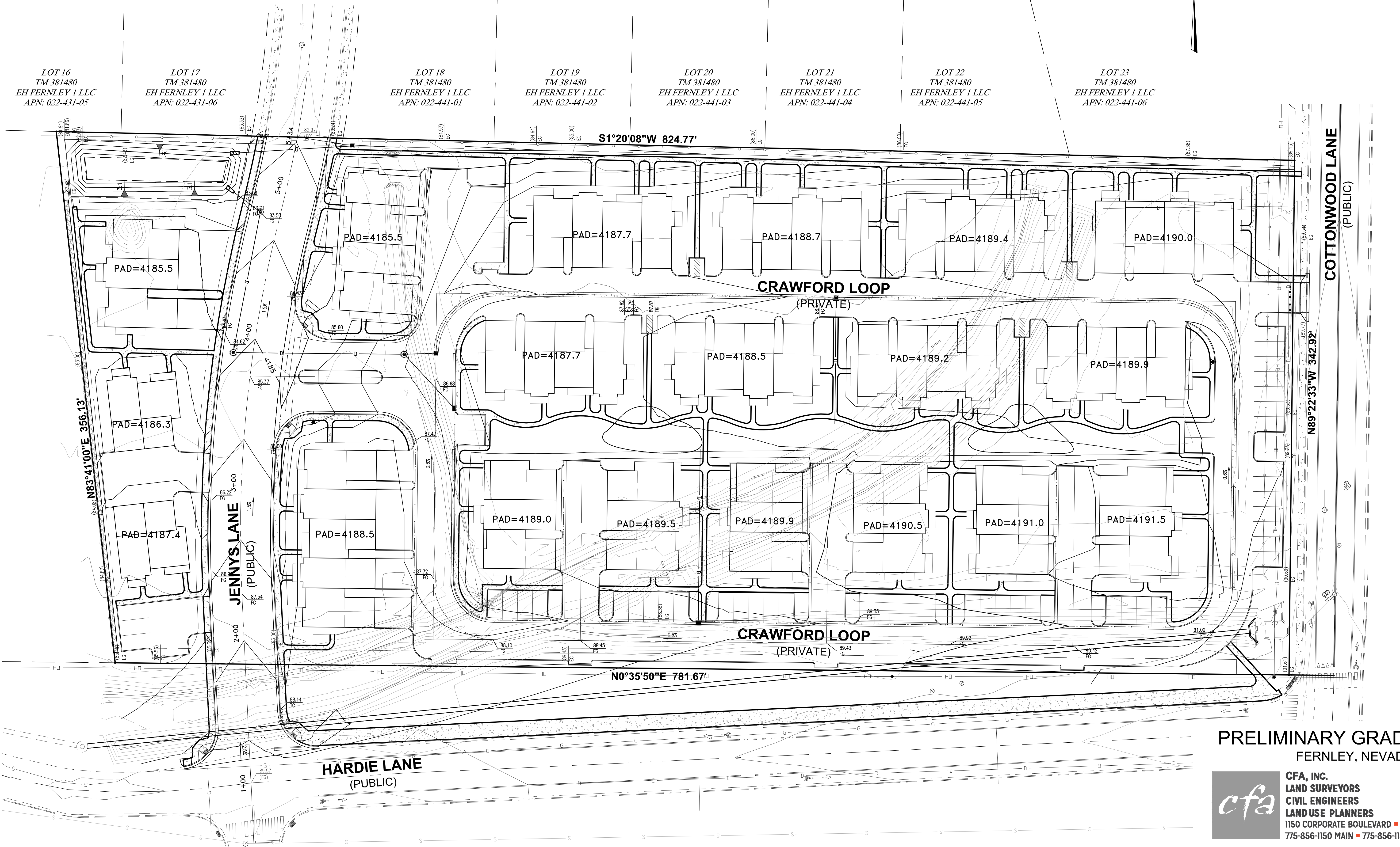
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SHEET 2 OF 5

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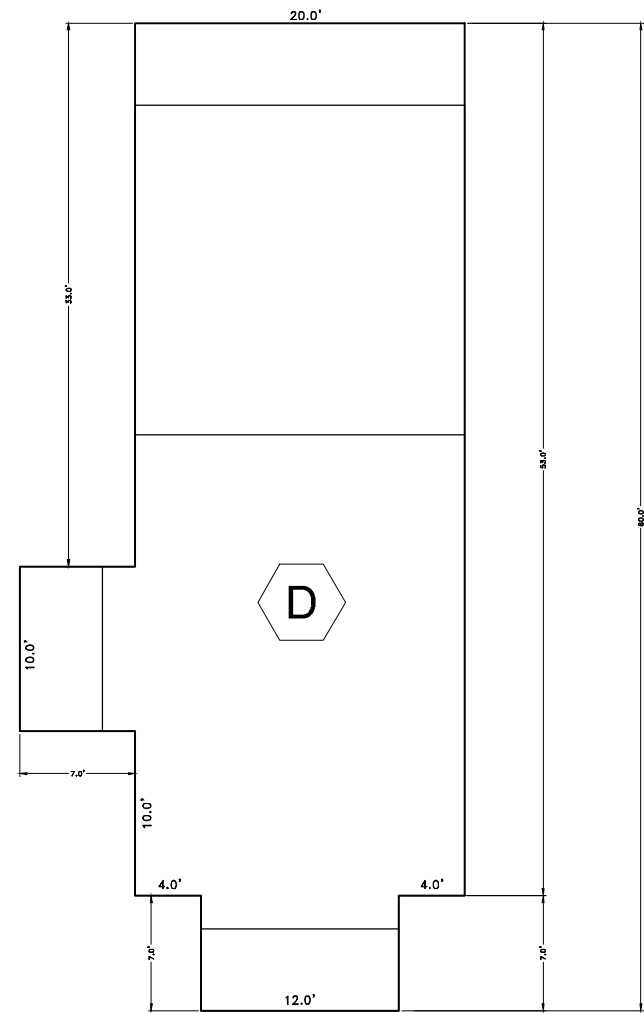
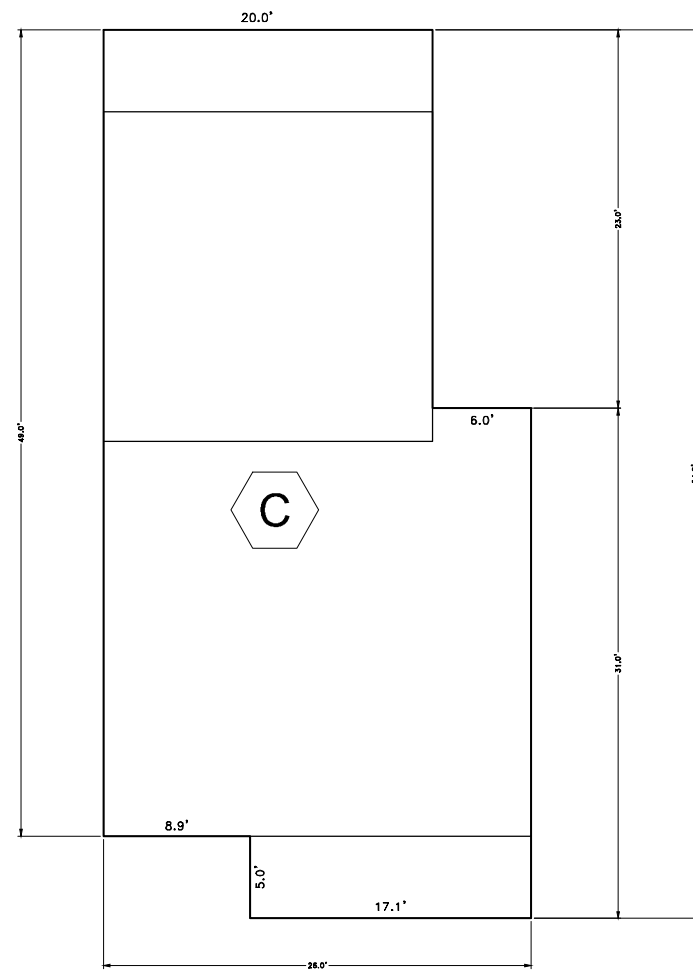
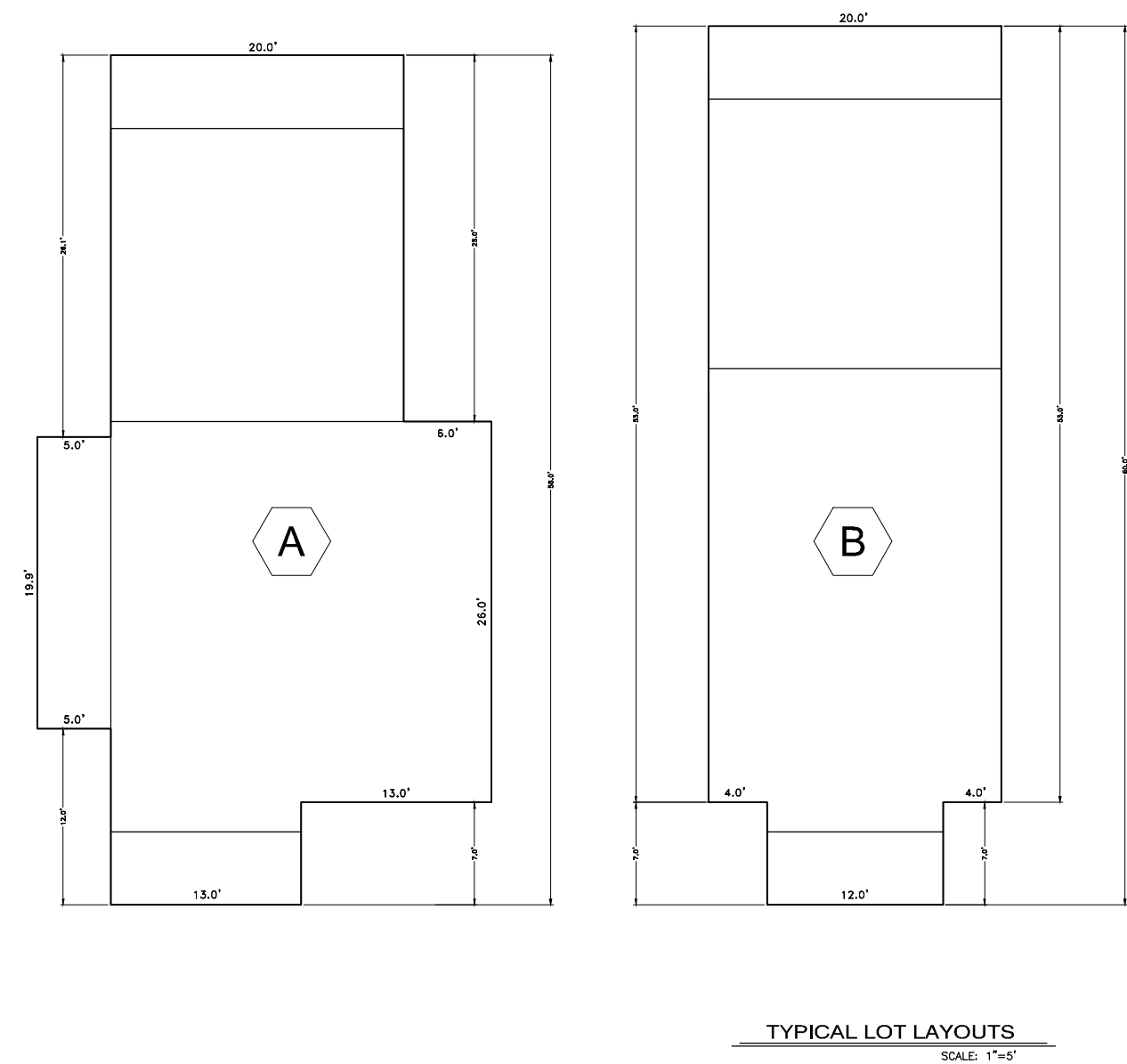
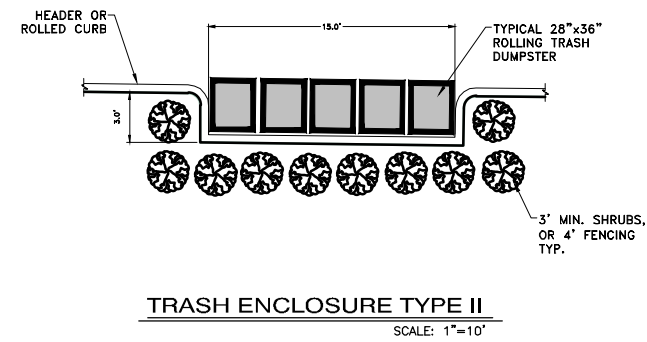
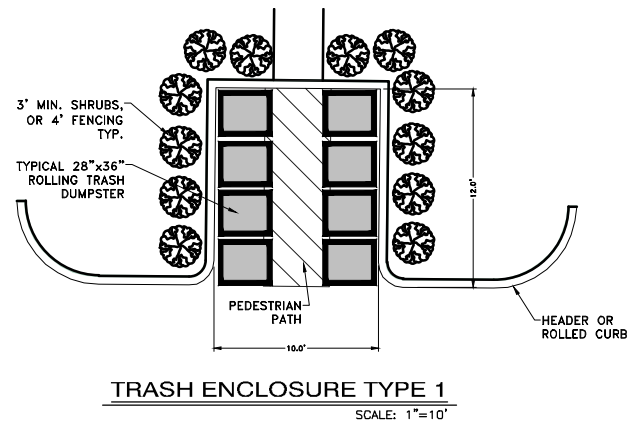
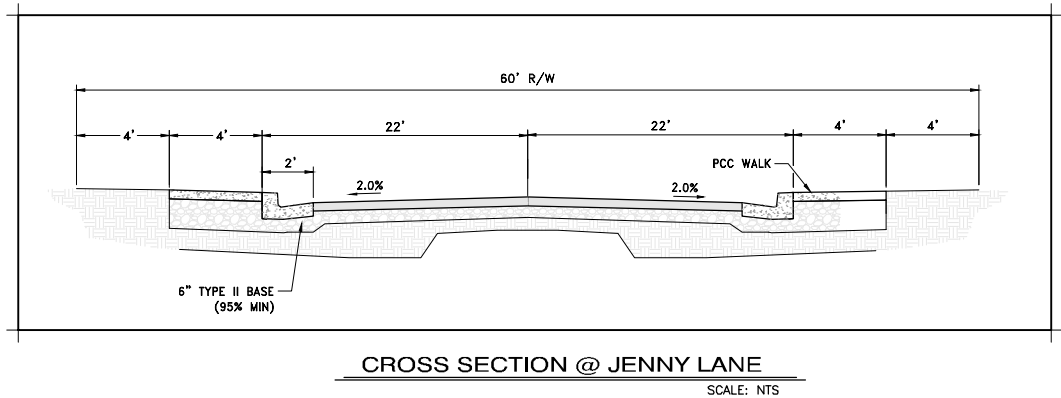
# HARDIE LANE TOWNHOMES

## PRELIMINARY GRADING PLAN



# HARDIE LANE TOWNHOMES

## PRELIMINARY DETAILS & LOT DIMENSIONS



PRELIMINARY DETAILS & LOT DIMENSIONS  
FERNLEY, NEVADA

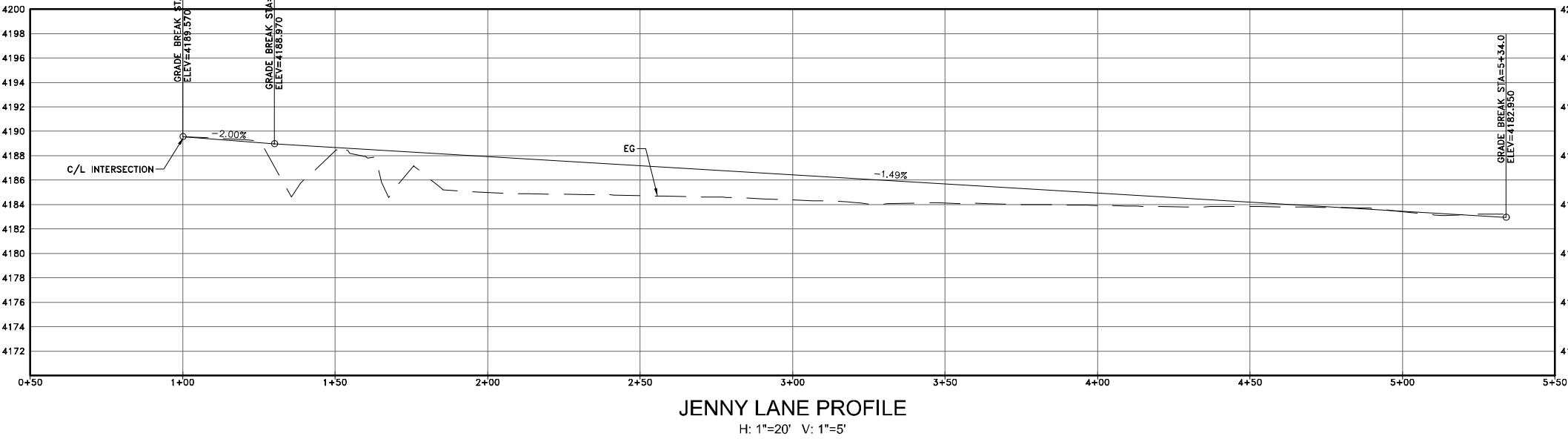
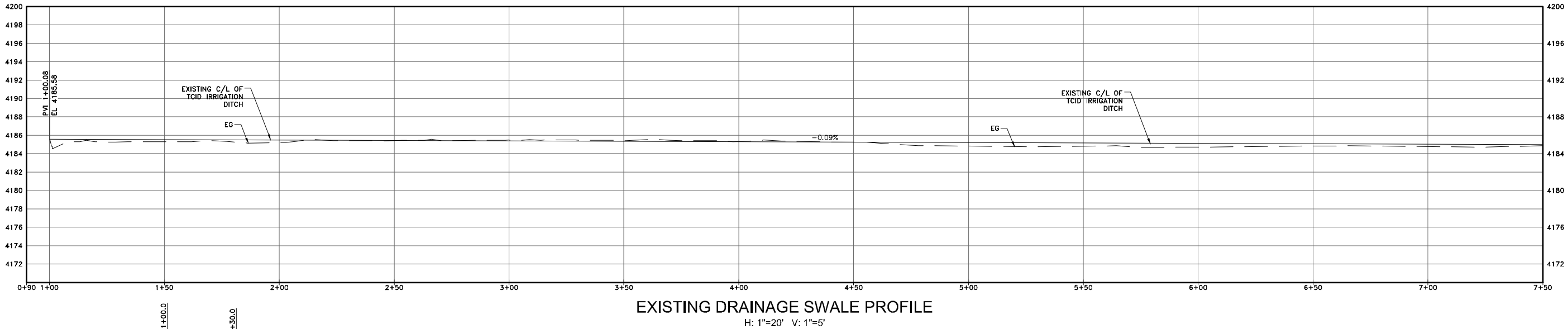
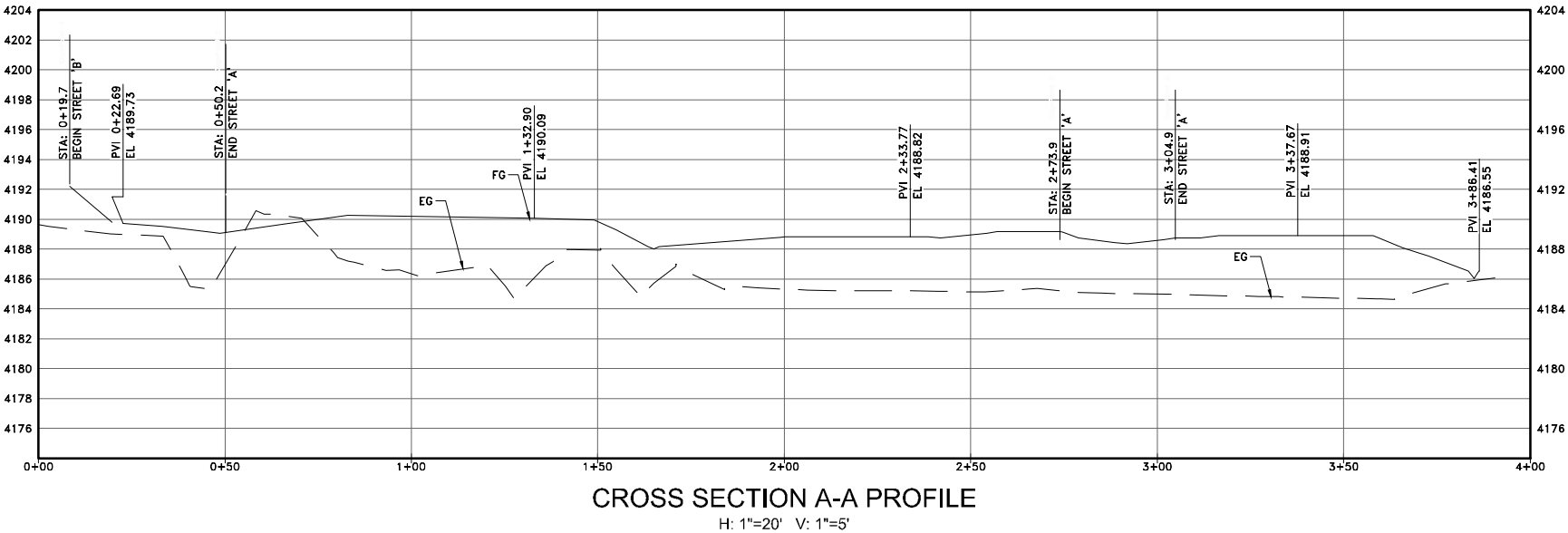
**cfa** **CFA, INC.**  
**LAND SURVEYORS**  
**CIVIL ENGINEERS**  
**LAND USE PLANNERS**  
1150 CORPORATE BOULEVARD • RENO, NEVADA 89502  
775-856-1150 MAIN • 775-856-1160 FAX • CFA@RENO.COM

JOB NO: 18015.00 DATE: SEPTEMBER 2018

SHEET 4 OF 5

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HARDIE LANE TOWNHOMES  
PRELIMINARY STREET & DRAINAGE  
CENTERLINE PROFILES



PRELIMINARY STREET & DRAINAGE  
CENTERLINE PROFILES  
FERNLEY, NEVADA

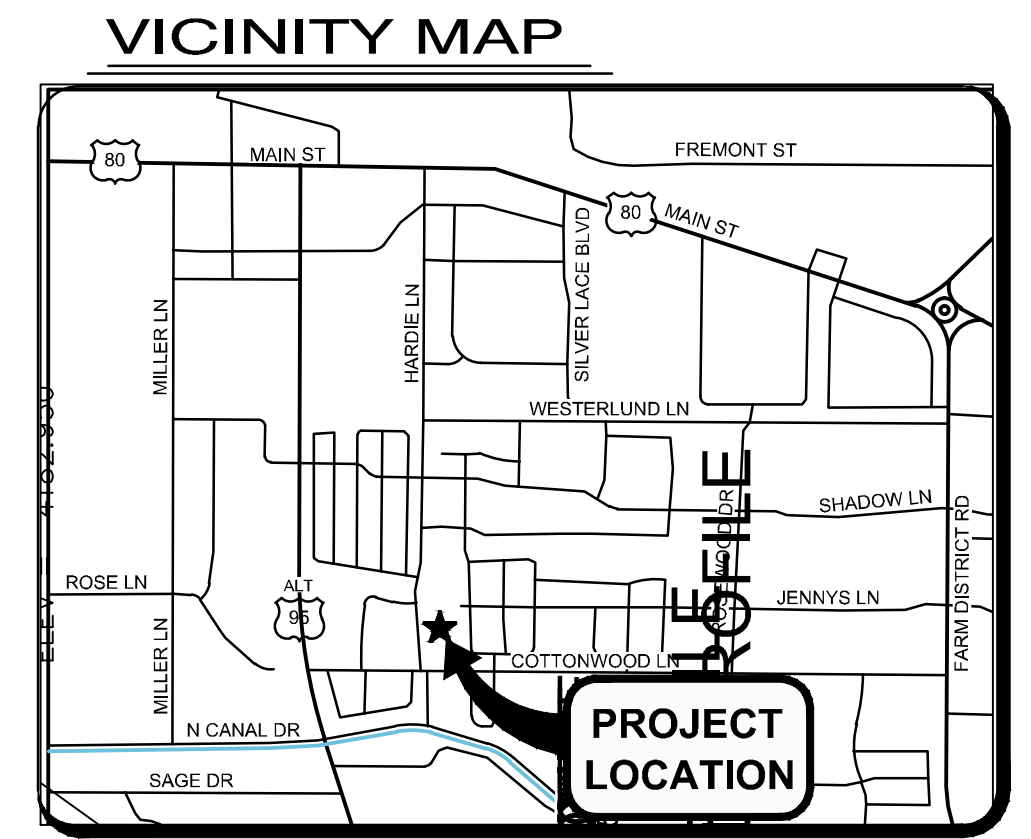
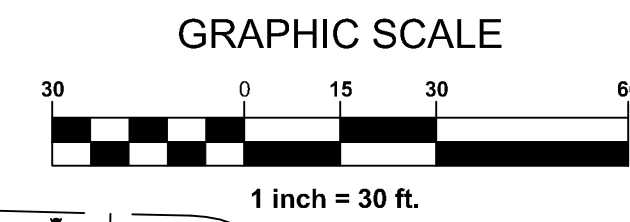
**cfa** CFA, INC.  
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JOB NO: 18015.00 DATE: SEPTEMBER 2018

SHEET 5 OF 5

# HARDIE LANE TOWNHOMES

## PRELIMINARY PHASING MAP



LOT 16  
TM 381480  
EH FERNLEY 1 LLC  
APN: 022-431-05

LOT 17  
TM 381480  
EH FERNLEY 1 LLC  
APN: 022-431-06

LOT 19  
TM 381480  
EH FERNLEY 1 LLC  
APN: 022-441-02

LOT 20  
TM 381480  
EH FERNLEY 1 LLC  
APN: 022-441-03

LOT 22  
TM 381480  
EH FERNLEY 1 LLC  
APN: 022-441-05

Ph. 1

Ph. 2

Ph. 3

S1°20'08"W 824.77'

AMENITY AREA

APN: 021-121-019

AMENITY AREA

N0°35'50"E 781.67'

Ph. 4

COTTONWOOD LANE  
(PUBLIC)

N89°22'33"W 342.92'

HARDIE LANE  
(PUBLIC)

TENTATIVE PHASING MAP  
FERNLEY, NEVADA

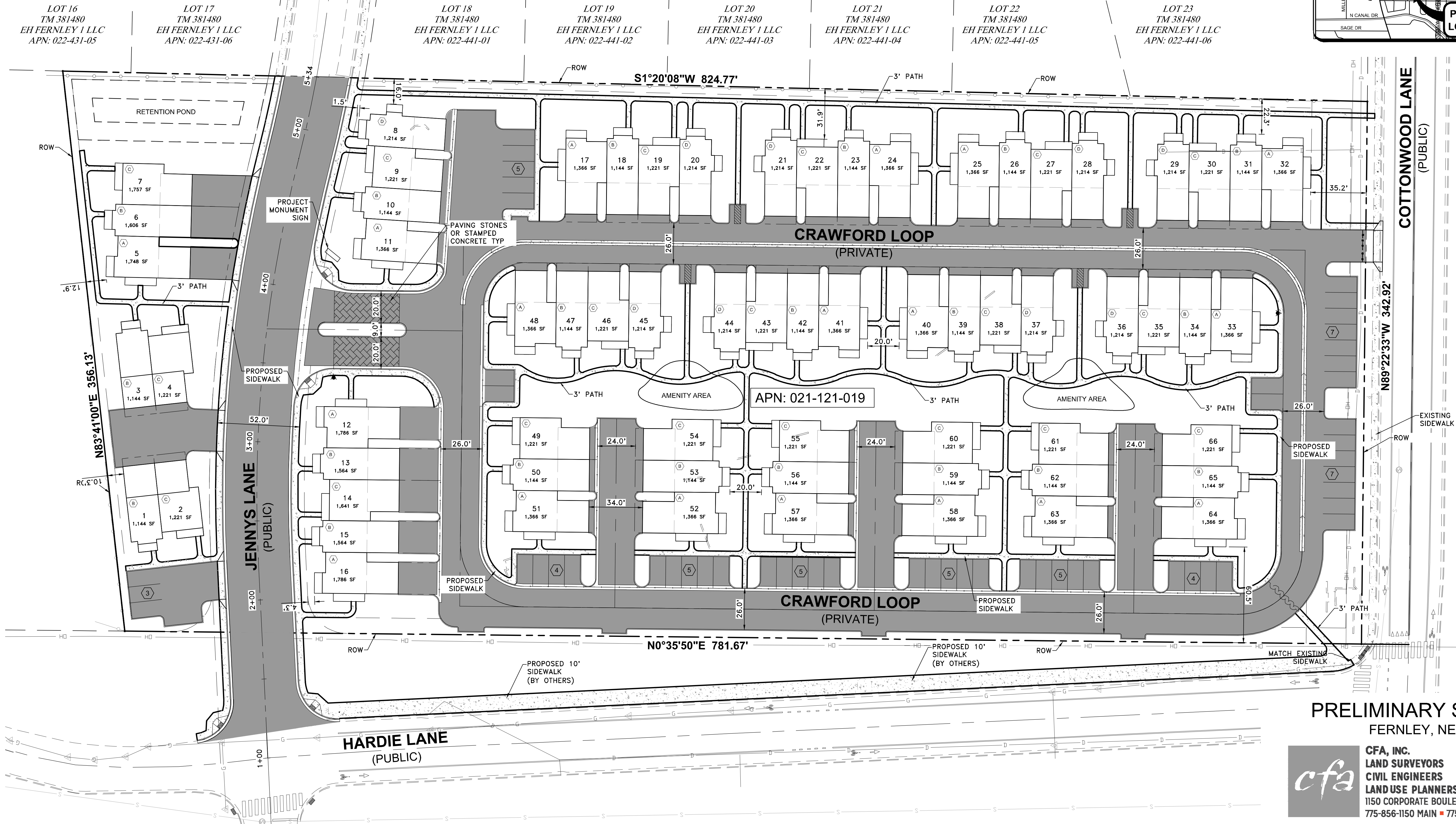
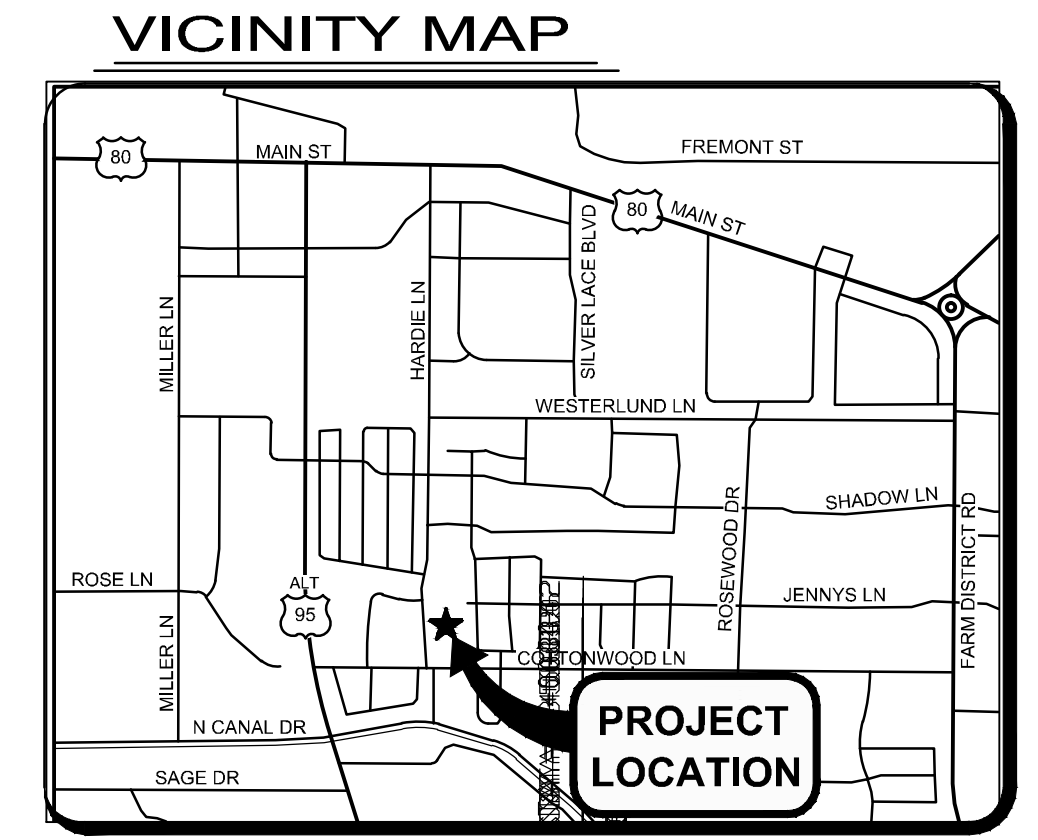
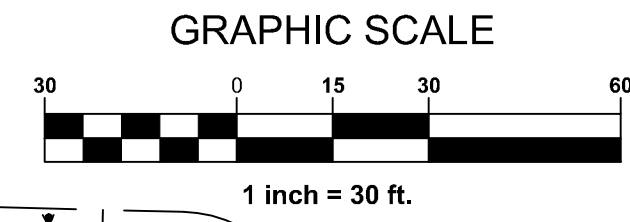
**cfa**  
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775-856-1150 MAIN ■ 775-856-1160 FAX ■ CFARENO.COM

JOB NO: 18015.00 DATE: AUGUST 2018

SHEET 1 OF 1

# HARDIE LANE TOWNHOMES

## PRELIMINARY SITE PLAN



| SITE SPECIFICATIONS |               |
|---------------------|---------------|
| 6.42 ± AC           | PROJECT SIZE  |
| 54                  | GUEST SPACES  |
| 66                  | # UNITS       |
| 1,144 ± SF          | MIN. LOT SIZE |
| 1,786 ± SF          | MAX. LOT SIZE |

| LEGEND                                                                              |                             |
|-------------------------------------------------------------------------------------|-----------------------------|
|  | NUMBER OF<br>PARKING STALLS |

# PRELIMINARY SITE PLAN

## FERNLEY, NEVADA



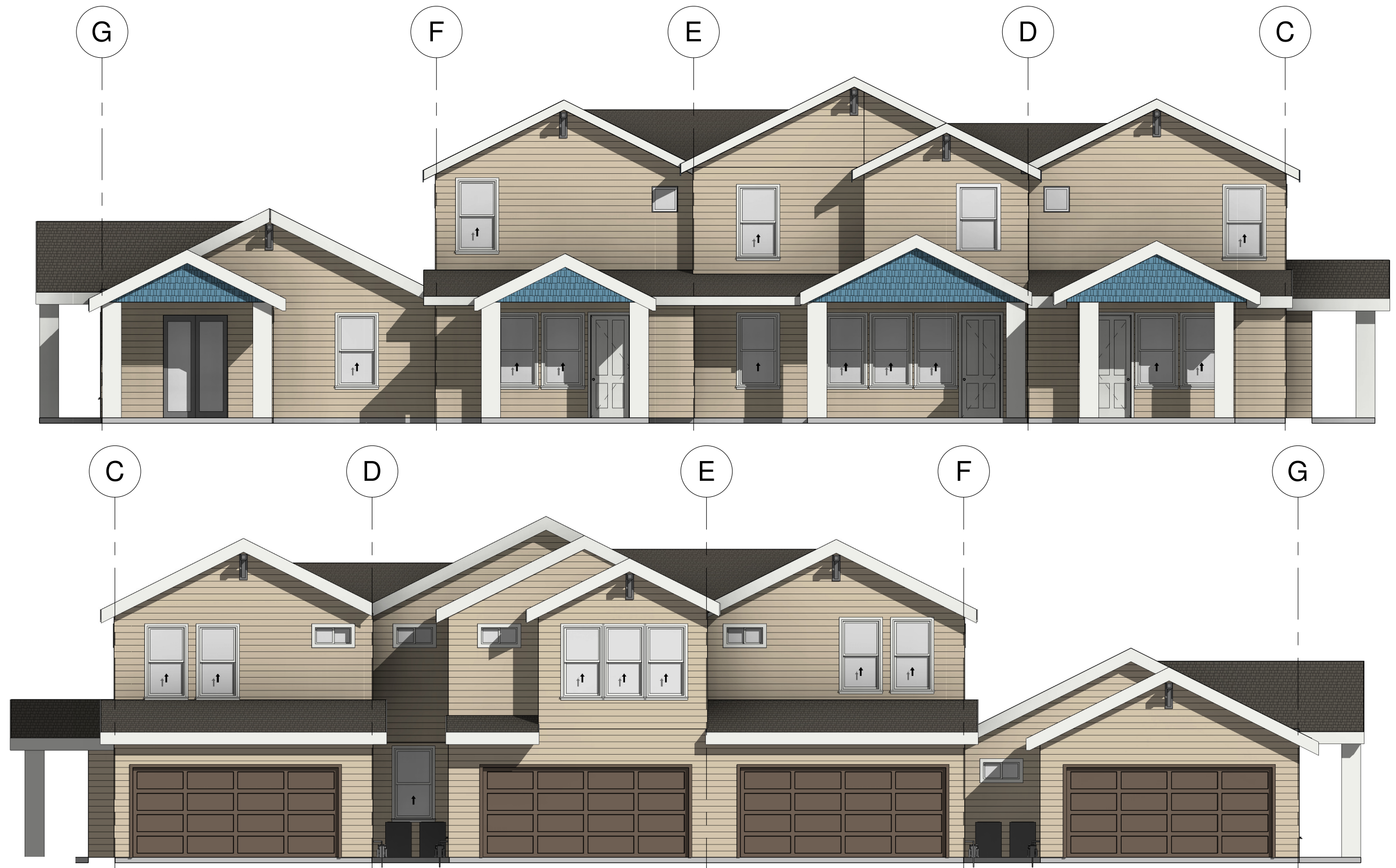
**CFA, INC.**  
**LAND SURVEYORS**  
**CIVIL ENGINEERS**  
**LAND USE PLANNERS**  
1150 CORPORATE BOULEVARD ■ RENO, NEVADA 89502  
775-856-1150 MAIN ■ 775-856-1160 FAX ■ [CFARENO.COM](http://CFARENO.COM)

JOB NO: 18015.00      DATE: SEPTEMBER 2018

SHEET 1 OF 5

TM 381480  
EH FERNLEY I LLC  
APN: 022-441-06





**Frame**  
ARCHITECTURE, INC

4090 S McCarran Blvd Ste. E  
Reno, NV 89502 (775) 827-9977

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7/23/2018 9:00:11 AM

Elevations  
**18-61 - FERNLEY TOWNHOUSES**

07/17/2018

**SD 1.12**



**Frame**  
ARCHITECTURE, INC

4090 S McCarran Blvd Ste. E  
Reno, NV 89502 (775) 827-9977

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7/23/2018 9:00:14 AM

Elevations  
**18-61 - FERNLEY TOWNHOUSES**

07/17/2018

**SD 1.13**