



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, July 19, 2023 • 5:00 PM

Mayor
Neal E. McIntyre

City Council
Ward 1 - Ryan Hanan
Ward 2 - Felicity Zoberski
Ward 3 - Stan Lau
Ward 4 - Albert Torres
Ward 5 - Fran McKay

City Manager

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 City Council may submit public comment through the [online public comment form](#), or by sending an email to cityclerk@cityoffernley.org. Comments received prior to 4:00 pm the day of the meeting will be provided to 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 but 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 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

2. CONSENT AGENDA

(PLEASE NOTE: ALL MATTERS LISTED UNDER THE CONSENT AGENDA ARE CONSIDERED ROUTINE, AND MAY BE ACTED UPON BY THE COUNCIL MEMBERS IN ONE MOTION, AND WITHOUT AN EXTENSIVE HEARING. ANY MEMBER OF THE COUNCIL MAY REQUEST THAT AN ITEM BE TAKEN FROM THE CONSENT AGENDA, DISCUSSED, AND ACTED UPON SEPARATELY DURING THIS MEETING.)

2.1. (Possible Action) Approval of Voucher Report

2.2. (Possible Approval) Approval of Business Licenses

2.3. (For Possible Action) Final subdivision map (FSM21003) for Donner Trails 12B.

3. REPORTS - THIS ITEM IS FOR VARIOUS PUBLIC ENTITY REPRESENTATIVES TO PROVIDE GENERAL INFORMATION TO THE COUNCIL AND PUBLIC. NO ACTION WILL BE TAKEN.

3.1. Reports by City Staff, City Council, and the Mayor, including but not limited to monthly statistical reports by city departments.

4. PROCLAMATIONS BY THE MAYOR

5. PUBLIC HEARINGS

5.1. (For Possible Action) Tentative Subdivision Map application (TSM23001) from Wood Rodgers on behalf of Clements Ranching LLC to create 241 single-family detached lots on a site ±72.54 acres in size and generally located north of Farm District Road at the intersection of Clearwater Parkway (APN: 021-341-18).

6. ITEMS REQUESTED BY MAYOR OR CITY COUNCIL MEMBERS

6.1. Possible action regarding a future agenda item to discuss ideas for improving the Green Valley Dog Park. (Hanan's request)

7. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

8. PUBLIC FORUM

9. ADJOURNMENT

Next Meeting: August 2nd @ 5pm

Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor: Vendor Number = {<-} 2201

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
A & A MOBILE LOCK & KEY, LLC								
2050	A & A MOBILE LOCK & KEY, LLC	11120	WW Padlocks	06/21/2023	672.00	07/06/2023	520-810-614 Supplies-Plant/Shop/Maint	623
2050	A & A MOBILE LOCK & KEY, LLC	11121	padlock rekey	06/26/2023	56.00	07/06/2023	100-528-600 General Supplies	623
2050	A & A MOBILE LOCK & KEY, LLC	11122	rekey locks city hall	07/07/2023	74.50		100-417-430 Service-Building Repair/Maint	723
Total 2050:					802.50			
ADAPCO, INC								
1751	ADAPCO, INC	134665	vectomax vector control	06/26/2023	5,738.00	07/06/2023	100-528-617 Supplies-Chemical	623
Total 1751:					5,738.00			
AFLAC								
5690	AFLAC	241475	SUPPLEMENTAL INSURANCE	06/25/2023	298.56	06/29/2023	100-217400 AFLAC Insurance Payable	623
Total 5690:					298.56			
AIR MED CARE NETWORK								
8863	AIR MED CARE NETWORK	17253-04172023	Jessica Hammill-4823089	04/17/2023	13.00	07/03/2023	100-425-240 Group Insurance	423
Total 8863:					13.00			
AIT ADVANCED INTERPRETING & TRANSLATION								
8498	AIT ADVANCED INTERPRETING & TRANSLATION	202306A	Spanish Maria Molina-Contreras	06/02/2023	160.00	07/06/2023	100-425-330 PROF SERV-INTERPRETER	623
8498	AIT ADVANCED INTERPRETING & TRANSLATION	202306B	Spanish Maria Molina-Contreras	06/12/2023	320.00	07/06/2023	100-425-330 PROF SERV-INTERPRETER	623
8498	AIT ADVANCED INTERPRETING & TRANSLATION	202306B-FJC-	Spanish Manuel Fregoso-Gonzales 23CR00065	06/18/2023	160.00	07/06/2023	100-425-330 PROF SERV-INTERPRETER	623
Total 8498:					640.00			
AMERICAN WATER WORKS ASSO.								
9	AMERICAN WATER WORKS ASSO.	7002106737	AWWA membership renewal; STARKEY 2023/24	07/01/2023	146.10	07/03/2023	100-529-581 Dues & Memberships	723
9	AMERICAN WATER WORKS ASSO.	7002106737	AWWA membership renewal; STARKEY 2023/24	07/01/2023	48.70	07/03/2023	510-840-581 Dues and Memberships	723
9	AMERICAN WATER WORKS ASSO.	7002106737	AWWA membership renewal; STARKEY 2023/24	07/01/2023	121.75	07/03/2023	510-810-581 Dues and Memberships	723
9	AMERICAN WATER WORKS ASSO.	7002106737	AWWA membership renewal; STARKEY 2023/24	07/01/2023	170.45	07/03/2023	520-810-581 Dues and Memberships	723
Total 9:					487.00			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
ANIMAL DISEASE & FOOD SAFETY LAB								
6942	ANIMAL DISEASE & FOOD SAFETY LAB	23-R312	STRAY CATS; RABIES; DISARTICULATION	05/05/2023	45.00	07/06/2023	100-525-322 Prof Serv-Other	523
Total 6942:					45.00			
APWA - AMERICAN PUBLIC WORKS ASSN								
502	APWA - AMERICAN PUBLIC WORKS ASSN	634709 23/24	APWA membership renewal; 634709	07/01/2023	157.58	07/03/2023	100-475-581 Dues and Memberships	723
502	APWA - AMERICAN PUBLIC WORKS ASSN	634709 23/24	APWA membership renewal; 634709	07/01/2023	126.05	07/03/2023	510-840-581 Dues and Memberships	723
502	APWA - AMERICAN PUBLIC WORKS ASSN	634709 23/24	APWA membership renewal; 634709	07/01/2023	252.12	07/03/2023	510-810-581 Dues and Memberships	723
502	APWA - AMERICAN PUBLIC WORKS ASSN	634709 23/24	APWA membership renewal; 634709	07/01/2023	94.55	07/03/2023	100-575-581 Dues and Memberships	723
Total 502:					630.30			
ARAMARK								
1895	ARAMARK	5980109548	pants service	06/26/2023	52.84	07/06/2023	510-810-614 Supplies-Plant/Shop/Maint	623
1895	ARAMARK	5980109553	shirt contract	06/26/2023	45.54	07/06/2023	100-480-600 GENERAL SUPPLIES/TOOLS	623
1895	ARAMARK	5980109554	uniforms	06/26/2023	39.77	07/06/2023	100-475-616 Supplies-Safety	623
1895	ARAMARK	5980110718	mats	06/29/2023	187.82	07/06/2023	100-417-420 Contract Services	623
1895	ARAMARK	5980110720	SHOP MAT SERVICE	06/29/2023	83.79	07/06/2023	520-810-614 Supplies-Plant/Shop/Maint	623
1895	ARAMARK	5980111512	shirt contract	07/03/2023	43.80		100-480-600 GENERAL SUPPLIES/TOOLS	723
1895	ARAMARK	5980111513	uniforms	07/03/2023	39.77	07/06/2023	100-475-616 Supplies-Safety	723
1895	ARAMARK	5980113476	uniforms	07/10/2023	43.90		100-475-616 Supplies-Safety	723
Total 1895:					537.23			
ARCHIVESOCIAL, INC								
8708	ARCHIVESOCIAL, INC	29263	ANN'L SOCIAL MEDIA ARCHIVING SUB 23/24	07/01/2023	4,188.00	07/03/2023	100-418-342 Tech Services-Other	723
Total 8708:					4,188.00			
ARMOROCK, LLC								
8942	ARMOROCK, LLC	CZH-00	Armorock manhole and base with delivery	06/28/2023	9,079.00		520-166100 Construction In Progress	623
Total 8942:					9,079.00			
ARTISTIC FENCE								
2436	ARTISTIC FENCE	68629	WWTP electric gate install	06/30/2023	26,862.00		520-166100 Construction In Progress	623
Total 2436:					26,862.00			
BIG R OF FERNLEY								
20	BIG R OF FERNLEY	17146/5	synth foam palm	06/26/2023	26.95	07/06/2023	100-575-600 General Supplies	623
20	BIG R OF FERNLEY	17148/5	safety hasp	06/26/2023	13.01	07/06/2023	100-528-600 General Supplies	623
20	BIG R OF FERNLEY	17160/5	fuel and misc	06/27/2023	38.43	07/06/2023	100-575-600 General Supplies	623

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
20	BIG R OF FERNLEY	17167/5	strikers straps misc	06/28/2023	27.72	07/06/2023	100-528-600 General Supplies	623
20	BIG R OF FERNLEY	17183/5	bucket	06/29/2023	38.94	07/06/2023	100-475-600 General Supplies	623
20	BIG R OF FERNLEY	17184/5	joint compound	06/29/2023	23.99	07/06/2023	100-417-612 Building Maintenance Supplies	623
20	BIG R OF FERNLEY	17187/5	Parts for Chemical tank repair at well 13	06/29/2023	122.12	07/06/2023	510-810-614 Supplies-Plant/Shop/Maint	623
20	BIG R OF FERNLEY	17191/5	gloves; bolt; water	06/30/2023	197.36	07/06/2023	100-575-616 Safety Supplies	623
20	BIG R OF FERNLEY	17192/5	rope misc	06/30/2023	18.96	07/06/2023	100-575-600 General Supplies	623
20	BIG R OF FERNLEY	17194/5	misc paint supplies	06/30/2023	34.52	07/06/2023	100-417-614 Supplies-Plant/Shop/Maint	623
20	BIG R OF FERNLEY	17202/5	reflectors and rope	07/03/2023	30.57	07/06/2023	100-575-600 General Supplies	723
20	BIG R OF FERNLEY	17228/15	irrigation	07/07/2023	23.02		100-575-600 General Supplies	723
20	BIG R OF FERNLEY	17229/15	wall board	07/07/2023	23.99		100-417-614 Supplies-Plant/Shop/Maint	723
20	BIG R OF FERNLEY	17247/5	binders	07/10/2023	125.98		100-575-605 Minor Equipment	723
20	BIG R OF FERNLEY	17251/5	goof off	07/11/2023	24.77		100-417-600 General Supplies	723
20	BIG R OF FERNLEY	17257/5	Electrical Conduit	07/12/2023	27.99		520-810-614 Supplies-Plant/Shop/Maint	723
Total 20:					798.32			
BOB'S PRINTING AND SIGNAGE								
6970	BOB'S PRINTING AND SIGNAGE	61323-1	Document copies misc historical	06/13/2023	586.35	07/06/2023	100-414-550 Printing and Postage	623
6970	BOB'S PRINTING AND SIGNAGE	61423-6	HR MGR NAME PLATE; M CARTER	06/20/2023	27.40	07/06/2023	100-413-550 Printing and Postage	623
6970	BOB'S PRINTING AND SIGNAGE	61623-1	dog signs	06/27/2023	1,044.00		100-575-600 General Supplies	623
6970	BOB'S PRINTING AND SIGNAGE	62623-1	JENSEN; BRASS PLATE CAO 2010-2023	06/27/2023	12.80	07/06/2023	100-412-586 Employee Recognition	623
6970	BOB'S PRINTING AND SIGNAGE	62723-1	Office supplies	07/06/2023	15.80		100-475-601 Supplies-Office	723
6970	BOB'S PRINTING AND SIGNAGE	62723-1	Office supplies	07/06/2023	39.50		100-529-600 General Supplies	723
6970	BOB'S PRINTING AND SIGNAGE	62723-1	Office supplies	07/06/2023	15.80		510-810-601 Office Supplies	723
6970	BOB'S PRINTING AND SIGNAGE	62723-1	Office supplies	07/06/2023	7.90		510-840-601 Office Supplies	723
Total 6970:					1,749.55			
CAL NEVADA TOWING & TRANSPORT								
5269	CAL NEVADA TOWING & TRANSPORT	604916	tow 311 to international from kenworth	06/15/2023	310.00	07/06/2023	100-475-430 Service-Repair and Maintenance	623
5269	CAL NEVADA TOWING & TRANSPORT	604965	tow 3311 to sparks	06/13/2023	387.50	07/06/2023	100-475-430 Service-Repair and Maintenance	623
Total 5269:					697.50			
CAPITAL GLASS, INC.								
8559	CAPITAL GLASS, INC.	SD17412	automatic doors city hall	07/03/2023	918.73		100-417-430 Service-Building Repair/Maint	723
Total 8559:					918.73			
CASELLE, INC.								
26	CASELLE, INC.	125542	ANN'L SUPP; MAINT; UPGRADES 7/1/23-6/30/24	07/01/2023	35,815.00	07/03/2023	100-418-342 Tech Services-Other	723
26	CASELLE, INC.	125542	ANN'L SUPP; MAINT; UPGRADES 7/1/23-6/30/24	07/01/2023	6,274.00	07/03/2023	100-416-420 Contract Services	723

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 26:					42,089.00			
CC CLEANING SERVICE, LLC								
8913	CC CLEANING SERVICE, LLC	#012-FCH	cleaning; Jun 2023	06/30/2023	1,175.00	07/06/2023	100-417-420 Contract Services	623
Total 8913:					1,175.00			
CDW GOVERNMENT INC.								
27	CDW GOVERNMENT INC.	KH85076	UTILITY COMPUTERS	06/21/2023	749.00	07/03/2023	510-810-605 Minor Equipment	623
27	CDW GOVERNMENT INC.	KH85076	UTILITY COMPUTERS	06/21/2023	749.00	07/03/2023	520-810-605 Minor Equipment	623
27	CDW GOVERNMENT INC.	KJ00103	TONER FOR MAYOR'S PRINTER	06/21/2023	433.55	07/03/2023	100-418-600 General Supplies	623
27	CDW GOVERNMENT INC.	KM23130	Corsair Chair black	06/29/2023	341.13		100-418-600 General Supplies	623
27	CDW GOVERNMENT INC.	KM58840	Workstation for engineering department	07/01/2023	1,775.48	07/06/2023	100-529-605 Minor Equipment	723
Total 27:					4,048.16			
CHASE								
8748	CHASE	1383	2020 Series Bond - Water Interest	08/01/2023	39,629.92		510-800-860 Interest Expense	823
8748	CHASE	1383	2020 Series Bond - Sewer Interest	08/01/2023	4,438.63		520-800-860 Interest Expense	823
Total 8748:					44,068.55			
CHASE PAYMENTECH MERCHANT SERVICES								
8637	CHASE PAYMENTECH MERCHANT SERVICES	JUN 2023	Water-CC Processing Fees 6181757	06/30/2023	3,815.99	06/30/2023	510-810-609 Credit Card Fees	623
8637	CHASE PAYMENTECH MERCHANT SERVICES	JUN 2023	Sewer-CC Processing Fees 6181757	06/30/2023	3,816.00	06/30/2023	520-810-609 Credit Card Fees	623
8637	CHASE PAYMENTECH MERCHANT SERVICES	JUN 2023	Finance-Cc Processing Fees 6291057	06/30/2023	120.23	06/30/2023	100-415-609 Credit Card Fees - Govt Svcs	623
8637	CHASE PAYMENTECH MERCHANT SERVICES	JUN 2023	finance-cc processing fees 6291058	06/30/2023	1,873.14	06/30/2023	100-415-609 Credit Card Fees - Govt Svcs	623
Total 8637:					9,625.36			
CITY OF FERNLEY								
32	CITY OF FERNLEY	.30783813	WATER CONVEYANCE; PN# 2019-002-1	06/30/2023	87.54		510-166100 Construction In Progress	623
Total 32:					87.54			
CIVIC PLUS								
3028	CIVIC PLUS	262084	TECH SVC; WEB MGMNT 2023/2024	07/01/2023	25,701.85	07/03/2023	100-418-342 Tech Services-Other	723
Total 3028:					25,701.85			
COLONIAL INSURANCE								
3520	COLONIAL INSURANCE	31039340701081	E3103934 SUPPLEMENTAL INSURANC	07/01/2023	55.16	07/03/2023	100-218000 COLONIAL INSURANCE PAYABL	723

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 3520:					55.16			
CUMMING MANAGEMENT GROUP, INC								
8889	CUMMING MANAGEMENT GROUP, INC	125537	CRRC Prof Services April 1 , 2023 to April 30 , 2023	04/01/2023	9,688.00	07/06/2023	220-480-810 ARPA	423
Total 8889:					9,688.00			
EMPLOYEES, CITY OF FERNLEY								
8639	EMPLOYEES, CITY OF FERNLEY	1005	REIMB CERTIFICATION RENEWALWW	06/13/2023	110.00		520-810-581 Dues and Memberships	623
Total 8639:					110.00			
ESRI								
501	ESRI	94484795	ARCGis annual subscription	07/01/2023	3,630.00	07/06/2023	100-529-581 Dues & Memberships	723
Total 501:					3,630.00			
FERNLEY HIGH SCHOOL RODEO CLUB								
8404	FERNLEY HIGH SCHOOL RODEO CLUB	Final FY22-23 R2	FY2022/23 R2, Grant Period: July-Dec 2023	05/31/2023	10,400.00	07/06/2023	225-575-650 Grant Awards	523
Total 8404:					10,400.00			
GRANITE CONSTRUCTION CO								
64	GRANITE CONSTRUCTION CO	2508197	cold mix	06/28/2023	570.36		100-475-600 General Supplies	623
Total 64:					570.36			
HANNEMAN SERVICE								
70	HANNEMAN SERVICE	111524	Misc Service Labor	06/21/2023	145.00	07/06/2023	100-605-322 Prof Serv-Other	623
70	HANNEMAN SERVICE	111536	Misc Service Labor	06/30/2023	145.00		100-605-322 Prof Serv-Other	623
70	HANNEMAN SERVICE	13142	White Ford Crown Victoria 919 Julia Lane	06/21/2023	55.00	07/06/2023	100-605-322 Prof Serv-Other	623
70	HANNEMAN SERVICE	13146	Blue Chevy Spark Steven Way No Plates	06/30/2023	55.00		100-605-322 Prof Serv-Other	623
Total 70:					400.00			
HEADWAY TRANSPORTATION, LLC								
8836	HEADWAY TRANSPORTATION, LLC	4136	Deviation letter 4/29-6/2/23	06/27/2023	3,000.00	07/06/2023	220-480-810 ARPA	623
Total 8836:					3,000.00			
HOMETOWN HEALTH								
4842	HOMETOWN HEALTH	24901-025	3721P GROUP HEALTH INSURANCE	07/01/2023	68,885.70	07/03/2023	100-217000 HEALTH INSURANCE PAYABLE	723

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 4842:					68,885.70			
INTERNAL REVENUE SERVICE								
7879	INTERNAL REVENUE SERVICE	JUN 2023-3	FICA TAX PAYABLE, PAYROLL	06/30/2023	190.86	06/30/2023	100-211000 FICA PAYABLE	623
7879	INTERNAL REVENUE SERVICE	JUN 2023-3	MED TAX PAYABLE, PAYROLL	06/30/2023	5,303.26	06/30/2023	100-211000 FICA PAYABLE	623
7879	INTERNAL REVENUE SERVICE	JUN 2023-3	W/HOLD TAX PAYABLE, PAYROLL	06/30/2023	18,173.70	06/30/2023	100-212000 FEDERAL WITHHOLDING PAYAB	623
Total 7879:					23,667.82			
INTERNATIONAL CODE COUNCIL								
617	INTERNATIONAL CODE COUNCIL	1001713281	Special Inspections Book	06/22/2023	57.95		100-605-640 Books and Periodicals	623
617	INTERNATIONAL CODE COUNCIL	1001714833	2018 IRC Book	06/26/2023	169.00		100-605-640 Books and Periodicals	623
Total 617:					226.95			
INTERSTATE OIL COMPANY								
4329	INTERSTATE OIL COMPANY	819863-IN	oil for vac-con and coolent	06/27/2023	351.99	07/06/2023	100-475-430 Service-Repair and Maintenance	623
Total 4329:					351.99			
JOHNSON CONTROLS FIRE PROTECTION LP								
8667	JOHNSON CONTROLS FIRE PROTECTION LP	89894664	PS Chemical building fire suppression system back-flow repai	06/09/2023	2,288.63	07/06/2023	510-840-430 Service-Repair and Maintenance	623
Total 8667:					2,288.63			
KOCH ELEVATOR CO.								
8751	KOCH ELEVATOR CO.	32226	prevent maint elevator services; Jul 2023	07/01/2023	190.00	07/06/2023	100-417-420 Contract Services	723
Total 8751:					190.00			
LB FENCE COMPANY								
8631	LB FENCE COMPANY	1914	remotes for gate	06/29/2023	569.00	07/06/2023	100-417-612 Building Maintenance Supplies	623
8631	LB FENCE COMPANY	1915	Cottonwood gate issue	06/29/2023	68.91	07/06/2023	100-575-430 Service-Repair and Maintenance	623
8631	LB FENCE COMPANY	1915	Cottonwood gate issue	06/29/2023	68.90	07/06/2023	100-475-430 Service-Repair and Maintenance	623
8631	LB FENCE COMPANY	1915	Cottonwood gate issue	06/29/2023	68.90	07/06/2023	510-810-430 Repairs & Maintenance	623
8631	LB FENCE COMPANY	1915	Cottonwood gate issue	06/29/2023	68.91	07/06/2023	520-810-430 Service-Repair and Maintenance	623
8631	LB FENCE COMPANY	1916	new operator cottonwood yard	06/29/2023	7,380.00	07/06/2023	100-475-430 Service-Repair and Maintenance	623
Total 8631:					8,224.62			
LOWES CREDIT SERVICES								
7650	LOWES CREDIT SERVICES	.2012	Curb paint; GLOVES	06/12/2023	330.84	07/06/2023	510-810-614 Supplies-Plant/Shop/Maint	623
7650	LOWES CREDIT SERVICES	.2471	2x4 df	07/10/2023	16.96		100-475-600 General Supplies	723

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
7650	LOWES CREDIT SERVICES	1465	cleaning supplies; key; clamp	07/03/2023	163.79		100-475-614 Supplies-Plant/Shop/Maint	723
7650	LOWES CREDIT SERVICES	2813	Bleach and hand sanitizer. Redwood for setting boxes	05/31/2023	236.04	07/06/2023	510-810-614 Supplies-Plant/Shop/Maint	523
7650	LOWES CREDIT SERVICES	2829	2x10 df	06/26/2023	28.88	07/06/2023	100-475-600 General Supplies	623
7650	LOWES CREDIT SERVICES	78706	return for tool box purchase	07/10/2023	749.55		100-475-605 Minor Equipment	723
7650	LOWES CREDIT SERVICES	79808	Electrical Conduit and Sweeps	07/11/2023	38.27		520-810-600 General Supplies	723
7650	LOWES CREDIT SERVICES	80562	Misc Connectors	07/12/2023	19.74		520-810-600 General Supplies	723
7650	LOWES CREDIT SERVICES	89763	PVC Pipe and Fittings	06/26/2023	48.01	07/06/2023	520-810-600 General Supplies	623
Total 7650:					1,632.08			
LUMOS & ASSOCIATES INC								
370	LUMOS & ASSOCIATES INC	118208	Inspection and Testing services for US50/95A Sewer rehabilit	06/23/2023	2,005.00	07/06/2023	520-166100 Construction In Progress	623
370	LUMOS & ASSOCIATES INC	118209	Engineering services for the Fernley Industrial rehab and reco	06/23/2023	12,950.00	07/06/2023	100-475-745 RTC REIMBURSABLE EXPENDI	623
370	LUMOS & ASSOCIATES INC	118214	Inspection and Testing services for the FY22/23 PMP project	06/23/2023	30,745.17	07/06/2023	100-475-430 Service-Repair and Maintenance	623
370	LUMOS & ASSOCIATES INC	118295	WWTP PRELIM ENG REPORT	06/27/2023	1,304.00	07/06/2023	520-810-320 Prof Serv-Engineering	623
370	LUMOS & ASSOCIATES INC	118366	Inspection and testing services for Cottonwood lane street rec	06/30/2023	56,160.50	07/06/2023	100-475-745 RTC REIMBURSABLE EXPENDI	623
370	LUMOS & ASSOCIATES INC	118366	Inspection and testing services for Cottonwood lane water rec	06/30/2023	2,645.00	07/06/2023	510-166100 Construction In Progress	623
Total 370:					105,809.67			
LYON COUNTY								
1126	LYON COUNTY	JUL 2023	PUBLIC DEFENDER - JULY 2023	07/01/2023	10,000.00	07/03/2023	100-413-322 Prof Serv-Other	723
Total 1126:					10,000.00			
MARSHALL'S SEPTIC CARE								
8509	MARSHALL'S SEPTIC CARE	I12900	portable	07/01/2023	113.33	07/06/2023	100-575-420 Contract Services	723
8509	MARSHALL'S SEPTIC CARE	I12901	portable	07/01/2023	113.33	07/06/2023	100-575-420 Contract Services	723
8509	MARSHALL'S SEPTIC CARE	I12902	portables OTP	07/01/2023	514.65	07/06/2023	100-575-420 Contract Services	723
8509	MARSHALL'S SEPTIC CARE	I12903	portables	07/01/2023	200.66	07/06/2023	100-575-420 Contract Services	723
8509	MARSHALL'S SEPTIC CARE	I12904	portable	07/01/2023	200.66	07/06/2023	100-575-420 Contract Services	723
8509	MARSHALL'S SEPTIC CARE	I12905	portable	07/01/2023	113.33	07/06/2023	100-575-420 Contract Services	723
8509	MARSHALL'S SEPTIC CARE	I12907	depot portable	07/01/2023	113.33	07/06/2023	100-575-420 Contract Services	723
Total 8509:					1,369.29			
METLIFE SMALL BUSINESS CENTER								
5387	METLIFE SMALL BUSINESS CENTER	JUL 2023	5952725 GROUP DENTAL INSURANCE	07/01/2023	8,389.45	07/03/2023	100-217100 Dental Insurance Payable MetL	723
Total 5387:					8,389.45			
MISCELLANEOUS ONE TIME VENDOR								
1111	MISCELLANEOUS ONE TIME VENDOR	AS2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	193.48	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	CC2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	181.79	06/29/2023	010-115100 Cash Clearing-Utilities	623

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
1111	MISCELLANEOUS ONE TIME VENDOR	CD2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	218.07	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	EL2023-PPE	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	319.45	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	EM2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	229.95	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	HW2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	214.73	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	JAD2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	581.14	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	JB2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	212.47	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	JBMA2023-PPE	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	490.92	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	JBMA2023-PPE	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	185.42	07/06/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	JD2023-PPE	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	597.91	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	JK2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	224.09	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	JRM2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	401.83	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	JRS2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	151.86	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	KMC2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	201.89	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	LK2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	175.56	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	LL2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	210.76	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	LM2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	208.30	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	LMB2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	135.24	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	MC2023-PPE	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	325.23	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	MCC2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	233.51	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	MER2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	293.31	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	MLM2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	240.09	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	MMC2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	271.91	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	MP2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	660.70	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	PB2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	168.50	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	PM2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	451.73	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	PO2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	200.61	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	RC2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	281.04	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	REK2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	524.78	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	RG2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	274.90	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	ROS2023-PPE	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	145.22	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	RSC2023-PPE	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	186.92	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	RT2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	416.15	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	RW2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	208.82	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	SLC2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	325.22	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	SM2023-PPE	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	129.20	06/29/2023	010-115100 Cash Clearing-Utilities	623
1111	MISCELLANEOUS ONE TIME VENDOR	SS2023-EPP	REFUND OVERPAYMENT FOR EQUAL PAY	06/30/2023	400.42	06/29/2023	010-115100 Cash Clearing-Utilities	623

Total 1111:

10,873.12

MME - MUNICIPAL MAINTENANCE EQUIP

6635	MME - MUNICIPAL MAINTENANCE EQUIP	8250	SWEeper PARTS	06/01/2023	580.57		100-475-430 Service-Repair and Maintenance	623
------	-----------------------------------	------	---------------	------------	--------	--	--	-----

Total 6635:

580.57

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
MOFFITT ANIMAL CLINIC								
6660	MOFFITT ANIMAL CLINIC	154796	FELINE; SICK PET EXAM	06/26/2023	56.56	07/06/2023	100-525-322 Prof Serv-Other	623
Total 6660:					56.56			
MOUNTAIN ALARM								
8814	MOUNTAIN ALARM	3667428	monitoring Depot and otp 7/1-9/30/23	07/01/2023	369.00	07/06/2023	100-575-420 Contract Services	723
Total 8814:					369.00			
NCE								
7617	NCE	675222508	On call new development inspection services	06/29/2023	16,018.05	07/06/2023	100-529-320 Prof Serv-Engineering	623
Total 7617:					16,018.05			
NDEP NV DIV OF ENVIRONMENTAL PROTECTION								
4038	NDEP NV DIV OF ENVIRONMENTAL PROTECTION	6809	ANN'L RENEW PERMIT #NS0080011	07/01/2023	8,438.00	07/03/2023	510-810-642 Permits and Licenses	723
4038	NDEP NV DIV OF ENVIRONMENTAL PROTECTION	PGP-94 FY24	AAN'L PESTICIDE GENERAL PERMIT FY2024	07/01/2023	300.00	07/03/2023	100-528-642 Licenses and Permits	723
Total 4038:					8,738.00			
NEVADA DIVISION OF STATE LANDS								
120	NEVADA DIVISION OF STATE LANDS	20773	Con No. 4529 Easement for state lands use of WW facility AP	07/03/2023	1,680.00		520-810-642 Permits and Licenses	723
Total 120:					1,680.00			
NEVADA LEAGUE OF CITIES AND								
123	NEVADA LEAGUE OF CITIES AND	8/8-8/11/23	REG MAYOR/COUNCIL ANN'L CONF 8/8-8/11/23	07/01/2023	600.00	07/03/2023	100-412-580 Training	723
Total 123:					600.00			
NEVADA MUNI CLERKS ASSOCIATION								
267	NEVADA MUNI CLERKS ASSOCIATION	2023-2024	NMCA Dues 2023/24; Swanson/Gosser	07/01/2023	150.00	07/03/2023	100-416-581 Dues and Memberships	723
Total 267:					150.00			
NORTHERN NEVADA DEVELOPMENT AUTHORITY								
7796	NORTHERN NEVADA DEVELOPMENT AUTHORITY	NNDA-1667	NNDA Membership July 2023-June 2024	07/01/2023	1,000.00	07/03/2023	100-412-581 Dues and Memberships	723
Total 7796:					1,000.00			
NV ENERGY								
167	NV ENERGY	12019 JUL 23	34596505012019 ACH	07/01/2023	10,171.60	07/05/2023	510-810-622 Electricity	723

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 167:					10,171.60			
OFFICE DEPOT								
133	OFFICE DEPOT	315441070001	NOTES; LABELS; DIVIDERS	06/15/2023	23.33	07/06/2023	100-416-600 General Supplies	623
133	OFFICE DEPOT	317637260001	Printing BC HR	06/22/2023	24.50		100-413-550 Printing and Postage	623
133	OFFICE DEPOT	317690683001	Clipboards, folders, storage organizer	06/29/2023	163.34		100-605-600 General Supplies	623
133	OFFICE DEPOT	319778372001	HIGHLIGHTERS; BINDER CLIPS; PAPER; POSTITS	06/21/2023	82.15	07/06/2023	510-810-601 Office Supplies	623
133	OFFICE DEPOT	319778372001	HIGHLIGHTERS; BINDER CLIPS; PAPER; POSTITS	06/21/2023	82.15	07/06/2023	520-810-601 Office Supplies	623
133	OFFICE DEPOT	319788076001	PENS	06/21/2023	2.99	07/06/2023	520-810-601 Office Supplies	623
133	OFFICE DEPOT	319788076001	PENS	06/21/2023	3.00	07/06/2023	510-810-601 Office Supplies	623
133	OFFICE DEPOT	319788077001	CALCULATOR	06/21/2023	9.80	07/06/2023	510-810-601 Office Supplies	623
133	OFFICE DEPOT	319788077001	CALCULATOR	06/21/2023	9.80	07/06/2023	520-810-601 Office Supplies	623
Total 133:					401.06			
O'REILLY AUTO PARTS								
6230	O'REILLY AUTO PARTS	3599-249808	credit memo; RET OIL SEAL	06/16/2023	16.28-		100-605-610 Automotive Supplies	623
6230	O'REILLY AUTO PARTS	3599-251401	parts for lift	06/27/2023	42.98		100-475-430 Service-Repair and Maintenance	623
6230	O'REILLY AUTO PARTS	3599-251447	pag oil for fire dept #61	06/27/2023	28.64		100-126000 Intergovernmental Receivable	623
6230	O'REILLY AUTO PARTS	3599-251688	parts for 3005 streets	06/29/2023	218.19		100-475-610 Automotive Supplies	623
6230	O'REILLY AUTO PARTS	3599-251696	parts for 3005 streets	06/29/2023	101.84		100-475-610 Automotive Supplies	623
6230	O'REILLY AUTO PARTS	3599-252763	parts for streets trailer T-3000	07/05/2023	25.98		100-475-430 Service-Repair and Maintenance	723
Total 6230:					401.35			
PACIFIC STORAGE COMPANY								
8876	PACIFIC STORAGE COMPANY	5164545	Document Shred	06/28/2023	66.00		100-416-420 Contract Services	623
Total 8876:					66.00			
PUBLIC AGENCY COMPENSATION TRU								
145	PUBLIC AGENCY COMPENSATION TRU	4TH QTR 22/23	WORKERS COMP 4TH QTR 22-23	06/30/2023	41,717.50	07/20/2023	100-219000 WORKERS COMPENSATION PA	623
Total 145:					41,717.50			
QUADIENT LEASING USA, INC.								
8737	QUADIENT LEASING USA, INC.	60217787	BILLING EQUIP MAINTENANCE	07/01/2023	141.09	07/06/2023	510-810-441 Rental	723
8737	QUADIENT LEASING USA, INC.	60217787	BILLING EQUIP MAINTENANCE	07/01/2023	141.08	07/06/2023	520-810-441 Rental	723
Total 8737:					282.17			
QUALITY MOBILE DETAILING								
8740	QUALITY MOBILE DETAILING	1755	Detailing/Cleaning of Building Inspector Vehicles	06/22/2023	490.00	07/06/2023	100-605-610 Automotive Supplies	623

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8740:					490.00			
REDWOOD TOXICOLOGY LABORATORY, INC.								
8886	REDWOOD TOXICOLOGY LABORATORY, INC.	798948	UA Tests	05/23/2023	444.10	07/06/2023	100-425-341 Pretrial Services Program	523
Total 8886:					444.10			
RESOURCE CONCEPTS								
8602	RESOURCE CONCEPTS	23-0819	Villa Park Storm Drain Research & Recommendation	06/16/2023	5,925.00		100-475-730 Improve other than Buildings	623
Total 8602:					5,925.00			
SENSUS USA								
1579	SENSUS USA	ZA23003119	ANNUAL SENSUS SUPPORT	06/30/2023	1,949.94		510-810-642 Permits and Licenses	623
Total 1579:					1,949.94			
SIGNA MECHANICAL								
6530	SIGNA MECHANICAL	230644	Two E-Ones	07/01/2023	7,351.31		520-810-615 E-One R & M	723
Total 6530:					7,351.31			
SILVER STATE ANALYTICAL LABORATORIES								
7856	SILVER STATE ANALYTICAL LABORATORIES	RN301511	Duffy road extension	06/21/2023	80.00	07/06/2023	510-810-423 Contract Services-ANALYTICAL	623
7856	SILVER STATE ANALYTICAL LABORATORIES	RN301515	Duffy road extension day 2	06/21/2023	80.00	07/06/2023	510-810-423 Contract Services-ANALYTICAL	623
7856	SILVER STATE ANALYTICAL LABORATORIES	RN301604	Legacy trails south side	06/23/2023	100.00	07/06/2023	510-810-423 Contract Services-ANALYTICAL	623
7856	SILVER STATE ANALYTICAL LABORATORIES	RN301809	Legacy trails south side day 2	06/27/2023	100.00	07/06/2023	510-810-423 Contract Services-ANALYTICAL	623
7856	SILVER STATE ANALYTICAL LABORATORIES	RN301810	June second round monthly samples	06/27/2023	240.00	07/06/2023	510-810-423 Contract Services-ANALYTICAL	623
Total 7856:					600.00			
SILVER STATE BARRICADE								
170	SILVER STATE BARRICADE	133703	reflective markers	06/26/2023	1,725.00	07/06/2023	100-475-615 Supplies-Signs and Striping	623
Total 170:					1,725.00			
SIMONS HALL JOHNSTON, PC								
8944	SIMONS HALL JOHNSTON, PC	3	Harassment Investigation 80036.001	06/01/2023	1,498.50		100-414-322 Prof Serv-Other	623
Total 8944:					1,498.50			
SNAP-ON INDUSTRIAL								
8735	SNAP-ON INDUSTRIAL	ARV/57836279	deep impact set for vactor repair streets	06/23/2023	241.39	07/06/2023	100-475-600 General Supplies	623

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
8735	SNAP-ON INDUSTRIAL	ARV/58001165	LOW PROFILE 3/8 RACHET	07/07/2023	68.11		100-480-600 GENERAL SUPPLIES/TOOLS	723
Total 8735:					309.50			
SOUTHWEST GAS CORP								
204	SOUTHWEST GAS CORP	18971 JUN 23	910000818971 ACH	06/16/2023	30.24	07/05/2023	520-810-621 Natural Gas	623
204	SOUTHWEST GAS CORP	86744 JUN 23	910001086744 WTP	06/13/2023	999.41	07/03/2023	510-840-621 Natural Gas	623
Total 204:					1,029.65			
STATE COLLECTION & DISB. UNIT (SCaDU)								
176	STATE COLLECTION & DISB. UNIT (SCaDU)	JUN 2023-3	CHILD SUPPORT	06/30/2023	324.46	07/06/2023	100-219900 OTHER PAYROLL PAYABLES	623
Total 176:					324.46			
THATCHER COMPANY, INC.								
8646	THATCHER COMPANY, INC.	2023400112860	WWTP Chlorine	06/21/2023	4,285.93	07/06/2023	520-810-617 Supplies-Chemical	623
Total 8646:					4,285.93			
U S POSTAL SERVICE								
7344	U S POSTAL SERVICE	Jul 2023	PREPAID IN-HOUSE POSTAGE	07/03/2023	1,900.00	07/03/2023	510-810-550 Printing and Postage	723
7344	U S POSTAL SERVICE	Jul 2023	PREPAID IN-HOUSE POSTAGE	07/03/2023	1,900.00	07/03/2023	520-810-550 Printing and Postage	723
Total 7344:					3,800.00			
ULTIMATE AIR, INC.								
8575	ULTIMATE AIR, INC.	6781	thermostat city hall	07/10/2023	104.00		100-417-424 Contract Services-HVAC	723
Total 8575:					104.00			
US BANK								
8510	US BANK	2318029	2017 Series Bond Payment - Water Interest	08/01/2023	57,912.50		510-800-860 Interest Expense	823
8510	US BANK	2318029	2016 Series Bond Payment - Water Interest	08/01/2023	130,275.00		510-800-860 Interest Expense	823
Total 8510:					188,187.50			
VERUS ASSOCIATES NEVADA, LLC								
8606	VERUS ASSOCIATES NEVADA, LLC	2271	Camille Lift Station SCADA Install	06/29/2023	13,031.25	07/06/2023	520-166100 Construction In Progress	623
8606	VERUS ASSOCIATES NEVADA, LLC	2272	Camille SCADA Hardware & Software	06/29/2023	4,442.50		520-166100 Construction In Progress	623
Total 8606:					17,473.75			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
VOYA FINANCIAL								
8591	VOYA FINANCIAL	JUN 2023-3	DEFERRED COMPENSATION, 457	06/30/2023	3,569.00	06/30/2023	100-215000 457 PAYABLE	623
8591	VOYA FINANCIAL	JUN 2023-3	ROTH IRA	06/30/2023	210.00	06/30/2023	100-215000 457 PAYABLE	623
Total 8591:					3,779.00			
WASTE MANAGEMENT								
447	WASTE MANAGEMENT	25001 JUN 23	6-82646-25001	06/30/2023	393.05		100-417-412 Utility Services-Refuse	623
447	WASTE MANAGEMENT	33001 JUL 23	11-60772-33001	07/07/2023	103.14		100-417-412 Utility Services-Refuse	723
447	WASTE MANAGEMENT	33005 JUL 23	11-60745-33005	07/07/2023	14.39		510-840-412 Utility Service-Refuse	723
447	WASTE MANAGEMENT	33009 JUL 23	11-60774-33009	07/07/2023	84.39		510-810-412 Utility Service-Refuse	723
447	WASTE MANAGEMENT	43003 JUL 23	11-60760-43003	07/07/2023	42.20		520-810-412 Utility Service-Refuse	723
447	WASTE MANAGEMENT	65007 JUN 23	6-82641-65007	06/30/2023	316.88		100-417-412 Utility Services-Refuse	623
Total 447:					954.05			
WESTERN INSURANCE SPECIALTIES								
881	WESTERN INSURANCE SPECIALTIES	JUL 2023	SUPPLEMENTAL INSURANCE	07/01/2023	188.14	07/03/2023	100-218100 Western Insurance Payable	723
Total 881:					188.14			
WESTERN NEVADA DEV DISTRICT								
325	WESTERN NEVADA DEV DISTRICT	527	BASE ASSESSMENT COUNTIES MEMBERSHIP 23/24	07/01/2023	5,000.00	07/06/2023	100-412-581 Dues and Memberships	723
Total 325:					5,000.00			
WESTERN NEVADA SUPPLY CO.								
195	WESTERN NEVADA SUPPLY CO.	19784978	Sensus 3/4 1000 gal water meters	06/16/2023	4,461.60	07/06/2023	510-166100 Construction In Progress	623
195	WESTERN NEVADA SUPPLY CO.	19784979	Bin Stock	06/16/2023	1,476.94	07/06/2023	510-810-613 Supplies-Meter Service	623
195	WESTERN NEVADA SUPPLY CO.	19791272	bin stock. 6"" full circle repair clamps	06/26/2023	799.82	07/06/2023	510-810-613 Supplies-Meter Service	623
195	WESTERN NEVADA SUPPLY CO.	19799112	Sensus 1 1/2 inch 1000 gal water meter	06/16/2023	1,415.68	07/06/2023	510-166100 Construction In Progress	623
195	WESTERN NEVADA SUPPLY CO.	19806558	Sensus ipearl 3/4 1000 gal water meter	06/23/2023	4,461.60	07/06/2023	510-166100 Construction In Progress	623
195	WESTERN NEVADA SUPPLY CO.	19815753	Fire hydrant Storz fittings	06/26/2023	2,019.78	07/06/2023	510-840-430 Service-Repair and Maintenance	623
195	WESTERN NEVADA SUPPLY CO.	19823846	WWTP replacement ARV	06/29/2023	975.35	07/06/2023	520-810-430 Service-Repair and Maintenance	623
195	WESTERN NEVADA SUPPLY CO.	19833204	timers sprinklers.	07/07/2023	1,685.10		100-575-600 General Supplies	723
195	WESTERN NEVADA SUPPLY CO.	19839120	irrigation	07/11/2023	327.80		100-575-600 General Supplies	723
Total 195:					17,623.67			
WETLAB - WESTERN ENVIRON TESTING LAB								
8709	WETLAB - WESTERN ENVIRON TESTING LAB	23060206	WWTP Monitoring Well Samples	06/30/2023	493.95		520-810-423 Contract Services-ANALYTICAL	623
8709	WETLAB - WESTERN ENVIRON TESTING LAB	23060207	Influent and Effluent Samples	06/28/2023	370.05	07/06/2023	520-810-423 Contract Services-ANALYTICAL	623

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8709:					864.00			
WTR ELECTRIC, INC								
8650	WTR ELECTRIC, INC	23115	WWTP Gate Electrical	07/06/2023	808.90		520-166100 Construction In Progress	723
8650	WTR ELECTRIC, INC	23116	installed 50amp outlet for power at OTP	07/06/2023	335.00		100-575-428 Contract Services-ELECTRICAL	723
Total 8650:					1,143.90			
XPRESS BILL PAY LLC								
2468	XPRESS BILL PAY LLC	804	CREDIT CARD PROCESSING FEES	06/30/2023	1,547.96	06/30/2023	510-810-609 Credit Card Fees	623
2468	XPRESS BILL PAY LLC	804	CREDIT CARD PROCESSING FEES	06/30/2023	1,547.97	06/30/2023	520-810-609 Credit Card Fees	623
Total 2468:					3,095.93			
YESCO, LLC								
6806	YESCO, LLC	INY-0440835	Sign Repairs	06/22/2023	1,953.24	07/06/2023	225-575-320 PROFESSIONAL SERVICES	623
6806	YESCO, LLC	INY-0442646	Reader Board	07/01/2023	95.00		225-575-320 PROFESSIONAL SERVICES	723
Total 6806:					2,048.24			
Grand Totals:					802,470.42			

Dated: _____

Mayor: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<->} 2201

Report Criteria:

License.Status = "Active"

Business.Orignation date = 6/29/2023-07/11/2023

Business Name	Name	Location	Location City	Location State	Location Zip	Business Tel	Description	Occupation
Lobo Roofing Inc	Imtiaz Ahmed	1625 N Virginia St	Reno	NV	89503	775-342-8969	Contractor	Roofing Contractor #88618
Trane US Inc	President, Donald E.	5595 Equity Ave Suite 100	Reno	NV	89502	608-787-2032	Contractor	HVAC Sales & Service, Cont #
SR Builder	Sergio Rodriguez	4350 Arville St. Suite 400	Las Vegas	NV	89103	702-521-2455	Contractor	Residential & Small Commerci
Cricket Wireless	Sun Com Mobile LLC	1030 Inglewood Dr Ste 105 B	Fernley	NV	89408	847-521-2355	Telecommunication Sale	Retail wireless store selling ph
Fun N Fancy Creations	Peni J Dawes	1312 Rouge River Rd	Fernley	NV	89408	707-536-3348	Hobby/Crafter, Sewing, J	Crafter: wreaths, home decor,
Royalty Design Co., LLC	Brooke Barone	7635 Rolling Clouds Drive	Reno	NV	89506	775-433-8829	Wholesale and/or Retail	Retail sales: clothing, accesori
Earth Tech, LLC	Chris Betts & Kim Be	681 Edison Way	Reno	NV	89502	775-771-3288	Engineering Services	Geotechnical engineering & co
Grand Totals:								
7								

Report Criteria:

License.Status = "Active"

Business.Orignation date = 6/29/2023-07/11/2023



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: July 19, 2023

REPORT TO: Mayor and City Council

REPORT FROM: Shay League

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion
Consent

AGENDA ITEM:

(For Possible Action) Final subdivision map (FSM21003) for Donner Trails 12B.

AGENDA ITEM BRIEF:

If approved, this item will create 61 SF6 parcels from the existing 11.24-acre parcel, APN: 021-201-57, which is designated by the comprehensive master plan as single-family residential (SFR). SF6 is the single-family zone with a 6,000 square foot minimum lot size and is an equivalent zoning district of SFR. This parcel is generally located northeast of Langdon Street, west of Endeavor Lane, and south of Madison Road. For reference, the primary access point from US 50A nearest this portion of Donner Trails is Emigrant Way.

RECOMMENDED MOTION:

"I move to approve the consent agenda as listed."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

"I move to transfer item 2.4 from the consent agenda to the public hearing section of this agenda, as I would like to discuss this item in more detail."

Note: Though no further specific language has been provided, all motions consistent with Fernley City Council parliamentary procedure are appropriate.

BACKGROUND:

The tentative subdivision map (TSM 2019-002) for 105 parcels was approved by City Council on March 4, 2020. The Donner Trails Phase 12A final subdivision map for 45 parcels was approved by Council January 6, 2021. The Donner Trails Phase 12B final subdivision map for 61 parcels was submitted August 10, 2021.

NRS 278.360 1.(a)(2) requires that when phasing a final map, the next map in the series be presented to the governing body within two years following approval of the first portion. The same NRS section authorizes planning commission to grant extensions of time on this deadline, which planning commission did on January 11, 2023.

This is the final map for the entire Donner Trails subdivision. As of this report date (July 10, 2023), the developer has completed all conditions of approval, apart from a 10% bond against the civil improvements constructed. This item is expected to be fulfilled by the July 19, 2023 City Council meeting; staff will request this item be pulled from the consent agenda if that item is not settled.

ANALYSIS:

The final subdivision map and associated civil improvement plans were reviewed by staff and found to be technically correct, conforming to local ordinances and state law. This final map is in substantial compliance with the approved tentative map.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

General:

- [Nevada Revised Standards \(NRS\), Chapter 278](#)- Planning and Zoning
- [City of Fernley Comprehensive Master Plan](#), August 2018
- [Fernley Municipal Code \(FMC\), Title 32](#)- Development Code

Specific:

- [FMC Section 32.03.030\(f\)\(1 & 2\)](#) – Tentative subdivision maps / Final subdivision maps (tract maps)
- [NRS 278.330 – 278.460](#) – Subdivision of Land: Tentative Maps & Final Maps

Note: This list is provided for reference and is not all-inclusive. The City of Fernley Planning Department will ensure all links operate until the 07/19/2023 City Council meeting, but does not guarantee link function and accuracy after that date.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. FSM21003 Donner Trails 12B

OWNERS' CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, GENICA NEVADA LLC, A NEVADA LIMITED LIABILITY COMPANY, IS THE OWNER OF THE TRACT OF LAND REPRESENTED ON THIS PLAT, AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AND THAT THE STREETS AND AVENUES SHOWN ARE HEREBY DEDICATED AND SET APART TO BE USED AS PUBLIC THOROUGHFARES FOREVER, AND THAT ALL EASEMENTS FOR DRAINAGE, UTILITY INSTALLATION AND ACCESS SHOWN ARE DEDICATED AS PERMANENT EASEMENTS FOR THE STATED PURPOSES. IN WITNESS WHEREOF THE UNDERSIGNED HAS AFFIXED HIS NAME, THE OWNER HEREBY GRANTS TO ALL PUBLIC UTILITIES AND THE CITY OF FERNLEY, A PERMANENT EASEMENT SHOWN ON THIS PLAT FOR THE CONSTRUCTION AND MAINTENANCE OF DRAINAGE AND UTILITY SYSTEMS, TOGETHER WITH THE RIGHT TO ACCESS THERETO FOREVER. THE WATER AND SEWER FACILITIES AND ASSOCIATED APPURTENANCES ARE HEREBY DEDICATED TO THE CITY OF FERNLEY.

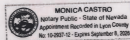
GENICA NEVADA LLC, NEVADA LIMITED LIABILITY COMPANY

LARRY LES, MANAGING MEMBER 3/1/2022
DATE

STATE OF Nevada } S.S.
COUNTY OF Lyon }

ON THIS 2 DAY OF Mar 2022 Larry Les OF GENICA NEVADA LLC, A NEVADA LIMITED LIABILITY COMPANY, DID PERSONALLY APPEAR BEFORE ME AND UPON OATH DID DEPOSE AND SAY THAT HE EXECUTED THE ABOVE INSTRUMENT, IN WITNESS WHEREOF I HERETO SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

Monica Castro
NOTARY PUBLIC
MY COMMISSION EXPIRES 9/3/26



SECURITY INTEREST HOLDER'S CERTIFICATE

THIS IS TO CERTIFY THAT LEIGH RODNEY AND CLARE F. RODNEY, CO-TRUSTEES OF THE RODNEY FAMILY TRUST AGREEMENT (AS RESTATED 2016 w/1/s DATED JANUARY 28, 2016) AS BENEFICIARY OF THE DEED OF TRUST RECORDED SEPTEMBER 4, 2020, AS DOCUMENT NO. 620889, OFFICIAL RECORDS LYON COUNTY, NEVADA, HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT PER DOCUMENT NO. OFFICIAL RECORDS OF COUNTY, NEVADA.

UTILITY COMPANY APPROVAL

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED CABLE TV AND UTILITY COMPANIES.

Katharine Rose, 3/8/22
NAME / TITLE (PRINT) DATE
KATHARINE ROSE, 14000 R/W AGENT

Donna Gordon, 3-8-2022
NAME / TITLE (PRINT) DATE
DONNA GORDON, MGR CSP PLANNING

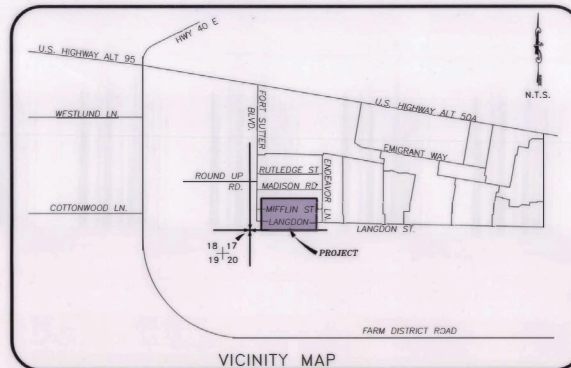
Evelyn Cruz, 3/8/22
NAME / TITLE (PRINT) DATE
EVELYN CRUZ, Engineer

Armando Salas, 6/26/27
NAME / TITLE (PRINT) DATE
ARMANDO SALAS, Construction Manager

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNERS SHOWN HEREON ARE THE OWNERS OF RECORD OF SAID LAND; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS (EXCEPT DOC. NO. 620889) AND THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW:

WESTERN TITLE COMPANY DATE
NAME / TITLE (PRINT)



NORTH LYON COUNTY FIRE PROTECTION DISTRICT CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS FINAL MAP AND HAVE NO OBJECTIONS TO THE APPROVAL OF THIS MAP.

NORTH LYON COUNTY FIRE PROTECTION DISTRICT DATE
NAME / TITLE (PRINT)

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE STATE OF NEVADA DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO REVIEW OF APPROVAL IN THIS OFFICE.

Malcolm J. Wilson, P.E., 8/3/2022
NAME / TITLE (PRINT) DATE
MALCOLM J. WILSON, P.E. / Chief Water Rights Section

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS APPROVED BY THE NEVADA DIVISION OF ENVIRONMENTAL PROTECTION OF THE STATE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES. THIS APPROVAL CONCERNS SEWAGE DISPOSAL, WATER POLLUTION, WATER QUALITY, AND WATER SUPPLY FACILITIES AND IS PREDICATED UPON PLANS FOR A PUBLIC WATER SUPPLY AND A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE.

April Holt, P.E., 6-16-2023
NAME / TITLE (PRINT) DATE
APRIL HOLT, P.E.

CITY COUNCIL APPROVAL

I HEREBY ATTEST THAT THIS FINAL MAP WAS APPROVED AND ACCEPTED BY THE FERNLEY CITY COUNCIL ON THE ____ DAY OF ____, 20__.

CITY COUNCIL DATE
NAME (PRINT)

SURVEYOR'S CERTIFICATE

1. MICHAEL TALONEN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, CERTIFY THAT:
2. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF GENICA NEVADA LLC, A NEVADA LIMITED LIABILITY COMPANY.
3. THE LANDS SURVEYED LIE WITHIN THE SW1/4 OF SECTION 17, T20N, R25E, M.D.M. AND THE SURVEY WAS COMPLETED ON FEBRUARY 1, 2017.
4. THE MONUMENTS WILL BE OF THE CHARACTER SHOWN AND WILL OCCUPY THE POSITIONS INDICATED BEFORE THE SALE OF ANY LOT AND THAT AN APPROPRIATE PERFORMANCE BOND HAS BEEN POSTED WITH THE GOVERNING BODY TO ASSURE THEIR INSTALLATION AFTER 6 MONTHS FROM THE DATE OF RECORDATION.

Michael Talonen, 8-15-2022
NAME (PRINT) DATE
MICHAEL TALONEN (PLS)

CITY OF FERNLEY SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS FINAL MAP HAS BEEN REVIEWED AND APPROVED.

CITY OF FERNLEY SURVEYOR DATE
NAME (PRINT)

CITY OF FERNLEY CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF FERNLEY WATER, WASTEWATER, ROADWAY AND DRAINAGE STANDARDS AND REGULATIONS AND THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED OR PROPER FINANCIAL SECURITY HAS BEEN POSTED GUARANTEEING COMPLETION OF THE IMPROVEMENTS. IT IS ALSO CERTIFIED THAT THIS FINAL MAP IS IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP AND ALL CONDITIONS OF APPROVAL HAVE BEEN SATISFIED. IN ADDITION ALL OFFERS OF DEDICATION FOR ALL PUBLIC ROADWAYS WERE REJECTED WITH THE RESERVATION TO ACCEPT SAID OFFERS AT A LATER DATE.

ENGINEER DATE
NAME (PRINT)
ADMINISTRATOR DATE
NAME (PRINT)

COUNTY CLERK'S CERTIFICATE

LYON COUNTY CLERK/TREASURER HEREBY CERTIFY THAT THERE ARE NO LIENS OR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON PROPERTY THE SUBJECT OF THIS MAP (APN 21-201-57).

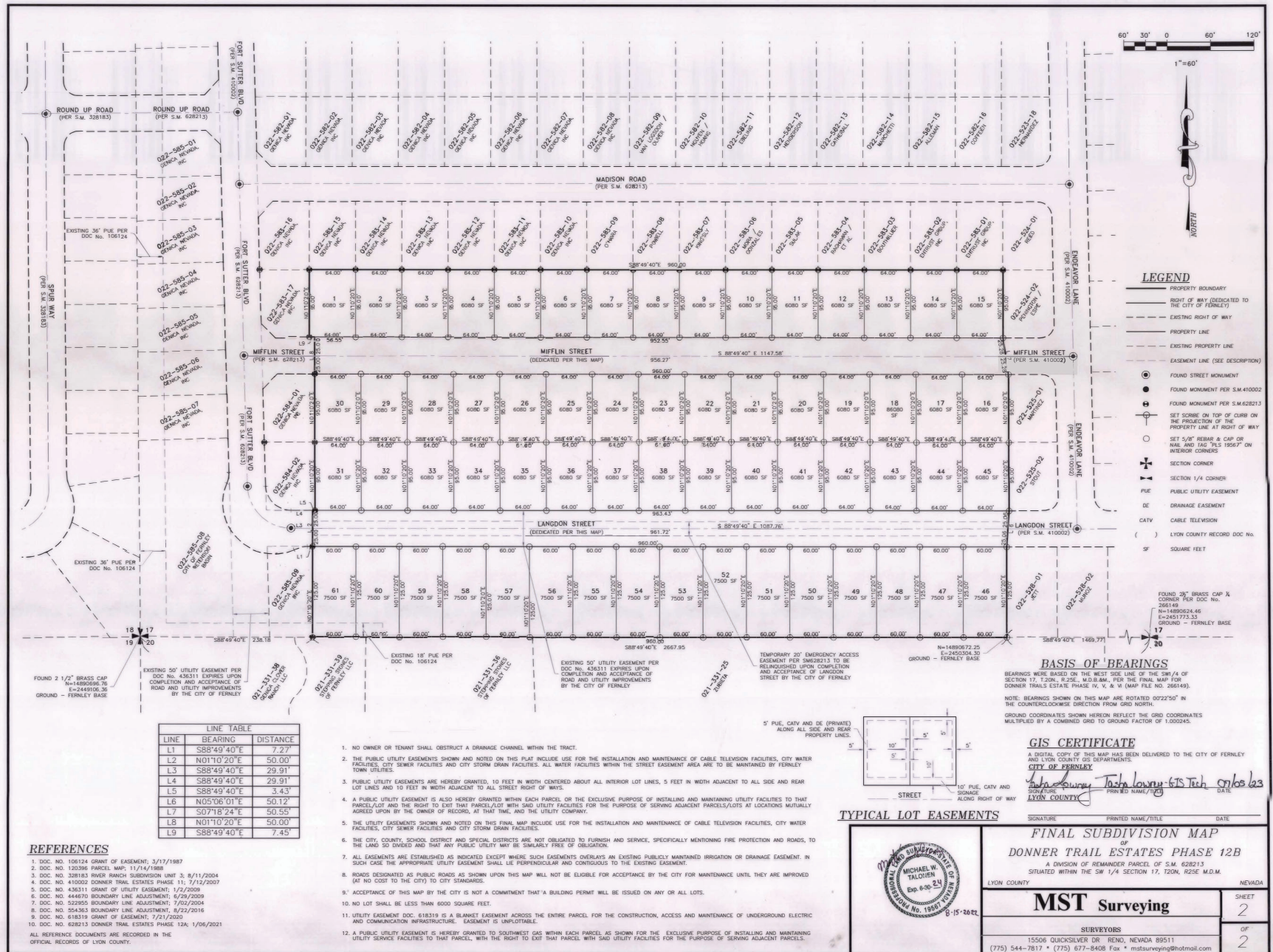
LYON COUNTY CLERK / TREASURER DATE
NAME (PRINT)

RIGHT TO FARM

THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS SET FORTH IN THE CITY OF FERNLEY CODE.

RECORDER'S CERTIFICATE T.C.I.D. I.D. NO. 17-004 TOTAL AREA ±11.24 AC

FILED FOR RECORD AT THE REQUEST OF _____ ON THIS ____ DAY OF ____ 20____ AT ____ MINUTES PAST ____ O'CLOCK, ____ M., OFFICIAL RECORDS OF LYON COUNTY, NEVADA	FILE NO. _____	COUNTY RECORDER BY: _____ DEPUTY
FINAL SUBDIVISION MAP OF DONNER TRAIL ESTATES PHASE 12B A DIVISION OF THE OF REMAINDER PARCEL OF S.M. 628213 SITUATED WITHIN THE SW 1/4 SECTION 17, T20N, R25E M.D.M.		SHEET 1 OF 2
MST Surveying		15506 QUICKSILVER DR. RENO, NEVADA 89511 (775) 544-7817 • (775) 677-8408 Fax • mstsurveying@hotmail.com





CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: July 19, 2023

REPORT TO: Mayor and City Council

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) Tentative Subdivision Map application (TSM23001) from Wood Rodgers on behalf of Clements Ranching LLC to create 241 single-family detached lots on a site ± 72.54 acres in size and generally located north of Farm District Road at the intersection of Clearwater Parkway (APN: 021-341-18).

AGENDA ITEM BRIEF:

The application is requesting 241 single-family lots which vary in size from $\pm 6,000$ to $\pm 42,855$ square feet. The larger lots are located at the perimeters of the project to provide buffering for neighboring properties from denser development.

RECOMMENDED MOTION:

Approval

"I move to approve the tentative subdivision map for Clements Ranch associated with TPM23001 based on approval criteria TM1 through TM11 and the facts supporting these criteria as set forth in the staff report. I further recommend adoption of conditions of approval 1 through 32 as listed in the staff report."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Denial

"Based on information received in written materials and at the public hearings on this matter, I move to deny the tentative subdivision map for Clements Ranch associated with TSM23001. I have determined the proposed changes are detrimental to the public's health, safety, and general welfare and am unable to make finding(s) _____ as it relates to _____. Therefore, I cannot recommend approval of the tentative subdivision map."

Note: Though no further specific language has been provided, all motions consistent with City of Fernley City Council parliamentary procedure are appropriate.

BACKGROUND:

This developer has previously applied for a master plan amendment, zoning map amendment, and development agreement. City Council unanimously approved all three (MPA22003 / ZMA22008 / DA22003) on December 21, 2022.

As a result, the master planned land use for this tentative subdivision map is Single Family Residential (SFR) and the zone is Residential – Single Family, 6,000 square feet minimum lot size (SF6). DA22003 (attached for your reference) limits home sizes and lot types adjacent to neighboring parcels. This was negotiated between the developer and City of Fernley to address adjacency issues that arise when a single-family neighborhood is constructed on formerly rural land.

ANALYSIS OF APPROVAL CRITERIA:

Recommendations and decisions on tentative maps shall be based on consideration of all the following criteria:

TM1. Compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal, and, where applicable, individual systems for sewage disposal;

Conditions of approval 6 and 24 are intended to keep dust erosion from polluting the air. No other significant sources of air pollution were identified. The developer is to keep vehicles from using the future development parcel and is responsible for ensuring any dust concerns are mitigated. Further, since they will be grading the future development parcel at this juncture, the developer is required to revegetate that parcel once graded.

To ensure compliance with environmental and health laws and regulations concerning solid waste disposal, staff added condition of approval 22, which requires proof that the project complies with Waste Management's procedures and that Waste Management intends to provide solid waste disposal for the community.

Water and sewer services will be provided by City of Fernley. To ensure City of Fernley systems maintain compliance with applicable regulations once the project is developed, staff included conditions of approval 17 - 20, & 23.

The developer must conduct water and sewer modeling to determine if adequate public facilities are in place. If adequate facilities are not in place, the developer will construct them in addition to all infrastructure within the development itself. The developer will grant easements so that City of Fernley may maintain the water and sewer infrastructure once built. Finally, the developer is responsible for constructing and maintaining storm water treatment and drainage structures.

TM2. Availability of water that meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

Each of the 241 single-family parcels requires 1.12 acre-feet of surface water to be dedicated to City of Fernley to provide municipal services, for a total of 269.92 acre-feet. Should the applicant instead provide ground water rights, which is a rare occurrence, the City Engineer will make the appropriate calculation based on lot size and number of lots. The applicant has indicated they have sufficient water rights for the proposed tentative subdivision map.

Additionally, in accordance with Fernley Municipal Code Section 32.09.035, the applicant shall dedicate to the city, as a condition precedent to approval of a final subdivision map, the surface water or groundwater rights reasonably necessary to ensure an adequate water supply to serve all parcels or lots within the project. Staff added condition 16 to make the need for dedication of water rights very clear. If the applicant is unable to dedicate the appropriate amount of water rights, their final subdivision map will not be approved by City of Fernley.

TM3. Availability and accessibility of utilities;

City of Fernley has an existing sewer main underneath Red Rock Road that the project may connect to. There is also an 18" water main along Farm District Road that can provide water to this project. Because this is infill development, this project will be using City utility infrastructure that is already in place.

This site will use NV Energy for electrical service and Southwest Gas for gas service. The developer advised that both gas and electric utilities are available north of US50A, and again at Quick Cal Road. NRS 278.374 requires that public utilities sign a certificate on the final map before it may be recorded. Staff are confident that the utility companies will not sign off until the utilities are in place and available to serve the community and the developer has dedicated sufficient access easements.

TM4. Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks;

Students within this subdivision will attend East Valley Elementary School, Silverland Middle School, Fernley Intermediate School, and Fernley High School. This tentative map was forwarded to Lyon County School Board in accordance with NRS 278.346; the board did not indicate a school site is needed within the area.

This subdivision is infill development located within areas already served by Lyon County Sheriff's Department and the North Lyon County Fire Protection District. It will be served by the sheriff substation on Main Street (± 4.5 miles away) and is very near fire station 62 (± 0.4 miles away). Those distances were calculated to the proposed subdivision entrance at Clements Ranch Parkway, which is expected to continue across Farm District Road from the existing Clearwater Parkway.

The question of automobile transportation is addressed thoroughly in the sections regarding conformance with the master streets and highways plan, as well as the section regarding the effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision. All streets within the subdivision are required to have sidewalks, which will allow pedestrian access.

This subdivision is directly across Farm District Road from the existing Autumn Winds Park. To ensure the park is easily accessible to pedestrians, and to further improve walking as a mode of transportation, staff wrote condition of approval 7 which requires installation of a lighted crosswalk. In addition to the existing neighborhood park, the developer has dedicated 3.3 acres to construct a new park. Our parks master plan does not call for a park in this area, but it does specifically identify the need for sports fields throughout Fernley. To address that need, the developer has included a 1.25-acre flat sports field within the park to

serve as a recreational facility for this neighborhood and the rest of our Fernley community.

TM5. Consistency with the zoning district regulations;

This tentative map largely conforms with zoning district regulations. A minor concern is that lots 239-241 and the ±11.36-acre parcel reserved for future development have a mixed-use zone and land use designation as currently drawn. Staff are confident this condition of approval 11 will ensure the parcels created through this map bear the appropriate land use designation and are zoned as was intended through the MPA/ZMA process.

The 11.36-acre parcel reserved for future development will be zoned MDR14 (Medium Density Residential, 14 dwelling units per acre) and designated with the land use MR (Mixed Residential). The 241 single family lots will be zoned SF6 (Single Family Residential, 6,000 square foot minimum lot size) and master planned SFR (Single Family Residential).

As mapped, these parcels meet all requirements of the SF6 zone, to include:

- 6,000 square feet minimum lot size
- 35' minimum lot frontage
- 60' minimum lot width
- 65' minimum corner lot width.

TM6. Conformity with the master streets and highways plan;

Fernley's streets and highways were addressed by the "City of Fernley Transportation Master Plan" dated July 2020. This project may help City of Fernley achieve one of our capital improvement goals earlier than intended. In the transportation plan, paving a northern extension of Red Rock Road to US50A was recommended as a roadway capacity and safety improvement. It is very likely that the developer will need to complete this extension early on our behalf to ensure appropriate access to their development.

TM7. Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision;

The applicant provided a traffic impact study prepared by Headway Transportation and dated April 17, 2023. The baseline data was obtained on a mid-weekday in October 2021 with schools in regular session. All graphics and data in the analysis of this approval criterion are directly from that report.

The study considered the following intersections:

- Existing intersection at US50A and Red Rock Road
- Proposed intersection at Clements Ranch Parkway and Red Rock Road
- Existing intersection at Clearwater Parkway and Farm District Road, with the proposed addition of Clements Ranch Parkway.

The entire Clements project (including these 214 detached single-family homes, as well as an additional 159 attached single-family homes planned for the northern medium density residential parcel) is expected to generate an extra 3,148 trips per day. Of those trips, 245 will occur during the morning peak time and 318

will occur during the evening peak time. Peak morning hours are 6 – 9 AM and peak evening hours are 3 – 6 PM; these hours typically contain the heaviest traffic conditions.

Table 1: Level of Service Definition for Intersections

Level of Service	Brief Description	Average Delay (seconds per vehicle)	
		Signalized Intersections	Unsignalized Intersections
A	Free flow conditions.	< 10	< 10
B	Stable conditions with some affect from other vehicles.	10 to 20	10 to 15
C	Stable conditions with significant affect from other vehicles.	20 to 35	15 to 25
D	High density traffic conditions still with stable flow.	35 to 55	25 to 35
E	At or near capacity flows.	55 to 80	35 to 50
F	Over capacity conditions.	> 80	> 50

Source: *Highway Capacity Manual, 6th Edition*

The table above defines the levels of service used below on a scale of A through F with A being very good, C being average, and F being very poor.

The level of service currently projected for peak hours at US50A / Red Rock Road and Clearwater Parkway / Farm District Road is LOS B or better. LOS B corresponds to a 10 to 15 second average delay per vehicle. If the entire project is constructed, the level of service projected for the northbound left turn from River Rock Road to US50A is projected to decrease from LOS B to LOS C and all other levels of service are projected as LOS B or better. LOS C corresponds to a 15 to 25 second average delay per vehicle.

City of Fernley has adopted the standard LOS of D as the minimum acceptable LOS for the city's roadways. With that requirement as the baseline, this traffic report found that all intersections listed above are expected to operate at acceptable overall levels for at least the next 20 years.

Though no improvements are recommended to address levels of service, the traffic study does recommend the shared turn lane on Farm District Road be restriped as an eastbound left turn lane from Farm District Road to the proposed Clements Ranch Parkway. This is due to the types of left-turn queuing observed and projected on Farm District Road. Staff Included this recommendation in condition of approval 9.

TM8. Physical land characteristics, such as floodplain, slope, soil, and elevation differentials with abutting properties;

This site is not a part of a floodplain. As part of their submission, the developer provided a preliminary technical drainage report and geotechnical due diligence report. Staff screened recommendations from these reports and found no items of concern.

TM9. Recommendations and comments of review bodies;

Lyon County School District, Fernley Post Office, NV Energy, Charter Communications, and Southwest Gas, were provided with the review materials for this item and did not provide comment. North Lyon County Fire

Protection District, Lyon County Assessor's Office, and AT&T, responded that they have no adverse comments or concerns regarding this application. All comments from our contracted review firm, Shaw Engineering, were reviewed by the City Engineer and incorporated into the conditions of approval where appropriate.

Truckee Carson Irrigation District (TCID) states that their organization possesses easements within this parcel and the applicant will need to apply with them for an official review. In accordance with Nevada Revised Statutes (NRS) 278.377, the final map will contain a certificate for TCID which requires their signoff. This will ensure the developer fulfills any obligations to TCID before the final subdivision map may be recorded.

TM10. Conformity to the master sewer and water utility plan;

This project conforms to both the master sewer and water utility plan. Because it is infill development, it will be connected to existing water and sewer lines. Aside from internal infrastructure needed to distribute utilities to each parcel, no additional city infrastructure has been identified as needed at this time.

TM11. Compliance with this Code and all other applicable regulations.

Planning and Engineering staff actively screened all requirements in Fernley Municipal Code and DA22003 and have determined there are no compliance issues.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

General:

- Nevada Revised Standards (NRS), [Chapter 278](#) - Planning and Zoning
- City of Fernley [Comprehensive Master Plan](#), August 2018
- Fernley Municipal Code (FMC), [Title 32](#) - Development Code
- City of Fernley Department of Public Works - [Design Standards & Review Guidelines](#), May 2008
- City of Fernley Department of Public Works - [Design Standards Details](#), July 2022

Specific:

- FMC [Section 32.02.080](#) - Zoning district boundaries
- FMC Section [32.03.060\(f\)\(1\)](#) - Tentative subdivision maps
- FMC [Section 32.06.070](#) - Residential - Single-family (SF20, SF12, SF9, SF6)
- FMC [Section 32.09](#) - Development Standards
- FMC [Section 32.13.020](#) - Reimbursement agreements

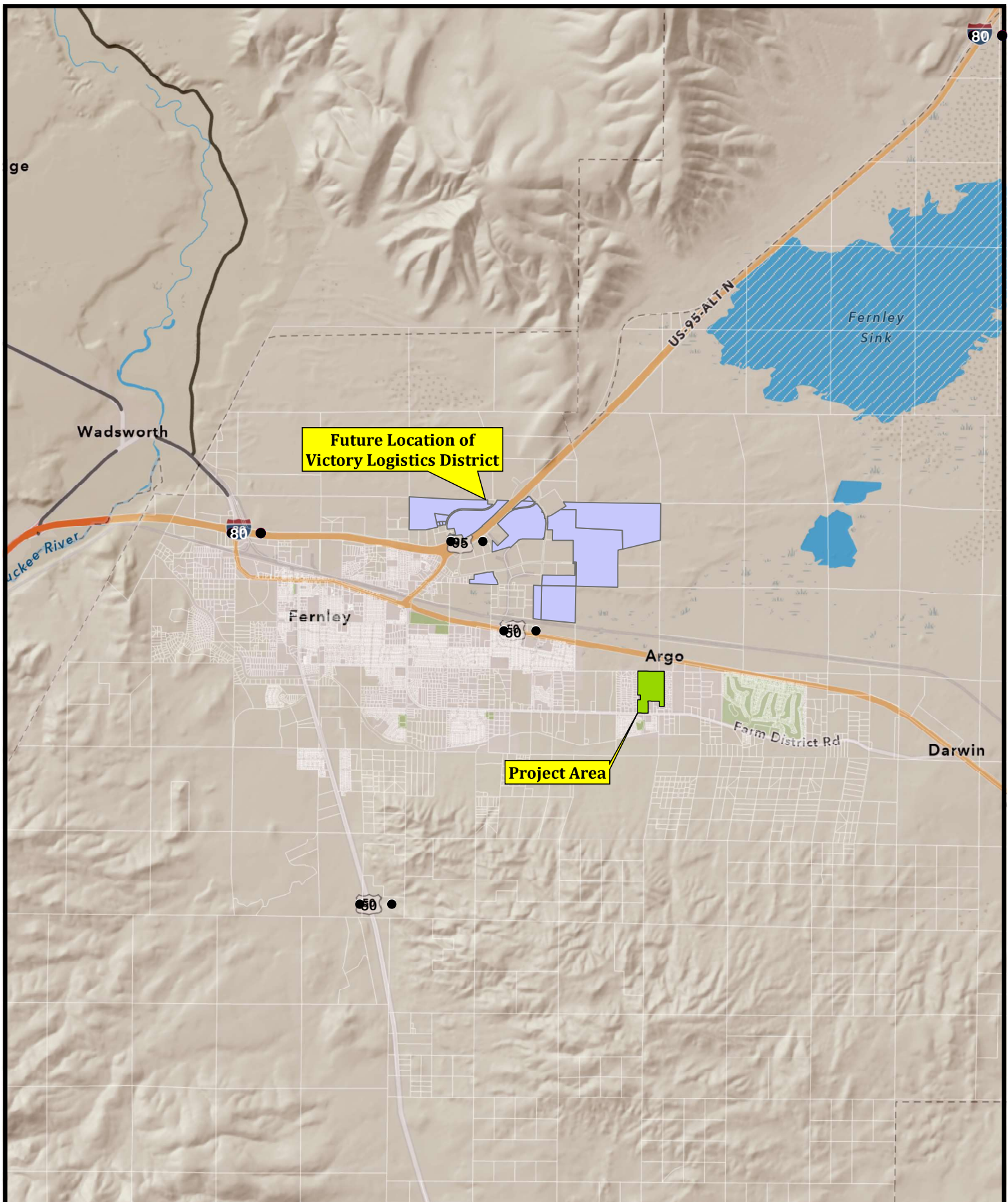
Note: This list is provided for reference and is not all-inclusive. The City of Fernley Planning Department will ensure all links operate until the 07/19/2023 City Council meeting, but does not guarantee link function and accuracy after that date.

FINANCIAL IMPLICATIONS:

N/A

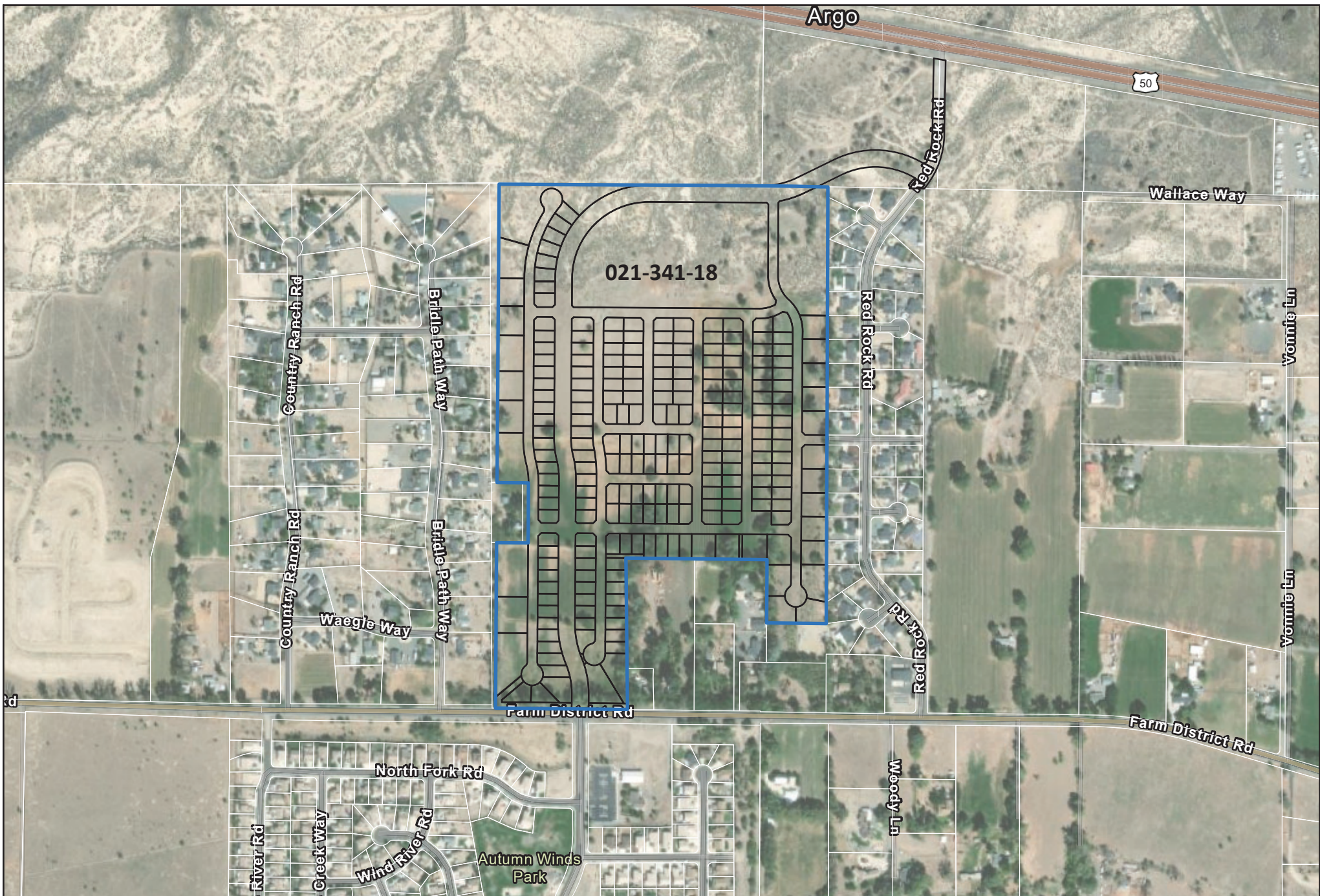
ATTACHMENTS:

1. TSM23001 Vicinity Map
2. TSM23001 Aerial Map and Site Plan
3. TSM23001 Master Plan Map
4. TSM23001 Zoning Map
5. TSM23001 Conditions of Approval
6. TSM23001 Traffic Report Overview
7. TSM23001 Applicant Report
8. DA22003 Recorded as #666752



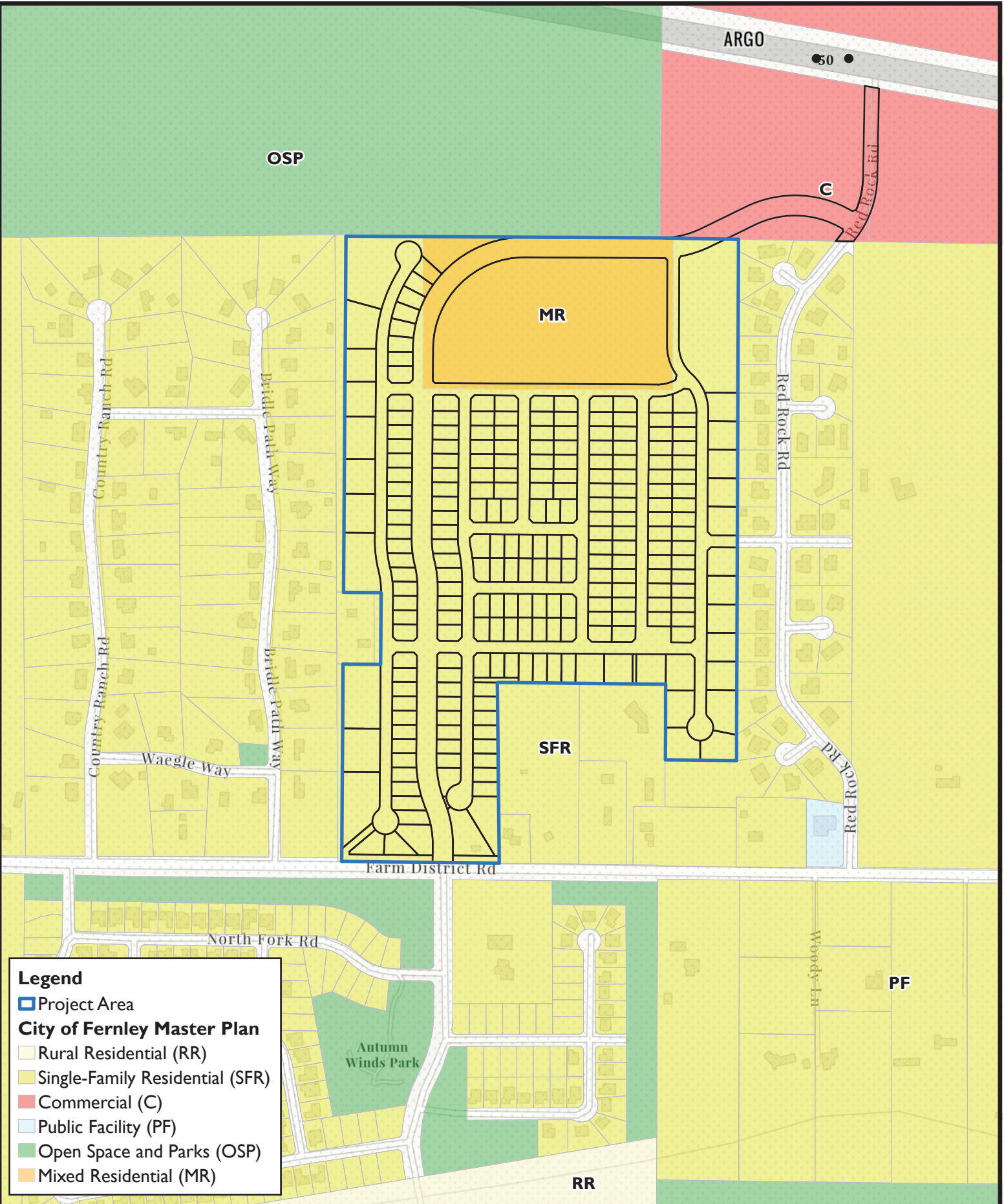
Vicinity Map
Clements Ranch Property TM
April 2023

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



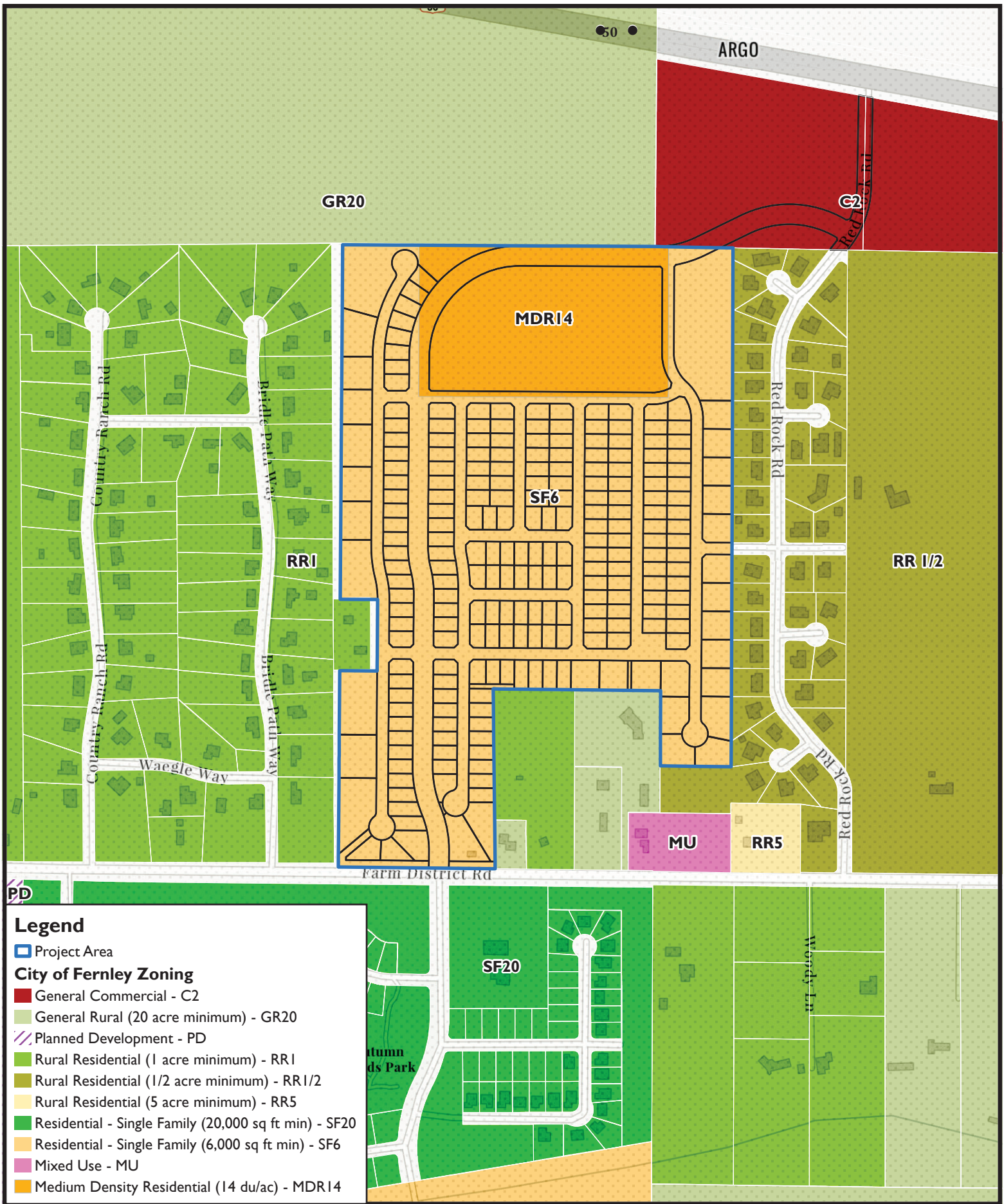
Aerial Map Site Plan **Clements Ranch Property TM** **April 2023**

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



Master Plan
Clements Ranch Property™
April 2023

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



Zoning **Clements Ranch Property TM**

April 2023

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

Conditions of Approval for TSM23001

Tentative Subdivision Map

SCOPE AND DURATION OF APPROVAL

1. APPROVAL:

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

2. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO RESIDENTIAL SINGLE-FAMILY DEVELOPMENT WITH A MAXIMUM OF 241 DETACHED SINGLE-FAMILY LOTS ON A ±72.54-ACRE SECTION OF THE ±83.9-ACRE PARCEL GENERALLY LOCATED NORTH OF FARM DISTRICT ROAD AT THE INTERSECTION OF CLEARWATER PARKWAY (CURRENT APN: 021-341-18).

3. EXPIRATION DATE:

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

4. GOVERNING DOCUMENTS:

ALL CITY OF FERNLEY MUNICIPAL CODE OR DEVELOPMENT CODE REFERENCES HEREIN PERTAIN TO THE VERSION OF THE CODE ESTABLISHED BY ORDINANCE NUMBER 2020-005, UNLESS OTHERWISE NOTED. THE DEVELOPER MAY SUBSTITUTE REQUIREMENTS ESTABLISHED IN FUTURE CITY OF FERNLEY MUNICIPAL CODE UPDATES, IF APPROVED BY THE ADMINISTRATOR.

THE DEVELOPER SHALL ALSO COMPLY WITH ALL STANDARDS FOUND WITHIN "CITY OF FERNLEY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS & REVIEW GUIDELINES" OF MAY 2008, "CITY OF FERNLEY STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION" OF JULY 15, 2008, AND "CITY OF FERNLEY COMPREHENSIVE MASTER PLAN" OF AUGUST 2018.

THIS DEVELOPMENT IS ALSO SUBJECT TO DEVELOPMENT AGREEMENT (DA22003) BETWEEN CLEMENTS RANCHING, LLC, AND CITY OF FERNLEY, WHICH WAS RECORDED IN LYON COUNTY ON 02/10/2023 AS DOCUMENT NUMBER 666752. IN PLACES WHERE CITY OF FERNLEY MUNICIPAL CODE AND THE DEVELOPMENT AGREEMENT ARE INCONSISTENT, THE DEVELOPMENT AGREEMENT SHALL TAKE PRECEDENCE.

DESIGN STANDARDS

5. ADJACENCY:

WHERE APPLICABLE, ADJACENCY STANDARDS ARE TO BE DETERMINED BY THE DEVELOPMENT AGREEMENT (DA22003) BETWEEN CLEMENTS RANCHING, LLC, AND CITY OF FERNLEY. IN ADDITION, FERNLEY CITY COUNCIL GRANTS THE DEVELOPER PERMISSION TO DEVELOP LOTS A MINIMUM OF 6,000 SQUARE FEET ALONG THE EASTERN BOUNDARY ADJACENT TO APN: 021-341-11 AND APN: 021-341-19.

IN EXCHANGE FOR THIS CONSIDERATION, THE DEVELOPER SHALL LIMIT HOMES ALONG THESE BOUNDARIES TO A SINGLE STORY. SHOULD THE DEVELOPER NO LONGER WISH TO LIMIT THESE HOMES TO A SINGLE STORY, THE ADJACENCY STANDARDS REQUIRED ALONG THIS BOUNDARY SHALL REVERT TO THOSE OUTLINED IN FERNLEY MUNICIPAL CODE.

Conditions of Approval for TSM23001

Tentative Subdivision Map

6. FUTURE DEVELOPMENT PARCEL:

THE DEVELOPER SHALL PROVIDE REVEGETATION PLANS FOR THE FUTURE DEVELOPMENT PARCEL, SUBJECT TO APPROVAL OF THE CITY ENGINEER.

THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF THIS PARCEL, INCLUDING DUST CONTROL. THE PROPERTY OWNER SHALL FURTHER BE RESPONSIBLE FOR KEEPING MOTORIZED VEHICLES OFF THE PROPERTY UNTIL DEVELOPMENT OCCURS. THIS MAY INCLUDE FENCING THE PROPERTY OR OTHER SUCH MEASURES DETERMINED NECESSARY BY THE LYON COUNTY SHERIFF'S DEPARTMENT, THE CITY CODE ENFORCEMENT OFFICIAL, THE CITY ENGINEER, THE PUBLIC WORKS DIRECTOR, OR THE ADMINISTRATOR.

7. PEDESTRIAN CIRCULATION:

A RAPID FLASHING PEDESTRIAN CROSSING WITH FULL CROSSWALK STRIPING SHALL BE PROVIDED ON THE WEST LEG OF THE CLEAR WATER PARKWAY AND FARM DISTRICT ROAD INTERSECTION TO ESTABLISH PEDESTRIAN CONNECTIVITY TO AUTUMN WINDS PARK.

THE DEVELOPER SHALL FURTHER PROVIDE PEDESTRIAN ACCESS ALONG AND/OR AROUND THE EMERGENCY VEHICLE GATES AND ACCESS LANES, SUBJECT TO APPROVAL OF THE FIRE MARSHALL.

THE DEVELOPER SHALL ALSO PROVIDE A SIDEWALK OR ASPHALT PATH ALONG FARM DISTRICT ROAD IN COMMON AREA B WHICH TIES INTO THE PEDESTRIAN CROSSING AT CLEAR WATER PARKWAY AND FARM DISTRICT ROAD. ALL THREE ITEMS ARE SUBJECT TO APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND ADMINISTRATOR.

8. INTERNAL ACCESS AND CIRCULATION:

THE DEVELOPER SHALL USE APPROPRIATE STRIPING AND SIGNAGE TO MINIMIZE TRAFFIC CONFLICT WITHIN THE DEVELOPMENT SITE FOR THE LIFE OF THE PROJECT.

ALL EMERGENCY VEHICLE ACCESS ROUTES SHALL BE PAVED.

IF PHASED, THE DEVELOPER SHALL CONSTRUCT CLEMENTS RANCH PARKWAY WITH CONNECTION TO RED ROCK ROAD AND FARM DISTRICT ROAD AS PART OF PHASE 1. AT A MINIMUM, TRAVEL LANES, CURB, GUTTER, AND THE SHARED USE PATH SHALL BE CONSTRUCTED FOR THE PORTIONS OF CLEMENTS RANCH PARKWAY THAT ARE NOT ASSOCIATED WITH THE CURRENT DEVELOPMENT PHASE. THE MEDIAN, SIDEWALK, AND LANDSCAPING SHALL BE CONSTRUCTED WITH EACH PHASE OF DEVELOPMENT.

THE DEVELOPER SHALL COMPLY WITH ANY OTHER REQUIREMENTS PERTAINING TO ACCESS AND CIRCULATION OF THE CITY OF FERNLEY AND NORTH LYON COUNTY FIRE PROTECTION DISTRICT, SUBJECT TO APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, FIRE CHIEF, AND PUBLIC WORKS DIRECTOR.

9. FARM DISTRICT TURN LANE:

PER RECOMMENDATION OF THE TRAFFIC IMPACT STUDY PREPARED BY HEADWAY TRANSPORTATION AND DATED APRIL 17, 2023, THE DEVELOPER SHALL INSTALL A DEDICATED EASTBOUND LEFT-TURN LANE IN PLACE OF THE TWO-WAY LEFT-TURN LANE (TWLTL) ON FARM DISTRICT ROAD AT CLEMENTS RANCH PARKWAY. BASED ON NDOT'S ACCESS MANAGEMENT SYSTEM AND STANDARDS, THE EASTBOUND LEFT-TURN LANE SHOULD BE AT LEAST 350 FEET LONG AND CONSIST OF 300 FEET OF POCKET, PLUS 50 FEET OPEN, WITH EXISTING TWLTL BEYOND THAT.

Conditions of Approval for TSM23001

Tentative Subdivision Map

10. RED ROCK ROAD:

A 70-FOOT RIGHT-OF-WAY SHALL BE PROVIDED FOR RED ROCK ROAD BETWEEN CLEMENTS RANCH PARKWAY AND HIGHWAY 50 ALTERNATE. ROADWAY SECTION SHALL INCLUDE AN 8-FOOT SIDEWALK WITH CURB AND GUTTER ON THE WEST SIDE AND TWO 18-FOOT PAVED TRAVEL LANES WITH A 17-FOOT MEDIAN. THE MEDIAN SHALL BE RAISED AND PAVED OR LANDSCAPED. THE EAST SIDE SHALL BE CURB AND GUTTER ONLY.

SHOULD CLEMENTS RANCH PHASE 1 MOVE FORWARD PRIOR TO CITY OF FERNLEY COMPLETING THEIR ALREADY PLANNED RED ROCK ROAD IMPROVEMENTS, THE DEVELOPER SHALL EXECUTE A REIMBURSEMENT AGREEMENT TO THE APPROVAL OF THE ADMINISTRATOR, CITY ATTORNEY, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR FOR THE EXTENSION OF RED ROCK ROAD.

11. ZONING DISTRICT BOUNDARIES:

THE ADMINISTRATOR HAS DETERMINED THE CUMULATIVE INTENT OF ZMA22008 AND THIS TENTATIVE PARCEL MAP APPLICATION WAS NOT TO CREATE MIXED ZONE PARCELS. THEREBY, LOTS 1 - 241 SHALL BE ZONED SINGLE-FAMILY RESIDENTIAL, 6,000 SQUARE FEET MINIMUM LOT SIZE (SF6) AND THE 11.36-ACRE PARCEL RESERVED FOR FUTURE DEVELOPMENT SHALL BE ZONED MEDIUM DENSITY RESIDENTIAL, 14 DWELLING UNITS PER ACRE MAXIMUM (MDR14).

TO ENSURE CONFORMANCE WITH ALL ZONING DISTRICT REGULATIONS, ALL PARCELS WITHIN THIS PROJECT ZONED SF6 SHALL ALSO BEAR THE MASTER-PLANNED LAND USE OF SINGLE-FAMILY RESIDENTIAL (SFR) AND THE 11.36-ACRE PARCEL RESERVED FOR FUTURE DEVELOPMENT SHALL BEAR THE MASTER-PLANNED LAND USE OF MIXED RESIDENTIAL (MR).

FINAL MAP ACCEPTANCE AND RECORDING CONDITIONS

12. FINAL SUBDIVISION MAP PHASING:

IF THE FINAL SUBDIVISION MAP IS PHASED, EACH MAP PHASE SUBMITTED MUST BE DESIGNED TO MEET THE PUBLIC FACILITIES AND IMPROVEMENT STANDARDS AND BE ABLE TO OPERATE INDEPENDENTLY AND AS PART OF OVERALL DESIGN. A PHASING PLAN SHOULD BE SUBMITTED WITH PHASE 1. CHANGES TO THE PHASING PLAN WILL REQUIRE REVIEW AND APPROVAL BY THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR, PRIOR TO IMPLEMENTATION.

13. PARK:

THE PARK SHALL BE DESIGNED BY THE DEVELOPER AND SUBMITTED TO THE CITY FOR REVIEW WITH THE LAST FINAL MAP FOR THE DEVELOPMENT, THOUGH THE DEVELOPER MAY CHOOSE TO SUBMIT IT EARLIER. THE PARK SHALL INCLUDE A FULL-SIZE FLAT FIELD, A TOT LOT, PARKING AREA, AND ASSOCIATED LANDSCAPING. PARK DESIGN AND CONSTRUCTION IS SUBJECT TO APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

Conditions of Approval for TSM23001

Tentative Subdivision Map

14. MAINTENANCE ASSOCIATION:

THE DEVELOPER SHALL SUBMIT A DRAFT MAINTENANCE AGREEMENT WITH CITY OF FERNLEY BEFORE OR ALONGSIDE THE FINAL SUBDIVISION MAP. THE MAINTENANCE AGREEMENT SHALL BE BETWEEN THE CITY OF FERNLEY AND A FUTURE MAINTENANCE ASSOCIATION, WHICH WILL BE ESTABLISHED TO MAINTAIN LANDSCAPING AND FENCING WITHIN THE COMMON AREAS ALONG CLEMENTS RANCH PARKWAY. THE MAINTENANCE ASSOCIATION SHALL ALSO BE RESPONSIBLE FOR MAINTAINING THE PARK AND PLAYING FIELDS, TO INCLUDE ANY JOINT-USE RETENTION AREAS WITHIN THE PARK.

DOCUMENTS ESTABLISHING THE MAINTENANCE ASSOCIATION SHALL ALSO BE SUBMITTED, APPROVED, AND RECORDED ALONG WITH THE FINAL SUBDIVISION MAP; BOTH THE MAINTENANCE AGREEMENT AND THE MAINTENANCE ASSOCIATION DOCUMENTS ARE SUBJECT TO THE APPROVAL OF THE CITY ATTORNEY, CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND THE ADMINISTRATOR.

15. IMPROVEMENT PLANS:

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

16. WATER RIGHTS:

PRIOR TO RECORDING A FINAL SUBDIVISION MAP, IN ORDER TO BE SERVED BY THE CITY'S MUNICIPAL WATER SYSTEM, THE DEVELOPER SHALL DEDICATE THE APPROPRIATE AMOUNT OF WATER RIGHTS, AS CALCULATED BY THE CITY ENGINEER. SHOULD THE PROJECT BE CONSTRUCTED IN PHASES, THESE REQUIREMENTS MAY BE CALCULATED ON A PER-PHASE BASIS. THIS REQUIREMENT IS SUBJECT TO APPROVAL OF THE PUBLIC WORKS DIRECTOR, THE CITY ENGINEER, AND THE ADMINISTRATOR.

17. UTILITY EASEMENTS:

THE DEVELOPER SHALL PROVIDE EASEMENTS TO CITY OF FERNLEY FOR MAINTENANCE OF ALL PUBLIC INFRASTRUCTURE INSTALLED ON PRIVATE PROPERTY. THE EASEMENTS SHALL INCLUDE CITY OF FERNLEY'S STANDARD EASEMENT LANGUAGE, SUBJECT TO APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR, AND SHALL BE RECORDED ALONG WITH THE FINAL SUBDIVISION MAP.

18. PROJECT SPECIFIC EASEMENTS:

THE DEVELOPER SHALL GRANT A MINIMUM 30-FOOT-WIDE ACCESS AND UTILITY EASEMENT, CONSTRUCT A NEW DRIVEWAY, AND PROVIDE WATER, SEWER, AND OTHER UTILITY STUBS TO APN: 021-341-16 AS PART OF THIS PROJECT, WHICH SHALL BE LOCATED AT THE SOUTHERN BOUNDARY OF THAT PARCEL.

THE DEVELOPER SHALL GRANT A MINIMUM 15-FOOT-WIDE UTILITY EASEMENT TO APN: 021-341-13 AS PART OF THIS PROJECT FOR FUTURE SEWER AND WATER SERVICES, WHICH SHALL BE LOCATED ALONG THE WESTERN EDGE OF LOT 53 (AS SHOWN ON THE TENTATIVE MAP) OR ANOTHER LOCATION AS MUTUALLY AGREED UPON BETWEEN THE DEVELOPER AND OWNER OF APN: 021-344-13.

THE DEVELOPER SHALL GRANT A MINIMUM 24-FOOT-WIDE UTILITY AND EMERGENCY ACCESS EASEMENT TO APN: 021-341-19.

Conditions of Approval for TSM23001

Tentative Subdivision Map

19. WATER AND SEWER:

THE DEVELOPER SHALL BE RESPONSIBLE FOR CONSTRUCTING ALL IMPROVEMENTS DEEMED NECESSARY TO SERVE THE PROJECT, AS IDENTIFIED IN THE APPROVED WATER AND SEWER MODELING REPORTS, SUBJECT TO APPROVAL OF THE CITY ENGINEER, PRIOR TO RECORDING A FINAL SUBDIVISION MAP.

THE DEVELOPER SHALL COMPLY WITH CITY OF FERNLEY MUNICIPAL CODE REGARDING THE SANITARY SEWER AND WATER SYSTEMS, INCLUDING ASSOCIATED CONNECTION FEES, PRIOR TO ISSUING A PERMIT FOR THE CIVIL IMPROVEMENTS FOR THIS PROJECT.

20. STORM WATER TREATMENT AND DRAINAGE:

THE DEVELOPER SHALL UTILIZE STRUCTURAL CONTROLS FOR THE TREATMENT OF STORM WATER RUNOFF, IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES.

THE STORM DRAIN POND INDICATED IN THE TENTATIVE SUBDIVISION MAP SUBMISSION MATERIALS SHALL HAVE A PAVED ACCESS ROAD TO THE BOTTOM OF THE BASIN AND SHALL HAVE A GRAVEL ACCESS ROAD AROUND ALL SIDES OF THE BASIN. THE BASIN SHALL ALSO BE COMPLETELY FENCED.

DRAINAGE CONVEYANCE FACILITIES AND OTHER IMPROVEMENTS MUST BE CONSTRUCTED AND FUNCTIONAL, PRIOR TO RECORDING A FINAL SUBDIVISION MAP. ALL INTERNAL STORM DRAIN INFRASTRUCTURE SHALL BE MAINTAINED BY THE PROPERTY OWNER. APPROVAL OF DESIGN AND CONSTRUCTION OF ALL DRAINAGE CONVEYANCE FACILITIES IS SUBJECT TO APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

21. STREETS AND SIGNAGE:

STREET IDENTIFICATION SIGNS MUST BE IN PLACE AND STREETS WITHIN THE SUBDIVISION MUST BE COMPLETE, TO THE APPROVAL OF THE CITY ENGINEER AND FIRE CHIEF, PRIOR TO RECORDING THE FINAL MAP.

22. WASTE MANAGEMENT:

THE DEVELOPER SHALL PROVIDE A WILL SERVE FROM WASTE MANAGEMENT, SUBJECT TO APPROVAL OF THE ADMINISTRATOR, PRIOR TO RECORDING ANY FINAL SUBDIVISION MAP.

GRADING AND CIVIL PERMIT CONDITIONS

23. WATER AND SEWER SYSTEM MODELING:

ADEQUACY OF SEWAGE COLLECTION AND/OR TREATMENT IS SUBJECT TO THE APPROVAL OF THE PUBLIC WORKS DIRECTOR. FURTHER, THE ADMINISTRATOR SHALL DETERMINE WHETHER ADEQUATE PUBLIC FACILITIES ARE IN PLACE OR CAN BE CONSTRUCTED CONCURRENTLY WITH THE DEVELOPMENT PROJECT PRIOR TO THE APPROVAL OF A DEVELOPMENT PROJECT.

TO ENSURE THE PUBLIC WORKS DIRECTOR, ADMINISTRATOR, AND OTHER RELEVANT PARTIES HAVE THE INFORMATION REQUIRED FOR THESE APPROVALS, THE DEVELOPER SHALL COMPLETE WATER AND SEWER MODELING FOR THE PROJECT PRIOR TO ISSUE OF A CIVIL IMPROVEMENT PERMIT.

Conditions of Approval for TSM23001

Tentative Subdivision Map

24. GRADING PERMIT:

PRIOR TO ISSUE OF A GRADING PERMIT FOR THE DEVELOPMENT, THE DEVELOPER SHALL POST A SURETY BOND FOR REGRADING AND RECLAMATION OF THE SITE. THE DEVELOPER SHALL COMPLY WITH ALL GRADING REQUIREMENTS SET FORTH IN THE CITY OF FERNLEY DEVELOPMENT CODE, AS WELL AS ALL STATE AND FEDERAL REGULATIONS INCLUDING, BUT NOT LIMITED TO, STORM WATER POLLUTION PREVENTION AND AIR QUALITY RELATED TO SURFACE AREA DISTURBANCE.

THE DEVELOPER SHALL PROVIDE VERIFICATION OF A STORM WATER DISCHARGE PERMIT FROM THE NEVADA DEPARTMENT OF ENVIRONMENTAL PROTECTION, SUBJECT TO APPROVAL OF THE CITY ENGINEER, PRIOR TO ISSUE OF ANY GRADING, CIVIL IMPROVEMENT, OR BUILDING PERMIT FOR THE DEVELOPMENT.

25. CONSTRUCTION DEBRIS:

ALL CONSTRUCTION SITES SHALL HAVE APPROVED TRASH RECEPTACLE(S) OR AN APPROVED TRASH REMOVAL PLAN IN PLACE AT THE TIME OF THE FIRST INSPECTION AND DURING CONSTRUCTION, UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED. THE RECEPTACLE(S) SHALL BE USED APPROPRIATELY TO MAINTAIN A CLEAN WORK SITE. THIS REQUIREMENT FURTHER APPLIES THROUGHOUT THE RESIDENTIAL DWELLING CONSTRUCTION PROCESS.

26. CONSTRUCTION HOURS:

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

27. PROJECT CONTACT:

PRIOR TO ISSUE OF A GRADING PERMIT, THE DEVELOPER SHALL DESIGNATE A PROJECT CONTACT PERSON TO THE ADMINISTRATOR. THE CONTACT PERSON SHALL BE AUTHORIZED TO AND RESPONSIBLE FOR CORRECTING ANY PROJECT-RELATED ISSUES ON A 24-HOUR, 7-DAYS-PER-WEEK BASIS.

BUILDING PERMIT CONDITIONS

28. RESIDENTIAL CONSTRUCTION TAX:

THE DEVELOPER SHALL PAY ONE PERCENT OF THE VALUATION OF EACH RESIDENTIAL DWELLING UNIT BUILDING PERMIT BASED ON THE CITY'S VALUATION DATA TABLE, OR \$1,000.00 PER DWELLING UNIT, WHICHEVER IS LESS, PRIOR TO ISSUE OF EACH RESIDENTIAL BUILDING PERMIT.

THE CITY AND DEVELOPER SHALL ENTER INTO A REIMBURSEMENT AGREEMENT, FOR AN AMOUNT NOT TO EXCEED \$241,000, FOR CITY OF FERNLEY TO REIMBURSE THE DEVELOPER FOR EXPENSES INCURRED TO PROVIDE A NEIGHBORHOOD PARK OR PARK FACILITIES. IF CONSTRUCTION OF THE PARK OR PARK FACILITIES PRECEDES ISSUE OF A BUILDING PERMIT, THE DEVELOPER SHALL BE CREDITED FOR THOSE EXPENSES TOWARD THE RESIDENTIAL CONSTRUCTION COST.

CERTIFICATE OF OCCUPANCY CONDITIONS

29. PARK CONSTRUCTION:

THE DEVELOPER SHALL CONSTRUCT THE PARK PRIOR TO ISSUE OF THE FINAL CERTIFICATE OF OCCUPANCY OF THE FINAL UNIT OF THE PROJECT. ONCE CONSTRUCTED, THE DEVELOPER SHALL DEDICATE THE PARK PARCEL TO CITY OF FERNLEY. THIS REQUIREMENT IS SUBJECT TO APPROVAL OF THE ADMINISTRATOR, BUILDING OFFICIAL, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

Conditions of Approval for TSM23001

Tentative Subdivision Map

REGULATORY AGENCIES

30. TRUCKEE CARSON IRRIGATION DISTRICT (TCID) AND BUREAU OF RECLAMATION (BOR):

CITY OF FERNLEY PROVIDED A COPY OF THIS TENTATIVE MAP TO TCID. TCID INDICATED THAT THIS PROPERTY IS WITHIN THEIR DISTRICT AND REQUIRES SUBMISSION OF AN APPLICATION REGARDING THIS MAP WITH BOTH TCID AND BOR. THE DEVELOPER SHALL PROVIDE DOCUMENTATION FROM TCID AND BOR THAT THEY HAVE REVIEWED AND ACCEPTED THIS TENTATIVE PARCEL MAP. FULFILLMENT OF THIS CONDITION IS SUBJECT TO APPROVAL OF THE ADMINISTRATOR.

31. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE MOST RECENT FIRE CODE ADOPTED BY THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT, TO THE APPROVAL OF THE FIRE CHIEF, FIRE MARSHAL, OR DESIGNEE.

32. FEDERAL, STATE, AND LOCAL AGENCIES:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF ANY FEDERAL, STATE, LOCAL AGENCY, DEPARTMENT, OR LICENSED PROFESSIONAL WITH JURISDICTION OVER THE PROJECT INCLUDING, BUT NOT LIMITED TO: NEVADA DEPARTMENT OF TRANSPORTATION (NDOT), NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP), NEVADA DIVISION OF WATER RESOURCES (NDWR), NEVADA BUREAU OF WATER POLLUTION CONTROL, NEVADA BUREAU OF SAFE DRINKING WATER, NEVADA STATE ENVIRONMENTAL COMMISSION, THE CITY OF FERNLEY BUILDING OFFICIAL, THE CITY OF FERNLEY ENGINEER, CITY OF FERNLEY PLANNING DEPARTMENT, CITY OF FERNLEY PUBLIC WORKS DEPARTMENT, AND THE CITY OF FERNLEY PROFESSIONAL LAND SURVEYOR.

YOUR QUESTIONS ANSWERED QUICKLY

Why did you perform this study?

This Traffic Impact Study evaluates the potential traffic impacts associated with the proposed Clements Ranch project in Fernley, Nevada. This study was undertaken to determine the baseline and future traffic conditions, quantify traffic volumes generated by the proposed project, identify potential impacts, and develop recommendations to mitigate impacts, if any are found.

What does the project consist of?

The project consists of 159 single-family attached and 241 single-family detached dwelling units. The site is located west of Red Rock Road between Farm District Road and US 50A in Fernley, NV. The project includes access points on Farm District Road and on Red Rock Road. The regional project location is shown in **Figure 1** and the project site location is shown in **Figure 2**. A preliminary site plan is shown in **Figure 3**.

How much traffic will the project generate?

The project is anticipated to generate approximately 3,418 Daily, 245 AM peak hour, and 318 PM peak hour trips to the external roadway network.

How will project traffic affect the roadway network?

The study intersections are expected to operate at acceptable overall levels of service under Opening Year (Baseline) Plus Project and Future Year Plus Project conditions.

Are any improvements recommended?

It is recommended that a dedicated eastbound left-turn lane be striped in place of the two-way left-turn lane (TWLTL) on Farm District Road at Clements Ranch Parkway. Based on NDOT's *Access Management System and Standards*, the eastbound left-turn lane should be at least 350 feet long (300 feet of pocket, plus 50 feet open, with existing TWLTL beyond that).

The project should extend Clements Ranch Parkway to Red Rock Road.



EXECUTIVE SUMMARY

Project Name:	Clements Ranch Tentative Subdivision Map
Site Location:	±83.9-acre parcel located at O Farm District Road north of the intersection of Farm District Road and Clearwater Parkway in Fernley, NV.
APN Numbers:	021-341-18
Applicant:	Clements Ranching LLC
Applicant's Representative:	Wood Rodgers, Inc., Attention: Derek Kirkland, AICP
Owner:	Clements Ranching LLC
Proposed Action:	This application is a request for: 1) A 241-lot Tentative Subdivision Map
Land Use Classification:	Single-Family Residential (SFR) [±68.4 acres] and Mixed-Residential (MR) [±15.5 acres]
Zoning:	Residential - Single-Family (6,000 sf min.) [SF6] {±68.4 acres} and Residential - Medium Density Residential (14 du/ac max) [MDR-14] {±15.5 acres}
Flood Zone Designation:	Zone X
Gross Site Area	±83.9 acres

PROJECT ANALYSIS

Background and Existing Conditions

The Clements Ranch Property, APN 021-341-18 (±83.9 acres) is located north of Farm District Road, between Bridle Path Way and Red Rock Road (*Vicinity map provided in Section 3 of this application package*). The subject parcel (APN 021-341-18) is currently used for agriculture purposes, which the Clements family has operated for the past 60+ years. However, due to several challenges such as aging out of the business, irrigation restrictions, and high operating costs farming in the valley is no longer a viable long-term option. As a result, the Clements family wants to create a master-planned community that can serve Fernley for generations to come.

The first step of creating a master planned community was completed earlier this year through the approval of the master plan and zoning map amendments, and associated development agreement to document some of the buffering standards for the adjacent subdivisions. These approvals included the Zone Change (ZMA 22008 – February 2023) and Master Plan amendment (MPA 22003 – February 2023), which changed the zoning on a ±68.4-acre portion of the site from RR1 to ±68.4 acres of SF6 (Single-Family Residential – 6,000 square foot minimum lot size), the Master Plan Land Use designation on a portion of the site from ±15.5 acres of Single-Family Residential (SFR) to ±15.5 acres of Mixed Residential (MR), and the zoning of the ±15.5-acre portion of the site to coincide with the proposed Master Plan Amendment from ±15.5 acres of RR1 to ±15.5 acres of MDR14 (Medium Density Residential – 14 dwelling units per acre maximum). A Development Agreement (DA 22003 – February 2023) was also approved at the time of the zone change and Master Plan amendment requiring certain buffering and density standards along the western and eastern boundaries of the subject parcel and a limitation on the total number of units which may be provided (*A copy of the DA is provided in Section 4 of this application packet*).

Project Request

Wood Rodgers on behalf of the Clements family is now submitting a request for a 241-lot tentative subdivision map for the Clements Ranch Property (APN 021-341-18) on the portion of the site zoned SF6 in order to develop the property and address the housing demand in Fernley due to employment growth. The proposed map includes various lot sizes of single-family detached residences and honors the development agreement.

The remainder of the Project Site zoned MDR-14 is not part of this tentative map application. This remainder area will be part of future development applications and will include additional improvements that are necessary to serve those specific projects. This future site has been included in the overall infrastructure planning for Clements Ranch as outlined in the traffic study and sewer report.

Justification for Request

The proposed Tentative Map fits within the recently approved zoning while also providing larger perimeter lots for buffering as required by the recently approved Development Agreement (DA 22003).

Comprehensive Master Plan and Zoning Designations

The Comprehensive Master Plan land use designation for the subject property is Single-Family Residential (SFR) [±68.4 acres], which allows single-family detached residences, and Mixed Residential (MR) [±15.5 acres], which allows single-family detached residences, small-lot single-family detached residences, single-family attached residences, triplexes, townhomes, condos, and manufactured/mobile home parks.

The zoning designation for the subject property is Residential - Single-Family (6,000 sf min.) [SF6] {±68.4 acres} and Residential - Medium Density Residential (14 du/ac max) [MDR-14] {±15.5 acres}. The SF6 zoning designation allows up to 7.26 dwelling units per acre, or 496 units within the SF 6 zoning. However, the Applicant will adhere to the terms of the Development Agreement and will not exceed more than 400 residential units on the overall Project Property. The current request is 241 units, limiting the future MDR-14 remainder area with approximately 159 units total.

Adjacent Land Use and Zoning		
Adjacent Properties	Current Zoning District	Comprehensive Plan Land Use Designation
North Vacant Commercial Land / US 50 / Bureau of Reclamation Parcel in the process to be acquired by the City of Fernley	C2/R20	C/OSP
West Existing Subdivision	RR1	SFR
East Existing Subdivision	RR 1/2	SFR
South Existing Subdivision	SF20	SFR

Compatibility and Adjacency Standards

To be compatible with the surrounding area while providing housing to support the economic growth at the nearby Victory Logistics employment center the Applicant worked with the neighbors and City of Fernley through the Master Plan and Zoning Map Amendment process to develop compatibility and adjacency standards for the future project. These project adjacency standards (also noted in Section 32.09.030 of the City of Fernley municipal code) were established and approved by the City of Fernley through a Development Agreement (DA 22003), which have been applied through this Tentative Map and are identified below:

- (i) *Along the western boundary of the Project Property, residential lots shall provide a minimum 0.40-acre lot area with lot width matching, a 30-foot rear setback, and all residential structures shall be limited to a single story;*
- (ii) *Along the eastern boundary of the Project Property and along the boundary line shared between the Project Property and APN 021-341-13, residential lots shall provide a minimum 14,000 square feet lot area with lot width matching, a 30-foot rear setback, and all residential structures shall be limited to a single story; and*
- (iii) *The maximum density allowed on the Project Property shall not exceed 400 residential units.*

Tentative Map Design Standards

The proposed development will comply with the development standards outlined in Section 32.06.070 of the City of Fernley municipal code for Residential - Single-family districts (SF20, SF12, SF9, SF6). The tentative subdivision map is designed to meet the density and lot size requirements of the SF6 zoning district, as well as specified in Development Agreement DA22003. It is important to note that no dwelling units are currently proposed for the Multiple-Family Residential district (MDR14) at this time. The average lot size for the proposed project is 8,136 square feet. Specific development standards proposed for the project are as follows:

Minimum Setbacks:

Front Yard Setback (livable space or side load garage) =	15 feet
Front Yard Setback (garage/carport) =	20 feet
Side Yard Setback =	5 feet
Side Yard Setback (combined) =	20 feet
Exterior Side Yard Setback =	10 feet
Rear Yard Setback =	10 feet (30 feet as noted per DA 22003)
Maximum Stories =	2-story (single story as noted per DA 22003)

Development Statistics Summary

The following is a summary of the development statistics of the site:

Total Site Area:	±83.9 acres
Total Dwelling Units:	241 single-family residences
Net Density:	±2.87 dwelling units/acre
Total Lot Area:	±45 acres (53.6%)
Average Lot Size:	±8,136 square feet
Maximum Lot Size:	±42,855 square feet
Minimum Lot Size:	±6,000 square feet
Minimum Lot Width:	60 feet
Minimum Lot Width (corner):	65 feet
Sq. Ft. Minimum (corner)	6,382 square feet
Sq. Ft. Minimum (interior)	6,000 square feet
Total Onsite Right of Way Area:	±21.6 acres (25.7%)
Total Offsite Right of Way Area:	±2.2 acres
Total Common Area:	±2.6 acres (3.1%)
Park:	±3.3 acres (3.9%)

Grading

The project site is a ±83.9-acre site that is vacant land use for agricultural purposes. From the northern portion of project area, the site slopes upward to the south at approximately 2-percent. The southern portion of the site is abandoned pasture, and undeveloped land is in the north. Vegetation in the undeveloped area consists of native grasses and brush.

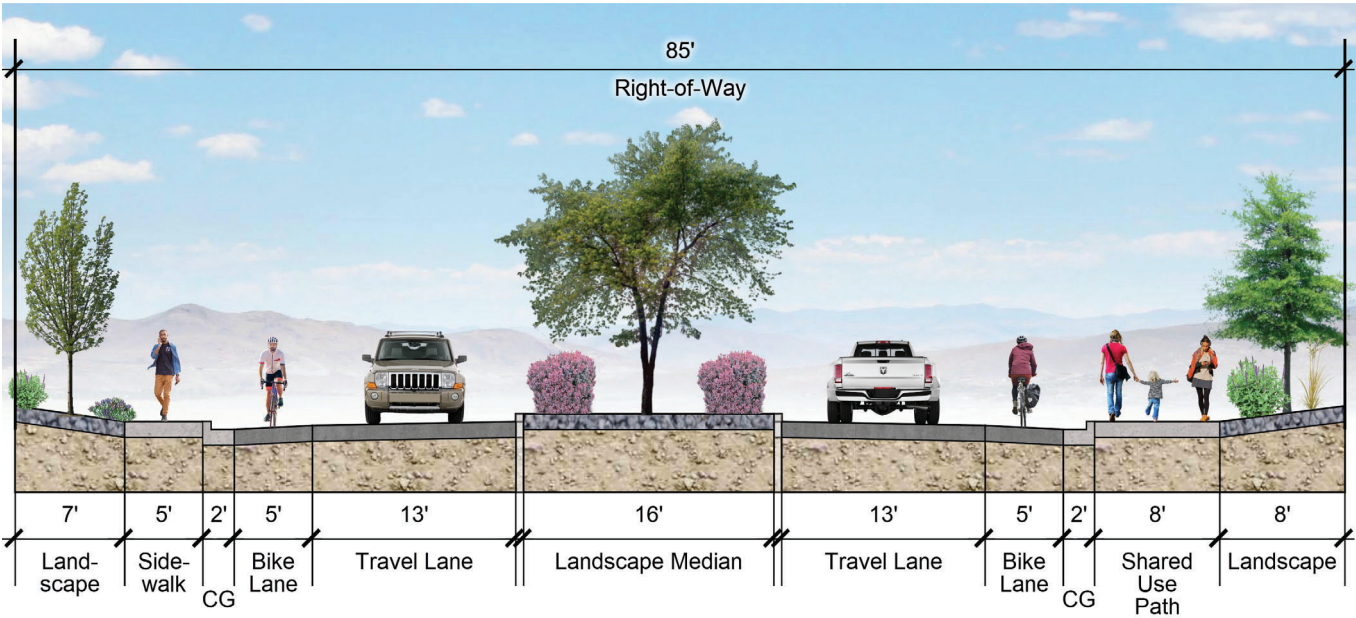
Site grading has been designed to protect the existing residential properties to the west, east, and south as well as direct drainage flows toward a retention pond in the northwest corner to capture onsite flows. *(A grading plan is provided in the Tentative Map Plan Set in Section 4 and Map Pocket of this submittal packet).*

The proposed storm retention basin will have side slopes of 2:1 (H:V). Slopes steeper than 3:1 (H:V) are typically addressed with a combination of revegetation and localize armoring or the incorporation of landscape retaining walls.

The future MDR-14 zoned area will be graded as part of this tentative map due to the connecting roadways that will be built as part of the proposed project. The pad will be graded as a super pad and reveged.

Traffic and Circulation

The proposed project includes Clements Ranch Parkway backbone roadway that will provide a connection between Farm District Rd and Red Rock Rd to support the overall Clements Ranch Development and provide a vital connection for the broader community. A Traffic Impact Study is provided in *Section 4 of this application packet*. Clements Ranch Parkway will be designed as a collector roadway per the cross section below:



Currently, the subject property has access to Farm District Road via the Clements Ranch Pkwy intersection in the southwestern portion of the property. Additionally, the property has access to Quick Cal Way within the adjacent subdivision to the east, which will be limited to a gated emergency access as part of this project. To improve access in this area Clements Ranch Parkway will connect Farm District Road to Red Rock Road as a collector street providing a new access point to U.S. 50 to the north, including an extension of the Farm District Road shared use path. In addition to the proposed shared use path Clements Ranch Parkway will also include a sidewalk on the opposite side of the shared use path and will include bike lanes.

Traffic generated from the project is not anticipated to have a significant impact to the surrounding infrastructure or Farm District Road. The proposed 241 lots will only generate 169 AM and 227 PM peak hour trips (ITE Manual 11th Edition Land Use 210 Single Family Detached). The study intersections currently operate at overall acceptable levels of service and are expected to continue to operate acceptably under Opening Year / Baseline Plus Project conditions and Future Year Plus Project conditions. Traffic generation from this request is minimal and Farm District Road and Red Rock Road can adequately serve the proposed lots. *(A Traffic Impact Study (TIS) was completed for the proposed development and is included in Section 4 of this application packet).*

As a result of listening to neighbor concerns of cut through traffic on Red Rock Rd, and to avoid further impacts to Farm District Rd, Clements Ranch Parkway will be constructed from Red Rock Rd into the initial phase of the development with primary access for the proposed development from U.S. 50. The connection to Farm District Rd will be made in the later phases of the development.

Landscaping

Although the City of Fernley municipal code exempts single-family detached uses from landscaping requirements, the Proposed Project will provide front yard landscaping as well as landscaping along proposed roadways, except for adjacent to the future MDR-14 zoned area and the commercial property to the north as that landscaping would be included with those future developments. Common areas, which include the retention pond, park, and other areas adjacent to Clements Ranch Parkway, would be landscaped to enhance the quality of the residential environment. All landscaping would be in accordance with City of Fernley Code requirements and would include drought-tolerant plants and street trees to encourage water-efficient irrigation. 1-inch drain rock would be applied on cut and fill slopes. All common areas including landscaping and fencing will be owned and maintained by a Homeowners Association (HOA) that will be established at final map. It is intended that the park will be constructed by the Proposed Project through Residential Construction Tax (RCT) collected and will be offered for dedication to the City with an agreement for the HOA to maintain the park. The park will be designed prior to the final map which includes the 241st unit in coordination with the City of Fernley and will be constructed prior to close of occupancy of the 241st unit.

Fencing

Fencing will be proposed on side and rear property boundaries and will be a 6-foot-tall wood good neighbor fencing to create privacy and visual screening. Fencing details will be determined at final map stage. Residential Fencing along Clements Ranch Parkway is proposed to be 6-foot wood fence with decorative pilasters and will be maintained by the HOA. A concept of the residential fencing along Clements Ranch Parkway is provided below:



Signage

Signage is not included at this time. Project entry monument signage details will be provided during the final map process.

Sewer, Water, and Utilities

There is adequate capacity for utilities to support future development. A future project would provide all necessary backbone infrastructure and utility connections.

Sewer

The proposed project will generate an average flow rate of 40,750 gallons per day (GPD) or 28.29 gallons per minute (GPM) with a peak hour flow rate of 122,250 GPD (84.90 GPM).

There is an existing sewer main in Red Rock Road that the proposed project will connect to which heads north to the wastewater treatment plant using the Highway 50 Lift Station. An easement and access road(s) per the design standards will be required for the portion of sewer main crossing the property to the Northeast (*A Sanitary Sewer Report is provided in Section 4 of the application packet*).

Water

The City of Fernley operates an 18-inch-diameter water main on the south side of Farm District Road and is capable of providing water service from the existing gravity pressure zone 1. The proposed project will connect to these existing water mains (*A Water Discovery report is provided in Section 4 of the application packet*).

Gas/Electric/Communications/Cable TV

Dry utilities (natural gas, power, communications, cable TV) are available on the north side of the highway. Additionally, these utilities are also available on the Quick Cal Way street stub to the east (i.e., off Red Rock Road). Southwest Gas and NV Energy will provide gas and electrical service, respectively, to the new development at the project site. Telephone service will be provided by AT&T and cable television will be from Charter Communications.

Schools

The closest schools to the subject parcels are East Valley Elementary School, located approximately 2 miles east, and Silverland Middle School, located less than 2 miles west of the site. Fernley High School is located approximately 3.5 miles west. According to the Lyon County School District's 2016 Facilities Plan, all the Fernley schools are currently under capacity and are planned to be within adequate utilization through 2025, except for one elementary school. The School District's 10-year capital program identifies a new elementary school that is planned to be built in the next 4 to 6 years, which would address elementary school capacity. A future project would provide additional tax benefits for the school district.

Police & Fire

Police protection is provided by the Lyon County Sheriff's office. Fire protection is provided by the North Lyon County Fire Protection District Station 62, located less than ¼ mile east of the parcel. The subject site is located in a developed area near existing development that is already served by these agencies.

Parks/Recreation

The subject property is located approximately 550 feet north of Autumn Winds Park and less than one mile west of the Fernley Golf Club. The City of Fernley Parks Master Plan does not call for an additional park in this area; however, it does identify a shortage of flat fields. To help address the flat field shortage and provide green space for the proposed development the Applicant is proposing an approximately 3.3-acre park in the northeast portion of the Project Site that will include a large flat field area, parking lot, and a tot-lot.

It is intended that the park will be constructed by the Proposed Project through Residential Construction Tax (RCT) collected and will be offered for dedication to the City with an agreement for the HOA to maintain the park. The park will be designed prior to the final map which includes the 241st unit in coordination with the City of Fernley and will be constructed prior to certificate of occupancy of the 241st unit.

Positive Fiscal Support

The subject parcel is an infill parcel located in an area surrounded by existing older residential development adjacent to existing infrastructure. The current agricultural use is no longer viable and does not provide any financial benefit for the City of Fernley. One of the challenges the City of Fernley is facing is the inability of the previous larger lot developments to cover the costs of the infrastructure, which has led to a continual increase in utility fees. Given the presence of a large employment center (Victory Logistics) currently under construction less than 2 miles away, this infill site provides an opportunity to provide quality housing for those future employees while taking advantage of existing infrastructure in the area.

The proposed tentative subdivision map will take advantage of the existing infrastructure helping provide fees that will support the City of Fernley's ongoing utility and public service costs for this area and will provide for more efficient use of the land going forward. The additional residential housing units supported by the tentative subdivision map will provide additional impact fees and tax revenues that will support the City of Fernley schools, parks, roads, and public services while also providing more obtainable housing options that can help attract more workers to the area and support the local economy.

TENTATIVE SUBDIVISION MAP FINDINGS

1. Compliance with environmental and health laws and regulations concerning water and air pollution, solid waste disposal, water supply facilities, community or public sewage disposal, and where applicable, individual systems for sewage disposal.

Response:

This project has been designed to meet all environmental and health laws/regulations, as required by local, state, and federal regulations. Water and sewer will be provided and treated by the City of Fernley municipal water and wastewater systems. A utility plan is included in the Map Pocket of this submittal packet. Solid waste disposal will be provided by Waste Management. This is a residential project and this use is not anticipated to contribute significantly to air pollution.

2. Availability of water that meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision.

Response:

The required water is approximately 270 acre-feet with an Average Daily Demand (ADD) of approximately ± 164.6 GPM. Actual demand will be calculated with the site improvement plans prior to recordation of the final subdivision map. The Applicant has sufficient water rights for the proposed tentative map. A utility plan is included in the Map Pocket of this submittal packet indicating the location of existing City of Fernley services to serve the project.

3. Availability and accessibility of utilities.

Response:

There is adequate capacity for utilities to support future development. A future project would provide all necessary backbone infrastructure and utility connections. The proposed water and sewer systems will be operated by the City of Fernley. Preliminary sewer and water studies are included in Section 4 of this submittal packet, which indicate that the City of Fernley has sufficient system capacity to serve the project.

Sewer

The City of Fernley can offer sewage service starting from the site and direct it northeast towards the existing sewer main in Red Rock Road to reach the wastewater treatment plant located to the east, using the Highway 50

Lift Station. An easement and access road(s) per the design standards will be required for the portion of sewer main crossing the property to the Northeast.

Water

The City of Fernley operates an 18-inch-diameter water main on the south side of Farm District Road and is capable of providing water service from the existing gravity pressure zone 1.

Gas/Electric/Communications/Cable TV

Dry utilities (natural gas, power, communications, cable TV) are available on the north side of the highway. Additionally, these utilities are also available on the Quick Cal Way street stub to the east (i.e., off Red Rock Road). Southwest Gas and NV Energy will provide gas and electrical service, respectively, to the new development at the project site. Telephone service will be provided by AT&T and cable television will be from Charter Communications.

4. Availability and accessibility of public services such as schools, police and fire protection, transportation, recreation facilities, and parks.

Response:

Schools

The closest schools to the subject parcels are East Valley Elementary School, located approximately 2 miles east, and Silverland Middle School, located less than 2 miles west of the site. Fernley High School is located approximately 3.5 miles west. According to the Lyon County School District's 2016 Facilities Plan, all the Fernley schools are currently under capacity and are planned to be within adequate utilization through 2025, except for one elementary school. The School District's 10-year capital program identifies a new elementary school that is planned to be built in the next 4 to 6 years, which would address elementary school capacity. A future project would provide additional tax benefits for the school district. This could potentially lead to further improvements and expansions of the school system in the future.

Police and Fire Service

The project site is located in an area already served by police and fire services. Police protection is provided by the Lyon County Sheriff's office. Fire protection is provided by the North Lyon County Fire Protection District Station 62, located less than ¼ mile east of the parcel. The subject site is located in a developed area near existing development that is already served by these agencies.

Parks

There is an approximately 3.3 acre park proposed in the northeast portion of the Project Site as part of the future development. Build out of the proposed park will be completed with future phases of the Clements Ranch development.

Several recreational amenities are available in this area. The subject property is located approximately 550 feet north of Autumn Winds Park and less than one mile west of the Fernley Golf Club. A future project would incorporate recreational opportunities and connections to existing parks and pedestrian amenities.

5. Consistency with the zoning district regulations.

Response:

The project site has land use designations of SFR (±68.4 acres) and MR (±15.5 acres) and zoning designations of SF6 (±68.4 acres) and MDR14 (±15.5 acres). This tentative subdivision map request seeks to create 241 single family lots, ranging from 6,000 to 42,855 square feet with an average of 8,136 sq. ft. The proposed project is entirely consistent with all minimum standards of the zoning district regulations.

6. Conformity with the Master Streets and Highways Plan.

Response:

The request conforms with the Master Streets and Highways Plan. Currently, the property is accessed via Farm District Rd. Proposed access to the site will be improved to provide an 85-foot-wide collector roadway, Clements Ranch Parkway, which would run north of Farm District Road to connect to Red Rock Road, which provides connection to U.S. 50. Clements Ranch Parkway will provide a new connection between Farm District and Red Rock Rd which will help alleviate cut through traffic on Red Rock Rd through the existing subdivision. Additionally, the property will maintain a gated emergency access via Quick Cal Way through its connection with Red Rock Road. Local roads within the subdivision would connect to Clements Ranch Parkway.

7. Effect of the proposed subdivision on existing public streets and the need for new streets or highways to serve the subdivision.

Response:

The Applicant is proposing to build the northern portion of Clements Ranch Parkway with connection to Red Rock Rd with primary access from U.S. 50 as the first phase to avoid further impacts to Farm District Rd. As such traffic generated from the project is not anticipated to significantly impact the surrounding infrastructure, Farm District Road, or Red Rock Road. The proposed 241 lots will only generate 169 AM and 227 PM peak hour trips (ITE Manual 11th Edition Land Use 210 Single Family Detached).

8. Physical land characteristics, such as floodplain, slope, soil and elevation differentials with abutting properties.

Response:

This project is not within a floodplain. A grading plan is included in the Map Pocket of this submittal packet completed in compliance with all applicable grading, slope, soil, and elevation differential standards of the City of Fernley.

9. Recommendations and comments of review bodies.

Response:

Any recommendations and comments of review bodies will be considered in the project design and engineering processes.

10. Conformity to the Master Sewer and Water Utility Plan.

Response:

A preliminary sewer report is included within Section 4 of this submittal packet. The reports consulted with the Master Sewer and Water Utility Plans and include discussion of how the City of Fernley sewer and water infrastructure and supply has sufficient capacity to meet the projected demand of this project.

This project also conforms to the following Water/Wastewater Goals of the City of Fernley Comprehensive Master Plan:

- *PSF.1.1.4 - Areas planned for urban or suburban development (residential densities of one or more dwelling units per acre or comparable non-residential development will be served by a community water supply system consistent with adopted policies in the Land Use Chapter of the Fernley Comprehensive Master Plan.*
 - **Comment:** *This project will connect to the municipal water system. A utility plan is included within Section 4 of this submittal packet and modeling for demand will be done at final map.*

- *PSF.1.4 - Reduce water demand through xeriscape project landscaping, reclamation and reuse of treated wastewater for golf courses, medians, parkways and other appropriate application uses.*
 - **Comment:** *Although there is minimal landscaping required with this plan xeriscaping will be utilized where feasible with this project to reduce water demand. Section 4 of this submittal packet includes a landscape plan.*
- *PSF.2.1.1 - All new development within the City limits with lot sizes equal to or smaller than 1.0 acre shall be required to connect to the municipal sewer system. New development with residential densities lower than one dwelling unit per acre shall be allowed to utilize individual septic systems with acceptable sub-surface disposal if sewer is not available.*
 - **Comment:** *This project will connect to the municipal sewer system. A utility plan and a preliminary sewer report are included within Section 4 of this submittal packet.*

11. Compliance with the Code and all other applicable regulations.

Response:

All Fernley code sections have been met with the proposed tentative map. Other code and development requirements relevant to the Project specifically addressed include:

- *Adjacency Standards (Section 32.09.030)*
 - **Comment:** *Residential adjacency standards apply to the west, south, and east property lines of the project. The Applicant entered into a Development Agreement (DA 22003) with the City of Fernley to specifically address Residential Adjacency Standards. The proposed tentative map is in compliance with that agreement and includes the following:*
 - (i) *Along the western boundary of the Project Property, residential lots shall provide a minimum 0.40-acre lot area with lot width matching, a 30-foot rear setback, and all residential structures shall be limited to a single story;*
 - (ii) *Along the eastern boundary of the Project Property and along the boundary line shared between the Project Property and APN 021-341-13, residential lots shall provide a minimum 14,000 square feet lot area with lot width matching, a 30-foot rear setback, and all residential structures shall be limited to a single story; and*
 - (iii) *The maximum density allowed on the Project Property shall not exceed 400 residential units.*

APN# 021-341-18

Recording Requested by:

Name: City of Fernley

Address: 595 Silver Lace Blvd

City/State/Zip: Fernley, NV 89408

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

DOC #: 666752

02/10/2023 01:28 PM Page: 1 of 14

OFFICIAL RECORD

Requested By:
CITY OF FERNLEY

Lyon County, NV
Anita Talbot, Recorder

Fee: \$0.00 RPTT: \$0.00
Recorded By: blathrop



DA22003 Clements Ranching, LLC

Title of Document

(Required Field)

FILL IN ALL THAT APPLY:

The Undersigned Hereby Affirms That This Document Submitted For Recording Contains Personal Information As Required By Law*:

Specify Law* _____

Signature _____

Specify Law* _____

Print Name _____

Title _____

*If there is no applicable State or Federal Law, Personal Information must be removed prior to recording.

If this document is a re-record or correction, fill out below:

Correcting Document#: _____ Amending: _____

Reason for re-record: _____

(For Re-records, all pages from original document must be included, \$25 Non-conforming Fee may apply)

If legal description is in metes & bounds, indicate where it was obtained:

_____ (Document Title), Book _____ Page _____or

Document # _____ recorded _____(date) in the

Lyon County Recorder's Office.

-OR-

If prepared by a surveyor, provide name and address:

"Personal information" means a natural person's first name or first initial and last name in combination with any one or more of the following data elements:

1. Social security number.
2. Driver's license number or identification card number.
3. Account number, credit card number or debit card number, in combination with any required security code, access code or password .

When recorded, mail to:
City Clerk
City of Fernley
595 Silver Lace Boulevard
Fernley, NV 89408

DEVELOPMENT AGREEMENT

ARTICLE 1. PARTIES, DEFINITIONS AND PROPERTY DESCRIPTIONS.

This Development Agreement (“**Agreement**”) is by and between:

“Developer” Clements Ranching, LLC,
a Nevada limited liability company
3000 Farm District Road
Fernley, NV 89408
Email: mattpclements@gmail.com

“City” City of Fernley,
a Nevada municipal corporation
595 Silver Lace Boulevard
Fernley, NV 89408
Email: laltick@cityoffernley.org

Key definitions in this Agreement are:

“Affiliate” means an entity, partnership or corporation which Developer controls, or in which Developer has a controlling interest or which controls Developer. For purposes of this definition, “control” when used with respect to any entity, means the power to direct the management and policies of such entity, directly or indirectly, whether through the ownership of voting securities, partnership interests, by contract or otherwise; and the terms “controlling” and “controlled” have meanings correlative to the foregoing.

“Approvals” means the zoning, land use, and mapping approvals and authorizations relating to the Project Property, together with applicable conditions, as granted by the City through the normal approval process. This includes MPA22003, ZMA22008, and any future entitlements requested and/or required for the Project.

“Building Permit” shall mean an official document or certificate issued by the Building Official (as defined in the Code from time-to-time) authorizing the construction of a residence or commercial building within the Project Property. This includes standard plan permits, model permits and production permits.

“Code” means the City of Fernley Municipal Code, as may be amended from time to time, including all rules, regulations, standards, criteria, manuals and other references adopted therein.

“Project” means the Master Plan Map Amendment (MPA22003) and Zoning Map Amendment (ZMA22008) submitted to the City of Fernley, Nevada (the **“City”**) on July 19, 2022, and any future residential project located on the Project Property.

“Project Property” means that real property consisting of approximately 83.9 acres located in the City of Fernley, County of Lyon, State of Nevada, more particularly described as **Exhibit A** attached hereto, having Lyon County Assessor’s Parcel Number (**“APN”**) 021-341-18.

“Record”, “Recording”, “Recordation”, or “Recorded”: To file, the filing, or filed of record with the Office of the County Recorder of Lyon County, Nevada. The date of Recording shall refer to that time at which a document or map is Recorded.

ARTICLE 2. RECITALS.

- A. Developer is the current owner of the Project Property and anticipates proposing residential development on the Project Property.
- B. On July 19, 2022, Developer submitted applications to the City for a Master Plan Map Amendment and Zoning Map Amendment for the Project Property.
- C. Developer has proposed certain buffering standards along the west and east property boundary of the subject parcel consistent with the City’s Development Code (**“Code”**) standards for adjacency (Code §32.09.030(D)), and a limitation on the total number of units which may be provided.
- D. The City is authorized, pursuant to NRS 278.360, NRS 278.0201 through 278.0207, inclusive, and Code §32.03.100(a), to enter into binding development agreements with any person having a legal or equitable interest in land concerning the development of that land provided that such agreement is consistent with the City of Fernley Comprehensive Master Plan August 2018 (**“Master Plan”**).
- E. The Master Plan includes the following goals:
 - Enhance Fernley’s vitality as a community by providing a variety of housing types, density and costs that accommodate the needs, desires and financial abilities of the current and future households. Master Plan §HP.1.1.
 - Encourage housing that supports sustainable development patterns by promoting the efficient use of land [...and] easy access to services and public facilities[...]. Master Plan §HP.1.2.
 - Strive for viable mixed income neighborhoods throughout Fernley that collectively reflect the diversity of housing types and tenure (rental and ownership). Master Plan §HP.1.3.

- Provide a spectrum of high-quality housing to meet the City's need. §HP1.6.
- Encourage new development in areas where adequate public services and facilities can be provided efficiently. Master Plan §LU.1.1
- Promote infill development. Master Plan §LU.1.5.

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

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

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

ARTICLE 3. DEVELOPMENT MATTERS.

Section 3.1 Development Standards.

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

Section 3.2 Limitation.

Except as otherwise provided in this Agreement, the provisions of NRS 278.0201 shall apply to this Agreement to the extent that any rules, regulations, ordinances, laws, and official policies promulgated or enacted after the Effective Date conflict with the terms and conditions of this Agreement or the Approvals. Notwithstanding the foregoing, any development on the Project Property shall be subject to: (i) any rules, regulations, ordinances, laws, and official policies promulgated or enacted after the Effective Date that are not in conflict with Approvals or the terms of this Agreement; (ii) the Building Codes in effect at the time of issuance of the permit for the particular development activity; and (iii) other construction standards applicable to all developers other than Developer if such changes or additional standards are required in order to prevent a condition dangerous to the health or safety of City residents. Nothing in this Agreement shall preclude application of new or changed ordinances, regulations, plans or policies specifically mandated and required by changes in state or federal laws or regulations.

Section 3.3 Standards for Residential Adjacency; Limitation on Number of Dwelling Units.

The City and Developer agree that if the City approves the Master Plan Map Amendment (MPA22003) and Zoning Map Amendment (ZMA22008) submitted by the Developer on July 19, 2022, the Project Property and all future permits and Approvals considered by the City in connection therewith, shall require the following development standards and impose the following development constraints upon the Project Property:

(i) Along the western boundary of the Project Property, residential lots shall provide a minimum 0.40-acre lot area with lot width matching, a 30-foot rear setback, and all residential structures shall be limited to a single story;

(ii) Along the eastern boundary of the Project Property and along the boundary line shared between the Project Property and APN 021-341-13, residential lots shall provide a minimum of 14,000 square feet lot area with lot width matching, a 30-foot rear setback, and all residential structures shall be limited to a single story; and

(iii) The maximum density allowed on the Project Property shall not exceed 400 residential units.

The development standards set forth above shall survive the termination of this Agreement and are deemed a permanent part of the zoning established by ZMA22008. Any development standards not addressed above shall be governed by the Code and any conditions of the Approvals.

Section 3.4 Further Requirements

The Developer acknowledges that further Approvals will be necessary to develop the Project including, but not limited to, tentative and final subdivision maps. All future Approvals required or requested by the Developer in connection with the Project shall be reviewed and considered for approval in accordance with the terms of this Agreement and applicable law.

ARTICLE 4. GENERAL TERMS.

Section 4.1 Effective Date; approved by ordinance.

This Agreement is not effective until it has been approved by ordinance by the City Council for the City of Fernley (“**City Council**”) and Recorded (the date of Recording being referred to herein as the “**Effective Date**”).

Section 4.2 Term; Cancellation.

This Agreement shall continue in full force and effect for 10 years from the Effective Date, unless cancelled or extended in accordance with the terms of NRS 278.0205. A cancellation of this Agreement is not effective or binding until approved by ordinance of the City Council and Recorded in accordance with NRS 278.0205.

Section 4.3 Modifications and Amendments.

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

Section 4.4 Breach.

A violation of this Agreement by a party shall be a breach of this Agreement by that party if, within 60 days after receipt of notice of such violation delivered in accordance with Section 4.7 below by the non-violating party, the party in violation fails to cure such violation. If the material breach is not corrected within 60-day cure period, the defaulting Party is in default, and the Party alleging material breach may elect any one or more of the following courses:

A. Amendment or Termination by City. After proper notice and the expiration of the above-referenced period for Developer to correct the alleged material breach, the City may give notice of intent to amend or terminate this Agreement as authorized by NRS Chapter 278. Following any such notice of intent to amend or terminate, the matter shall be scheduled and noticed as required by law for consideration and review solely by the City Council. Following consideration of the evidence presented before the City Council and a finding that a material breach has occurred by Developer and remains uncured, City may amend or terminate this Agreement. Developer shall have twenty-five (25) days after receipt of written notice of termination to institute legal action pursuant to this Section.

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

Section 4.5 Entire Agreement.

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

Section 4.6 Assignments; Transfer of rights.

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

B. To a Third Party. If Developer sells or transfers more than fifty percent (50%) of the Project Property to a party other than an Affiliate, Developer shall be relieved of its obligations under this Agreement, provided that such transferee assumes all duties and obligations of Developer then unsatisfied and provides substitute security, in form and amount acceptable to City, for any of Developer's previous obligations for which Developer provided performance security, if any.

C. Transfer Not to Relieve Developer of its Obligation. Except as expressly provided herein, no assignment or transfer of any portion of the Project Property shall relieve Developer of its obligations hereunder as to the portion of the Project Property so assigned or transferred, and such assignment or transfer shall be subject to all of the terms and conditions of this Agreement, provided, however, that no such transferee shall be deemed to be the Developer hereunder unless such transferee expressly assumes such obligations and duties of Developer. This subsection shall have no effect upon the validity of obligations recorded as covenants, conditions, restrictions or liens against parcels of real property.

D. In Connection with Financing Transactions. Developer has full discretion and authority to transfer, assign or encumber the Project Property or portions thereof, in connection with financing transactions, without limitation to the size or nature of any such transaction, the amount of land involved or the use of the proceeds therefrom, and may enter into such transactions at any time and from time to time without permission of or notice to City. All such financing transactions shall be subject to the terms and conditions of this Agreement.

Section 4.7 Notices; when deemed sufficiently given.

A. Formal notices, demands and communications between the City and Developer must be in writing and must be sent to the addresses or facsimile numbers stated in Article 1 above and to each successor or assign of Developer to the address given by such party in writing and if no written notice is given, then to the address stated in subsequent agreements, and/or to any address or number subsequently communicated to the sending party in writing.

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

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

D. If notice is sent by facsimile, properly addressed to the addressee specified in Article 1 above and is actually sent to the correct facsimile number, it will be deemed sufficiently given when receipt is confirmed by either the receiving or sending facsimile machine, provided that that confirmation is in writing and sufficiently identifies the document, and indicates the time and date that the document was received by the receiving facsimile machine.

Section 4.8 Further documents.

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

Section 4.9 Legal Actions.

The City and Developer agree that they would not have entered into this Agreement if either were to be liable for damages under or with respect to this Agreement that would be greater than without this Agreement. Accordingly, the City and Developer may pursue any course of

action or equity available for breach, except that neither party shall be liable to the other or to any other person for any monetary damages for a breach of this Agreement. If any party hereto institutes any action or proceeding (including arbitration, if authorized or mutually agreed upon) against the other or others arising out of or relating to this Agreement, the prevailing party shall be awarded attorney's fees and costs by the other party.

Section 4.10 Time of Essence.

Time is of the essence in the performance of this Agreement.

Section 4.11 Governing law.

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

Section 4.12 Severability of invalid or unenforceable provisions.

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

Section 4.13 Binding effect; successors and assigns; assignment/delegation.

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

Section 4.14 No third-party beneficiaries intended.

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

Section 4.15 Representation and warranties by persons who sign this Agreement.

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

Section 4.16 Counterparts.

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

Section 4.17 Construction.

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

[Signature Pages Follows]

EXECUTED on the dates indicated:

City:

CITY OF FERNLEY,

a Nevada municipal corporation

Dated February 1, 2023

By: Neal E McIntyre

Mayor Neal E. McIntyre

Its: Mayor

Attest: Kim Swanson

Kim Swanson

City Clerk

Developer:

CLEMENTS RANCHING, LLC
a Nevada limited liability company

Dated January 30, 2022²³

By: Holly G. Wolf
Name Holly G. Wolf
Its: Manager

State of Nevada
County of Washoe

This instrument was acknowledged before me on January 30, 2023 by
Holly Wolf as Manager of CLEMENTS RANCHING,
LLC, a Nevada limited liability company.

(Signature of notarial officer)

(Seal, if any)

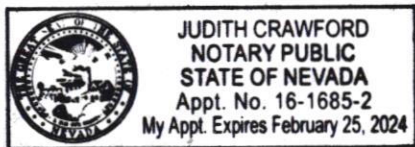


EXHIBIT A
LEGAL DESCRIPTION

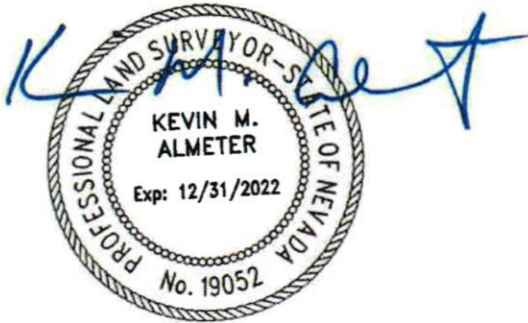
EXHIBIT A
LEGAL DESCRIPTION FOR PROJECT PROPERTY

All that certain real property situate within a portion of the Northeast One-Quarter (NE 1/4) of Section Twenty-One (21) and a portion of the Northwest One-Quarter (NW 1/4) of Section Twenty-Two (22), Township Twenty (20) North, Range Twenty-Five (25) East, Mount Diablo Meridian, City of Fernley, County of Lyon, State of Nevada, and being more particularly described as follows:

BEING Parcel 2-A of the Parcel Map for "Clements Ranching, LLC", recorded on December 8, 2017, as File No. 573596, filed in the Official Records of Lyon County, Nevada.

APN: 021-341-18

Prepared by:
Wood Rodgers, Inc.
1361 Corporate Blvd.
Reno, NV 89502



8-11-22

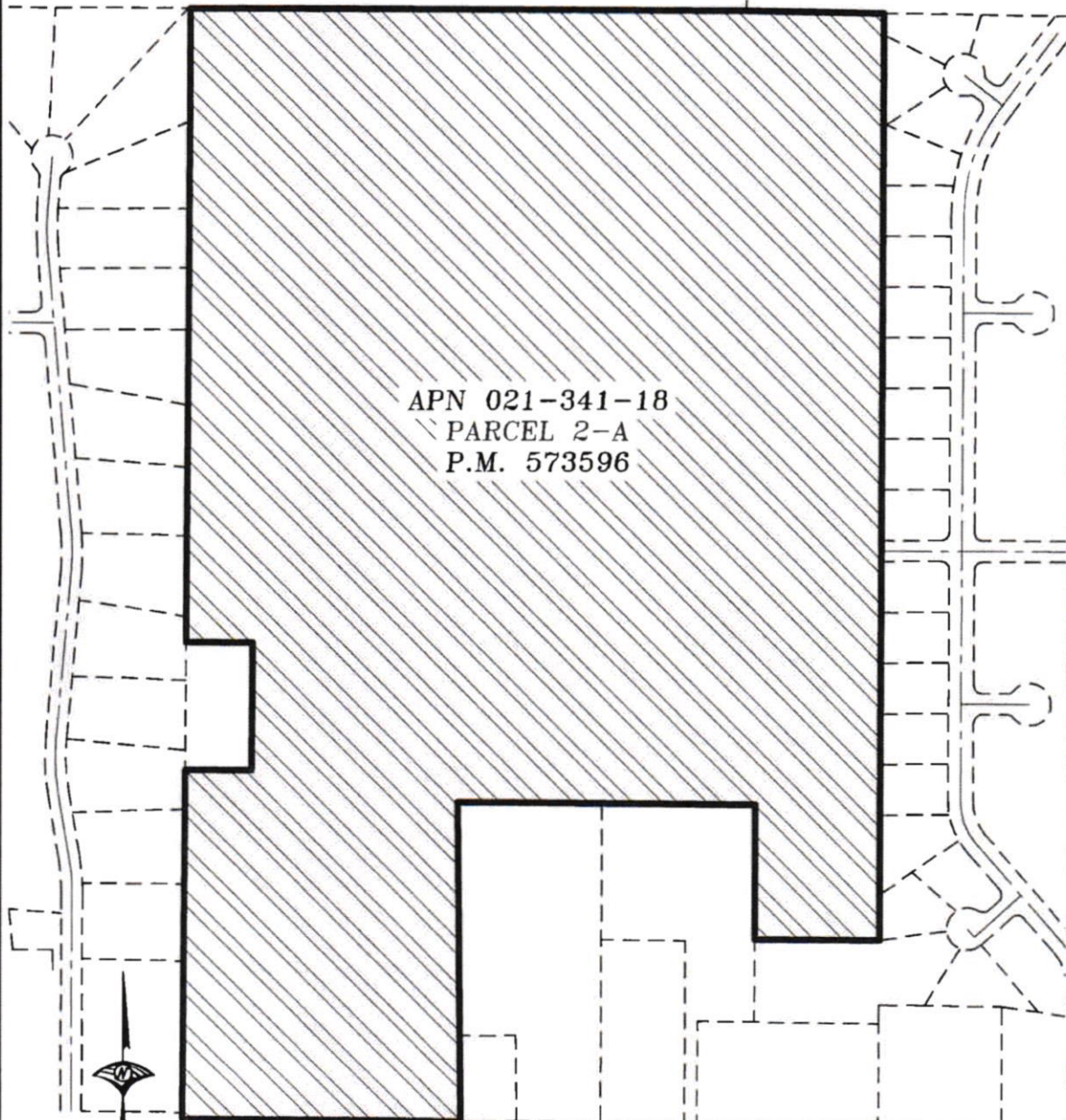
Kevin M. Almeter, P.L.S.
Nevada Certificate No. 19052

EXHIBIT A-1

PLAT TO ACCOMPANY

PROJECT PROPERTY

PORTIONS OF THE NE 1/4 OF SECTION 21 &
THE NW 1/4 OF SECTION 22
TOWNSHIP 20 NORTH, RANGE 25 EAST, M.D.M.
FERNLEY LYON COUNTY NEVADA



APN 021-341-18
PARCEL 2-A
P.M. 573596

1" = 400'

FARM DISTRICT ROAD

JOB NO. 3460004
SHEET 1 OF 1



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Blvd
Reno, NV 89502

Tel 775.823.4068
Fax 775.823.4068

J:\Jobs\3460_Clements Ranch\Clements Ranch_OA\Geomatics\legals_exhibits\DEV AGREEMENT Exhibit A-1.dwg 8/11/2022 4:21 PM McKenzie Jones