



N E V A D A

AGENDA

Regular Meeting

Planning Commission

Wednesday, May 8, 2024 • 5:00 PM

Members

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

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

Zoom information:

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

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

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

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

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

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

1.3. Public Forum

1.4. (For Possible Action) Approval of Agenda

1.5. (Possible Action) Approval of Minutes

2. STAFF REPORTS

2.1. (For Possible Action) Discussion and possible action regarding a tentative subdivision map extension of time application (TSM2016-007EOT) filed by Lumos & Associates on behalf of Rockound Investments to request a two-year extension of time for the next phase of Nelson Meadows generally located west of Nevada Pacific Parkway, north of Farm District Road, east of Browne Lane, and south of Tamsen Lane and Langdon Street (Original APN: 021-331-35)."

3. GENERAL BUSINESS

3.1. Training - Presentation by the City Attorney and Planning Director on the importance of findings and how to write them to stand up in court.

4. CHAIR AND COMMISSION ITEMS

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

5. PLANNING DIRECTOR ITEMS

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

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

7. PUBLIC FORUM

8. ADJOURNMENT

Next Meeting: May 8th @ 5pm

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
APRIL 10, 2024**

Vice-Chair Angela Lewis called the Fernley Planning Commission meeting to order at 5:00 pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2 Roll Call

Present: Chairwoman Jenni McCullar (Zoom), Vice-Chair Angela Lewis, Commissioner Humayoon Lodi, Commissioner Barry Williams, Commissioner Cody Wagner, Commissioner Jacob VanderHeiden, Commissioner Robert Flores, Alternate Commissioner Tessa Garvin, City Attorney Aaron Mouritsen, Deputy City Manager Lydia Altick, Planning Director Michele Rambo, Senior Planner Shay League (Zoom), City Engineer Derek Starkey, Administrative Specialist II Reba Skinner, Administrative Specialist I Sandy Harris.

1.3. Public Forum

None at this time

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA. **Action:** Approved. **Moved by:** Commissioner Barry Williams, **Seconded by:** Commissioner Humayoon Lodhi. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Lodhi, Commissioner VanderHeiden, Commissioner Flores.

1.5. (Possible Action) Approval of Minutes

Motion: I MOVE TO APPROVE THE MINUTES FROM LAST MONTHS MEETING. **Action:** Approved. **Moved by:** Commissioner Barry Williams, **Seconded by:** Commissioner Cody Wagner. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Lodhi, Commissioner VanderHeiden, Commissioner Flores.

2. STAFF REPORTS

2.1. Discussion and possible action to adopt joint Resolution 24-007 accepting the 2022 City of Fernley Water System Plan Update

Derek Starkey, City Engineer, presented the updated water system plan for adoption by joint resolution with the Planning Commission and City Council. In 2020, the city contracted with Shaw Engineering to complete an update to its water system plan. The last update occurred in 2008. The water system plan aids the city in water resource management and capital improvement planning for the city's water system as it continues to grow and service new

customers. The following were reviewed and summarize the assumptions and outcome of the update to the plan: existing and planned service areas, growth and water demand, water resources, water rates, groundwater/surface water treatment, existing conditions, and capital improvements. The existing system is currently in satisfactory condition with a majority of the system being less than 35 years old. However, there are still concerns about portions of the system.

Commissioner Cody Wagner asked if there is a capital project request that addresses the looping of the system in certain parts of the city. He would like to have the consultants revise table 5.1 to realistic numbers. Also, asked if there are plans to address the pressure issues.

Derek Starkey, City Engineer, stated that it is currently budgeted for design this year and carried over to the next fiscal year's budget. There are projects to address the existing issues.

Alternate Commissioner Tessa Garvin asked what the impact on everyone on a well would be.

Derek Starkey, City Engineer, stated that it is hard to determine at this time. The purposed work on the canal is going to have a big impact on wells in 10 to 20 years.

Motion: I MOVE TO ADOPT JOINT RESOLUTION 24-007 NUMBER ACCEPTING THE 2022 CITY OF FERNLEY WATER SYSTEM PLAN UPDATE WITH THE AMENDMENT TO 5.1 TABLE. **Action:** Approved. **Moved by:** Commissioner Barry Williams, **Seconded by:** Commissioner Humayoon Lodhi. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Lodhi, Commissioner VanderHeiden, Commissioner Flores.

3. GENERAL BUSINESS

3.1. Training - Presentation by the Planning Director on the difference between Zoning and Land Use and how they work together.

Michele Rambo, Planning Director, presented the basics of zoning and land use and how they work together. Zoning and Land Use, although sometimes assumed to be the same thing, are two distinct tools used by planners and are regulated by two separate documents. However, they do work closely together when planning the future growth and development of a city. It is important to understand the difference between Zoning and Land Use.

4. PUBLIC HEARINGS

4.1. (For Possible Action) Discussion and possible action on a conditional use permit application (CUP24002) submitted by Priority Engineering on behalf of VIA Real Estate to allow for outdoor storage and general retail on a site zoned General Commercial (C2) and located at approximately 1200 Fremont Street (APN: 021-271-03).

Shay League, Senior Planner, presented via Zoom. The applicant represents Tractor Supply, which wants to construct a store on this parcel. A conditional use permit for the use "Outdoor Storage" is required when materials, goods, vehicles, or equipment are to be kept or placed outside an enclosed structure for 72 hours or more. The use "General Retail" would normally only require review and approval by the administrator; however, it is included alongside the application for "Outdoor Storage" to prevent the applicant from needing to file two separate applications for the two separate uses. The Planning Commission unanimously adopted a

resolution to amend the comprehensive plan land use designation on this parcel from Multi-Family Residential to Commercial at the March 2024 Planning Commission meeting. Discussion and possible certification of the Planning Commission's resolution is set to go before the City Council.

Public input:

Barbara Twaddle, a resident on Flint Street, stated she would prefer to have a block wall for privacy, sound issues from the traffic, and the homeless living in the ditch and was concerned about the truck traffic.

Motion: I MOVE TO APPROVE THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP24002, SUBJECT TO CONDITIONS OF APPROVAL 1 THROUGH 24 AS PRESENTED BY STAFF. I FURTHER MOVE TO ADOPT FINDINGS A THROUGH F, AND THE FACTS SUPPORTING THESE FINDINGS, AS SET FORTH IN THE STAFF REPORT. **Action:** Approved. **Moved by:** Commissioner Humayoon Lodhi, **Seconded by:** Commissioner Cody Wagner. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Lodhi, Commissioner VanderHeiden, Commissioner Flores.

4.2. (For Possible Action) Consideration, discussion, and possible action to recommend that the City Council approve Bill #347, an Ordinance amending Title 32, Chapter 3, Section 090 (Modifications and Appeals) of the Fernley Development Code to create a process to waive certain development standards in certain parts of town to aid in development and redevelopment efforts, and other matters related thereto.

Michele Rambo, Planning Director, presented this item. As currently written, the City of Fernley Development Code tends to discourage development or redevelopment in three focused areas of the city, including the downtown core. Many attempts to locate businesses in these areas have failed due to the over-burdensome nature of the codes related to parking, landscaping, and street improvements. There is currently no mechanism to provide relief for these requirements when it makes sense to do so. Therefore, the City of Fernley Planning Department and Engineering Department have worked together to create the proposed waiver process. To keep the use of waivers from being abused, stipulations have been included that restrict their use to certain specific areas of town for a limited type of development standards. As with the existing modification processes allowed for in the Development Code, waivers would be approved by the Planning Commission in most instances. Waivers could be combined with other applications; in which case the approval body of the development application would also approve the waiver. For example, a waiver combined with a Conditional Use Permit would be approved by the Planning Commission. If a waiver request is combined with a Tentative Subdivision Map, the waiver would ultimately be approved by the City Council. There is a provision that each waiver is considered on a case-by-case basis and approving one does not create a precedent for others. The burden of proof is on the applicant to prove that the waiver is warranted. The waiver is not for use, it is only for curb gutter sidewalk, landscaping and parking.

Commissioner Wagner expressed concern about this applying to only 3 areas of the city.

There was no public input.

Motion: I MOVE TO RECOMMEND THAT THE CITY COUNCIL APPROVE BILL #347, AN ORDINANCE AMENDING TITLE 32, CHAPTER 3, SECTION 090 (MODIFICATIONS AND APPEALS) OF THE FERNLEY DEVELOPMENT CODE AS PRESENTED BY STAFF AND SUBJECT TO THE FINDINGS OUTLINED IN THE STAFF REPORT WITH CONSIDERATION FOR FUTURE CIRCUMSTANCES LIKE THIS BE CONSIDERED FOR OTHER AREAS AS FERNLEY DEVELOPS. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Barry Williams. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Lodhi, Commissioner VanderHeiden, Commissioner Flores.

4.3. (For Possible Action) Discussion and possible action regarding a proposed development code text amendment (CA24004) to Fernley Municipal Code §32.03.050(c) to extend the submission requirement for a temporary use permit from seven days prior to thirty days prior to the requested date of the start of the proposed temporary use.

Shay League, Senior Planner presented via Zoom. Staff requests an amendment to the municipal code that will change the required submission date of a temporary use permit application from seven to thirty days prior to the start of the requested temporary use. The Fernley Municipal Code requires a temporary use permit for special events and also requires the applicant to submit the application at least 7 days prior to all temporary uses. The City of Fernley Planning Department has been working to streamline the process to obtain a temporary use permit and hopes to set up the process and the Planning Department as a one-stop shop for all temporary use permit needs. The process as it currently exists is cumbersome; the Planning Department wants to cut down the amount of running around, additional fees, and chaos required to hold a special event in Fernley. To allow time for routing through all these separate departments and agencies, rather than require our citizens and community stakeholders to do it, we need more time than the 7 days we allot for the other types of temporary use permits that only the Planning Department processes.

There was no public input at this time.

Motion: I MOVE TO RECOMMEND CITY COUNCIL APPROVE THE MUNICIPAL CODE AMENDMENT ASSOCIATED WITH CA24004 AS PRESENTED BY STAFF. **Action:** Approved. **Moved by:** Commissioner Barry Williams, **Seconded by:** Commissioner Jake VanderHeiden. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Lodhi, Commissioner VanderHeiden, Commissioner Flores

5. CHAIR AND COMMISSION ITEMS

Commissioner Wagner thanked Derek Starkey for his years of service. He would like to see the presentation on the properties being considered for annexation into the City once it is finalized. Would like to have dangerous chemicals listed on applications in regard to the quantity and how stored.

6. PLANNING DIRECTOR ITEMS

Michele Rambo, Planning Director, informed the Commissioners that their emails have been set up. There is a new committee, Capital Improvements Advisory Committee. The Planning Commission has been appointed as that body.

7. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were none.

8. PUBLIC FORUM

There is no public input at this time.

9. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 6:33 pm.

Approved by the Fernley Planning Commission on May 8, 2024, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Vice Chairwoman Angela Lewis

ATTEST:



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: May 8, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM: Shay League

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion

AGENDA ITEM:

(For Possible Action) Discussion and possible action regarding a tentative subdivision map extension of time application (TSM2016-007EOT) filed by Lumos & Associates on behalf of Rockound Investments to request a two-year extension of time for the next phase of Nelson Meadows generally located west of Nevada Pacific Parkway, north of Farm District Road, east of Browne Lane, and south of Tamsen Lane and Langdon Street (Original APN: 021-331-35)."

AGENDA ITEM BRIEF:

The applicant is requesting a 2-year extension of time to file the next final map phase in order to have more time to complete the previous phase of their project.

RECOMMENDED MOTION:

"I move to approve a two-year extension of time of the Nelson Meadows tentative subdivision map associated with TSM 2016-007EOT to extend the timeline to record the next phase in a series of final maps from May 23, 2024 to May 23, 2026."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

"I move to deny TSM 2016-007 because _____."

BACKGROUND:

The original parcel and subsequent subdivided parcels are within the RR 1/2 zone and carry the land use designation of single-family residential. The approval for this neighborhood predates the most recent comprehensive plan update and at the time of approval, the land use designation of the neighborhood was "Residential Low Density". RR 1/2 was an equivalent zoning district of "Residential Low Density".

Per Nevada Revised Statutes, Section 278.360, when the developer has already filed a portion of a tentative map approval as a final map, they must continue to file the next in a series of final maps until the tentative map is built out, or they will lose the right to subdivide the neighborhood as approved. This developer received tentative map approval in July 2016 for 94 parcels, recorded a final map for Nelson Meadows Phase 1 in December 2019 for 26 parcels, and Nelson Meadows Phase 2 in May 2022 for 23 parcels. They have 45 approved parcels remaining and intend to split those into a final map for Phase 3 and a final map for Phase 4.

The developer has continually made progress constructing this neighborhood. To date, Nelson Meadows has built and sold 30 homes on the 49 parcels they have completed the final map process for. This extension will allow them to build and sell the 19 homes remaining before beginning the next phase.

FINDINGS:

No findings required.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

General

[Nevada Revised Statutes \(NRS\) Chapter 278](#) - Planning and Zoning

[Fernley Municipal Code \(FMC\) Title 32](#) - Development Code

Specific

[NRS §278.360](#) - Requirements for presentation of final map or series of final maps; extensions of time.

[FMC §32.03.060\(f\)\(1\) h.](#) - Lapse of approval (of tentative subdivision maps)

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. TSM 2016-007 Map Extension of Time Request
2. TSM 2016-007 Approval Letter and Conditions
3. TSM 2016-007 Approved Map
4. Nelson Meadow Phase 1 Map
5. Nelson Meadows Phase 2 Map



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Lake Tahoe

312 Dorla Court, Suite 202 | PO Box 890
Zephyr Cove, Nevada 89448
775.588.6490

March 11, 2024

Via email: sleague@cityoffernley.org

Shay League
Senior Planner
City of Fernley
595 Silver Lace Blvd.
Fernley, NV 89408

***Subject: TSM 2016-007 Tentative Map Extension Request
Nelson Meadows Subdivision***

Dear Shay:

On behalf of the property owner, Rockhound Investments LLC, Lumos and Associates, Inc. is hereby requesting a two-year extension on the Tentative Map (TSM 2016-007) to allow the owner/developer time to finish building out Phase 2 before beginning Phase 3. The Phase 2 Final Map was recorded on 5/24/22, which is the latest final map recorded for this four-phase development.

Attached to this letter are a completed Development Application and an NRS Time Waiver Agreement. Per Ken Gearhart, Managing Member of Rockhound Investments LLC, the associated fee of \$775 was paid to the City via credit card on 3/6/24.

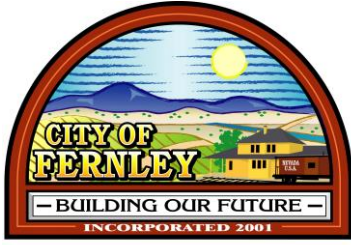
Please let me know if any additional steps need to be taken for this extension and feel free to call with any questions.

Thank you,

A handwritten signature in blue ink, appearing to read 'Justin Sand', is written over a light blue rectangular background.

Justin Sand, P.E.
Sr. Project Manager

Cc: Ken Gearhart



Planning Department

Permits
Planning
Development Review
Sustainability

August 15, 2016

CMG Land Holdings, LLC
405 Marsh AVE
Reno, Nevada 89509

RE: TSM 2016-007 – Tentative Subdivision Map Approval Letter – Nelson Meadows

Dear Applicant:

The Tentative Map request from CMG Land Holdings, LLC, TSM 2016-007, for a Tentative Subdivision Map request to allow for a 94-lot single family residential subdivision (Nelson Meadows) on a site approximately 63.21 acres in size in the RR1/2 (Rural Residential One-Half Acre Minimum Parcel Size) zoning district generally located north of Farm District Road, east of Browne Lane, and west of Rainbow Lane, Fernley, NV (APN: 021-331-35) was approved at the July 20, 2016 City Council Meeting subject to the Conditions of Approval 1 through 22 (attached).

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

Please make changes and submit for final map. Please include cover letter explaining how each comment has been addressed. If you have any questions concerning this application, please contact Tim Thompson, at (775) 784-9815 or via email at tthompson@cityoffernley.org.

Sincerely,

Tim Thompson, AICP
Senior Planner

cc: Steven G. Moon
Lumos & Associates, Inc.
178 S. Maine Street
Fallon, NV 89406

Enclosures: Conditions of approval for TSM 2016-007

Conditions of Approval for TSM 2016-007

Tentative Subdivision Map

1. APPROVAL:

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

2. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO SINGLE FAMILY RESIDENTIAL DEVELOPMENT WITH A MAXIMUM OF 94 SINGLE FAMILY RESIDENTIAL LOTS ON 63.21 ± ACRES.

3. EXPIRATION DATE:

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

4. WATER RIGHTS:

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

5. SANITARY SEWER:

THE DEVELOPER SHALL PROVIDE A SEWER REPORT DEMONSTRATING THE DEVELOPMENT CAN BE SERVED BY THE CITY'S SANITARY SEWER SYSTEM. THE DEVELOPER SHALL BE RESPONSIBLE FOR ANY IMPROVEMENTS DEEMED NECESSARY TO SERVE THE PROJECT TO THE APPROVAL OF THE CITY ENGINEER. THE DEVELOPER SHALL COMPLY WITH ALL CITY OF FERNLEY MUNICIPAL CODES REGARDING THE SANITARY SEWER SYSTEM, INCLUDING ASSOCIATED FEES, FOR THE CONNECTION TO THE CITY'S SANITARY SEWER SYSTEM IN THE AMOUNT THAT IS REQUIRED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT.

6. PLANNING DIVISION:

ALL LOTS SHALL BE ONE-HALF ACRE MINIMUM PARCEL SIZE.

7. CONSTRUCTION MAINTENANCE:

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

8. PROJECT CONTACT:

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

Conditions of Approval for TSM 2016-007

Tentative Subdivision Map

9. DESIGN STANDARDS:

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

10. CITY ENGINEER:

THE DEVELOPER SHALL COMPLY WITH ALL ENGINEERING REQUIREMENTS WITHIN THE CITY'S DEVELOPMENT CODE INCLUDING BUT NOT LIMITED TO CHANNEL FLOW VELOCITIES, CAPACITY OF THE CULVERTS AND LINING DETAILS FOR THE CHANNELS IN COMPLIANCE WITH CHAPTERS 40, 43, 44, 46 AND 47 TO THE APPROVAL OF THE CITY ENGINEER PRIOR TO THE APPROVAL OF A FINAL MAP FOR THE PROJECT.

11. EASEMENTS:

ALL ABANDONMENTS AND/OR REALIGNMENTS OF THE TCID/BOR EASEMENTS SHALL BE FINALIZED AND ACCEPTED BY TCID/BOR AND THE CITY OF FERNLEY PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THE PROJECT.

ALL ABANDONMENTS AND/OR REALIGNMENTS OF THE WATER MAIN SHALL BE FINALIZED AND ACCEPTED BY THE CITY OF FERNLEY PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THE PROJECT.

12. STORM DRAINAGE:

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

THE DEVELOPER SHALL DESIGN RETENTION AREAS THAT CAN SERVE AS A MULTI USE FACILITY.

THE LOT SIZES OF THE PROPOSED LOTS MAY BE REDUCED UP TO 10% TO ALLOW FOR THE CREATION OF A TOTAL OF 94 LOTS IN THE EVENT THE DESIGN FOR THE PARK REQUIRES THE DEVELOPER TO ALTER THE PROPOSED TENTATIVE MAP.

THE DRAINAGE BASIN SHALL BE DEDICATED TO THE CITY OF FERNLEY UPON COMPLETION OF THE PROJECT IN ORDER FOR THE CITY TO MAINTAIN THE STORM DRAIN SYSTEM FOR THE SUBDIVISION.

Conditions of Approval for TSM 2016-007

Tentative Subdivision Map

13. GRADING PERMIT:

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

14. ON & OFF SITE IMPROVEMENTS:

THE DEVELOPER SHALL INSTALL ANY ON AND OFF SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CONSTRUCTING SIDEWALK ON BROWNE LANE TO THE END OF THE ASPHALT CONCRETE PATH ON NEVADA PACIFIC BLVD. TO THE APPROVAL OF THE CITY ENGINEER AND ADMINISTRATOR.

15. RIGHT-OF-WAY DEDICATION:

THE DEVELOPER SHALL RESERVE FROM DEVELOPMENT THE ULTIMATE RIGHT-OF WAY WIDTH FOR ALL PUBLIC STREETS PROPOSED WITHIN THE PROJECT WITH THE RECORDATION OF A FINAL MAP FOR THE PROJECT OR ANY PORTION OF THE PROJECT TO THE APPROVAL OF THE CITY ENGINEER.

16. ROAD SECTIONS:

THE DEVELOPER SHALL SUBMIT IMPROVEMENT PLANS WITH ROADWAY CROSS-SECTIONS THAT COMPLY WITH THE CITY'S PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF THE CITY ENGINEER. THE INSTALLED PAVEMENT SECTIONS SHALL COMPLY WITH THE APPROVED IMPROVEMENT PLANS.

THE ROADWAY SECTION DETAIL SHALL INCLUDE A FOUR FOOT SHOULDER ON EACH SIDE OF THE ROAD IN CONFORMANCE WITH THE CITY'S STANDARD DETAIL FOR TYPE 3P RURAL ROADWAY.

THE DEVELOPER SHALL CONSTRUCT PEDESTRIAN PATHS WITHIN THE DEVELOPMENT TO PROVIDE FOR SAFE ROUTES TO SCHOOL TO THE APPROVAL OF THE CITY ENGINEER AND ADMINISTRATOR PRIOR TO THE RECORDATION OF ANY FINAL MAP FOR THE PROJECT. THE PATHWAY IS TO BE CONSTRUCTED AS DEPICTED ON THE MAP ACCOMPANYING THE APPLICATION WITH THE ADDITION OF A SECTION EXTENDING THE LENGTH OF WESTWARD LANE TO NEVADA PACIFIC BOULEVARD.

17. STREET IMPROVEMENTS:

THE DEVELOPER SHALL INSTALL FULL-STREET IMPROVEMENTS FOR THE PROJECT PER THE APPROVED IMPROVEMENT PLANS, INCLUDING LANDSCAPE IRRIGATION IMPROVEMENTS. THE TIMING OF THE INSTALLATION SHALL OCCUR AS THE ABUTTING/ADJACENT DEVELOPMENT OF THE PROJECT OCCURS TO THE APPROVAL OF THE ENGINEERING MANAGER FOR COMMUNITY DEVELOPMENT.

THE DEVELOPER SHALL CONSTRUCT A ROAD STUB-OUT TO THE WEST FOR THE FUTURE CONNECTION TO BROWNE LANE.

18. UTILITIES:

THE DEVELOPER SHALL RELOCATE THE PORTION OF WATERLINE STUBBED TO THE WEST SO THAT IT RESIDES IN PAVED ROADWAY RIGHT OF WAY.

Conditions of Approval for TSM 2016-007

Tentative Subdivision Map

19. SEWER LIFT STATION:

THE PROJECT WILL BE CHARGED A PER UNIT FEE FOR THE CURRENT PROJECT THE CITY IS UNDERTAKING TO UPGRADE THE DONNER TRAILS LIFT STATION. THE UPGRADES TO THE LIFT STATION ARE CRITICAL TO THE OPERATION OF THE SEWER COLLECTION SYSTEM IN THE AREA.

20. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT TO THE APPROVAL OF THE ADMINISTRATOR AND FIRE CHIEF PRIOR TO THE ISSUANCE OF ANY FINAL MAP FOR THE PROJECT.

21. RESIDENTIAL CONSTRUCTION TAX:

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

22. FINAL MAPS:

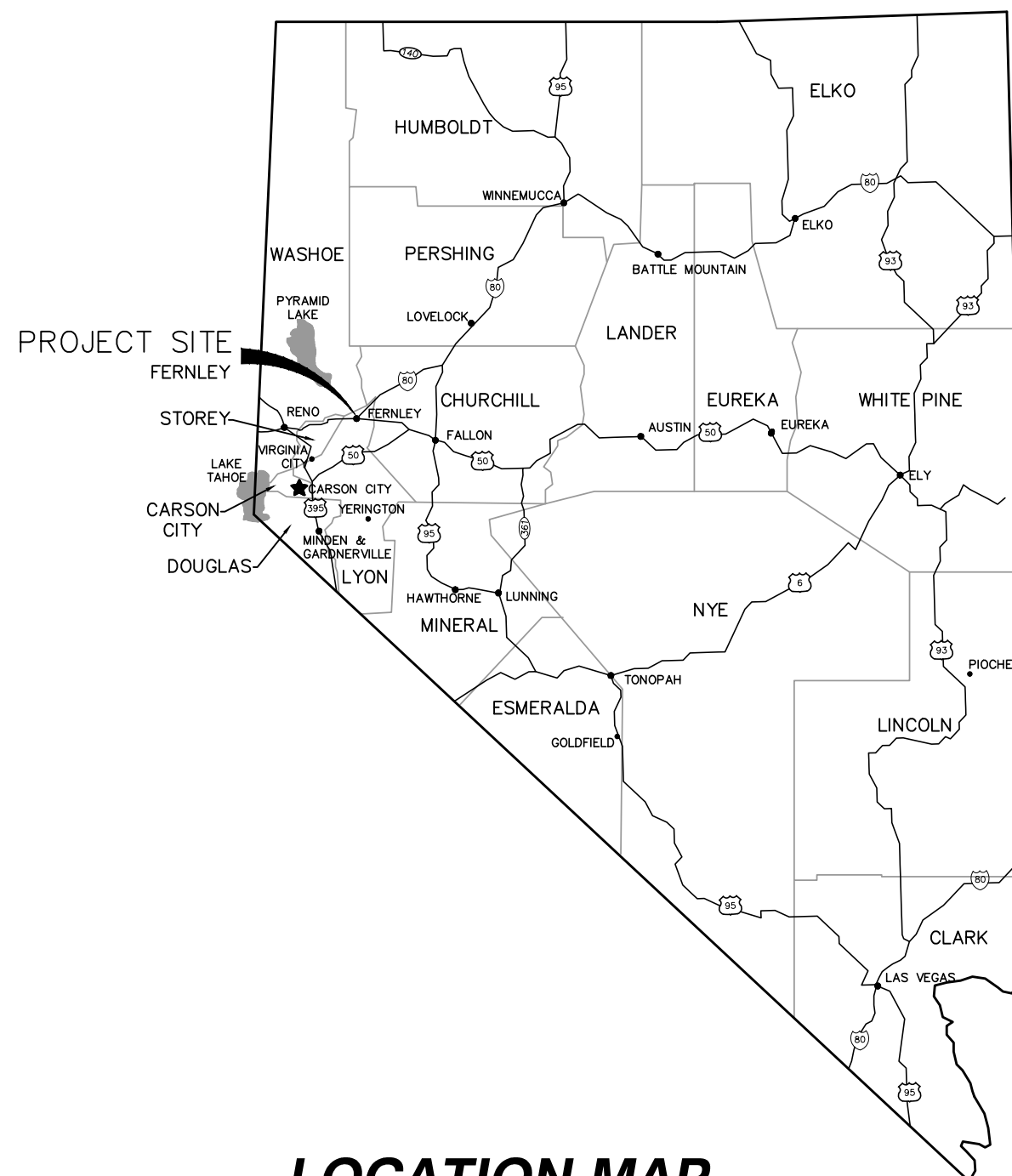
NO FINAL MAP PRESENTED FOR RECORDATION SHALL INCLUDE LESS THAN 17 RESIDENTIAL LOTS.

CMG LAND HOLDINGS LLC
ATTN: KIM McCREARY
405 MARSH AVENUE
RENO NV, 89509
PH: 775-745-9056

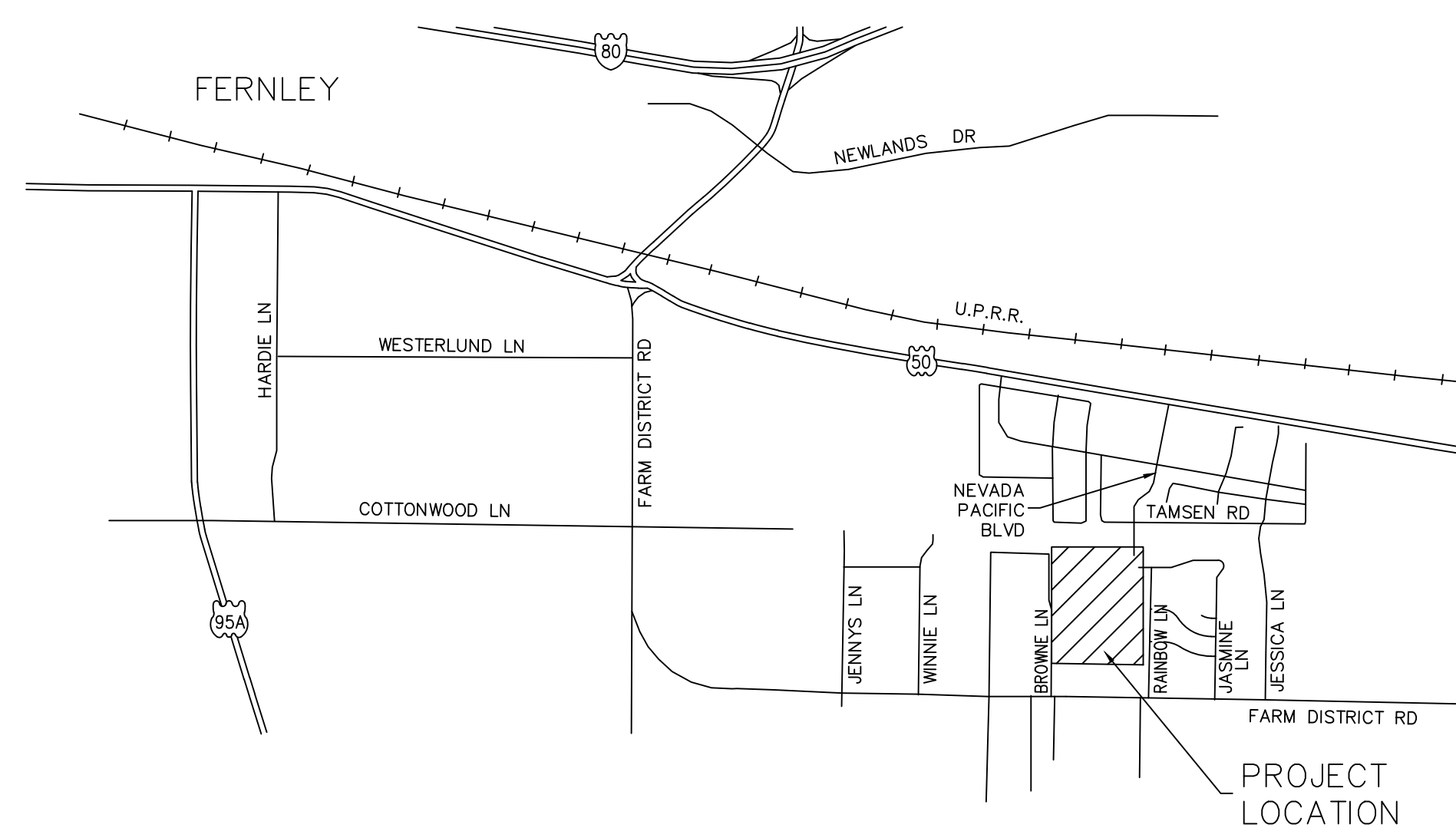
**178 S. MAINE STREET
FALLON, NV. 89406
PH.: (775) 423-2188
FAX: (775) 423-5657**

CHARTER COMMUNICATIONS 9335 PROTOTYPE DRIVE RENO, NEVADA 89521 (775) 850-7243	SOUTHWEST GAS CORPORATION 400 EAGLE STATION LANE CARSON CITY, NEVADA 89701 (775) 887-2720	FERMLEY PUBLIC WORKS DEPT. 595 SILVER LACE BLVD. FERMLEY, NEVADA 89408 (775) 575-2307
SBC NEVADA BELL 645 E. PLUMB LANE P.O. BOX 11010 RENO, NEVADA 89520 (775) 333-4363	NV ENERGY 8226 WEST SAHARA AVENUE LAS VEGAS, NEVADA 89146 (775) 834-4444	

APN 021-331-35 63.21 ACRES

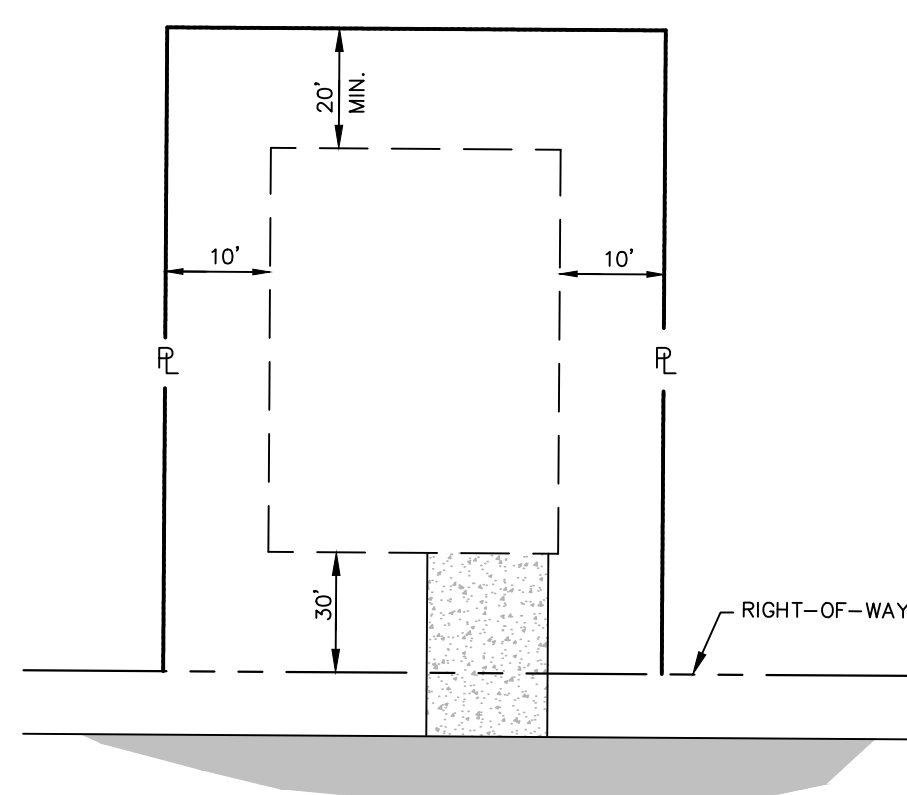


LOCATION MAP

**VICINITY MAP**

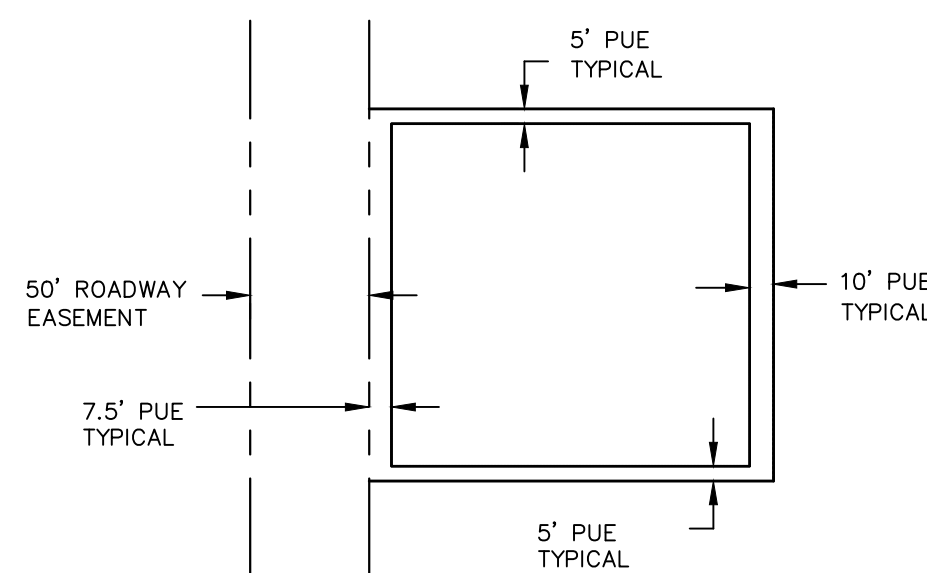
1. MINIMUM LOT SIZE.....21,780 SQ.FT. (½ ACRE)
2. MINIMUM AVERAGE LOT WIDTH.....120 FT
3. SETBACKS.....FRONT: 30 FT
SIDE: 10 FT
REAR: 20 FT
CORNER PARCEL: 10 FT
4. ALL LOTS ARE PROPOSED TO BE SINGLE-FAMILY-RESIDENTIAL HOUSING.
5. THIS DEVELOPMENT IS IN ZONE "X" ACCORDING TO THE FLOOD INSURANCE RATE MAP NUMBER 32019C0105E, EFFECTIVE DATE: JANUARY 16, 2009. ZONE "X" IS IDENTIFIED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAIN.
6. HISTORICALLY THE PROJECT SITE WAS USED FOR AGRICULTURAL PURPOSES, AN IRRIGATED FIELD.
7. DOMESTIC WATER SUPPLIED FROM COMMUNITY WATER SYSTEM.
8. DOMESTIC SEWAGE DISPOSAL BY COMMUNITY SEWER SYSTEM, ESTIMATED AMOUNT OF SEWAGE CONTRIBUTED IS 345 GAL/DAY/HOUSE.
9. ALL UTILITIES TO BE PLACED UNDERGROUND.
10. ALL STREET AND UTILITY IMPROVEMENTS WILL BE CONSTRUCTED TO CITY STANDARDS
11. STORM DRAINAGE WILL BE RETAINED ON-SITE IN A DEDICATED RETENTION BASIN.
12. WATER RIGHT SHALL BE IN ACCORDANCE WITH CITY ORDINANCE #714 BILL 696 PASSED 12-21-04.
13. THE DISTANCE FROM THE SUBDIVISION TO THE COMMUNITY SEWAGE SYSTEM IS APPROXIMATELY 100 FEET.
14. T.C.I.D. EASEMENTS WILL BE FENCED.

EXISTING		PROPOSE
	CONTOUR LINE	
	GROUND ELEVATION	
	STREET LIGHT	
	EDGE OF PAVEMENT	
	AC PAVING	
	CURB & GUTTER	
	POWER POLE	
	STORM DRAIN MANHOLE	
	PROPOSED CATCH BASIN	
	WATER VALVE	
	FIRE HYDRANT	
	SEWER MANHOLE	
	SEWER CLEANOUT	
	SURVEY MONUMENT	
	SIGN	
	FENCE	

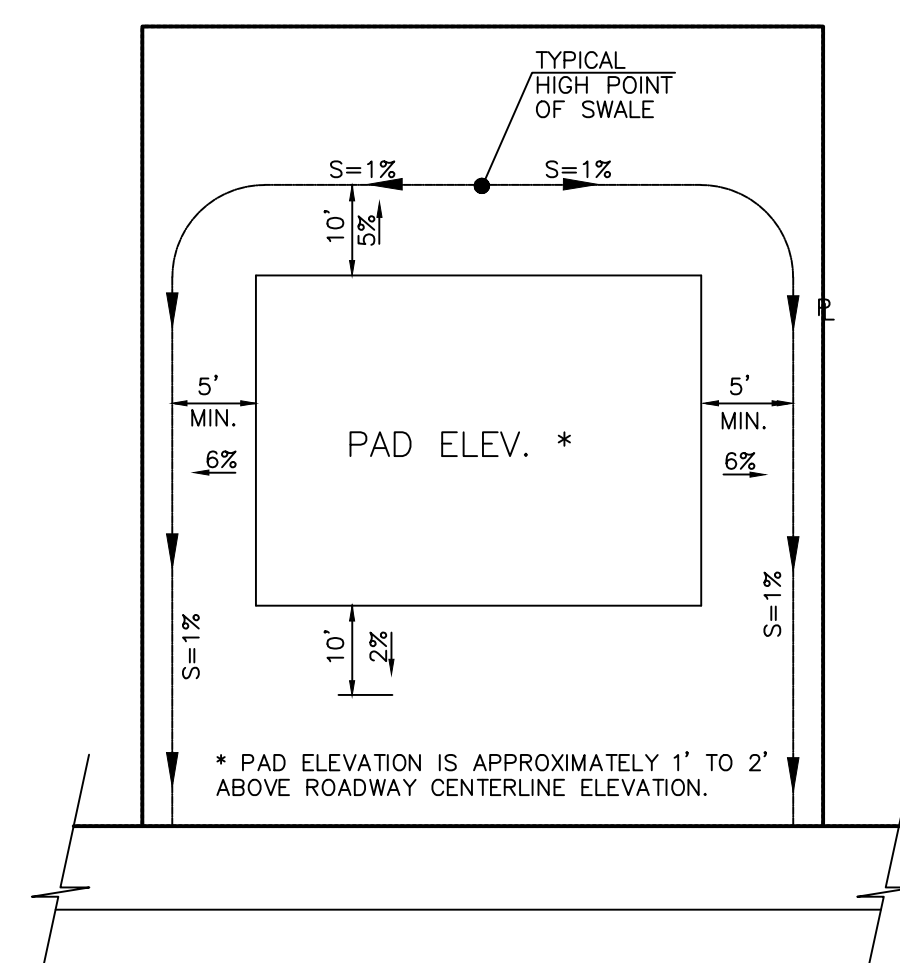


TYPICAL LOT SETBACKS

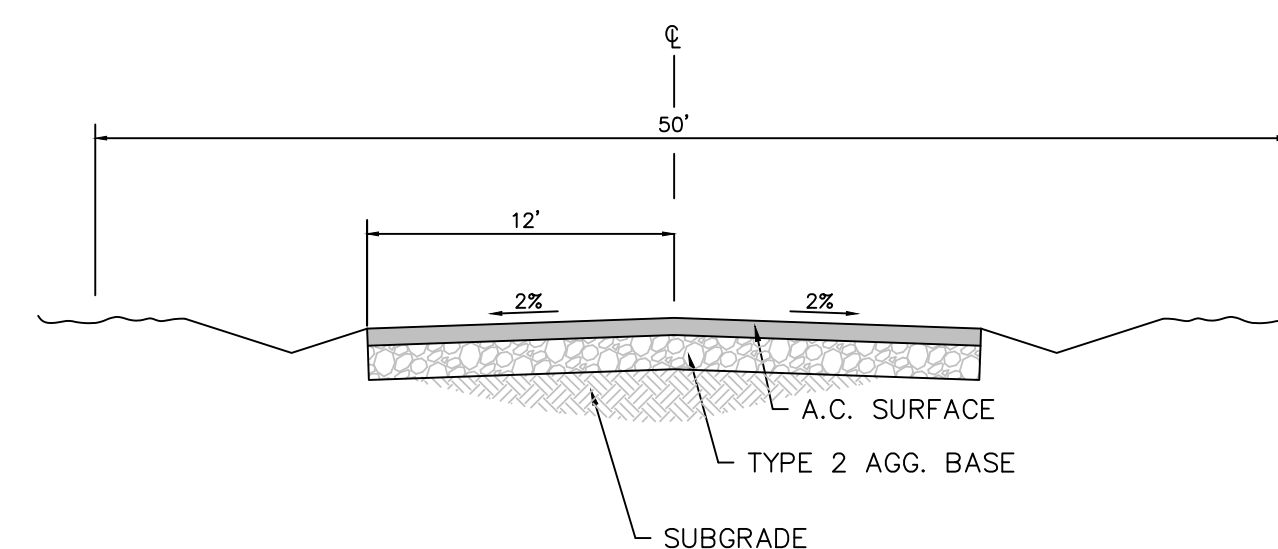
N.T.S.



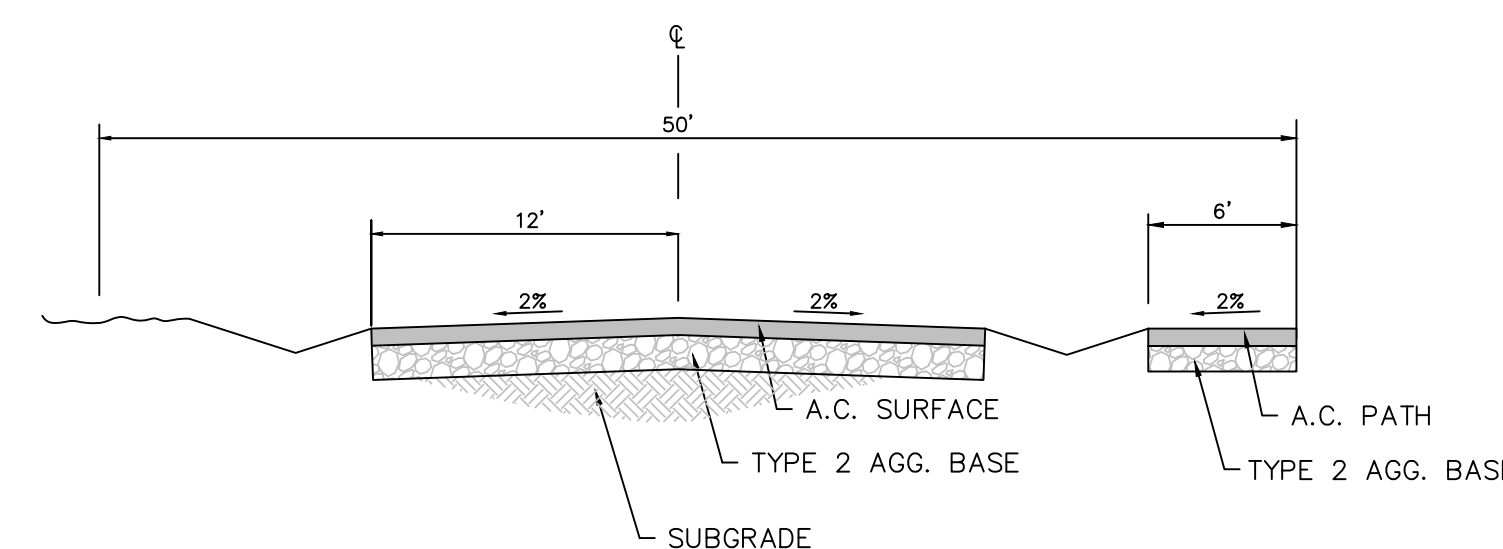
POWER AND UTILITY EASEMENT
N.T.S.



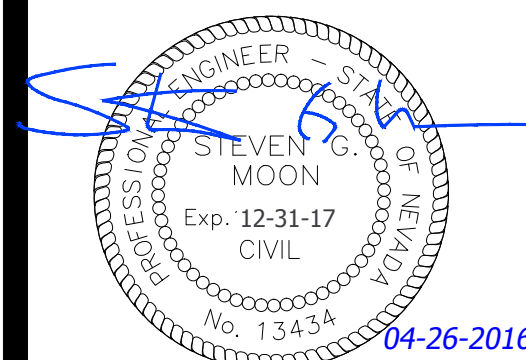
TYP. FINISHED LOT GRADING
N.T.S.



RURAL ROAD SECTION TYPE 3P
N.T.S.



RURAL ROAD SECTION TYPE 3P WITH PATH
N.T.S.

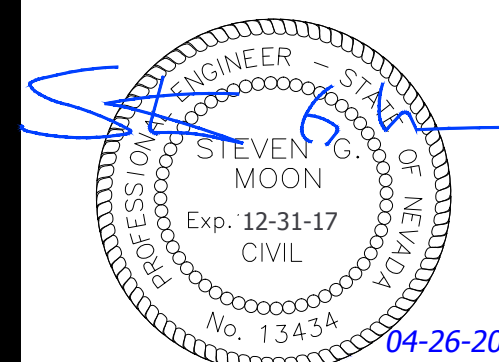
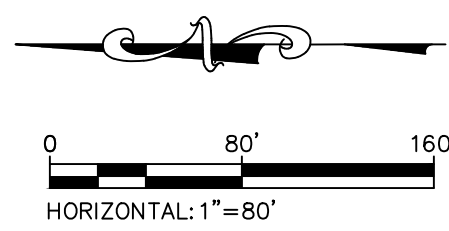


CMG LAND HOLDINGS LLC		
TENTATIVE MAP NELSON MEADOWS SUBDIVISION TITLE SHEET		
CITY OF FERNLEY	LYON COUNTY	NEVADA

[illegible]

C1.0

DATE: 4-26-2016
DRAWN BY: RHH
DESIGNED BY:
CHECKED BY: SGM
JOB NO.: 9016.000

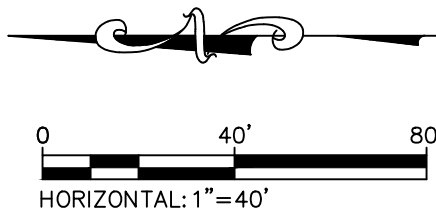


CITY OF FERNLEY LYON COUNTY NEVADA

[illegible]

DATE: 4-26-2016
DRAWN BY: RHH
DESIGNED BY:
CHECKED BY: SGM
JOB NO.: 9016.000

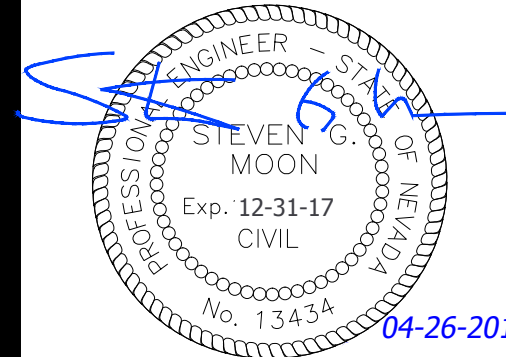
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04/20/2016 12:32 pm rhh



178 S. MAINE
FALLON, NEVADA 89406
TEL (775) 423-2188
FAX (775) 423-5657

WWW.LUMOSINC.COM

CIVIL ENGINEERING
GEOTECHNICAL ENGINEERING
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LANDSCAPE ARCHITECTURE
SURVEYING / GIS
CONSTRUCTION SERVICES
MATERIALS TESTING



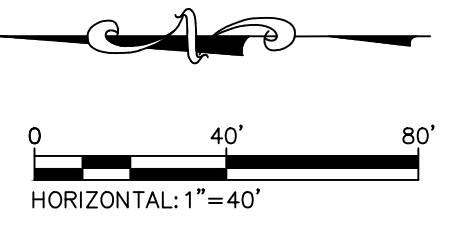
CMG LAND HOLDINGS LLC
TENTATIVE MAP
NELSON MEADOWS SUBDIVISION
TENTATIVE MAP
CITY OF FERNLEY
LYON COUNTY
NEVADA

REV	DATE	DESCRIPTION	BY

C3.0

DATE: 4-26-2016
DRAWN BY: RHH
DESIGNED BY:
CHECKED BY: SGM
JOB NO.: 9016.000

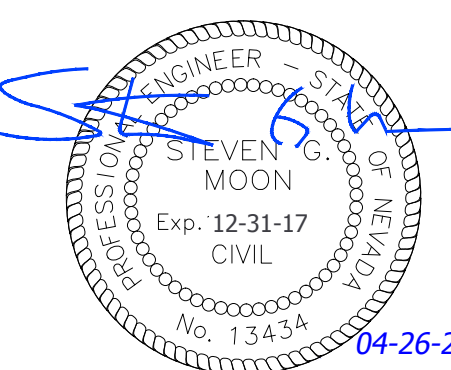
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CONSTRUCTION SERVICES
MATERIALS TESTING

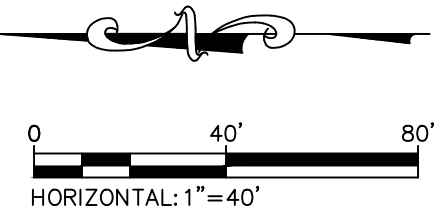


CMG LAND HOLDINGS LLC
TENTATIVE MAP
NELSON MEADOWS SUBDIVISION
TENTATIVE MAP
CITY OF FERNLEY
LYON COUNTY
NEVADA

REV	DATE	DESCRIPTION	BY

C3.1
DATE: 4-26-2016
DRAWN BY: RHH
DESIGNED BY:
CHECKED BY: SGM
JOB NO.: 9016.000

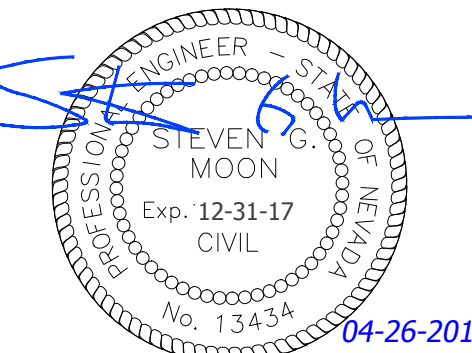
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04/20/2016 12:32 pm miles



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FAX (775) 423-5657

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MATERIALS TESTING



CMG LAND HOLDINGS LLC

TENTATIVE MAP
NELSON MEADOWS SUBDIVISION
TENTATIVE MAP

NEVADA

LYON COUNTY

CITY OF FERNLEY

REV	DATE	DESCRIPTION	BY

C3.2

DATE: 4-26-2016
DRAWN BY: RHH
DESIGNED BY:
CHECKED BY: SGM
JOB NO.: 9016.000

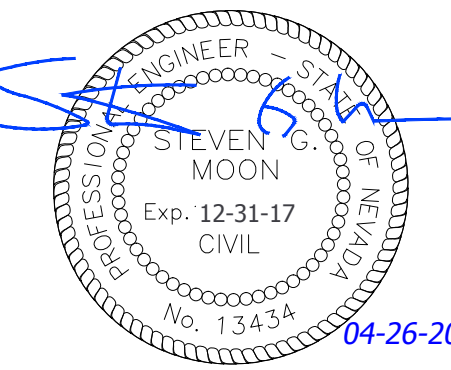
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FALLON, NEVADA 89406
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CONSTRUCTION SERVICES
MATERIALS TESTING



CMG LAND HOLDINGS LLC

TENTATIVE MAP
NELSON MEADOWS SUBDIVISION
TENTATIVE MAP

CITY OF FERNLEY
LYON COUNTY
NEVADA

REV	DATE	DESCRIPTION	BY

C3.3

DATE: 4-26-2016
DRAWN BY: RHH
DESIGNED BY:
CHECKED BY: SGM
JOB NO.: 9016.000

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT UNDERSIGNED, CMG LAND HOLDINGS 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, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THE STREETS AND EASEMENTS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOREVER.

CMG LAND HOLDINGS LLC A NEVADA LIMITED LIABILITY COMPANY

BY: John A. Gresslin DATE: 10-9-19

PRINT NAME: John A. Gresslin

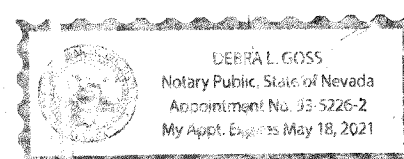
TITLE: MANAGER

NOTARY ACKNOWLEDGEMENT

STATE OF Nevada
COUNTY OF Washoe } s.s.

ON THIS 9th DAY OF Oct, 2019, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, IN SAID STATE AND COUNTY, John A. Gresslin, WHO ACKNOWLEDGED THAT THEY 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.

John A. Gresslin
NOTARY PUBLIC
(MY COMMISSION EXPIRES May 18, 2021)



TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THAT SAID LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES AS OF 10-8-19, EXCEPT FOR DOCUMENT NO. 584749 AND DOCUMENT NO. 586202, 598640

TICOR TITLE OF NEVADA, INC.

BY: Tammy May DATE: 10-8-19

NAME: Tammy May

TITLE: TITLE OFFICER

SECURITY INTEREST HOLDERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, KIM WADE McCREARY AND SUSAN L. McCREARY, TRUSTEES OF THE ENOCH TRUST, CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT.

KIM WADE McCREARY AND SUSAN L. McCREARY
TRUSTEES OF THE ENOCH TRUST

BY: Susan L. McCreary DATE: 10-11-19

NAME: Susan L. McCreary

TITLE: OWNER

SECURITY INTEREST HOLDERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HERITAGE BANK OF NEVADA, CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT.

HERITAGE BANK OF NEVADA

BY: Kip McKibben DATE: 10/9/19

NAME: Kip McKibben

TITLE: VP, Commercial Loan Officer

UTILITY COMPANIES' CERTIFICATE

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

Katharine Perkins 10/9/2019
SIERRA PACIFIC POWER CO. d/b/a NV ENERGY DATE

PRINTED NAME: KATHERINE PERKINS- ASSOCIATE ROW AGENT

Cliff Cooper 10/9/2019
NEVADA BELL TELEPHONE CO. d/b/a AT&T NEVADA DATE

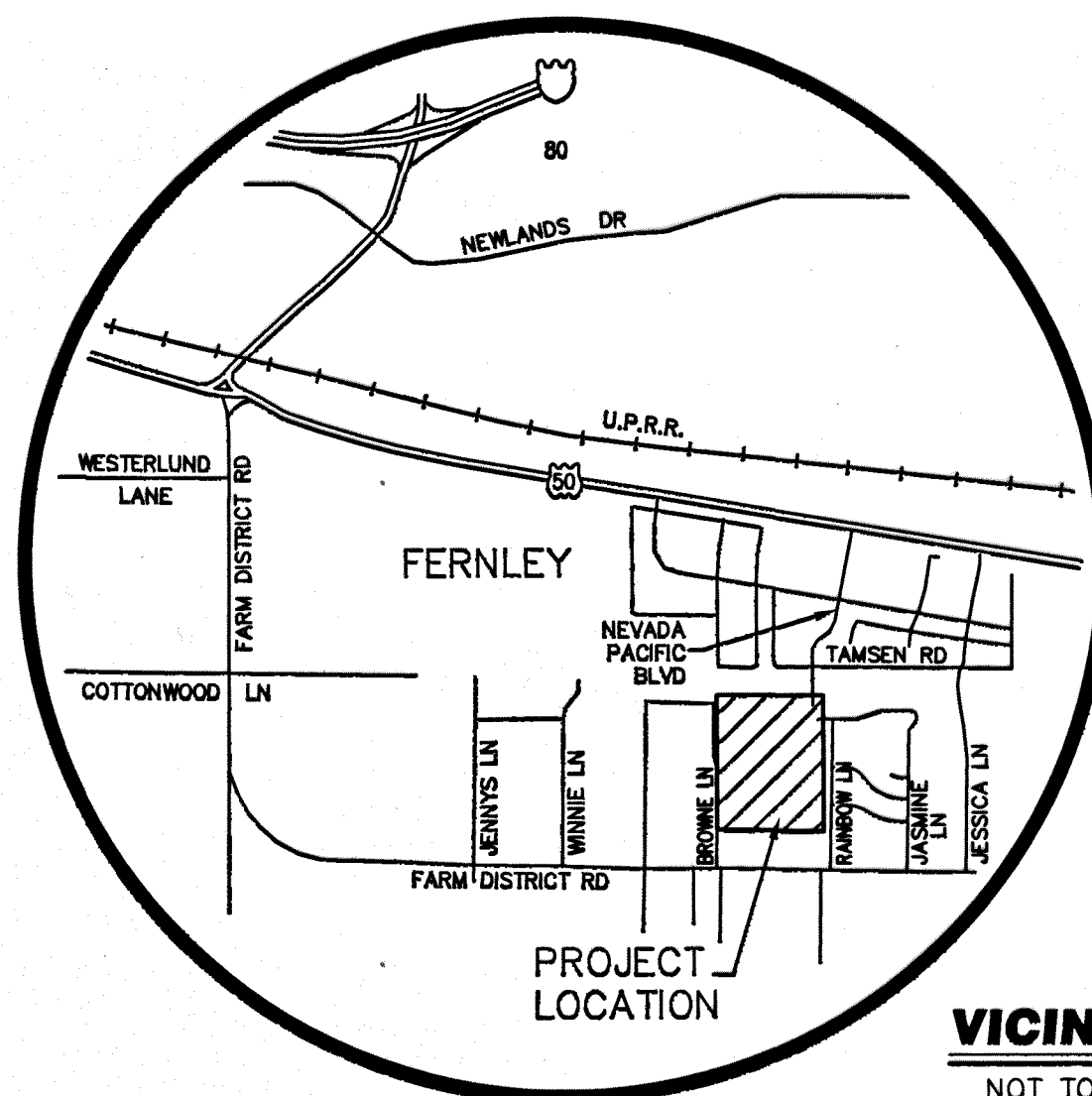
PRINTED NAME: CLIFF COOPER MGR OSP PLANNING

Doug Kyler 10/9/19
CHARTER COMMUNICATIONS DATE

PRINTED NAME: DOUG KYLER, Construction Manager

Amanda Marucci 10/9/19
SOUTHWEST GAS CORPORATION DATE

PRINTED NAME: Amanda Marucci, Engineering Supervisor



VICINITY MAP

NOT TO SCALE

TRUCKEE-CARSON IRRIGATION DISTRICT CERTIFICATE

- EVERY PARCEL DEPICTED UPON THIS MAP LIES WITHIN THE GEO-PHYSICAL BOUNDARIES OF THE NEWLANDS FEDERAL RECLAMATION PROJECT (PROJECT) ESTABLISHED BY ACT OF CONGRESS IN 1902 (32 STAT. 388), AND THE BOUNDARIES OF THE DISTRICT AS AUTHORIZED BY THE NEVADA IRRIGATION DISTRICT ACT (NRS 539.010 ET SEQ). DEPICTED ON THIS MAP ARE PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR THE CONSTRUCTION, MAINTENANCE, AND/OR OPERATION OF PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES. OBSTRUCTIONS AND/OR NUISANCES TO OR WITHIN PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES, ARE IMPERMISSIBLE.
- THE DISTRICT BY AGREEMENT WITH THE UNITED STATES OF AMERICA, THROUGH THE BUREAU OF RECLAMATION (RECLAMATION) OF THE DEPARTMENT OF THE INTERIOR, IS THE AGENT FOR THE OPERATION AND MAINTENANCE OF THE PROJECT. THE DISTRICT IS AUTHORIZED TO ENTER PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR ALL LAWFUL PURPOSES ASSOCIATED WITH THE OPERATION AND MAINTENANCE OF THE PROJECT.
- ALL LANDS DEPICTED HEREON, HAVING SURFACE WATER RIGHTS APPURTENANT THERETO, ARE SUBJECT TO REGULATION BY THE DISTRICT FOR THE DELIVERY AND DISTRIBUTION OF WATER AS PROVIDED FOR BY NRS 539.233.
- THE DISTRICT ASSUMES NO LEGAL DUTY, AS TO THE LANDS DEPICTED HEREON, FOR THE INSPECTION OR REVIEW OF PAST OR FUTURE HYDROLOGIC CONDITIONS, INCLUDING, WITHOUT LIMITATION, CHANGES TO SURFACE OR GROUNDWATER SOURCES, WATER TABLES, OR FLOODING, AND MAKES NO CLAIM OR WARRANTY AS TO THE EXISTENCE OF SUCH ADVERSE HYDROLOGIC CONDITION(S) NOW ATTENDING THE LANDS, OR EXISTING STRUCTURES, OR AS TO ANY STRUCTURE(S) TO BE PLANNED OR TO BE CONSTRUCTED THEREON.
- THE DISTRICT ASSUMES NO LEGAL DUTY FOR, NOR MAKES ANY WARRANTY ASSOCIATED WITH, THE ACCURACY OF THE WATER RIGHTS DEPICTED ON THIS MAP.

Rusty Jardine
RUSTY JARDINE, ESQ., MANAGER

October 8, 2019
DATE

NOTE

STRIEFF DRAIN RELEASED UNDER DOCUMENT NO 593312

COUNTY CLERK/TREASURER CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

A.P.N. 021-331-35
LYON COUNTY TREASURER

BY: Geo DATE: 12/2/19

Cynthia Cruch
NAME / TITLE (PRINT)

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS APPROVED BY THE 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.

REZ 11/26/19
DIVISION OF ENVIRONMENTAL PROTECTION DATE

Ryan Fahey
PRINTED NAME

DIVISION OF WATER RESOURCES CERTIFICATE

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

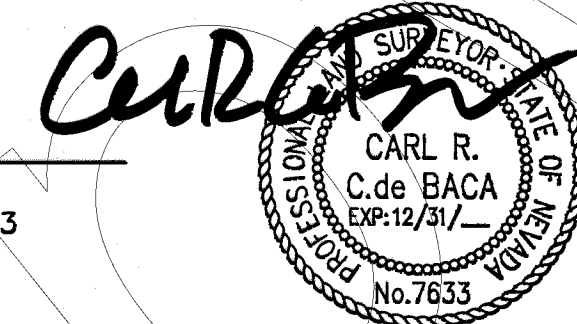
BY: Malcolm J. Wilson PE DATE: 10/11/19
DIVISION OF WATER RESOURCES

SURVEYOR'S CERTIFICATE

I, CARL R. C.de BACA, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CMG LAND HOLDINGS LLC.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 20, T.20 N., R.25 E., M.D.M., CITY OF FERNLEY, COUNTY OF LYON, STATE OF NEVADA AND THE SURVEY WAS COMPLETED ON SEPTEMBER 10, 2017.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

CARL R. C.de BACA, P.L.S.
NEVADA CERTIFICATE No. 7633



CITY COUNCIL CERTIFICATE

I HEREBY ATTEST THAT THIS FINAL MAP WAS APPROVED AND ACCEPTED BY THE FERNLEY CITY COUNCIL ON THE 26th DAY OF November, 2019.

Jim Thompson
JIM THOMPSON, AICP
PLANNING DIRECTOR

11/26/19
DATE

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 A PROPER FINANCIAL SECURITY HAS BEEN POSTED GUARANTEEING COMPLETION OF THIS FINAL 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.

Paul Smalley
CITY OF FERNLEY ENGINEER
PRINTED NAME: Paul Smalley

10/15/19
DATE

CITY OF FERNLEY SURVEYOR'S CERTIFICATE

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

Grant Alexander
ACTING CITY SURVEYOR
GRANT ALEXANDER, P.L.S.

10-18-19
DATE

GIS CERTIFICATE

A DIGITAL COPY OF THIS MAP HAS BEEN DELIVERED TO THE CITY OF FERNLEY AND LYON COUNTY G.I.S. DEPARTMENTS.

Jason Lowrey 10/15/19
CITY OF FERNLEY G.I.S. DEPARTMENT
PRINTED NAME: Jason Lowrey, G.I.S. Tech. DATE

Holly Villines 12/2/19
COUNTY OF LYON G.I.S. DEPARTMENT
PRINTED NAME: HOLLY VILLINES DATE

RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF LUMOS AND ASSOCIATES, INC., ON THIS 2nd DAY OF December, 2019, AT 27 MINUTES PAST 2 O'CLOCK P.M., IN BOOK AT PAGE

OF OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

RECORDING FEE: \$103.00

Margie Kassebaum
COUNTY RECORDER

FILE NUMBER: 607337

BY: John Smalley
COUNTY RECORDER

T.C.I.D. MAP NO. 19-019

RIGHT TO FARM

THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS SET FORTH IN THE FERNLEY CITY CODE, TITLE 10.

FINAL MAP

NELSON MEADOWS PHASE 1

BEING PARCEL A-1A OF DONNER MEADOWS PHASE 2
FILE NO. 409126 L.C.O.R.
SITUATE IN THE N.W. 1/4 OF SECTION 20,
TOWNSHIP 20 NORTH, RANGE 25 EAST, M.D.M.

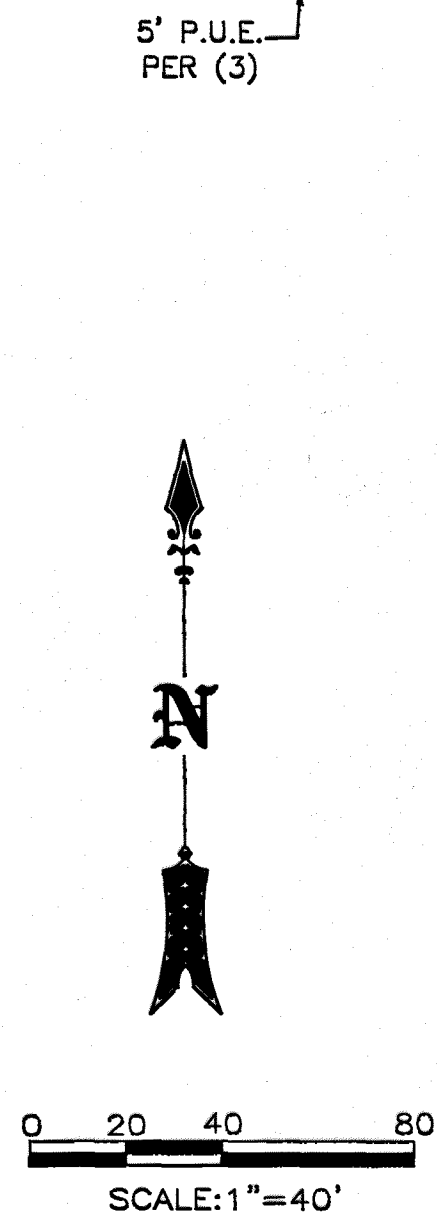
CITY OF FERNLEY COUNTY OF LYON STATE OF NEVADA

LUMOS
& ASSOCIATES

9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL (775) 827-6111
FAX (775) 827-6122

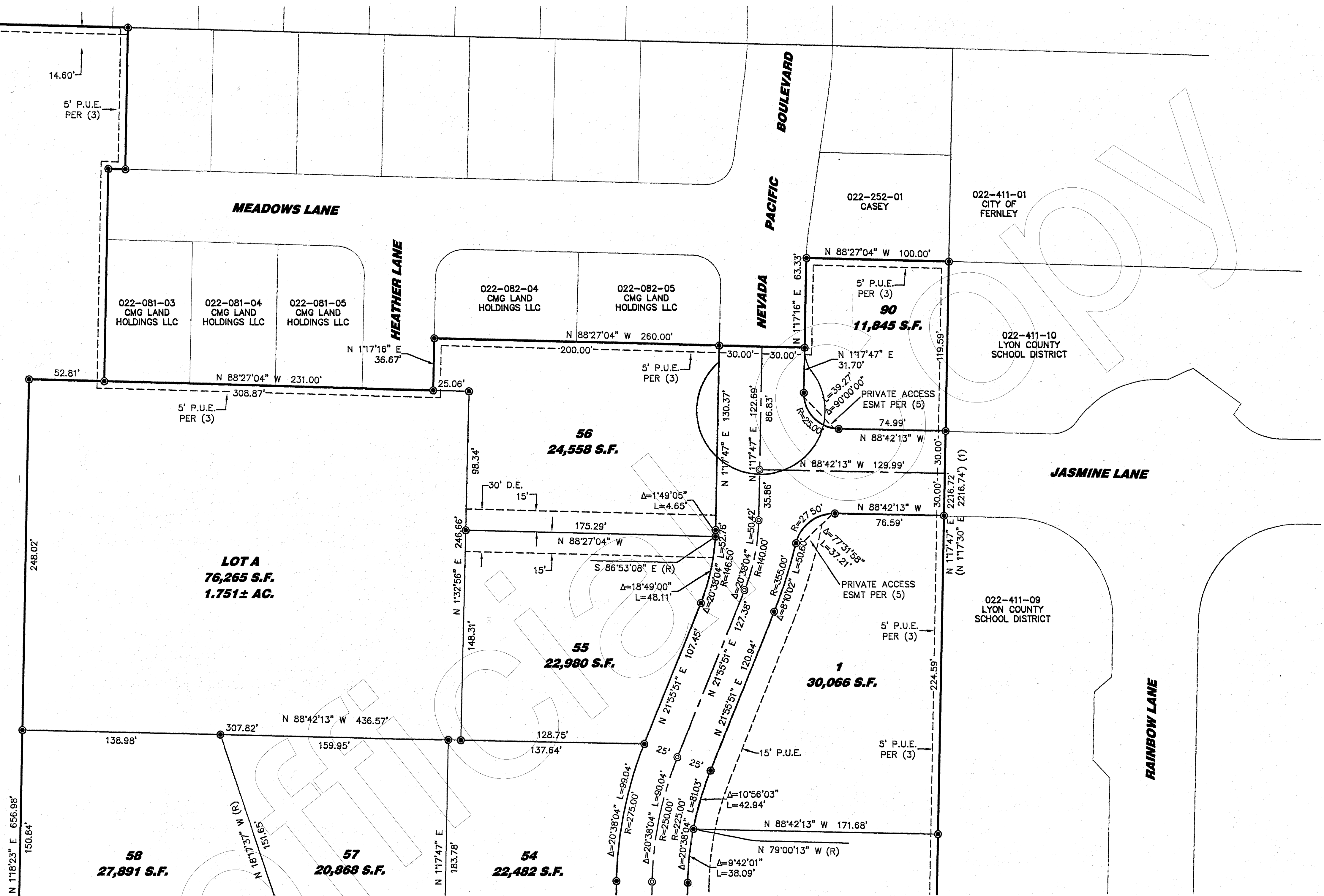
Drawn By : CRC
Sheet: 1 OF 5
Job No. : 9016.000
Dwg No.: 9016.000-FM.DWG

#607337 1 of 5 12/02/2019

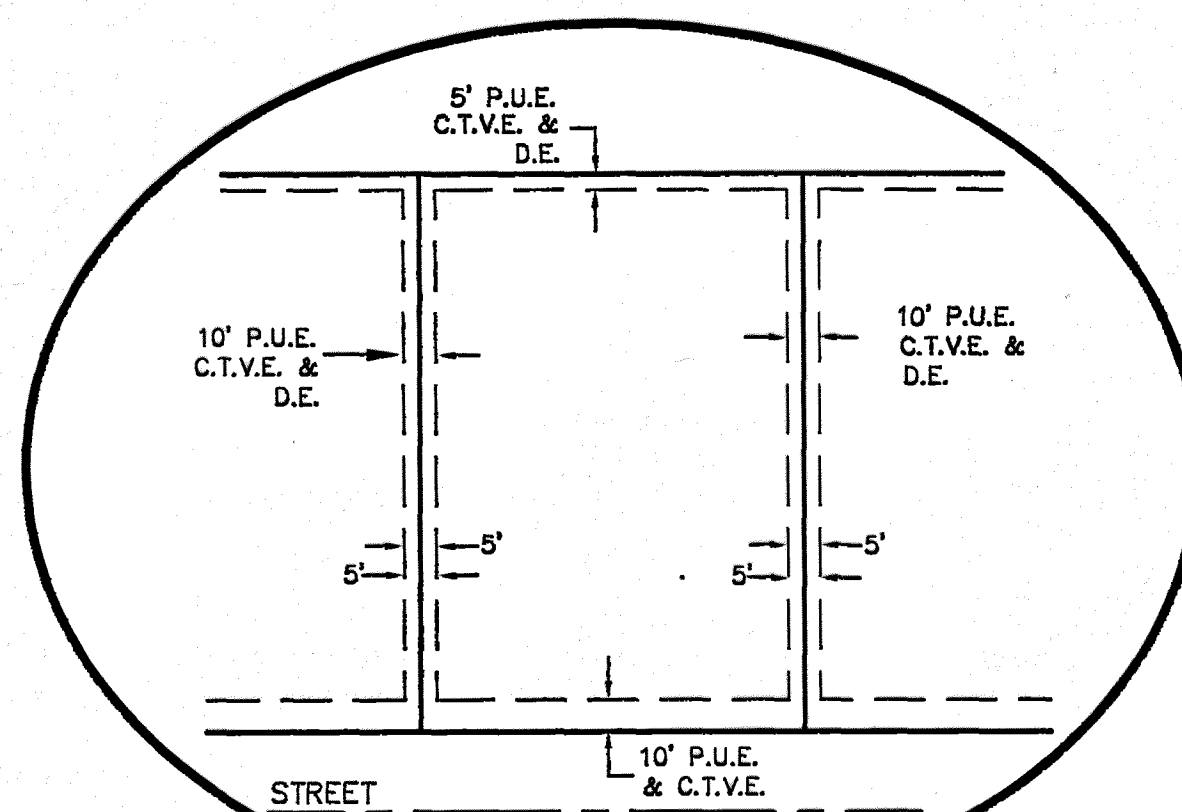


SEE SHEET 2

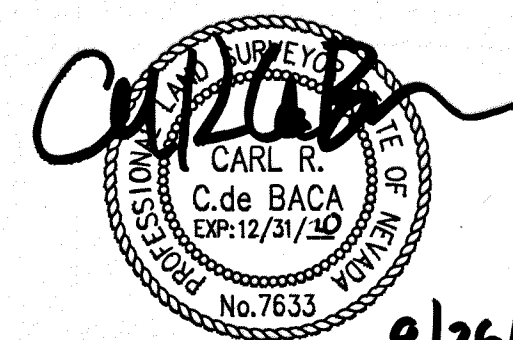
LOT B



SEE SHEET 4



TYPICAL LOT EASEMENTS
NOT TO SCALE



FINAL MAP
FOR
NELSON MEADOWS PHASE 1

BEING PARCEL A-1A OF DONNER MEADOWS PHASE 2
FILE NO. 409126 L.C.O.R.
SITUATE IN THE N.W. 1/4 OF SECTION 20,
TOWNSHIP 20 NORTH, RANGE 25 EAST, M.D.M.

CITY OF FERNLEY COUNTY OF LYON STATE OF NEVADA

LUMOS
& ASSOCIATES

9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL (775) 827-6111
FAX (775) 827-6122

Drawn By : CRC
Sheet: 3 OF 5
Job No. : 9016.000
Dwg No.: 9016.000-FM.DWG

SEE SHEET 5 FOR NOTES
SEE SHEET 2 FOR LEGEND, BASIS OF BEARINGS AND REFERENCES

#607337 3 of 5 12/02/2019

* Certificate of Amendment # 623991 recorded 10-26-2020

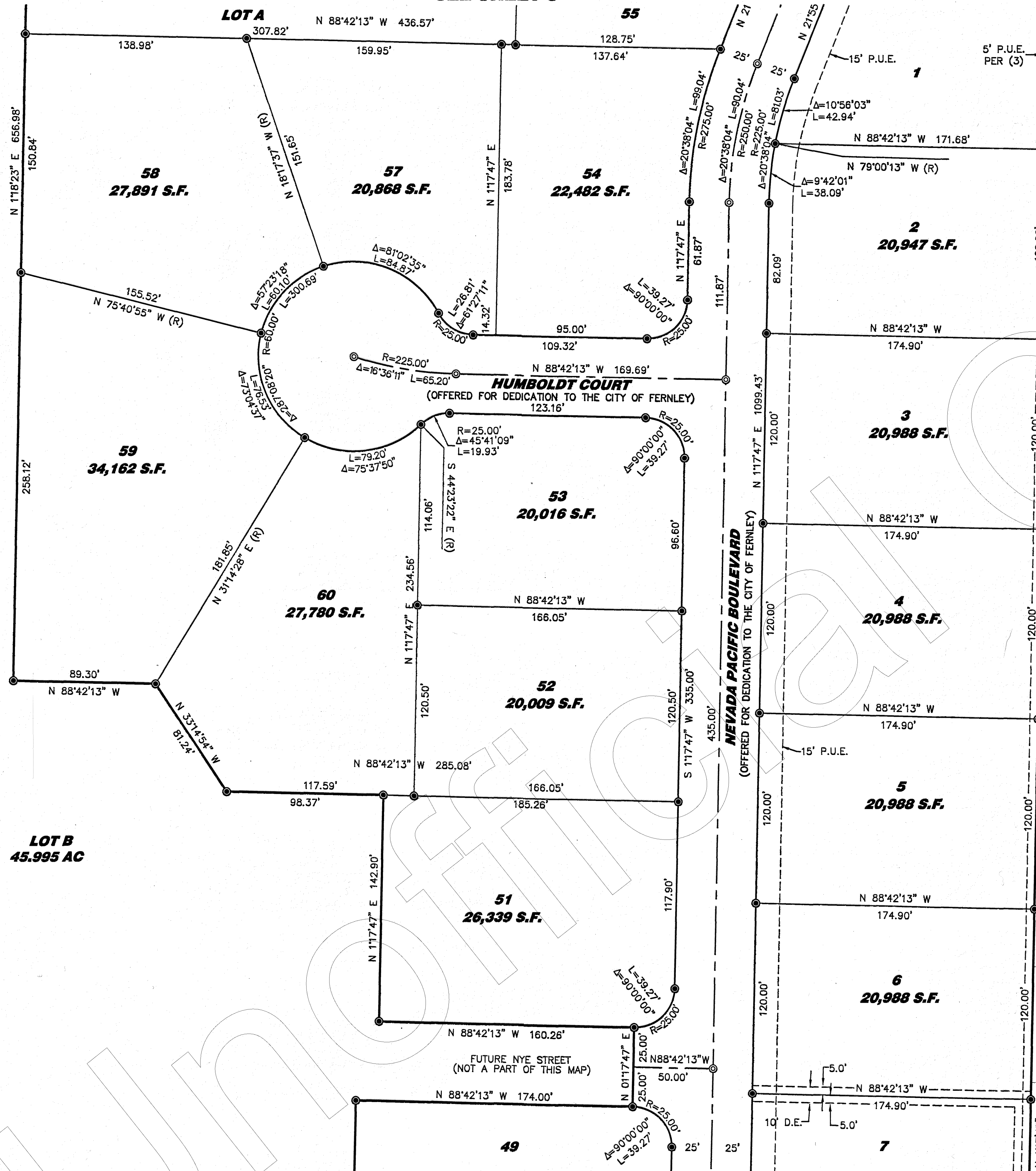
* Certificate of Amendment # 618446 recorded 7-23-2020
* Resolution recorded on 2-12-21 as document # 631026

SEE SHEET 2

SEE SHEET 3

SEE SHEET 5

SEE SHEET 5 FOR NOTES
SEE SHEET 2 FOR LEGEND, BASIS OF BEARINGS AND REFERENCES



CARL R. C. de BACA
EX-12/31/20
No. 7633

FINAL MAP
FOR
NELSON MEADOWS PHASE 1
BEING PARCEL A-1A OF DONNER MEADOWS PHASE 2
FILE NO. 409126 L.C.O.R.
SITUATE IN THE N.W. 1/4 OF SECTION 20,
TOWNSHIP 20 NORTH, RANGE 25 EAST, M.D.M.

CITY OF FERNLEY COUNTY OF LYON STATE OF NEVADA

LUMOS & ASSOCIATES
9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL (775) 827-6111
FAX (775) 827-6122

Drawn By : CRC
Sheet: 4 OF 5
Job No. : 9016000
Dwg No.: 9016000-FM.DWG

#607337 4 of 5 12/02/2019

* Certificate of Amendment #618446 recorded 7-22-2020
* Resolution recorded on 2-12-21 as document # 631026
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[illegible]

NOTES

1. TOTAL AREA OF THIS FINAL MAP IS 63.203 CROSS ACRES, CONSISTING OF 25 RESIDENTIAL LOTS (13.427± AC), 2.398 ACRES OF ROADWAY AND 2 MISCELLANEOUS PARCELS (47.378± AC).
2. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
3. PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
4. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED, TEN (10.00) FEET IN WIDTH CENTERED ON THE INTERIOR PARCEL LINES, FIVE (5.00) FOOT IN WIDTH ADJACENT TO ALL SIDE AND REAR LOT LINES AND TEN (10.00) FEET IN WIDTH ADJACENT TO ALL STREET RIGHTS OF WAY.
5. THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH AND SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO DIVIDED AND THAT ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.
6. ALL EASEMENTS ARE ESTABLISHED AS INDICATED EXCEPT WHERE SUCH EASEMENTS OVERLAY AN EXISTING PUBLICLY MAINTAINED IRRIGATION OR DRAINAGE EASEMENT. IN SUCH CASE THE APPROPRIATE UTILITY EASEMENT SHALL LIE PARALLEL WITH AND CONTIGUOUS TO THE EXISTING EASEMENT.
7. ROADS DESIGNATED AS PUBLIC ROADS AS SHOWN UPON THIS MAP WILL NOT BE ELIGIBLE FOR ACCEPTANCE BY THE CITY FOR MAINTENANCE UNTIL THEY ARE IMPROVED, (AT NO COST TO THE CITY) TO CITY STANDARDS.
8. ACCEPTANCE OF THIS MAP BY THE CITY IS NOT A COMMITMENT THAT A BUILDING PERMIT WILL BE ISSUED ON ANY OR ALL LOTS.
9. THE STREIFF DRAIN EASEMENT HAS BEEN RELEASED BY THE UNITED STATES, PER DOCUMENT 593312, RECORDED MARCH 15, 2019, OFFICIAL RECORDS OF LYON COUNTY.
10. THE REAR 15.00 FEET OF LOT NUMBERS 7, 8, 9 & 10 SHALL BE SUBJECT TO A PERMANENT PRIVATE AND RECIPROCAL DRAINAGE SWALE EASEMENT, WHICH EASEMENT SHALL BE FURTHER RECIPROCAL WITH ALL LOTS ALONG THE REAR LINE THAT ABUT.
11. DRAINAGE EASEMENT BETWEEN LOTS 55/56 SHALL BE MAINTAINED BY THE CITY OF FERNLEY.
12. LOT A IS TO BE DEDICATED TO THE CITY OF FERNLEY FOR THE STORM DRAIN BASIN PURPOSES.
13. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

FINAL MAP FOR NELSON MEADOWS PHASE 1

BEING PARCEL A-1A OF DONNER MEADOWS PHASE 2
FILE NO. 409126 L.C.O.R.
SITUATE IN THE N.W. 1/4 OF OF SECTION 20,
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Sheet: 5 OF 5
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#607337 5 of 5 12/02/2019

X Certificate of Amendment # 623991 recorded 10-26-2020

* Certificate of Amendment # 618446 recorded 2-22-2020
* Resolution recorded on 2-12-21 as document # 631026

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT UNDERSIGNED, CMG LAND HOLDINGS 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, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278, AND THE STREETS AND EASEMENTS SHOWN FOR ACCESS, UTILITY AND DRAINAGE ARE HEREBY GRANTED, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS FOREVER.

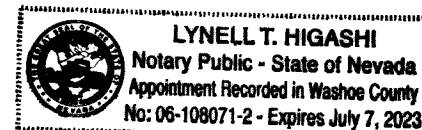
CMG LAND HOLDINGS LLC A NEVADA LIMITED LIABILITY COMPANY

BY: Kim McCreary DATE: 1-28-22
PRINT NAME: Kim McCreary
TITLE: Manager

NOTARY ACKNOWLEDGEMENT

STATE OF Nevada }
COUNTY OF Washoe } S.S.
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 1/28/22
BY Kim McCreary AS Manager OF CMG LAND HOLDINGS, LLC
A NEVADA LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

Lynell T. Higashi
NOTARY PUBLIC
(MY COMMISSION EXPIRES 7/7/23)



TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE SUBDIVIDER OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND THAT SAID LANDS ARE FREE FROM ANY LIENS OR ENCUMBRANCES AS OF 2/6/2022 EXCEPT FOR DOCUMENT NO. 584749, DOCUMENT NO. 586202 AND DOCUMENT NO. 593640 IN THE OFFICIAL RECORDS OF LYON COUNTY

TICOR TITLE OF NEVADA, INC.
BY: Jelly Salas DATE: 2/10/2022
NAME:
TITLE: COMMERCIAL TITLE OFFICER

SECURITY INTEREST HOLDERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, KIM WADE MCCREARY AND SUSAN L. MCCREARY, TRUSTEES OF THE ENOCH TRUST, BENEFICIARY OF DEED OF TRUST PER DOCUMENT NO. 584749, CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT.

KIM WADE MCCREARY AND SUSAN L. MCCREARY
TRUSTEES OF THE ENOCH TRUST

BY: Kim McCreary DATE: 1-28-22
NAME: Kim McCreary
TITLE: Manager

SECURITY INTEREST HOLDERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, HERITAGE BANK OF NEVADA, BENEFICIARY OF DEED OF TRUST PER DOCUMENT NO. 649270 & 649271, CONSENT TO THE PREPARATION AND RECORDATION OF THIS PLAT.

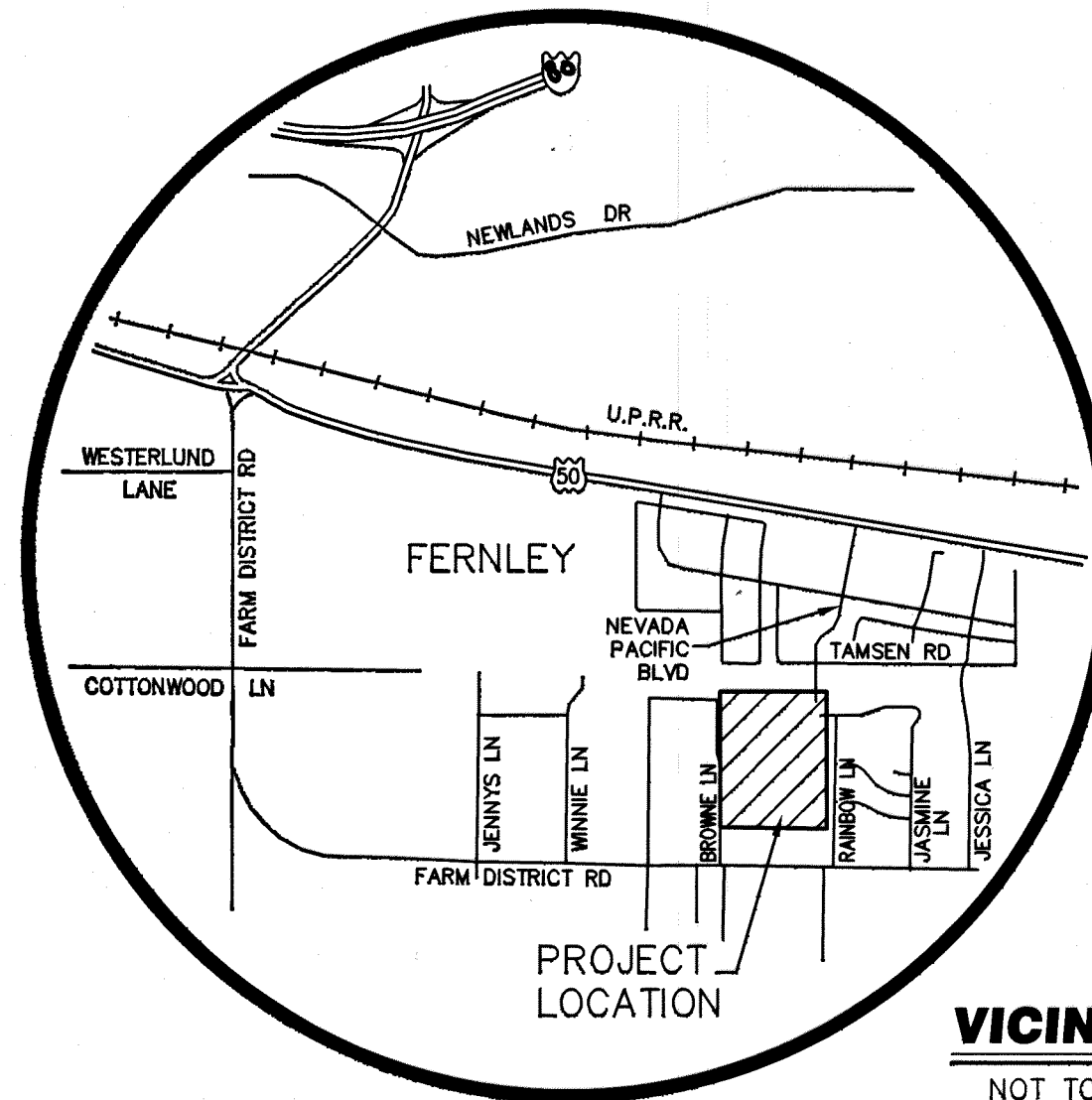
HERITAGE BANK OF NEVADA

BY: Rodger W. Smith DATE: 2-10-22
NAME: Officer President
TITLE:

UTILITY COMPANIES' CERTIFICATE

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

Kathleen Perkins 2/2/2022
SIERRA PACIFIC POWER CO. d/b/a NV ENERGY
PRINTED NAME: KATHLEEN PERKINS
Bryan Connors 02-01-2022
NEVADA BELL TELEPHONE CO. d/b/a AT&T NEVADA
PRINTED NAME: Bryan Connors
Armando Espino 2/3/22
CHARTER COMMUNICATIONS
PRINTED NAME: Armando Espino
Amanda Marcucci 2/2/22
SOUTHWEST GAS CORPORATION
PRINTED NAME: Amanda Marcucci



VICINITY MAP
NOT TO SCALE

TRUCKEE-CARSON IRRIGATION DISTRICT CERTIFICATE

- EVERY PARCEL DEPICTED UPON THIS MAP LIES WITHIN THE GEO-PHYSICAL BOUNDARIES OF THE NEWLANDS FEDERAL RECLAMATION PROJECT (PROJECT) ESTABLISHED BY ACT OF CONGRESS IN 1902 (32 STAT. 388), AND THE BOUNDARIES OF THE DISTRICT AS AUTHORIZED BY THE NEVADA IRRIGATION DISTRICT ACT (NRS 539.010 ET SEQ). DEPICTED ON THIS MAP ARE PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR THE CONSTRUCTION, MAINTENANCE, AND/OR OPERATION OF PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES. OBSTRUCTIONS AND/OR NUISANCES TO OR WITHIN PROJECT CANALS, LATERALS, DRAINS, AND/OR FACILITIES, ARE IMPERMISSIBLE.
- THE DISTRICT BY AGREEMENT WITH THE UNITED STATES OF AMERICA, THROUGH THE BUREAU OF RECLAMATION (RECLAMATION) OF THE DEPARTMENT OF THE INTERIOR, IS THE AGENT FOR THE OPERATION AND MAINTENANCE OF THE PROJECT. THE DISTRICT IS AUTHORIZED TO ENTER PROJECT EASEMENTS AND/OR RIGHTS OF WAY FOR ALL LAWFUL PURPOSES ASSOCIATED WITH THE OPERATION AND MAINTENANCE OF THE PROJECT.
- ALL LANDS DEPICTED HEREON, HAVING SURFACE WATER RIGHTS APPURTENANT THERETO, ARE SUBJECT TO REGULATION BY THE DISTRICT FOR THE DELIVERY AND DISTRIBUTION OF WATER AS PROVIDED FOR BY NRS 539.235.
- THE DISTRICT ASSUMES NO LEGAL DUTY, AS TO THE LANDS DEPICTED HEREON, FOR THE INSPECTION OR REVIEW OF PAST OR FUTURE HYDROLOGIC CONDITIONS, INCLUDING, WITHOUT LIMITATION, CHANGES TO SURFACE OR GROUNDWATER SOURCES, WATER TABLES, OR FLOODING, AND MAKES NO CLAIM OR WARRANTY AS TO THE EXISTENCE OF SUCH ADVERSE HYDROLOGIC CONDITION(S) NOW ATTENDING THE LANDS, OR EXISTING STRUCTURES, OR AS TO ANY STRUCTURE(S) TO BE PLANNED OR TO BE CONSTRUCTED THEREON.
- THE DISTRICT ASSUMES NO LEGAL DUTY FOR, NOR MAKES ANY WARRANTY ASSOCIATED WITH, THE ACCURACY OF THE WATER RIGHTS DEPICTED ON THIS MAP.

Rusty Jardine, Esq.
RUSTY JARDINE, ESQ., MANAGER

3/9/2022
DATE

NOTE

STRIEFF DRAIN RELEASED UNDER DOCUMENT NO 593312

COUNTY CLERK/TREASURER CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL PROPERTY TAXES ON THE LAND SHOWN HEREON FOR THE FISCAL YEAR HAVE BEEN PAID AND THAT THE FULL AMOUNT OF ANY DEFERRED PROPERTY TAXES FOR THE CONVERSION OF THE PROPERTY FROM AGRICULTURAL USE HAS BEEN PAID PURSUANT TO N.R.S. 361A.265.

A.P.N. 022-571-01
LYON COUNTY TREASURER

BY: Lisa Glass DATE: 5/24/22

Lisa Glass, deputy
NAME / TITLE (PRINT)

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION

THIS FINAL MAP IS APPROVED BY THE 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 A COMMUNITY SYSTEM FOR DISPOSAL OF SEWAGE

RE 7
DIVISION OF ENVIRONMENTAL PROTECTION
Ryan Falvey, NDEP-BWPC
PRINTED NAME

3/17/2022
DATE

DIVISION OF WATER RESOURCES CERTIFICATE

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

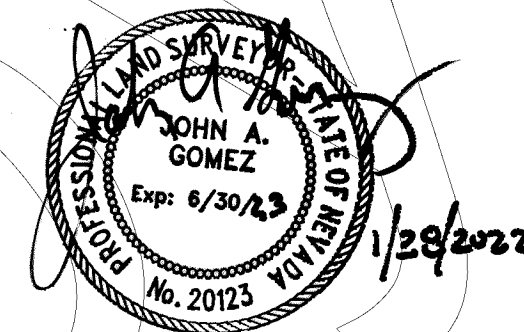
BY: Melanie J. Wilson, P.E. DATE: 2/11/22
DIVISION OF WATER RESOURCES

SURVEYOR'S CERTIFICATE

I, JOHN A. GOMEZ, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, AS AGENT FOR LUMOS AND ASSOCIATES, INC., DO HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF CMG LAND HOLDINGS LLC.
- THE LANDS SURVEYED LIE WITHIN THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 20, T.20 N., R.25 E., M.D.M., CITY OF FERNLEY, COUNTY OF LYON, STATE OF NEVADA AND THE SURVEY WAS COMPLETED ON SEPTEMBER 10, 2020.
- THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JOHN A. GOMEZ, P.L.S.
NEVADA CERTIFICATE No. 20123



CITY COUNCIL CERTIFICATE

I HEREBY ATTEST THAT THIS FINAL MAP WAS APPROVED AND ACCEPTED BY THE FERNLEY CITY COUNCIL ON THE 18th DAY OF MAY 2022.

Tim Thompson 5/19/22
TIM THOMPSON, AICP
PLANNING DIRECTOR

CITY OF FERNLEY CERTIFICATE

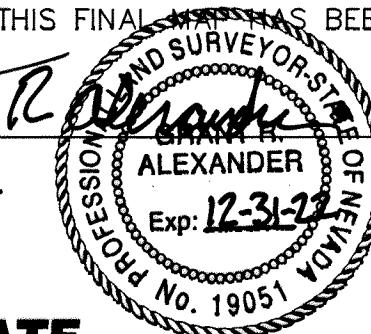
IT IS HEREBY CERTIFIED THAT THIS FINAL MAP IS IN SUBSTANTIAL COMPLIANCE WITH THE CITY OF FERNLEY WATER, WASTEWATER, ROADWAY AND DRAINAGE STANDARDS AND REGULATIONS AND THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN COMPLETED OR A PROPER FINANCIAL SECURITY HAS BEEN POSTED GUARANTEEING COMPLETION OF THIS FINAL 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.

Derek W. Strakey 5/20/22
CITY OF FERNLEY ENGINEER
PRINTED NAME: Derek W. Strakey DATE

CITY OF FERNLEY SURVEYOR'S CERTIFICATE

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

Grant Alexander 4-7-22
ACTING CITY SURVEYOR
GRANT ALEXANDER, P.L.S.



GIS CERTIFICATE

A DIGITAL COPY OF THIS MAP HAS BEEN DELIVERED TO THE CITY OF FERNLEY AND LYON COUNTY G.I.S. DEPARTMENTS.

Josh Lowrey 04/09/22
CITY OF FERNLEY G.I.S. DEPARTMENT
PRINTED NAME: Josh Lowrey - GIS Tech. DATE

Holly Villines 5/24/22
COUNTY OF LYON G.I.S. DEPARTMENT
PRINTED NAME: HOLLY VILLINES - MAPPING ADMINISTRATOR DATE

RIGHT TO FARM

THE LANDS SHOWN HEREON ARE SUBJECT TO THE RIGHT TO FARM ORDINANCE AS SET FORTH IN THE FERNLEY CITY CODE, TITLE 10.

FILED No. 657696

FEE: \$950

FILE FOR RECORD AT THE REQUEST OF LUMOS & ASSOCIATES, INC.

ON THIS 24th DAY OF May

2022 AT 40 MINUTES PAST 1

O'CLOCK P.M., OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

Margie Kassebaum
COUNTY RECORDER

BY: Pandita
DEPUTY RECORDER

FINAL MAP

FOR

NELSON MEADOWS PHASE 2

LOT B OF NELSON MEADOWS PHASE 1
FILE NO. 607337
SITUATE IN THE N.W. 1/4 OF SECTION 20,
TOWNSHIP 20 NORTH, RANGE 25 EAST, M.D.M.

CITY OF FERNLEY COUNTY OF LYON STATE OF NEVADA



9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL (775) 827-8111
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Drawn By: SEW
Sheet: 1 OF 4
Job No.: 9016.001
Dwg No.: 9016.001-FM.DWG

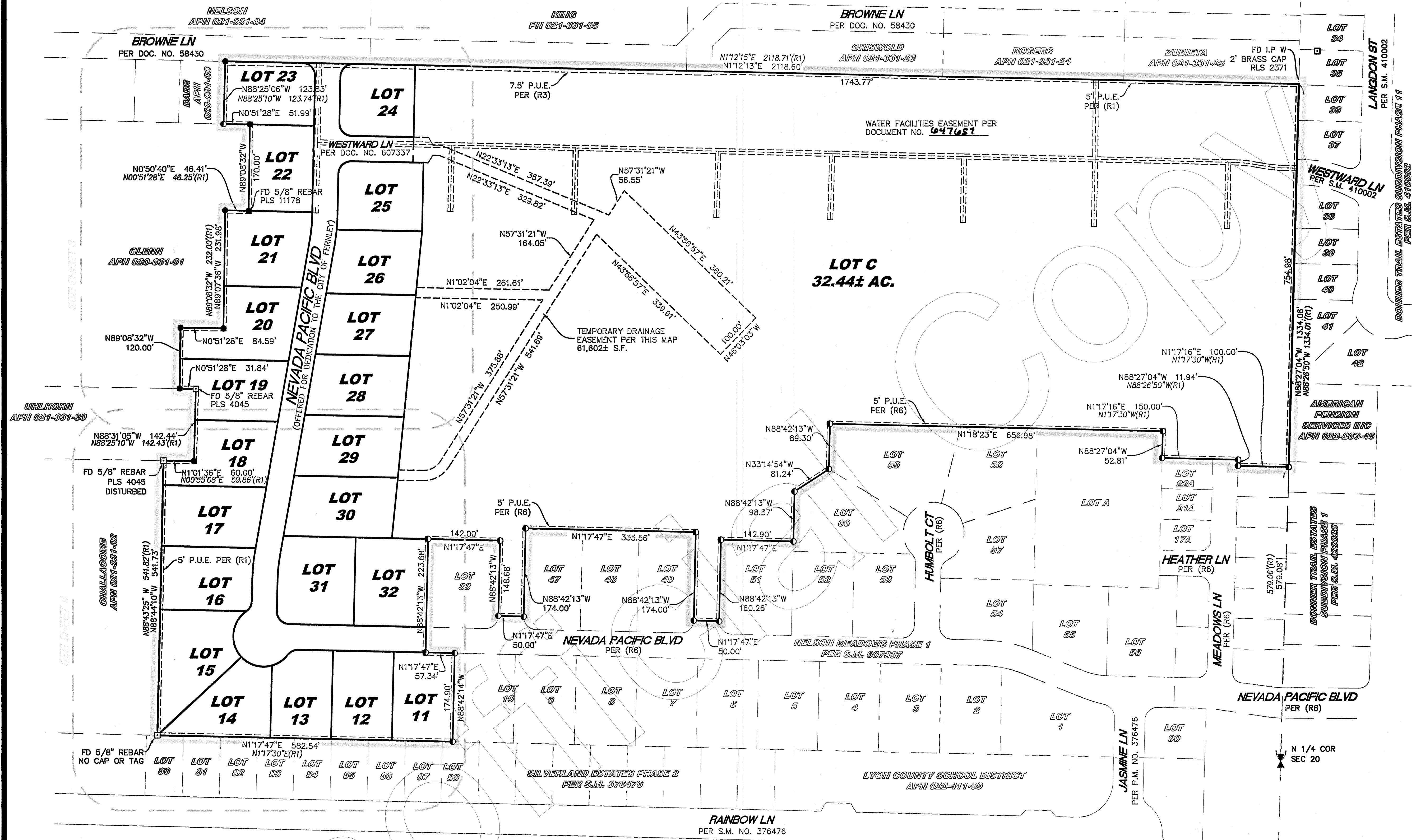
T.C.I.D. MAP NO. 22-602

Doc# 657696

5/24/2022

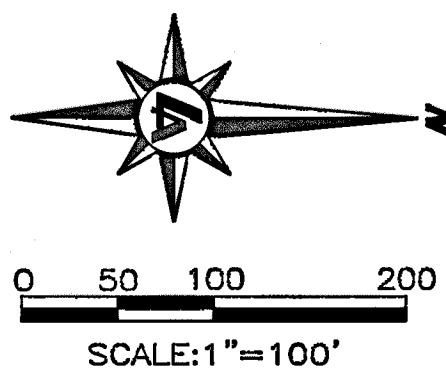
1044

X Resolution recorded on 12-23-22 as Document #665428



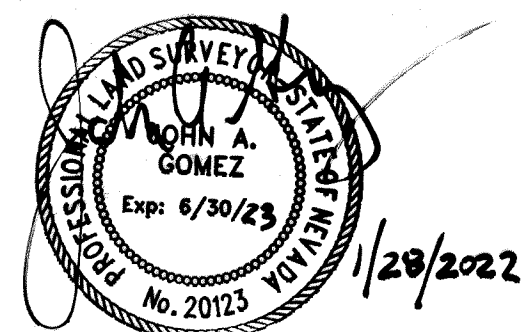
- LEGEND**
- FOUND 1/4 SECTION CORNER AS NOTED
 - FOUND 5/8" REBAR W/CAP PLS 11178
 - FOUND MONUMENT AS DESCRIBED HEREON
 - FOUND 5/8" REBAR W/CAP PLS 20123
 - FOUND MONUMENT WELL W/ DISK PLS 7633
 - SET 5/8" REBAR W/CAP OR NAIL & TAG PLS 20123 AT ALL LOT CORNERS
 - SET MONUMENT WELL W/ DISK PLS 20123
 - (1) PER REFERENCED DOCUMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - C.T.V.E. CABLE TELEVISION EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.C.O.R. LYON COUNTY OFFICIAL RECORDS
 - (RAD) RADIAL BEARING
- SEE SHEET 3 FOR NOTES**

- REFERENCES**
- (1) DONNER MEADOWS PHASE 2 DOC. NO. 409126 06/28/07
 - (2) PARCEL MAP DOC. NO. 451070 11/16/09
 - (3) PARCEL MAP DOC. NO. 222518 08/19/08
 - (4) DONNER MEADOWS PHASE 1 DOC. NO. 350511 5/11/2005
 - (5) DOC. NO. 441004 4/15/2009 (PRIVATE ACCESS EASEMENT)
 - (6) NELSON MEADOWS PHASE 1 DOC. NO. 607337 12/02/19



BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83(94). ALL DIMENSIONS ON THIS MAP ARE GROUND DISTANCES. GRID TO GROUND FACTOR IS 1.000257000



FINAL MAP

FOR

NELSON MEADOWS PHASE 2

LOT B OF NELSON MEADOWS PHASE 1

FILE NO. 607337

SITUATE IN THE N.W. 1/4 OF SECTION 20,

TOWNSHIP 20 NORTH, RANGE 25 EAST, M.D.M.

CITY OF FERNLEY COUNTY OF LYON STATE OF NEVADA

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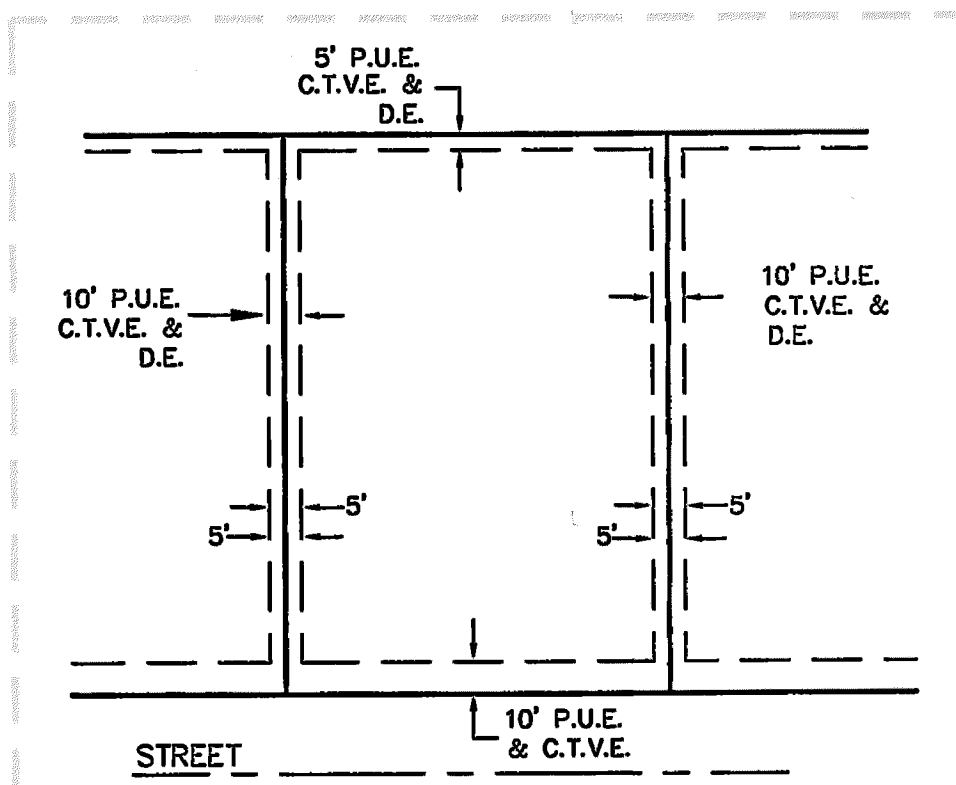
Drawn By : SEW
Sheet: 2 OF 4
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NOTES

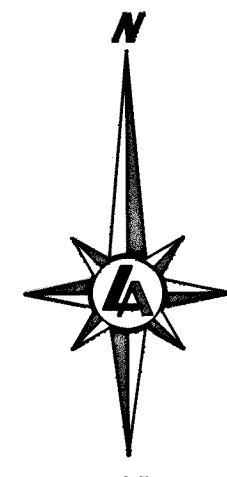
- TOTAL AREA OF THIS FINAL MAP IS 45.99 GROSS ACRES, CONSISTING OF 22 RESIDENTIAL LOTS (11.58± AC), 1.97 ACRES OF ROADWAY AND 1 REMAINDER PARCEL (32.44± AC).
- A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICES TO THAT PARCEL AND THE EXCLUSIVE RIGHT TO EXIT THAT PARCEL WITH SAID UTILITY SERVICES FOR THE PURPOSE OF SERVING OTHER PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY COMPANY.
- PUBLIC UTILITY EASEMENTS SHALL INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES, CITY WATER, SEWER & STORM DRAIN.
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LEGEND

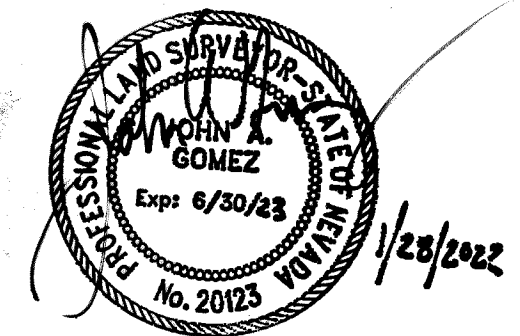
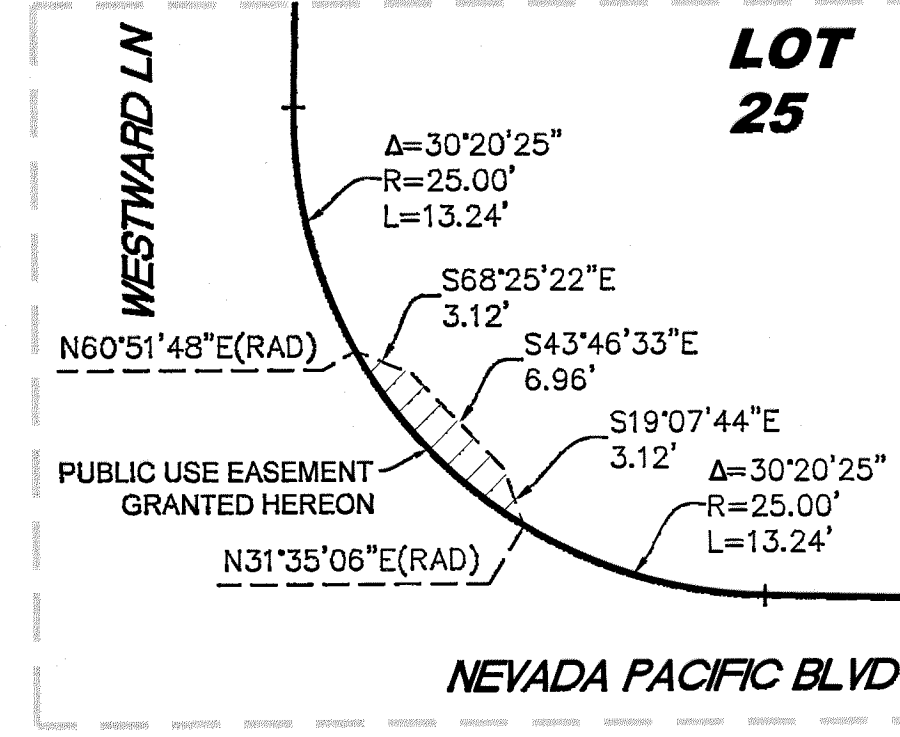
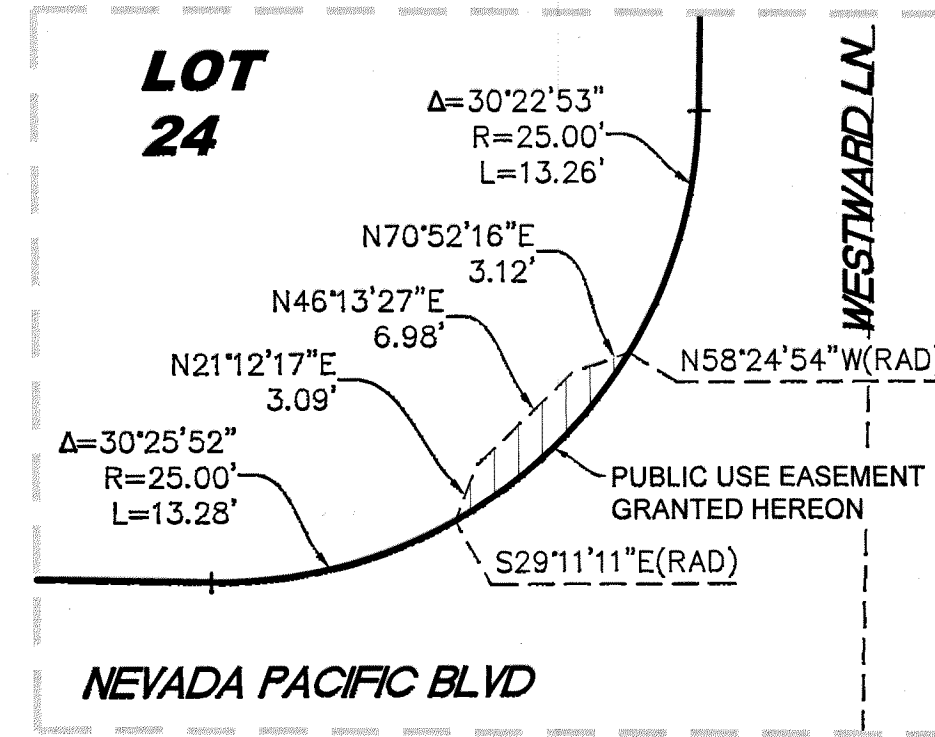
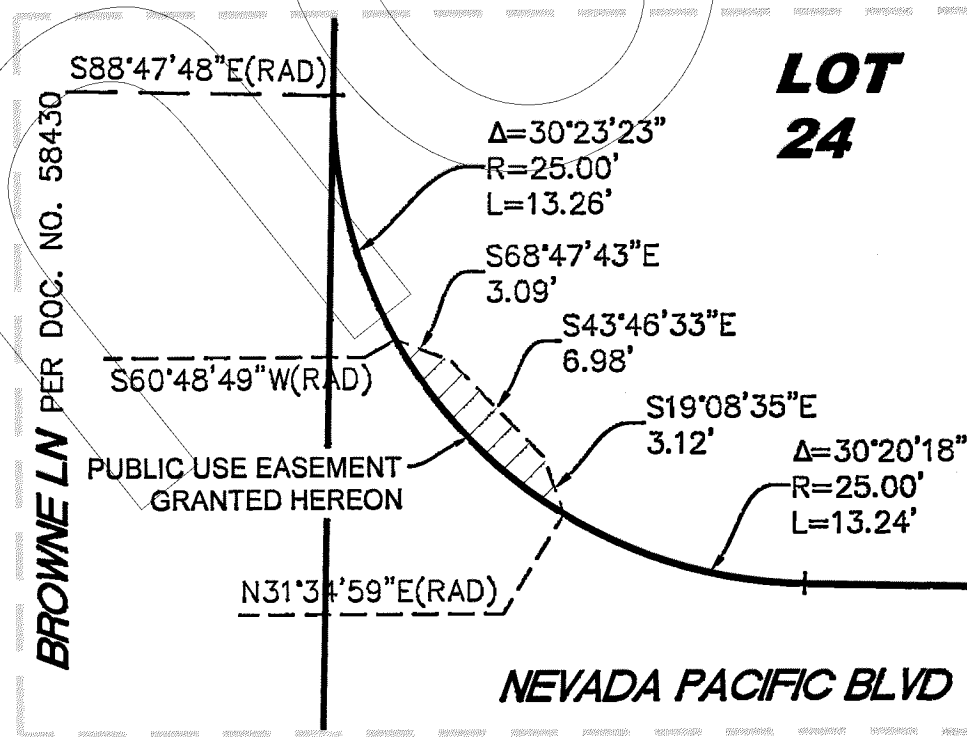
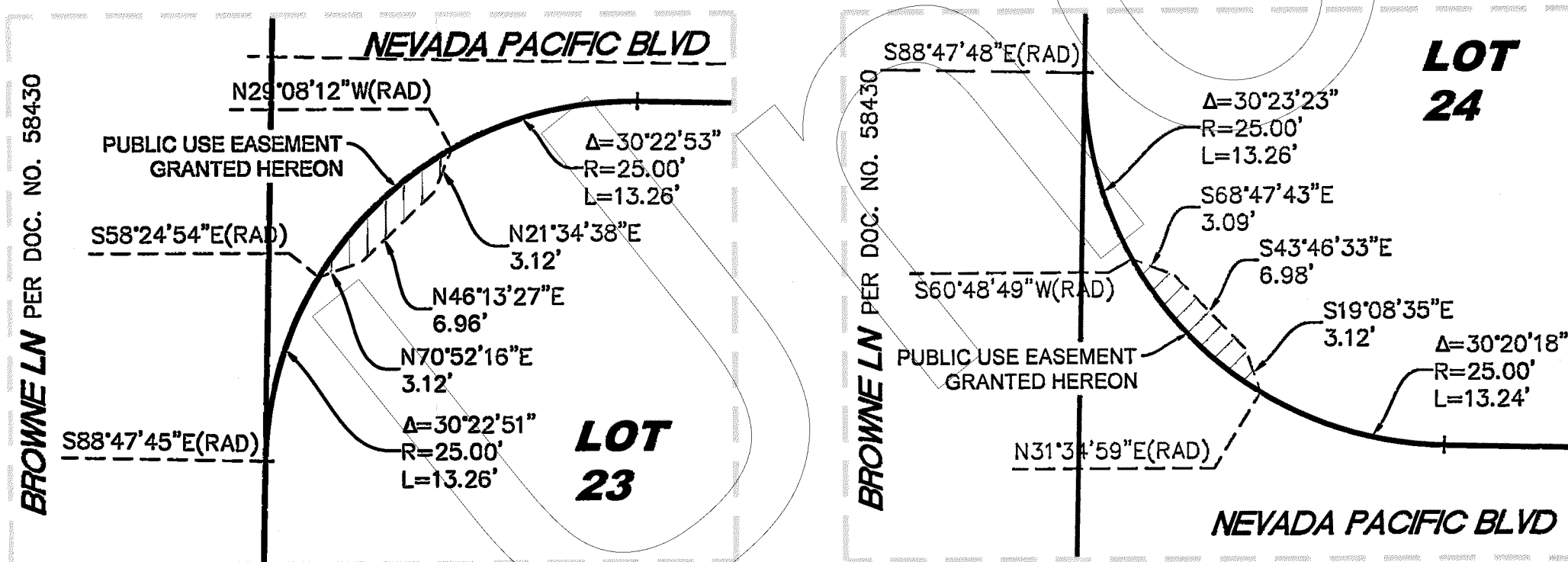
- ✕ FOUND 1/4 SECTION CORNER AS NOTED
- FOUND 5/8" REBAR W/CAP PLS 11178
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- ⊙ FOUND MONUMENT WELL W/ DISK PLS 7633
- ⊙ SET 5/8" REBAR W/CAP PLS 20123
- ⊙ SET MONUMENT WELL W/ DISK PLS 20123
- DIMENSION POINT, NOTHING FOUND OR SET
- (1) PER REFERENCED DOCUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- C.T.V.E. CABLE TELEVISION EASEMENT
- D.E. DRAINAGE EASEMENT
- L.C.O.R. LYON COUNTY OFFICIAL RECORDS
- (RAD) RADIAL BEARING



TYPICAL LOT EASEMENTS
NOT TO SCALE



SCALE: 1" = 40'



FINAL MAP

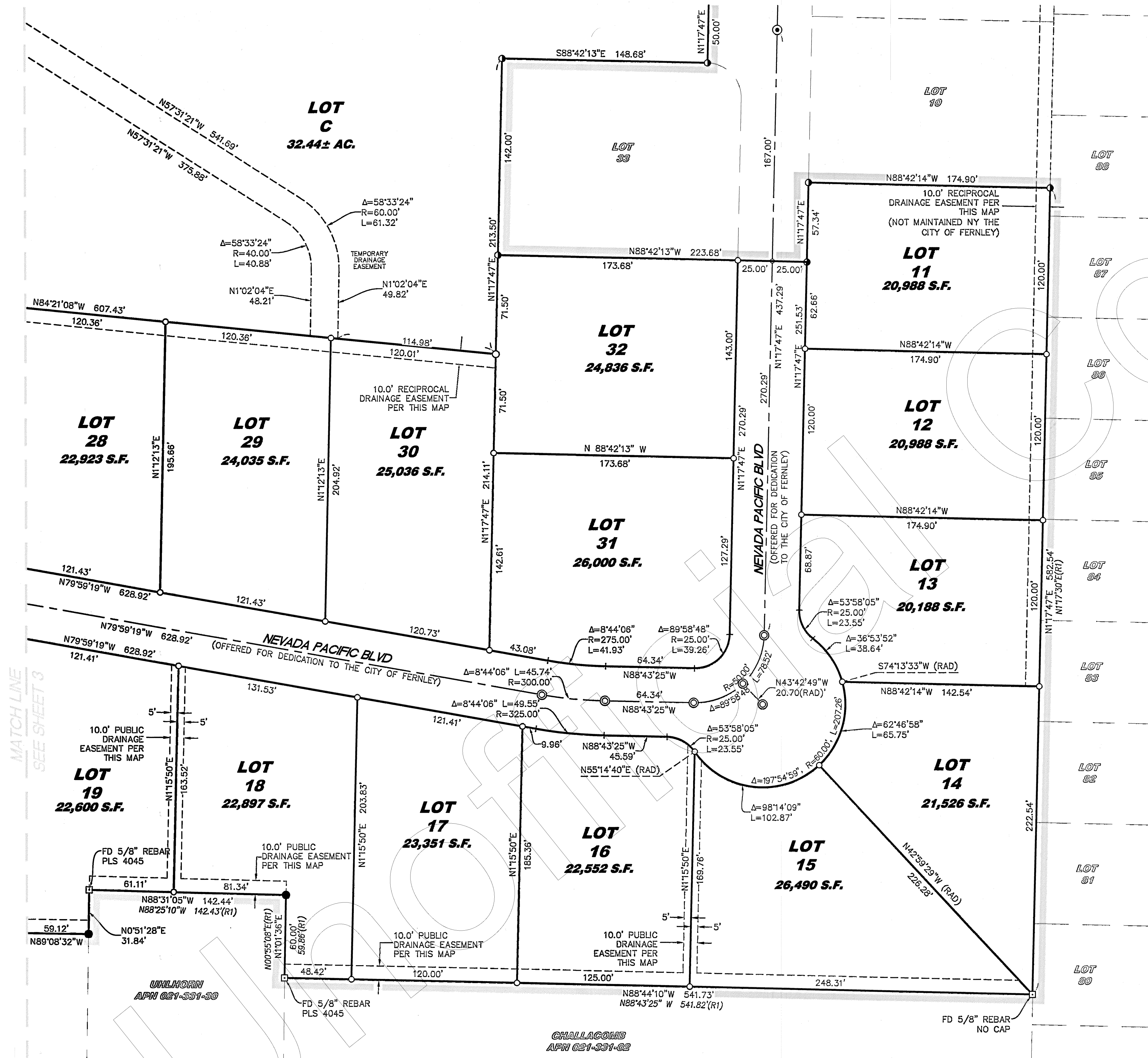
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CITY OF FERNLEY COUNTY OF LYON STATE OF NEVADA

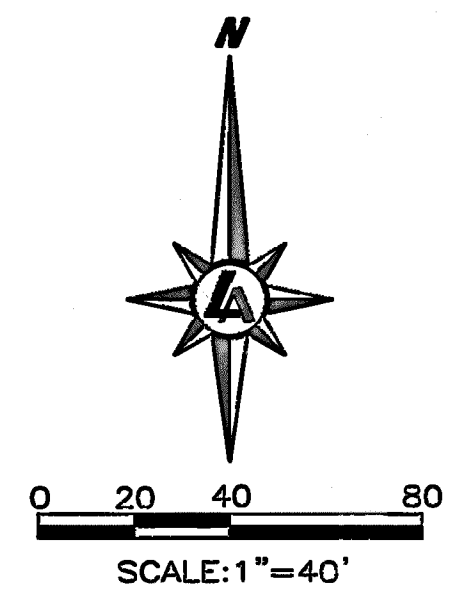
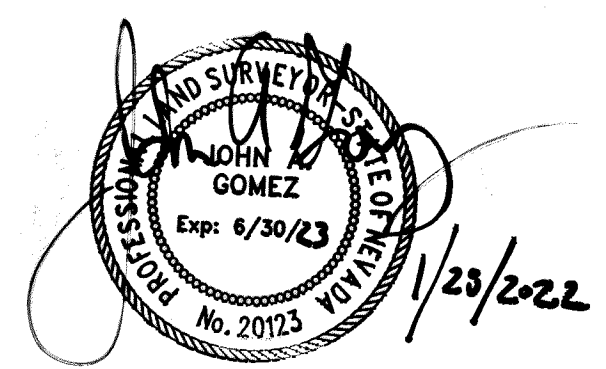


9222 PROTOTYPE DRIVE
RENO, NV 89521
TEL (775) 827-6111
FAX (775) 827-6122

Drawn By: SEW
Sheet: 3 OF 4
Job No.: 9016.001
Dwg No.: 9016.001-FM.DWG



- LEGEND**
- FOUND 1/4 SECTION CORNER AS NOTED
 - FOUND 5/8" REBAR W/CAP PLS 11178
 - FOUND MONUMENT AS DESCRIBED HEREON
 - FOUND 5/8" REBAR W/CAP PLS 20123
 - FOUND MONUMENT WELL W/ DISK PLS 7633
 - SET 5/8" REBAR W/CAP PLS 20123
 - SET MONUMENT WELL W/ DISK PLS 20123
 - DIMENSION POINT, NOTHING FOUND OR SET
 - (1) PER REFERENCED DOCUMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - C.T.V.E. CABLE TELEVISION EASEMENT
 - D.E. DRAINAGE EASEMENT
 - L.C.O.R. LYON COUNTY OFFICIAL RECORDS
 - (RAD) RADIAL BEARING



FINAL MAP
FOR
NELSON MEADOWS PHASE 2
LOT B OF NELSON MEADOWS PHASE 1
FILE NO. 607337
SITUATE IN THE N.W. 1/4 OF SECTION 20,
TOWNSHIP 20 NORTH, RANGE 25 EAST, M.D.M.

CITY OF FERNLEY COUNTY OF LYON STATE OF NEVADA

LUMOS & ASSOCIATES
9222 PROTOTYPE DRIVE
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CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: May 8, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED:

AGENDA ITEM:

Training - Presentation by the City Attorney and Planning Director on the importance of findings and how to write them to stand up in court.

AGENDA ITEM BRIEF:

Findings are the most important part of making decisions in city Planning Departments. This brief presentation by the City Attorney and the Planning Director will explain why findings are so important and the role they play in any potential litigation.

RECOMMENDED MOTION:

N/A

BUSINESS IMPACT (per NRS Chapter 237):

N/A

See attached report for background, analysis, alternatives.

ALTERNATIVES:

N/A

BACKGROUND:

When determining whether to approve or deny a development application, the most critical question is whether

or not the legal findings can be made. Findings are the legal basis for planners to make decisions and are often the deciding factor when judges are ruling on court cases involving development issues. Therefore, it is important that findings be well written and used appropriately when making decisions by both staff and decision-making bodies (Planning Commission and/or City Council). This brief training presentation will go over the do's and don'ts of findings.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Varies based on application type.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

None