



N E V A D A

AGENDA

Regular Meeting

Planning Commission

Wednesday, October 9, 2024 • 5:00 PM

Members

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

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

Zoom information:

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

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

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

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

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

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

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

1.3. Public Forum

1.4. (For Possible Action) Approval of Agenda

1.5. (Possible Action) Approval of Minutes

2. PUBLIC HEARINGS

A. DISCUSSION WITH PLANNING COMMISSION & STAFF B. PUBLIC INPUT C. ADDITIONAL DISCUSSION WITH PLANNING COMMISSION & STAFF D. COUNCIL ACTION OR DIRECTION TO STAFF

2.1. (For possible action) Discussion and possible action regarding a conditional use permit application (CUP24004) request by Wood Rodgers on behalf of Douglass Development for the construction of a "mini-warehouse" (self-storage) facility on a parcel ±5.00-acres in size and generally located north of Farm District Road between Camille Drive and Jenny's Lane (APN: 020-351-08).

2.2. (For possible action) Discussion and possible action regarding a conditional use permit application (CUP24005) request by Morton & Pitalo on behalf of Fernley QOZB, LLC for the development and construction of a 91-room, 4 story hotel on a ±3.469-acre portion of current APN: 021-232-53, which is ±12.66-acres total, zoned General Commercial (C2), and generally located southeast of Stanley Drive, north of Newlands Drive East, and west of the Newlands Drive East / Lyon Drive intersection.

3. CHAIR AND COMMISSION ITEMS

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

4. PLANNING DIRECTOR ITEMS

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

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

6. PUBLIC FORUM

7. ADJOURNMENT

Next Meeting: November 13th @ 5pm

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
SEPTEMBER 11, 2024**

Chairwoman Jenni McCullar called the meeting to order at 5:00 pm.

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Chairwoman Jenni McCullar, Vice-Chair Angela Lewis, Commissioner Barry Williams, Commissioner Cody Wagner, Commissioner Jacob VanderHeiden, Commissioner Robert Flores, Commissioner Tessa Garvin, Alternate Commissioner Julianne Holt, City Attorney Aaron Mouritsen, Deputy City Clerk Brenda Gosser, Administrative Specialist 1 Sandy Harris, Senior Planner Shay League, Planning Technician Tyler Hanson.

1.3. Public Forum

Becky Howlett, Fernley resident, stated that she attended the neighborhood meeting about the mini storage on Farm District Road and Jenny's Lane. She expressed her concern about the mini warehouse being open late and no one on site. It was said that with this special use permit they're putting in a clause that if it doesn't go through that it reverts to the original zoning, and maybe it would be a good idea to put on all the special use permits from now on.

1.4. (For Possible Action) Approval of Agenda

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

1.5. (Possible Action) Approval of Minutes

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

2. STAFF REPORTS

None at this time.

3. GENERAL BUSINESS

None at this time.

4. PUBLIC HEARINGS

4.1. (For possible action) Discussion and possible action to make a recommendation to Fernley City Council regarding Bill #354 as it pertains to a zoning map amendment (ZMA24003) submitted by Wood Rodgers on behalf of Douglass Development to request a zone change from Neighborhood Commercial (C1) to General Commercial (C2) on a

parcel ±5.00-acres in size and generally located north of Farm District Road between Camille Drive and Jenny's Lane (APN: 020-351-08).

Shay League, Senior Planner, disclosed that she has a very close family member that lives within about half a mile of this project and does not believe that's going to conflict with her report today in any way, or she would have recused herself. Staff contends that a zoning map amendment from C1 to C2 is not appropriate for this site given that it is located within a residential area. The applicant contends that the "mini warehouse" use should be approved because it should be allowed within the C1 zone due to minimal impacts on the neighboring residences. Staff can support this concept if the Planning Commission and Council agree that inclusion of the "mini warehouse" use within the C1 zone is appropriate. Staff is willing to support the change because many of the residents directly adjacent to the site indicated at the neighborhood meeting that they would prefer self-storage on this parcel as opposed to other uses currently permitted in the C1 zone and pretty much all additional uses that would be permitted in the C2 zone. The "mini warehouse" use is not currently permitted within the C1 zone, so a zoning map amendment is still necessary for this project to move forward without first completing a code amendment. If the Planning Commission and Council desire quick approval for this project, staff advise an interim measure whereby the zoning map is approved but is also conditioned to only allow the "mini warehouse" use. The suggested conditions are that this zoning map amendment shall not be effective until the developer completes each of the following: (1) Obtains a civil permit for the public infrastructure as required by the conditional use permit process, (2) Obtains the necessary building permits to construct the mini warehouse as approved through a conditional use permit as required under the C2 zoning and begins construction on the site. So, essentially, the zoning map amendment would not take place until they are ready to build. The zoning map amendment shall expire if a conditional use permit is not issued within 6 months of approval of the zoning map amendment, and (3) The zoning map amendment shall expire when the conditional use permit mentioned herein expires and is eligible for the same extensions of time as the conditional use permit.

Commissioner Cody Wagner disclosed for the record to be transparent on this project, that he is employed and has been employed by the Healthy Communities Coalition of Lyon and Story counties since 2018. This property was donated to the Healthy Communities Coalition back during the downturn of the economy and held by them for about 10 years. He was somewhat involved in trying to find a buyer for the property. However, he was not directly involved in this transaction with the current owner and saw no financial benefit from the sale of the land. So, with those things in mind, he will still be voting on this item tonight. His primary residence is about a quarter mile north of this property but is not close enough to sway his decision one way or the other.

Vice-Chair Angela Lewis disclosed that she has a family member that lives nearby but doesn't feel that any benefit or detriment would prevent her voting as she sees fit.

Erik Hasty, Wood Rogers, presented, representing the applicant, Dan Douglas. The conditional use permit pending the ZMA will come back to the Planning Commission if it's approved by the City Council. This project was continued at the August Planning Commission meeting per our request. Also, at that meeting it was announced that there would be a neighborhood meeting hosted by the applicant on August 27th. The noticing area was expanded from 500 feet to 750 feet. The neighbors along George Lane and a few along Camille Lane were generally supportive of the project, especially with the conditions that are associated with this zoning map amendment. This is proposed to be a 1 story indoor storage facility. There is a 2 story at the entrance along Jenny's Lane, where the office will be located. Landscaping will be located along Farm District and Jenny's Lane. The main entrance will be along Jenny's Lane with a gated emergency access onto Farm District Road. There will be landscaping along the perimeter where the residents are currently located. There is not a lot of traffic generated from this facility.

There will be somebody on site during operating hours, and then there is a security system at night. It's all enclosed so security is a lot higher. We are proposing to change from neighborhood commercial to the general commercial, because that the mini-warehouse use is only allowed within the C2 zoning designation in the City of Fernley. These conditions and this zoning map amendment will then be tied to the CUP. The zone change from C1 to C2 would not go through until the construction of the site begins if the CUP is approved. We worked a lot with not only the neighborhood meeting, hearing the residents concerns and working with city staff, the city attorney to draft up these conditions so that all issues are addressed.

Public input:

Kimberly Barney, Fernley resident, stated when this was originally zoned C1 for neighborhood commercial. A grocery store or restaurant to stop people in this area from having to go through the roundabout to do anything.

Desiree Young, Fernley resident, requested the stipulation that it only be rezoned for this mini-storage project, so that it cannot be changed for more high-density use.

Shay League, Senior Planner, read into the record on behalf of a resident. "Council, Commission, and City members as a resident of George Lane I would like to state my support for this project. Vaquero Storage will be a very low impact way to use the land owned in front of my property. I believe having a conditional rezoning permit is a decent way for the owner and builders to work out what they envision. I will be asking others who are in support of this project to sign below and state how they are in relation to being impacted, ie. street address, people in close association with the area. Sincerely Jamie Shipley".

Commissioner Wagner stated that he's been involved with this property for a long time now and has heard some pitches for some wild ideas about people coming onto the property and building things that he didn't think were compatible. It speaks volumes that a neighborhood meeting took place, and it seems like most of the neighborhood is in support of this project now. Maybe some commercial development someday in that area makes sense, but right now the traffic concerns were the overwhelming issue, and that the mini storage is a good solution for that, as compared to multifamily or mobile home park.

Motion: I MOVE TO RECOMMEND CITY COUNCIL APPROVE THE ZONING MAP AMENDMENT SUBJECT TO THE CONDITIONS SUGGESTED IN THE STAFF PRESENTATION. I FURTHER MOVE TO DIRECT STAFF TO REWRITE BILL #354 AS PRESENTED TO INCORPORATE THE CONDITIONS RECOMMENDED TO COUNCIL BY THIS BODY WHICH INCLUDES THAT THE C2 ZONING IS SUBJECT TO MIN-STORAGE DEVELOPMENT. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

4.2. A workshop to review and discuss revisions to Chapter 32.3 (Administration) of the City of Fernley Development Code.

Shay League, Senior Planner, requested to have this item tabled until a future meeting.

No public input

Motion: I MOVE TO MOVE THIS ITEM TO A FUTURE AGENDA ITEM. **Action:** Approved. **Moved by:** Vice-Chair Angela Lewis, **Seconded by:** Commissioner Jake VanderHeiden. **Vote:** Passed, **Summary:** Yes 7. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner VanderHeiden, Commissioner Flores, Commissioner Garvin.

5. CHAIR AND COMMISSION ITEMS

None at this time.

6. PLANNING DIRECTOR ITEMS

Shay League, Senior Planner, introduced the new Planning Technician, Tyler Hanson, and Alternate Commissioner Julianne Holt. She added that there has been an incredible amount of development pressure in the city of Fernley. That has been true since the Victory Logistics Project, finalizing their plan development and finalizing their development agreement, as well as getting closer to adopting some of the area plans. So, expect to be very busy in the future.

7. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

Commissioner Cody Wagner asked that at the next planning commissioners' meeting they consider the old Pizza Shack property/future All Points Grill. He would like to hear what the area plan is, as far as sidewalks, gutters, curbs, and consider some exceptions to their proposed use of that building. Shay League, Senior Planner, stated that there would be a presentation for staff. We hope to bring that before the next meeting, but we will be at the very least presenting issues related to that at your request.

8. PUBLIC FORUM

None

The next meeting will be held on October 9, 2024.

9. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:44 pm.

Approved by the Fernley Planning Commission on October 9, 2024, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Chairwoman Jenni McCullar

ATTEST:



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: October 9, 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 conditional use permit application (CUP24004) request by Wood Rodgers on behalf of Douglass Development for the construction of a "mini-warehouse" (self-storage) facility on a parcel ± 5.00 -acres in size and generally located north of Farm District Road between Camille Drive and Jenny's Lane (APN: 020-351-08).

AGENDA ITEM BRIEF:

During the public hearing for ZMA24003, City Council approved a zoning map amendment from C1 to C2 of this parcel, subject to the conditions of approval suggested by Planning Commission. Council was further concerned about design details, and moved that they be the final decision authority for this conditional use permit. As such, Planning Commission is asked to make a recommendation to City Council rather than take final action.

RECOMMENDED MOTION:

Approval

"I move to recommend City Council approve the conditional use permit associated with CUP24004, and adopt required findings a-f as addressed in staff's presentation, subject to the suggested conditions of approval 1-24."

BUSINESS IMPACT (per NRS Chapter 237):

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

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Denial

"I move to recommend City Council deny the conditional use permit associated with CUP24004. Based on information received in written materials and public hearings on this matter, I am unable to make the following required findings:"

"I am unable to make finding _____ as it pertains to _____. " *(Repeat for each applicable finding.)*

Note

Though no further language has been provided, all motions consistent with City of Fernley Planning Commission bylaws and rules of procedure are appropriate.

BACKGROUND:

In April 2005, City of Fernley approved a 10-acre project named "Farm District Commercial" that allowed the uses retail, office, and restaurant. Though infrastructure for this project was constructed east of Jenny's Lane at Farm District Road, the project was ultimately abandoned due to the recession of 2008. The initial project approval is long expired. The current applicant, Douglass Development, purchased this 5-acre portion of the former project in May of 2023; the remaining 5-acres of the former project are owned by a separate investor.

CURRENT PROJECT APPLICATION BACKGROUND:

- A zoning map amendment was submitted alongside this conditional use permit application on June 18, 2024.
- Staff agendaized a public hearing for the zoning map amendment at the August 14, 2024 Planning Commission meeting. Several neighboring property owners were present to voice opposition to the project. Due to neighborhood concern, staff and the developer jointly requested a continuation in order to hold a neighborhood meeting.
- The developer held a neighborhood meeting on August 27, 2024 to explain their development plans. Feedback was mixed, but the majority seemed to prefer a self-storage to other uses that would already be possible in the C1 zone.
- At the September 11, 2024 meeting, Planning Commission voted unanimously to direct staff to insert conditions of approval into the bill that will not allow the zoning map amendment to take effect until construction of the site begins. They further recommended that City Council approve the bill with said conditions incorporated.
- The first reading and introduction of the bill associated with the zoning map amendment occurred at the September 18, 2024 City Council meeting.
- At their October 2, 2024 meeting, Council voted unanimously to approve the bill associated with the zoning map amendment (with the suggested conditions incorporated). They further voted to request this conditional use permit application come to them for final approval.

FINDINGS:

Below are the applicable findings for conditional use permits. The applicant addressed each finding in their attached report (pp 10-11), and staff generally concurs. Staff will have a more thorough explanation of compliance with the applicable findings during the presentation section of the scheduled public hearing.

- a. The proposed conditional use will be in compliance with the comprehensive plan.
- b. The proposed conditional use will be in compliance with the existing or permitted uses of adjacent properties.
- c. The potential impairment of natural resources and the total population which the available natural resources will support without unreasonable impacts.
- d. The availability and need for affordable housing in the community, including affordable housing that is accessible to persons with disabilities.

- e. The conditional use permit has been conditioned to address identified impacts.
- f. Public notice has been given, and a public hearing held per the requirements of the Development Code and Nevada Revised Statutes.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

General

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

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

[City of Fernley Comprehensive Master Plan](#)

Specific

[NRS §278.315](#) - Granting of ... conditional use permits

[FMC §32.03.050\(b\)](#) - Conditional use permit

[FMC §32.06.100](#) - Commercial (C1, C2, and TC)

[FMC §32.06.150](#) - Unlisted uses and use table

[FMC §32.07.280](#) - Mini-warehouse

[FMC §32.09](#) - Development standards

Note

These links are for quick reference and not all-inclusive. Planning Department will monitor these references through the October 9, 2024 Planning Commission meeting, but does not guarantee link operation or applicability after that date.

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. CUP24004 Suggested Conditions of Approval
2. Applicant Report
3. Traffic Generation Letter
4. Maps

Conditions of approval for CUP24004

CONDITIONAL USE PERMIT

SCOPE AND DURATION OF APPROVAL

1. APPROVAL:

THIS CONDITIONAL USE PERMIT (CUP) IS APPROVED AS SUBMITTED AND CONDITIONED. ANY SUBSTANTIVE CHANGE SHALL REQUIRE REVIEW AND APPROVAL BY PLANNING COMMISSION AS A NEW CUP APPLICATION. ALTERNATIVELY, SUBSTANTIVE CHANGES MAY BE ADDRESSED BY AMENDMENT TO THIS CUP IF/WHEN CITY OF FERNLEY ADOPTS AN AMENDMENT PROCEDURE.

2. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO AN APPROXIMATELY 94,433 SQUARE-FOOT “MINI-WAREHOUSE” (SELF-STORAGE) FACILITY WITH AN ADDITIONAL 1,200 SQUARE-FOOT “OFFICE” ON A PARCEL ±5.00-ACRES IN SIZE AND GENERALLY LOCATED NORTH OF FARM DISTRICT ROAD, BETWEEN CAMILLE DRIVE AND JENNY’S LANE (APN: 020-351-08).

3. EXPIRATION DATE:

THE CUP SHALL EXPIRE WITHIN TWO YEARS OF THE DATE OF APPROVAL, UNLESS THE PERMITTED USE HAS BEEN ESTABLISHED, OR CONSTRUCTION TO ACCOMMODATE THAT USE HAS BEGUN AND IS BEING DILIGENTLY PURSUED. DUE TO THE UNIQUE COMPLEXITIES INTRODUCED BY THE ZONING MAP AMENDMENT, THIS TWO-YEAR TIME PERIOD INCLUDES A PRE-APPROVAL OF THE EXTENSION OF TIME ALLOWED BY FMC §32.03.050(b)(9)e. THIS ITEM WILL NOT BE ELIGIBLE FOR ANY ADDITIONAL EXTENSION OF TIME.

4. GOVERNING DOCUMENTS:

ALL CITY OF FERNLEY MUNICIPAL CODE (FMC) REFERENCES HEREIN PERTAIN TO THE VERSION OF THE CODE ESTABLISHED BY ORDINANCE NUMBER 2024-008, UNLESS OTHERWISE NOTED. THE DEVELOPER MAY SUBSTITUTE REQUIREMENTS ESTABLISHED IN FUTURE FMC UPDATES, IF APPROVED BY THE ADMINISTRATOR.

THE DEVELOPER SHALL ALSO COMPLY WITH ALL STANDARDS FOUND WITHIN “CITY OF FERNLEY DEPARTMENT OF PUBLIC WORKS DESIGN STANDARDS & REVIEW GUIDELINES” AS UPDATED MARCH 2024, “CITY OF FERNLEY STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION” AS UPDATED JULY 2022, “CITY OF FERNLEY ACCESS MANAGEMENT POLICY” AS WRITTEN SEPTEMBER 2022, AND “CITY OF FERNLEY COMPREHENSIVE MASTER PLAN” AS UPDATED JULY 2024.

REGULATORY AGENCIES

5. 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.

6. 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: BUREAU OF RECLAMATION (BOR), NEVADA DEPARTMENT OF TRANSPORTATION (NDOT), NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP)—TO INCLUDE THE NDEP BUREAUS OF AIR POLLUTION CONTROL, WATER POLLUTION CONTROL, AND SAFE DRINKING WATER—NEVADA DIVISION OF WATER RESOURCES (NDWR), NEVADA PUBLIC UTILITIES COMMISSION (PUCN), NEVADA STATE ENVIRONMENTAL COMMISSION, TRUCKEE CARSON IRRIGATION DISTRICT (TCID), THE FERNLEY POSTMASTER, 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.

Conditions of approval for CUP24004

CONDITIONAL USE PERMIT

DESIGN STANDARDS

7. GENERAL:

THE DEVELOPER SHALL COMPLY WITH ALL APPLICABLE STANDARDS IN FMC CHAPTER 32.09 (DEVELOPMENT STANDARDS), FMC §32.06.100 (ZONING DISTRICTS, COMMERCIAL), AND FMC §32.07.280 (USE STANDARDS, MINI-WAREHOUSE) TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

8. PARKING:

AS LISTED IN FMC TABLE 32.09.120-2, THE 1,200 SQUARE-FOOT OFFICE REQUIRES 1 PARKING SPACE PER 800 SQUARE-FEET AND THE 94,433 SQUARE-FOOT MINI-WAREHOUSE REQUIRES 1 PARKING SPACE PER 2,000 SQUARE-FEET.

AS INDICATED BY FMC §32.09.120(a)(11), THE ADMINISTRATOR MAY APPROVE AN ALTERNATE PARKING PLAN WHEN SUPPORTED BY AN ANALYTICAL STUDY OF THE INSTITUTE OF TRANSPORTATION ENGINEERS (ITE). THE ITE PARKING GENERATION MANUAL (6TH EDITION) RECOMMENDS ONE PARKING SPACE PER 10,000 SQUARE FEET FOR THEIR EQUIVALENT OF THE MINI-WAREHOUSE USE. PLANNING COMMISSION APPROVES SUBSTITUTION OF THE ITE PARKING REQUIREMENT FOR THE MINI-WAREHOUSE PORTION OF THE DEVELOPMENT.

THE PROPOSED 1,200 SQUARE-FEET OFFICE SHALL HAVE 1.5 PARKING SPACES. THE PROPOSED 94,433 SQUARE-FOOT MINI-WAREHOUSE USE SHALL HAVE 9.5 PARKING SPACES. THIS FACILITY SHALL HAVE A TOTAL OF 11 PARKING SPACES; AT LEAST 2 OF THE 11 REQUIRED SPACES SHALL BE AVAILABLE TO PARK IN FRONT OF THE OFFICE AND BE ACCESSIBLE OUTSIDE OF THE PERIMETER WALL. IN NO CASE SHALL THE REQUIRED MINIMUM PARKING SPACES BE AVAILABLE FOR RENT TO STORE RVs, AUTOMOBILES, BOATS, TRAILERS, OR OTHER VEHICLES.

IF THE DEVELOPER INTENDS TO ALLOW TEMPORARY PARKING WITHIN DESIGNATED DRIVE AISLES OF THE MINI-WAREHOUSE, ALL FIRE LANES AND FIRE TURNAROUNDS MUST BE CLEARLY DELINEATED AS "NO PARKING" ZONES. THIS CONDITION IS SUBJECT TO APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, FIRE MARSHAL, AND PUBLIC WORKS DIRECTOR.

9. PERIMETER WALL:

IN ACCORDANCE WITH FMC §32.06.100 AND §32.07.280, THE PERIMETER OF THE MINI-WAREHOUSE FACILITY SHALL BE SCREENED BY A SOLID (OPAQUE) MASONRY WALL. MATERIALS VISUALLY SIMILAR TO MASONRY MAY BE SUBSTITUTED BY APPROVAL OF THE ADMINISTRATOR. THE WALL SHALL INCORPORATE AT LEAST ONE OF THE FOLLOWING EVERY 50 LINEAR FEET: AT LEAST A TWO-FOOT CHANGE IN PLANE FOR AT LEAST 10 FEET; A MINIMUM 18-INCH RAISED PLANTER FOR AT LEAST 10 FEET; OR USE OF A PILASTER AT 75-FOOT INTERVALS, ON PROPERTY CORNERS, OR AT CHANGES IN WALL PLANES.

THE DEVELOPER MAY CHOOSE TO INCLUDE EXTERIOR BUILDING WALLS AS PART OF THE CONSTRUCTION OF THE WALL, PROVIDED ALL EXTERIOR WALLS ARE EITHER THE SAME HEIGHT AROUND THE PERIMETER OR GRADUALLY TRANSITION FROM ONE HEIGHT TO ANOTHER, TO THE APPROVAL OF THE ADMINISTRATOR.

10. STREETS:

A 15-FOOT MINIMUM DEPARTURE CURB RADIUS AND A 25-FOOT MINIMUM APPROACH CURB RADIUS SHALL BE PROVIDED FOR THE ENTRY/EXIT DRIVEWAY PER THE CITY OF FERNLEY'S ACCESS MANAGEMENT POLICY. THIS CONDITION IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR.

Conditions of approval for CUP24004
CONDITIONAL USE PERMIT

11. SEWER SERVICE:

THE PROPOSED LIFT STATION SHALL BE OWNED AND MAINTAINED BY THE COMMERCIAL PROPERTY OWNER OR COMMERCIAL OWNER'S ASSOCIATION IN PERPETUITY. PRIVATE LIFT STATIONS SHALL BE EQUIPPED WITH DUPLEX PUMPS, EMERGENCY STORAGE, AND EMERGENCY OVERFLOWS AND/OR BACKUP POWER.

ALL ON-SITE SEWER SHALL BE SIMILARLY PRIVATELY OWNED AND MAINTAINED. THE WET WELL AND EQUIPMENT SHALL BE ADEQUATELY PROTECTED FROM PUBLIC ACCESS AND ACCIDENTAL VEHICLE IMPACT. THIS INCLUDES SIX-FOOT CHAIN LINK FENCES, CONTROL PANEL INTRUSION SWITCHES, REMOTE ALARM CAPABILITIES, AND AASHTO HS-20 RATED VAULTS (WHERE LIFT STATION IS LOCATED WITHIN TEN FEET OF A ROAD FRONTAGE). REFERENCE CITY DESIGN STANDARDS AND NDEP TECHNICAL DOCUMENT #WTS-14 FOR ADDITIONAL PRIVATE LIFT STATION REQUIREMENTS. THIS CONDITION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR.

12. WATER SERVICE:

THE WATER SERVICE SHALL BE A NEW HOT TAP INTO THE MAIN WITH JENNY'S LANE RATHER THAN TO THE EXISTING AIR RELEASE VALVE LATERAL. THE IMPROVEMENT PLANS SHALL INCLUDE RELOCATION OF THE AIR RELEASE VALVE LATERAL, AS REQUIRED. THE NEW COMMERCIAL WATER CONNECTION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER AND SHALL BE PERMITTED BY NDEP BUREAU OF SAFE DRINKING WATER.

13. WATER AND SEWER SERVICE:

ALL APPLICATIONS FOR WATER AND SEWER IMPROVEMENTS SHALL INCLUDE TENTATIVE DEMANDS FOR WATER AND SEWER FOR THE BUILDOUT OF THE PROJECT. ANY REQUIRED IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. NO PUBLIC LIFT STATIONS WILL BE ACCEPTED.

THE DEVELOPER SHALL COMPLY WITH ALL RULES AND REGULATIONS REGARDING ADDITIONAL CONNECTIONS/DEMANDS TO THE CITY'S SANITARY SEWER AND POTABLE WATER SYSTEMS, INCLUDING, BUT NOT LIMITED TO: ASSOCIATED FEES, DESIGN STANDARDS, DEVELOPMENT CODE REQUIREMENTS, AND STATE REQUIREMENTS. THIS CONDITION IS SUBJECT TO APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR.

REQUIREMENTS FOR GRADING AND CIVIL PERMITS

14. GEOTECHNICAL REPORT:

THE DEVELOPER SHALL PROVIDE A FINAL GEOTECHNICAL REPORT FOR THE PROJECT IN CONFORMANCE WITH THE REQUIREMENTS OF FMC FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO ISSUE OF A GRADING PERMIT OR BUILDING PERMIT FOR ANY PORTION OF THE PROJECT.

15. 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 FMC, 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 NDEP AS WELL AS A SURFACE AREA DISTURBANCE PERMIT, PRIOR TO ISSUE OF ANY GRADING, CIVIL IMPROVEMENT, OR BUILDING PERMIT FOR THE DEVELOPMENT. THIS REQUIREMENT IS SUBJECT TO THE APPROVAL OF THE CITY ENGINEER.

Conditions of approval for CUP24004

CONDITIONAL USE PERMIT

16. STORM WATER TREATMENT AND DRAINAGE:

PRIOR TO ISSUE OF ANY CIVIL PERMIT, THE DEVELOPER SHALL PROVIDE AN UPDATED HYDROLOGICAL REPORT MATCHING FINAL CIVIL IMPROVEMENTS FOR THE PROJECT—IN CONFORMANCE WITH FMC AND THE PUBLIC WORKS DESIGN STANDARDS & REVIEW GUIDELINES AND STANDARD DETAILS—FOR REVIEW AND APPROVAL BY THE CITY ENGINEER. RETENTION OF THE 100-YEAR, 24-HOUR STORM SHALL BE PROVIDED DUE TO THE HYDROGRAPHIC BASIN THE PROJECT IS LOCATED WITHIN.

PRIOR TO SUBMITTAL OF A VERTICAL BUILDING PERMIT, DRAINAGE CONVEYANCE FACILITIES AND OTHER IMPROVEMENTS MUST BE CONSTRUCTED AND FUNCTIONAL. DESIGN AND CONSTRUCTION OF ALL DRAINAGE CONVEYANCE FACILITIES IS SUBJECT TO APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR.

ALL STORM DRAIN INFRASTRUCTURE FOR THE PROJECT SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNER OR COMMERCIAL OWNER'S ASSOCIATION. ALL PRIVATELY OWNED RETENTION BASINS SHALL HAVE PERIMETER FENCING FOR SAFETY.

REQUIREMENTS FOR BUILDING PERMITS

17. OFFSITE STREET IMPROVEMENTS:

PRIOR TO SUBMITTAL OF A VERTICAL BUILDING PERMIT, JENNY'S LANE HALF-STREET IMPROVEMENTS SHALL BE DEVELOPED TO CITY STANDARDS, INCLUDING CURB, GUTTER, AND 5-FOOT SIDEWALKS. THE DEVELOPER SHALL FURTHER PROVIDE A MUTCD-COMPLIANT "NO ENTRY" / "NO THROUGH TRAFFIC" / OR SIMILAR SIGN AT THE ENTRANCE OF GEORGE LANE AS PROMISED DURING THE NEIGHBORHOOD MEETING BY REQUEST OF THE RESIDENTS OF GEORGE LANE. THE PROPOSED SIGN SHALL BE MAINTAINED BY THE PROPERTY OWNER OR COMMERCIAL OWNER'S ASSOCIATION IN PERPETUITY. THIS CONDITION IS SUBJECT TO APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

18. WATER RIGHTS:

PRIOR TO SUBMITTAL OF A VERTICAL BUILDING PERMIT, 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—AND RECEIVE A WILL-SERVE FROM CITY COUNCIL. THIS REQUIREMENT IS SUBJECT TO APPROVAL OF THE ADMINISTRATOR, THE CITY ENGINEER, AND THE PUBLIC WORKS DIRECTOR.

19. WATER AND SEWER SERVICE:

PRIOR TO ISSUE OF ANY BUILDING PERMIT FOR THE PROJECT, THE DEVELOPER SHALL PERMIT THE WATER AND SEWER SYSTEM MODIFICATIONS IN CONFORMANCE WITH FMC AND THE PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR.

20. WATER AND SEWER SYSTEM MODELING:

PRIOR TO SUBMITTAL OF A VERTICAL BUILDING PERMIT, THE DEVELOPER SHALL COMPLETE WATER AND SEWER MODELING AND CONSTRUCT ANY IMPROVEMENTS IDENTIFIED AS NECESSARY TO SERVE THE PROJECT IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS. THIS REQUIREMENT IS SUBJECT TO APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR.

COMPLETION OF WATER AND SEWER SYSTEM MODELING FULFILLS THE REQUIREMENT OF A FINAL SANITARY WASTE ANALYSIS AS REQUIRED BY FMC §32, APPENDIX A-4, ITEM 62.

Conditions of approval for CUP24004
CONDITIONAL USE PERMIT

REQUIREMENTS DURING CONSTRUCTION PHASE

21. 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 THE CERTIFICATE OF OCCUPANCY IS ISSUED. THE RECEPTACLE(S) SHALL BE USED APPROPRIATELY TO MAINTAIN A CLEAN WORKSITE.

22. 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 INDICATE THE HOURS OF ACTIVITY ON-SITE. THE DEVELOPER SHALL LIMIT ALL CONSTRUCTION-RELATED ACTIVITIES TO BETWEEN THE HOURS OF SEVEN AM AND SEVEN PM, SEVEN DAYS PER WEEK. ONCE CONSTRUCTION IS FINISHED, THE DEVELOPER SHALL REMOVE THESE SIGNS.

23. PROJECT CONTACT:

PRIOR TO ISSUE OF A GRADING PERMIT, THE DEVELOPER SHALL DESIGNATE (TO THE ADMINISTRATOR) A PROJECT CONTACT PERSON WHO WILL BE AVAILABLE FOR THE DURATION OF THE CONSTRUCTION PERIOD. THE CONTACT PERSON SHALL BE AUTHORIZED TO, AND RESPONSIBLE FOR, CORRECTING ANY PROJECT-RELATED COMPLICATIONS ON A 24-HOUR, SEVEN-DAY-PER-WEEK BASIS.

REQUIREMENTS FOR CERTIFICATE OF OCCUPANCY

24. UTILITY EASEMENTS:

THE DEVELOPER SHALL PROVIDE EASEMENTS TO CITY OF FERNLEY FOR MAINTENANCE OF ALL PUBLIC INFRASTRUCTURE INSTALLED ON PRIVATE PROPERTY. A PUBLIC ACCESS EASEMENT WILL BE REQUIRED AT THE NORTHWEST INTERSECTION OF JENNY'S AND FARM DISTRICT ROAD TO PROVIDE CONNECTIVITY TO THE EXISTING PEDESTRIAN RAMP FROM THE NEW JENNY'S LANE SIDEWALK. 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 WITH LYON COUNTY PRIOR TO ISSUE OF A CERTIFICATE OF OCCUPANCY.

PROJECT SUMMARY

Project Name:	Farm District Storage Zoning Map Amendment and Conditional Use Permit
Site Location:	The subject parcel is 5.0± acres in size located at the northwest corner of Farm District Road and Jennys Lane in Fernley, Nevada
APN Numbers:	020-351-08
Applicant:	Dan Douglass
Applicant’s Representative:	Wood Rodgers, Inc.; Eric Hasty
Owner:	Douglass Development LLC
Proposed Action:	This is a request for: 1) A zoning map amendment on parcel APN 020-351-08 (±5.0 acres) from Neighborhood Commercial (C1) to General Commercial (C2), and 2) A Conditional Use Permit (CUP) for a ±95,633 square foot mini-warehouse/office facility
Land Use Classification:	Commercial (C)
Current Zoning:	C1
Proposed Zoning:	C2
Flood Zone Designation:	Zone X
Gross Site Area	5.0± acres

PROJECT ANALYSIS

Background and Existing Conditions

The 5.0± acre parcel (APN 020-351-08) is located at the northwest corner of Farm District Road and Jennys Lane (project site) on vacant land with utilities adjacent to the property. The subject site has been master planned and zoned commercial for the past two decades. The adjacent parcel to the east had an active commercial development at one point prior to the recession, and still has some improvements that remain on the site. Jennys Lane, located along the eastern boundary, is paved and will provide access into the site. George Lane is a dirt road to the north of the site and separates the site from existing residential (refer to Vicinity and Aerial Maps in Section 2 of this submittal packet). Fernley continues to see growth and specifically along Farm District Road there has been a recent increase in housing development. As the housing demand increases the need for personal storage also increases. Personal storage is typically a great commercial neighbor adjacent to residential given the low traffic generation, typically quiet facilities, and tend to be low impact compared to other commercial uses. Given their low impact, most jurisdictions allow them to be located in neighborhood commercial areas (C1 zoning equivalent in Fernley) similar to the project site. However, City of Fernley code limits their use to general commercial (C2) zoning with a Conditional Use Permit (CUP). As the project site is zoned C1, the applicant is providing both the zoning map amendment to C2 and the CUP for the proposed personal storage use.

Project Request

This application requests to:

- 1) Change the zoning of ±5.0 acres of APN 021-351-08 from Neighborhood Commercial (C1) to General Commercial (C2).
- 2) Approve a Conditional Use Permit (CUP) for a ±95,633 square foot mini-warehouse/office facility on APN 021-351-08.

Comprehensive Master Plan and Zoning Designations

The subject parcel has a Comprehensive Master Plan (Master Plan) designation of Commercial (C) and a zoning designation of Neighborhood Commercial (C1). The Master Plan designation of Commercial would allow for the proposed C2 as a compatible zoning designation. The proposed C2 zoning would allow the proposed personal storage facility included in the CUP portion of this application, which are less intense than some of the uses that are currently allowed within the C1 designation. The majority of higher intense uses in both C1 and C2 would require a CUP and given the surrounding area would require residential adjacency standards to be met. Therefore, the proposed C2 zoning would remain compatible with the other surrounding zoning designations (refer to Master Plan and Existing Zoning Map in Section 2 of this submittal packet).

Surrounding properties and uses	Current Zoning District	Comprehensive Plan Land Use Designation
North Single family detached	RR1	Single Family Residential (SFR)
West Single family detached	RR1	Single Family Residential (SFR)
East Vacant Commercial	C1	Commercial (C)
South Rural residential, single family detached subdivision	RR5, SF20, SF6	Single Family Residential (SFR)

Zoning Map Amendment Justification

The proposed zoning of C2 is allowed within the subject parcel's Master Plan designation of Commercial (C). The proposed change from C1 to C2 will maintain conformance with the Master Plan and will allow for the proposed personal storage facility in an area where adequate public services and facilities can be provided efficiently.

Most of the uses that would be allowed in the C2 zoning designation are already allowed in the current C1 zoning. While the C2 zoning will allow some additional commercial uses when compared to C1, most of these uses would not fit within the project site due to the size constraints and residential adjacency standards that would apply to the project site. Specifically, the residential adjacency standards, which include a one-foot setback for each foot in building height adjacent to a residential use applies to the north, and west boundary of the project site, which will limit the amount of developable land even further. Finally, a majority of the uses that are associated with the C2 zoning would require a Conditional Use Permit (CUP) prior to approval further ensuring that any future use would be compatible with the

surrounding uses. It should also be noted that there are some uses only allowed in the C2, such as personal storage, that are less intense than many of the uses permitted by right in the C1 zoning.

The proposed zoning map amendment is being submitted with the CUP request to allow a mini-warehouse/personal storage facility on the project site, and is further detailed below.

CONDITIONAL USE PERMIT ANALYSIS

Overview

The current request is to develop a personal storage facility with ±94,433 square feet of storage space enclosed within the personal storage buildings and one office building (±1,200 square feet) with supporting on site improvements. Pending the proposed zoning map amendment, the regulatory zoning within the project site is General Commercial (C2) allowing for a personal storage facility with a CUP. There are no existing structures on the site. Proposed improvements include site access, drainage and grading improvements, and the extension of utilities including water, sewer and electric to the development from the adjacent roadways. Primary access to the site will be provided via gated entry from Jennys Lane, and gated emergency access will be provided from Farm District Road. All interior drive aisles will be a minimum of 24 feet wide.

As the proposed development will be adjacent to existing single-family residences to the north and west, the buildings will be screened according to the design standards of Section 32.06.100 of the Zoning Code. The facility will serve as a buffer between Farm District Road, an arterial roadway, and the residences to the north and west. The parcels east of the project site are undeveloped and zoned for commercial uses. The subdivision to the south is separated from the proposed project by Farm District Road and will be further screened by proposed landscaping along the project's street frontage.

Conditional Use Permit: Site Plan Design Standards

The site plan has been designed to comply with the standard requirements of the C2 zoning district (pending approval of zoning map amendment). The project parcel is greater than the required 6,000 square foot minimum lot size and 50-foot minimum lot width. All building heights and setbacks will conform with the development standards of the C2 zone.

Building Design

The proposed project includes a mix of ±94,433 square feet of personal storage space with varying sizes subject to change and a ±1,200 square foot office. There will not be a facility manager who lives on-site, the manager will only be present during office hours. The buildings along the southern boundary will be setback 45-feet from Farm District Road and the buildings along the eastern boundary are proposed to be setback 8-feet from the property line along Jennys Lane which is in accordance with the C2 zoning designations. The buildings along the north and west boundary are setback 10-feet from the property line to accommodate the residential adjacency setbacks which require one foot of setback for every one foot of building height adjacent to residential.

The buildings are proposed to be a mix of materials and colors that will meet the building design standards outlined in Section 20.02.007 of the Fernley Municipal Code. This will include a combination of horizontal, diagonal, and vertical articulation with a combination of popouts, staggered parapets,

horizontal and vertical wall offsets, use of different colors, and material/texture changes. The buildings along the project boundary will be blended with the perimeter fence and walls using similar materials and colors to create a cohesive look without the use of large blank unbroken walls. Conceptual renderings of the proposed buildings have been included with this submittal and are subject to change at final design:



Figure 1: Main Entrance Along Jenny's Lane



Figure 2: Aerial View Looking Northwest from Farm District Road and Jennys Lane

Grading

The project site is a ± 5.0 acre site that is vacant and undisturbed. The site is generally flat with a majority of the site has slopes less than 10%, therefore Section 32.09.130 does not apply. Site grading has been designed to protect the adjacent roadways and the existing residential properties to the west and north as well as direct sheet flow toward a retention pond in the south and northwest corner to capture onsite flows. All finish grad slopes are proposed to be less than 10% with the exception of the 3:1 slopes for the retention pond and grading down to the site from the road shoulder on Farm District Road to the property line which is proposed to be at a $\pm 20\%$ grade.

Drainage

Onsite drainage is proposed to slope to one of the two retention ponds proposed to the southeast along Farm District Road or to the northwest corner of the property. This includes a total of $\pm 12,390$ square feet between the two retention ponds. The site will have valley gutters within the drive isles to capture onsite flows and direct them to the retention ponds. Additional swales located within the landscape area along Farm District Road, and the north and western boundary will also direct onsite flows from the landscape areas to the valley gutters. The retention ponds will have 3:1 slopes and will blend with the landscape with a rock mulch ground cover (*refer to Section 4 of this Submittal Packet for the Preliminary Hydrology Letter*).

Water, Sewer, and Utilities

Overhead power lines and communications are present on north, south, and east property lines and are stubbed on-site at the proposed project entrance along Jennys Lane which will be extended into the site. An existing two-inch gas main is available on the west shoulder of Jennys Lane along the project site east property line as well as an existing four-inch gas main on the north shoulder of Farm District Road and can be extended into the site. Power is operated by NV Energy, natural gas by Southwest Gas, communications/cable TV/internet by Charter and AT&T.

Sanitary sewer exists on the north shoulder of Farm District Road adjacent to the south property line. Wastewater generated by the office is proposed to gravity flow to an exterior wet well with a grinder and sewage pump, which will route wastewater via low pressure force main to an existing gravity sewer manhole in Jennys Lane at its intersection with Farm District Road. Sewer will be provided by the City of Fernley.

Water is stubbed on-site at the proposed project entrance from an existing water main in Jennys Lane on the east property line. A domestic water meter and backflow assembly will be tapped from the existing water stub at the proposed site entrance and extended into the site. A reclaimed water main exists on the north shoulder of Farm District Road and an irrigation water meter and backflow assembly will be tapped from the existing water stub at the proposed site entrance. Water service will be provided by the City of Fernley. A Utility Site Plan and Preliminary Sewer Report identifying the extension and demand of all utilities has been included with this submittal (*reference the Site Plan and the Preliminary Sewer and Hydrology Letter in Section 4 of this Submittal Packet*).

Traffic and Circulation

The proposed access to the project is via Jennys Lane, an existing public street. The street extends north and south of Farm District Road, an arterial roadway immediately south of the project site. The intersection of Jennys Lane and Farm District Road has two-way stop control and marked crosswalks.

The main entry to the project site will be gated to provide security for the personal storage facility. Three parking spaces will be available outside of the gate for visitors, and one employee parking space will be provided inside the gated area. The gate will be setback 60-feet from Jennys Lane to allow for stacking while guests wait for the gate to open. Internal drive aisles range from a minimum of 24-feet wide to a maximum of 45-feet wide to provide sufficient space for vehicle movement. The perimeter lanes are a minimum of 30-feet wide, which will allow firetruck and emergency vehicle circulation on-site.

Pedestrian access will be provided by a sidewalk along Jennys Lane along the western boundary and will tie into the existing crosswalk which provides a pedestrian crosswalk across Jennys Lane to the east and then to a crosswalk across Farm District Road to the south and the existing multi-use path. No pedestrian sidewalk is proposed along Farm District Road since a multi-use path is provided along the southern boundary.

Traffic generated from the project is not anticipated to have a significant impact to the surrounding area including Jennys Lane or Farm District Road as personal storage facilities are very low traffic generators. A Trip Generation Letter was performed by a licensed Engineer as part of this request and is included in Section 4 of the application packet. The letter concludes that the proposed personal storage facility, which is one of the lowest traffic generating uses, is only anticipated to generate a total of 9 AM and 14 PM peak hour trips, with a total of 139 average daily trips. Traffic generation from this request is under the threshold required to trigger a traffic study and is anticipated to have minimal impact to the existing roadways which serve the proposed project.

Parking

As part of the CUP request, a parking reduction from the City of Fernley standard of 1 space per 2,000 square feet of building gross floor area is requested. The minimum parking required according to City of Fernley would require a total of 48 spaces, which is not reflective of the actual amount of parking typically required for a personal storage facility. When referring to the *ITE Parking Generation Manual (6th Edition)* the use of mini-warehouse, defines peak parking demand as 0.10 spaces per 1,000 square feet of gross floor area. For the project's proposed ±95,633 square feet of gross floor area, 10 parking spaces are required. The project proposes a total of 3 parking spaces near the office accessed from the front entrance. The remaining 7 parking spaces can be accommodated by allowing parking to occur in front of the storage units. The 24 to 45 foot wide drive aisles are able to accommodate a parallel parked vehicle for loading/unloading with enough width for another vehicle to maneuver around.

This design, along with the parking reduction using the minimum spaces when referring to the *ITE Parking Generation Manual*, will provide adequate parking for the proposed use even during peak use periods which are not anticipating more than 2-3 users at a time. Due to the nature of the use, a majority of the users will be accessing their personal storage units and will not need to utilize parking spaces in front of the office. The guest parking proposed in front of the office is intended for new customers or customers managing their accounts. Therefore, the proposed parking should be adequate and is typical for the amount of parking provided at similar facilities.

Landscaping

The project includes landscaping located along Farm District Road and Jennys Lane and a minimum 10-foot landscape strip along the north and western boundaries adjacent to residential that will provide trees to help screen the buildings and walls. All landscaping will be designed in accordance with City of Fernley Code requirements and will include drought-tolerant plants and street trees to encourage water-efficient irrigation.

Per Section 32.09.090 of the Zoning Code, a minimum of 15% of the site must be landscaped in the C2 zone. The project site is ± 5.0 acres, which means a minimum of 0.75 acres is required to be landscaped. The proposed site plan includes ± 0.89 acres of landscape area or 17.7% of the site and will exceed the minimum requirements. The Zoning Code requires a minimum of 1 street per 500 square feet, which means a total of 65 trees is required. Additionally, the Zoning Code requires 1 shade tree for every 7 parking spaces. The project is proposing 4 parking spaces which would require a total of 66 trees. A minimum 10-foot landscape strip is required between parking areas and street frontages. One tree shall be planted in each of these landscape strips for every 30 feet of street frontage.

Ground covering will be provided in all landscape areas per Zoning Code requirements. Ground covering may include living plants such as shrubs, turf grasses, vines, or other living ground covers. Decorative rock, pavers, mulch, decomposed granite, or other non-living materials may also be used. Non-permeable materials will not be used for more than 20 percent of the total landscape area, excluding areas of temporary coverage allowed for plants to reach maturity.

Buffering is required to provide landscaped separation and screening between residential and nonresidential uses. The project site borders residential uses to the north and west. The project is proposing a minimum 10-foot-wide landscape buffer along the northern and western boundary. Although this area has a portion of which will provide onsite detention, trees and shrubs will also be located within this buffer. Per the Zoning Code, buffering requirements include planting evergreen trees no further apart than 30 feet on center to help provide a visual barrier between the project and residential uses to the north and west.

Walls/Screening

The project will provide a solid wall/fence to screen the property from neighboring residential uses to the north and south and create privacy, consistent with Section 32.06.100 of the Zoning Code. The buildings located along property boundaries will be incorporated into the wall. The primary entrance and gated emergency access will be fenced with open view fencing. The applicant is proposing to use a metal type wall with panels varying in color and orientation to address the code for solid screening fence as depicted in the conceptual renderings above.

Signage

Any signage proposed in the future will conform with the sign standards found in Section 32.10 of the City of Fernley Zoning Code. It is anticipated small monument style signs and signage on the building would be provided near the front of the office and near the intersection of Farm District and Jenny's Lane.

Police and Fire Service

The project site is located in an area already served by police and fire services. Police services will be provided by the Lyon County Sheriff’s Department and fire service will be provided by the North Lyon County Fire Protection District. The closest fully staffed fire station is the North Lyon County Fire Protection District Station 62, located approximately 2.5 miles east near the intersection of Red Rock Road and Farm District Road. The main access to the site where police and fire will enter the development is located on Jennys Lane. An additional emergency access point is accessible from Farm District Road.

Development Statistics Summary

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

- Total Site Area:..... ±5.0 acres
- Total Number of Buildings: 9 buildings (8 storage and 1 office)
- Lot Coverage: ±43.9%
- Total Building Square Footage: 95,633± square feet (43.9%)
 - Storage Area: 94,433± square feet
 - Office Area: 1,200± square feet
- Total Paving and Concrete: 76,710± square feet (35.2%)
- Storm Water Retention Pond: 12,390± square feet (5.7%)

- Minimum Landscape Area Required:..... 0.75 acres (15%)
- Total Landscape Area Proposed: 0.89± acres (17.7%)
- Minimum Parking Required: 10 spaces
- Total Parking Spaces: 3 visitor spaces + 7 parallel parking along drive isles

ZONING MAP AMENDMENT FINDINGS

A zoning map amendment is committed to the city council's legislative discretion.

1. The zoning map amendment may be approved if it is consistent with the city's Master Plan and otherwise consistent with state and federal law.

Response: The proposed zoning of C2 is allowed within the subject parcel's Master Plan designation of Commercial (C). Regardless of C1 or C2, residential adjacency will need to be addressed with a future project to ensure compatibility with the surrounding area. See the below excerpts and comments from the Master Plan demonstrating the alignment of the goals and policies to this zoning map amendment request.

Commercial Master Plan Policies

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

Comment:

Sewer, Water, and Utilities

Overhead power lines and communications are present on north, south, and east property lines and are stubbed on-site at the proposed project entrance along Jennys Lane which will be extended into the site. An existing two-inch gas main is available on the west shoulder of Jennys Lane along the project site east property line as well as an existing four-inch gas main on the north shoulder of Farm District Road and can be extended into the site. Power is operated by NV Energy, natural gas by Southwest Gas, communications/cable TV/internet by Charter and AT&T.

Sanitary sewer exists on the north shoulder of Farm District Road adjacent to the south property line. Wastewater generated by the office is proposed to gravity flow to an exterior wet well with a grinder and sewage pump, which will route wastewater via low pressure force main to an existing gravity sewer manhole in Jennys Lane at its intersection with Farm District Road. Sewer will be provided by the City of Fernley.

Water is stubbed on-site at the proposed project entrance from an existing water main in Jennys Lane on the east property line. A domestic water meter and backflow assembly will be tapped from the existing water stub at the proposed site entrance and extended into the site. A reclaimed water main exists on the north shoulder of Farm District Road and an irrigation water meter and backflow assembly will be tapped from the existing water stub at the proposed site entrance. Water service will be provided by the City of Fernley. A Utility Site Plan and Preliminary Sewer Report identifying the extension and demand of all utilities has been included with this submittal (reference the Map Pocket of this Submittal Packet).

Schools

The proposed project will not result in new student generation.

Police and Fire Service

The project site is located in an area already served by police and fire services for commercial uses. Police services will be provided by the Lyon County Sheriff's Department and fire service will be provided by the North Lyon County Fire Protection District. The closest fully staffed fire station is the North Lyon County Fire Protection District Station 62, located approximately 2.5 miles east near the intersection of Red Rock Road and Farm District Road. The proposed emergency access is located on Farm District Road.

LU.1.2 Encourage new development to be in accordance with the Comprehensive Master Plan land use category.

Comment: The subject parcel has a Master Plan designation of Commercial (C). The proposed zoning designation (C2) is in conformance with the land use category. The proposed development will provide a new business to serve local residents and is located in an area with excellent connectivity and access to existing municipal services and amenities.

2. The zoning map amendment may be approved if it is consistent with the surrounding land uses.

Response: The subject parcel is located immediately adjacent to C1 zoning to the east, which could be developed in the future with similar intensity as the proposed C2. The proposed personal storage use is less intense than other potential uses allowed by right in the existing C1 zone. City of Fernley only allows personal storage facilities in the C2 zoning designation. Regardless of C1 or C2 zoning a future project in either would be subject to residential adjacency to ensure compatibility with the surrounding land uses. The proposed zoning map amendment will facilitate the addition of a new commercial business to serve local residents and promote development within the existing community of Fernley. It is consistent with the Master Plan designation and fulfills goals and policies for future growth in the community.

3. The zoning map amendment may be approved if public notice was given, and a public hearing held per the requirements of the development code and Nevada Revised Statutes.

Response: Throughout the entitlement process, the applicant will follow all requirements of the development code and Nevada Revised Statutes for noticing the public, holding meetings, and attending public hearings.

Conditional Use Permit Findings**1. The approving agency must make findings that the proposed conditional use will be in compliance with the Master Plan.****Response:**

This project proposes a C2 zoning designation, which is in conformance with the Master Plan Commercial (C) designation assigned to the site.

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

Response:

The proposed personal storage facility is compatible with the surrounding residential and commercial land uses on adjacent properties. The proposed use will not generate excessive noise or traffic. The buildings will be screened from neighboring properties, and landscaping along Farm District Road will provide an additional buffer between the subdivision to the south and the proposed project.

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

Response:

The proposed project is not anticipated to generate significant demand on natural resources. The projects site is in an area surrounded by development and is considered infill. The site has been previously disturbed and there are existing utilities adjacent to the property and will be extended into the site.

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

Response:

The proposed project does not include a residential component. The parcel is designated for commercial use, and the proposed development is commercial.

- 5. The conditional use permits impacts have been conditioned to address identified impacts.**

Response:

The site has been designed to meet all applicable City of Fernley Municipal Code standards as described above. The applicant understands that further conditions may be added to address identified impacts.

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

Response:

Throughout the entitlement process, the applicant will follow all requirements of the development code and Nevada Revised Statutes for noticing the public, holding meetings, and attending public hearings.

Memorandum



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

To: Dan Douglass
Douglass Development, LLC
11050 Vincent Lane
Reno, NV 89511

From: Pranesh Tarikere, PE
Bryan Gant, PE

Date: June 18, 2024

Subject: Vaquero Storage Trip Generation Analysis

INTRODUCTION

This memorandum has been prepared to present the results of Trip Generation Analysis performed for the proposed 95,633 square foot mini-warehouse (Project). The results of the analysis include an estimate of the weekday daily, AM peak hour, and PM peak hour trips anticipated to be generated by the Project.

PROJECT DESCRIPTION

The Project consists of a 95,633 square foot (sf) self-storage facility, identified as a mini-warehouse under the City of Fernley Municipal Code, located at the northwest corner of the Jennys Lane & Farm District Road intersection in the City of Fernley (City) in Lyon County, Nevada. The Project includes construction of a new 94,433 sf storage area and 1,200 sf office area.

Access to the project will be provided via full access gated driveway on N Jennys Lane on the east via Farm District Road or right only gated exit driveway on Farm District Road on the south.

A Project site plan is included at the end of this memorandum as **Attachment A**.

TRIP GENERATION ANALYSIS

ITE TRIP GENERATION

Trip generation rates from the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, with Mini-Warehouse (ITE Code 151) rates used for the Project.

Trip generation rates based on ITE are summarized in **Table 1**.

Table 1. Project Trip Generation Rates

Land Use ¹	ITE Code	Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Rate	In	Out	Rate
Mini-Warehouse	151	KSF ²	1.45	59%	41%	0.09	47%	53%	0.15
<i>Notes:</i> ¹ Trip rates are based on ITE Trip Generation Manual (11th Edition) average rates. ² KSF = 1,000 square feet									

Applying these rates, the trips anticipated to be generated by the Project are summarized in **Table 2**.

Table 2. Project Trip Generation Summary

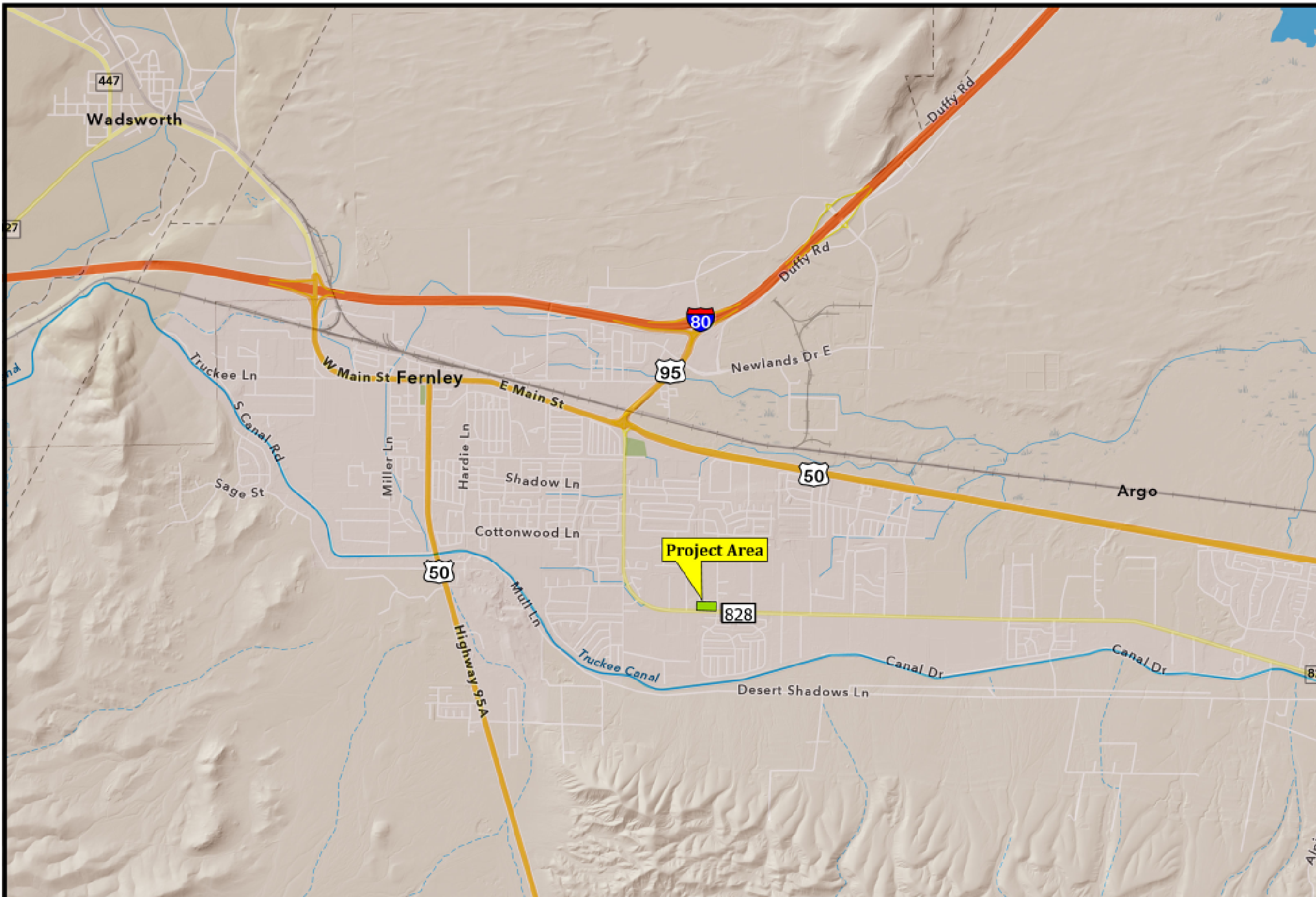
Land Use	Quantity	Units	Daily	AM Peak Hour			PM Peak Hour		
				In	Out	Total	In	Out	Total
Mini-Warehouse	113.47	KSF ²	139	5	4	9	7	7	14
Total Primary Trips			139	5	4	9	7	7	14
<i>Notes:</i> ¹ Trip generation estimates are calculated based on ITE Trip Generation Manual (11th Edition) average rates. ² KSF = 1,000 square feet									

The Project is expected to generate a total of 139 daily trips with 9 AM peak hour trips (5 Inbound, 4 Outbound) and 14 PM peak hour trips (7 Inbound, 7 Outbound).

The trips generated by the Project is not significant and not anticipated to create new traffic impacts to the adjacent street network.

ATTACHMENTS:

Attachment A: Project Site Plan



Vicinity Map

Vaquero Storage

June 2024



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89902
 Tel: 775.823.4068
 Fax: 775.823.4066



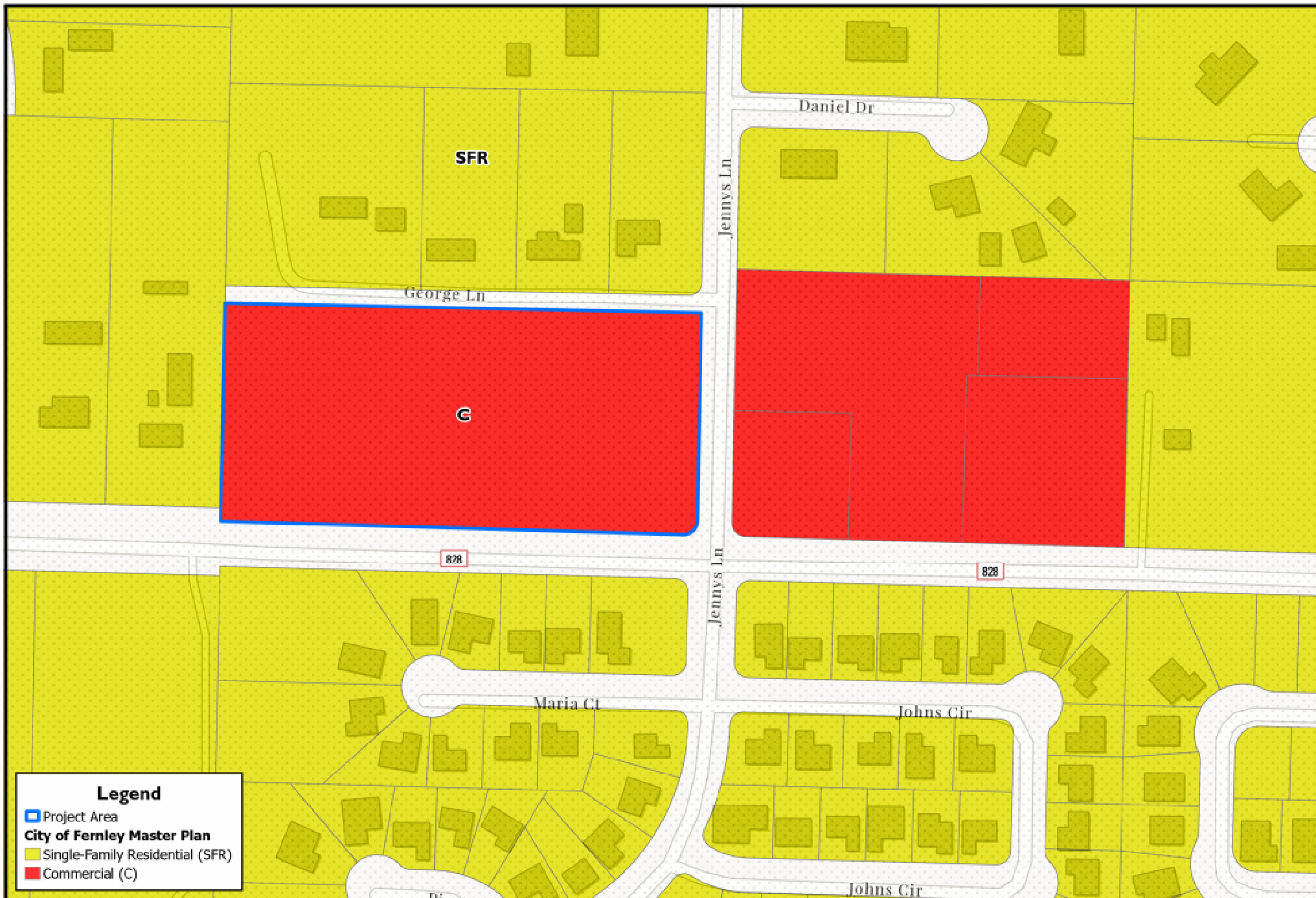

0 105 210
Feet

Aerial Map

Vaquero Storage

June 2024


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 **Vaquero Storage** **June 2024**

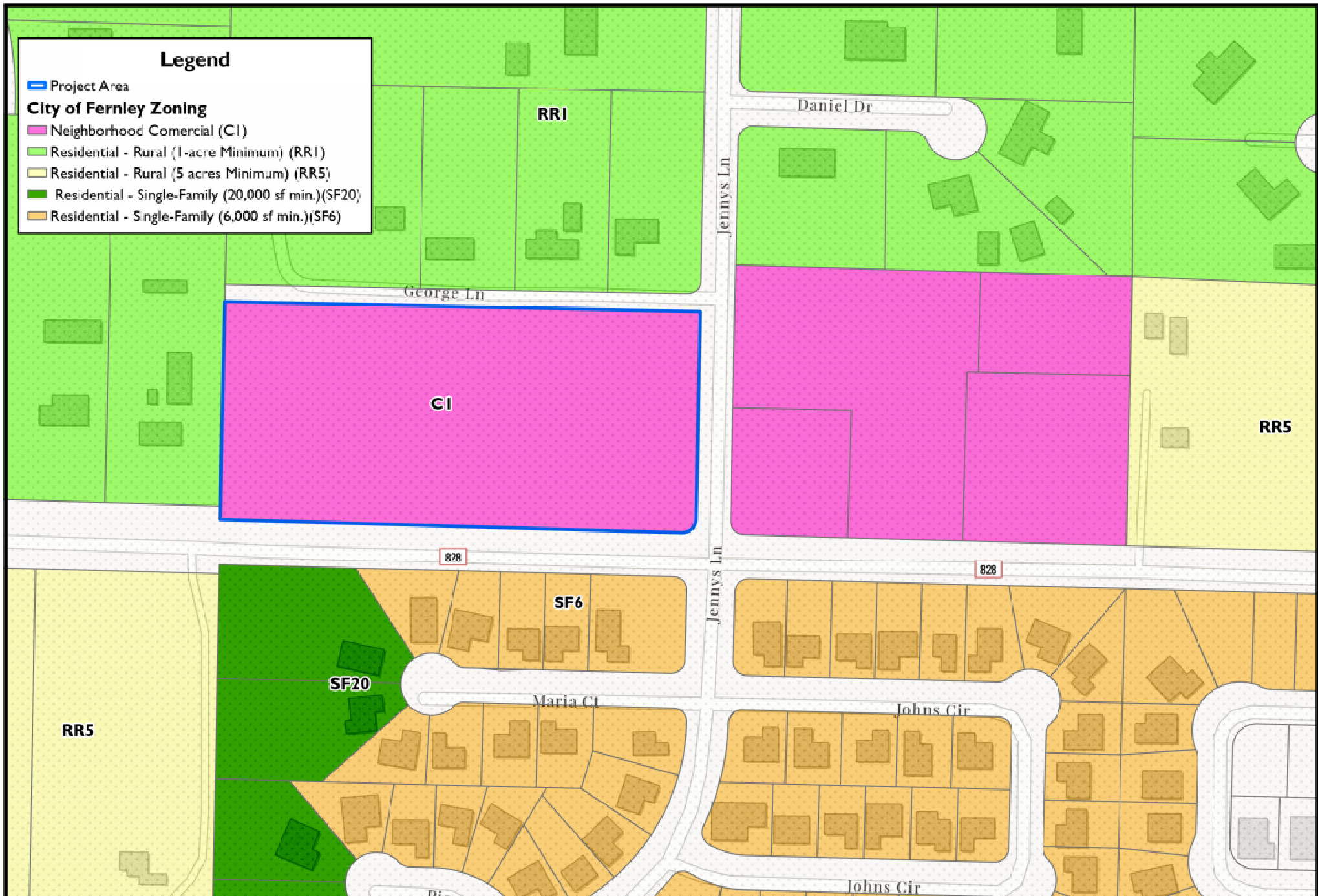
WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 1361 Corporate Boulevard
 Reno, NV 89502
 Tel: 775.823.4068
 Fax: 775.823.4066

Legend

 Project Area

City of Fernley Zoning

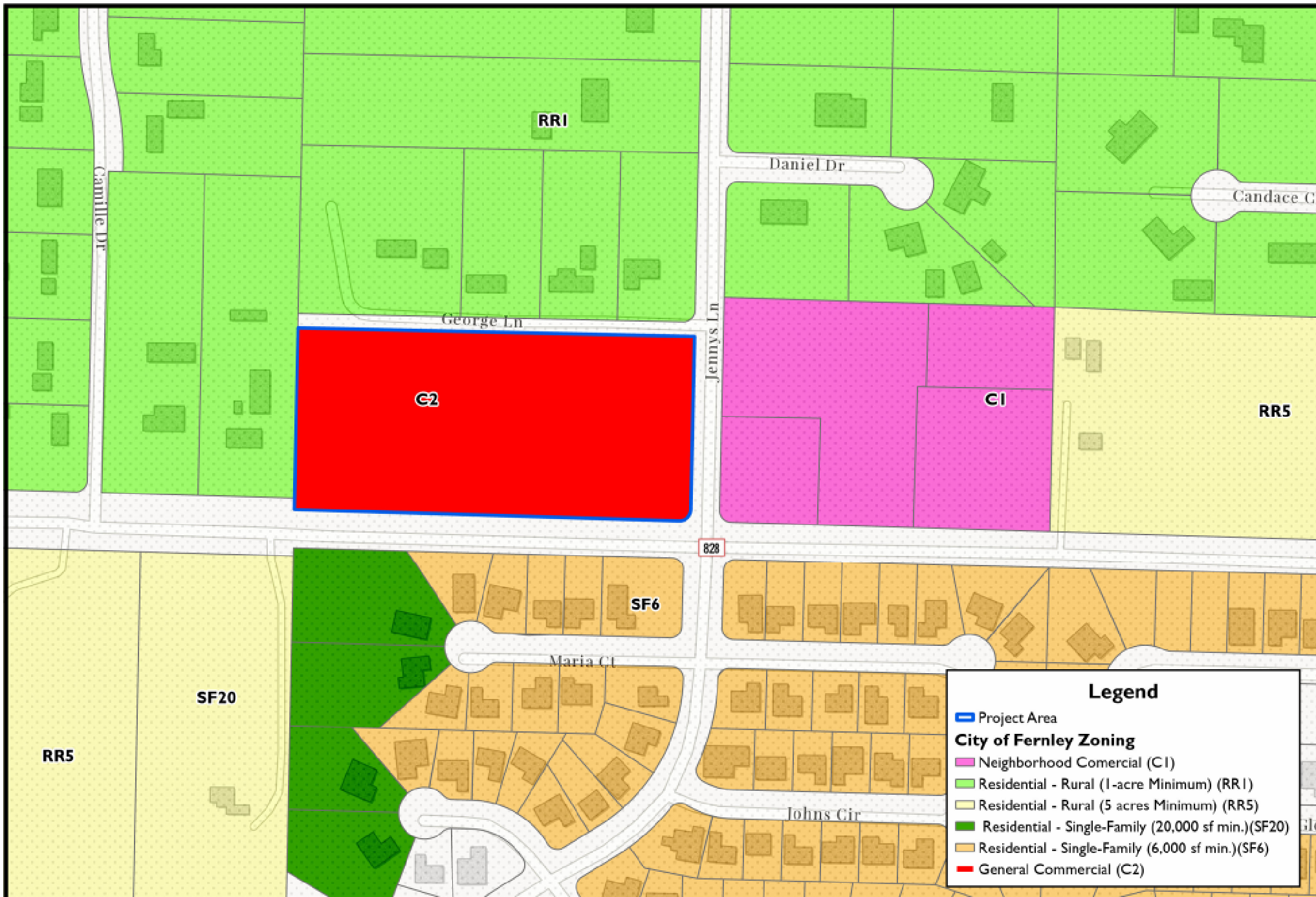
-  Neighborhood Commercial (CI)
-  Residential - Rural (1-acre Minimum) (RR1)
-  Residential - Rural (5 acres Minimum) (RR5)
-  Residential - Single-Family (20,000 sf min.)(SF20)
-  Residential - Single-Family (6,000 sf min.)(SF6)



Existing Zoning Vaquero Storage June 2024



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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Reno, NV 89502 Fax: 775.823.4066



Proposed Zoning

Vaquero Storage

June 2024



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
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 Reno, NV 89502 Fax: 775.823.4068



Vaquero Storage Illustrative

Zoning Map Amendment and CUP

June 2024



WOOD RODGERS

BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1361 Corporate Boulevard

Reno, NV 89502

Tel: 775.823.4068

Fax: 775.823.4066

FARM DISTRICT STORAGE ZMA / CUP

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FARM DISTRICT STORAGE ZMA / CUP

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CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: October 9, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM: Lisa Warner

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: N/A

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion

AGENDA ITEM:

(For possible action) Discussion and possible action regarding a conditional use permit application (CUP24005) request by Morton & Pitalo on behalf of Fernley QOZB, LLC for the development and construction of a 91-room, 4 story hotel on a ±3.469-acre portion of current APN: 021-232-53, which is ±12.66-acres total, zoned General Commercial (C2), and generally located southeast of Stanley Drive, north of Newlands Drive East, and west of the Newlands Drive East / Lyon Drive intersection.

AGENDA ITEM BRIEF:

This site had a previous Conditional Use Permit (CUP23002) for the development of a 91-room hotel. The applicant has modified their project and has requested that this Conditional Use Permit (CUP24005) be issued, so the project site size can be reduced by ±.913-acres.

RECOMMENDED MOTION:

Approval

"I move to approve the conditional use permit associated with CUP24005 subject to Conditions of Approval 1 through 35 as suggested by Staff. I further move to adopt findings a-f as set forth 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

"I move to deny the Conditional Use Permit associated with CUP24005. Based on the information received in written materials and the public hearings on this matter, I am unable to make the following required finding(s):" "I am unable to make finding _____ as it pertains to _____. " (Repeat for each applicable finding.)

Note

Though no further language has been provided, all motions consistent with City of Fernley Planning Commission bylaws and rules of procedure are appropriate.

BACKGROUND:

A Conditional Use Permit (CUP23002) to develop the hotel project on ±4.382-acres was approved by the Planning Commission on June 14, 2023. The applicant has since modified their hotel project by removing ±.913-acres from the original project design. The Conditional Use Permit request is associated with TPM22006 which was approved February 8, 2023. The approved TPM allows for the project site to be split into two (2) lots, one for the proposed hotel development and the other for future commercial use. This Conditional Use Permit request applies solely to one (1) of the future new parcels. This parcel is expected to be ±3.469-acres in size and located at the southwestern corner of the existing parcel.

This site is a prime location for a hotel and future commercial development. In addition, being a location within our existing commercial center, it will support the existing and planned development associated with the Victory Logistics project. Mark IV, and the City of Fernley are working to connect Nevada Pacific Parkway and Nevada Pacific Boulevard, which would make this hotel well situated to provide an extended stay option near the future industrial park. Building A of Victory Logistics is already leased by Redwood Materials, Building B is occupied by Mark IV, and Building C and Building D are complete and ready for tenants. In addition, Mark IV has already submitted Final Subdivision Maps and building plans to develop their Final Subdivision Maps which will consist of an additional 18 lots.

FINDINGS:

a. The proposed conditional use will be in compliance with the comprehensive plan.

Both proposed conditional uses are permitted within the General Commercial zone, which in turn is an equivalent zone of the Commercial land use designation.

b. The proposed conditional use will be in compliance with the existing or permitted uses of adjacent properties.

The existing and permitted uses of adjacent properties are as follows:

Direction	Current Use	Designated Land Use
North	Sierra Truck Holding, LLLP M4 New Fernely QOZB, LLC	Travel Center (TC) General Commercial (C2)
South	Daehan Solutions	Multi Use
East	Lowe's	General Commercial (C2)
West	Walmart	General Commercial (C2)

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

The primary natural resources at hand on this site are land and water. This land is within our existing infrastructure network, which classifies it as infill development. Land conservation efforts are best directed toward the outlying areas of our boundaries where no infrastructure exists.

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

This project does not address the need for affordable housing in the community, including affordable housing that is accessible to persons with disabilities.

e. The conditional use permit has been conditioned to address identified impacts.

Condition 18 requires applicant to submit a Boundary Line Adjustment application to remove the ±.913-acre section that was part of the original Conditional Use Permit (CUP23002) which was approved by the Planning Commission on June 14, 2023, and the Tentative Parcel Map (TPM22006) which was approved by Planning Commission on February 8, 2023. The Boundary Line Adjustment application should be recorded concurrently with the Final Parcel Map.

Condition 19 requires applicant to record the Final Parcel Map with the Lyon County Recorder's office prior to issue of a building permit.

f. Public notice has been given, and a public hearing held, per the requirements of the Development Code and the Nevada Revised Statutes.

Staff certifies that public notice was given in accordance with the applicable regulations. Staff mailed individual notices setting forth the time, place, and purpose of the public hearing to property owners and their tenants within a 1000-foot radius of this parcel on September 26, 2024. Further, the Staff placed a public notice in the September 27, 2024, edition of the Reno Gazette Journal. There will be a public hearing at the October 9, 2024, Planning Commission meeting.

-

RELEVANT LAWS, STATUTES, AND REGULATIONS:

General

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

Specific

NRS §278.315 - Granting of ... conditional use permits
FMC §32.03.050(b) - Conditional use permit
FMC §32.06.100 - Commercial (C1, C2, and TC)
FMC §32.06.150 - Unlisted uses and use table
FMC §32.09 - Development standards

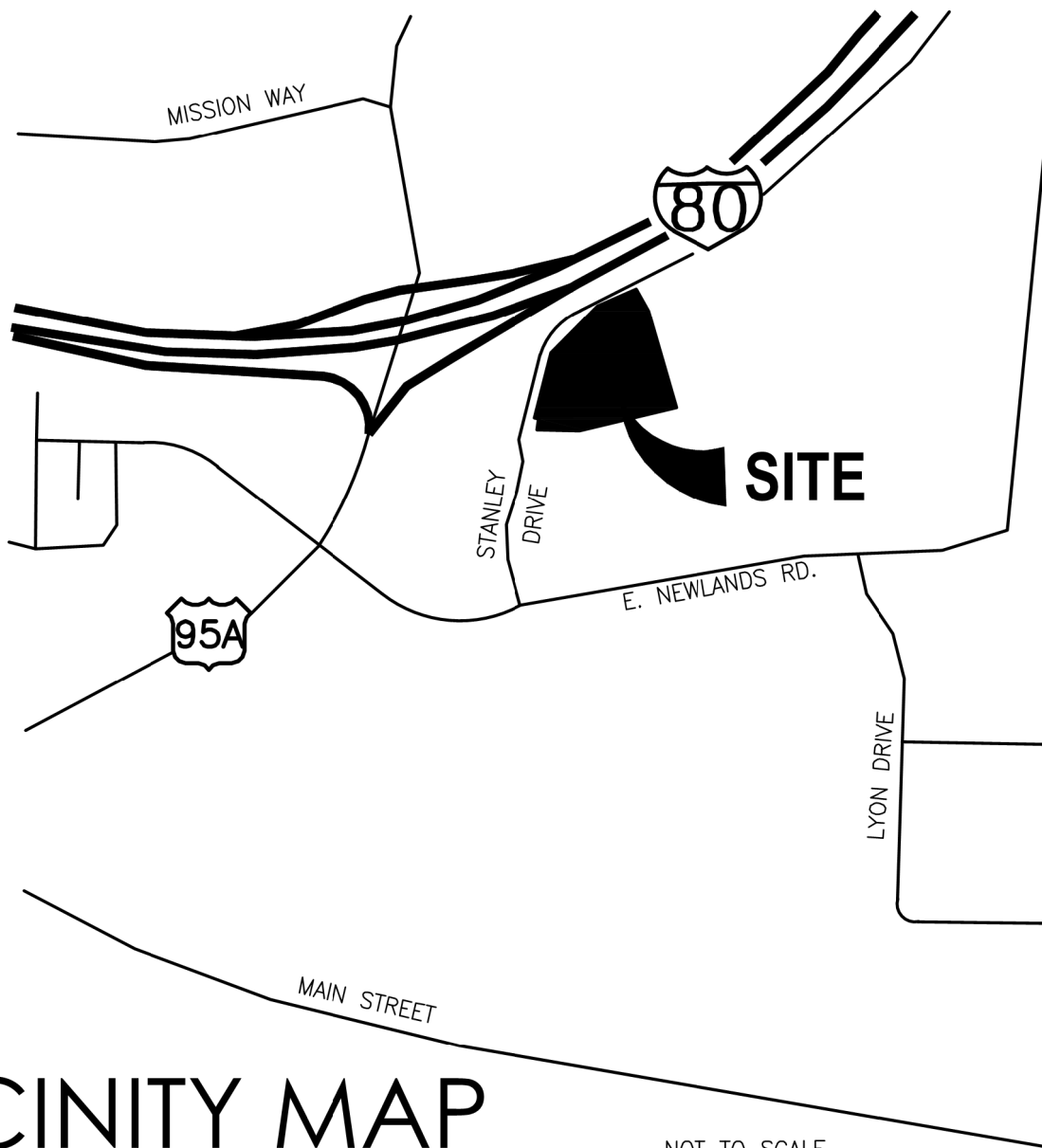
FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Vicinity Map
2. Site Plan

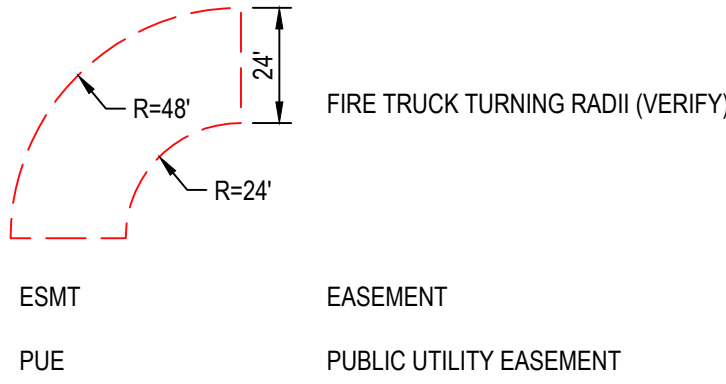
3. Elevations/Floor Plans
4. Conditions of Approval



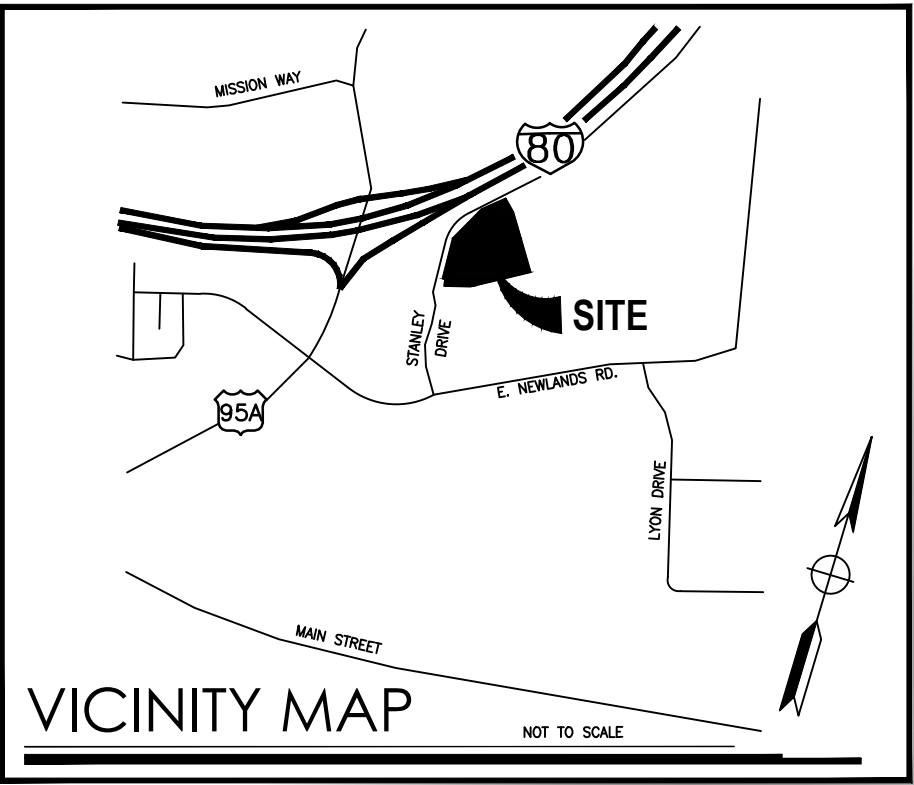
VICINITY MAP

NOT TO SCALE

CITY OF FERNLEY, NEVADA PARKING REQUIREMENTS									
PARCEL	AREA	ROOMS	CODE	REQUIRED	PROVIDED	EV	ACCESSIBLE	BIKE (SHORT TERM)	BIKE (LONG TERM)
1	3.399 AC	91	1 PER ROOM	91 STALLS	120 STALLS	N / A	8	N / A	N / A



LEGEND & ABBREVIATIONS



PROJECT INFORMATION

ASSESSOR PARCEL NUMBERS	021-232-53
USE:	VACANT
EXISTING SPECIFIC PLAN ZONING:	COMMERCIAL
PROPOSED SPECIFIC PLAN ZONING:	COMMERCIAL
EXISTING	# ACRES
EXISTING NUMBER OF PARCELS	1 12.66 ± AC
PROPOSED	# ACRES
PROPOSED NUMBER OF LOTS	1 3.469 ± AC COMMERCIAL
PHASE 1	2.556 ± AC
PHASE 2	0.913 ± AC

APPLICANT

LUIS CORNEJO
600 COOLIDGE DRIVE, SUITE #140
FOLSOM, CA 95630
PHONE: (916) 927-2400
EMAIL: L.CORNEJO@MPENGR.COM

PLANNER / ENGINEER

MORTON & PITALO, INC.
600 COOLIDGE DRIVE, SUITE #140
FOLSOM, CA 95630
CONTACT: LUIS CORNEJO / SCOTT PEDERSEN
PHONE: (916) 927-2400
EMAIL: L.CORNEJO@MPENGR.COM
EMAIL: SPEDERSEN@MPENGR.COM

UTILITY PROVIDERS

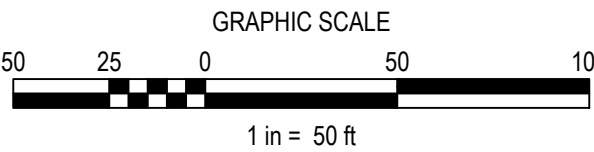
WATER	CITY OF FERNLEY
SEWER	CITY OF FERNLEY
ELECTRIC	NV ENERGY
GAS:	SOUTHWEST GAS CORP.
TELEPHONE:	AT & T

SERVICE PROVIDERS

SCHOOL DISTRICT:	LYON COUNTY SCHOOL DISTRICT
FIRE PROTECTION:	NORTH LYON COUNTY FIRE
POLICE PROTECTION:	LYON COUNTY SHERIFF
PARKS & RECREATION:	LYON COUNTY
STORM DRAINAGE:	CITY OF FERNLEY
SOLID WASTE:	WASTE MANAGEMENT OF NEVADA

NOTES

- MINOR MODIFICATION MAY BE MADE TO LOT LINES AT FINAL MAP.
- FOR PRELIMINARY PLANNING PURPOSES ONLY. BOUNDARY, TOPO, EASEMENTS AND SITE CONDITIONS TO BE VERIFIED PRIOR TO FINAL MAP AND ENGINEERING.

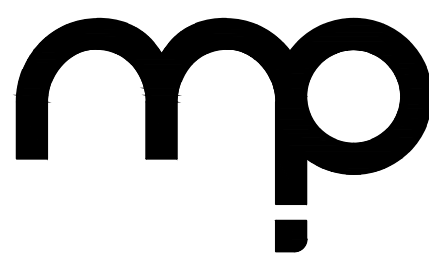


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NO.	DESCRIPTION	APPD. ENGR.	DATE	APPD. E.U.	DATE
1					
2					
3					
4					
5					

SCALE:	BENCH MARK
HORIZ. 1" = 50'	
VERT. 1" = N/A	

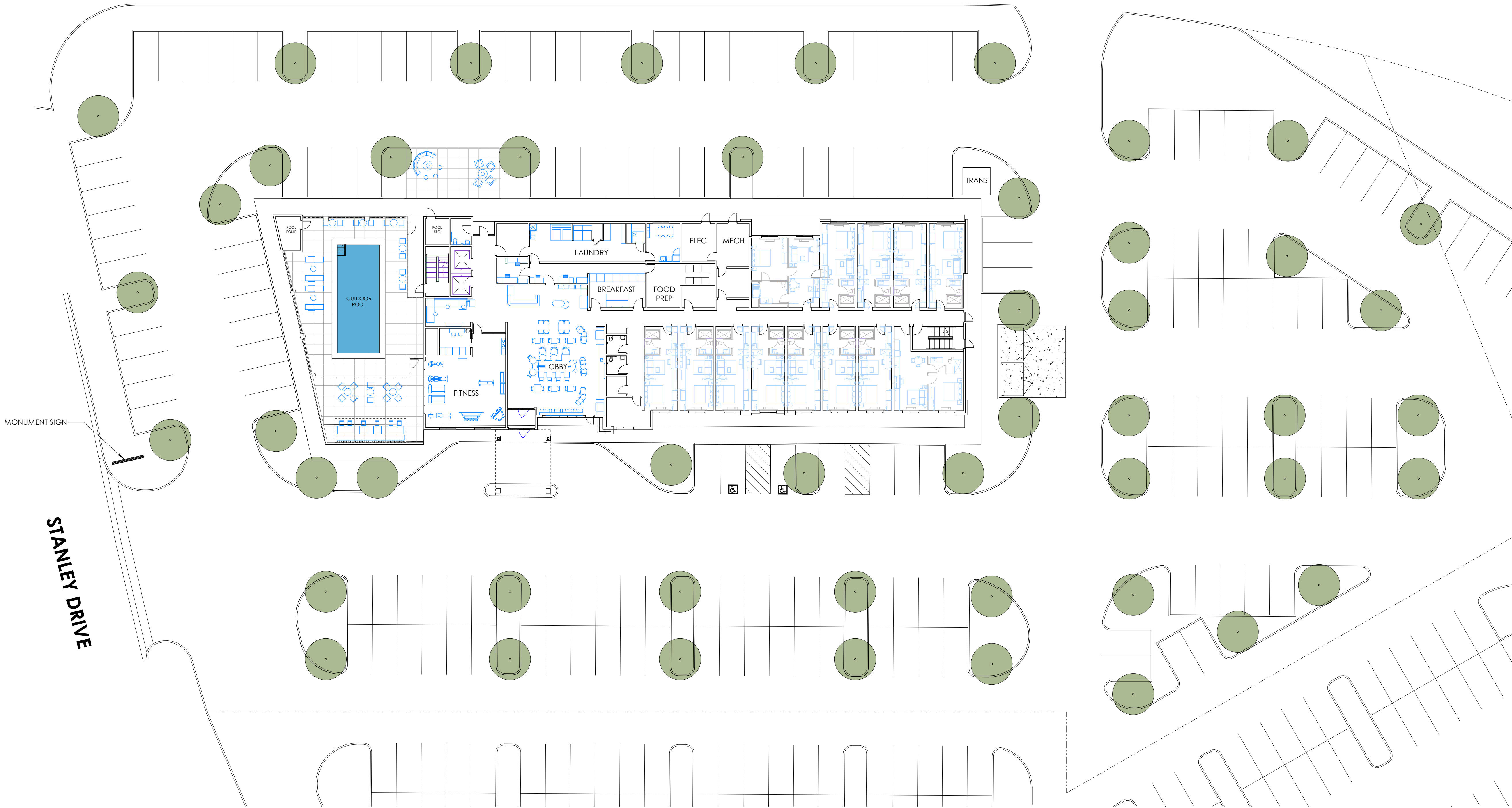
COMPUTED	
DESIGNED TAWS	
DRAWN TAWS	
PROJ. ENGR. LC	



MORTON & PITALO, INC.
CIVIL ENGINEERING • LAND PLANNING • LAND SURVEYING
Folsom • Fresno
600 Coolidge Drive, Suite #140
Folsom, CA 95630
phone: (916) 984-7621
web: www.mpengr.com

EXHIBIT
FERNLEY COMMERCIAL
CONDITIONAL USE PERMIT
CONCEPTUAL SITE PLAN
FERNLEY, NEVADA

DATE	JULY 8, 2023
SHEET	1
OF	1



PROJECT NAME: HOME 2 SUITES FERNLEY
PROJECT LOCATION: STANLEY DR. FERNLEY, NV
ASSESSORS PARCEL #: 021-232-53
LOT SIZE: 3.5 ACRES
ZONING: COMMERCIAL
OCCUPANCY / USE: R-1, HOTEL
PARKING DIMENSIONS: 90 DEGREE STANDARD
Space Width: 9 FT
Space Depth: 18 FT
Two-Way Maneuvering Width: 24 FT

BUILDING SUMMARY:

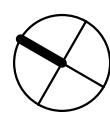
LEVEL	GROSS AREA	TOTAL GUESTROOMS
LEVEL 1	14,145 SF	13
LEVEL 2	14,145 SF	26
LEVEL 3	14,145 SF	26
LEVEL 4	14,145 SF	26
TOTAL	56,580 SF	91

HOTEL DATA

SITE PLAN

1" = 20'-0"

1



ROLAND KETELSEN

HOME2SUITE

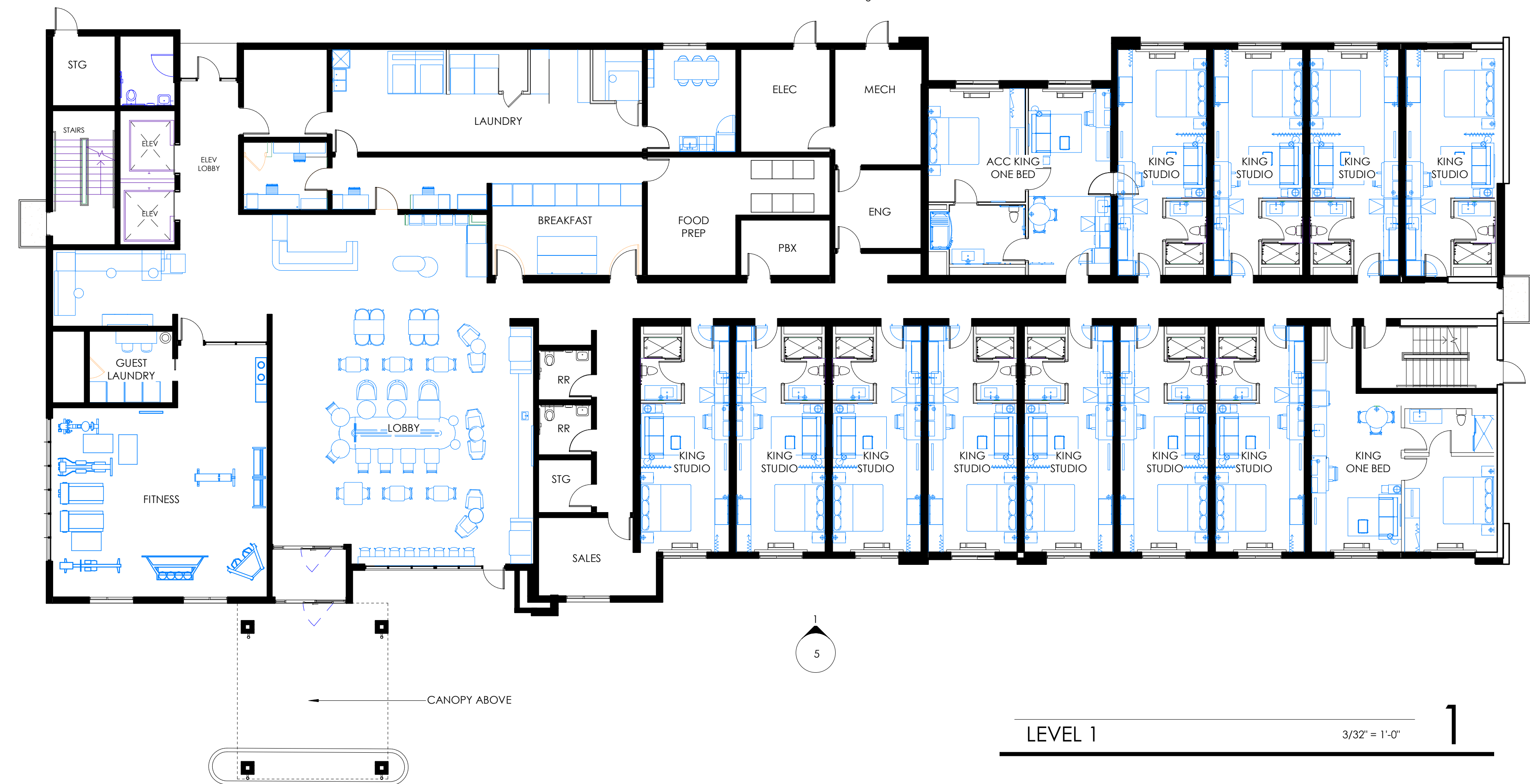
FERNLEY, NV

2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916.993-4800

03/21/2023

22070

1



03/21/2023

22070

ROLAND KETELSEN

HOME2SUITE

FERNLEY, NV

2

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Sacramento, California 95825
916.993-4800

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5 2

5
3

4 5

5
3

ROOF

3/32" = 1'-0"

2

5
3

5 2

LEVEL 3 & 4

3/32" = 1'-0"

1

03/21/2023

22070

ROLAND KETELSEN

HOME2SUITE

FERNLEY, NV

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916.993-4800

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3



PERSPECTIVE

1

ROLAND KETELSEN

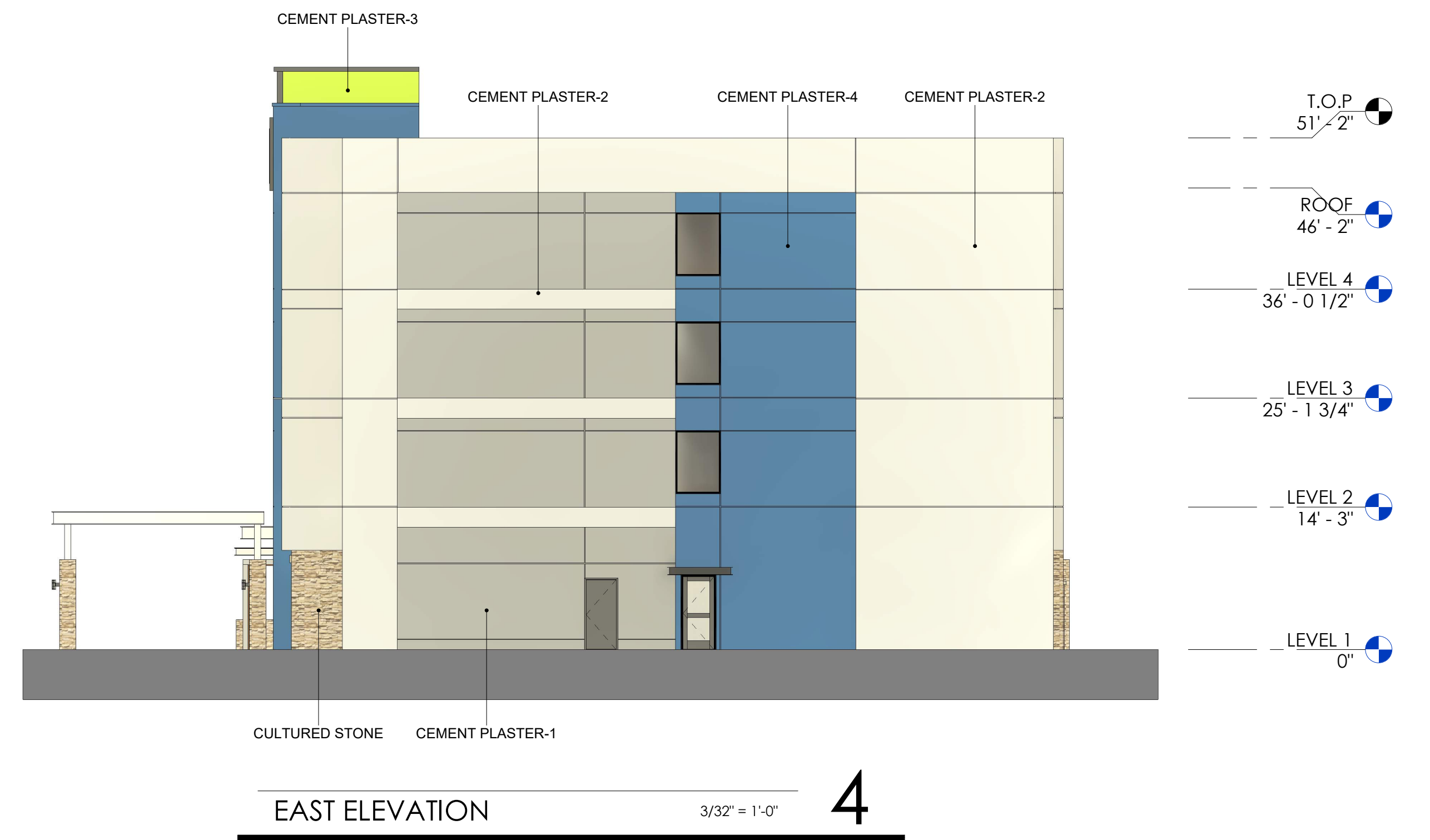
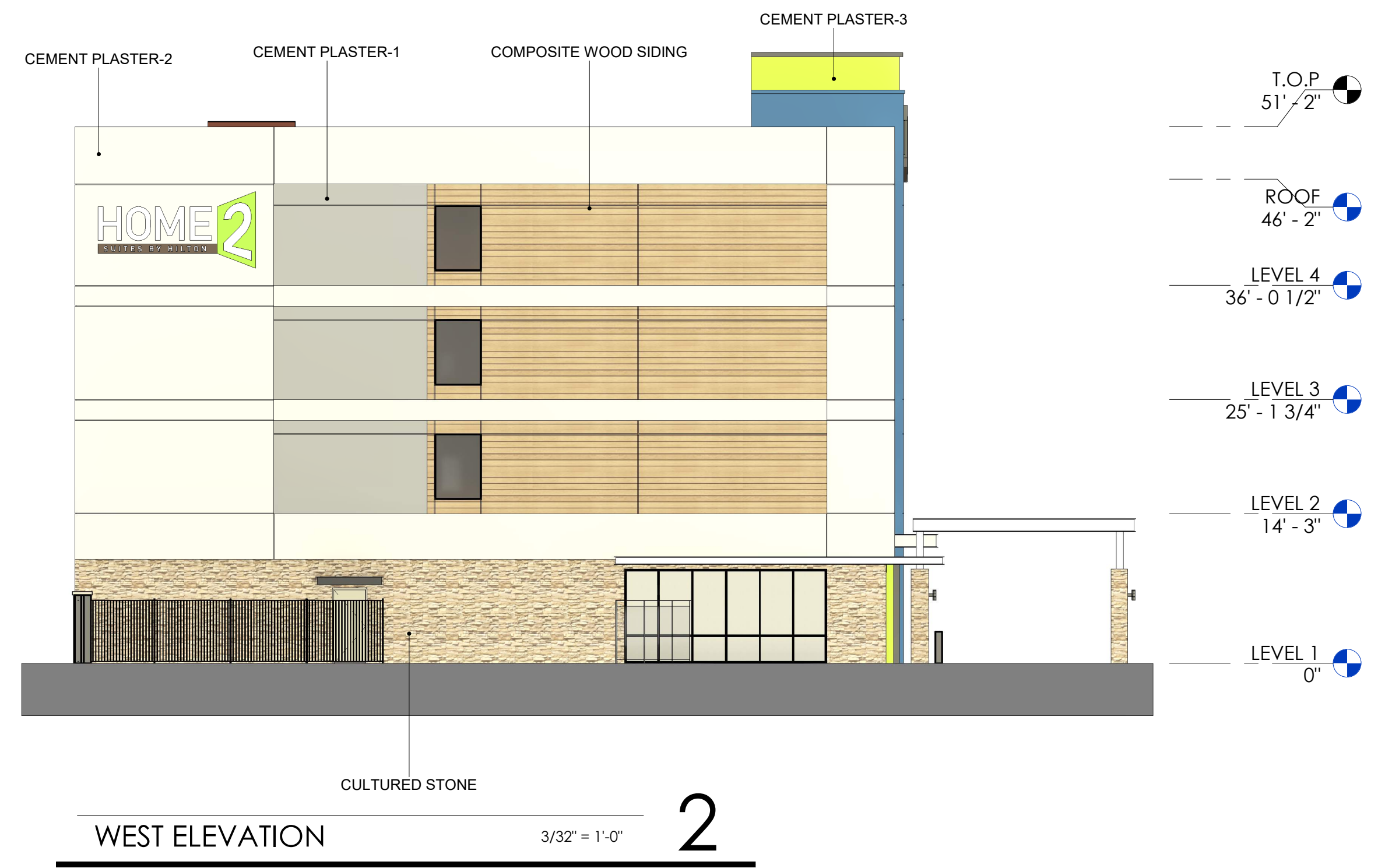
2277 Fair Oaks Boulevard, Studio 220
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916.993.4800

HOME2SUITE
FERNLEY, NV

03/21/2023

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4



ROLAND KETELSEN

HOME2SUITE
FERNLEY, NV

2277 Fair Oaks Boulevard, Studio 220
Sacramento, California 95825
916.993.4800

03/21/2023

22070

5

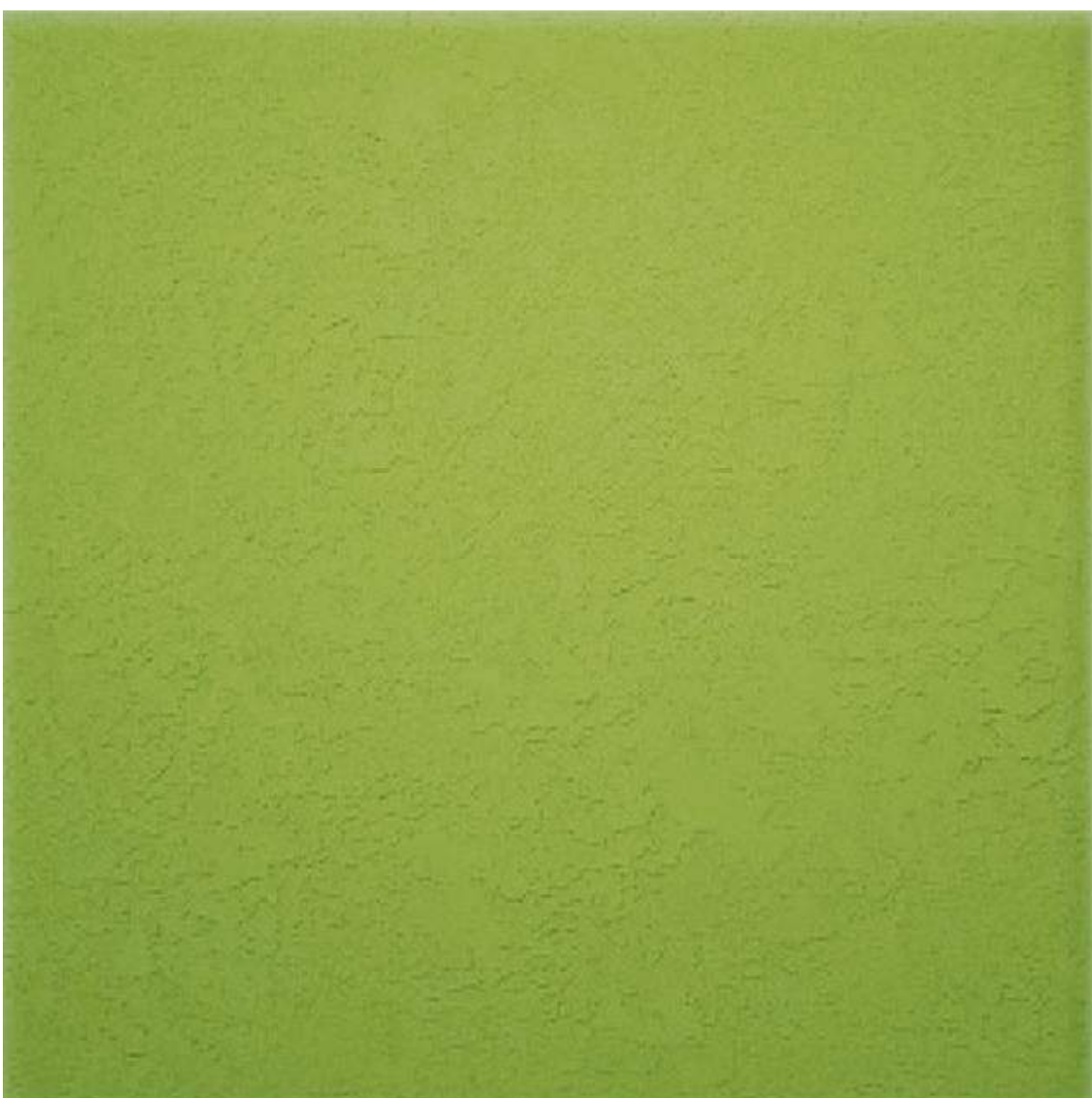
MATERIAL BOARD



CEMENT PLASTER - 1
GREY



CEMENT PLASTER - 2
LIGHT BEIGE



CEMENT PLASTER - 3
GREEN



CEMENT PLASTER - 4
BLUE



COMPOSITE WOOD SIDING



CULTURED STONE -
BEIGE

Conditions of Approval for CUP24005

CONDITIONAL USE PERMIT

SCOPE AND DURATION OF APPROVAL

1. APPROVAL:

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

2. PROJECT DESCRIPTION:

THE PROJECT APPROVAL PERTAINS TO THE DEVELOPMENT AND CONSTRUCTION OF A 91-ROOM HOTEL ON A ±3.469-ACRE PORTION OF CURRENT APN: 021-232-53, WHICH IS ±12.66-ACRES TOTAL, ZONED GENERAL COMMERCIAL (C2), AND GENERALLY LOCATED SOUTHEAST OF STANLEY DRIVE, NORTH OF NEWLANDS DRIVE EAST, AND WEST OF THE NEWLANDS DRIVE EAST / LYON DRIVE INTERSECTION.

3. SITE PLAN UPDATES:

APPLICANT SHALL UPDATE THE ROOM COUNT ON ALL SITE PLANS FROM 98-ROOMS TO 91-ROOMS PER THE APPLICATION DESCRIPTION.

4. EXPIRATION DATE:

THE CONDITIONAL USE PERMIT SHALL EXPIRE WITHIN ONE (1) YEAR OF THE DATE OF APPROVAL, UNLESS THE PERMITTED USE HAS BEEN ESTABLISHED OR CONSTRUCTION TO ACCOMMODATE THAT USE HAS BEGUN AND IS BEING DILIGENTLY PURSUED. A ONE-YEAR EXTENSION MAY BE GRANTED BY THE PLANNING COMMISSION IF REQUESTED PRIOR TO THE EXPIRATION DATE OF THE CONDITIONAL USE PERMIT.

5. GOVERNING DOCUMENTS:

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

DESIGN STANDARDS

6. GENERAL DESIGN STANDARDS:

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

CURRENT RELEVANT DESIGN STANDARDS INCLUDE, BUT ARE NOT LIMITED TO: DIMENSIONAL STANDARDS, SITE PLANNING, PARKING AND CIRCULATION, COMMUNITY AMENITIES, LANDSCAPING AND SCREENING, BUILDING ARCHITECTURE, ADJACENCY STANDARDS, GRADING, BUFFER REQUIREMENTS, LIGHTING, STREETS, MECHANICAL AND TRASH SCREENING, AND UTILITY CONSIDERATIONS.

7. SIGNS:

Conditions of Approval for CUP24005

CONDITIONAL USE PERMIT

IN ACCORDANCE WITH FERNLEY MUNICIPAL CODE SECTION 32.10.100, THE FREESTANDING PYLON SIGN AT LOCATION A ON THE SITE PLAN SHALL NOT EXCEED 72' IN HEIGHT FROM GRADE.

8. PARKING AND LOADING:

THE DEVELOPER SHALL COMPLY WITH THE PARKING AND LOADING REQUIREMENTS AS SET FORTH IN SECTION 32.09.120 OF THE FERNLEY MUNICIPAL CODE, TO THE APPROVAL OF THE ADMINISTRATOR.

9. DRIVEWAY SPACING:

DRIVEWAY SPACING AND DESIGN SHALL BE IN COMPLIANCE WITH THE CITY OF FERNLEY ACCESS MANAGEMENT POLICY. THE TRAFFIC STUDY SUBMITTED WITH THE PROJECT ALSO RECOMMENDS RELOCATING THE PROPOSED DRIVEWAY ACCESS TO THE EAST.

CONSTRUCTION PHASE

10. PROJECT CONTACT:

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

11. CONSTRUCTION HOURS:

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

12. CONSTRUCTION MAINTENANCE:

THE DEVELOPER SHALL LOCATE A SUFFICIENT NUMBER OF TRASH CONTAINERS ON-SITE TO BE USED DURING CONSTRUCTION OF THE PROJECT TO MAINTAIN THE PROJECT SITE IN A CLEAN AND ORDERLY STATE. THE APPROPRIATE NUMBER AND LOCATION OF TRASH CONTAINERS IS SUBJECT TO THE APPROVAL OF THE ADMINISTRATOR.

GRADING AND CIVIL IMPROVEMENT PERMIT REQUIREMENTS

13. GEOTECHNICAL REPORT:

THE DEVELOPER SHALL PROVIDE A FINAL GEOTECHNICAL REPORT WHICH WILL INCLUDE PERCOLATION TESTING FOR THE PROJECT IN CONFORMANCE WITH THE REQUIREMENTS OF THE DEVELOPMENT CODE FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO THE APPROVAL OF A GRADING PERMIT OR BUILDING PERMIT FOR ANY PORTION OF THE PROJECT.

ADDITIONAL INFORMATION FOR THE PERCOLATION TESTING WILL BE REQUIRED AS PART OF THE FINAL GEOTECHNICAL REPORT.

Conditions of Approval for CUP24005

CONDITIONAL USE PERMIT

14. GRADING PERMIT:

THE DEVELOPER SHALL SUBMIT A GRADING PERMIT FOR ANY PHASE OF THE PROJECT TO THE APPROVAL OF THE CITY ENGINEER. PRIOR TO ISSUE OF A GRADING PERMIT FOR THE PROJECT, 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'S DEVELOPMENT CODE AS WELL AS ALL STATE AND FEDERAL REGULATIONS.

THE DEVELOPER, OR THEIR DESIGNEE, SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING A STORM WATER POLLUTION PREVENTION PERMIT WITH THE STATE OF NEVADA FOR GRADING AREAS 1 ACRE OR GREATER AS WELL AS A SURFACE AREA DISTURBANCE PERMIT FOR GRADING AREAS EXCEEDING 5 ACRES.

15. DRAINAGE REPORT:

THE DEVELOPER SHALL PROVIDE A FINAL DRAINAGE REPORT FOR THE PROJECT IN CONFORMANCE WITH THE FERNLEY MUNICIPAL CODE AND THE PUBLIC WORKS DESIGN MANUAL, FOR REVIEW AND APPROVAL BY THE CITY ENGINEER, PRIOR TO ISSUE OF A BUILDING PERMIT FOR ANY PORTION OF THE PROJECT.

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

AT THE TIME OF CIVIL IMPROVEMENT PLAN SUBMITTAL, A TABLE SHALL BE INCLUDED IN THE PROPOSED DRAINAGE SYSTEM/ONSITE DRAINAGE INTENT SECTION SUMMARIZING THE DESIGN FLOWS, TOTAL REQUIRED STORAGE VOLUME, AND PROVIDED STORAGE VOLUME FOR EACH SUB-BASIN.

INCLUDE THE RELEASE MAP OF THE 100-YEAR 6-HOUR STORM WHEN THE ONSITE DRAINAGE SYSTEM IS CLOGGED.

NOTATE ON THE PRELIMINARY SHED MAP THE CAPACITY/DIMENSIONS OF THE DRY WELLS WITH THE PEAK INFLOWS.

INCLUDE AN ANALYSIS OF THE 100-YEAR 24-HOUR STORM EVENT TO CONFIRM NO NEGATIVE IMPACTS TO OFFSITE/DOWNSTREAM PROPERTIES OR ONSITE RETENTION INCREASED TO SATISFY THE DESIGN STANDARDS.

16. ON SITE PRIVATE UTILITIES:

FINAL UTILITIES FOR THE HOTEL SITE AND FUTURE COMMERCIAL SITE SHALL NOT REQUIRE ANY ONSITE PUBLICLY OWNED OR MAINTAINED WATER, SEWER, OR STORM DRAIN INFRASTRUCTURE AND ALL SERVICE CONNECTIONS AND BACKFLOW DEVICES SHALL BE LOCATED ALONG STANLEY DRIVE. ACCESS EASEMENTS TO THE BENEFIT OF THE CITY MAY BE REQUIRED FOR ANY FUTURE SEWER CONNECTIONS TO PRIVATE SEWER MAINS ON THE SITE TO ALLOW MONITORING AND SAMPLING OF COMMERCIAL WASTEWATER FLOWS FROM FUTURE COMMERCIAL BUILDINGS WITHIN THE SITE.

DURING PERMITTING FOR THE HOTEL, ANY WATER OR SEWER SERVICES FOR FUTURE COMMERCIAL PROPERTIES WHICH NEED TO HAVE LATERALS OR OTHER INTERCONNECTIONS WITH THE PROPOSED

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CONDITIONAL USE PERMIT

HOTEL SHALL BE SHOWN AS FUTURE AND ACCOUNTED FOR IN THE DESIGN OF THE HOTEL SITE.

ANY PLANNED JOINT USE OF PRIVATE FIRE LINES, PRIVATE SEWER LINES AND INFRASTRUCTURE, OR PRIVATE STORM DRAIN SYSTEMS SHALL BE INCLUDED IN A RECIPROCAL EASEMENT OR OTHER OWNERSHIP GROUP AGREEMENT BETWEEN THE PARCELS. EASEMENTS SHALL BE IDENTIFIED ON THE HOTEL SITE SO FUTURE DEVELOPMENT ON THE REMAINDER PARCEL ARE NOT LAND-LOCKED FROM BEING SERVED WITH UTILITY CONNECTIONS FROM STANLEY DRIVE.

BUILDING PERMIT REQUIREMENTS

17. ADDRESSING AND STREET NAMES

THE DEVELOPER SHALL SUBMIT A STREET NAME RESERVATION APPLICATION AND REQUEST FOR ADDRESSING TO THE CITY OF FERNLEY FOR REVIEW AND APPROVAL. ALL LOT ADDRESSING SHALL BE COMPLETED BY THE CITY. STREET NAMES SHALL BE APPROVED AND ADDRESSING SHALL BE COMPLETE PRIOR TO ISSUE OF A BUILDING PERMIT.

18. BOUNDARY LINE ADJUSTMENT APPLICATION:

A BOUNDARY LINE ADJUSTMENT APPLICATION SHALL BE SUBMITTED TO REMOVE THE ± .913-ACRE SECTION THAT WAS PART OF THE ORIGINAL CONDITIONAL USE PERMIT (CUP 23002) WHICH WAS APPROVED BY PLANNING COMMISSION ON JUNE 14, 2023, AND THE TENTATIVE PARCEL MAP (TPM22006) WHICH WAS APPROVED BY PLANNING COMMISSION ON FEBRUARY 8, 2023. THE BOUNDARY LINE ADJUSTMENT APPLICATION SHOULD BE RECORDED CONCURRENTLY WITH THE FINAL PARCEL MAP.

19. FINAL PARCEL MAP RECORDATION:

THE FINAL PARCEL MAP (FPM23002) MUST BE RECORDED WITH THE LYON COUNTY RECORDER'S OFFICE PRIOR TO ISSUE OF A BUILDING PERMIT.

20. SCREENING:

MECHANICAL EQUIPMENT SHALL BE SCREENED FROM VIEW OF THE PARKING LOT, ADJACENT PUBLIC STREETS, AND PUBLIC AREAS BY USING AN ARCHITECTURAL ELEMENT OF THE BUILDING THAT CONSISTS OF THE SAME DURABLE BUILDING MATERIALS, TO THE APPROVAL OF THE ADMINISTRATOR. ANY LOADING DOCKS AND SERVICE AREAS, INCLUDING TRASH COMPACTION AND/OR DUMPSTER(S), SHALL BE SCREENED FROM VIEW OF PARKING LOTS AND PUBLIC AREAS. LOADING DOCK SCREENING SHALL BE HIGH ENOUGH TO SCREEN THE TRUCKS. THE SCREENING SHALL BE REVIEWED AND APPROVED BY THE ADMINISTRATOR PRIOR TO ISSUE OF A BUILDING PERMIT FOR EACH INDIVIDUAL BUILDING.

21. LIGHTING:

THE DEVELOPER IS REQUIRED TO COMPLY WITH THE LIGHTING STANDARDS AND REQUIREMENTS IN THE CITY OF FERNLEY DEVELOPMENT CODE. TO REDUCE THE IMPACT OF GLARE AND MINIMIZE THE EFFECT OF FIELD AND PARKING LIGHTING, LIGHTING FIXTURES WITH EXTERNAL "HOODS" AND INTERNAL GLARE REDUCTION LOUVERS SHALL BE USED. THE DEVELOPER SHALL NOT HAVE LIGHTING POLES IN THE PARKING LOT IN EXCESS OF 20' TO GRADE. THE DEVELOPER SHALL SUBMIT A LIGHTING PLAN FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO ISSUE OF A BUILDING PERMIT.

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22. LANDSCAPING/IRRIGATION:

THE DEVELOPER SHALL SUBMIT A LANDSCAPING AND IRRIGATION PLAN FOR THE PROJECT IN SUBSTANTIAL CONFORMANCE WITH THE CITY OF FERNLEY DEVELOPMENT CODE 32.09.090 FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO ISSUE OF A BUILDING PERMIT FOR THE PROJECT.

23. ARCHITECTURE/BUILDING ELEVATIONS:

THE DEVELOPMENT OF THE SUBJECT SITE SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE ARCHITECTURAL BUILDING ELEVATIONS SUBMITTED AS PART OF THIS APPLICATION. SUBSTANTIAL CHANGES TO THE ELEVATIONS SHALL REQUIRE REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO ISSUE OF A BUILDING PERMIT.

24. WATER AND SEWER SYSTEM MODELING:

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

25. WATER RIGHTS:

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

26. WATER SYSTEM LOOPING:

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

27. STORM WATER TREATMENT:

THE DEVELOPER SHALL EMPLOY STRUCTURE CONTROLS FOR THE TREATMENT OF STORM WATER RUNOFF, IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES, AND SUBJECT TO APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR. DRAINAGE CONVEYANCE FACILITIES AND OTHER IMPROVEMENTS MUST BE CONSTRUCTED AND FUNCTIONAL PRIOR TO ISSUE OF A BUILDING PERMIT.

28. SANITARY SEWER REPORT:

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

29. TRAFFIC ANALYSIS:

THE DEVELOPER SHALL PROVIDE A FINAL TRAFFIC ANALYSIS REPORT FOR THE PROJECT IN CONFORMANCE WITH THE CITY OF FERNLEY'S MUNICIPAL CODE AND THE PUBLIC WORKS DESIGN MANUAL FOR REVIEW AND APPROVAL BY THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR PRIOR TO ISSUE OF A BUILDING PERMIT.

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CONDITIONAL USE PERMIT

EACH SUCCESSIVE PHASE OF THE PROJECT SHALL SUBMIT AN UPDATED TRAFFIC ANALYSIS REPORT FOR REVIEW AND APPROVAL BY THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR SHOWING THE CUMULATIVE EFFECT OF THE DEVELOPED PORTION OF THE PROJECT ALONG WITH THE PROPOSED PHASE'S EFFECT.

STRIPING IMPROVEMENTS AND ANY REQUIRED SIGNAGE SHALL BE INCLUDED FOR THE EXISTING LOWE'S DRIVEWAY TO BE SHARED WITH THE HOTEL DEVELOPMENT PROJECT.

30. UNITED STATES POSTAL SERVICE:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE UNITED STATES POSTAL SERVICE FOR MAIL DELIVERY, MAILBOX DESIGN, AND MAILBOX LOCATION, SUBJECT TO APPROVAL OF THE FERNLEY POSTMASTER, CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND ADMINISTRATOR, PRIOR TO ISSUE OF A BUILDING PERMIT FOR THE PROJECT.

CERTIFICATE OF OCCUPANCY REQUIREMENTS

31. TRASH ENCLOSURES:

THE DEVELOPER SHALL LOCATE AND INSTALL TRASH ENCLOSURES OF THE APPROPRIATE SIZE IN AN APPROPRIATE LOCATION, TO THE APPROVAL OF WASTE MANAGEMENT AND THE ADMINISTRATOR. THE TRASH ENCLOSURES SHALL MATCH THE PROJECT'S ARCHITECTURE AND BUILDING MATERIALS, TO THE APPROVAL OF THE ADMINISTRATOR, PRIOR TO ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE INDIVIDUAL BUILDINGS.

32. UTILITY SCREENING:

THE DEVELOPER SHALL WORK IN CONJUNCTION WITH THE UTILITY COMPANIES TO LOCATE UTILITY EQUIPMENT SUCH AS ELECTRICAL, GAS AND WATER JUNCTION BOXES, INCLUDING TRANSFORMER BOXES, VAULTS AND ELECTRICAL PANELS, IN AREAS WHERE THE EQUIPMENT IS SCREENED BY EITHER ARCHITECTURAL ELEMENTS THAT MATCH THE MAIN STRUCTURE'S COLORS AND MATERIALS, OR BY ADJUSTING THE APPROVED LANDSCAPING TO COMPENSATE, TO THE APPROVAL OF THE ADMINISTRATOR, PRIOR TO ISSUE OF A CERTIFICATE OF OCCUPANCY FOR EACH INDIVIDUAL BUILDING.

33. LANDSCAPING/IRRIGATION:

THE LANDSCAPING AND IRRIGATION SHALL BE INSTALLED PER THE APPROVED PLANS PRIOR TO ISSUE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING.

34. SITE PLAN:

SPLIT RAIL FENCING, BOULDERS, OR OTHER VEHICLE BARRIERS SHALL BE PROVIDED ALONG THE TEMPORARY EDGE OF PAVEMENT TO PREVENT VEHICLES FROM TRAVELING INTO THE UNIMPROVED AREAS OF THE PARCEL, TO THE APPROVAL OF THE ADMINISTRATOR, PRIOR TO ISSUE OF A CERTIFICATE OF OCCUPANCY FOR THE HOTEL.

REGULATORY AGENCIES

35. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE NORTH LYON COUNTY FIRE

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CONDITIONAL USE PERMIT

PROTECTION DISTRICT, INCLUDING BUT NOT LIMITED TO: DEVELOPING A PLAN TO PROVIDE ADEQUATE EMERGENCY ACCESS THROUGHOUT THE SITE, DEVELOPING A MASTER FIRE HYDRANT AND FIRE FLOW PLAN, DEVELOPING A MASTER FIRE DEPARTMENT CONNECTION (FDC) PLAN, AND INSTALLING FIRE SUPPRESSION AND/OR ALARM SYSTEMS, TO THE APPROVAL OF THE FIRE CHIEF, PRIOR TO ISSUE OF A BUILDING PERMIT.

36. FEDERAL, STATE, AND LOCAL AGENCIES:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF ANY FEDERAL, STATE, OR LOCAL AGENCY, DEPARTMENT, OR LICENSED PROFESSIONAL WITH JURISDICTION OVER THE PROJECT INCLUDING, BUT NOT LIMITED TO: 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, THE CITY OF FERNLEY PLANNING DEPARTMENT, AND THE CITY OF FERNLEY PUBLIC WORKS DEPARTMENT.