



N E V A D A

AGENDA
Regular Meeting
Planning Commission

Wednesday, November 13, 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

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. STAFF REPORTS

- 2.1. (For Possible Action) Discussion and possible action regarding a waiver application (WVR24002) request by Battle Born Equity Group, LLC for the waiver of requirements related to curb/gutter/sidewalk, parking, landscaping, and drainage on a 0.5-acre parcel located at 790 E Main Street.**

3. 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

- 3.1. (For possible action) Discussion and possible action regarding a Zoning Map Amendment application (ZMA 24004), a request by Jose Castillo Jr on behalf of Golden Years Castle Home of Fernley, LLC to change the zoning designation from SF20 to PF on two parcels totaling approximately 1.741 acres located at the southwest corner of Farm District Road and Westerlund Lane (APNs 021-111-47 and 021-111-48).**
- 3.2. (For possible action) Discussion and possible action regarding a Zoning Map Amendment (ZMA 24001), Major Deviation (MJD 24001), and Tentative Subdivision Map (TSM 24001), a request by KLS Planning & Design on behalf of The 1903 Trust for 1) changing the zoning designation from RR1/2 to SF6; 2) the reduction of side setback requirements from a combined total of 20 feet to a combined total of 10 feet; and 3) the division of approximately 47.52 acres into 158 single-family lots. The project is located at the northeast corner of Farm District Road and Red Rock Road (APN 021-343-20).**
- 3.3. (For Possible Action) Consideration and possible action on TSM20003 EOT Extension of Time, an extension of time request by Hero Land Holdings, LLC for an extension of not more than two (2) years to record a final subdivision map for Wilson Landing, a 37-parcel single-family subdivision generally located north of Scott Drive, south of Crimson Road, west of Ricci Lane, and east of Opal Way (APN: 021-171-24 and 021-171-50) on a site ± 10.92-acres in size.**

4. CHAIR AND COMMISSION ITEMS

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

5. PLANNING DIRECTOR ITEMS

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

6. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

7. PUBLIC FORUM

8. ADJOURNMENT

Next Meeting: December 11th @ 5pm



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: November 13, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes:

No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion

AGENDA ITEM:

(For Possible Action) Discussion and possible action regarding a waiver application (WVR24002) request by Battle Born Equity Group, LLC for the waiver of requirements related to curb/gutter/sidewalk, parking, landscaping, and drainage on a 0.5-acre parcel located at 790 E Main Street.

AGENDA ITEM BRIEF:

The owners of the former Pizza Shack building would like to rent the building to a new business. During discussions with Planning and Engineering staff, it was determined that in order for a new use to go into the building the property would need to be brought up to current development standards including curb, gutter, and sidewalk. The applicant has submitted this waiver request to be allowed to operate without this and other requirements.

RECOMMENDED MOTION:

I move to deny the waiver request because the findings cannot be met as outlined 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:

I move to approve the waiver as requested because: _____.

I move to approve the curb, gutter, and sidewalk portion of the waiver only because: _____.

I move to approve the street improvements, parking, and landscaping portion of the waiver because _____.

BACKGROUND:

The owners of the Pizza Shack building have approached the City of Fernley wanting to lease the property to a restaurant. The property is zoned C2 (General Commercial) which allows for restaurants. However, the property falls into the category of a substandard development which is defined as “a lawfully improved lot or parcel, including any structure thereupon, which does not satisfy the current provisions of this title regarding parking, landscaping, signs, or other site development standards...” The Development Code classifies a substandard development as a type of nonconformity. The Development Code goes on to say that a nonconformity may continue unless it becomes a public nuisance or is deemed abandoned.

Chapter 32.08 of the Development Code lists several ways in which a nonconforming use or site can be considered abandoned, such as: failure to maintain regular business hours, failure to maintain a business license, and/or failure to maintain equipment. It goes on to say that if a nonconformity such as a substandard development ceases operation for more than 12 months, it is considered abandoned and “shall not be reestablished.” In other words, the property needs to be brought up to the requirements of the current Building Code and Development Code. This includes:

- Parking
- Landscaping
- Street Improvements
- Utilities
- Drainage
- ADA Access
- Any structural, mechanical, plumbing, or electrical elements of the building

This requirement has proven difficult to comply with in the core downtown area of Fernley. Therefore, in early 2024, the Engineering and Planning Departments worked together to create a waiver process for some of these requirements within the boundary shown below and specifically outlined in the applicability section of the waiver process code. The City Council approved the waiver section of the Development Code on July 3, 2024.



In general, waivers and other methods of relief granted by municipalities are used when there is an unusual problem with the property itself that hinders the owner from being able to develop their property in a similar manner to other surrounding properties. Per various court rulings over the years, they are not to be used to grant one property owner a privilege over another property owner.

This area was designated for waivers because the lots within this boundary are typically substandard in some way (size or shape) with most already built-out to capacity, meaning there is no room for additional enhancements such as parking or landscaping. In order to accommodate these additional requirements, property owners would need to tear down buildings, which is extraordinary.

The lot associated with this waiver application lies outside of this boundary area where lots tend to be bigger and have existing space to accommodate the needed improvements. The specific property attributes are discussed below in the Findings section of this report.

The owners of the Pizza Shack building are requesting a waiver of several requirements despite being outside of the approved waiver boundary. Specifically, they are asking to be excused from any requirements dealing with street improvements (curb, gutter, and sidewalk), parking, and landscaping. In addition, they are requesting that all grading and drainage requirements be waived. The existing waiver process has no provisions to allow the City to waive these requirements. As a compromise if the waiver is approved, the Engineering Department has added a condition of approval requiring the submittal of a drainage report if any impermeable surface is added in the future.

Findings

Section 32.03.090(d)(6) of the Development Code requires that to approve a waiver **all** of the five findings must be met. If any finding cannot be met, the waiver cannot be approved.

Finding WVR01: There is evidence of circumstances beyond the reasonable control of the property owner such as: unusual size, shape, or topography; circumstances that make complying with the code impractical; or the site is somehow legally nonconforming.

Table 1 – Required and Existing Dimensions

Category	Minimum Required	Existing
Lot Size	6,000 square feet	0.5 acres
Lot Width	50 feet	~160 feet
Setbacks	0 feet on all sides	Front = ~55 feet West Side = ~43 feet East Side = ~50 feet Rear = ~20 feet



Exhibit A – Lot Shape and Dimensions



Exhibit B – Lot Topography

As shown in the table and both photos above, the property is essentially a square with no unusual angles or encumbrances. The site is generally flat with no severe slopes or drop-offs. Therefore, there are no unusual size, shape, or topography issues with this property which are required to make this finding.

Courts have ruled through the years that financial hardship is not a legitimate reason to grant relief to projects by way of waivers, variances, or modifications. Staff is unaware of any viable circumstances that would make complying with the code impractical.

Can this finding be met? No

Finding WVR02: The waiver does not impair the purpose of the zoning district.

The property is zoned C2 (General Commercial). According to Section 32.06.100 of the City of Fernley Development Code, the C2 zone is “intended to create and preserve areas for businesses that provide a variety of retail and other commercial services in concentrated centers that serve the local community, or tourist-oriented uses adjacent to I-80 and downtown Fernley. It may also include larger retail centers that serve as a regional draw.”

Granting the waiver will have no impact on the intended purpose of the C2 zoning district.

Can this finding be met? Yes

Finding WVR03: The waiver does not impact any fire, building, or health codes.

The granting of this waiver does not impact any fire, building, or health codes. There could be an argument made that by waiving the grading/drainage requirements there could be an impact to public safety due to flooding that has historically occurred at or near the site. However, public safety does not directly play into this finding.

Can this finding be met? Yes

Finding WVR04: The waiver is consistent with the Master Plan.

Several goals and policies of the Master Plan specifically mention the need for pedestrian paths of travel and/or sidewalks. In addition to the Master Plan, the Main Street Revitalization Plan and the Safe Routes to School Plan (all adopted by the City of Fernley) also discuss the need for sidewalk and pedestrian safety. Some of these goals and policies are listed below.

Comprehensive Master Plan

- As expansions to existing roadways are needed or new roadways are built, the allowance for bicycle and pedestrian travel should be incorporated.
- Safe travel for bicycles and pedestrians on the city's roadways will foster an alternative means of travel to the automobile.
- Create an interconnected community, which residents can walk or bike easily and safely from residential areas to and from destinations in Fernley and surrounding communities.
- Improve Main Street to better accommodate for bike and pedestrian use.

Main Street Revitalization Plan

- Provide safe and attractive pedestrian connectivity.
- Pedestrian friendly with wide sidewalks and attractive environment.
- Provide sidewalks on both sides of Main Street from the railroad overpass to the roundabout.

Safe Routes to School Plan

- Due to unprecedented growth in Fernley over the last decade and the urbanization of our community, low volume rural roadways have been transformed into collector streets with little or no pedestrian and bicycling facilities. This lack of facilities to accompany the growth of the City has made hazardous conditions... for pedestrians.
- Sidewalks should be located on both sides of the street to maintain a line of travel.
- Completing sidewalks and paths and connecting them to one another is a critical component of the Safe Routes to School Plan.

The granting of the proposed waiver would violate several sections of the Master Plan, as well as other adopted

documents.

Can this finding be met? No

Finding WVR05: The waiver is necessary to preserve a substantial property right enjoyed by surrounding properties.

The granting of the proposed waiver will not provide any substantial property right that other surrounding properties have. In fact, granting the waiver will give the applicant an unfair advantage over their neighbors who have already agreed to put in the required street improvements for their projects.

Can this finding be met? No

Conclusion

Staff's responsibility is to examine proposed applications against the Development Code and inform the Planning Commission and/or City Council whether or not they are consistent with one another. In this instance, there are several inconsistencies where granting the proposed waiver would violate or countermand existing approved documents. Therefore, Staff must recommend denial of the application. However, the Planning Commission and/or City Council has the ability to go against this recommendation if they can reasonably argue that all of the findings can be met as required in the Development Code.

In this instance, three of the five findings cannot be met: there is no hardship out of the owner's control; the requested waiver violates the Master Plan; and the waiver does not preserve any property rights. In addition, the property in question lies outside of the area described in the Development Code where waivers are allowable. Under normal circumstances, that fact alone would be enough of a basis to recommend denial.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Development Code Section 32.03.090(d) - Waivers

FINANCIAL IMPLICATIONS:

N/A

ATTACHMENTS:

1. Development Code Section 32.03.090 (See subsection (d))
2. Draft Conditions of Approval (If Approved)
3. Waiver Application

BILL #350
CITY OF FERNLEY
ORDINANCE # 2024-006

AN ORDINANCE AMENDING TITLE 32, CHAPTER 3, SECTION 090 (MODIFICATIONS AND APPEALS) OF THE FERNLEY DEVELOPMENT CODE TO CREATE A PROCESS TO WAIVE CERTAIN DEVELOPMENT STANDARDS IN CERTAIN PARTS OF TOWN TO AID IN DEVELOPMENT AND REDEVELOPMENT EFFORTS, AND OTHER MATTERS RELATED THERETO.

THE CITY COUNCIL OF THE CITY OF FERNLEY, hereinafter “the Council”, DO HEREBY ORDAIN:

Section 1. Title 32, Chapter 3, Section 090 is hereby amended as follows:

Sec. 32.03.090. - Modifications and appeals.

Purpose. The development review procedures in this section are intended to allow relief and flexibility in the development review process. Generally, it is the intent of the city to allow reductions or deviations from the minimum standards of this Code only in exchange for a higher level of quality development and compensating benefits.

- (a) *Summary table.* Table 32.03.090-1, summary of modification options, summarizes the principal tools that are available to provide relief from the strict application of the standards in this Code. The table includes procedures that allow reduction, adjustment, or exemption from certain code standards, and applicable limitations.

Table 32.03.090-1 - Summary of Modification Options

Procedure	Decision Making Body	Description	Limitations
Major Deviation	Planning Commission	Allows major deviations from certain standards, see NRS 278.315.	Special exceptions greater than 10% and less than 50% from development standards that can be quantified, see Section 32.03.090.C.6.
Minor Deviation	Administrator	Allows minor deviations from certain standards, see NRS 278.319.	Special exceptions up to 10% from development standard that can be quantified, see Section 32.03.090.D.5.
Variances	Planning Commission	Allows deviation from any development standard (except allowable use).	Hardship must be demonstrated. See approval criteria in Section 32.03.090.E.6.

Procedure	Decision Making Body	Description	Limitations
Waiver	Planning Commission – when a stand-alone application or part of an Administrative Review or Conditional Use Permit City Council – when part of a Tentative Subdivision Map	Allows the complete waiving of certain development standards under unique circumstances	Available only for the following standards within predetermined portions of the City: Curb/gutter/sidewalk Parking Landscaping See Section 32.03.090(d).

(a) *Major deviations.* Authorized pursuant to NRS 278.315.

(1) *Applicability.* This section authorizes the planning commission to approve (see NRS 278.315):

- a. Special exceptions greater than ten percent and less than 50 percent from requirements for land use in this title; or
- b. Special exceptions from development standards that can be quantified.
- c. This section does not authorize a use variance, or a deviation based on hardship or difficulty. However, an applicant may combine a request for a variance with a major deviation, and the city may process both applications concurrently. The section does not apply to parking or sign regulations of this title.

(2) *Initiation.*

- a. The applicant files an application for a major deviation with the administrator. The major deviation request may be combined with the underlying application for which it is requested. However, the underlying application will not be approved until the major deviation is approved, unless it is possible to comply with the standards associated with the underlying application without the major deviation.

(3) *Completeness.* See [section 32.02.030](#).

(4) *Notice.* A notice setting forth the time, place and purpose of the hearing must be sent at least ten days before the hearing to:

- a. The applicant; and each owner, as listed on the county assessor's records, of real property located within 500 feet of the property in question;
- b. Notify minimum of the 30 separately owned parcels nearest the property in question as listed on the county assessor's records; and
- c. Notify each tenant of a mobile home park located within 500 feet of the property in question.

(5) *Decision.*

- a. The planning commission will review the major deviation at a hearing. The hearing is held within 65 days after the filing of the application, unless a longer time or a different process of review is provided in a development agreement.
- b. The planning commission may:

1. Grant the major deviation, which may be subject to conditions as provided in subsection (4);
 2. Deny the major deviation, with or without prejudice; or
 3. Continue or table the application.
- c. If an application is tabled or continued, the planning commission shall hold a new public hearing within 65 days after the application was filed with the planning commission, unless a longer time or a different process of review is provided in an agreement entered into pursuant to NRS 278.0201.
- d. The planning commission may impose conditions on a major deviation to safeguard the public health, safety, morals and general welfare and to protect the interests of the persons residing or working in the surrounding areas.
- (6) *Findings for approval.* If granting the approval of the major deviation, the planning commission must make findings that the proposed major deviation will be compatible with the existing or permitted uses of adjacent properties and is consistent with the City of Fernley Comprehensive Master Plan. The planning commission must conclude that:
- a. The request is consistent with the stated purposes of [title 32](#), zoning;
 - b. Granting the major deviation will not be materially detrimental to the public health, safety or welfare, or injurious to property or improvements in the vicinity;
 - c. Granting the major deviation is necessary for the preservation and enjoyment of a property right possessed by other property owners in the same vicinity and land use district and is denied to the property for which the major deviation is sought; and
 - d. Granting of the major deviation does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located.
- (7) *Subsequent applications.* If the planning commission denies a major deviation, unless the denial is specifically stated to be without prejudice, a new application for a substantially similar major deviation may not be submitted for at least six months following the denial.
- (8) *Appeals.* See subsection [32.09.090](#)(e), appeals.
- (9) *Scope of approval.*
- a. Lapse of major deviation.
 1. A major deviation automatically lapses and becomes void one year following the date on which the major deviation became effective, unless during this time a building permit is issued, and construction is commenced and diligently pursued toward completion on the site which was subject to the major deviation application.
 2. The administrator may renew the major deviation for an additional year if an application to renew the major deviation is filed with the administrator before the original expiration date.
- (10) *Revocation of major deviation.*
- a. A major deviation may be revoked by the planning commission for any of the following reasons:
 1. The recipient or his successor in interest violates any condition of the approval.

2. The approval was granted on the basis of false statements or a fraudulent application.
 3. The development as modified becomes a public nuisance.
- (11) *Recordkeeping.* Within ten days after the planning commission's final action, the administrative secretary to the planning commission must notify the applicant and the city clerk in writing of that action, including any conditions the planning commission imposed.
- (b) *Minor deviations.*
- (1) *Applicability.* This section allows deviations of less than ten percent from requirements for land use in this title. Does not apply to the sign chapter of this title.
 - (2) *Initiation.*
 - a. The applicant files an application for a minor deviation with the administrator. The minor deviation request may be combined with the underlying application for which the minor deviation is requested.
 - (3) *Notice.*
 - a. The applicant for a minor deviation must provide the written consent of the owner of any real property that would be affected by the deviation.
 - (4) *Decision.*
 - a. The administrator will approve, approve with conditions or deny the deviation. No public hearing is required.
 - b. The applicant must obtain the written consent of the owner of any real property be affected by the minor deviation. This includes any abutting property, unless the administrator determines that existing natural or man-made barriers or other factors resolve any potential impacts resulting from the deviation.
 - (5) *Approval criteria.*
 - a. The deviation shall not change any points of ingress or egress to the site or exceed the density.
 - b. The deviation shall not impair the purpose of the zoning district or any district regulations.
 - c. Any changes that might be affected by fire, building or health regulations must be reviewed and approved by the responsible agencies before any deviation is granted.
 - d. The administrator may require mitigation measures to address potential impacts arising from the deviation.
 - (6) *Subsequent applications.* No restriction.
 - (7) *Appeals.* See subsection [32.09.090\(e\)](#), appeals.
 - (8) *Scope of approval.* After a minor deviation is approved, the applicant may apply for a building permit or certificate of occupancy.
 - (9) *Recordkeeping.* The administrator and the applicant shall maintain a record of the minor deviation.
- (c) *Variances.*
- (1) *Applicability.*
 - a. This section authorizes the planning commission to grant a variance for the development of property if the variance is necessary:
 1. Prevent or to lessen any peculiar and exceptional practical difficulties, or exceptional and undue hardships, and

2. The difficulties or hardships would result from a strict application and enforcement of any provision of this title except the sign standards (see [chapter 32.10](#)).
 - b. A peculiar and exceptional practical difficulty or exceptional and undue hardship may result from the size, shape or dimensions of a site or the location of existing structures, or from geographic, topographic or other physical conditions on the site.
 - c. Cost to the applicant of strict compliance shall not be the sole reason for granting a variance.
 - d. Use variances are not allowed.
- (2) *Initiation.* The applicant files an application for a variance with the administrator. The variance request may be combined with the underlying application for which the variance is requested. However, the underlying application will not be approved until the variance is approved, unless it is possible to comply with the standards associated with the underlying application without the variance.
- (3) *Completeness.* See [section 32.03.030](#).
- (4) *Notice.* A notice setting forth the time, place and purpose of the hearing must be sent at least ten days before the hearing to:
- a. The applicant;
 - b. Each owner as listed on the county's assessor's records, of real property located within 500 feet of the property in question;
 1. The owner, as listed on the county assessor's records, of each of the 30 separately owned parcels nearest the property in question, to the extent this notice does not duplicate the notice given.
 - c. Each tenant of a mobile home park located within 100 feet of the property in question.
- (5) *Decision.*
- a. The planning commission will review the variance application at a public hearing.
 - b. The planning commission may:
 1. Grant the variance, which may be subject to conditions as provided in subsection 6 below; or
 2. Deny the variance, with or without prejudice; or
 3. Continue or table the application.
 - c. If an application is tabled or continued, the planning commission shall hold a new public hearing within 65 days after the application was filed with the planning commission, unless a longer time or a different process of review is provided in an agreement entered into pursuant to NRS 278.0201.
 - d. The planning commission may impose conditions on a variance to safeguard the public health, safety, morals and general welfare and to protect the interests of the persons residing or working in the surrounding areas.
- (6) *Findings for approval.* To approve or conditionally approve a variance, the planning commission must make findings of fact that:
- a. There are exceptional or extraordinary circumstances or conditions applicable to the property involved that do not generally apply to other properties classified in the same zoning district;

- b. Strict interpretation and enforcement of the specified provisions would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district;
 - c. The variance will not constitute or grant a special privilege inconsistent with limitations on other properties classified in the same zoning district.
 - d. The variance will not substantially impair the public health, safety or welfare or materially injure properties or improvements in the vicinity.
 - e. The potential impairment of natural resources and the total population which available natural resources will support without unreasonable impairment has been considered.
 - f. The affect the availability of and need for affordable housing in the community, including affordable housing that is accessible to persons with disabilities has been considered.
 - g. Public notice was given, and a public hearing held per the requirements of the development code and the Nevada Revised Statutes.
- (7) *Subsequent applications.* If the planning commission denies a variance, unless the denial is specifically stated to be without prejudice, a new application for a substantially similar variance may not be submitted for at least six months following the denial.
- (8) *Appeals.* See subsection [32.09.090\(e\)](#), appeals.
- (9) *Scope of approval.*
- a. *Lapse of variance.*
 - 1. A variance automatically lapses and becomes void two years following the date on which the variance became effective, unless during this time a building permit is issued, and construction is commenced and diligently pursued toward completion on the site which was subject to the variance application.
 - 2. The administrator may renew the variance for an additional year if an application to renew the variance is filed with the administrator before the original expiration date.
 - b. *Revocation of variance.* A variance may be revoked by the planning commission for any of the following reasons:
 - 1. The recipient or his successor in interest violates any condition of the variance.
 - 2. The variance was granted on the basis of false statements or a fraudulent application.
 - 3. The variance becomes a public nuisance.
- (10) *Recordkeeping.* Within ten days after the planning commission's final action, the administrative secretary to the planning commission must notify the applicant and the city clerk in writing of that action, including any conditions the planning commission imposed.
- (d) *Waivers.*
- (1) *Purpose.*
The purpose of the waiver is to provide relief with respect to specific areas of the city that have significant restraints that hinder development or redevelopment.
 - (2) *Applicability.*

- a. A waiver allows the full waiver of certain development standards where the strict adherence to the standards may be considered excessive due to the site location and/or nature of the proposed use.
- b. A waiver can be used only for the development standards in the areas of the City identified in Table 32.03.090-1 below.

Table 32.03.090-1 – Waivers Available

Area	Waivers Permitted
Downtown, specifically the area bordered by the railroad tracks to the north, Cedar Street to the south, Dallas Lane and Miller Lane to the west, and Hardie Lane to the east.	• Curb, gutter, and/or sidewalk • Parking (number of spaces) • Landscaping
US95A/Speedway Road industrial park	• Curb, gutter, and/or sidewalk • Landscaping
Industrial areas along Lyon Drive, Salvadore Drive, Resource Drive, and Industrial Drive	• Landscaping

- (3) Initiation/Application.
 - a. The applicant files an application for a waiver with the administrator. The waiver request may be combined with the underlying application for which the waiver is requested.
 - b. The submittal package for a waiver must include the following items:
 1. Application
 2. Fee
 3. All items required in the submittal checklist found in Appendix A of this Chapter.
 4. Written explanation of why the waiver is necessary and how it complies with the items listed in subsection 5 (below).
 5. Any other plans, renderings, reports, or other information necessary to support the waiver request.
- (4) Completeness
 - a. Applications are subject to Section 32.02.030 of this Chapter.
- (5) Notice.
 - a. No public hearing is required for the waiver itself.
 - b. If a waiver is combined with another application, the notice requirements for that application apply.
- (6) Approval Criteria/Findings. To approve of a waiver, the Planning Commission or City Council must make all of the following findings:
 - a. There is evidence of circumstances beyond the reasonable control of the property owner such as:
 1. Unusual size, shape, or topography of the site; and/or
 2. Existing conditions on the site that make complying with the code impractical; and/or

3. The site is somehow legally nonconforming.
 - b. The waiver does not impair the purpose of the zoning district.
 - c. The waiver does not impact any fire, building, or health codes.
 - d. The waiver is consistent with the Master Plan.
 - e. The waiver is necessary to preserve a substantial property right enjoyed by surrounding properties.
- (7) **Decision.**
- a. Planning Commission shall approve all waivers except those combined with applications for which the City Council is the decision-making body.
 1. Planning Commission decisions may be appealed to the City Council per Section 32.03.090(f) of this code.
 - b. City Council shall approve waivers combined with Tentative Subdivision Maps.
 1. City Council decisions may be appealed per Section 32.03.090(f)(8).
 - c. City Staff and/or the approving body may include conditions and/or mitigation measures to address any potential impacts of the waiver.
- (8) **Precedents.**
The fact that a waiver for the same or similar use has been granted previously shall not establish a precedent. Each waiver is considered on a case-by-case basis.
- (9) **Burden of Proof.**
The applicant bears the burden of proof to establish that a waiver is warranted.
- (e) **Appeals.**
- (1) **Applicability.**
 - a. This section applies to any decision of the planning commission, administrator, or any other person appointed or employed by the city council who is authorized to make administrative decisions regarding the use of land under this title.
 - b. An applicant or any person aggrieved may appeal a decision subject to subsection (1) appeal if they claim that:
 1. The intent of a standard in this title was incorrectly interpreted;
 2. This title does not apply;
 3. A better form of design is proposed that does not require a waiver of the requirements of this title; or
 4. The decision would violate state or federal law.
 - c. This section does not apply to a recommendation or other action or decision routinely reviewed by the city council.
 - d. The right to appeal to the city council is waived upon failure to comply with the procedures set forth in this section.
 - (2) **Initiation.**
 - a. The appeal is initiated by filing a written notice of appeal with the city clerk which identifies all pertinent issues within 11 days after the action or decision.
 - b. The mayor or any member of the city council may request review of a planning commission action or decision with a written notice to the city clerk or orally at a meeting of the city council. Any such notice must be made within 11 days after the action or decision.
 - (3) **Completeness.** See [section 32.03.030](#).
 - (4) **Notice.** No specific notice is required by this Code. The city will provide notice by mail or email to the applicants or aggrieved parties who request personal notice.
 - (5) **Decision.**

- a. The city clerk shall set the matter for public hearing at the next available regular meeting of the city council.
 - b. The city council shall review the matter de novo.
 - c. The city council may affirm, modify, remand for further consideration or reverse the action or decision.
 - d. The city council shall render its decision within 60 days after a complete appeal is filed.
- (6) *Approval criteria.* In deciding an appeal, the Fernley City Council will consider:
- a. The statement of purpose underlying the regulation of the improvement of land expressed in Nevada state law;
 - b. The plain language of the regulation and principles of interpretation in this Chapter and Nevada law; and
 - c. Any applicable requirements of state or federal law.
- (7) *Subsequent applications.* After the city council renders a final decision, the city will not consider an appeal involving:
- a. The same property and issues, including the same regulations of this title involved in the subject of the appeal; or
 - b. Any issues that could have been raised during the original appeal.
- (8) *Appeals.*
- a. The decision of the Fernley City Council is a final decision for the purpose of judicial review.
 - b. Any person who has appealed a decision to the governing body in accordance with this section and is aggrieved with the decision of the Fernley City Council may appeal the decision, pursuant to NRS ch. 278, to a court having competent jurisdiction by filing a petition for judicial review within 25 days after the date of filing of notice of the decision with the clerk of the Fernley City Council.
- (9) *Scope of approval.* Any permit or decision rendered under this chapter shall comply with any order of the city council, as modified or reversed by a final decision on judicial review.
- (10) *Recordkeeping.* The city clerk will maintain a record of all appeals as provided by the city Charter and Nevada law.

Section 2. All ordinances or parts of ordinances in conflict herewith are hereby repealed.

Section 3. The City Clerk is instructed and authorized to publish the title of this ordinance as provided by law.

Section 4. This ordinance shall become effective upon passage, approval, and publication.

Section 5. The provisions of this ordinance shall be liberally construed to effectively carry out its purposes in the interest of the public health, safety, welfare, and convenience.

Section 6. In any subsection, phrase, sentence, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions.

Section 7. The City Council finds that this ordinance is not likely to impose a direct and significant economic burden upon a business or directly restrict the formation, operation, or expansion of a business, or is otherwise exempt from Nevada Revised Statutes Chapter 237.

BILL #350 BEING HEREBY PROPOSED on the 5th day of June, 2024.

BILL #350 BEING HEREBY PASSED, APPROVED, and ADOPTED this 3rd day of July, 2024, by the following vote of the Council:

Ayes: 4 Nays: 0 Abstentions: 0 Absent: 1

FERNLEY CITY COUNCIL

By: Neal E. McIntyre
Neal E. McIntyre, Mayor

Date: 7-9-2024

Attest By: P. Gasser for Kim Swanson
Kim Swanson, City Clerk

Date: 7/9/2024

Conditions of Approval for WVR24002

WAIVER

(Subject to modification depending on final action.)

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 AND/OR CITY COUNCIL AS AN AMENDED WAIVER.
2. PROJECT DESCRIPTION:
THE PROJECT APPROVAL IS PERTAINING TO THE WAIVER OF STREET IMPROVEMENTS, PARKING, LANDSCAPING, AND DRAINAGE ON A 0.5 ACRE SITE LOCATED AT 790 E MAIN STREET, APN: 021-102-08 LOCATED NEAR THE INTERSECTION OF E MAIN STREET AND 6TH STREET.
3. EXPIRATION DATE:
THE WAIVER 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. IF THE APPROVAL EXPIRES, A NEW WAIVER APPLICATION SHALL BE REQUIRED.
4. GOVERNING DOCUMENTS:
ALL CITY OF FERNLEY MUNICIPAL CODE (FMC) OR DEVELOPMENT CODE REFERENCES HEREIN PERTAIN TO THE VERSION OF THE CODE ESTABLISHED BY ORDINANCE NUMBER 2023-010, UNLESS OTHERWISE NOTED. THE DEVELOPER MAY SUBSTITUTE REQUIREMENTS ESTABLISHED IN FUTURE FMC UPDATES, IF APPROVED BY THE ADMINISTRATOR.

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

DESIGN STANDARDS

5. TRASH ENCLOSURES:
THE DEVELOPER SHALL LOCATE AND INSTALL TRASH ENCLOSURES TO THE APPROVAL OF WASTE MANAGEMENT AND THE ADMINISTRATOR INCLUDING THE APPROPRIATE SIZE AND LOCATION. THE TRASH ENCLOSURES SHALL MATCH THE PROJECT'S ARCHITECTURE AND BUILDING MATERIALS TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO FINAL SIGN-OFF OF THE BUILDING PERMIT.
6. UTILITY SCREENING:
THE DEVELOPER SHALL WORK IN CONJUNCTION WITH THE UTILITY COMPANIES TO LOCATE ANY NEW 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 ARCHITECTURAL ELEMENTS THAT MATCH THE MAIN STRUCTURE'S COLORS AND TO

Conditions of Approval for WVR24002

WAIVER

THE APPROVAL OF THE ADMINISTRATOR PRIOR TO FINAL SIGN-OFF OF THE BUILDING PERMIT.

7. 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 CONSISTING OF SAME MATERIALS AND BE DURABLE MATERIALS TO THE APPROVAL OF ADMINISTRATOR. THE SCREENING SHALL BE REVIEWED AND APPROVED BY THE ADMINISTRATOR PRIOR TO FINAL SIGN-OFF OF THE BUILDING PERMIT.

8. LIGHTING:

THE DEVELOPER SHALL SUBMIT A LIGHTING PLAN FOR REVIEW AND APPROVAL BY THE ADMINISTRATOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THE DEVELOPER IS REQUIRED TO COMPLY WITH THE LIGHTING STANDARDS AND REQUIREMENTS IN THE CITY OF FERNLEY DEVELOPMENT CODE. TO REDUCE THE IMPACT OF GLARE AND MINIMIZE THE EFFECT OF FIELD AND PARKING LIGHTING, LIGHTING FIXTURES WITH EXTERNAL "HOODS" AND INTERNAL GLARE REDUCTION LOUVERS SHALL BE USED.

PER FMC SECTION 32.09.100(D)1 THE HEIGHT OF PARKING LOT LIGHTING SHALL NOT EXCEED 20 FEET FROM THE GRADE OF PARKING LOT.

9. SIGNAGE:

ANY NEW SIGNS TO BE INSTALLED ON THE PROPERTY (EITHER WALL SIGNS OR FREESTANDING SIGNS) SHALL REQUIRE THE SUBMITTAL OF A SIGN PERMIT APPLICATION AND SHALL CONFORM TO CHAPTER 32.10 (SIGNS) OF THE DEVELOPMENT CODE.

GRADING AND CIVIL IMPROVEMENTS

10. FUTURE DRAINAGE REPORT/PLAN:

IF THE IMPERMEABLE SURFACE AREA OF THE SITE IS INCREASED FROM WHAT IS CURRENTLY EXISTING (WITH THE EXCEPTION OF WORK REQUIRED IN CONDITION NUMBER 11 BELOW) A DRAINAGE REPORT BY A NEVADA REGISTERED CIVIL ENGINEER SHALL BE PROVIDED TO THE CITY OF FERNLEY ENGINEERING DEPARTMENT ALONG WITH A SITE DRAINAGE PLAN. PLEASE SEE CHAPTER 10 OF THE CITY OF FERNLEY PUBLIC WORKS DESIGN STANDARDS FOR MORE INFORMATION.

11. BACKFLOW DEVICE:

THE COMMERCIAL PROPERTY WILL NEED TO HAVE A BACKFLOW PREVENTION ASSEMBLY INSTALLED AS OUTLINED IN CHAPTER 4 OF THE CITY OF FERNLEY PUBLIC WORKS DESIGN STANDARDS (SECTION 4.3.10). THE INSTALLATION OF THE BACKFLOW PREVENTION DEVICE SHALL BE COMPLETED UNDER A BUILDING PERMIT.

BUILDING PERMIT REQUIREMENTS

12. BUILDING PERMIT:

A BUILDING PERMIT SHALL BE REQUIRED FOR ALL REQUIRED ADA UPGRADES, BACKFLOW DEVICE, AND PREVIOUS KITCHEN REMODEL (PREVIOUS BUILDING PERMIT HAS EXPIRED). THE DEVELOPER

Conditions of Approval for WVR24002

WAIVER

SHALL SUBMIT A BUILDING PERMIT APPLICATION FOR REVIEW AND APPROVAL OF BY THE BUILDING OFFICIAL PRIOR TO OPERATION OF A NEW BUSINESS.

13. PROJECT CONTACT:

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

REGULATORY AGENCIES

14. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT INCLUDING BUT NOT LIMITED TO DEVELOPING A PLAN TO PROVIDE ADEQUATE EMERGENCY ACCESS THROUGHOUT THE SITE, DEVELOPING A MASTER FIRE HYDRANT AND FIRE FLOW PLAN, DEVELOPING A MASTER FIRE DEPARTMENT CONNECTION (FDC) PLAN, AND INSTALLING FIRE SUPPRESSION AND/OR ALARM SYSTEMS TO THE APPROVAL OF THE FIRE CHIEF PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

15. NEVADA DEPARTMENT OF TRANSPORTATION:

ANY CONSTRUCTION OR PLACEMENT OF ITEMS WITHIN THE RIGHT-OF-WAY WILL REQUIRE REVIEW AND APPROVAL FROM THE NEVADA DEPARTMENT OF TRANSPORTATION. THIS INCLUDES ANY LANDSCAPING, SIGNAGE, LIGHTING, ETC.



Planning Department
595 Silver Lace Blvd, Fernley, NV 89408
Development Application

APPLICATIONS, PLANS, AND/OR SUPPORTING DOCUMENTATION THAT ARE INCOMPLETE OR ILLEGIBLE WILL NOT BE ACCEPTED.

Please complete all sections that apply to you and/or your project. Various applications are only accepted on the application deadline dates. Please call before you submit to verify that someone will be available to assist you at (775) 784-9810.

☐ ADMINISTRATIVE REVIEW(AR)	☐ APPEAL(APP)
☐ ANNEXATION(ANX)	☐ PLANNED DEVELOPMENT(PD)
☐ CONDITIONAL USE PERMIT(CUP)	☐ DEVELOPMENT AGREEMENT(DA)
☐ MAJOR DEVIATION(MJD)	☐ TEMPORARY USE PERMIT(TUP)
☐ MASTER PLAN AMENDMENT(MPA)	☐ VARIANCE(VAR)
☐ MINOR DEVIATION(MND)	☐ REASONABLE ACCOMMODATION(RAD)
☐ ZONING MAP AMENDMENT(ZMA)	☒ OTHER: <u>Waiver</u>

Applicant's Name: <u>Kimberly Barney</u>		Signature: <u>KB</u>	Primary Contact? <u>Y</u>
Company Name: <u>Battle Born Equity Group LLC</u>			
Address: <u>249 Parkland Way</u>			
City: <u>Fernley</u>	State: <u>NV</u>	Zip Code: <u>89408</u>	Email: <u>kimberlyjobarney@gmail.com</u>
Phone No.: <u>775-684-9118</u>	Cell No.: <u>775-684-9118</u>	Fax No.:	

Property Owners Name: <u>Michelle Barney</u>		Primary Contact?
Company Name: <u>Battle Born Equity Group LLC</u>		
Address: <u>1198 Jasmine Ln</u>		
City: <u>Fernley</u>	State: <u>NV</u>	Zip Code: <u>89408</u>
Phone No.: <u>775-303-7558</u>	Cell No.: <u>775-303-7558</u>	Email: <u>michellebarney@sbcglobal.com</u>
		Fax No.:

Engineer / Representative: <u>Derek Barney</u>		Primary Contact?
Company Name:		
Address: <u>263 Belmont Dr</u>		
City: <u>Viridi</u>	State: <u>NV</u>	Zip Code: <u>89439</u>
Phone No.: <u>775-846-9636</u>	Cell No.: <u>775-846-9636</u>	Email: <u>dbarney7@gmail.com</u>
		Fax No.:

Brief Project Type/Description (Attach Detailed Project Type / Description):
Re-open & occupy restaurant on 790 E. Main St. Fernley, NV 89408.

Subdivision/Project Name And/Or Phase: <u>All Points Grill</u>	
Project Location (Street Address): <u>790 E Main St. Fernley, NV 89408</u>	
Assessor's Parcel Number(s): <u>021-102-08</u>	
Current Zoning: <u>C2</u>	Comprehensive Plan Land Use Designation: <u>Commercial</u>
Total Project Acreage: <u>0.50</u>	% Commercial: <u>100%</u>
Number of Parcels Proposed: <u>1</u>	% Open Space: <u>55.4% 14.9%</u>

Previous Applications For This Site? ☒ Yes ☐ No	
List Previous Application No(s) And Names: <u>BP18-070. Gary Oberg</u>	

2009 Flood Zone Designation: ☐ A ☐ AE ☐ AH ☐ AO	FEMA Map No.:
Application Filing Date:	Office Use Only
Application No.:	Development Review Meeting
Application Intake By:	Date:
Planner:	Time:
Application Fee:	
Outsource Fee:	
Noticing Fee:	
Total Due:	

LETTER OF AUTHORIZATION

This letter shall serve to notify and verify the I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application.

I/we am/are the legal owner(s) of said property; have read the foregoing "Letter of Authorization" and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this application is true and correct.

OWNER(S) OF RECORD: *(Include all signatures-provide extra sheets if necessary)*

Kimberly Barney

(Print Name)


(Signature)

9/20/2024
(Date)

Michelle Barney

(Print Name)


(Signature)

9/20/2024
(Date)

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I grant permission to City staff and officials to enter the property to conduct inspections/site visits necessary for the review of the project. I also certify that all plans and submittal requirements are in accordance with the Nevada Revised Statutes and City Code, have been drawn to a standard engineering scale (e.g. 1"=20', 1"=50', 1"=100') or architectural scale (e.g. 1/4"=1', 1/8"=1') that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT:

Kimberly Barney

(Print Name)

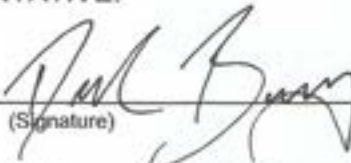

(Signature)

9/20/2024
(Date)

APPLICANT'S ENGINEER/REPRESENTATIVE:

Derek Barney

(Print Name)


(Signature)

9/20/24
(Date)

City of Fernley Development Code, Section 32.03.030, Common Review Procedures: The City will not process incomplete applications. Review for completeness of application forms is solely to determine whether preliminary information required for submission with the application is sufficient to allow further processing. A determination of completeness shall not constitute a decision as to whether an application complies with the City's Development Code.

Note: Development review meetings are preliminary nature and comments expressed by staff should not be construed as being Conditions of Approval for any project application.

APPLICATION ABBREVIATIONS AND CODE REFERENCE

Abrev.	APPLICATION TITLE	SECTION
ANX	Annexation	32.03.040
MPA	Master Plan Amendment	32.03.040
ZMA	Zoning Map Amendment	32.03.040
PD	Planned Development	32.03.040
AR	Administrative Review	32.03.050
CUP	Conditional Use Permit	32.03.050
TUP	Temporary Use Permit	32.03.050
BLA	Boundary Line Adjustment	32.03.060
TDLLP	Tentative Division of Land into Large Parcels	32.03.060
FDLLP	Final Division of Land into Large Parcels	32.03.060
TPM	Tentative Parcel Map	32.03.060
FPM	Final Parcel Map	32.03.060
RTA	Reversion to Acreage	32.03.060
TSM	Tentative Subdivision Map	32.03.060
FSM	Final Subdivision Map	32.03.060
T1V	Type I Vacations	32.03.080
T2V	Type II Vacations	32.03.080
MJD	Major Deviation	32.03.090
MND	Minor Deviation	32.03.090
VAR	Variance	32.03.090
APP	Appeals	32.03.090
DA	Development Agreement	32.03.100
RAD	Reasonable Accommodation	32.03.100

NON-RESIDENTIAL PROJECT DATA SHEET

City of Fernley, Nevada

1. Site Area Breakdown

Building Coverage 0.07 Ac. 13.3 %
 Landscaped Area 0.05 Ac. 9.2 %
 Paved Area 0.30 Ac. 100.8 %
 Undeveloped Area 0.07 Ac. 14.9 %
 Public Right-of-Way 0 Ac. 0 %
 TOTAL 0.50 Ac. 100 %

3. Floor Area Ratio

2000 / 21842 = 0.09
 Total Floor Net Site Floor Area
 Area (Sq. Ft.) Area (Sq. Ft.) Ratio

5. Building Area Breakdown & Parking Calculations

Retail/Office/Financial	_____ Sq. Ft. / 250	=	_____ Spaces
Personal Service	_____ Sq. Ft. / 250	=	_____ Spaces
Veterinary Clinic	_____ Sq. Ft. / 250	=	_____ Spaces
Health Club	_____ Sq. Ft. / 300	=	_____ Spaces
Private Recreation Facility	_____ Sq. Ft. / 200	=	_____ Spaces
Gaming	_____ Sq. Ft. / 100	=	_____ Spaces
Restaurant/Bar	<u>2000</u> Sq. Ft. / <u>100</u> <u>300</u>	=	<u>7</u> Spaces
General Industrial	_____ Sq. Ft. / 500	=	_____ Spaces
Light Industrial	_____ Sq. Ft. / 500	=	_____ Spaces
Food & Beverage Processing	_____ Sq. Ft. / 500	=	_____ Spaces
Vehicle Service Center	_____ Gas pumps x 1.0 + _____ service bays x 3	=	_____ Spaces
Overnight Lodging	_____ Rooms x 1.0 + _____ Rooms/15 + accessory uses	=	_____ Spaces
Theatre/Auditorium	_____ Seats/3 + _____ Employees x 1.0	=	_____ Spaces
Hospitals	_____ Beds x 1.5	=	_____ Spaces
Day Care Center, Large	_____ Children/8 + _____ Employees x 1.0	=	_____ Spaces
Educations Facility	_____ Classrooms x 10	=	_____ Spaces
High School	_____ Classrooms x 10	=	_____ Spaces
Middle School	_____ Classrooms x 3	=	_____ Spaces
Elementary School	_____ Classrooms x 3	=	_____ Spaces
Rest Home	_____ Beds x 0.33 + _____ Employees @ Shift x 1.0	=	_____ Spaces
Church	_____ Sq. Ft. / 30 + accessory uses	=	_____ Spaces

6. Outdoor Uses

Outdoor Storage ☒ Yes ☐ No
 Outdoor Processing ☐ Yes ☒ No
 Staging/Loading of Trucks ☐ Yes ☒ No

8. Traffic (Attach Calculations)

Average Daily Trips 140 Trips
 Peak Hour Trips 100 Trips

10. Hazardous Materials

Will the use on this site involve the use of hazardous materials? ☐ Yes ☒ No

12. Portion of Site within the Following Slope Categories:

0% - 10% 0.5 Ac. 100 %
 10% + 0 Ac. 0 %

2. Existing Building Information

#1 Description Restaurant
 Floor Area 2000 Sq.Ft Height _____ Feet
 Type of Construction _____
 #2 Description Storage/cooler
 Floor Area 908 Sq.Ft Height _____ Feet
 Type of Construction _____

4. Description of Proposed Use

Restaurant and Bar

7. Estimated Water Demand (Attach Calculations)

Domestic 0.2 AFY
 Irrigation 0.1 AFY
 TOTAL 0.3 AFY
 Source of water supply: City

9. Estimated Sewage to be Generated

1440 GPD
 (Attach Calculations)

11. Flood Hazard

Portion of site subject to inundation by 100 year flood:
0 Ac. 0 %

Overview

The purpose of this document is to provide City of Fernley staff with additional details related to reopening the restaurant at 790 E Main Street to support a request for a Waiver. This parcel is not a new development, there is no change to use, zoning, occupancy or land development. The request is to waive requirements for landscaping, drainage, sidewalks, curbs, and gutters.

Background

The building on 790 E Main, zoned C2, was last occupied in 2016 as a pizza restaurant. It is located on Main Street in Fernley, NV, between Royal Floors and Freedom Espresso, Appendix A. In 2016 it was purchased by Battle Born Equity Group, LLC with the intent of reopening as a pizza restaurant. A building permit was filed in December 2018 and renovations were completed through September 2023.

The property owner has found a business owner interested in leasing this space to open a restaurant, with no changes to structure or use. This space has been unoccupied for greater than a year, triggering several prohibitively expensive improvements, to include curb/gutter/sidewalk and compliance with current landscaping regulations. Not only is this associated expense a concern to a small business owner, but there is a lack of sidewalks and crosswalks throughout this portion of Main Street, preventing access to any sidewalks installed.

Planned Site Improvements

Landscaping and Screening

The site area is 21842 sq ft, requiring 3267 sq ft of landscaping. The concrete patio and horseshoe pits currently cover 73% of that need, ~2396 sq ft. There is a plan to reach at least 3267 sq ft of landscaping by adding planter beds and walkways, Table 1. The property owner is requesting a time bound waiver to allow this work to be completed over the next 12 months. This will allow a business to open as plans are being finalized, reviewed, and work completed.

Table 1 - Landscaping and Screening (Tentative Plans)

	Landscaped Area*	Sq Ft	Material	Trees	Shrubs**
1	Patio	596	Concrete	0	6
2	Horseshoe Pits	1800	DG***	2	16
3	Seating Area	1500	DG***	5	20
4	Parking Lot/Front Planter Bed	348	Turf	1	6
5	TOTAL	4244.25		8	48

*Final landscaping plans are being drafted. The purpose of this is to illustrate intent.
**Mix of in ground and potted shrubs. Potted shrubs will comply with Sec. 32.09.090.d.7.
***DG - Decomposed granite with a pre-emergent herbicide using weed barrier underneath.

Waivers Requested

The site does not conform to City of Fernley Development Code regarding Sidewalks, Curbs, Gutters (Section 32.09.140), and Landscaping (Section 32.09.090). There are no changes being made to this parcel, no buildings being added/constructed, and no land development. A waiver will allow the residents of Fernley to utilize this prime location on main street, resulting in an immediate improve to the Downtown Corridor.

There is evidence of circumstance beyond reasonable control of the property owner in that existing conditions on the site that make complying with the code impractical. When the parcel was developed, it complied with all Fernley Municipal Code regulations at the time. Since then, the development code has been amended to require installation of curb/gutter/sidewalk on all adjacent streets. However, this property is in the middle of a 0.06 mile stretch on Main Street that does not have sidewalks, making it impractical to add sidewalks, curbs, and gutters. The adjacent properties do not have sidewalks and there is no crosswalk to this property, rendering the sidewalk useless. Based on the Main Street Comprehensive Plan and other businesses in the area, the sidewalk will be laid directly against frontage landscaping. There is a risk that any landscaping installed will become damaged at the time of sidewalk installation. Additionally, any 6" curbing installed per code would be redundant to the sidewalk and likely be removed. See Appendix D for Master Plan sidewalk details and Appendix E for frontage landscaping examples along Main Street in Fernley.

The waiver does not impair the purpose of the zoning district. This site is zoned C2 Commercial. This zoning category permits a wide range of commercial activities, including retail stores, restaurants, offices, hotels, and entertainment venues. By allowing all uses permitted in the C2 zone, it supports the purpose of the zone rather than impairing it.

The waiver does not impact any fire, building, or health codes. All fire, building, or health requirements from the 2018 plan review have been met. The Sidewalks, curbs, gutters and frontage landscaping are not considered fire, building, or health requirements.

The waiver is consistent with the Master Plan. The Master plan focused largely on strategies to implement the Downtown Revitalization Study drafted in May 2014. Mechanisms intended to assist in the redevelopment of the downtown area are no longer in place. While City Staff works to reconceive a strategy that includes the best practices for revitalization, keeping existing building occupied supports the intent of the Master Plan by preventing empty, neglected buildings that would further erode the downtown core. Continuing to leave the building vacant when it is safe to occupy contradicts the Master Plan.

The waiver is necessary to preserve a substantial property right enjoyed by surrounding properties. This waiver is necessary to preserve the property owner's right to lease this building for all uses permitted in the C2 zone, especially in this case where there is no use change requested.

The waiver meets the intent of the Downtown waiver. On July 3, 2024, Fernley City Council approved a new process that allows the waiver of certain development standards at the discretion of the Planning Commissions. The intent of the new waiver process is to provide relief and flexibility in the development review process with respect to specific areas. This site is outside of the waiver area, which includes downtown between Miller Land and Hardie Lane, Appendix F. City Council approved this waiver to exclude historical downtown building from complying with development code on a case by base basis. It can be argued that even though this property is outside of that waiver zone, the intent of the waiver was to bring Main Street buildings back to life and create opportunities for small business in Fernley. The residents of Fernley consider the "Pizza Shack" a Main Street staple. It is reasonable to conclude that this building should be granted the same exceptions.

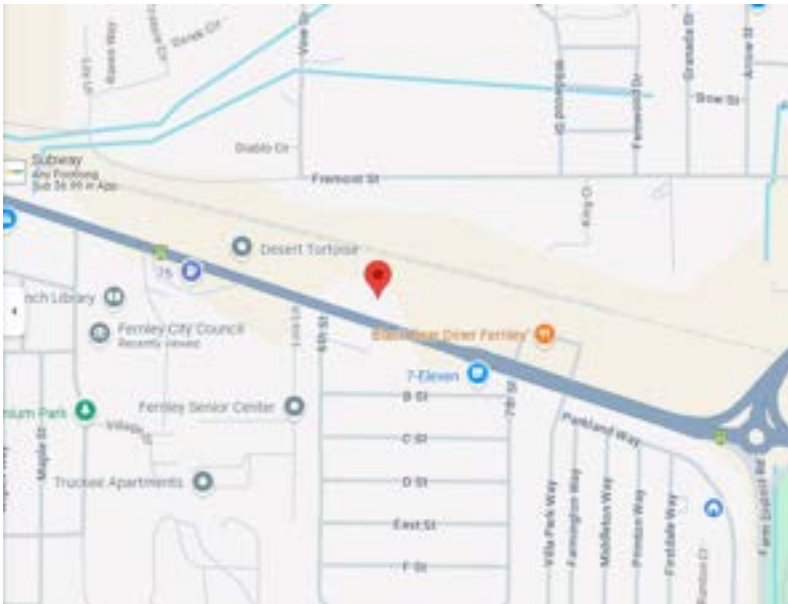
The waiver is in alignment with NDOT requirements. NDOT does not require sidewalks as there are no changes to the right of way.

Summary

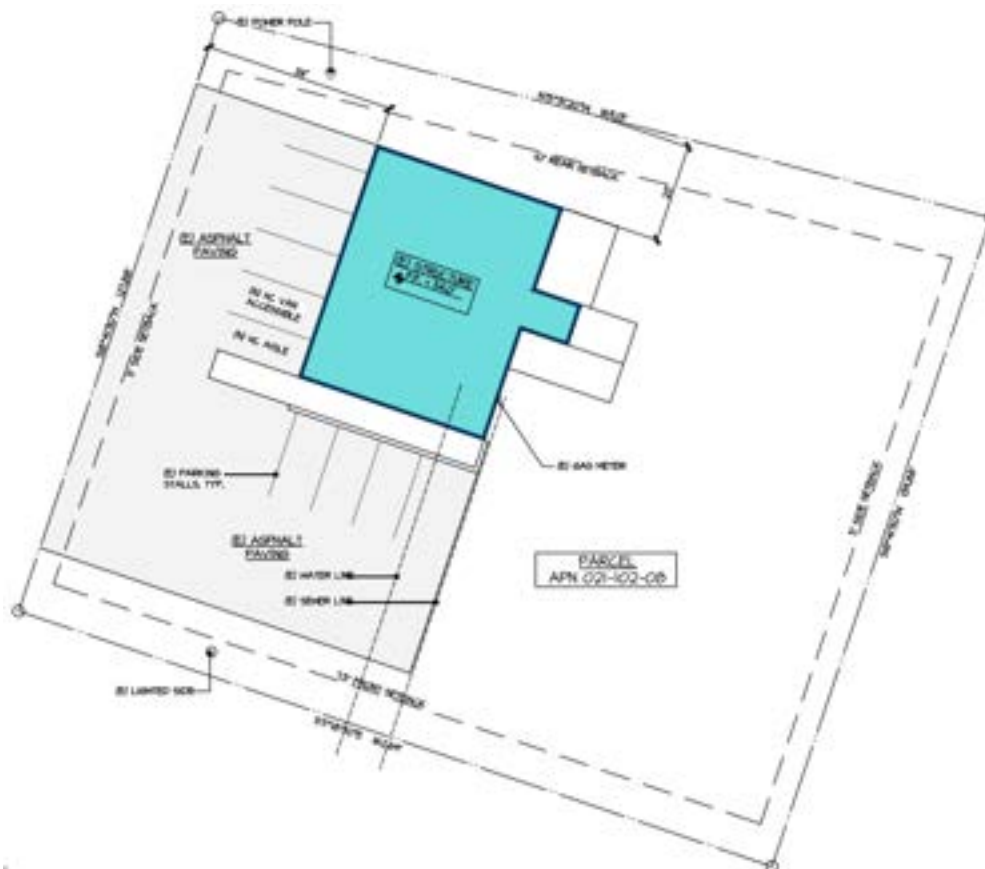
Based on the above findings we recommend that the City of Fernley grant the property owner's request for a waiver for property at 790 E Main. We ask that the City of Fernley and Staff review this waiver application, summarize the findings, and present them to the Planning Commission for review and approval.

Appendices

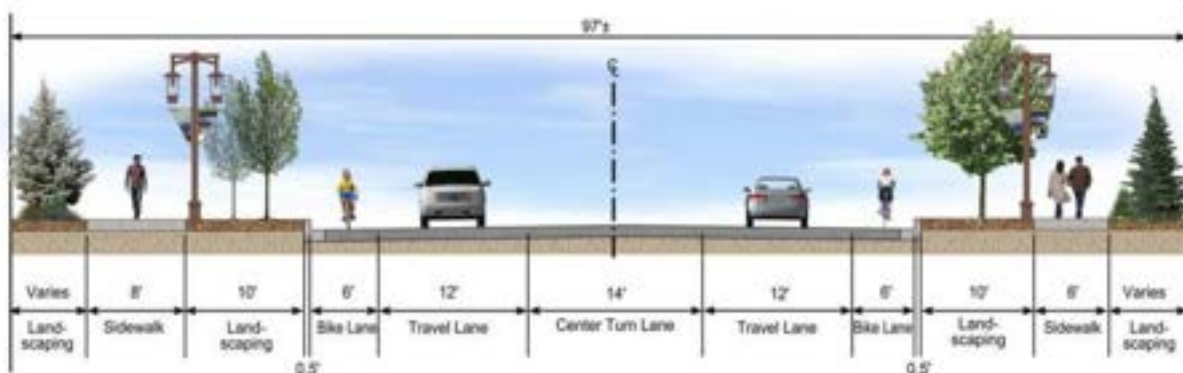
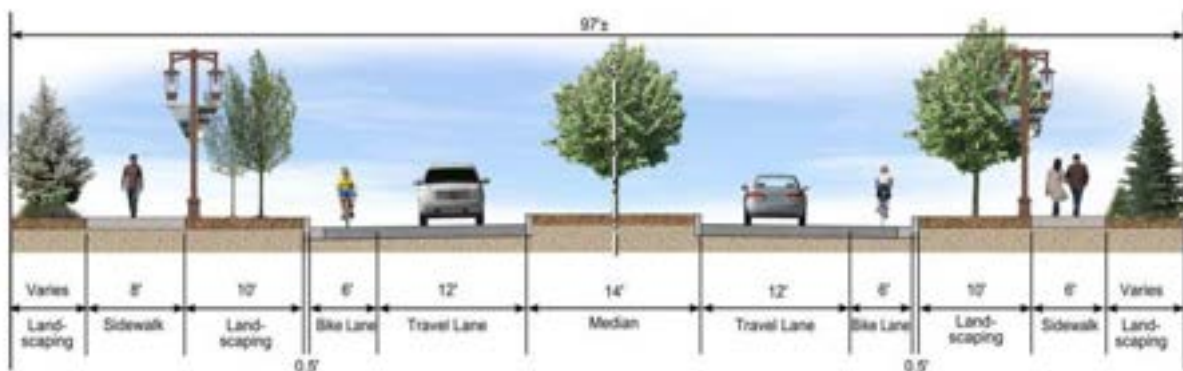
Appendix A: Vicinity Map_790 E Main Street



Appendix B: Site Plan_Current Conditions



Appendix C_Building exterior

Appendix D: Hardie to 5th St Sidewalk Alternatives

Appendix E: Example of frontage landscaping_Main Street Fernley



Appendix F: Waiver Area and Waivers Permitted

Downtown

Area	Waivers Permitted
Downtown, specifically the area bordered by the railroad tracks to the north, Cedar Street to the south, Dallas Lane and Miller Lane to the west, and Handle Lane to the east.	• Curb, gutter, and/or sidewalk • Parking (number of spaces) • Landscaping
USVSA/Speedway Road industrial park	• Curb, gutter, and/or sidewalk • Landscaping
Industrial areas along Lyon Drive, Salvadore Drive, Resource Drive, and Industrial Drive	• Landscaping



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: November 13, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion

AGENDA ITEM:

(For possible action) Discussion and possible action regarding a Zoning Map Amendment application (ZMA 24004), a request by Jose Castillo Jr on behalf of Golden Years Castle Home of Fernley, LLC to change the zoning designation from SF20 to PF on two parcels totaling approximately 1.741 acres located at the southwest corner of Farm District Road and Westerlund Lane (APNs 021-111-47 and 021-111-48).

AGENDA ITEM BRIEF:

The designated land use for this parcel is Residential Single-family (SF20, SF12, SF9, SF6). The proposed land use is Public Facility (PF). The zoning districts are complementary to one another, whereas the uses in the PF district aim to elevate the quality of life for residents.

RECOMMENDED MOTION:

I move to recommend City Council approve the zoning map amendment subject to the conditions suggested in the staff presentation.

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:

"Based on information received in written materials and at the public hearings on this matter, I move to recommend City Council deny the zoning map amendment to change the zoning designation from SF20 to PF

associated with ZMA 24004. I cannot recommend approval of this tentative subdivision map because I have determined the proposed changes are detrimental to the public's health, safety, and general welfare and am unable to make the following required findings:"

"I am unable to make finding _____ as it relates 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 conjunction with the zoning map amendment the applicant is also proposing to expand the existing senior living community, Golden Years Castle Group Home Care (GYCGHC). The senior living community has five locations throughout the state of Nevada, within the cities of Fernley, Hidden Valley, and Reno. Golden Years Castle Group Home Care has been operating since 2003, with their Fernley location becoming operational in 2019. GYCGHC's Fernley location has a unique business model that is based on providing a senior living community to private residents and residents on Medicaid. GYCGHC is the only business offering services to Medicaid recipients and has resulted in a shortage of room availability. Thus, The Nevada Aging and Disability Services Division (ADSD) provided the receipt with a grant to expand their business operation. However, existing zoning limits the density to 2.2 units per acre. As such, an alternative zoning designation would be required to accommodate any expansions. The existing land use designated as "life care or continuing care services" is an allowable use in the PF zone, whereas, it is not allowed in the SF 20 zone, thus making the land use legal nonconforming. Furthering the need for a zone amendment to allow for the expansion of a legal nonconforming use.

Uses permitted in the PF zone that are not permitted in the SF20 zone are as follows: life care or continuing care services, automated teller machine, stand alone, mobile vendor, office, event center/ banquet hall, fraternal club/ lodge/ community service facility, childcare facility, college, technical school, personal instructional services, correctional institutions, public maintenance facility, public safety facility, hospital, cultural institution, entertainment facility/ theater, heliport/ miscellaneous air transportation, and transportation passenger terminal.

The applicant has submitted an Administrative Review application for approval of the actual building expansion. This application will be reviewed by staff as outlined in the Development Code.

ANALYSIS:

Staff contends that a zoning map amendment from SF20 to PF is appropriate for this site given that the northern portion of the project site has been used as a senior living community since 2019. Furthermore, the senior living community is compatible with the adjacent residential uses. By expanding their operation, Golden Years Castle Group Home Care (GYCGHC), will be utilizing a currently underdeveloped portion of land south of the existing senior family living facility. Additionally, on July 17, 2024, the City of Fernley approved a Master Plan Amendment changing the land use designation from Residential to Public Facility. The proposed zoning map amendment would change the zone to be consistent with the city's Master Plan. Additionally, the facility's use classification as a "life care or continuing care services" is consistent with the Public Facility Zone.

FINDINGS:

1. Consistent with the city's master plan and otherwise consistent with state and federal law.

This finding can be made. The proposed zone Public Facility (PF) is consistent with the recent master plan amendment, changing the designated land use from residential to public facility. The applicant suggests that the proposed zone change supports the master plan community goals and action strategies regarding, Population, Housing, and Employment (HP) and Land Use (LU) listed below, and staff concurs.

HP.1.5 – Increase the opportunity for affordable, high-quality housing for seniors.

The proposed development will expand the existing senior living community, with the construction of 10 units, providing additional housing opportunities for seniors. Additionally, Golden Years Castle Group Home Care (GYCGHC) is one of the few communities to provide housing opportunities for seniors on Medicaid.

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

This would be an infill development in an existing neighborhood. Adequate public services and facilities already exist in this area.

LU.1.3 – Provide a balanced distribution of employment and population.

This development would bring job opportunities to fill any opening for new staff to accommodate the additional residents. The proposed development would attract and better service elderly members of the community while being situated in a single-family residential area, creating a balanced population demographic. Furthermore, the allowed land uses in the PF zone are predominately community orientated, thus new developments under this zone would be for the surrounding residents while creating employment opportunities.

2. Consistent with the surrounding land uses.

This finding can be made for a zoning map amendment from SF20 to PF. The uses permitted in the PF zone are generally compatible with single-family and rural residential neighborhoods. The PF zone should be limited to the area approved under the city's Master Plan Amendment.

3. Public notice was given, and a public hearing held per the requirements of the development code and Nevada revised statutes.

This finding can be made. Staff certifies that public notice was given in accordance with Title 32 of Fernley Municipal Code and Nevada Revised Statutes and a public hearing was held as part of the proceedings of the November 13, 2024, Planning Commission meeting. A public notice was placed in the Reno Gazette Journal and 71 individual letters were mailed to all homeowners and renters within a 500-foot radius of the subject parcel. Additional public hearings will be held once this item moves forward to City Council.

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 §278.260](#) – Determination, establishment, enforcement and amendment of zoning regulations.

[FMC §32.03.040](#)(e) – Zoning map amendments (rezoning)

[FMC §32.06.070](#) – Zoning Districts, Residential - Single-family (SF20, SF12, SF9, SF6)

[FMC §32.06.120](#) – Zoning Districts, Public facility (PF)

[FMC §32.09](#) – Unlisted uses and use table

Note: These links are for quick reference and not all-inclusive. The Planning Department will monitor these references through November 13, 2024, Planning commission meeting, but does not guarantee link operation or applicability after that date.

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

1. ZMA Conditions of Approval
2. Site Plan
3. Development Application
4. Applicant Narrative

Conditions of Approval for: Zoning Map Amendment (ZMA 24004)

SCOPE AND DURATION OF APPROVAL

1. APPROVAL:

THE PROJECT IS APPROVED AS CONDITIONED AND DESCRIBED BELOW. ANY SUBSTANTIVE CHANGE WILL REQUIRE APPROVAL FROM THE CITY OF FERNLEY AND SHALL BE PROCESSED AS OUTLINED IN THE DEVELOPMENT CODE.

2. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO THE REZONING FROM SF20 TO PF ON TWO PARCELS TOTALLING APPROXIMATELY 1.741 ACRES LOCATED AT THE SOUTHWEST CORNER OF FARM DISTRICT ROAD AND WESTERLUND LANE (APNS 021-111-47 AND 021-111-48).

3. EXPIRATION DATE:

THE ZONING MAP AMENDMENT DOES NOT EXPIRE.

4. GOVERNING DOCUMENTS:

ALL CITY OF FERNLEY MUNICIPAL CODE (FMC) OR DEVELOPMENT CODE REFERENCES HEREIN PERTAIN TO THE VERSION OF THE CODE ESTABLISHED BY ORDINANCE NUMBER 2023-008, UNLESS OTHERWISE NOTED. THE DEVELOPER MUST COMPLY WITH ALL DESIGN STANDARDS AND REGULATIONS AS SET FORTH IN FMC. 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, AND THE MOST CURRENT "CITY OF FERNLEY COMPREHENSIVE MASTER PLAN".

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: 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 PUBLIC UTILITIES COMMISSION (PUCN), NEVADA STATE ENVIRONMENTAL COMMISSION, THE CITY OF FERNLEY BUILDING OFFICIAL, THE CITY OF FERNLEY ENGINEER, CITY OF FERNLEY PLANNING DEPARTMENT, CITY OF FERNLEY PUBLIC WORKS DEPARTMENT, AND THE CITY OF FERNLEY PROFESSIONAL LAND SURVEYOR.



AUGUST 13th

Planning Department

595 Silver Lace Blvd, Fernley, NV 89408

Development Application

APPLICATIONS, PLANS, AND/OR SUPPORTING DOCUMENTATION THAT ARE INCOMPLETE OR ILLEGIBLE WILL NOT BE ACCEPTED. Please complete all sections that apply to you and/or your project. Various applications are only accepted on the application deadline dates. Please call before you submit to verify that someone will be available to assist you at (775) 784-9810.

☒ ADMINISTRATIVE REVIEW		☐ APPEAL		☐ ANNEXATION		☐ PLANNED DEVELOPMENT		☐ (APP)	
☐ CONDITIONAL USE PERMIT		☐ (ANX)		☐ MAJOR DEVIATION		☐ DEVELOPMENT AGREEMENT		☐ (PD)	
☐ MASTER PLAN AMENDMENT		☐ (CUP)		☐ MINOR DEVIATION		☐ TEMPORARY USE PERMIT		☐ (DA)	
☐ ZONING MAP AMENDMENT		☐ (MJD)		☐ MASTER PLAN AMENDMENT		☐ VARIANCE		☐ (TUP)	
☐ ZONING MAP AMENDMENT		☐ (MPA)		☐ MINOR DEVIATION		☐ REASONABLE ACCOMMODATION		☐ (VAR)	
☐ ZONING MAP AMENDMENT		☐ (MND)		☐ ZONING MAP AMENDMENT		☐ OTHER:		☐ (RAD)	
☐ ZONING MAP AMENDMENT		☐ (ZMA)							
Applicant's Name: JOSE O. CASTILLO									
Signature: [Signature]									
Primary Contact?									
Company Name: GOLDEN YEARS CASTLE HOME OF FERNLEY LLC									
Address: 2060 ARCADE AVE									
City: RENO State: NV									
Phone No.: 775-575-9200 Cell No.: 775-240-9305 Email: GOLDEN YEARS CASTLE HOME OF FERNLEY LLC Fax No.: [blank]									
Property Owners Name: JOSE O. CASTILLO									
Company Name: GOLDEN YEARS CASTLE HOME OF FERNLEY LLC									
Address: 2060 ARCADE AVE									
City: RENO State: NV									
Phone No.: 775-575-9200 Cell No.: 775-240-9305 Email: GOLDEN YEARS CASTLE HOME OF FERNLEY LLC Fax No.: [blank]									
Engineer / Representative: WASEM AKHILAR, P.E.									
Company Name: INFINITY ENGINEERING INC.									
Address: 2135 GREEN VISTA DR. #107									
City: SPARKS State: NV									
Phone No.: 775-333-5211 Cell No.: 775-333-5211 Email: INFINITY ENGINEERING INC. Fax No.: [blank]									
Brief Project Type/Description (Attach Detailed Project Type / Description): ASSISTED LIVING FACILITY FOR ELDERLY. GROUNDS UP. NEW BUILDING.									
Subdivision/Project Name And/Or Phase: GOLDEN YEARS CASTLE HOME OF FERNLEY 2 LLC									
Project Location (Street Address): 5635 FARM DISTRICT ROAD FERNLEY NV. 89408									
Assessor's Parcel Number(s): 021-111-48									
Current Zoning:									
Total Project Acreage: 1									
Number of Parcels Proposed: 1									
Previous Applications For This Site? ☐ Yes ☐ No									
List Previous Application No(s) And Names:									
2009 Flood Zone Designation: ☐ A ☐ AE ☐ AH ☐ AO									
Application Filing Date:									
Application No.:									
Application Intake By:									
Planner:									
FEMA Map No.:									
Application Fee:									
Outsource Fee:									
Noticing Fee:									
Total Due:									

Zoning Map Amendment

Golden Years Castle Home of Fernley plans to change from zone SF20 to PF for us to build a new facility in the vacant area of land that we have next to our current facility. We intend to add a total of 16 beds and 16 bathrooms to accommodate more elderly and disabled that need our services. In addition, we are planning to add a living room, activity area, and a patio that our residence can reside and enjoy the ambiance or engage in activities during their stay in our facility.



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: November 13, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion

AGENDA ITEM:

(For possible action) Discussion and possible action regarding a Zoning Map Amendment (ZMA 24001), Major Deviation (MJD 24001), and Tentative Subdivision Map (TSM 24001), a request by KLS Planning & Design on behalf of The 1903 Trust for 1) changing the zoning designation from RR1/2 to SF6; 2) the reduction of side setback requirements from a combined total of 20 feet to a combined total of 10 feet; and 3) the division of approximately 47.52 acres into 158 single-family lots. The project is located at the northeast corner of Farm District Road and Red Rock Road (APN 021-343-20).

AGENDA ITEM BRIEF:

There are 3 applications being considered on this one agenda item: a Zoning Map Amendment, a Major Deviation, and a Tentative Subdivision Map. The result of approving these applications will be the construction of 158 single-family homes east of Red Rock Road.

RECOMMENDED MOTION:

"I move to

1. Approve the Major Deviation application as presented based on the findings as set forth in the staff report; and

2. Recommend City Council approve Zoning Map Amendment (ZMA 24001) and Tentative Subdivision Map (TSM 24001) as presented based on the findings 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

"Based on information received in written materials and at the public hearings on this matter, I move to recommend City Council deny the tentative subdivision map, and zoning map amendment for Yori Single-Family Development associated with TSM24001, and ZMA24001. I cannot recommend approval of this tentative subdivision map and zoning map amendment because I have determined the proposed changes are detrimental to the public's health, safety, and general welfare and am unable to make the following required findings:"

"I am unable to make finding _____ as it relates 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:

The subject property is currently classified under the Lyon County Assessor's office as use code 698: Agricultural Deferred with Multiple Residences. The site is mostly vacant and comprised of one regularly shaped parcel (APN: 021-343-20) totaling 47.53 acres. The applicant is proposing to demolish all existing structures and redevelop the site into 158 single family dwelling units.

The scope of work requires the approval of the following entitlements as described in Fernley Municipal Code Sec. 32.03.020. "Review and decision-making bodies." Individual findings are included below.

1. **(TSM)** Tentative Subdivision Map – Recommended by Planning Commission, Approved by Council

Final Subdivision Map - Approved by Council

1. **(ZMA)** Zoning Map Amendment - Recommended by Planning Commission, Approved by Council
2. **(MJD)** Major Deviation – Approved by Planning Commission

APPROVAL CRITERIA:

Recommendations and decisions on the subject applications shall be based on consideration of all the following criteria:

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

Condition of approval 8 is intended to keep dust erosion from polluting the air. No other significant source of air pollution was identified. To ensure compliance with environmental and health laws and regulations concerning solid waste disposal, staff added condition of approval 18, which requires proof that Waste Management intends to provide solid waste disposal for the community.

Water and sewer services will be provided by City of Fernley. To ensure City of Fernley systems maintain compliance with applicable regulations once the project is developed, staff included conditions of approval 7, 13, 15-16, & 24. The developer must conduct water and sewer modeling to determine if adequate public facilities are in place. If adequate facilities are not in place, the developer will construct them in addition to all infrastructure within the development itself. The developer will grant easements so that City of Fernley may maintain the water and sewer infrastructure once built. Finally, the developer is responsible for constructing all necessary storm water treatment and drainage structures.

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

Fernley Municipal Code Section 32.09.035 states, the applicant shall dedicate to the city, as a condition precedent to approval of a final subdivision map, the surface water or groundwater rights reasonably necessary to ensure an adequate water supply to serve all parcels or lots within the project. Staff added condition 14 to make the need for dedication of water rights very clear. If the applicant is unable to dedicate the appropriate amount of water rights, their final subdivision map will not be approved by City of Fernley.

Availability and accessibility of utilities;

All water, sewer, and other public utilities are known to be available to the site; the developer shall comply with FMC regarding the sanitary sewer and water systems, including associated connection fees, and shall be responsible for constructing all improvements deemed necessary to serve the project

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

This tentative map was forwarded to Lyon County School Board in accordance with NRS §278.346; the board did not indicate a school site is needed within the area. This subdivision is an infill development located within areas already served by Lyon County Sheriff's Department and the North Lyon County Fire Protection District.

The question of automobile transportation is addressed through condition 17 which requires the streets to be built out prior to submitting the final map application. Additional improvements to existing public streets and highways have been identified and conditioned as part of the project approval, including but not limited to:

- All streets within the subdivision are required to have sidewalks, which will allow pedestrian access.
- Paved pedestrian access shall be provided along the north side of Red Rock Road between the east side of Yori Way and Red Rock Road.
- The developer shall coordinate with the City regarding payment in lieu of installation of a cross walk and rapid flashing beacon at the intersection of Red Rock Road and Farm District Road.
- Directional pedestrian ramps shall be installed at the northeast corner of the intersection for a future Red Rock Road and Farm District Road cross walk.
- A minimum of three pedestrian ramps shall be provided at all t-intersections, including bulbs.
- Sidewalks shall be increased to 5-feet wide or passing spaces shall be incorporated every 200-feet in accordance with Americans with Disabilities Act and Accessible Guidelines for Pedestrian Facilities in Public Right-of-Way requirements.
- Pedestrian ramps shall be provided at both corners of the west end of proposed Cattle Road and the north end of Yori Way.
- Directional pedestrian ramps shall be provided across Yori at Farm District Road.

The need for recreation facilities and parks is specifically addressed through condition 25 regarding residential construction tax. Given the current market rate of single-family homes in City of Fernley, the developer will be required to pay \$1,000 per dwelling unit in residential construction tax. This residential construction tax is to be reserved solely for providing recreation facilities and parks to the citizens of this neighborhood.

Consistency with the zoning district regulations;

The tentative map conforms with the proposed zoning district regulations, contingent on the approval of Major Deviation Permit application No. MJD24001. While the project complies with the individual 5' side setback requirement, the code requires a combined minimum of 20' where the applicant is proposing 10'. The tentative map has been analyzed for consistency with the zone change indicated in companion application ZMA24001 from RR1/2 to SF6.

TABLE 32.06.060-1 - General Rural RR½ and Residential Rural	
Density/Intensity Standards	
Lot Dimensions	
Lot size (min)	½ acre
Lot coverage (max)	25%
Lot frontage (min)	120'
Lot width (min)	120'
Setbacks (principal buildings)	
Front/exterior side	30'
Side	10'
Rear	20'
Height (structures)	
Residential	35'
Nonresidential	35'

TABLE 32.06.070-1 - Residential - Single-Family Density/Intensity Standards		SF6
Lot		
Lot size (min) (square feet) (.14 acres)	6,000	
Lot coverage (max)	50%	
Lot frontage (min)	35'	
Lot width (min)	60'	
Lot width - corner	65'	
Setbacks (principal buildings)		
Front (livable space or side load garage)	15'	
- garage/carport	20'	
Side	5'	
side combined	20'	
MJD2024001	*10	
Exterior Side	10'	
Rear	10'	
Alley loaded garage ¹		
Density (maximum)		
Residential (du/ac)	7.2	
Height (structures)		

Residential	35'
Nonresidential	35'

Conformity with the master streets and highways plan;

Staff verified that this development complies with the "City of Fernley Transportation Master Plan" of July 2020.

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

The City of Fernley currently intends to build the extension of Red Rock Road. Should Yori Subdivision move forward prior to City of Fernley completing their slated Red Rock Road improvements, the developer shall complete the improvements on behalf of the City in accordance with the City's preferred design. The east side of Red Rock Road along the proposed development shall be developed to a half-street section with curb, gutter and sidewalk. Pavement patching for utilities along Red Rock Road will require a grind and overlay of half or all of Red Rock Road depending on the extent of utility patches. Red Rock shall be repaired due to construction traffic, including pavement replacement for damaged areas and slurry sealing to correct construction traffic impacts as required. The existing drainage along the east side of Red Rock Road shall be attenuated (piped) across the new roadway connection to Red Rock Road. Improvement plans shall identify all improvements as "public" (to be dedicated) or "private," and street identification signs must be in place and streets within the subdivision must be complete, to the approval of the City Engineer and Fire Chief, prior to recording the final map.

Farm District Road Turn Lane: The developer shall provide improvements to Farm District Road as required by NDOT. Farm District Road shall be widened along the entire frontage of the project regardless of whether NDOT restricts turning movements at the Yori/Farm District Road Intersection.

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

As part of their submission, the developer provided a preliminary technical drainage and geotechnical report. Staff screened recommendations from these reports and found no items of concern.

Recommendations and comments of review bodies;

The City circulated the proposed development plans and received comments from the following agencies:

NDEP: This project will require the submittal of a tentative subdivision map to the Nevada Division of Environmental Protection (Division) pursuant to NRS 278. The developer will need to follow the Division's guidelines for submittal of the tentative map, including the submittal of the proper fees for agency review. This guidance can be found on the Division's website. Next, the submittal of civil improvement plans and a final map for agency review are required. A will-serve for water and sewer are required as part of the final map review. The Division advises all local planning authorities and building departments that any construction on a subdivision (including grading) cannot begin unless civil improvement plans have been reviewed and approved by the Division

NDWR: The subject property lies within the City of Fernley service area. Municipal water service is subject to City of Fernley rules and regulations and approval by the Office of the State Engineer regarding water quantity and availability. A Will Serve from City of Fernley and a mylar map of the proposed project must be presented to the State Engineer for approval and signed through his office prior to development. No estimate of demand is available.

NDOT: Specific requirements include: a) construct a type 5, ¾ project access (right-in, right-out, left-in) on SR 828 as described in the traffic study. A deviation letter will be required with the permit application. b) construct

a left-turn deceleration lane at the project access per NDOT's access management system and standards. c) construct signing and striping for improvements per MUTCD and NDOT standards.

Engineering: Staff received an initial comment letter with a list of recommended items to be conveyed as conditions of approval of TSM24001, including: drainage, improvement plans, pedestrian access, traffic impact, hydrological and geotechnical reports. Many of these have been incorporated by reference in other sections of the staff report, and can also be found in the Conditions of Approval.

Conformity to the master sewer and water utility plan;

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

Compliance with this Code and all other applicable regulations.

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

The request is consistent with the stated purposes of the Development Code.

The request is consistent with the stated purpose which is to allow relief and flexibility in the development review process. Generally, it is the intent of the City to allow significant reductions or deviations from the minimum standards of this Code only in exchange for a higher level of quality development and compensating benefits. Further, it meets the required applicability criteria which are: a) Special exceptions greater than ten percent and less than 50 percent from requirements for land use in this title; or b) Special exceptions from development standards that are quantified and, c) It does not authorize a use variance, or a deviation based on hardship or difficulty.

Granting the major deviation will not be materially detrimental to the public health, safety or welfare, or injurious to property or improvements in the vicinity;

It is not conceivable to imagine any detriment to public health, safety or welfare to property or improvements in the vicinity. The code in fact already establishes a 5' side yard setback as a standard. It is a home buyer's choice to buy into this design change that implements 5' on both sides of each house (at a point) because of the pie shaped lots that flare out to make the average combined setback much larger.

Granting the major deviation is necessary for the preservation and enjoyment of a property right possessed by other property owners in the same vicinity and land use district and is denied to the property for which the major deviation is sought; and

It appears the standard is not applicable to other properties in the area. This change brings the SF6 zoning standards more in alignment with all zoning standards working in harmony, i.e. lot size, width, setback, coverage, etc., as all must relate to the specified density which cannot be achieved with this standard. Proposed density with the proposed deviation is only 46% of the maximum allowed in the district. That is, 3.3 dwelling units per acre achieved versus 7.2 dwelling units per acre allowed.

Granting of the major deviation does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located.

This is a design change and a design preference that the code does not consider and does not grant a special privilege. Other properties in the area could seek the same relief from the code and standards if such a design concept was considered. It appears that it does not apply to other properties.

Consistent with the city's master plan and otherwise consistent with state and federal law.

The existing master plan designation of the subject property is Single Family Residential (SFR), with equivalent

zoning categories of SF6/9/12/20 and PD. The existing zoning designation, however, is RR1/2, which corresponds with the land use category Rural Residential (RR) in the master plan. As such, the approval of the proposed zoning map amendment would bring the property into compliance by ensuring consistency across planning documents and minimizing the potential of conflicting development standards.

The main difference between the two categories in the master plan being:

Density (.2-2 du/ac) vs (2-7 du/ac) and

Minimum Lot Size (min 1 acre) vs (N/A).

The project proposes 158 lots across a total lot area of 35.06 acres (excluding common areas/ROW), with one unit per lot, and has an overall residential density of 4.5 du/ac. This falls within the appropriate range for the SFR designation. The maximum amount of residences allowed under the Residential Rural density standards would be limited to 2 dwelling units/acre capping the project at 70 individual lots.

The average lot size is .22 acres and the smallest proposed is .14 acres, which does not meet the minimum 1 acre lot size for rural subdivisions, but does meet the SF6 development standard minimum (.13 acre lots or 6,000SF). There is no minimum lot size requirement Single Family Residential in the master plan.

A condition of approval has been included that the applicant comply with all Local/State/Federal laws.

Furthermore, a full Master Plan Policy Analysis can be found in the attached "Submittal Materials."

Consistent with the surrounding land uses.

Surrounding land uses include a mix of single family and rural residential zoning, with a large range of lot sizes and property development. The site is directly adjacent to a similarly sized subdivision on Red Rock Road and abuts vacant Commercial property along US Highway 50.

Public notice was given, and a public hearing held per the requirements of the development code and Nevada revised statutes.

This item was noticed on 10/23/2024 and considered at a public hearing in accordance with all local and state guidelines.

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 §278.330-278.353](#) - Subdivision of Land: Tentative Maps

[NRS §278.260](#) - Determination, establishment, enforcement and amendment of zoning regulations

[NRS 278.315](#) - Granting of variances.

[FMC §32.03.060\(f\)\(1\)](#) - Tentative subdivision maps

[FMC §32.03.040\(e\)](#) - Zoning map amendments (rezoning)

[FMC §32.03.090\(a\)](#) - Major deviations

[FMC §32.06.070](#) - Residential - Single-family (SF20, SF12, SF9, SF6)

[FMC §32.06.060](#) - General rural (GR20) and residential rural (RR5, RR1, and RR½).

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

1. Conditions of Approval
2. Submittal Materials
3. Plan sets

**Conditions of Approval for:
Zoning Map Amendment (ZMA 24001)
Major Deviation (MJD 24001)
Tentative Subdivision Map (TSM 24001)**

SCOPE AND DURATION OF APPROVAL

1. APPROVAL:

THE PROJECT IS APPROVED AS CONDITIONED AND DESCRIBED BELOW. ANY SUBSTANTIVE CHANGE WILL REQUIRE APPROVAL FROM THE CITY OF FERNLEY AND SHALL BE PROCESSED AS OUTLINED IN THE DEVELOPMENT CODE.

- A. THE ZONING MAP AMENDMENT IS APPROVED CHANGING THE ZONING OF THE PROPERTY FROM RR1/2 TO SF6.
- B. THE MAJOR DEVIATION IS APPROVED REDUCING THE SIDE SETBACK REQUIREMENTS FROM A COMBINED TOTAL OF 20 FEET TO A COMBINED TOTAL OF 10 FEET.
- C. THE TENTATIVE SUBDIVISION MAP IS APPROVED TO DIVIDE APPROXIMATELY 47.52 ACRES INTO 158 SINGLE-FAMILY LOTS.

2. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO RESIDENTIAL SINGLE-FAMILY DEVELOPMENT WITH A MAXIMUM OF 158 LOTS ON AN APPROXIMATELY 47.52-ACRE PARCEL LOCATED AT THE NORTHEAST CORNER OF FARM DISTRICT ROAD AND RED ROCK ROAD (APN 021-343-20).

3. EXPIRATION DATE:

THE TENTATIVE SUBDIVISION MAP APPROVAL SHALL EXPIRE WITHIN FOUR YEARS OF THE DATE OF CITY COUNCIL APPROVAL UNLESS THE FINAL PARCEL MAP(S) HAS BEEN RECORDED IN ACCORDANCE WITH NEVADA REVISED STATUTES (NRS 278.360). BECAUSE THE MAJOR DEVIATION IS TIED TO THE SPECIFIC DESIGN OF THE TENTATIVE SUBDIVISION MAP, THE EXPIRATION OF THE MAJOR DEVIATION WILL FOLLOW THAT OF THE TENTATIVE SUBDIVISION MAP. THE ZONING MAP AMENDMENT DOES NOT EXPIRE.

4. GOVERNING DOCUMENTS:

ALL CITY OF FERNLEY MUNICIPAL CODE (FMC) OR DEVELOPMENT CODE REFERENCES HEREIN PERTAIN TO THE VERSION OF THE CODE ESTABLISHED BY ORDINANCE NUMBER 2023-008, UNLESS OTHERWISE NOTED. THE DEVELOPER MUST COMPLY WITH ALL DESIGN STANDARDS AND REGULATIONS AS SET FORTH IN FMC. 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, AND THE MOST CURRENT "CITY OF FERNLEY COMPREHENSIVE MASTER PLAN".

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: 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 PUBLIC UTILITIES COMMISSION (PUCN), NEVADA STATE ENVIRONMENTAL COMMISSION, THE CITY OF FERNLEY BUILDING OFFICIAL, THE CITY OF FERNLEY ENGINEER, CITY OF FERNLEY PLANNING DEPARTMENT, CITY OF FERNLEY PUBLIC WORKS DEPARTMENT, AND THE CITY OF FERNLEY PROFESSIONAL LAND SURVEYOR.

REQUIREMENTS FOR GRADING AND CIVIL PERMITS

7. WATER AND SEWER SYSTEM MODELING:

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

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

8. GRADING PERMIT:

THE DEVELOPER SHALL COMPLY WITH ALL GRADING REQUIREMENTS SET FORTH IN FMC, AS WELL AS ALL STATE AND FEDERAL REGULATIONS. PRIOR TO THE ISSUE OF A GRADING PERMIT, THE DEVELOPER SHALL POST A SURETY BOND FOR REGRADING AND RECLAMATION OF THE SITE, PROVIDE A STORMWATER POLLUTION PREVENTION PERMIT, AND SURFACE AREA DISTURBANCE PERMIT.

REQUIREMENTS DURING CONSTRUCTION PHASE

9. CONSTRUCTION DEBRIS:

ALL CONSTRUCTION SITES SHALL HAVE APPROVED TRASH RECEPTACLES OR AN APPROVED TRASH REMOVAL PLAN IN PLACE AT THE TIME OF THE FIRST INSPECTION AND DURING CONSTRUCTION, UNTIL CERTIFICATE OF OCCUPANCY IS ISSUED. THE RECEPTACLES SHALL BE USED APPROPRIATELY TO MAINTAIN A CLEAN WORK SITE.

10. 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.

11. PROJECT CONTACT:

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

REQUIREMENTS FOR FINAL MAP

12. FINAL SUBDIVISION MAP PHASING:

IF THE FINAL SUBDIVISION MAP IS PHASED, EACH MAP PHASE SUBMITTED MUST BE DESIGNED TO MEET THE PUBLIC FACILITIES AND IMPROVEMENT STANDARDS AND BE ABLE TO OPERATE INDEPENDENTLY AND AS PART OF THE OVERALL DESIGN. A PHASING PLAN SHOULD BE SUBMITTED WITH PHASE ONE. CHANGES TO THE PHASING PLAN

WILL REQUIRE REVIEW AND APPROVAL BY THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR, PRIOR TO IMPLEMENTATION.

13. IMPROVEMENT PLANS:

PRIOR TO SUBMITTAL OF ANY FINAL SUBDIVISION MAP APPLICATION, THE ASSOCIATED PUBLIC IMPROVEMENT PLANS SHALL BE SUBMITTED TO THE CITY ENGINEER OR DESIGNEE FOR APPROVAL. THE UTILITIES AND INFRASTRUCTURE FOR EACH PHASE MUST OPERATE INDEPENDENTLY OF FUTURE PHASES YET TO BE CONSTRUCTED.

IMPROVEMENT PLANS SHALL REQUIRE REMOVAL AND REPLACEMENT OF EXISTING PAVEMENT, SIDEWALKS, AND CURB AND GUTTER WHERE NEW ROADS TIE INTO EXISTING TO ENSURE A SMOOTH TRANSITION BETWEEN ALL ROADS.

IMPROVEMENT PLANS SHALL PROVIDE 20-FOOT WIDE MINIMUM GRAVEL ACCESS ROADS AROUND ALL SIDES OF THE DETENTION BASIN TO PROVIDE SUFFICIENT ACCESS FOR MAINTENANCE VEHICLES. THE ACCESS ROAD SHALL BE GRADED WITH A 5% MAXIMUM CROSS SLOPE TO ENSURE IT IS MANEUVERABLE BY MAINTENANCE VEHICLES.

IMPROVEMENT PLANS SHALL PROVIDE RETENTION BASINS WITH A FLAT BOTTOM WHICH CAN BE ACCESSED BY MAINTENANCE VEHICLES TO REMOVE ACCUMULATED SEDIMENT. THE SURFACE FOR THE ACCESS TO THE BOTTOM OF THE BASINS SHALL BE PAVEMENT OR ARTICULATING CONCRETE BLOCKS. THE PERIMETER OF THE BASIN SHALL BE ENCLOSED WITH A CHAIN-LINK FENCE AND PRIVACY SLATS.

IMPROVEMENT PLANS SHALL IDENTIFY ALL IMPROVEMENTS AS “PUBLIC” (TO BE DEDICATED) OR “PRIVATE”.

PEDESTRIAN RAMPS SHALL BE PROVIDED AT BOTH CORNERS OF THE WEST END OF PROPOSED CATTLE ROAD, AS WELL AS THE NORTH AND SOUTH ENDS OF YORI WAY.

WATER MAINS SHALL BE LOOPED AT THE END OF CUL DE SACS OR THE LAYOUT OF THE SUBDIVISION SHALL BE ADJUSTED TO ELIMINATE CUL DE SACS.

IMPROVEMENT PLANS SHALL ELIMINATE VALLEY GUTTERS AT PUBLIC ROAD INTERSECTIONS TO THE EXTENT POSSIBLE.

CONCRETE LINED CHANNELS SHALL BE PROVIDED FOR OPEN SPACE DRAINAGE AREAS.

ALL SIDEWALKS SHALL BE 5 FEET WIDE OR PASSING SPACES SHALL BE INCORPORATED EVERY 200-FEET IN ACCORDANCE WITH AMERICANS WITH DISABILITIES ACT AND ACCESSIBLE GUIDELINES FOR PEDESTRIAN FACILITIES IN PUBLIC RIGHT-OF-WAY REQUIREMENTS.

IMPROVEMENT PLANS SHALL INCLUDE PEDESTRIAN RAMPS AT ALL CORNERS OF ALL INTERSECTIONS OF YORI WAY AND ZIGGY COURT, AS WELL AS QUICK CAL WAY AND YORI WAY.

14. WATER RIGHTS:

THE DEVELOPER SHALL DEDICATE THE APPROPRIATE AMOUNT OF WATER RIGHTS – AS CALCULATED BY THE CITY ENGINEER. APPROVAL FROM THE CITY COUNCIL OF THE WILL-SERVE SHALL BE OBTAINED PRIOR TO RECORDING OF FINAL SUBDIVISION MAP. SHOULD THE PROJECT BE CONSTRUCTED IN PHASES, THESE REQUIREMENTS MAY BE CALCULATED ON A PER-PHASE BASIS. THIS REQUIREMENT IS SUBJECT TO APPROVAL OF THE ADMINISTRATOR, THE CITY ENGINEER, AND THE PUBLIC WORKS DIRECTOR.

15. EASEMENTS:

THE DEVELOPER SHALL PROVIDE EASEMENTS TO THE CITY OF FERNLEY FOR MAINTENANCE OF ALL PUBLIC INFRASTRUCTURE INSTALLED ON PRIVATE PROPERTY. THE EASEMENTS SHALL INCLUDE CITY OF FERNLEY’S STANDARD

EASEMENT LANGUAGE – SUBJECT TO APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR – AND SHALL BE RECORDED ALONG WITH THE FINAL SUBDIVISION MAP. ALL EASEMENTS SHALL BE WIDE ENOUGH TO ALLOW FOR OPERATIONS, MAINTENANCE, AND REPLACEMENT OF UTILITY IN THE FUTURE (20-FT FOR A SINGLE UTILITY AND 30- FEET FOR TWO UTILITIES OR DEEP SEWER).

SLOPE EASEMENTS TO THE BENEFIT OF THE CITY PER CITY EASEMENT LANGUAGE REQUIREMENTS SHALL BE PROVIDED FOR THE NORTH END OF YORI WAY (GRADING NEAR THE INTERSECTION OF RED ROCK ROAD).

16. WATER AND SEWER:

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

THE DEVELOPER SHALL COMPLY WITH FMC STANDARDS REGARDNG CONNECTIONS/DEMANDS TO THE SANITARY SEWER AND POTABLE WATER SYSTEMS, INCLUDING ASSOCIATED CONNECTION FEES, DESIGN STANDARDS, DEVELOPMENT CODE REQUIREMENTS, AND STATE REQUIREMENTS PRIOR TO ISSUING A PUBLIC IMPROVEMENT PERMIT.

PRIOR TO APPROVAL OF A FINAL SUBDIVISION MAP FOR THE PROJECT, THE DEVELOPER SHALL PERMIT THE WATER SYSTEM MODIFICATIONS IN CONFORMANCE WITH THE FMC AND PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND ADMINISTRATOR.

NEVADA DIVISION OF ENVIRONMENTAL PROTECTION BUREAU OF SAFE DRINKING WATER AND BUREAU OF WATER POLLUTION CONTROL SUBMITTAL WILL BE REQUIRED.

17. STREETS AND SIGNAGE:

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

18. WASTE MANAGEMENT:

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

19. HYDROLOGY REPORT:

THE DEVELOPER SHALL PROVIDE A FINAL HYDROLOGICAL REPORT FOR THE PROJECT IN CONFORMANCE WITH THE FMC AND THE PUBLIC WORKS DESIGN MANUAL FOR REVIEW AND APPROVAL BY THE CITY ENGINEER PRIOR TO APPROVAL OF A FINAL MAP FOR ANY PORTION/PHASE OF THE PROJECT.

20. MAINTENANCE ASSOCIATION:

THE DEVELOPER SHALL ESTABLISH A MAINTENANCE ASSOCIATION FOR THE UPKEEP OF ALL COMMON AREAS, THE LANDSCAPING AND FENCING ALONG THE EASTERN BOUNDARY OF THE DEVELOPMENT, AND ANY DRAINAGE CONVEYANCE FACILITIES NOT DEDICATED TO AND ACCEPTED BY THE CITY OF FERNLEY. DOCUMENTS ESTABLISHING THE MAINTENANCE ASSOCIATION SHALL BE SUBMITTED, APPROVED, AND RECORDED ALONG WITH THE FINAL SUBDIVISION MAP. THIS CONDITION IS SUBJECT TO APPROVAL OF THE ADMINISTRATOR, CITY ATTORNEY, CITY ENGINEER, FINANCE DIRECTOR, AND PUBLIC WORKS DIRECTOR.

21. DRAINAGE REPORT:

THE DRAINAGE STUDY IDENTIFIES DETENTION IS BASED ON THE 25-YEAR, 6-HOUR STORM. AS PART OF THE FINAL IMPROVEMENT PLANS, THE DEVELOPMENT SHALL COMPLY WITH SECTION 10.1.4 OF THE DESIGN STANDARDS WHICH REQUIRE THE ENGINEER-OF-RECORD TO PROVIDE CONCLUSIVE PROOF IN THE DRAINAGE REPORT THAT ANY

INCREASE IN PEAK FLOW WILL NOT ADVERSELY EFFECT OR CAUSE DAMAGE TO PROPERTY ALONG THE DOWNSTREAM MAJOR DRAINAGE FACILITY OR NATURAL WATER COURSE. THE NATURAL WATER COURSE DOWNSTREAM OF THE DEVELOPMENT ARE THE CULVERS UNDER HIGHWAY 50A. THE CULVERTS SHALL BE ANALYZED BASED ON THE 100-YEAR STORM OR PROVIDE ADDITIONAL STORM WATER DETENTION TO PREVENT THE 100-YEAR FLOWS FROM IMPACTING DOWNSTREAM PROPERTIES. THE 100-YEAR, 24-HOUR STORM SHALL BE UTILIZED FOR THE SIZING OF THE DETENTION BASIN TO AVOID ANALYSIS OF THE DOWNSTREAM INFRASTRUCTURE.

ALL PROPOSED PUBLIC STORM DRAIN MAINS NOT LOCATED WITHIN STREETS SHALL HAVE A PAVED ACCESS ROAD.

ALL OPEN CHANNELS LOCATED IN COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE MAINTENANCE ASSOCIATION.

ALL OPEN CHANNELS SHALL HAVE ACCESS ROADS TO PROVIDE MAINTENANCE VEHICLE ACCESS AND THE CHANNELS SHALL BE CONCRETE LINED TO THE EXTENT REQUIRED TO CONVEY THE 25-YEAR STORM.

THE DETENTION POND INLET PIPE SHALL BE MODELED WITH BACKWATER EFFECTS TO ENSURE THE PIPE HGL DOES NOT BACK UP INTO THE SYSTEM DUE TO THE BASIN BEING FULL, OTHERWISE THE BASIN SHALL BE DEEPENED OR THE INLET PIPE RAISED TO PROVIDE REQUIRED STORAGE BELOW THE INLET PIPE INVERT.

22. GEOTECHNICAL REPORT:

A FINAL GEOTECHNICAL INVESTIGATION SHALL BE SUBMITTED WITH THE PUBLIC IMPROVEMENT PLAN SUBMITTAL(S).

THE FINAL GEOTECHNICAL INVESTIGATION SHALL INCLUDE INFORMATION REGARDING PAVEMENT SECTION DESIGN.

23. RED ROCK ROAD:

THE EAST SIDE OF RED ROCK ROAD ALONG THE PROPOSED DEVELOPMENT SHALL BE DEVELOPED TO A HALF-STREET SECTION WITH CURB, GUTTER, AND SIDEWALK. PAVEMENT PATCHING FOR UTILITIES ALONG RED ROCK ROAD WILL REQUIRE A GRIND AND OVERLAY OF HALF OR ALL OF RED ROCK ROAD DEPENDING ON THE EXTENT OF UTILITY PATCHES. RED ROCK ROAD SHALL BE REPAIRED DUE TO CONSTRUCTION TRAFFIC, INCLUDING PAVEMENT REPLACEMENT FOR DAMAGED AREAS AND SLURRY SEALING TO CORRECT CONSTRUCTION TRAFFIC IMPACTS AS REQUIRED.

THE EXISTING DRAINAGE ALONG THE EAST SIDE OF RED ROCK ROAD SHALL BE ATTENUATED (PIPED) ACROSS THE NEW ROADWAY CONNECTION TO RED ROCK ROAD.

REQUIREMENTS FOR BUILDING PERMIT

24. STORM WATER TREATMENT AND DRAINAGE:

THE DEVELOPER SHALL UTILIZE STRUCTURAL CONTROLS FOR THE TREATMENT OF STORM WATER RUNOFF, IN ACCORDANCE WITH BEST MANAGEMENT PRACTICES. DRAINAGE CONVEYANCE FACILITIES AND OTHER IMPROVEMENTS MUST BE CONSTRUCTED, FUNCTIONAL, AND DEDICATED TO THE CITY OF FERNLEY PRIOR TO SUBMITTAL OF THE FIRST BUILDING PERMIT APPLICATION.

ALL INTERNAL STORM DRAIN INFRASTRUCTURE SHALL BE DESIGNED IN ACCORDANCE WITH PUBLIC WORKS DESIGN STANDARDS. DESIGN AND CONSTRUCTION OF ALL DRAINAGE CONVEYANCE FACILITIES ARE SUBJECT TO APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

25. RESIDENTIAL CONSTRUCTION TAX:

THE DEVELOPER SHALL PAY ONE PERCENT OF THE VALUATION OF EACH RESIDENTIAL DWELLING UNIT BUILDING PERMIT BASED ON THE CITY'S VALUATION DATA TABLE, OR \$1,000 PER DWELLING UNIT, WHICHEVER IS LESS, PRIOR TO ISSUE OF EACH RESIDENTIAL BUILDING PERMIT.

26. INFRASTRUCTURE CONSTRUCTION:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF THE FMC AND PUBLIC WORKS DESIGN MANUAL FOR THE CONSTRUCTION OF ANY PUBLIC OR PRIVATE INFRASTRUCTURE TO THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR, AND BUILDING OFFICIAL PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT FOR THE PROJECT.

OFFSITE REQUIREMENTS

27. RED ROCK ROAD EXTENSION:

THE CITY OF FERNLEY INTENDS TO BUILD THE EXTENSION OF RED ROCK ROAD TO HIGHWAY 50A. IN THE EVENT THAT RED ROCK ROAD HAS NOT BEEN COMPLETED BEFORE THE CONSTRUCTION OF THIS SUBDIVISION, THE DEVELOPER SHALL COMPLETE THE IMPROVEMENTS IN ACCORDANCE WITH THE CITY OF FERNLEY PREFERRED DESIGN PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY FOR THE 81ST HOME. PRIOR TO CONSTRUCTING RED ROCK ROAD IMPROVEMENTS, THE DEVELOPER SHALL EXECUTE A REIMBURSEMENT AGREEMENT TO THE APPROVAL OF THE ADMINISTRATOR, CITY ATTORNEY, CITY ENGINEER, FINANCE DIRECTOR, AND PUBLIC WORKS DIRECTOR FOR THE EXTENSION OF RED ROCK ROAD. THIS SCOPE OF IMPROVEMENTS SHALL BE DONE ON A PRO-RATA BASIS FOR ANY APPROVED OR FUTURE PROJECTS USING RED ROCK ROAD ON A FIRST-COME/FIRST-SERVE BASIS.

28. TRAFFIC STUDY:

IN TABLE 4, THE 2046 BACKGROUND PLUS PROJECT IDENTIFIES THE ROUNDABOUT TO HAVE LOS F WITH NO MITIGATION PROPOSED AS REQUIRED BY THE DESIGN STANDARDS. THIS SHALL BE ADDRESSED TO THE SATISFACTION OF THE ADMINISTRATOR, CITY ATTORNEY, CITY ENGINEER, AND THE PUBLIC WORKS DIRECTOR AS PART OF THE SUBDIVISION IMPROVEMENT PLAN SUBMITTAL. SEE CONDITION OF APPROVAL #30.

IN TABLE 4, THE US-50A AND RED ROCK ROAD NORTHBOUND LEFT IS IDENTIFIED AS HAVING A LEVEL OF SERVICE D WITH NO MITIGATION PROPOSED AS REQUIRED BY THE DESIGN STANDARDS. THIS SHALL BE ADDRESSED TO THE SATISFACTION OF THE ADMINISTRATOR, CITY ATTORNEY, CITY ENGINEER, AND THE PUBLIC WORKS DIRECTOR AS PART OF THE SUBDIVISION IMPROVEMENT PLAN SUBMITTAL. THIS CONDITION WORKS IN CONJUNCTION WITH CONDITION #26.

THE 2046 TRAFFIC VOLUMES SHALL INCLUDE ESTIMATED TRAFFIC VOLUMES FOR OTHER ENTITLEMENTS IN THE AREA THAT IMPACT THE SUBJECT INTERSECTIONS. THIS SHALL BE ADDRESSED TO THE SATISFACTION OF THE ADMINISTRATOR, CITY ATTORNEY, CITY ENGINEER, AND THE PUBLIC WORKS DIRECTOR AS PART OF THE SUBDIVISION IMPROVEMENT PLAN SUBMITTAL.

29. COMPLIANCE WITH TRAFFIC STUDY:

THE DEVELOPER SHALL COMPLY WITH ALL NDOT STANDARDS AND SPECIFIC RECOMMENDED IMPROVEMENTS OUTLINED IN THE TRAFFIC STUDY APPROVED BY NDOT. THESE IMPROVEMENTS INCLUDE:

- A. CONSTRUCT A TYPE 5, $\frac{3}{4}$ PROJECT ACCESS (RIGHT-IN/RIGHT-OUT/LEFT-IN) ON FARM DISTRICT ROAD.
- B. CONSTRUCT A LEFT-TURN DECELERATION LANE AT THE FARM DISTRICT ROAD AND YORI WAY PROJECT ACCESS PER NDOT'S ACCESS MANAGEMENT SYSTEM AND STANDARDS (AMSS).
- C. CONSTRUCT SIGNAGE AND STRIPING FOR IMPROVEMENTS PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND NDOT STANDARDS.

30. FARM DISTRICT ROAD:

FARM DISTRICT ROAD SHALL BE WIDENED ALONG THE ENTIRE FRONTAGE OF THE PROJECT REGARDLESS OF WHETHER NDOT RESTRICTS TURNING MOVEMENTS AT THE YORI/FARM DISTRICT ROAD INTERSECTION.

THE DEVELOPER SHALL COORDINATE WITH THE CITY REGARDING PAYMENT IN LIEU OF INSTALLATION OF A CROSS WALK AND RAPID FLASHING BEACON AT THE INTERSECTION OF RED ROCK ROAD AND FARM DISTRICT ROAD.

DIRECTIONAL PEDESTRIAN RAMPS SHALL BE INSTALLED AT THE NORTHEAST CORNER OF THE INTERSECTION FOR A FUTURE RED ROCK ROAD AND FARM DISTRICT ROAD CROSSWALK.

A MINIMUM OF THREE PEDESTRIAN RAMPS SHALL BE PROVIDED AT ALL "T" INTERSECTIONS, INCLUDING BULBS.

DIRECTIONAL PEDESTRIAN RAMPS SHALL BE PROVIDED ACROSS YORI AT FARM DISTRICT ROAD.

31. ROUNDABOUT:

THE APPLICANT MAY PROCEED WITH FINAL MAP RECORDING AND SECURE A SITE IMPROVEMENT PERMIT TO COMPLETE SUBDIVISION IMPROVEMENTS PRIOR TO FUNDING BEING SECURED BY NDOT THAT ADDRESSES THE ROUNDABOUT OPERATIONAL DEFICIENCY, SPECIFICALLY THE LEVEL OF SERVICE OPERATING CONDITION. A CERTIFICATE OF OCCUPANCY SHALL NOT BE ISSUED FOR ANY HOMES UNTIL THE FUNDING IS DETERMINED BY THE CITY OF FERNLEY TO BE ADEQUATE TO ADDRESS THIS OPERATIONAL CONDITION (I.E. MUST ACHIEVE THE LEVEL OF SERVICE REQUIRED BY THE CITY OF FERNLEY COMPREHENSIVE MASTER PLAN) AS PART OF THE INTENDED SCOPE. IF AN ALTERNATE ROADWAY OR CAPACITY RELATED PROJECT (PLANNED OR UNPLANNED) IS CONSTRUCTED SUCH THAT THE ROUNDABOUT LEVEL OF SERVICE IS FOUND TO BE ACCEPTABLE BY THE CITY, THE APPLICANT MAY PROCEED WITH HOME CONSTRUCTION AND ISSUANCE OF CERTIFICATES OF OCCUPANCY WITHOUT FURTHER DELAY OR RESPONSIBILITY TO MITIGATE THIS OPERATIONAL ISSUE. IF AN IMPROVED LEVEL OF SERVICE STANDARD IS ADOPTED BY THE CITY, THE PROJECT WILL BE RESPONSIBLE TO MEET THAT STANDARD.

32. SUBDIVISION ROAD MAINTENANCE:

IN THE EVENT THAT THE APPLICANT PROCEEDS WITH SUBDIVISION IMPROVEMENTS AND COMPLETES THE SUBDIVISION STREETS, THE APPLICANT SHALL BOND FOR THE COSTS TO SLURRY SEAL THE STREETS FOLLOWING ACCEPTANCE OF THE STREETS OFFERED FOR DEDICATION BY THE DEVELOPER. THIS BONDING SHALL BE IN AN AMOUNT AGREED TO BY THE CITY ENGINEER FOR THE COSTS OF SLURRY SEALING NOT PRIOR TO 8 YEARS AFTER ACCEPTANCE OF THE STREETS. THE INTENT IS TO INSURE AGAINST PUBLIC STREETS DEGRADING IN THE EVENT THAT THE DEVELOPER DEDICATES THE STREETS BUT DOES NOT CONSTRUCT HOMES DUE TO LACK OF ROUNDABOUT FUNDING. THIS CONDITION WILL NOT BE APPLICABLE IF THE OPERATIONAL CONDITION OF THE ROUNDABOUT IS LEVEL OF SERVICE D OR BETTER AT THE TIME REGARDLESS OF FUNDING SOURCES, AND NATURE OF OTHER PROJECTS THAT MAY RESULT IN THE ROUNDABOUT OPERATION BEING SATISFACTORY, AT LEAST 8 YEARS AFTER SUBDIVISION STREET ACCEPTANCE.

Yori Single Family

Application to City of Fernley for a:

***Tentative Subdivision Map,
Zoning Map Amendment,
and Major Deviation***

Prepared by:



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June 18, 2024

Table of Contents

Project Request 1

Project Location 1

Land Use and Zoning..... 2

Project Description..... 5

Legal Access..... 6

Master Plan Policy Analysis..... 7

Major Deviation Request..... 9

Major Deviation Findings 9

List of Figures/Photos

Figure 1 – Vicinity Map 1

Figure 2 – Fernley Master Plan Land Use 2

Figure 3 – Existing Zoning Map 3

Figure 4 – Proposed Zoning Map 4

Figure 5 – Site Plan 5

Figure 6 – Setback Diagram 9

Figure 7 – Site Photos 11

Appendix A

Application Materials

- Tentative Subdivision Map Application Checklist
- Major Deviation Application Checklist
- Zoning Map Amendment Application Checklist
- Land Division Application
- Development Application
- Letter of Authorization
- Ownership Affidavit
- Residential Data Sheet
- NRS Time Waiver Agreement
- Fee Schedule
- Street Name Reservation Form
- Legal Description
- Preliminary Title Report
- Property Tax Receipt
- Fiscal Impact Analysis

Appendix B

Civil Reports/Studies

- Traffic Study

Preliminary Drainage Report
Preliminary Sanitary Sewer Report
Geotechnical Investigation
Water and Sewer Modelling Application

Civil & Landscape Plan Set (full size sheets – 24" x 36")

C-1 Cover Sheet
C-2 Existing Conditions & Demo Plan
C-3.1 Geometric Site Plan
C-3.2 Geometric Site Plan
C-4.1 Site & Utility Plan
C-4.2 Site & Utility Plan
C-5.1 Grading Plan
C-5.2 Grading Plan
C-5.3 Cross Sections
C-6.0 Drainage Plan

Project Request

This application is for:

- 1) a **Tentative Subdivision Map** for the creation of 158 single-family lots, and
- 2) a **Zoning Map Amendment** from RR-½ to SF-6, and
- 3) a **Major Deviation** to reduce combined side yard setback from 20' to 10'.

Project Location

The site is located on Farm District Road near the intersection with Red Rock Road. The site is on one parcel (APN: 021-343-20) totaling 47.53 acres. The site is currently irrigated alfalfa fields with one single-family residence.

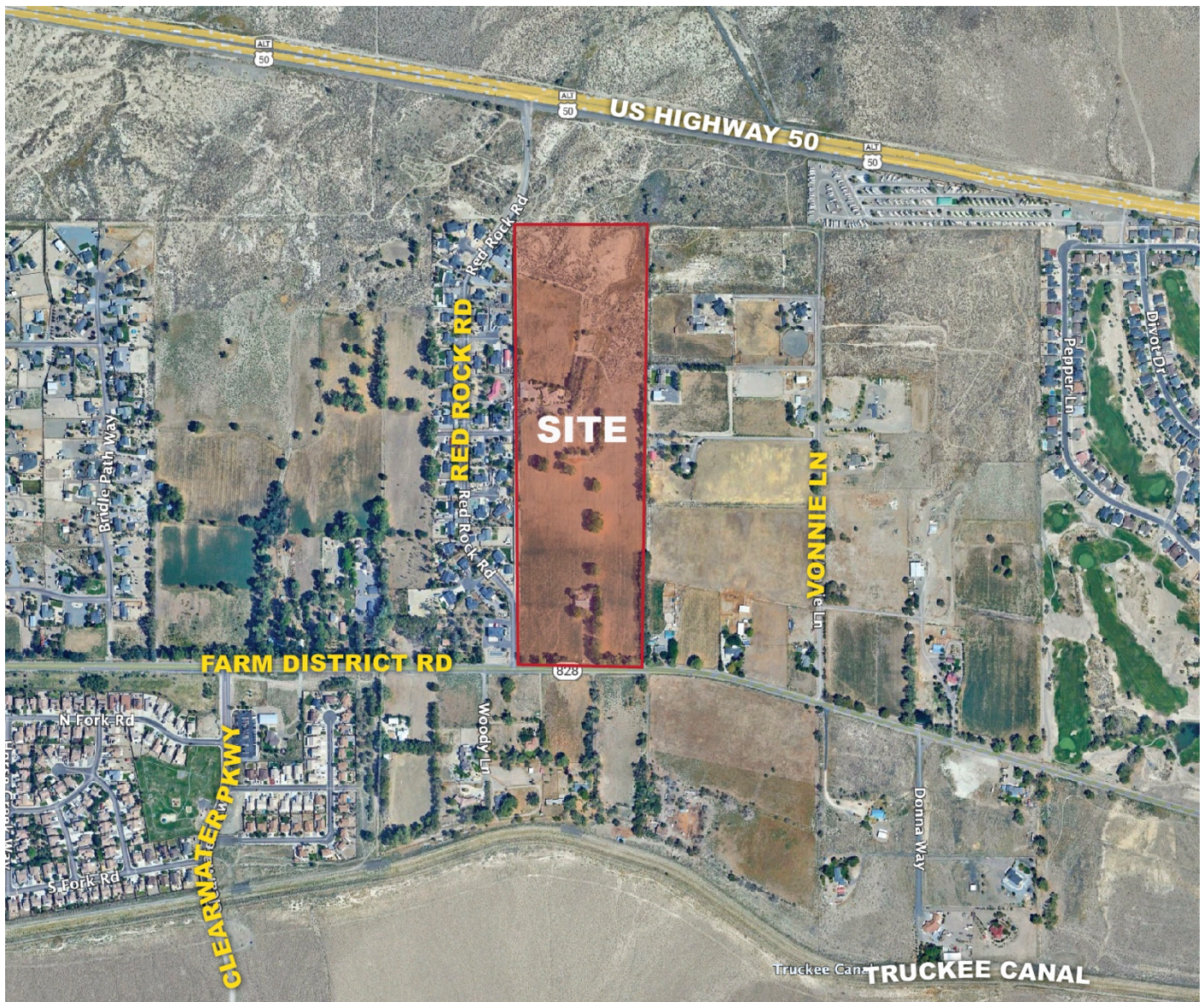


Figure 1 – Vicinity Map

Land Use and Zoning

The site land use is Single Family Residential (SFR). The zoning is currently Rural Residential (RR-½) and proposed Single Family (SF-6), which will guide the development standards of the proposed subdivision. Land use is to remain as existing. (See *Figures 2-4 below*).



Figure 2 – Fernley Master Plan Land Use

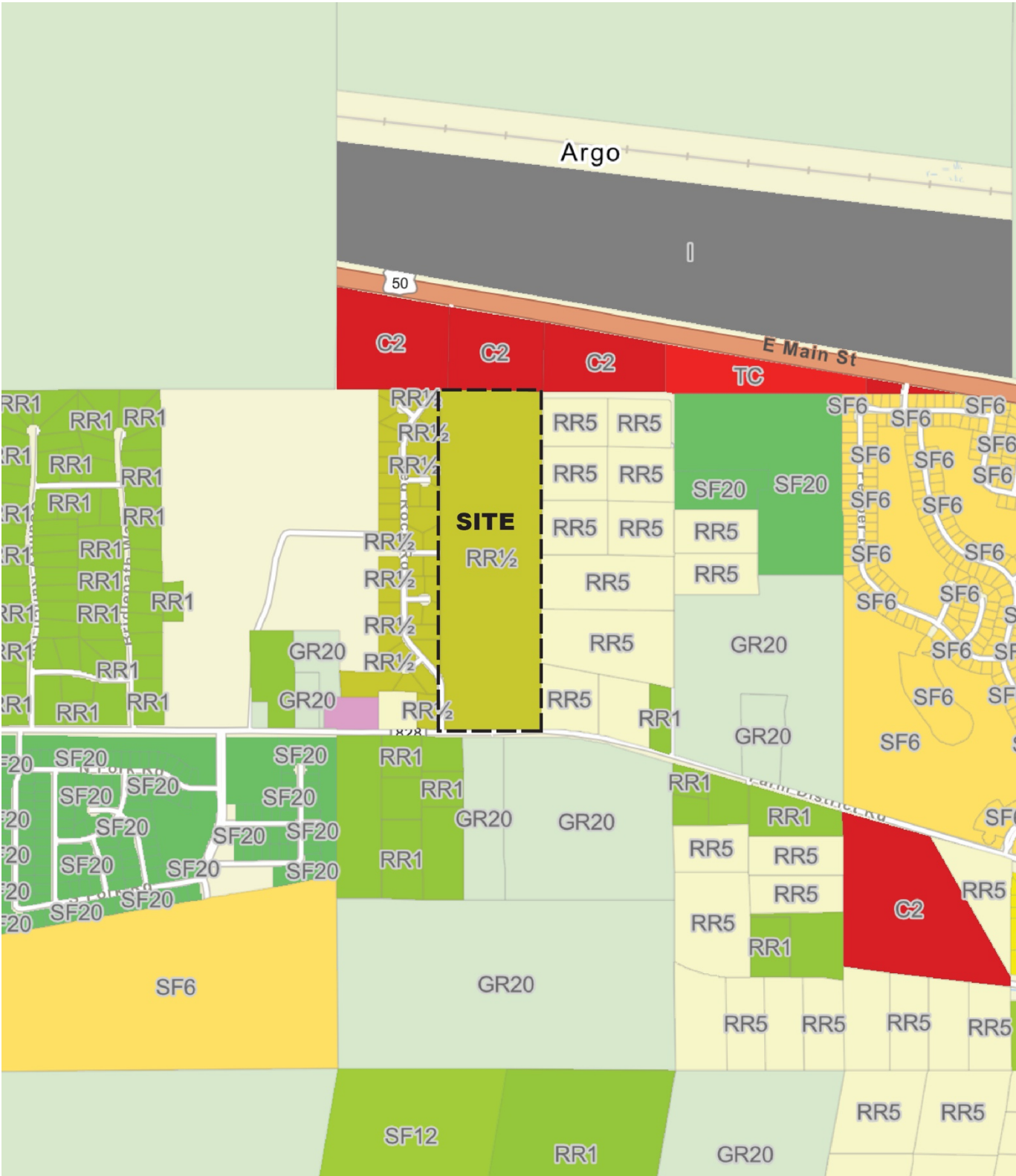


Figure 3 – Existing Zoning Map

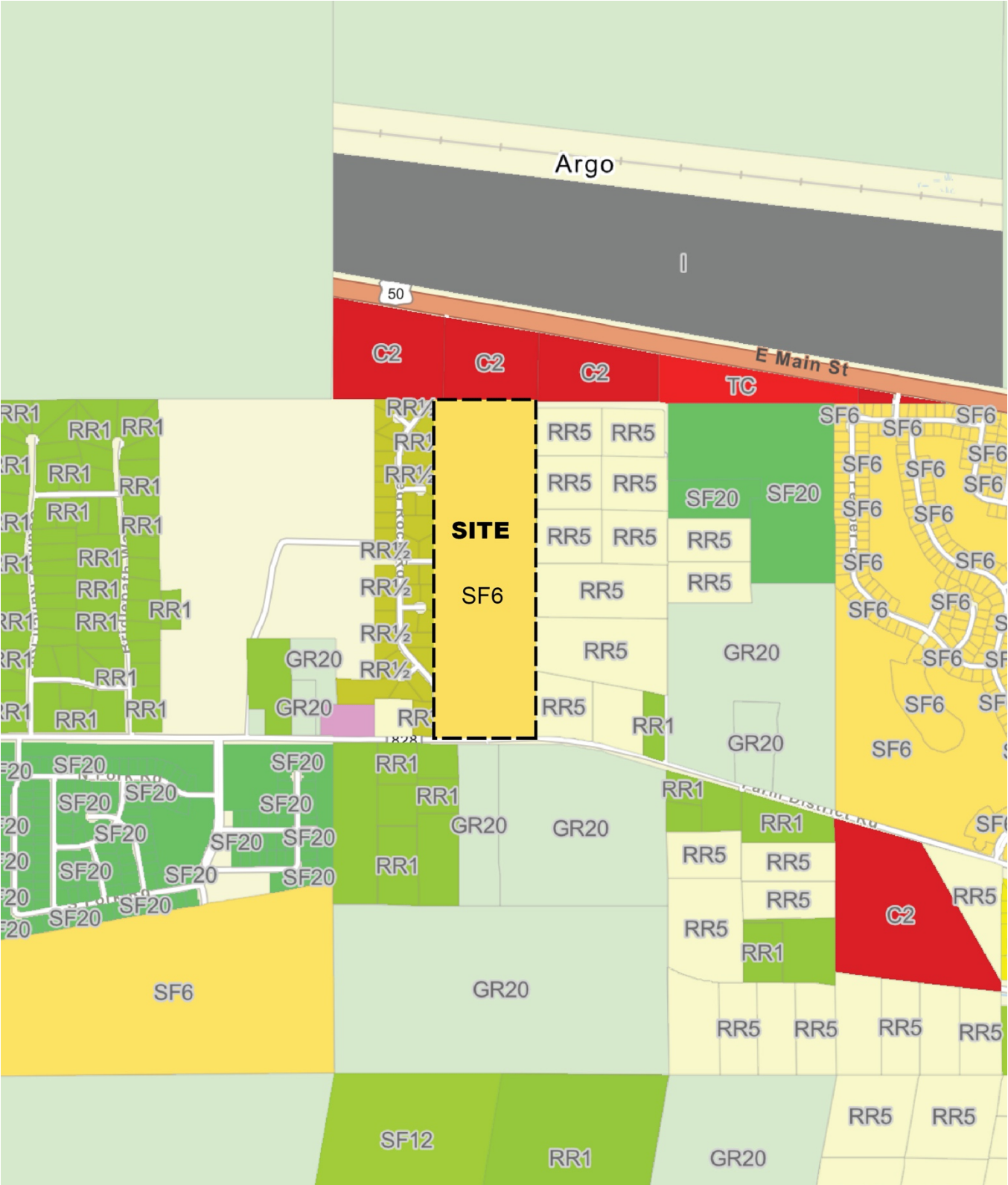


Figure 4 – Proposed Zoning Map

Project Description

The 47.53-acre project area will contain 158 single family lots. See Project Data and Development Standards below.

Project Data

Total Project Area	47.53 ac
Total Lot Area	35.06 ac
Total Common Area	4.05 ac
Total ROW Area	8.41 ac
Total Lots	158
Density	3.3 lots/ac
Zoning (Proposed)	SF-6
Largest Lot Size	0.80 ac
Smallest Lot Size	0.14 ac
Average Lot Size	0.22 ac

Fernley SF-6 Development Standards

Minimum Setbacks	<i>Existing</i>	<i>Proposed</i>
Front (Livable Space or Side Load Garage)	15 Ft	15 Ft
Front (Garage/Carport)	20 Ft	20 Ft
Side	5 Ft	5 Ft
Side Combined	20 Ft	10 Ft
Exterior Side	10 Ft	10 Ft
Rear	10 Ft	10 Ft
Minimum Lot Size	6,000 SF	6,000 SF
Maximum Lot Coverage	50%	50%
Minimum Lot Frontage	35 Ft	35 Ft
Minimum Width	60 Ft	60 Ft
Minimum Lot Width (Corner Lot)	65 Ft	65 Ft
Maximum Density	7.2 DU/Acre	7.2 DU/Acre
Maximum Height (Residential)	35 Ft	35 Ft

Master Plan Policy Analysis

Following are the goals and policies from the City of Fernley Master Plan which support the proposed Zoning Map Amendment (per Zoning Map Amendment checklist item 3.d.)

City of Fernley – Comprehensive Master Plan

1. Population & Housing

HP.1.1 GOALS AND ACTION STRATEGIES Enhance Fernley's vitality as a community by providing a variety of housing types, density and costs that accommodate the needs, desires and financial abilities of the current and future households.\

HP.1.1.2 Encourage large-scale housing development that incorporates efficient land use techniques and creates a distinct sense of place and neighborhood diversity.

HP.1.1.4 Encourage the efficient use of land and existing infrastructure by focusing on achieving good design in new housing or redeveloped housing on either vacant land, infill parcels and/or under-developed parcels.

HP.1.2 Encourage housing that supports sustainable development patterns by promoting the efficient use of land, conservation of natural resources, easy access to services and public facilities such as parks, and resource efficient design and construction.

HP.1.3 Strive for viable mixed income neighborhoods throughout Fernley that collectively reflect the diversity of housing types and tenure (rental and ownership).

2. Conservation

C.1.3.7 Maintain coordination of land use planning and capital improvements to insure the most efficient use of the city's sanitary and stormwater run-off facilities.

C.1.4.3 Encourage new public and private development to use water conservation landscaping and fixtures.

3. Land Use

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

LU.1.1.1 Require new development to provide its proportionate share of improvements to avoid a degradation of services for existing residents. This requirement will be applied regardless of project size in order to avoid incremental erosion of services and facilities.

LU.1.1.3 Require new development to provide certified, stamped studies demonstrating the impact proposed development will have on existing infrastructure and to provide improvements and/or funding in lieu of improvements in proportion to the impacts of the proposed projects on the city's roadway, sewer and water systems.

LU.1.4.2 Projects shall be evaluated with the intent to promote land use compatibility; community design measures can increase compatibility among adjoining land uses.

LU.1.4.5 Require development plans to address conditions unique to the developing area and minimize impacts to adjacent properties.

LU.1.5.3 Development on the perimeter of Fernley is appropriate only where orderly extension of existing public services and facilities can occur.

LU.1.6.1 Support for developmental approval of projects that provide an appropriate balance of population.

LU.1.6.2 The land use designations include minimum service standards that shall apply to proposed developments and land use changes.

LU.1.8.1 Encourage flexibility in development proposals in the Farm District Road to vary lot sizes, cluster dwelling units and use innovative approaches to site planning.

LU.1.12.1 Subdivision or intensification of land without adequate public facilities available to serve the new development as it occurs shall not be allowed.

4. Transportation

T.1.2.2 The financial responsibility for providing local internal subdivision roads and collector roads connecting new development to the regional roadway network shall be borne by the development(s).

T.1.3.1 Assure that access to all new individual residential lots and/or units is provided only from collectors or local streets.

T.1.3.4 Require proposed new development that intends to connect with an NDOT roadway to incorporate the NDOT Access Management System and Standards into the project design. These standards regulate access onto the roadway network in order to protect health, safety and welfare of the public, maintain the rights-of-way, and to preserve the functional classification level of the roadway network while meeting the needs of the motoring public.

5. Public Services & facilities

PSF.1.1.4 Areas planned for urban or suburban development (residential densities of one or more dwelling units per acre or comparable non-residential development will be served by a community water supply system consistent with adopted policies in the Land Use Chapter of the Fernley Comprehensive Master Plan.

PSF.2.1.3 Sewer costs directly attributable to new development shall be paid for by the new development. The cost of providing service shall include the cost of extending service lines or other necessary facilities to the individual project site.

PSF.3.3.1 Coordinate the provision of public services with growth and development in Fernley.

PSF.3.9.1 Increase security through project planning requirements.

PSF.3.10.4 Require streets to be of high structural quality, sufficient width, and keep maintained to insure access of emergency and service equipment.

PSF.3.11.2 All development in the City (except for residential densities less than one residence per acre) shall be within a 4-7-minute response time of an existing or planned fire station.

Major Deviation Request

Request: We are requesting a Major Deviation for the combined side setback from 20' to 10' which results in 5' minimum setback on each side yard.

Rationale for setback deviation:

We have prepared a “coved” design to enhance the neighborhood and community design as supported by the Fernley Master Plan. This type of design essentially makes every lot a “pie-shaped” lot which creates a pinch-point with a reduced setback (5' minimum per code at a given point) that flares out for every single lot. It appears the code was written for a linear lot and block design with uniform side yard setbacks. The average setback between homes is quite generous and not easily measured with his type of design because of the flares in the lot shape. The only constant for this side yard setback in this design is that it is always changing.

The example in Figure 6 results in a 17.4' average combined side yard setback which is only a 13% deviation of the 20' standard.

There is a common provision in zoning practice to suggest the side combined at 20' is for boat and/or RV storage which is not proposed and not designed and will not be allowed in this community.

Major Deviation Findings

Below is the City of Fernley Municipal Code Section 32.03.090(a)(6) applicable to this Major Deviation request. Comments addressing the code regarding applicability, standards, and findings are written in *italics* below each section.

- a. The request is consistent with the stated purposes of title 32, zoning;

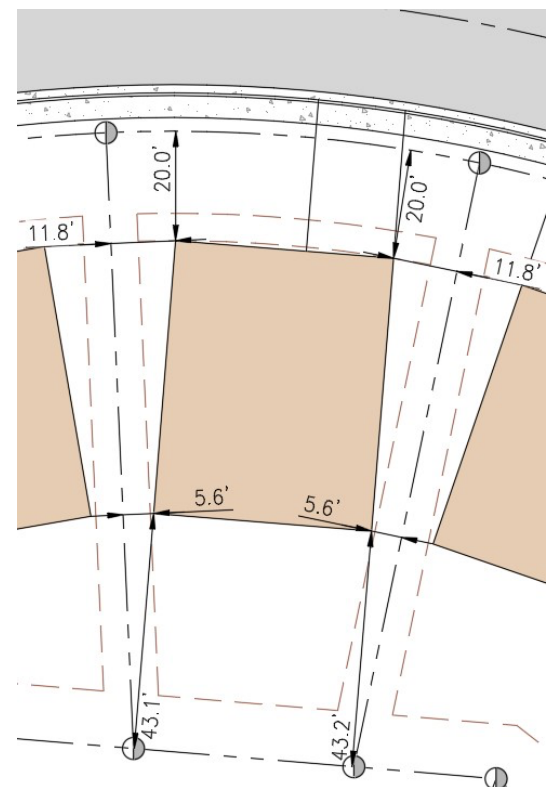


Figure 6 – Setback Diagram

The request is consistent with the stated purpose which is to allow relief and flexibility in the development review process. Generally, it is the intent of the City to allow significant reductions or deviations from the minimum standards of this Code only in exchange for a higher level of quality development and compensating benefits. Further, it meets the required applicability criteria which are: a) Special exceptions greater than ten percent and less than 50 percent from requirements for land use in this title; or b) Special exceptions from development standards that are quantified and, c) It does not authorize a use variance, or a deviation based on hardship or difficulty.

- b. Granting the major deviation will not be materially detrimental to the public health, safety or welfare, or injurious to property or improvements in the vicinity;

It is not conceivable to imagine any detriment to public health, safety or welfare to property or improvements in the vicinity. The code in fact already establishes a 5' side yard setback as a standard. It is a home buyer's choice to buy into this design change that implements 5' on both sides of each house (at a point) because of the pie shaped lots that flare out to make the average combined setback much larger.

- c. Granting the major deviation is necessary for the preservation and enjoyment of a property right possessed by other property owners in the same vicinity and land use district and is denied to the property for which the major deviation is sought; and

It appears the standard is not applicable to other properties in the area. This change brings the SF6 zoning standards more in alignment with all zoning standards working in harmony, i.e. lot size, width, setback, coverage, etc., as all must relate to the specified density which cannot be achieved with this standard. Proposed density with the proposed deviation is only 46% of the maximum allowed in the district. That is, 3.3 du per acre achieved versus 7.2 du per acre allowed.

- d. Granting of the major deviation does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use district in which the property is located.

This is a design change and a design preference that the code does not consider and does not grant a special privilege. Other properties in the area could seek the same relief from the code and standards if such a design concept was considered. It appears that it does not apply to other properties.



Facing east on Farm District Rd



Access from Quick Cal Way



Northern Red Rock Access



Site facing north



Facing west on Farm District Rd



East side facing north

Figure 7 – Site Photos



North end facing south



Red Rock Road

Figure 7 – Site Photos (cont.)

Appendix A

Application Materials

Tentative Subdivision Map Application Checklist
Major Deviation Application Checklist
Zoning Map Amendment Application Checklist
Land Division Application
Development Application
Letter of Authorization
Ownership Affidavit
Residential Data Sheet
NRS Time Waiver Agreement
Fee Schedule
Street Name Reservation Form
Legal Description
Preliminary Title Report
Property Tax Receipt
Fiscal Impact Analysis

TENTATIVE SUBDIVISION MAP

APPLICATION CHECKLIST

City of Fernley, Nevada

The following items shall be submitted as a part of the Tentative Subdivision Map application:

- ☒ 1. **Application Fee:** The application fee is due at the time of the application submittal. See **FEE SCHEDULE** for correct amount. Application fee may be made in the form of a check or money order payable to “City of Fernley” or by e-check (no fee) or by Visa/Mastercard/Discover (4% fee) either remotely or in person.
- ☒ 2. **Proof of Ownership: Must be original signatures or the application may be rejected.** If the person signing the owner’s affidavit is not listed as the property owner in the most recent records of the Lyon County Assessor, proof of ownership acceptable to the administrator must be submitted with the application. If the signer is an agent of the owner, written documentation of that fact acceptable to the administrator must be submitted. If in Corporate ownership, a list of all Corporate Officers must be provided.
- ☒ 3. **Review Packet: 1 (one) digital copy containing the following:**
 - ☒ a. Completed LAND DIVISION APPLICATION form
 - ☒ b. Completed Residential or Non-Residential Project Data Sheet
 - ☒ c. A Tentative Subdivision Map prepared to the attached specifications and in accordance with Development Code Section 32.03.060.
 - ☒ d. Vicinity Map depicting the respective site and including surrounding roadways
 - ☒ e. A copy of a preliminary Title Report, prepared within 30 days of application submittal, which includes the names and addresses of all property owners: a legal description of the property, and a description of all liens, easements, and deed restrictions.
 - ☒ f. Legal Access
 - ☐ g. A letter of approval from the City of Fernley listing all street names shown on the Tentative Subdivision Map
 - ☒ h. Demonstrate that city services can be provided at an acceptable service level.
- ☒ 4. **Technical Analyses (One (1) copy of each):** Items outlined in Appendix A-5 of the City of Fernley’s Development Code in a form consistent with the adopted policies and design manuals.
 - ☒ a. Traffic Study: A complete traffic study as required by the City Engineer.
 - ☒ b. A preliminary hydrology and drainage report prepared by a Nevada registered Civil Engineer addressing the 5-year and 100-year return frequency storms and the 5-year and 100-year flows entering and leaving the site.
 - ☒ c. A preliminary sewer report prepared by a Nevada registered Civil Engineer.
 - ☒ d. A preliminary geotechnical report prepared by an Engineer licensed in the State of Nevada.
 - ☒ e. All projects over 20 acres in size shall demonstrate the project is fiscally positive to the city for a period of at least 20 years.
 - N/A ☐ f. Any other report as may be necessary to enable the approving agency to determine that the application complies with the standards for approval
- ☒ 5. **Original PDF documents of the application, broken down into individual sections, including all documents, maps, plans, and technical analyses, shall be provided on a USB flash drive or alternative method as determined by the Administrator.**

NOTE: Applications filed under Chapter 32.03 of the City of Fernley’s Development Code must include the information required by Appendix A of the development code and is not complete until all required items are submitted. The Planning Department or other reviewing departments or agencies may request that additional application materials be submitted depending on the specific project request. The application materials required above shall serve as the minimum requirements necessary to make application submittal to the City of Fernley Planning Department.

MAJOR DEVIATION

APPLICATION CHECKLIST

City of Fernley, Nevada

The following items shall be submitted as a part of the Major Deviation application:

- ☒ 1. **Application Fee:** The application fee is due at the time of the application submittal. See **FEE SCHEDULE** for correct amount. Application fee may be made in the form of a check or money order payable to “City of Fernley”, by e-check (no fee) or by Visa/Mastercard/Discover (4% fee).
- ☒ 2. **Proof of Ownership:** Must be original signatures or the application may be rejected. If the person signing the owner’s affidavit is not listed as the property owner in the most recent records of the Lyon County Assessor, proof of ownership acceptable to the administrator must be submitted with the application. If the signer is an agent of the owner, written documentation of that fact acceptable to the administrator must be submitted. If in Corporate ownership, a list of all Corporate Officers must be provided.
- ☒ 3. **Review Packet: One (1) digital copy containing the following:**
 - ☒ a. Completed DEVELOPMENT APPLICATION form.
 - ☒ b. NRS Time Waiver Agreement.
 - ☒ c. Completed Residential or Non-Residential Project Data Sheet.
 - ☒ d. A written narrative of:
 - The request of the Major Deviation
 - Explain why the Major Deviation is necessary
 - Explain why other solutions would not work
 - ☒ e. A written narrative addressing the following findings:
 - The request is consistent with the stated purposes of Title 20, Zoning Code;
 - Granting the major deviation will not be materially detrimental to the public health, safety or welfare or injurious to property or improvements in the vicinity;
 - Granting the major deviation is necessary for the preservation and enjoyment of a property right possessed by other property owners in the same vicinity and land use district and is denied to the property for which the major deviation is sought; and
 - Granting of the major deviation does not constitute a special privilege inconsistent with the limitations upon other properties in the vicinity and land use districts in which the property is located.
 - ☒ f. Site Plan.
 - ☒ g. Landscape Plans (color preferred) and Parking Plans, if applicable.
 - N/A ☐ h. Full Size Building Elevations, if applicable.
 - N/A ☐ i. Floor Plan, if applicable.
 - ☒ j. Vicinity Map depicting the respective site including surrounding roadways.
 - ☒ k. Property Tax Receipt.
 - ☒ l. Miscellaneous, as requested, and all required items as outlined in Appendix A of the City of Fernley’s Development Code.
- ☒ 4. **Original PDF documents of the application, broken down into individual sections, including all documents, maps, plans, and technical analyses, shall be provided on a USB flash drive or alternative method as determined by the Administrator.**

NOTE: Applications filed under Chapter 32.03 of the City of Fernley’s Development Code must include the information required by Appendix A of the same code and is not complete until all required items are submitted. The Planning Department or other reviewing departments or agencies may request that additional application materials be submitted depending on the specific project request. The application materials required above shall serve as the minimum requirements necessary to make application submittal to the City of Fernley Planning Department.

ZONING MAP AMENDMENT

APPLICATION CHECKLIST

City of Fernley, Nevada

The following items shall be submitted as a part of the Zoning Map Amendment application:

- ☒ 1. **Application Fee:** The application fee is due at the time of the application submittal. See **FEE SCHEDULE** for correct amount. Application fee may be made in the form of a check or money order payable to “City of Fernley”, by e-check (no fee) or by Visa/Mastercard/Discover (4% fee).
- ☒ 2. **Proof of Ownership:** Must be original signatures or the application may be rejected. If the person signing the owner’s affidavit is not listed as the property owner in the most recent records of the Lyon County Assessor, proof of ownership acceptable to the administrator must be submitted with the application. If the signer is an agent of the owner, written documentation of that fact acceptable to the administrator must be submitted. If in Corporate ownership, a list of all Corporate Officers must be provided.
- ☒ 3. **Review Packet: One (1) digital copy containing the following:**
 - ☒ a. Completed DEVELOPMENT APPLICATION form.
 - ☒ b. NRS Time Waiver Agreement.
 - ☒ c. A written description of the Zoning Map Amendment request.
 - ☒ d. A list of the goals and policies from the City of Fernley Master Plan which support the proposed Zoning Map Amendment.
 - ☒ e. Vicinity Map depicting the existing and proposed zoning designation of the respective site including surrounding roadways and the zoning designations of the surrounding properties the respective site and including surrounding roadways.
 - ☒ f. A wet stamped legal description and boundary map of the subject property (8½” x 11” with 1” margins).
 - ☒ g. Please include a dimensioned site plan, pictures of existing buildings, and any additional information that would be helpful to illustrate the existing use of the site. All plans shall be drawn to standard architectural or engineering scale and shall include a north arrow.
 - ☒ h. Property Tax Receipt.
 - ☒ i. Miscellaneous, as requested, and all required items as outlined in Appendix A of the City of Fernley’s Development Code.
- ☒ 4. **Original PDF documents of the application, broken down into individual sections, including all documents, maps, plans, and technical analyses, shall be provided on a USB flash drive or alternative method as determined by the Administrator.**

NOTE: Applications filed under Chapter 32.03 of the City of Fernley’s Development Code must include the information required by Appendix A of the same code and is not complete until all required items are submitted. The Planning Department or other reviewing departments or agencies may request that additional application materials be submitted depending on the specific project request. The application materials required above shall serve as the minimum requirements necessary to make application submittal to the City of Fernley Planning Department.

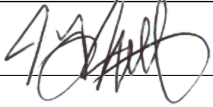


Planning Department
595 Silver Lace Blvd, Fernley, NV 89408
Land Division Application

APPLICATIONS, PLANS, AND/OR SUPPORTING DOCUMENTATION THAT ARE INCOMPLETE OR ILLEGIBLE WILL NOT BE ACCEPTED.

Please complete all sections that apply to you and/or your project. Various applications are only accepted on the application deadline dates. Please call before you submit to verify that someone will be available to assist you at (775) 784-9810.

☒ TENTATIVE PARCEL MAP(TPM)	☐ REVERSION TO ACREAGE(RTA)
☐ FINAL PARCEL MAP(FPM)	☐ TYPE I VACATIONS(T1V)
☐ TENTATIVE SUBDIVISION MAP(TSM)	☐ TYPE II VACATIONS(T2V)
☐ FINAL SUBDIVISION MAP(FSM)	☐ TENTATIVE DIVISION OF LAND INTO LARGE PARCELS (TDLLP)
☐ BOUNDARY LINE ADJUSTMENT(BLA)	☐ FINAL DIVISION OF LAND INTO LARGE PARCELS (FDLLP)

John Krmpotic		Signature 		Yes
Applicant's Name				
Company Name: KLS Planning & Design				
Address: 201 W Liberty Street, Suite 300				
City: Reno	State: NV	Zip Code: 89501	Email: Johnk@Klsdesigngroup.com	
Phone No.: 775-857-7710	Cell No.: 775-857-7710	Fax No.: None		

1903 Trust - Lawrence G Yori, Trustee				yes
Property Owners Name				Primary Contact?
Company Name: None				
Address: 3240 Farm District Road				
City: Fernley	State: NV	Zip Code 89408	Email: lyori@att.net	
Phone No.: 775-575-4094	Cell No.: 775- 750-9339	Fax No.: None		

Engineer / Representative				Primary Contact?
Company Name: Monte Vista Consulting- Mike Vicks				
Address: 575 E. Plumb Lane, Suite 101				
City: Reno	State: NV	Zip Code 89502	Email: mike@montevistaconsulting.com	
Phone No.: 775-636-7905	Cell No.: 775-848-5787	Fax No.: N/A		

Brief Project Type/Description (Attach Detailed Project Type / Description):

This is a 158 Lot SF project located on Farm District road with a proposed density of 3.3 du per acre and an average lot size of 9,660 SF

Subdivision/Project Name And/Or Phase: Yori Single Family			
Project Location (Street Address): 3240 Farm District Road			
Assessor's Parcel Number(s): 021-343-20			
Current Zoning: RR .5 acre	Comprehensive Plan Land Use Designation		Single Family Res
Total Project Acreage: 47.53	% Commercial: 0.00	CITY UTILITIES	
Number of Parcels Proposed: 158	% Open Space: 8.5 percent	Water:	Sewer
		☐ Currently Served ☒ Proposed	☐ Currently Served ☒ Proposed
Previous Applications For This Site? ☐ Yes ☒ No			
List Previous Application No(s) And Names: None that we are aware of			

1998 Flood Zone Designation: ☐ A ☐ AE ☐ AH ☐ AO ☐ A99 ☐ X ☐ D	FEMA Map No.: Incl. Photocopy
--	-------------------------------

Office Use Only			
Application Filing Date:	Development Review:	Application Fee:	
Application No.:	☐ Yes ☐ No	Outsource Fee:	
Application Intake By:	Date:	Noticing Fee:	
Planner:	Time:	Total Due:	



Planning Department
595 Silver Lace Blvd, Fernley, NV 89408
Development Application

APPLICATIONS, PLANS, AND/OR SUPPORTING DOCUMENTATION THAT ARE INCOMPLETE OR ILLEGIBLE WILL NOT BE ACCEPTED.

Please complete all sections that apply to you and/or your project. Various applications are only accepted on the application deadline dates. Please call before you submit to verify that someone will be available to assist you at (775) 784-9810.

☐ ADMINISTRATIVE REVIEW(AR)		☐ APPEAL (APP)	
☐ ANNEXATION(ANX)		☐ PLANNED DEVELOPMENT (PD)	
☐ CONDITIONAL USE PERMIT(CUP)		☐ DEVELOPMENT AGREEMENT (DA)	
☒ MAJOR DEVIATION(MJD)		☐ TEMPORARY USE PERMIT(TUP)	
☐ MASTER PLAN AMENDMENT.....(MPA)		☐ VARIANCE(VAR)	
☐ MINOR DEVIATION(MND)		☐ REASONABLE ACCOMMODATION(RAD)	
☒ ZONING MAP AMENDMENT.....(ZMA)		☐ OTHER: _____	

John Krmpotic			yes
Applicant's Name		Signature	Primary Contact?
Company Name: KLS Planning & Design			
Address: 201 W Liberty Street, Suite 300			
City: Reno	State: Nv	Zip Code: 89501	Email: johnk@klsdesigngroup.com
Phone No.: 775-857-7710	Cell No.: 775-857-7710	Fax No.: N/A	

The 1903 Trust - Lawrence G Yori, Trustee		yes
Property Owners Name		Primary Contact?
Company Name: None		
Address: 3240 Farm District Road		
City: Fernley	State: Nv	Zip Code 89408
Phone No.: 775-575-4094	Cell No.: 775-750-9339	Email: Lyori@att.net
		Fax No.: None

Mike Vicks		yes
Engineer / Representative		Primary Contact?
Company Name: Monte Vista Consulting		
Address: 575 E Plumb Lane, Suite 101		
City: Reno	State: NV	Zip Code 89502
Phone No.: 775-636-7905	Cell No.: 775-848-5787	Email: mike@montevistaconsulting.com
		Fax No.: N/A

Brief Project Type/Description (Attach Detailed Project Type / Description):
158 lot single family project on Farm District Road with proposed zoning of SF-6 and a proposed density of 3.3 du per acre and an average lot size of 9,660 s.f.

Subdivision/Project Name And/Or Phase: Yori Single Family

Project Location (Street Address): 3240 Farm District Road

Assessor's Parcel Number(s): 021-343-20

Current Zoning: RR .5 acre	Comprehensive Plan Land Use Designation	Single Family Res
Total Project Acreage: 47.52	% Commercial: 0.00	CITY UTILITIES
Number of Parcels Proposed: 158	% Open Space: 8.5	Water: ☐ Currently Served ☒ Proposed
		Sewer ☐ Currently Served ☒ Proposed

Previous Applications For This Site? ☐ Yes ☒ No
List Previous Application No(s) And Names: None known

2009 Flood Zone Designation: ☐ A ☐ AE ☐ AH ☐ AO	FEMA Map No.:
Application Filing Date:	Office Use Only
Application No.:	Application Fee:
Application Intake By:	Development Review Meeting
Planner:	Date:
	Time:
	Outsource Fee:
	Noticing Fee:
	Total Due:

LETTER OF AUTHORIZATION

This letter shall serve to notify and verify the I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application.

I/we am/are the legal owner(s) of said property; have read the foregoing "Letter of Authorization" and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this application is true and correct.

OWNER(S) OF RECORD: *(Include all signatures-provide extra sheets if necessary)*

1903 Trust- Lawrence G Yori, Trustee

(Print Name)

(Signature)

5-14-24

(Date)

(Print Name)

(Signature)

(Date)

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I grant permission to City staff and officials to enter the property to conduct inspections/site visits necessary for the review of the project. I also certify that all plans and submittal requirements are in accordance with the Nevada Revised Statutes and City Code, have been drawn to a standard engineering scale (e.g. 1"=20', 1"=50', 1"=100') or architectural scale (e.g. 1/4"=1', 1/8"=1') that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT:

1903 Trust - Lawrence G Yori, Trustee

(Print Name)

(Signature)

5-14-24

(Date)

APPLICANT'S ENGINEER/REPRESENTATIVE:

KLS Planning & Design, John Krmpotic

(Print Name)

(Signature)

5-14-24

(Date)

City of Fernley Development Code, Section 32.03.030, Common Review Procedures: The City will not process incomplete applications. Review for completeness of application forms is solely to determine whether preliminary information required for submission with the application is sufficient to allow further processing. A determination of completeness shall not constitute a decision as to whether an application complies with the City's Development Code.

Note: Development review meetings are preliminary nature and comments expressed by staff should not be construed as being Conditions of Approval for any project application.

STATE OF Nevada

: SS

COUNTY OF Lyon

AFFIDAVIT OF OWNERSHIP

I, Lawrence G Yori, being duly sworn, depose and say:

1. That I am (a) the owner of record, or (b) an authorized agent acting in my capacity as Trustee of The 1903 Trust, the owner of record, (hereinafter "Owner") of that certain real property identified as Lyon County Assessor's Parcel No. 021-343-20 (hereinafter "Property");

2. That Owner intends to develop the Property or is currently investigating the Property for potential development;

3. That Owner hereby authorizes and appoints Monte Vista Consulting, Ltd. (hereinafter "Representative:") to assist Owner in its investigation and/or development of the Property;

4. That Owner hereby authorizes City of Fernley (hereinafter "COF") to discuss water service relating to the Property with Representative, to accept information relating to Owner and the Property with Representative, and to treat Representative as the Owner of the Property for all purposes relating to the application for water service for the Property; and

5. That Owner acknowledges that any and all contractual agreements for water service and/or necessary grants of easements must be executed by Owner and not Representative, unless COF is provided with an acceptable Special Power of Attorney.

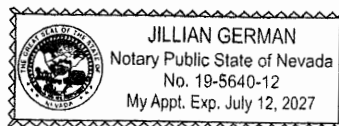
Dated this 14th day of May, 2024.

OWNER:

By: 

Subscribed and Sworn to this 14 day
Of May, 2024.


Notary Public



RESIDENTIAL PROJECT DATA SHEET

City of Fernley, Nevada

1. Number of Dwelling Units

Single Family Detached 158
Duplexes 0
Multi-Family Attached 0
Single Family Attached 0
TOTAL 47.53 Ac. 100 %

3. Gross Density

158 / 47.53 = 3.3

Total # of Total Area Gross Density
Dwellings in Acres (DU/AC)

5. Estimated Sewage to be Generated

163,530 GPD
(Attach Calculations)

7. Flood Hazard

Portion of site subject to inundation
By 100 year flood:

0 Ac. 0 %

9. Lot Sizes

6,000 Sq. Ft. minimum (corner)
6,000 Sq. Ft. minimum (interior)
34,670 Sq. Ft. maximum
9,667 Sq. Ft. average

11. Portion of Site within the Following Slope Categories:

0% - 10% 38.5 Ac. 81 %
10% + 9.03 Ac. 19 %

13. Maximum Building Height

35 Feet 2 Stories

15. Single Family & Two-Family Parking

Garage 2 Spaces/Unit
Carport 0 Spaces/Unit
Open 0 Spaces/Unit
Total 2 Spaces/Unit

2. Site Area Breakdown

Lots or Buildings 35.06 Ac. 73.8 %
Public Right-of-Way 8.41 Ac. 17.7 %
Common Area 4.05 Ac. 8.5 %

4. Schools Serving Project

Elementary School East Valley Elementary
Middle School Silverland Middle School
High School Fernley High

6. Traffic

Average Daily Trips 0 Trips
Peak Hour Trips 0 Trips
(Attach Calculations)

8. Estimated Water Demand (Attach Calculations)

Domestic TBD AFY
Irrigation TBD AFY
TOTAL TBD AFY
Source of water supply: City of Fernley

10. Minimum Building Setbacks

15 Feet (Front Property Line to Dwelling)
20 Feet (Front Property Line to Garage)
10 Feet (Exterior Side Property Line to Dwelling)
5 Feet (Interior Side Property Line to Dwelling)
10 Feet (Rear Property Line to Dwelling)

12. Unit Sizes

TBD Sq. Ft. 0 Bedrooms
0 Sq. Ft. 0 Bedrooms
0 Sq. Ft. 0 Bedrooms
0 Sq. Ft. 0 Bedrooms
0 Sq. Ft. 0 Bedrooms

14. Coverage of Lot by Structure

Maximum 50 %

16. Multi-Family Parking

Units 0 x 2.0 = 0 Spaces
Covered Spaces 0 Units x 1.0 = 0 Spaces
Guest Parking 0 Units x 0.25 = 0 Spaces
Total Required = 0 Spaces
Total Provided = 0 Spaces



Planning Department

Permits
Planning
Development Review
Sustainability

NRS 278 TIME WAIVER AGREEMENT

Please choose one of the options below.

Option 1:

I, the property owner or representative for the application(s) referenced below, **agree** to waive any mandatory timelines outlined in Chapter 278 of the NRS. In exchange, the City of Fernley agrees to process the application(s) as quickly as is possible with limited staff, outside consultant delays, and a large number of projects.

John Krmpotic, agent for owner

Owner/Representative Printed Name

Owner/Representative Signature

5-14-24

Date

Option 2:

I, the property owner or representative for the application(s) referenced below, **do not agree** to waive any mandatory timelines outlined in Chapter 278 of the NRS. I understand that this may result in a negative outcome due to the inability to fully review the project due to limited staff, outside consultant delays, and a large number of projects.

Owner/Representative Printed Name

Owner/Representative Signature

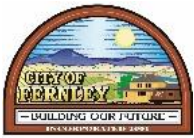
Date

Application #(s) _____

Date of Submittal _____

CITY OF FERNLEY
DEVELOPMENT SERVICES FEE SCHEDULE
Fee Schedule - Effective December 1, 2023
Planning Land Division Mapping Fees

Fee Description	Application Fee	Surveyor Fee	Noticing Fee	Total (due at time of application)
Planning Fees				
Administrative Review	\$2,350			\$2,350
Annexation	\$4,000	\$1,600	\$300	\$5,900
Appeal	\$750			\$750
Area Plan (deposit credited toward actual staff time)	\$5,000		\$300	\$5,300
Building Permit Plan Check - Planning	40% of Permit Fee			40% of Permit Fee
Residential Repeats	\$100			\$100
Sign Permit Review	\$75			\$75
Conditional Use Permit	\$3,600		\$300	\$3,900
Continuance	50% of filing fee			50% of filing fee
Development Agreement	\$3,500		\$300	\$3,800
Major Deviation	\$1,750		\$300	\$2,050
Master Plan Amendment (map or text)	\$3,500		\$300	\$3,800
Minor Deviation	\$150			\$150
Planned Development (deposit credited toward actual staff time)	\$5,000		\$300	\$5,300
Temporary Sign Permit	\$35			\$35
Temporary Use Permit	\$100			\$100
Variance	\$1,750		\$300	\$2,050
Zoning Map Amendment	\$600		\$300	\$900
Zoning Verification Letter	\$150			\$150
Land Division/Mapping Fees				
Abandonment (Vacations)	\$1,500	\$1,450		\$2,950
Amended Map		\$1,450		\$1,450
Boundary Line Adjustment	\$700	\$2,100		\$2,800
Certificate of Amendment	\$250	\$850		\$1,100
Division of Land into Large Parcels, Final	\$600	\$2,100		\$2,700
Division of Land into Large Parcels, Tentative	\$800			\$800
Extension of Time	\$775			\$775
Parcel Map, Final	\$1,000	\$2,100		\$3,100
Parcel Map, Tentative	\$2,050 + \$200/lot			\$2,050 + \$200/lot
Reversion to Acreage	\$1,400	\$1,300		\$2,700
Roadway Dedication	\$1,500	\$1,450		\$2,950
Subdivision Map, Tentative	\$8,000 + \$60/lot for > 100 lots			\$8,000 + \$60/lot for > 100 lots
Subdivision Map, Final (Does not include final improvement plan review)	\$1,650	\$2,600 + \$20/lot		\$4,250 + \$20/lot



Street Name Reservation Form

Request to Reserve New Street Name/Change Existing Street Name

Project Information		
Project Name: Yori Single Family		
Project Street Address: 3940 Farm District Road		
Community:		Section(s)/Township/Range:
Assessor's Parcel Number(s)	Assessor's Parcel Number(s)	Assessor's Parcel Number(s)
021-343-20		
Street Name Request		
☒ Request to Reserve New Street Name(s)		☐ Request to Change a Street Name(s)
Current Street/Road Name(s):		
Requested Street/Road Name(s) <i>(List in alphabetical order and attach additional sheets if needed)</i>		
Cattle Road		
Desert Court		
Quick Cal Wav		
Yori Wav		
Ziaqv Court		
<i>If final recordation has not occurred within four (4) years, it is necessary to submit a written request for extension of the street name reservation(s) prior to the expiration date of the original approval request.</i>		
Required Attachment: Applicants must provide & attach a 11" x 17" detailed drawing of the placement of the requested proposed street names and show how it will connect into the City of Fernley transportation network. The drawings must include truth north, street names as well as cross streets, locations of stop signs & proposed dimension sizes for commercial or residential lots.		
Applicant's Information		
Applicant/Developer		Professional Consultant/Representative
Name: John Krmpotic		Name: Monte Vista Consulting - Michael Vicks
Address: 201 W Liberty Street, Suite 300		Address: 575 E Plumb Ln, Suite 101
City: Reno	State: NV Zip: 890501	City: Reno State: NV Zip: 890502
Phone: 775-857-7710		Phone: 775-636-7905
Cell: 775-857-7710 Contact:		Cell: 775-848-5787 Contact:
Email: johnk@klsdesignngroup.com		Email: johnk@klsdesignngroup.com

By signature below, I hereby acknowledge the above terms and conditions.

Signature:

Signature:

Date:

Date:

For Official Use Only

City Department Review

						Initials	Date
☐	Approved	☐	Approved except where noted	☐	Denied	GIS	
☐	Approved	☐	Approved except where noted	☐	Denied	Engineering Department	
☐	Approved	☐	Approved except where noted	☐	Denied	Planning Department	
☐	Approved	☐	Approved except where noted	☐	Denied	Lyon County Sheriff's Dispatch	
☐	Approved	☐	Approved except where noted	☐	Denied	North Lyon County Fire District	
☐	Approved	☐	Approved except where notes	☐	Denied	Fernley Post Office - Postmaster	

Street Name Requirements

Street names and suffixes shall be designated by the developer, subject to the approval of the City of Fernley, in accordance with the following general policy and shall:

- Be short (under twelve letters, if possible) and preferably in one word.
- Have a simple spelling and easy pronunciation.
- Avoid prefixes such as north and south, east, and west, upper, and lower, etc.
- Be related to the type and importance of the street. (The suffix boulevard should not be attached to the name of a minor residential street.)
- Avoid the use of numbers or letters as street names.
- Not be incongruous, offensive, or geographically misleading.
- Not be repetitive or similar in sound and character to streets already in existence in the City of Fernley.
- Have a single name for a street having a continuous alignment.
- When to be connected in the future into a continuous alignment or extended, bear the same name as the existing street.
- Have a metal street sign to be erected as specified in the "Standard Details for Public Works Construction, detail # 156 and 160" on at least one corner of every intersection and shall identify each street name.

LEGAL DESCRIPTION

PARCEL 2(ADJUSTED)

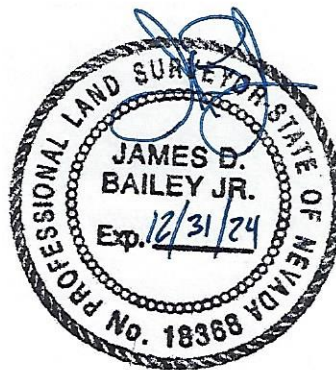
ALL THAT CERTAIN REAL PROPERTY BEING ALL OF THE YORI PARCEL AS SHOWN ON THE RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT FILE No. 90732 AND A PORTION OF THE GALLAWAY PARCEL AS SHOWN ON PARCEL MAP FILE No. 31048 OF LYON COUNTY RECORDS, LYING IN A PORTION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 22, TOWNSHIP 20 NORTH, RANGE 25 EAST, MOUNT DIABLO MERIDIAN, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID YORI PARCEL , THENCE FROM SAID POINT OF BEGINNING AND ALONG THE EASTERLY LINE OF SAID YORI PARCEL , SOUTH $0^{\circ}02'41''$ WEST A DISTANCE OF 2630.77 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF FARM DISTRICT ROAD; THENCE ALONG SAID NORTHERLY RIGHT OF WAY NORTH $89^{\circ}38'59''$ WEST A DISTANCE OF 759.64 FEET ; THENCE LEAVING SAID NORTHERLY RIGHT OF WAY NORTH $0^{\circ}07'03''$ WEST A DISTANCE OF 338.06 FEET TO BEGINNING OF A NON-TANGENT CURVE TO THE LEFT FROM WHICH THE RADIUS POINT BEARS, SOUTH $89^{\circ}52'57''$ WEST, HAVING A RADIUS OF 180.00 FEET , SUBTENDED BY A CENTRAL ANGLE OF $31^{\circ}47'18''$ THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 99.87 FEET, HAVING A CHORD OF NORTH $16^{\circ}00'42''$ WEST AND A DISTANCE OF 98.59 FEET; THENCE LEAVING SAID CURVE NORTH $0^{\circ}07'03''$ WEST A DISTANCE OF 2203.35 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE AFORMENTIONED SECTION 22; THENCE ALONG SAID NORTH LINE SOUTH $89^{\circ}16'32''$ EAST A DISTANCE OF 794.15 FEET TO THE POINT OF BEGINNING.

CONTAINING 47.53 ACRES MORE OR LESS.

Per NRS 111.312, this legal description was previously recorded at Document No.315965, on March 17, 2004, Official Records of Lyon County, Nevada.

James D. Bailey, Jr.
P.L.S. 18368
MERIDIAN SURVEYING & MAPPING, INC.
8725 TECHNOLOGY WAY, STE. C2
RENO, NV. 89521



5/14/2024

PRELIMINARY REPORT FORM

Issued By:



Prelim Number:

TTR2401199-CD
Update First

In response to the application for a policy of title insurance referenced herein, **Chicago Title Insurance Company** hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Chicago Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Chicago Title Insurance Company

By:

A handwritten signature in black ink, appearing to read 'Michael J. Nolan'.

Michael J. Nolan, President

Attest:

A handwritten signature in black ink, appearing to read 'Marjorie Nemzura'.

Marjorie Nemzura, Secretary

Countersigned By:

A handwritten signature in black ink, appearing to read 'Shelly Saltz'.

Shelly Saltz, Title Officer
Authorized Officer or Agent



SCHEDULE A

Proposed Buyer:

Proposed Lender: **CASH SALE**

Proposed Loan Amount: \$0.00

Property Address: 3240 Farm District Road, Fernley, NV 89408-8607

Order No.: TTR2401199

Effective date: June 10, 2024 at 7:30AM

Short Term Rate: No

ISSUING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Title Officer: Shelly Saltz Ticor Title of Nevada, Inc. 5441 Kietzke Lane, Suite 100 Reno , NV 89511 Phone: 775-824-3240 Fax: 775-324-7402 Main Phone: 775-324-7400 Email: ssaltz@ticortitle.com	Escrow Officer: Luann Barnes Ticor Title of Nevada, Inc. 5441 Kietzke Lane, Suite 100 Reno, NV 89511 Phone: 775-842-2483 Fax: 775-824-3233 Main Phone: 775-324-7400 Email: Luann.Barnes@ticortitle.com

1. The estate or interest in the Land hereinafter described or referred to covered by this Report is:

FEE

2. Title to said estate or interest at the date hereof is vested in:

Lawrence G. Yori, as Trustee of the 1903 Trust (u/d/t: October 19, 2011)

3. The Land referred to in this Report is described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

EXHIBIT "A"
Legal Description

Order No.: TTR2401199

For APN/Parcel ID(s): 021-343-20

All that certain real property situate in the County of Lyon, State of Nevada, described as follows:

All that certain real property being all of the Yori parcel as shown on the record of survey for boundary line adjustment File No. 90732 and a portion of the Gallaway parcel as shown on Parcel Map File No. 31048 of Lyon County records, lying in a portion of the Northwest 1/4 of Section 22, Township 20 North, Range 25 East, Mount Diablo Meridian, being described as follows:

Beginning at the Northeast corner of said Yori parcel thence from said point of beginning and along the easterly line of said Yori parcel, South 0°02'41" West a distance of 2630.77 feet to a point of intersection with the Northerly right of way of Farm District Road; thence along said Northerly right of way North 89°38'59" West a distance of 759.64 feet; thence leaving said Northerly right of way North 0°07'03" West a distance of 338.06 feet to beginning of a non-tangent curve to the left from which the radius point bears, South 89°52'57" West, having a radius of 180.00 feet, subtended by a central angle of 31°47'18"; thence along the arc of said curve a distance of 99.87 feet, having a chord of North 16°00'42" West and a distance of 98.59 feet; thence leaving said curve North 0°07'03" West a distance of 2203.35 feet to a point of intersection with the North line of the aforementioned Section 22; thence along said North line South 89°16'32" East a distance of 794.15 feet to the point of beginning.

APN: 021-343-20

Document No. 483679 is provided pursuant to the requirements of Section 6.NRS 111.312.

SCHEDULE B – Section A

The following exceptions will appear in policies when providing standard coverage as outlined below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

SCHEDULE B – Section B

At the date hereof, exceptions to coverage in addition to the printed exceptions and exclusions in said policy form would be as follows:

8. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the fiscal year 2024-2025.
Tax Identification No.: 021-343-20
9. The lien of supplemental taxes, if any, assessed pursuant to the provisions of Nevada Revised Statutes.
10. Any liens, charges or assessments levied by the Carson-Truckee Water Conservancy District and Carson Water Subconservancy District, by reason that the Land is located within said district.
11. Any unpaid charges for Waste Management, plus any interest and/or penalties, which would create a lien and attach to said Land, pursuant to Nevada Revised Statutes.
12. The Land lies within the boundaries of an Agricultural or Open Space Use Assessment District and is potentially subject to deferred real property taxes, the amount is undetermined until the time of conversion.
13. Water rights, claims or title to water, whether or not disclosed by the Public Records.
14. Rights of way for any existing roads and alleys, trails, canals, ditches, flumes, conduits, pipes, poles or transmission lines on, under, over, through or across the Land.
15. Rights of the public to any portion of the Land lying within the area commonly known as Farm District Road.
16. Reservations, exceptions and provisions contained in the patent from the United States of America, and in the acts authorizing the issuance thereof.
Recording Date: April 25, 1935
Recording No: Book 28, Page 250, Land Patent Records
17. Reservations contained in Deed
Grantor: J.A. Baker, Treasurer and ex officio Tax Receiver and Trustee for
and on behalf of Lyon County, State of Nevada, and as Trustee for
and on behalf of the Truckee-Carson Irrigation District
Grantee: Amien M. Perry
Recording Date: December 13, 1951
Recording No.: Book 37, Page 59, as Document No. 59700, Official Records
18. Reservations contained in Deed
Grantor: Robert W. Browne and Muriel L. Browne, husband and wife
Grantee: Devere E. Barker and Marion A. Barker, husband and wife, as joint tenants
Recording Date: March 15, 1968
Recording No.: Book 51, Page 268, as Document No. 100935, Official Records
19. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Parcel Map
Recording Date: January 13, 1977
Recording No.: 31048, Official Records

A portion of the easements granted on the above map were relinquished by Easement Abandonment
Recording Date: April 5, 2004
Recording No.: 317560, Official Records

**SCHEDULE B – Section B
(continued)**

20. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey Map
Recording Date: January 16, 1985
Recording No.: 90732, Official Records
21. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:
Granted to: C & D Development Company, a Nevada corporation
Purpose: access and utility easement
Recording Date: April 5, 2004
Recording No.: 317561, Official Records
22. Easement(s) and rights incidental thereto as delineated or as offered for dedication on Record of Survey for Boundary Line Adjustment for C & D Development Company, a Nevada Corporation and Larry G. Yori
Recording Date: March 17, 2004
Recording No.: 315963, Official Records
23. A homestead declaration
Executed by: Lawrence G. Yori, as Trustee of the 1903 Trust
Recording Date: November 2, 2011
Recording No.: 483680, Official Records
24. The Land was approved for agricultural use assessment for taxation purposes by the county assessor and is subject to a potential lien for any deferred taxes which may be levied against said Land by reason of a change in use of said Land for purposes other than agricultural, as evidenced by document:
Recording Date: January 27, 2023
Recording No.: 666366, Official Records
25. An unrecorded Option Agreement effective June 30, 2023, with certain terms, covenants, conditions and provisions set forth therein as disclosed by the document
Entitled: Memorandum of Option
Optionor: Lawrence G. Yori, as Trustee of the 1903 Trust, established under written declaration of trust on October 19, 2011
Optionee: Robertson, Johnson, Miller & Williamson, as authorized agent
Recording Date: September 1, 2023
Recording No.: 673608, Official Records
26. Rights and claims of parties in possession by reason of unrecorded leases, if any, that would be disclosed by an inquiry of the parties or by an inspection of said Land.

END OF EXCEPTIONS**THE FOLLOWING REQUIREMENTS MUST BE MET PRIOR TO CLOSE OF ESCROW:**

REQUIREMENTS

1. The search did not disclose any open mortgages or deeds of trust of record, therefore the Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.
2. Furnish to the Company for review:
 - a) Certification of Trust in accordance with Nevada Revised Statutes.

END OF REQUIREMENTS

INFORMATIONAL NOTES

- 1 Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- 2 Property taxes for the fiscal year shown below are PAID. For proration purposes the amounts are:
Assessor's Parcel No.: 021-343-20
Fiscal Year: 2023-2024
Total Taxes: \$5,970.82
- 3 Note: The charge for a policy of title insurance, when issued through this title order, will be based on the Basic Title Insurance Rate.
- 4 Note: There are NO conveyances affecting said Land recorded within 24 months of the date of this report.
- 5 Note: The following information is provided strictly as an accommodation. According to the Assessor, the address of the Land is as follows:
Type of Dwelling: Agricultural Land with Multiple Structures
Address: 3240 Farm District Road, Fernley, Nevada

END OF INFORMATIONAL NOTES

Note: Notice of Available Title Insurance and Escrow Discounts

Your transaction may qualify for one of the discounts shown below. In order to receive these discounts, you will need to contact your escrow officer or a company representative to determine if you qualify and to request the discount. Your escrow officer or company representative will provide a full description of the terms, conditions and requirements associated with each discount.

Available Title Insurance Discounts (These discounts will apply to all transactions where the company is issuing a policy of title insurance, including such transactions where the company is not providing escrow closing services.)

CREDIT FOR PRELIMINARY TITLE REPORTS AND/OR COMMITMENT CANCELLATION CHARGES ON SUBSEQUENT POLICIES

Where an order was cancelled and no major change in the title has occurred since the issuance of the original report or commitment, and the order is reopened within twenty-four (24) – thirty-six (36) months, all or a portion of the charge previously paid upon the cancellation of the report or commitment may be credited on a subsequent policy charge.

SHORT TERM RATE

The Short Term Rate is a reduction of the applicable insurance rate which is allowable only when the current order is placed within (sixty) 60 months from the date of issuance of a prior policy of title insurance to the vested owner or an assignee of the interest insured. The short term rate is 80% of the Basic Rate. Unless otherwise stated, the reduction only applies to policies priced at Eighty Percent (80%) or greater of the basic rate. This reduction does not apply to Short Sale transactions or to any surcharge calculated on the basic rate.

PRIOR POLICY DISCOUNT (APPLICABLE TO ZONE 2, DIRECT OPERATIONS ONLY)

The Prior Policy Discount will apply when a seller or borrower provides a copy of their owner's policy upon opening escrow. The prior policy rate is Seventy Percent (70%) of the applicable owner's title premium. This discount may not be used in combination with any other discount and can only be used in transactions involving property located in Zone 2 (Zone 2 includes all Nevada counties except Clark, Lincoln and Nye) that are handled by a direct operation of the FNF Family of Companies.

CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS

On properties used as a church or for charitable purposes within the scope of the normal activities of such entities the charge for a policy shall be Fifty Percent (50%) to Seventy Percent (70%) of the appropriate title insurance rate, depending on the type of coverage selected. This discount shall not apply to charges for loan policies issued concurrently with an owner's policy.

EMPLOYEE RATE

No charge shall be made to employees of the Company, its subsidiary or affiliated companies (including employees on approved retirement) for policies issued in connection with financing, refinancing, sale or purchase of the employee's bonafide home property. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

INVESTOR RATE

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate investments. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties in the State of Nevada within the past twelve (12) months to qualify for this rate. On a sale transaction, the investor rate is Seventy Percent (70%) of the basic rate. This reduction does not apply to any surcharge calculated on the basic rate. On a refinance transaction or where the investor is obtaining a loan subsequent to a purchase, the rate shall be Eighty-Five Percent (85%) of the applicable rate with a minimum charge of Three Hundred Eighty-Five and No/100 Dollars (\$385.00). The loan discount shall only apply to transactions priced under Section 5.1 B (1b) of the title insurance rate manual. This rate is available upon request only.

Available Escrow Discounts These discounts will apply only to the escrow fee portion of your settlement charges, and the discounts will apply only if the company is issuing a policy of title insurance in conjunction with providing escrow services.

SENIOR CITIZEN RATE

If a valid identification is provided, principals to a given transaction who qualify as Senior Citizens (55 year of age and over) shall be Seventy-Five Percent (75%) of their portion of the escrow fee wherein a valid identification is provided. This discount shall only apply on residential resale transactions wherein the principal resides in the subject property. This discount may not be used in combination with any other escrow rate discount. This rate is available upon request only.

MILITARY DISCOUNT

Any person on active military duty or a Veteran of the U.S. Armed Forces shall be charged Seventy-Five Percent (75%) of their portion of the escrow fee. A copy of a current military identification card or a copy of the DD-214 (Certificate of Release or Discharge from Active Duty) must be provided. This discount may not be used in combination with any other discount. This rate is for sale transaction and it is available upon request only.

FIRST RESPONDER RATE

Any person in a given transaction who is a First Responder shall be charged Seventy-Five Percent (75%) of their portion of the escrow fee, wherein the principle provides a signed statement that indicates he or she is currently employed as one of the following emergency professionals:

- Firefighter
- Law enforcement officer who is sworn to uphold and make arrests for violations of federal, state, county or municipal laws.
- EMT
- Paramedic
- Search & Rescue team member

The discount shall be applicable on residential resale transactions wherein the principal resides in, or plans to reside in, the subject property. This discount may not be used with any other discount and is available upon request only.

EMPLOYEE RATES

An employee will not be charged an escrow fee for the purchase, sale or refinance of the employee's primary residence. The employee must be a principal to the transaction and the request for waiver of fees must be submitted to Management prior to approval.

INVESTOR RATE

This rate is available for individuals, groups of individuals or entities customarily engaged in real estate transactions. The parties must provide reasonable proof that they currently hold title to or have transferred title to three (3) or more investment properties within the State of Nevada within the past twelve (12) months to qualify for this rate. The charge is 70% of their portion of the escrow fee. This discount may not be used in combination with any other discount. This rate is for sale transactions and it is available upon request, only.



Inquire before you wire!

WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation:
<http://www.fbi.gov>

Internet Crime Complaint Center:
<http://www.ic3.gov>

FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE

Effective December 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

Cookies. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

Web Beacons. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

Links to Other Sites. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.

- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

For California Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

For Connecticut Residents: For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Colorado Residents: For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

For Nevada Residents: We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: aginqueries@ag.state.nv.us.

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email privacy@fnf.com or call (888) 714-2710.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at privacy@fnf.com, or by mail to:

Fidelity National Financial, Inc.
601 Riverside Avenue,
Jacksonville, Florida 32204
Attn: Chief Privacy Officer

ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (7-01-21)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, or regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by You;
 - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
 - c. resulting in no loss or damage to You;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
 - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
 4. Lack of a right:
 - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
 - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
 5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
 6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 30.
 7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
 8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
 9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
 10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

ATTACHMENT ONE (CONTINUED)

ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-13) EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use;
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
 - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
 - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

- For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

	<u>Your Deductible Amount</u>	<u>Our Maximum Dollar Limit of Liability</u>
Covered Risk 16:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 10,000.00
Covered Risk 18:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 19:	1.00% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$ 25,000.00
Covered Risk 21:	1.00% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$ 5,000.00

ATTACHMENT ONE (CONTINUED)

ALTA OWNER'S POLICY (07-01-2021)

EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
 - i. the occupancy, use, or enjoyment of the Land;
 - ii. the character, dimensions, or location of any improvement on the Land;
 - iii. the subdivision of land; or
 - iv. environmental remediation or protection.
 - b. any governmental forfeiture, police, regulatory, or national security power.
 - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
 3. Any defect, lien, encumbrance, adverse claim, or other matter:
 - a. created, suffered, assumed, or agreed to by the Insured Claimant;
 - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - c. resulting in no loss or damage to the Insured Claimant;
 - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
 - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
 4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
 - a. fraudulent conveyance or fraudulent transfer;
 - b. voidable transfer under the Uniform Voidable Transactions Act; or
 - c. preferential transfer:
 - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
 - ii. for any other reason not stated in Covered Risk 9.b.
 5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
 6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
 7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

NOTE: The 2021 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

ATTACHMENT ONE (CONTINUED)

2006 ALTA OWNER'S POLICY (06-17-06)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
 - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

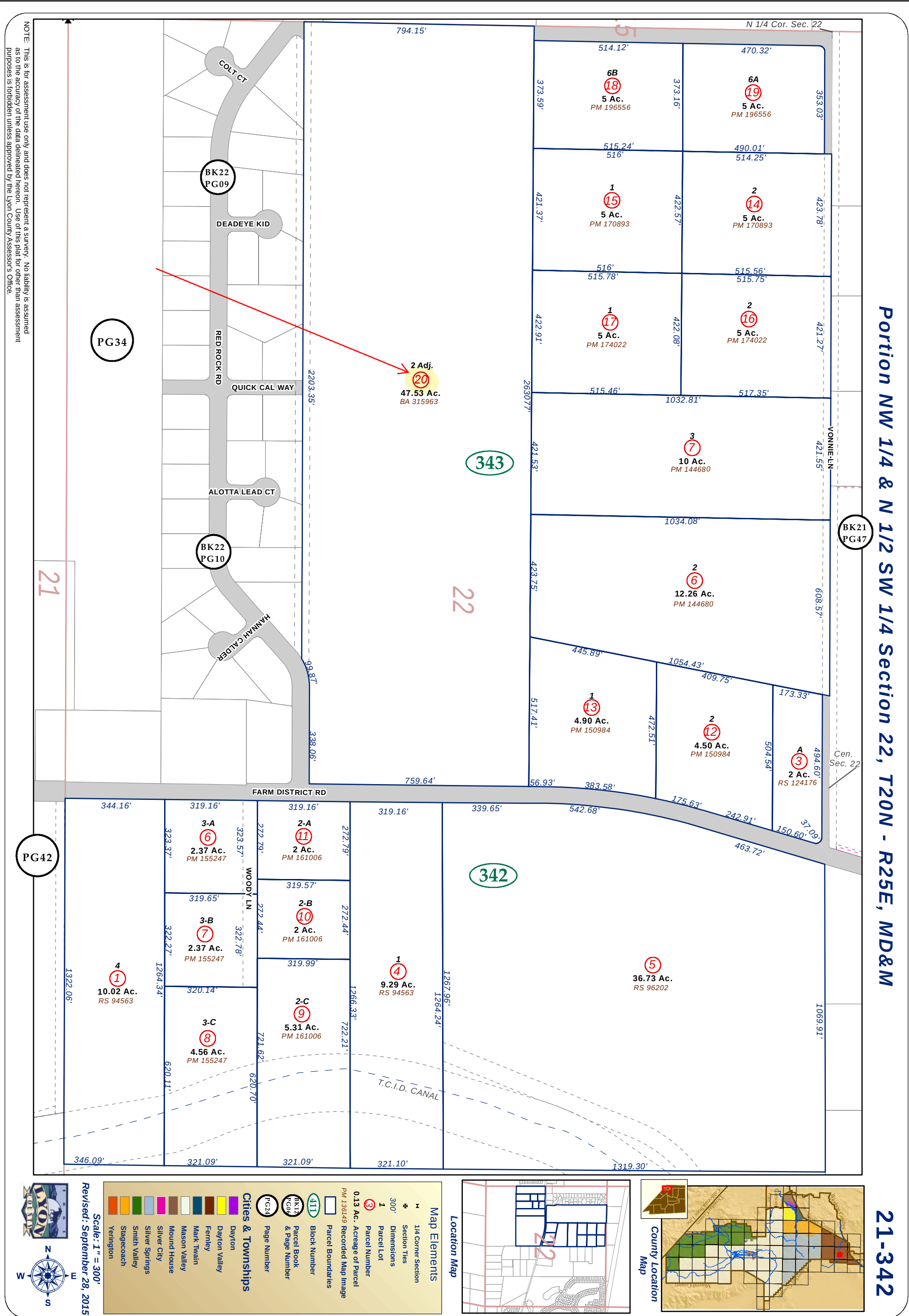
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

NOTE: The 2006 ALTA Owner's Policy may be issued to afford either Standard Coverage or Extended Coverage. In addition to variable exceptions such as taxes, easements, CC&R's, etc., the Exceptions from Coverage in a Standard Coverage policy will also include the Western Regional Standard Coverage Exceptions listed below as 1 through 7 below:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records at Date of Policy but that could be (a) ascertained by an inspection of the Land, or (b) asserted by persons or parties in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records at Date of Policy.
4. Any encroachment, encumbrance, violation, variation, easement, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records at Date of Policy.
5. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor, material or equipment unless such lien is shown by the Public Records at Date of Policy.]
7. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand, and gravel located in, on, or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests or rights excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.





Tax Account 021-343-20

Owners

YORI, LAWRENCE G TR
3240 FARM DISTRICT RD
FERNLEY, NV 89408-0000

Account Summary

Account ID	021-343-20
Account Type	Real Estate
Location	3240 FARM DISTRICT RD FERNLEY
Balance	\$0.00
Currently Due	\$0.00

No payment currently due.

This account has a balance of \$0.00.
No payment can be made.

Current Year

Description	2023/2024 REAL ESTATE TAXES
Original	\$5,970.82
Total	\$5,970.82
Paid	\$5,970.82
Balance	\$0.00
Due	\$0.00
Ad Valorem Tax Rate	3.6551
Tax District	6.0 (City of Fernley)
Tax Cap	7% High 8.0%, 93% Low 3%

Delinquent Installments

#	Due Date	Penalty Date	Status	Original Total	Penalty	Total	Paid	Total Due
1	08/21/2023	09/01/2023	Paid	\$1,494.82	\$0.00	\$1,494.82	\$1,494.82	\$0.00
2	10/02/2023	10/13/2023	Paid	\$1,492.00	\$0.00	\$1,492.00	\$1,492.00	\$0.00
3	01/02/2024	01/13/2024	Paid	\$1,492.00	\$0.00	\$1,492.00	\$1,492.00	\$0.00
4	03/04/2024	03/15/2024	Paid	\$1,492.00	\$0.00	\$1,492.00	\$1,492.00	\$0.00

Past Years

Description	Original	Penalty	Paid	Balance	Due	Tax Rate	Tax District
2022/2023 REAL ESTATE TAXES	\$5,676.28	\$0.00	\$5,676.28	\$0.00	\$0.00	3.6127	6.0
2021/2022 REAL ESTATE TAXES	\$5,539.37	\$0.00	\$5,539.37	\$0.00	\$0.00	3.6160	6.0
2020/2021 SECURED TAXES	\$5,407.40	\$0.00	\$5,407.40	\$0.00	\$0.00	3.6131	6.0
2019/2020 SECURED TAXES	\$5,199.48	\$0.00	\$5,199.48	\$0.00	\$0.00	3.6131	6.0
2018/2019 SECURED TAXES	\$5,077.46	\$0.00	\$5,077.46	\$0.00	\$0.00	3.6131	6.0
2017/2018 SECURED TAXES	\$4,941.26	\$0.00	\$4,941.26	\$0.00	\$0.00	3.6131	6.0
2016/2017 SECURED TAXES	\$4,857.35	\$0.00	\$4,857.35	\$0.00	\$0.00	3.6131	6.0

Special Assessments and Other Fees

Year	Code	Description	Amount	Paid	Balance	Due
2023-2024	S23	TCID Operatn & Maint	1452.18	1452.18	.00	.00
2023-2024	S24	TCID Administrative	120.00	120.00	.00	.00
2023-2024	S25	TCID District Gen.	314.88	314.88	.00	.00
2023-2024	S33	Fernley Groundwater	1.99	1.99	.00	.00
2022-2023	S23	TCID Operatn & Maint	1366.59	1366.59	.00	.00
2022-2023	S24	TCID Administrative	120.00	120.00	.00	.00
2022-2023	S25	TCID District Gen.	301.92	301.92	.00	.00
2022-2023	S33	Fernley Groundwater	2.04	2.04	.00	.00
2021-2022	S23	TCID Operatn & Maint	1366.59	1366.59	.00	.00
2021-2022	S24	TCID Administrative	120.00	120.00	.00	.00
2021-2022	S25	TCID District Gen.	292.80	292.80	.00	.00
2021-2022	S33	Fernley Groundwater	2.03	2.03	.00	.00
2020-2021	S23	TCID Operatn & Maint	1366.59	1366.59	.00	.00
2020-2021	S24	TCID Administrative	120.00	120.00	.00	.00
2020-2021	S25	TCID District Gen.	286.08	286.08	.00	.00
2020-2021	S33	Fernley Groundwater	.32	.32	.00	.00
2019-2020	S23	TCID Operatn & Maint	1281.00	1281.00	.00	.00
2019-2020	S24	TCID Administrative	120.00	120.00	.00	.00
2019-2020	S25	TCID District Gen.	279.84	279.84	.00	.00
2019-2020	S33	Fernley Groundwater	.32	.32	.00	.00
2018-2019	S23	TCID Operatn & Maint	1281.00	1281.00	.00	.00
2018-2019	S24	TCID Administrative	110.00	110.00	.00	.00
2018-2019	S25	TCID District Gen.	273.60	273.60	.00	.00
2018-2019	S33	Fernley Groundwater	.32	.32	.00	.00
2017-2018	S23	TCID Operatn & Maint	1281.00	1281.00	.00	.00
2017-2018	S24	TCID Administrative	110.00	110.00	.00	.00

Year	Code	Description	Amount	Paid	Balance	Due
2017-2018	S25	TCID District Gen.	240.00	240.00	.00	.00
2017-2018	S33	Fernley Groundwater	.33	.33	.00	.00
2016-2017	S23	TCID Operatn & Maint	1281.00	1281.00	.00	.00
2016-2017	S24	TCID Administrative	110.00	110.00	.00	.00
2016-2017	S25	TCID District Gen.	240.00	240.00	.00	.00
2016-2017	S33	Fernley Groundwater	.32	.32	.00	.00

Tax Bill and Payment History

Date	Type	Billed to / Payer Name / Note	Amount	Balance
03/01/2024	PAYMENT	YORI LARRY EC WF - 024030123043064	\$-1,492.00	\$0.00
12/28/2023	PAYMENT	YORI LARRY EC WF - 023122823034045	\$-1,492.00	\$1,492.00
09/28/2023	PAYMENT	YORI LARRY EC WF - 023092823027942	\$-1,492.00	\$2,984.00
09/12/2023	PAYMENT	YORI LARRY SYS WF - 023081623030250 ORIG: EC	\$-1,494.82	\$4,476.00
09/12/2023	ADJUST	YORI LARRY EC WF - 023081623030250 VOIDED PAYMENT: 851739. REASON: COLLECTION FEE FIX	\$1,494.82	\$5,970.82
09/12/2023	PAYMENT	YORI LARRY SYS WF - 023030223046764 ORIG: EC	\$-1,419.00	\$4,476.00
09/12/2023	ADJUST	YORI LARRY EC WF - 023030223046764 VOIDED PAYMENT: 773884. REASON: COLLECTION FEE FIX	\$1,419.00	\$5,895.00
09/12/2023	PAYMENT	YORI LARRY SYS WF - 022122923030619 ORIG: EC	\$-1,419.00	\$4,476.00
09/12/2023	ADJUST	YORI LARRY EC WF - 022122923030619 VOIDED PAYMENT: 736244. REASON: COLLECTION FEE FIX	\$1,419.00	\$5,895.00
09/12/2023	PAYMENT	YORI LARRY SYS WF - 022092923031655 ORIG: EC	\$-1,419.00	\$4,476.00
09/12/2023	ADJUST	YORI LARRY EC WF - 022092923031655 VOIDED PAYMENT: 712848. REASON: COLLECTION FEE FIX	\$1,419.00	\$5,895.00
09/12/2023	PAYMENT	YORI LARRY SYS WF - 022081223030303 ORIG: EC	\$-1,419.28	\$4,476.00
09/12/2023	ADJUST	YORI LARRY EC WF - 022081223030303 VOIDED PAYMENT: 694948. REASON: COLLECTION FEE FIX	\$1,419.28	\$5,895.28
09/12/2023	PAYMENT	YORI LARRY SYS WF - 022030323035160 ORIG: EC	\$-1,384.81	\$4,476.00
09/12/2023	ADJUST	YORI LARRY EC WF - 022030323035160 VOIDED PAYMENT: 651725. REASON: COLLECTION FEE FIX	\$1,384.81	\$5,860.81
09/12/2023	PAYMENT	YORI LARRY SYS WF - 021123023028889 ORIG: EC	\$-1,384.81	\$4,476.00
09/12/2023	ADJUST	YORI LARRY EC WF - 021123023028889 VOIDED PAYMENT: 620487. REASON: COLLECTION FEE FIX	\$1,384.81	\$5,860.81
09/12/2023	PAYMENT	YORI LARRY SYS WF - 021100123043881 ORIG: EC	\$-1,384.81	\$4,476.00
09/12/2023	ADJUST	YORI LARRY EC WF - 021100123043881 VOIDED PAYMENT: 607802. REASON: COLLECTION FEE FIX	\$1,384.81	\$5,860.81
09/12/2023	PAYMENT	YORI LARRY SYS WF - 021081323033024 ORIG: EC	\$-1,384.94	\$4,476.00
09/12/2023	ADJUST	YORI LARRY EC WF - 021081323033024 VOIDED PAYMENT: 534794. REASON: COLLECTION FEE FIX	\$1,384.94	\$5,860.94

Date	Type	Billed to / Payer Name / Note	Amount	Balance
08/16/2023	PAYMENT	YORI LARRY EC WF - 023081623030250	\$-1,494.82	\$4,476.00
07/17/2023	BILL	YORI, LAWRENCE G TR	\$5,970.82	\$5,970.82
03/03/2023	PAYMENT	YORI LARRY EC WF - 023030223046764	\$-1,419.00	\$0.00
12/30/2022	PAYMENT	YORI LARRY EC WF - 022122923030619	\$-1,419.00	\$1,419.00
09/30/2022	PAYMENT	YORI LARRY EC WF - 022092923031655	\$-1,419.00	\$2,838.00
08/15/2022	PAYMENT	YORI LARRY EC WF - 022081223030303	\$-1,419.28	\$4,257.00
08/04/2022	AMENDMENT	AMENDMENT TO RE 2023	\$0.00	\$5,676.28
07/15/2022	BILL	YORI, LAWRENCE G TR	\$5,676.28	\$5,676.28
03/04/2022	PAYMENT	YORI LARRY EC WF - 022030323035160	\$-1,384.81	\$0.00
12/30/2021	PAYMENT	YORI LARRY EC WF - 021123023028889	\$-1,384.81	\$1,384.81
10/04/2021	PAYMENT	YORI LARRY EC WF - 021100123043881	\$-1,384.81	\$2,769.62
08/14/2021	PAYMENT	YORI LARRY EC WF - 021081323033024	\$-1,384.94	\$4,154.43
07/14/2021	BILL	YORI, LAWRENCE G TR	\$5,539.37	\$5,539.37
02/26/2021	PAYMENT	YORI LARRY EC WF - 021022523038685	\$-1,351.00	\$0.00
12/31/2020	PAYMENT	YORI LARRY EC WF - 020123023039012	\$-1,351.00	\$1,351.00
10/15/2020	PAYMENT	YORI, LARRY CHECK BANK: WF INTERNET NUM: 020100223076474	\$-1,351.00	\$2,702.00
08/17/2020	PAYMENT	YORI, LARRY CHECK BANK: WF INTERNET NUM: 020081323038497	\$-1,354.40	\$4,053.00
07/09/2020	BILL	YORI, LAWRENCE G TR	\$5,407.40	\$5,407.40
02/26/2020	PAYMENT	YORI, LARRY CHECK BANK: WF INTERNET NUM: 020022623037109	\$-1,299.00	\$0.00
01/03/2020	PAYMENT	YORI, LARRY CHECK BANK: WF INTERNET NUM: 020010223032509	\$-1,299.00	\$1,299.00
10/04/2019	PAYMENT	YORI, LARRY CHECK BANK: WF INTERNET NUM: 019100323052072	\$-1,299.00	\$2,598.00
08/19/2019	PAYMENT	YORI, LARRY CHECK BANK: WF INTERNET NUM: 019081523043320	\$-1,302.48	\$3,897.00
07/10/2019	BILL	YORI, LAWRENCE G TR	\$5,199.48	\$5,199.48
03/01/2019	PAYMENT	YORI, LARRY CHECK BANK: WF INTERNET NUM: 019022823051648	\$-1,269.00	\$0.00
01/07/2019	PAYMENT	YORI, LARRY CHECK BANK: WF INTERNET NUM: 019010423062460	\$-1,269.00	\$1,269.00
09/26/2018	PAYMENT	YORI, LARRY CHECK BANK: WF INTERNET NUM: 018092623041658	\$-1,269.00	\$2,538.00
08/16/2018	PAYMENT	YORI, LARRY CHECK BANK: WF INTERNET NUM: 018081623058462	\$-1,270.46	\$3,807.00
07/10/2018	BILL	YORI, LAWRENCE G TR	\$5,077.46	\$5,077.46
03/06/2018	PAYMENT	YORI, LAWRENCE & MARY CHECK NUM: 9487	\$-1,235.00	\$0.00
12/28/2017	PAYMENT	YORI, LARY & MARY CHECK NUM: 9467	\$-1,235.00	\$1,235.00

Date	Type	Billed to / Payer Name / Note	Amount	Balance
09/26/2017	PAYMENT	YORI, LARRY OR MARY CHECK NUM: 9451	\$-1,235.00	\$2,470.00
08/22/2017	PAYMENT	YORI, LAWRENCE & MARY CHECK NUM: 9442	\$-1,236.26	\$3,705.00
07/10/2017	BILL	YORI, LAWRENCE G TR	\$4,941.26	\$4,941.26
02/28/2017	PAYMENT	YORI, LARRY & MARY CHECK NUM: 9409	\$-1,214.00	\$0.00
12/29/2016	PAYMENT	YORI, LARRY OR MARY CHECK NUM: 9394	\$-1,214.00	\$1,214.00
09/15/2016	PAYMENT	YORI, LARRY OR MARY CHECK NUM: 9371	\$-1,214.00	\$2,428.00
08/16/2016	PAYMENT	YORI, LAWRENCE G TR CHECK NUM: 9363	\$-1,215.35	\$3,642.00
07/11/2016	BILL	YORI, LAWRENCE G TR	\$4,857.35	\$4,857.35
03/01/2016	PAYMENT	YORI, LARRY OR MARY CHECK NUM: 9324	\$-1,212.00	\$0.00
01/06/2016	PAYMENT	YORI, LARRY & MARY CHECK NUM: 9309	\$-1,212.00	\$1,212.00
10/08/2015	PAYMENT	YORI, LARRY G OR MARY B CHECK NUM: 9287	\$-1,212.00	\$2,424.00
08/20/2015	PAYMENT	YORI, LARRY OR MARY CHECK NUM: 9272	\$-1,214.91	\$3,636.00
07/07/2015	BILL	YORI, LAWRENCE G TR	\$4,850.91	\$4,850.91
02/27/2015	PAYMENT	YORI, LARRY G OR MARY B CHECK NUM: 9230	\$-1,188.00	\$0.00
01/07/2015	PAYMENT	YORI, LAWRENCE G TR CHECK NUM: 9216	\$-1,188.00	\$1,188.00
10/08/2014	PAYMENT	YORI, LARRY OR MARY CHECK NUM: 9193	\$-1,188.00	\$2,376.00
08/21/2014	PAYMENT	YORI, LARRY G/MARY B CHECK NUM: 9182	\$-1,190.79	\$3,564.00
07/08/2014	BILL	YORI, LAWRENCE G TR	\$4,754.79	\$4,754.79
03/07/2014	PAYMENT	YORI, LAWRENCE G TR CHECK NUM: 9145	\$-1,153.00	\$0.00
01/15/2014	PAYMENT	YORI, LARRY G/MARY B CHECK NUM: 9130	\$-1,153.00	\$1,153.00
10/10/2013	PAYMENT	YORI, LAWRENCE G TR CHECK NUM: 9106	\$-1,153.00	\$2,306.00
08/13/2013	PAYMENT	YORI, LARRY OR MARY CHECK NUM: 9096	\$-1,153.96	\$3,459.00
07/08/2013	BILL	YORI, LAWRENCE G TR	\$4,612.96	\$4,612.96
02/26/2013	PAYMENT	YORI, LARRY OR MARY CHECK NUM: 9056	\$-1,130.00	\$0.00
01/02/2013	PAYMENT	YORI, LARRY G OR MARY B CHECK NUM: 9037	\$-1,130.00	\$1,130.00
10/01/2012	PAYMENT	YORI, LAWRENCE G TR CHECK NUM: 541	\$-1,130.00	\$2,260.00
08/23/2012	PAYMENT	YORI, LAWRENCE G TR CHECK NUM: 9016	\$-1,131.67	\$3,390.00
07/10/2012	BILL	YORI, LAWRENCE G TR	\$4,521.67	\$4,521.67
02/29/2012	PAYMENT	YORI, LARRY G CHECK NUM: 8971	\$-1,107.00	\$0.00
12/30/2011	PAYMENT	YORI, LARRY G OR MARY CHECK NUM: 8956	\$-1,107.00	\$1,107.00
09/30/2011	PAYMENT	YORI, LARRY G OR MARY B CHECK NUM: 8930	\$-1,107.00	\$2,214.00
08/19/2011	PAYMENT	YORI, LARRY G CHECK NUM: 8917	\$-1,109.48	\$3,321.00
07/08/2011	BILL	YORI, LARRY G	\$4,430.48	\$4,430.48
03/07/2011	PAYMENT	YORI EXEMPTION TRUST CHECK NUM: 2020	\$-1,084.00	\$0.00
01/06/2011	PAYMENT	YORI EXEMPTION TRUST CHECK NUM: 2016	\$-1,084.00	\$1,084.00
10/11/2010	PAYMENT	YORI, GEORGE & GENEVIEVE CHECK BANK: 94-77 NUM: 1661	\$-1,084.00	\$2,168.00

Date	Type	Billed to / Payer Name / Note	Amount	Balance
08/17/2010	PAYMENT	YORI, LARRY OR GEORGE CHECK BANK: 94-7074 NUM: 2013	\$-1,087.58	\$3,252.00
07/08/2010	BILL	YORI, LARRY G	\$4,339.58	\$4,339.58
02/23/2010	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 2010	\$-1,457.00	\$0.00
01/05/2010	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8777	\$-1,457.00	\$1,457.00
10/06/2009	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8750	\$-1,457.00	\$2,914.00
08/19/2009	PAYMENT	YORI, LARRY G/MARY B CHECK BANK: 94-7074 NUM: 8735	\$-1,459.01	\$4,371.00
07/06/2009	BILL	YORI, LARRY G	\$5,830.01	\$5,830.01
03/04/2009	PAYMENT	YORI, LARRY G OR MARY B CHECK BANK: 94-7074 NUM: 8699	\$-1,474.00	\$0.00
01/06/2009	PAYMENT	YORI, LARRY OR MARY CHECK BANK: 94-7074 NUM: 8689	\$-1,474.00	\$1,474.00
10/07/2008	PAYMENT	YORI, LARRY G/MARY B CHECK BANK: 94-7074 NUM: 8668	\$-1,474.00	\$2,948.00
08/25/2008	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8657	\$-1,477.07	\$4,422.00
07/15/2008	BILL	YORI, LARRY G	\$5,899.07	\$5,899.07
02/27/2008	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 94-7074	\$-1,353.00	\$0.00
01/04/2008	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8600	\$-1,353.00	\$1,353.00
10/02/2007	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8577	\$-1,353.00	\$2,706.00
08/22/2007	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8564	\$-1,355.81	\$4,059.00
07/12/2007	BILL	YORI, LARRY G	\$5,414.81	\$5,414.81
03/07/2007	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8520	\$-1,322.00	\$0.00
01/09/2007	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8508	\$-1,322.00	\$1,322.00
10/02/2006	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8483	\$-1,322.00	\$2,644.00
08/27/2006	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8470	\$-1,324.08	\$3,966.00
07/12/2006	BILL	YORI, LARRY G	\$5,290.08	\$5,290.08
03/07/2006	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8423	\$-1,281.00	\$0.00
01/05/2006	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8382	\$-1,281.00	\$1,281.00
10/07/2005	PAYMENT	YORI, LARRY OR MARY CHECK BANK: 94-7074 NUM: 8326	\$-1,281.00	\$2,562.00
08/22/2005	PAYMENT	YORI, LARRY G OR MARY CHECK BANK: 94-7074 NUM: 8289	\$-1,281.23	\$3,843.00
07/15/2005	BILL	YORI, LARRY G	\$5,124.23	\$5,124.23
03/14/2005	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8188	\$-1,276.00	\$0.00
01/10/2005	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8144	\$-1,276.00	\$1,276.00
10/11/2004	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8087	\$-1,276.00	\$2,552.00
08/20/2004	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 8051	\$-1,276.28	\$3,828.00
07/08/2004	BILL	YORI, LARRY G	\$5,104.28	\$5,104.28

Date	Type	Billed to / Payer Name / Note	Amount	Balance
03/05/2004	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 7950	\$-1,252.24	\$0.00
01/09/2004	PAYMENT	YORI, LARRY G & MARY B CHECK BANK: 94-7074 NUM: 7913	\$-1,252.24	\$1,252.24
10/02/2003	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 7845	\$-1,252.24	\$2,504.48
08/12/2003	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 7807	\$-1,252.27	\$3,756.72
07/18/2003	BILL	YORI, LARRY G	\$5,008.99	\$5,008.99
03/10/2003	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 7687	\$-1,209.00	\$0.00
12/31/2002	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 7634	\$-1,209.00	\$1,209.00
10/09/2002	PAYMENT	YORI, LARRY G & MARY B CHECK BANK: 94-7074 NUM: 7568	\$-1,209.00	\$2,418.00
08/21/2002	PAYMENT	YORI, LARRY G & MARY B CHECK BANK: 94-7074 NUM: 7520	\$-1,210.74	\$3,627.00
07/12/2002	BILL	YORI, LARRY G	\$4,837.74	\$4,837.74
03/11/2002	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 7376	\$-1,190.75	\$0.00
01/09/2002	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 7325	\$-1,190.75	\$1,190.75
10/05/2001	PAYMENT	YORI, LARRY G CHECK BANK: 94-7074 NUM: 7261	\$-1,190.75	\$2,381.50
08/15/2001	PAYMENT	YORI, LARRY G OR MARY CHECK BANK: 94-7074 NUM: 7227	\$-1,191.04	\$3,572.25
07/12/2001	BILL	YORI, LARRY G	\$4,763.29	\$4,763.29
03/08/2001	PAYMENT	YORI, LARRY G CHECK BANK: 94-204 NUM: 7092	\$-897.96	\$0.00
01/02/2001	PAYMENT	YORI, LARRY G & MARY B CHECK BANK: 94-204 NUM: 7042	\$-897.96	\$897.96
10/11/2000	PAYMENT	YORI, LARRY G CHECK BANK: 94-204 NUM: 6984	\$-897.96	\$1,795.92
08/09/2000	PAYMENT	YORI, LARRY G CHECK BANK: 94-204 NUM: 6931	\$-898.22	\$2,693.88
07/17/2000	BILL	YORI, LARRY G	\$3,592.10	\$3,592.10
03/09/2000	PAYMENT	YORI, LARRY G OR MARY B CHECK BANK: 94-204 NUM: 6798	\$-934.37	\$0.00
01/14/2000	PAYMENT	YORI, LARRY G CHECK BANK: 94-204 NUM: 6742	\$-934.37	\$934.37
10/08/1999	PAYMENT	YORI, LARRY G CHECK BANK: 91-119 NUM: 6665	\$-934.37	\$1,868.74
08/24/1999	PAYMENT	YORI, LARRY G CHECK BANK: 91-119 NUM: 6613	\$-934.61	\$2,803.11
07/17/1999	BILL	YORI, LARRY G	\$3,737.72	\$3,737.72
02/23/1999	PAYMENT	YORI, LARRY G CHECK	\$-926.99	\$0.00
12/29/1998	PAYMENT	YORI, LARRY G CHECK	\$-926.99	\$926.99
10/09/1998	PAYMENT	YORI, LARRY G CHECK	\$-926.99	\$1,853.98
08/20/1998	PAYMENT	YORI, LARRY G CHECK	\$-927.22	\$2,780.97
07/13/1998	BILL	YORI, LARRY G	\$3,708.19	\$3,708.19
01/07/1998	PAYMENT	YORI, LARRY G CHECK	\$-1,762.04	\$0.00
10/07/1997	PAYMENT	YORI, LARRY G CHECK	\$-881.02	\$1,762.04
08/20/1997	PAYMENT	YORI, LARRY G CHECK	\$-881.27	\$2,643.06

Date	Type	Billed to / Payer Name / Note	Amount	Balance
07/14/1997	BILL	YORI, LARRY G	\$3,524.33	\$3,524.33
12/27/1996	PAYMENT	YORI, LARRY G	\$-1,703.96	\$0.00
10/11/1996	PAYMENT	YORI, LARRY G	\$-851.98	\$1,703.96
08/27/1996	PAYMENT	YORI, LARRY G	\$-852.13	\$2,555.94
07/18/1996	BILL	YORI, LARRY G	\$3,408.07	\$3,408.07

YORI SINGLE FAMILY

City of Fernley Fiscal Impact Analysis

MAY 21, 2024

Prepared by:



EKAY Economic Consultants, Inc.
Economics for the changing world

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Suite B459
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(775) 232-7203
www.ekayconsultants.com

TABLE OF CONTENTS

EXECUTIVE SUMMARY I

DEVELOPMENT DESCRIPTION..... 1

METHODOLOGY..... 1

FINDINGS 2

Table 1. Fiscal Impact Analysis Results..... 3

Figure 1. Budget Impact 4

Figure 2. Fiscal Impact Analysis Results 4

LIMITING CONDITIONS & DISCLOSURES..... 5

APPENDICES 6

EXECUTIVE SUMMARY

Ekay Economic Consultants, Inc. (EEC) of Reno, Nevada was retained to conduct a fiscal impact analysis of the 47.53-acre Yori Single Family Development located in City of Fernley, Nevada. Project details and findings of the fiscal impact analysis are summarized below.

Project Overview

- The project is requesting a zone change and is proposing to construct 158 single family units over a two-year period.
- The project is expected to add 243,626 square feet of roads to the City of Fernley's inventory upon completion.

Fiscal Impact Findings

- The project is estimated to generate a **\$535,000 surplus** (net fiscal impact) over the 20-year period and **\$622,000** over the 40-year analysis period for the City of Fernley's General Fund.
 - The project is estimated to generate \$4.8 million in revenue for the General Fund over the 20-year and \$10.6 million over the 40-year analysis periods. This includes all revenue sources within the General Fund.
 - The project is estimated to generate \$2.8 million in operating expenditures for the City's General Fund over the 20-year period and \$7.1 million over the 40-year analysis periods. This includes expenditures for all sources within the General Fund.
 - The project is also estimated to generate \$1.5 million in infrastructure (street) replacement costs over the 20-year period and \$2.9 million over the 40-year analysis periods.
- The project will have a **positive** fiscal impact on the City of Fernley.

DEVELOPMENT DESCRIPTION

The project will be constructed on 47.53 acres of land located in the City of Fernley, Nevada, parcel number 021-343-20. Upon completion, the project will deliver approximately 158 single family units, with construction expected to be completed over a two-year period. The fiscal impact analysis includes estimates of the impact of the project over this period, plus an additional thirty-eight years for a total analysis period of 40 years.

Detailed project information, including units developed by year, is shown in Appendix 1 at the end of this report.

METHODOLOGY

City of Fernley contracted with a consulting company, Verdunity, to arrive at a methodology for estimating fiscal impacts of future projects on the City. A tool has been created for City staff to estimate fiscal impacts of projects based on project-related information provided by developers.

EEC was provided a copy of the “Development Fiscal Impact Analysis Tool Methodology and Instructions” report by Verdunity, dated July 2021. The report outlined much of the methodology and assumptions behind the City of Fernley’s fiscal impact tool. EEC provided a number of questions to the City regarding this methodology, answers to which were not received prior to the due date of this report. As a result, findings of the fiscal impact analysis contained in this report, which are based on our understanding of Verdunity’s methodology, may need to be updated as additional information becomes available.

The following assumptions were made in this analysis:

1. Residential land and improvement values for the project are unavailable at this early stage in the planning process. As a result, the analysis uses average taxable land and improvement values for nearby single family homes in City of Fernley, as these

Findings

Yori Single Family-Fiscal Impact Analysis

provide the latest market information for similar products in the City. Detailed information for this assumption is shown in Appendix 1.

2. The Verdunity methodology covers all General Fund revenues and expenditures. With the exception of property tax (Appendix 4) and building permit fee revenues (Appendix 5), these revenues and expenditures are estimated on a per capita basis, adjusted for impact ratios, and applied to the population of the project, as estimated in Appendix 2.

The Verdunity report provides ratios of the residential project's impact (impact ratios) on each revenue source and methodology for estimating this ratio for expenditures. These ratios are applied to the City's estimated FY 2022-23 costs as reported in the City's FY 2023-24 budget document. See Appendix 3 for detailed impact ratios and calculation methodology.

3. Additionally, the Verdunity methodology includes a discussion of the long-term impact of a project on infrastructure costs to replace and repair city streets. However, no actual cost for this estimate is provided in the Verdunity report. EEC uses average street replacement costs for the City of Sparks and City of Reno of \$0.30 per square foot per year. This includes costs for slurry/seal, overlay, and road rehabilitation.
4. The Verdunity report provides no discussion of inflation, the analysis includes a 2% expected future inflation adjustment for all revenue and expenditure sources, except real property values, these are conservatively increased by 1.5% per year to account for depreciation.
5. Additional information for revenue and cost estimate methodology, sources of data, calculations, and findings is provided in the appendices attached to this report.

FINDINGS

Findings of the fiscal impact analysis are presented below using table and figure templates from the Verdunity report. Appendices 1-5 attached to this narrative include a

Findings

Yori Single Family-Fiscal Impact Analysis

detailed calculation of these revenues and expenditures by year, as well as a detailed discussion of all methodology, data, and assumptions.

The project is estimated to generate a \$535,000 revenue surplus (net fiscal impact) over the 20-year period and \$622,000 over the 40-year analysis period for the City of Fernley's General Fund. This includes \$4.8 million in revenue for the General Fund over the 20-year period and \$10.6 million over the 40-year analysis period generated through all revenue sources within the General Fund.

Table 1. Fiscal Impact Analysis Results

Non-Inflated Values	Buildout	10 Years	20 Years	30 Years	40 Years
Taxes	\$ 378,220	\$ 1,639,866	\$ 3,448,485	\$ 5,553,673	\$ 8,004,061
Licenses and Permits	574,606	837,811	1,231,236	1,710,819	2,295,427
Intergovernmental	4,919	33,815	77,008	129,660	193,842
Fines and Forfeitures	2,825	19,420	44,225	74,462	111,321
Miscellaneous	1,052	7,230	16,465	27,723	41,446
Total Revenue	\$ 961,621	\$ 2,538,142	\$ 4,817,419	\$ 7,496,337	\$10,646,097
General Government	\$ 29,915	\$ 205,662	\$ 468,358	\$ 788,583	\$ 1,178,936
Judicial	6,678	45,909	104,550	176,033	263,171
Public Works	103,206	709,524	1,615,814	2,720,577	4,067,277
Health	3,506	24,105	54,894	92,426	138,178
Culture and Recreation	23,281	160,053	364,493	613,703	917,489
Community Dev.	13,599	93,490	212,906	358,473	535,920
Total Costs	\$ 180,186	\$ 1,238,743	\$ 2,821,015	\$ 4,749,796	\$ 7,100,970
Savings for Streets	146,176	730,878	1,461,756	2,192,634	2,923,512
Net Fiscal Impact	\$ 635,260	\$ 568,521	\$ 534,648	\$ 553,906	\$ 621,616
<i>Per Capita-Revenue</i>	\$ 2,464	\$ 6,504	\$ 12,344	\$ 19,209	\$ 27,279
<i>Per Capita-Costs</i>	462	3,174	7,229	12,171	18,195
<i>Per Capita-Streets</i>	375	1,873	3,746	5,618	7,491
<i>Per Capita-Net Impact</i>	\$ 1,628	\$ 1,457	\$ 1,370	\$ 1,419	\$ 1,593

The project is estimated to generate \$2.8 million in operating expenditures for the General Fund over the 20-year period and \$7.1 million over the 40-year analysis period. This includes expenditures for all General Fund sources. The project is also estimated to contribute funds towards \$1.5 million in infrastructure replacement costs over the 20-year and \$2.9 million over the 40-year analysis periods.

The project will have a **positive** fiscal impact on the City of Fernley as project-related revenues exceed project costs, including long-term infrastructure replacement costs.

Findings

Yori Single Family-Fiscal Impact Analysis

Figure 1. Budget Impact

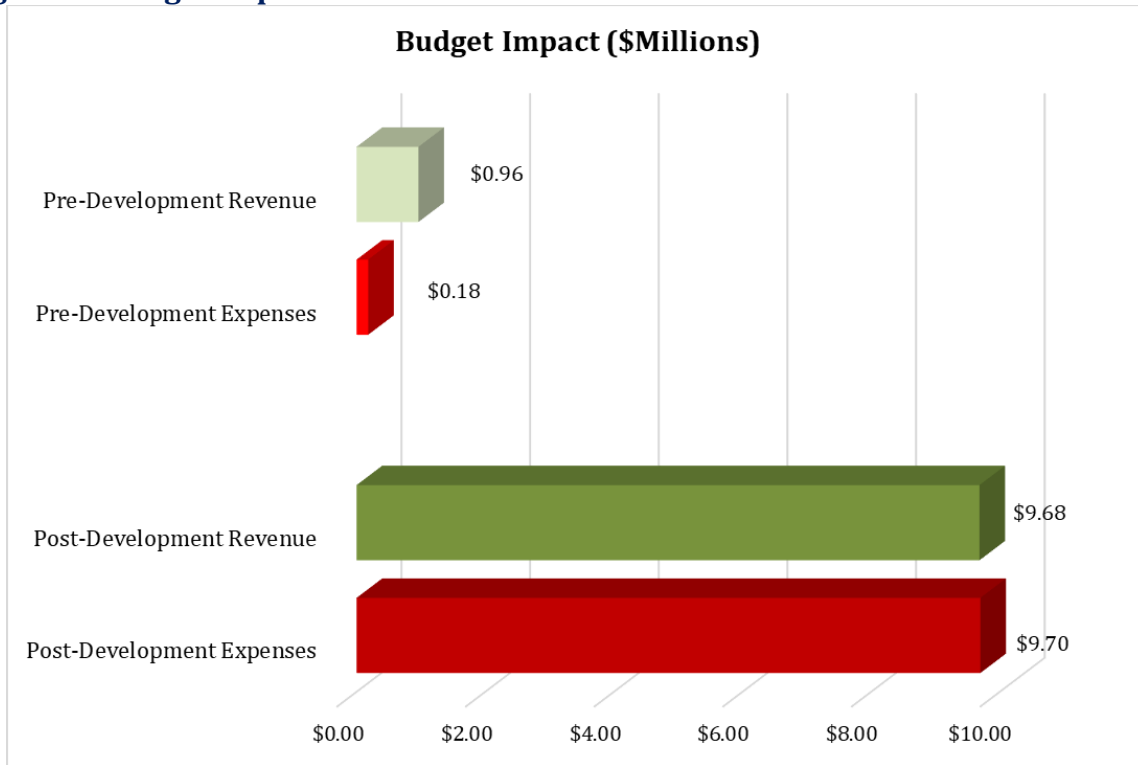
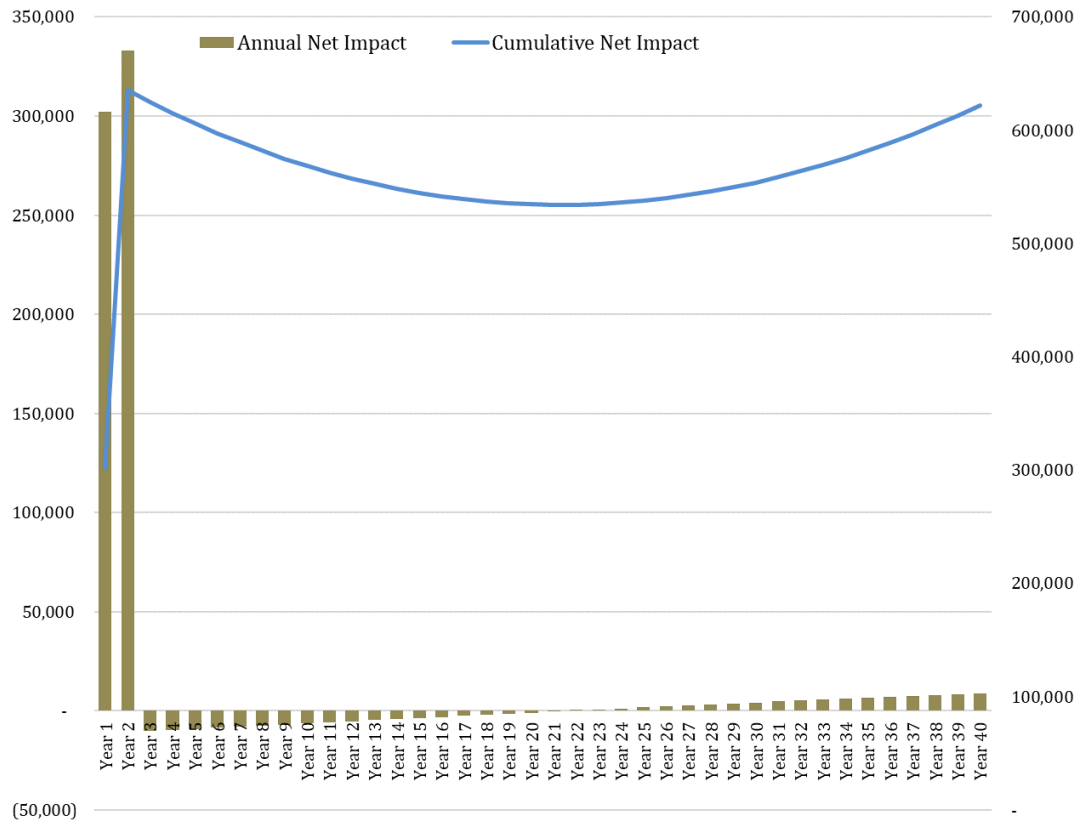


Figure 2. Fiscal Impact Analysis Results



LIMITING CONDITIONS & DISCLOSURES

In the preparation of this report, EEC asserts:

- The report is to be used in its entirety, and no part is to be used without the whole.
- In preparing this report, EEC relied on information provided by other individuals or found in previously existing records and/or documents. This information is assumed to be reliable. However, no warranty, either expressed or implied, is given by EEC for the accuracy of such information and EEC assumes no responsibility for information relied upon later found to have been inaccurate.
- EEC may amend this report in the event additional documents and/or other material discovered subsequent to the submission of this report and pertinent to the report and/or the conclusions contained herein are made available.
- EEC assumes no responsibility for economic, physical, or demographic factors, which may affect or alter the opinions of this report if said economic, physical, or demographic factors were not present or known as of the date of this report.
- Possession of this report, or a copy of this report, does not carry with it the right of publication. Without the consent of EEC, this report may not be used for any purpose by any person other than the party for whom this report was prepared.

APPENDICES

APPENDIX 1 BUILDOUT ASSUMPTIONS					
<u>YEAR</u>	<u>USE TYPE</u>	<u># OF UNITS</u>		<u>LAND VALUE</u>	<u>IMPROV. VALUE</u>
Year 1	Single Family	79	\$	9,085,000	\$ 21,850,847
Year 2	Single Family	79		9,085,000	21,850,847
TOTAL		158	\$	18,170,000	\$ 43,701,693

APPENDIX 1, ASSUMPTIONS:

1. Project information is summarized as follows:

	<u># of Units</u>	<u># of Acres</u>		<u>Land Value/ Unit</u>		<u>Improvement Value/Unit</u>
Single Family	158	47.53	\$	115,000	\$	276,593
Source: Development acreage, buildout schedule, and residential units from Developer.						
Unit taxable land and improvement values from similar nearby developments, FY 2024. Source: Lyon County Assessor's Office website.						

**APPENDIX 2
CITY OF FERNLEY
ESTIMATED NUMBER OF RESIDENTS**

<u>YEAR</u>	<u>USE TYPE</u>	<u># OF UNITS BUILT</u>	<u># OF RESIDENTS</u>	<u>CUMULATIVE # OF RESIDENTS</u>
Year 1	Single Family	79	195	195
Year 2	Single Family	79	195	390

APPENDIX 2, ASSUMPTIONS:

- Residents of the development are estimated using **2.47** persons per household.
Source: "Development Fiscal Impact Analysis Tool Methodology and Instructions." Verdunity,
July 19, 2021.

**APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS**

GENERAL FUND	Estimated FY 2022-23	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	10-YEAR TOTAL
REVENUE												
<u>Taxes</u>												
Ad Valorem ¹	Appendix 4	\$ 73,019	\$ 147,201	\$ 149,453	\$ 151,740	\$ 154,061	\$ 156,418	\$ 158,811	\$ 161,241	\$ 163,708	\$ 166,213	\$ 1,481,866
Resid. Construction Tax	\$1,000/Unit	79,000	79,000	-	-	-	-	-	-	-	-	158,000
Subtotal		\$ 152,019	\$ 226,201	\$ 149,453	\$ 151,740	\$ 154,061	\$ 156,418	\$ 158,811	\$ 161,241	\$ 163,708	\$ 166,213	\$ 1,639,866
<u>Licenses and Permits</u>												
Business License Fees ^{2,3}	\$ 825,000	\$ 3,814	\$ 7,780	\$ 7,936	\$ 8,095	\$ 8,256	\$ 8,422	\$ 8,590	\$ 8,762	\$ 8,937	\$ 9,116	\$ 79,707
Franchise Fees ^{2,3}	1,540,000	10,679	21,785	22,220	22,665	23,118	23,580	24,052	24,533	25,024	25,524	223,180
Liquor License Fees ^{2,3}	38,000	-	-	-	-	-	-	-	-	-	-	-
Gaming License Fees ^{2,3}	120,000	-	-	-	-	-	-	-	-	-	-	-
Animal Licenses ^{2,3}	4,500	42	85	87	88	90	92	94	96	97	99	870
Passport Fees ^{2,3}	22,000	203	415	423	432	440	449	458	467	477	486	4,251
Building/Civil Permit Fees ⁴	Appendix 5	264,902	264,902	-	-	-	-	-	-	-	-	529,803
Planning and Zoning Fees ⁵	310,000	-	-	-	-	-	-	-	-	-	-	-
Public Works/Civil Fees ^{2,3}	100,000	-	-	-	-	-	-	-	-	-	-	-
Public Works/Civil Inspect. ^{2,3}	200,000	-	-	-	-	-	-	-	-	-	-	-
Other Fees ⁵	400	-	-	-	-	-	-	-	-	-	-	-
Subtotal		\$ 279,639	\$ 294,966	\$ 30,666	\$ 31,279	\$ 31,905	\$ 32,543	\$ 33,194	\$ 33,858	\$ 34,535	\$ 35,226	\$ 837,811
<u>Intergovernmental Revenue</u>												
Consolidated Tax ^{2,3}	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Motor Vehicle Fuel Tax ^{2,3}	350,000	1,618	3,301	3,367	3,434	3,503	3,573	3,644	3,717	3,791	3,867	33,815
RTC Shared Revenue ⁵	4,160,000	-	-	-	-	-	-	-	-	-	-	-
County Parks Agreement ⁵	60,000	-	-	-	-	-	-	-	-	-	-	-
County Roads Contribution ⁵	180,000	-	-	-	-	-	-	-	-	-	-	-
Other ⁵	21,739	-	-	-	-	-	-	-	-	-	-	-
Subtotal		\$ 1,618	\$ 3,301	\$ 3,367	\$ 3,434	\$ 3,503	\$ 3,573	\$ 3,644	\$ 3,717	\$ 3,791	\$ 3,867	\$ 33,815
<u>Fines and Forfeits</u>												
Municipal Court Revenue ^{2,3}	\$ 201,000	\$ 929	\$ 1,896	\$ 1,933	\$ 1,972	\$ 2,012	\$ 2,052	\$ 2,093	\$ 2,135	\$ 2,177	\$ 2,221	\$ 19,420
Miscellaneous Fees ⁵	600	-	-	-	-	-	-	-	-	-	-	-
Subtotal		\$ 201,600	929	1,896	1,933	1,972	2,012	2,052	2,093	2,135	2,177	19,420
<u>Miscellaneous</u>												
Interest Income ⁵	\$ (255,662)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cemetery Plot Fees ^{2,3}	4,000	18	38	38	39	40	41	42	42	43	44	386
Facility Rental Fees ^{2,3}	8,500	39	80	82	83	85	87	89	90	92	94	821
Donations ^{2,3}	2,590	12	24	25	25	26	26	27	28	28	29	250
Miscellaneous ^{2,3}	59,745	276	563	575	586	598	610	622	635	647	660	5,772
Subtotal		\$ 346	\$ 706	\$ 720	\$ 734	\$ 749	\$ 764	\$ 779	\$ 795	\$ 811	\$ 827	\$ 7,230
REVENUE TOTAL		\$ 434,552	\$ 527,069	\$ 186,139	\$ 189,159	\$ 192,229	\$ 195,350	\$ 198,522	\$ 201,746	\$ 205,023	\$ 208,354	\$ 2,538,142
EXPENDITURES												
General Government ^{6,7}	\$ 2,688,391	\$ 9,841	\$ 20,075	\$ 20,476	\$ 20,886	\$ 21,303	\$ 21,730	\$ 22,164	\$ 22,607	\$ 23,060	\$ 23,521	\$ 205,662
Judicial ^{6,7}	600,122	2,197	4,481	4,571	4,662	4,756	4,851	4,948	5,047	5,148	5,250	45,909
Public Works ^{6,7}	9,274,829	33,949	69,257	70,642	72,055	73,496	74,966	76,465	77,994	79,554	81,145	709,524
Health ^{6,7}	315,094	1,153	2,353	2,400	2,448	2,497	2,547	2,598	2,650	2,703	2,757	24,105
Culture and Recreation ^{6,7}	2,092,200	7,658	15,623	15,935	16,254	16,579	16,911	17,249	17,594	17,946	18,305	160,053
Community Development ^{6,7}	1,222,086	4,473	9,126	9,308	9,494	9,684	9,878	10,075	10,277	10,482	10,692	93,490
EXPENDITURES TOTAL		\$ 59,272	\$ 120,914	\$ 123,332	\$ 125,799	\$ 128,315	\$ 130,881	\$ 133,499	\$ 136,169	\$ 138,892	\$ 141,670	\$ 1,238,743
GENERAL FUND SURPLUS/DEFICIT		\$ 375,280	\$ 406,155	\$ 62,807	\$ 63,360	\$ 63,914	\$ 64,469	\$ 65,023	\$ 65,577	\$ 66,131	\$ 66,684	\$ 1,299,399
SAVINGS FOR STREETS												
Street Replacement ⁸		\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 730,878

**APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS**

	<u>Year 11</u>	<u>Year 12</u>	<u>Year 13</u>	<u>Year 14</u>	<u>Year 15</u>	<u>Year 16</u>	<u>Year 17</u>	<u>Year 18</u>	<u>Year 19</u>	<u>Year 20</u>	<u>20-YEAR TOTAL</u>
GENERAL FUND											
<u>REVENUE</u>											
<u>Taxes</u>											
Ad Valorem ¹	\$ 168,756	\$ 171,338	\$ 173,960	\$ 176,621	\$ 179,323	\$ 182,067	\$ 184,853	\$ 187,681	\$ 190,552	\$ 193,468	\$ 3,290,485
Resid. Construction Tax	-	-	-	-	-	-	-	-	-	-	158,000
Subtotal	\$ 168,756	\$ 171,338	\$ 173,960	\$ 176,621	\$ 179,323	\$ 182,067	\$ 184,853	\$ 187,681	\$ 190,552	\$ 193,468	\$ 3,448,485
<u>Licenses and Permits</u>											
Business License Fees ^{2,3}	\$ 9,298	\$ 9,484	\$ 9,674	\$ 9,867	\$ 10,065	\$ 10,266	\$ 10,471	\$ 10,681	\$ 10,894	\$ 11,112	\$ 181,519
Franchise Fees ^{2,3}	26,035	26,555	27,086	27,628	28,181	28,744	29,319	29,906	30,504	31,114	508,253
Liquor License Fees ^{2,3}	-	-	-	-	-	-	-	-	-	-	-
Gaming License Fees ^{2,3}	-	-	-	-	-	-	-	-	-	-	-
Animal Licenses ^{2,3}	101	103	106	108	110	112	114	117	119	121	1,980
Passport Fees ^{2,3}	496	506	516	526	537	548	558	570	581	593	9,681
Building/Civil Permit Fees ⁴	-	-	-	-	-	-	-	-	-	-	529,803
Planning and Zoning Fees ⁵	-	-	-	-	-	-	-	-	-	-	-
Public Works/Civil Fees ^{2,3}	-	-	-	-	-	-	-	-	-	-	-
Public Works/Civil Inspect. ^{2,3}	-	-	-	-	-	-	-	-	-	-	-
Other Fees ⁵	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 35,930	\$ 36,649	\$ 37,382	\$ 38,129	\$ 38,892	\$ 39,670	\$ 40,463	\$ 41,272	\$ 42,098	\$ 42,940	\$ 1,231,236
<u>Intergovernmental Revenue</u>											
Consolidated Tax ^{2,3}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Motor Vehicle Fuel Tax ^{2,3}	3,945	4,024	4,104	4,186	4,270	4,355	4,442	4,531	4,622	4,714	77,008
RTC Shared Revenue ⁵	-	-	-	-	-	-	-	-	-	-	-
County Parks Agreement ⁵	-	-	-	-	-	-	-	-	-	-	-
County Roads Contribution ⁵	-	-	-	-	-	-	-	-	-	-	-
Other ⁵	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 3,945	\$ 4,024	\$ 4,104	\$ 4,186	\$ 4,270	\$ 4,355	\$ 4,442	\$ 4,531	\$ 4,622	\$ 4,714	\$ 77,008
<u>Fines and Forfeits</u>											
Municipal Court Revenue ^{2,3}	\$ 2,265	\$ 2,311	\$ 2,357	\$ 2,404	\$ 2,452	\$ 2,501	\$ 2,551	\$ 2,602	\$ 2,654	\$ 2,707	\$ 44,225
Miscellaneous Fees ⁵	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 2,265	\$ 2,311	\$ 2,357	\$ 2,404	\$ 2,452	\$ 2,501	\$ 2,551	\$ 2,602	\$ 2,654	\$ 2,707	\$ 44,225
<u>Miscellaneous</u>											
Interest Income ⁵	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cemetery Plot Fees ^{2,3}	45	46	47	48	49	50	51	52	53	54	880
Facility Rental Fees ^{2,3}	96	98	100	102	104	106	108	110	112	114	1,870
Donations ^{2,3}	29	30	30	31	32	32	33	34	34	35	570
Miscellaneous ^{2,3}	673	687	701	715	729	743	758	773	789	805	13,145
Subtotal	\$ 843	\$ 860	\$ 877	\$ 895	\$ 913	\$ 931	\$ 950	\$ 969	\$ 988	\$ 1,008	\$ 16,465
REVENUE TOTAL	\$ 211,740	\$ 215,181	\$ 218,680	\$ 222,236	\$ 225,850	\$ 229,524	\$ 233,259	\$ 237,056	\$ 240,915	\$ 244,837	\$ 4,817,419
<u>EXPENDITURES</u>											
General Government ^{6,7}	\$ 23,991	\$ 24,471	\$ 24,960	\$ 25,460	\$ 25,969	\$ 26,488	\$ 27,018	\$ 27,558	\$ 28,109	\$ 28,672	\$ 468,358
Judicial ^{6,7}	5,355	5,463	5,572	5,683	5,797	5,913	6,031	6,152	6,275	6,400	104,550
Public Works ^{6,7}	82,768	84,424	86,112	87,834	89,591	91,383	93,211	95,075	96,976	98,916	1,615,814
Health ^{6,7}	2,812	2,868	2,925	2,984	3,044	3,105	3,167	3,230	3,295	3,360	54,894
Culture and Recreation ^{6,7}	18,671	19,044	19,425	19,814	20,210	20,614	21,026	21,447	21,876	22,313	364,493
Community Development ^{6,7}	10,906	11,124	11,346	11,573	11,805	12,041	12,282	12,527	12,778	13,034	212,906
EXPENDITURES TOTAL	\$ 144,503	\$ 147,394	\$ 150,341	\$ 153,348	\$ 156,415	\$ 159,543	\$ 162,734	\$ 165,989	\$ 169,309	\$ 172,695	\$ 2,821,015
GF SURPLUS/DEFICIT	\$ 67,236	\$ 67,788	\$ 68,338	\$ 68,887	\$ 69,435	\$ 69,981	\$ 70,525	\$ 71,066	\$ 71,606	\$ 72,142	\$ 1,996,404
<u>SAVINGS FOR STREETS</u>											
Street Replacement ⁸	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 1,461,756

**APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS**

	<u>Year 21</u>	<u>Year 22</u>	<u>Year 23</u>	<u>Year 24</u>	<u>Year 25</u>	<u>Year 26</u>	<u>Year 27</u>	<u>Year 28</u>	<u>Year 29</u>	<u>Year 30</u>	<u>30-YEAR TOTAL</u>
GENERAL FUND											
<u>REVENUE</u>											
<u>Taxes</u>											
Ad Valorem ¹	\$ 196,428	\$ 199,433	\$ 202,485	\$ 205,583	\$ 208,728	\$ 211,922	\$ 215,164	\$ 218,456	\$ 221,798	\$ 225,192	\$ 5,395,673
Resid. Construction Tax	-	-	-	-	-	-	-	-	-	-	158,000
Subtotal	\$ 196,428	\$ 199,433	\$ 202,485	\$ 205,583	\$ 208,728	\$ 211,922	\$ 215,164	\$ 218,456	\$ 221,798	\$ 225,192	\$ 5,553,673
<u>Licenses and Permits</u>											
Business License Fees ^{2,3}	\$ 11,334	\$ 11,561	\$ 11,792	\$ 12,028	\$ 12,269	\$ 12,514	\$ 12,764	\$ 13,020	\$ 13,280	\$ 13,546	\$ 305,627
Franchise Fees ^{2,3}	31,736	32,371	33,018	33,679	34,352	35,039	35,740	36,455	37,184	37,928	855,754
Liquor License Fees ^{2,3}	-	-	-	-	-	-	-	-	-	-	-
Gaming License Fees ^{2,3}	-	-	-	-	-	-	-	-	-	-	-
Animal Licenses ^{2,3}	124	126	129	131	134	137	139	142	145	148	3,334
Passport Fees ^{2,3}	604	617	629	641	654	667	681	694	708	722	16,300
Building/Civil Permit Fees ⁴	-	-	-	-	-	-	-	-	-	-	529,803
Planning and Zoning Fees ⁵	-	-	-	-	-	-	-	-	-	-	-
Public Works/Civil Fees ^{2,3}	-	-	-	-	-	-	-	-	-	-	-
Public Works/Civil Inspect. ^{2,3}	-	-	-	-	-	-	-	-	-	-	-
Other Fees ⁵	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 43,799	\$ 44,675	\$ 45,568	\$ 46,479	\$ 47,409	\$ 48,357	\$ 49,324	\$ 50,311	\$ 51,317	\$ 52,343	\$ 1,710,819
<u>Intergovernmental Revenue</u>											
Consolidated Tax ^{2,3}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Motor Vehicle Fuel Tax ^{2,3}	4,809	4,905	5,003	5,103	5,205	5,309	5,415	5,523	5,634	5,747	129,660
RTC Shared Revenue ⁵	-	-	-	-	-	-	-	-	-	-	-
County Parks Agreement ⁵	-	-	-	-	-	-	-	-	-	-	-
County Roads Contribution ⁵	-	-	-	-	-	-	-	-	-	-	-
Other ⁵	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 4,809	\$ 4,905	\$ 5,003	\$ 5,103	\$ 5,205	\$ 5,309	\$ 5,415	\$ 5,523	\$ 5,634	\$ 5,747	\$ 129,660
<u>Fines and Forfeits</u>											
Municipal Court Revenue ^{2,3}	\$ 2,761	\$ 2,817	\$ 2,873	\$ 2,930	\$ 2,989	\$ 3,049	\$ 3,110	\$ 3,172	\$ 3,235	\$ 3,300	\$ 74,462
Miscellaneous Fees ⁵	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 2,761	\$ 2,817	\$ 2,873	\$ 2,930	\$ 2,989	\$ 3,049	\$ 3,110	\$ 3,172	\$ 3,235	\$ 3,300	\$ 74,462
<u>Miscellaneous</u>											
Interest Income ⁵	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cemetery Plot Fees ^{2,3}	55	56	57	58	59	61	62	63	64	66	1,482
Facility Rental Fees ^{2,3}	117	119	121	124	126	129	132	134	137	140	3,149
Donations ^{2,3}	36	36	37	38	39	39	40	41	42	43	959
Miscellaneous ^{2,3}	821	837	854	871	888	906	924	943	962	981	22,133
Subtotal	\$ 1,028	\$ 1,049	\$ 1,070	\$ 1,091	\$ 1,113	\$ 1,135	\$ 1,158	\$ 1,181	\$ 1,205	\$ 1,229	\$ 27,723
REVENUE TOTAL	\$ 248,825	\$ 252,878	\$ 256,998	\$ 261,186	\$ 265,444	\$ 269,772	\$ 274,171	\$ 278,643	\$ 283,189	\$ 287,811	\$ 7,496,337
<u>EXPENDITURES</u>											
General Government ^{6,7}	\$ 29,245	\$ 29,830	\$ 30,427	\$ 31,035	\$ 31,656	\$ 32,289	\$ 32,935	\$ 33,593	\$ 34,265	\$ 34,951	\$ 788,583
Judicial ^{6,7}	6,528	6,659	6,792	6,928	7,066	7,208	7,352	7,499	7,649	7,802	176,033
Public Works ^{6,7}	100,894	102,912	104,970	107,070	109,211	111,395	113,623	115,896	118,214	120,578	2,720,577
Health ^{6,7}	3,428	3,496	3,566	3,637	3,710	3,784	3,860	3,937	4,016	4,096	92,426
Culture and Recreation ^{6,7}	22,760	23,215	23,679	24,153	24,636	25,128	25,631	26,144	26,666	27,200	613,703
Community Development ^{6,7}	13,294	13,560	13,831	14,108	14,390	14,678	14,971	15,271	15,576	15,888	358,473
EXPENDITURES TOTAL	\$ 176,149	\$ 179,672	\$ 183,265	\$ 186,931	\$ 190,669	\$ 194,483	\$ 198,372	\$ 202,340	\$ 206,386	\$ 210,514	\$ 4,749,796
GF SURPLUS/DEFICIT	\$ 72,676	\$ 73,206	\$ 73,733	\$ 74,256	\$ 74,775	\$ 75,289	\$ 75,799	\$ 76,304	\$ 76,803	\$ 77,297	\$ 2,746,540
<u>SAVINGS FOR STREETS</u>											
Street Replacement ⁸	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 2,192,634

**APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS**

	<u>Year 31</u>	<u>Year 32</u>	<u>Year 33</u>	<u>Year 34</u>	<u>Year 35</u>	<u>Year 36</u>	<u>Year 37</u>	<u>Year 38</u>	<u>Year 39</u>	<u>Year 40</u>	<u>40-YEAR TOTAL</u>
GENERAL FUND											
<u>REVENUE</u>											
<u>Taxes</u>											
Ad Valorem ¹	\$ 228,637	\$ 232,135	\$ 235,687	\$ 239,293	\$ 242,954	\$ 246,672	\$ 250,446	\$ 254,277	\$ 258,168	\$ 262,118	\$ 7,846,061
Resid. Construction Tax	-	-	-	-	-	-	-	-	-	-	158,000
Subtotal	\$ 228,637	\$ 232,135	\$ 235,687	\$ 239,293	\$ 242,954	\$ 246,672	\$ 250,446	\$ 254,277	\$ 258,168	\$ 262,118	\$ 8,004,061
<u>Licenses and Permits</u>											
Business License Fees ^{2,3}	\$ 13,816	\$ 14,093	\$ 14,375	\$ 14,662	\$ 14,955	\$ 15,255	\$ 15,560	\$ 15,871	\$ 16,188	\$ 16,512	\$ 456,913
Franchise Fees ^{2,3}	38,686	39,460	40,249	41,054	41,875	42,713	43,567	44,438	45,327	46,234	1,279,357
Liquor License Fees ^{2,3}	-	-	-	-	-	-	-	-	-	-	-
Gaming License Fees ^{2,3}	-	-	-	-	-	-	-	-	-	-	-
Animal Licenses ^{2,3}	151	154	157	160	163	166	170	173	177	180	4,985
Passport Fees ^{2,3}	737	752	767	782	798	814	830	846	863	881	24,369
Building/Civil Permit Fees ⁴	-	-	-	-	-	-	-	-	-	-	529,803
Planning and Zoning Fees ⁵	-	-	-	-	-	-	-	-	-	-	-
Public Works/Civil Fees ^{2,3}	-	-	-	-	-	-	-	-	-	-	-
Public Works/Civil Inspect. ^{2,3}	-	-	-	-	-	-	-	-	-	-	-
Other Fees ⁵	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 53,390	\$ 54,458	\$ 55,547	\$ 56,658	\$ 57,791	\$ 58,947	\$ 60,126	\$ 61,329	\$ 62,555	\$ 63,806	\$ 2,295,427
<u>Intergovernmental Revenue</u>											
Consolidated Tax ^{2,3}	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Motor Vehicle Fuel Tax ^{2,3}	5,862	5,979	6,098	6,220	6,345	6,472	6,601	6,733	6,868	7,005	193,842
RTC Shared Revenue ⁵	-	-	-	-	-	-	-	-	-	-	-
County Parks Agreement ⁵	-	-	-	-	-	-	-	-	-	-	-
County Roads Contribution ⁵	-	-	-	-	-	-	-	-	-	-	-
Other ⁵	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 5,862	\$ 5,979	\$ 6,098	\$ 6,220	\$ 6,345	\$ 6,472	\$ 6,601	\$ 6,733	\$ 6,868	\$ 7,005	\$ 193,842
<u>Fines and Forfeits</u>											
Municipal Court Revenue ^{2,3}	\$ 3,366	\$ 3,434	\$ 3,502	\$ 3,572	\$ 3,644	\$ 3,717	\$ 3,791	\$ 3,867	\$ 3,944	\$ 4,023	\$ 111,321
Miscellaneous Fees ⁵	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 3,366	\$ 3,434	\$ 3,502	\$ 3,572	\$ 3,644	\$ 3,717	\$ 3,791	\$ 3,867	\$ 3,944	\$ 4,023	\$ 111,321
<u>Miscellaneous</u>											
Interest Income ⁵	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Cemetery Plot Fees ^{2,3}	67	68	70	71	73	74	75	77	78	80	2,215
Facility Rental Fees ^{2,3}	142	145	148	151	154	157	160	164	167	170	4,708
Donations ^{2,3}	43	44	45	46	47	48	49	50	51	52	1,434
Miscellaneous ^{2,3}	1,001	1,021	1,041	1,062	1,083	1,105	1,127	1,149	1,172	1,196	33,089
Subtotal	\$ 1,253	\$ 1,278	\$ 1,304	\$ 1,330	\$ 1,357	\$ 1,384	\$ 1,411	\$ 1,440	\$ 1,468	\$ 1,498	\$ 41,446
REVENUE TOTAL	\$ 292,509	\$ 297,284	\$ 302,139	\$ 307,074	\$ 312,091	\$ 317,191	\$ 322,375	\$ 327,645	\$ 333,003	\$ 338,450	\$ 10,646,097
<u>EXPENDITURES</u>											
General Government ^{6,7}	\$ 35,650	\$ 36,363	\$ 37,090	\$ 37,832	\$ 38,588	\$ 39,360	\$ 40,147	\$ 40,950	\$ 41,769	\$ 42,605	\$ 1,178,936
Judicial ^{6,7}	7,958	8,117	8,279	8,445	8,614	8,786	8,962	9,141	9,324	9,510	263,171
Public Works ^{6,7}	122,989	125,449	127,958	130,517	133,128	135,790	138,506	141,276	144,102	146,984	4,067,277
Health ^{6,7}	4,178	4,262	4,347	4,434	4,523	4,613	4,705	4,800	4,896	4,993	138,178
Culture and Recreation ^{6,7}	27,744	28,299	28,865	29,442	30,031	30,631	31,244	31,869	32,506	33,156	917,489
Community Development ^{6,7}	16,206	16,530	16,860	17,197	17,541	17,892	18,250	18,615	18,987	19,367	535,920
EXPENDITURES TOTAL	\$ 214,725	\$ 219,019	\$ 223,399	\$ 227,867	\$ 232,425	\$ 237,073	\$ 241,815	\$ 246,651	\$ 251,584	\$ 256,616	\$ 7,100,970
GF SURPLUS/DEFICIT	\$ 77,784	\$ 78,265	\$ 78,739	\$ 79,207	\$ 79,666	\$ 80,117	\$ 80,560	\$ 80,995	\$ 81,419	\$ 81,834	\$ 3,545,128
<u>SAVINGS FOR STREETS</u>											
Street Replacement ⁸	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 73,088	\$ 2,923,512

APPENDIX 3
CITY OF FERNLEY
COMPARISON OF ESTIMATED REVENUE TO ESTIMATED COSTS

APPENDIX 3, ASSUMPTIONS:**REVENUES**

- 1 See Appendix 4 for real property tax revenue estimates.
- 2 Average Cost Method (ACM): Revenues are calculated based on estimated FY 2022-23 City of Fernley per capita revenue, inflated by **2%** annually and applied to estimated annual residential population generated by the development (Appendix 2). Per capita revenue is calculated by dividing estimated FY 2022-23 revenues for each source by City of Fernley FY 2022-23 population of **21,105**
 Source: City of Fernley Budget FY 2023-24.
- 3 Analysis assumes a portion of revenue is generated by City residents and will be impacted by the project.

Business Licenses and Other Fees	50%	
Franchise Fees	75%	
Liquor Licenses, Gaming Licenses, Public Works/Civil Fees	0%	
Gas Taxes	50%	
Other Intergovernmental*	0%	
Fines and Forfeitures/Miscellaneous	50%	
Animal Licenses/Passport Fees	100%	not included in Verdunity report, assumption by EEC

 Source: "Development Fiscal Impact Analysis Tool Methodology and Instructions." Verdunity, July 19, 2021.
 Though Lyon County has removed its "guaranteed" sales tax status since the Verdunity report, additional sales tax and other CTax revenue generated by the project for the City is not expected to be significant due to the low ratio of CTax revenue received by the City.
- 4 See Appendix 5 for building permit and plan review fee revenue calculations and assumptions.
- 5 The project may have an impact on this revenue source, but the impact is difficult to estimate or is expected to be minimal.

EXPENDITURES

- 6 Average Cost Method (ACM): Some direct costs are calculated based on estimated FY 2022-23 City of Fernley per capita costs, inflated by **2.0%** annually and applied to estimated annual residential population generated by the development. Per capita costs are calculated by dividing estimated FY 2022-23 costs for each source by City of Fernley FY 2022-23 population of **21,105**
 Source: City of Fernley Budget FY 2023-24.
- 7 The portion of each General Fund department's cost associated with the residential development is estimated at **39.6%** of total FY 2022-23 cost, based on the City's residential acres (5,747) to total cost-producing acres (14,517), excluding vacant land, mining, parks, and special purpose space.
 Source: Methodology from "Development Fiscal Impact Analysis Tool Methodology and Instructions." Verdunity, July 19, 2021.
 Acreage from Lyon County Assessor's Office website, FY2024.
- 8 The project is estimated to add **243,626** square feet of roadways to the City's inventory.
 Road maintenance costs, according to the Verdunity report, are included in above General Fund cost estimates. Costs for road replacement are not provided in Verdunity report and are estimated using average annualized City of Sparks and Reno costs of **\$0.30** per square foot. Over the 40-year analysis period, infrastructure replacement costs are estimated at **\$ 2,923,512**
 Street Replacement Costs show total replacement cost divided by 40 years of analysis and shown in every year of the analysis.

**APPENDIX 4
CITY OF FERNLEY
ESTIMATED PROPERTY TAX REVENUE**

<u>YEAR</u>	<u>LAND USE</u>	<u>ANNUAL INCREMENTAL TAXABLE VALUE OF</u>		<u>CUMULATIVE TAXABLE VALUE</u>	<u>PROPERTY TAX REVENUE</u>
		<u>LAND</u>	<u>IMPROVS.</u>		
Year 1	Single Family	\$ 9,030,486	\$ 21,420,394	\$ 30,916,778	\$ 73,019
Year 2	Single Family	9,085,000	21,850,847	62,325,651	147,201
Year 3	Single Family	-	-	63,279,234	149,453
Year 4	Single Family	-	-	64,247,406	151,740
Year 5	Single Family	-	-	65,230,391	154,061
Year 6	Single Family	-	-	66,228,416	156,418
Year 7	Single Family	-	-	67,241,711	158,811
Year 8	Single Family	-	-	68,270,509	161,241
Year 9	Single Family	-	-	69,315,048	163,708
Year 10	Single Family	-	-	70,375,568	166,213
10-Year Subtotal		\$ 18,115,486	\$ 43,271,240	\$	1,481,866
Year 11	Single Family	-	-	71,452,315	168,756
Year 12	Single Family	-	-	72,545,535	171,338
Year 13	Single Family	-	-	73,655,482	173,960
Year 14	Single Family	-	-	74,782,411	176,621
Year 15	Single Family	-	-	75,926,581	179,323
Year 16	Single Family	-	-	77,088,258	182,067
Year 17	Single Family	-	-	78,267,709	184,853
Year 18	Single Family	-	-	79,465,204	187,681
Year 19	Single Family	-	-	80,681,022	190,552
Year 20	Single Family	-	-	81,915,442	193,468
20-Year Subtotal		\$ 18,115,486	\$ 43,271,240	\$	3,290,485
Year 21	Single Family	-	-	83,168,748	196,428
Year 22	Single Family	-	-	84,441,230	199,433
Year 23	Single Family	-	-	85,733,181	202,485
Year 24	Single Family	-	-	87,044,898	205,583
Year 25	Single Family	-	-	88,376,685	208,728
Year 26	Single Family	-	-	89,728,849	211,922
Year 27	Single Family	-	-	91,101,700	215,164
Year 28	Single Family	-	-	92,495,556	218,456
Year 29	Single Family	-	-	93,910,738	221,798
Year 30	Single Family	-	-	95,347,572	225,192

**APPENDIX 4
CITY OF FERNLEY
ESTIMATED PROPERTY TAX REVENUE**

<u>YEAR</u>	<u>LAND USE</u>	<u>ANNUAL INCREMENTAL TAXABLE VALUE OF</u>		<u>CUMULATIVE TAXABLE VALUE</u>	<u>PROPERTY TAX REVENUE</u>
		<u>LAND</u>	<u>IMPROVS.</u>		
Year 31	Single Family	-	-	96,806,390	228,637
Year 32	Single Family	-	-	98,287,528	232,135
Year 33	Single Family	-	-	99,791,327	235,687
Year 34	Single Family	-	-	101,318,134	239,293
Year 35	Single Family	-	-	102,868,302	242,954
Year 36	Single Family	-	-	104,442,187	246,672
Year 37	Single Family	-	-	106,040,152	250,446
Year 38	Single Family	-	-	107,662,567	254,277
Year 39	Single Family	-	-	109,309,804	258,168
Year 40	Single Family	-	-	110,982,244	262,118
40-Year Subtotal		\$ 18,115,486	\$ 43,271,240	\$	7,846,061

APPENDIX 4, ASSUMPTIONS:

1. City of Fernley FY 2023-24 property tax rate of \$ **0.6748** is assumed to remain unchanged over the analysis period.
2. Project's taxable value of land and improvements prior to development of \$ **484,967** is deducted from Land Value estimated in Appendix 1 in Year 1 to arrive at incremental land value resulting from development of the project.
Source: Lyon County Assessor's website.
3. Property tax calculation: Taxable X 35% = Assessed Value; Assessed Value/100 X Tax Rate = Property Tax Revenue.
4. Residential land and improvement values are estimated to increase **1.5%** per year.

**APPENDIX 5
CITY OF FERNLEY
ESTIMATED BUILDING PERMIT AND IMPACT FEE REVENUE**

<u>YEAR</u>	<u>LAND USE</u>	<u># OF UNITS BUILT</u>	<u>CONSTR. VALUE PER UNIT</u>	<u>BUILDING PERMIT FEE</u>	<u>PLAN CHECK FEE</u>
Year 1	Single Family	79	\$ 276,593	\$ 160,546	\$ 104,355
Year 2	Single Family	79	276,593	160,546	104,355
TOTAL		158		\$ 321,093	\$ 208,710

APPENDIX 5, ASSUMPTIONS:

1. Construction Valuation is calculated in Appendix 1 as Improvement Value.

2. Building permit fee calculation:

\$ **1,018.59** per first \$ **100,000** plus \$ **5.74**
for each additional \$**1,000** up to \$500,000.

Source: Building Permit Fee Schedule (BPFS), City of Fernley, June 2020.

3. Plan Check fee revenue calculated at **65.0%** of building permit revenue.

Source: Building Permit Fee Schedule (BPFS), City of Fernley, June 2020.

TENTATIVE MAP FOR Yori Single Family

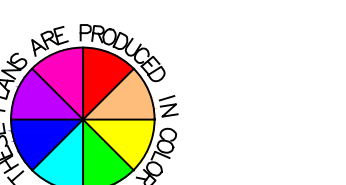


Yori Single Family

Cover Sheet

3240 Farm District Road
APN: 021-343-20
City of Fernley, Nevada

Project # 23-052
Drawn HBA
Checked MWV
Date 6.12.2024
Revisions

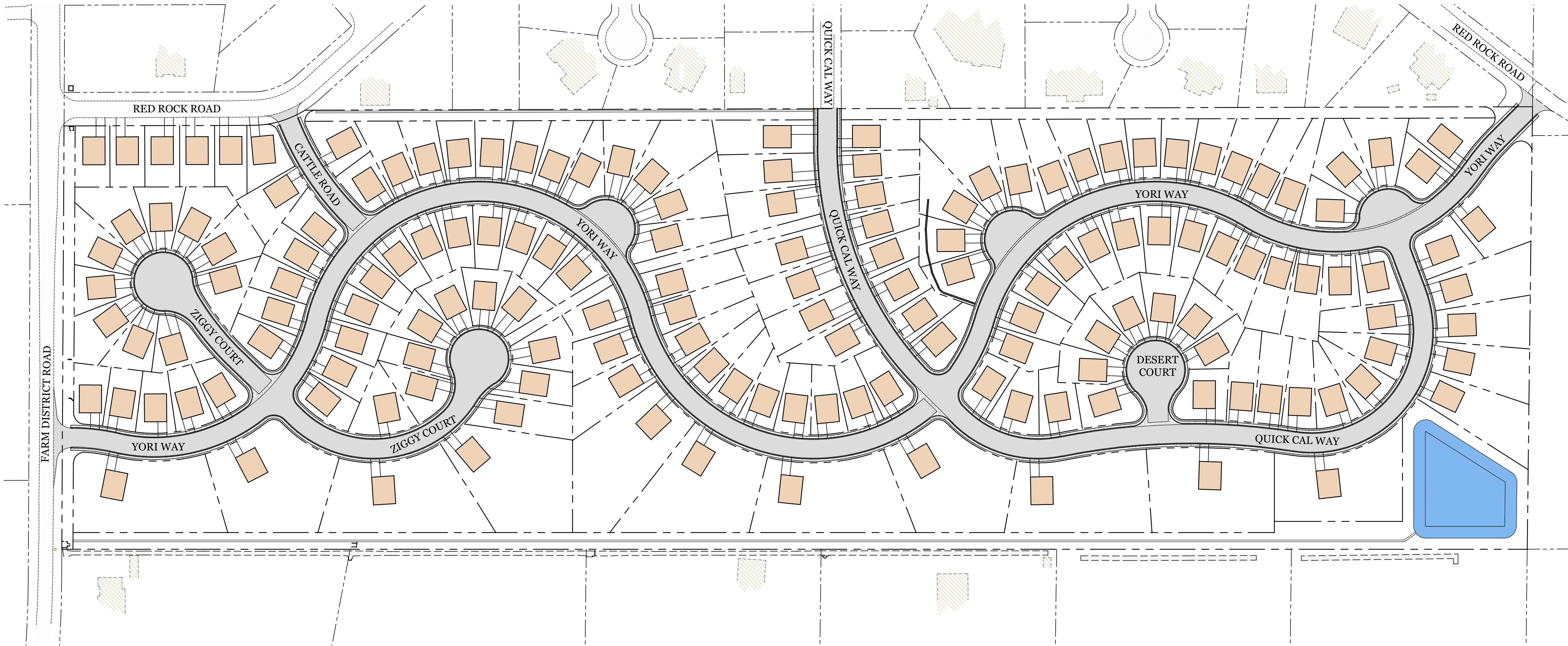


C1.0

1 of 10

LEGEND

A.C. PAVEMENT AREA
CONCRETE AREA
PROPOSED UTILITY LINE W. DESCRIPTION
EXISTING UTILITY LINE W. DESCRIPTION
FIRE HYDRANT ASSEMBLY (EXISTING/PROPOSED)
FLUSH VALVE ASSEMBLY (EXISTING/PROPOSED)
DUAL/SINGLE WATER SERVICE (EXISTING/PROPOSED)
AIR RELEASE VALVE ASSEMBLY (EXISTING/PROPOSED)
WATER MAIN TEE W. GATE VALVES & THRUST BLOCK
BACKFLOW PREVENTION ASSEMBLY
ELBOW W. THRUST BLOCK
MANHOLE W. DESCRIPTION (EXISTING/PROPOSED)
CLEANOUT (EXISTING/PROPOSED)
SANITARY SEWER LATERAL
CATCH BASIN/DROP INLET
YARD DRAIN
DIRECTIONAL FLOW LINE
GRADE BREAK
PROPOSED CONTOUR LINE
EXISTING CONTOUR LINE
ACCESSIBLE PARKING SPACE W. SIGN & PAVEMENT MARKINGS
PEDESTRIAN ACCESS RAMP
ACCESSIBLE ROUTE
INLET PROTECTION
FIBER ROLL (SC-1)
SILT FENCE (SC-5)
CONSTRUCTION ENTRANCE (SC-8)
REVEGETATION (EC-8)
RIPRAP (EC-7)
SOLID WASTE MANAGEMENT (GM-3)
STREET SURFACE CLEANING (GM-5)
VEHICLE & EQUIPMENT CLEANING (GM-7)
VEHICLE & EQUIPMENT FUELING (GM-8)
CONCRETE WASHOUT (GM-9)
MATERIAL DELIVERY & STORAGE (GM-10)
SANITARY WASTE MANAGEMENT (GM-14)
KEYNOTE (REF. CORRESPONDING LEGEND)
SPOT ELEVATION (EXISTING) ~ PROPOSED
FLOW DIRECTION ARROW
DRAINAGE BASIN CHARACTERISTICS



OVERALL SITE PLAN
SCALE: 1"=100'

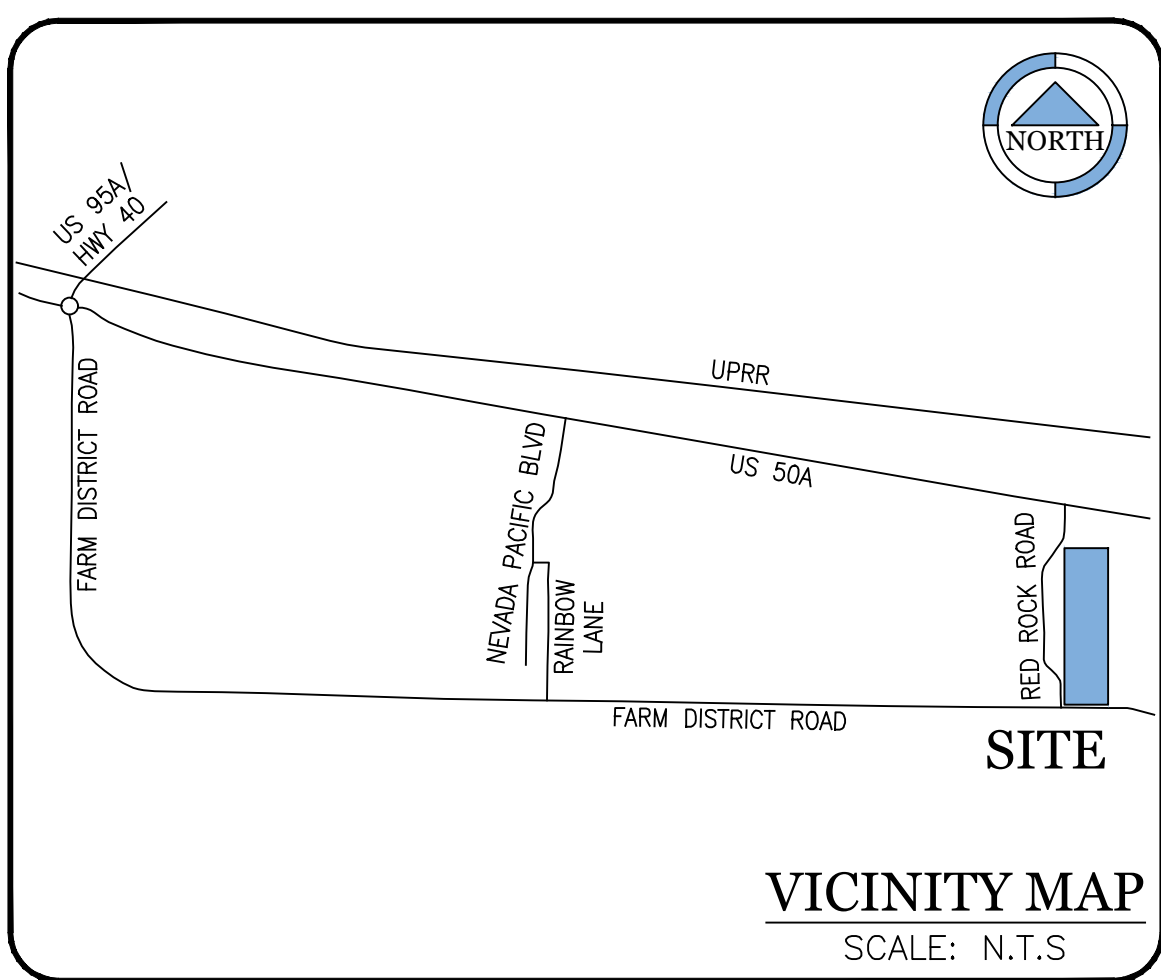


GENERAL NOTES

- THESE PLANS ARE FOR TENTATIVE MAP PURPOSES ONLY AND ARE NOT FOR CONSTRUCTION.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING ALL REQUIRED PERMITTING IS OBTAINED PRIOR TO COMMENCEMENT OF CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO, DEMOLITION, ENCROACHMENT, BUILDING, GRADING, AND TRAFFIC CONTROL PERMITS.
- UNLESS SPECIFICALLY PERMITTED OTHERWISE, CONSTRUCTION HOURS SHALL BE LIMITED TO BETWEEN THE HOURS OF 7:00 AM AND 6:00 PM MONDAY THROUGH FRIDAY AND BETWEEN THE HOURS OF 8:00 AM AND 6:00 PM ON SATURDAY. THERE SHALL BE NO CONSTRUCTION ON SUNDAY EXCLUDING DUST CONTROL AND STORM WATER POLLUTION PREVENTION PLAN MEASURES.
- ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION (SSPWC) AND THE STANDARD DETAILS FOR PUBLIC WORKS CONSTRUCTION (SDPWC), AS ADOPTED BY THE CITY OF FERNLEY, AND SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER. ALL SPECIFICATIONS REFERENCED HEREIN REFER TO THE SSPWC UNLESS INDICATED OTHERWISE.
- ALL QUANTITIES INDICATED IN THESE PLANS ARE APPROXIMATE AND INTENDED FOR PERMITTING & BONDING PURPOSES ONLY. THE CONTRACTOR SHALL PREPARE AN INDEPENDENT ESTIMATE FOR BIDDING & CONSTRUCTION PURPOSES.

ABBREVIATIONS

- | | | | | | |
|-------|----------------------------|------|----------------------------|------------------|--------------------------------|
| AC | ASPHALT CONCRETE | GB | GRADE BREAK | PUE | PUBLIC UTILITY EASEMENT |
| AGG | AGGREGATE | GF | GARAGE FLOOR ELEVATION | PVC | POLYVINYL CHLORIDE |
| BC | BEGIN CURVE | GV | GATE VALVE | PVI | POINT OF VERTICAL INTERSECTION |
| BFC | BACK FACE OF CURB | HC | HANDICAPPED | Q ₅ | FIVE YEAR FLOW RATE |
| BVC | BEGIN VERTICAL CURVE | HP | HIGH POINT | Q ₁₀₀ | ONE HUNDRED YEAR FLOW RATE |
| BW | BOTTOM OF WALL | IE | INVERT ELEVATION | Q _{day} | CAPACITY FLOW RATE |
| CL | CENTERLINE | IN | INCH | R | RADIUS |
| CB | CATCH BASIN | INT | INTERSECTION | REF | REFERENCE |
| CFS | CUBIC FEET PER SECOND | IRR | IRRIGATION | RJ | RESTRAINED JOINT |
| CO | CLEAN OUT | L | LENGTH | RP | RADIUS POINT |
| CONC | CONCRETE | LAT | LATERAL | RT | RIGHT |
| CONST | CONSTRUCT | LF | LINEAR FEET | RW | RIGHT-OF-WAY |
| COORD | COORDINATE | LP | LOW POINT | S | SLOPE |
| DET | DETAIL | LT | LEFT | SCH | SCHEDULE |
| DI | DROP INLET | MAX | MAXIMUM | SD | STORM DRAIN |
| DIP | DUCTILE IRON PIPE | MD | MAXIMUM DRY DENSITY | SF | SQUARE FOOT |
| DOM | DOMESTIC | MH | MANHOLE | SS | SANITARY SEWER |
| E | EXISTING | MIN | MINIMUM | STA | STATION |
| EC | EXISTING GRADE | MISC | MISCELLANEOUS | STD | STANDARD |
| ELEV | ELEVATION | NPWL | NON POTABLE WATER LINE | SW | SIDEWALK |
| END | END CURVE | NTS | NOT TO SCALE | T | TANGENT |
| FDC | FIRE DEPARTMENT CONNECTION | OD | OUTSIDE DIAMETER | TB | THRUST BLOCK |
| FF | FINISHED FLOOR ELEVATION | P | PROPOSED | TC | TOP OF CURB |
| FG | FRONT FACE OF CURB | PAD | PAD GRADE | TOE | TOE OF SLOPE |
| FI | FIRE HYDRANT | PC | PORTLAND CEMENT CONCRETE | TOP | TOP OF SLOPE |
| FL | FLOW LINE | PI | POINT OF INTERSECTION | TW | TOP OF WALL |
| FLC | FLANGE | PIV | POST INDICATOR VALVE | TY | TYPICAL |
| FT | FOOT | PL | PROPERTY LINE | V | VELOCITY |
| | | PO | PUSH ON | W | WATER |
| | | PRC | POINT OF REVERSE CURVATURE | YD | YARD DRAIN |



VICINITY MAP
SCALE: N.T.S.

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE
GRID, NAD 83/94 HARN, PER SURVEY MONUMENTS AS
SHOWN. ALL COORDINATES AND DISTANCES ARE GROUND
VALUES. TO OBTAIN GRID COORDINATES, DIVIDE THE GROUND
COORDINATES SHOWN HEREON BY THE NEVADA DEPARTMENT
OF TRANSPORTATION CONTROL POINT NO. 1367009
ESTABLISHED COMBINED FACTOR OF 1.000045.
BEARINGS ARE ROTATED 0°5'35" CLOCKWISE.

BASIS OF ELEVATION

BENCHMARK: NDOT CONTROL POINT NO. 1367009 FND NDOT
STANDARD FENO AND PLYOCROC WITH 2" ALUMINUM CAP
STAMPED "1367009M 2014" PUBLISHED ELEVATION OF
4159.00' NAVD 1988

SERVICE PROVIDERS	
DOMESTIC WATER	CITY OF FERNLEY
IRRIGATION WATER	CITY OF FERNLEY
SANITARY SEWER	CITY OF FERNLEY
STORM DRAIN	CITY OF FERNLEY
NATURAL GAS	SOUTHWEST GAS
ELECTRICITY	NV ENERGY
TELECOMMUNICATIONS	CHARTER COMMUNICATIONS
FIRE	NORTH LYON COUNTY FIRE PROTECTION DISTRICT
POLICE	LYON COUNTY SHERIFF'S OFFICE

DESIGN TEAM	
OWNER	1903 TRUST, LAWRENCE G YORI, TRUSTEE 3240 FARM DISTRICT ROAD FERNLEY, NV 89408
PLANNER	KLS PLANNING & DESIGN GROUP ATTN: JOHN KIMPOTIC 201 W. LIBERTY STREET, SUITE 30 RENO, NV 89501
SURVEYOR	MERIDIAN SURVEYING & MAPPING, INC. 8725 TECHNOLOGY WAY RENO, NV 89521 775.680.4194
CIVIL ENGINEER	MONTE VISTA CONSULTING, LTD. 575 E. PLUMB LANE, SUITE 101 RENO, NV 89502 775.636.7905
LANDSCAPE ARCHITECT	TREEHUGGER STUDIO, LLC 140 WEST GUFFEY DRIVE WASHOE VALLEY, NV 89704 775.530.0665

CIVIL SHEET INDEX	
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS & DEMOLITION PLAN
C3.0	GEOMETRIC SITE PLAN
C3.1	GEOMETRIC SITE PLAN
C4.1	SITE & UTILITY PLAN
C4.2	SITE & UTILITY PLAN
C5.1	GRADING PLAN
C5.2	GRADING PLAN
C5.3	CROSS SECTIONS
C6.0	DRAINAGE PLAN

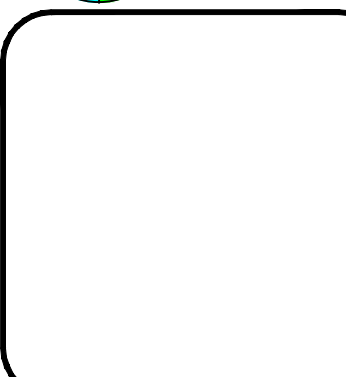
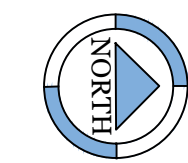
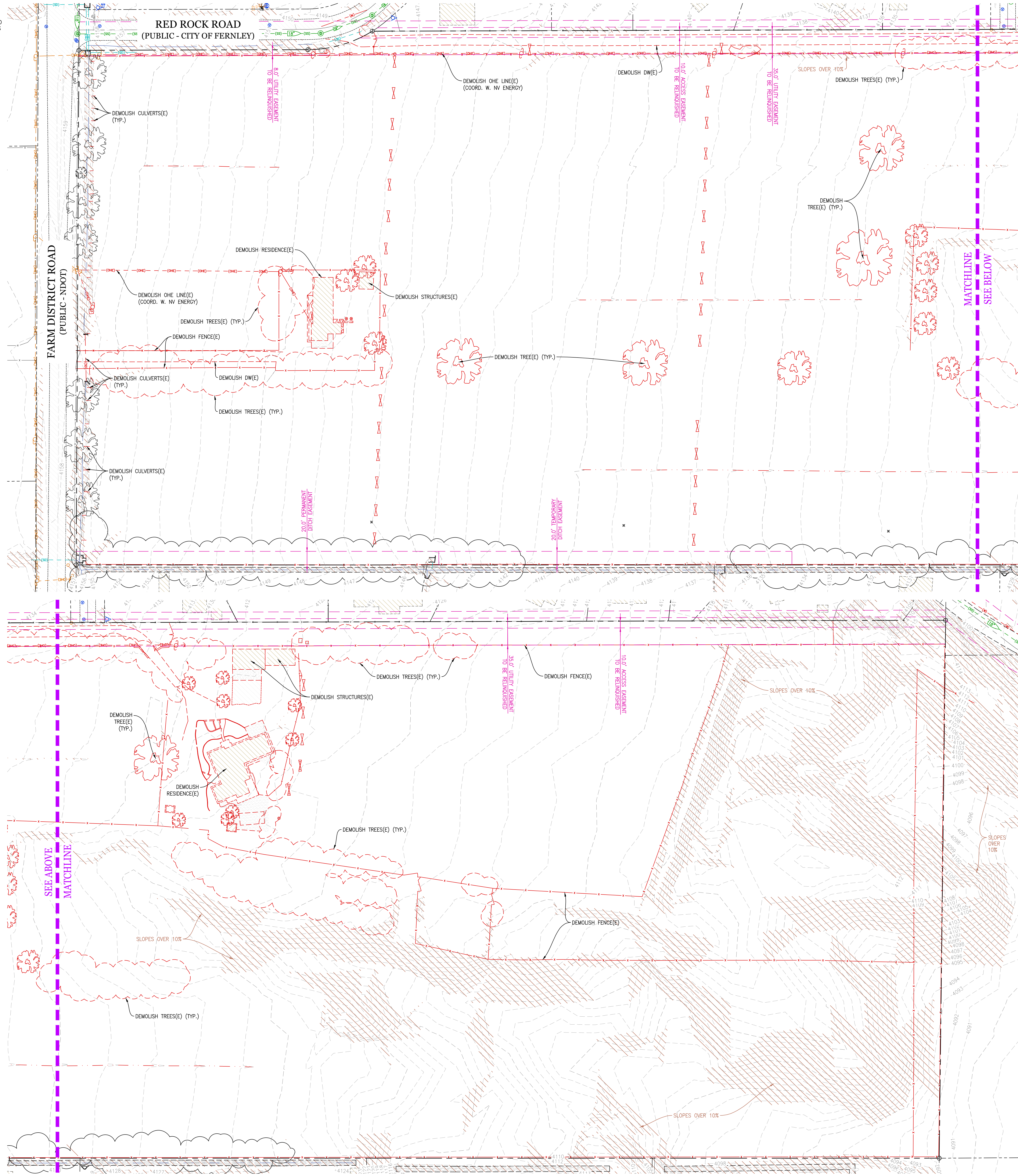
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DEMOLITION LEGEND

- (UTILITY)-- EXISTING UTILITY LINE W. DESCRIPTION
- FIRE HYDRANT ASSEMBLY
- FLUSH VALVE ASSEMBLY
- DUAL/SINGLE WATER SERVICE
- AIR RELEASE VALVE ASSEMBLY
- WATER MAIN TEE W. GATE VALVES
- BACKFLOW PREVENTION ASSEMBLY
- ELBOW
- MANHOLE W. DESCRIPTION
- CLEANOUT
- CATCH BASIN/DROP INLET
- 4900 EXISTING CONTOUR LINE

EXISTING CONDITION NOTES

1. UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THIS INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. THE CONTRACTOR SHALL VERIFY ACTUAL LOCATIONS OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE INFORMATION SHOWN ON THESE DRAWINGS, THEY SHALL NOTIFY MVC BEFORE PROCEEDING WITH CONSTRUCTION.
2. ALL EXISTING ON-SITE STRUCTURES AND ASSOCIATED SITE IMPROVEMENTS INCLUDING BUT NOT LIMITED TO CONCRETE FLATWORK, DRIVEWAY APRONS, WALKWAYS, LANDSCAPING AND UTILITY SERVICES SHALL BE DEMOLISHED. THE CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH ALL UTILITY SERVICE PROVIDERS.
3. ANY DEMOLITION RESULTING IN GRADES STEEPER THAN 3:1 SHALL BE TEMPORARILY GRADED TO A 3:1 MAX SLOPE & COMPACTED TO 85% M.D.D UNTIL FINAL GRADING ACTIVITIES COMMENCE.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ALL ON-SITE DEBRIS AND MATERIALS WITHIN THE LIMITS OF CONSTRUCTION.



Parcel Table		
Parcel #	Area	Description
1	6889	Residential
2	6889	Residential
3	6889	Residential
4	6889	Residential
5	6962	Residential
6	7107	Residential
7	8588	Residential
8	6687	Residential
9	6159	Residential
10	6159	Residential
11	6159	Residential
12	6749	Residential
13	7891	Residential
14	8768	Residential
15	8837	Residential
16	7067	Residential
17	10153	Residential

Parcel Table		
Parcel #	Area	Description
18	7939	Residential
19	6446	Residential
20	9152	Residential
21	6996	Residential
22	7246	Residential
23	6428	Residential
24	6525	Residential
25	6455	Residential
26	6404	Residential
27	6324	Residential
28	6341	Residential
29	6125	Residential
30	6051	Residential
31	6005	Residential
32	6022	Residential
33	6014	Residential
34	6135	Residential

Parcel Table		
Parcel #	Area	Description
35	6115	Residential
36	6192	Residential
37	6120	Residential
38	6221	Residential
39	6733	Residential
40	6965	Residential
41	7683	Residential
42	10971	Residential
43	10468	Residential
44	7531	Residential
45	7562	Residential
46	6564	Residential
47	6399	Residential
48	6536	Residential
49	6730	Residential
50	6084	Residential
51	7216	Residential

Parcel Table		
Parcel #	Area	Description
52	8894	Residential
53	7153	Residential
54	6141	Residential
55	8417	Residential
56	6782	Residential
57	6300	Residential
58	6300	Residential
59	6565	Residential
60	8003	Residential
61	7565	Residential
62	9206	Residential
63	14272	Residential
64	11940	Residential
65	9445	Residential
66	9542	Residential
67	8833	Residential
68	8416	Residential

Parcel Table		
Parcel #	Area	Description
69	8205	Residential
70	7690	Residential
71	6760	Residential
72	6736	Residential
73	6651	Residential
74	6613	Residential
75	7052	Residential
76	8419	Residential
77	10047	Residential
78	9868	Residential
79	9222	Residential
80	10840	Residential
81	10719	Residential
82	10778	Residential
83	7748	Residential
84	7094	Residential
85	6851	Residential

Parcel Table		
Parcel #	Area	Description
86	6389	Residential
87	6092	Residential
88	6092	Residential
89	6092	Residential
90	6977	Residential
91	7698	Residential
92	7283	Residential
93	10606	Residential
94	15554	Residential
95	9378	Residential
96	9012	Residential
97	7818	Residential
98	6586	Residential
99	6278	Residential
100	6278	Residential
101	6916	Residential
102	8436	Residential

Parcel Table		
Parcel #	Area	Description
103	8879	Residential
104	8401	Residential
105	6742	Residential
106	9785	Residential
107	9509	Residential
108	7123	Residential
109	8555	Residential
110	18933	Residential
111	8154	Residential
112	13901	Residential
113	12714	Residential
114	13349	Residential
115	16705	Residential
116	6169	Residential
117	6150	Residential
118	8861	Residential
119	8943	Residential

Parcel Table		
Parcel #	Area	Description
120	7704	Residential
121	6785	Residential
122	6941	Residential
123	6993	Residential
124	6869	Residential
125	7023	Residential
126	6860	Residential
127	7007	Residential
128	6864	Residential
129	6685	Residential
130	6299	Residential
131	7721	Residential
132	7292	Residential
133	7823	Residential
134	6472	Residential
135	7425	Residential
136	7425	Residential

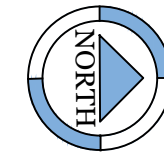
Parcel Table		
Parcel #	Area	Description
137	7425	Residential
138	7425	Residential
139	6129	Residential
140	7715	Residential
141	8080	Residential
142	8591	Residential
143	7985	Residential
144	7518	Residential
145	7531	Residential
146	7562	Residential
147	7857	Residential
148	30340	Residential
149	33776	Residential
150	33776	Residential
151	33683	Residential
152	33870	Residential
153	33776	Residential

Parcel Table		
Parcel #	Area	Description
154	33776	Residential
155	34670	Residential
156	34670	Residential
157	34670	Residential
158	34670	Residential
159	123810	Buffer/Common Area
160	4304	Utilities
161	6868	Utilities
162	23392	Buffer
163	18175	Buffer
164	366550	ROW

SITE ANALYSIS		
AREA	2,070,442 S.F. (47.53 AC)	
ZONING	RR1/2 (SFE PROPOSED)	
MASTER PLAN	SINGLE FAMILY RESIDENTIAL	
RIGHT-OF-WAY	366,550 S.F. (8.41 AC)	
COMMON AREA	176,549 S.F. (4.05 AC)	
LOT AREA	1,327,343 S.F. (30.06 AC)	
RESIDENTIAL LOTS	158	
DENSITY	3.3 LOTS/AC	
SMALLEST	6,009 S.F. (0.14 AC)	
LARGEST	34,670 S.F. (0.80 AC)	
AVERAGE	9,867 S.F. (0.22 AC)	



MONTE VISTA CONSULTING
575 E. Plumb Lane #101
Reno, NV 89502
775-636-7905
montevistaconsulting.com



Yori Single Family

Geometric Plan

3240 Farm District Road
APN: 021-343-20
City of Fernley, Nevada

Project # 23-052
Drawn HBA
Checked MWV
Date 6.12.2024
Revisions

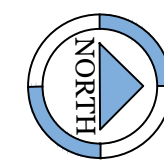


June 12, 2024



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3 of 10

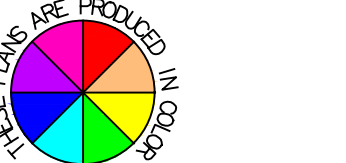
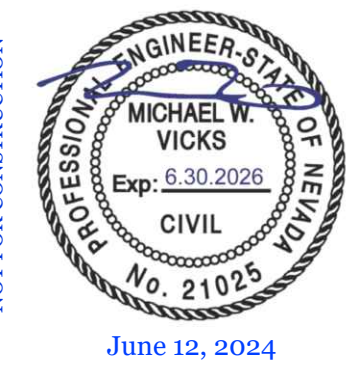


Yori Single Family

Geometric Plan

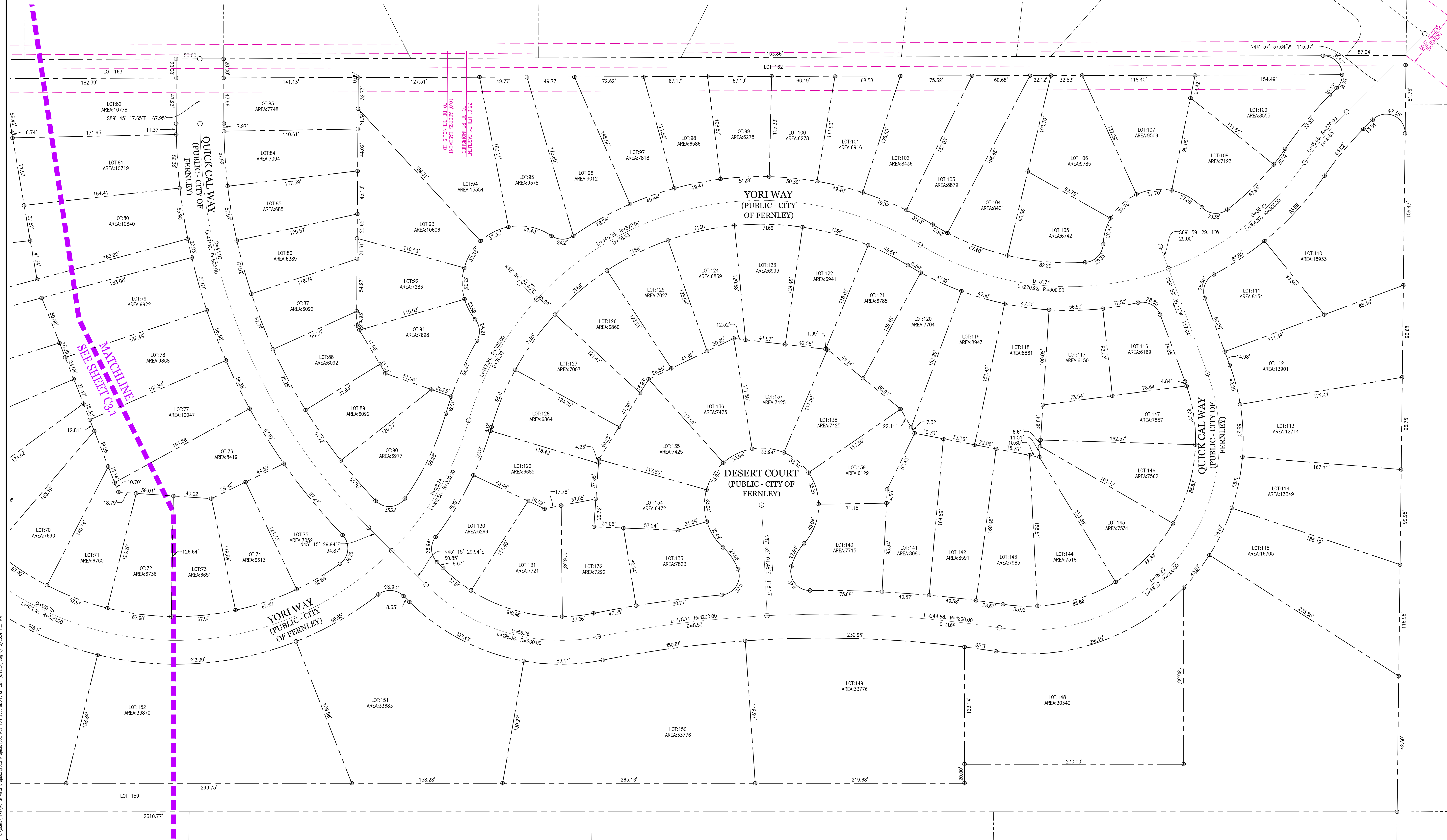
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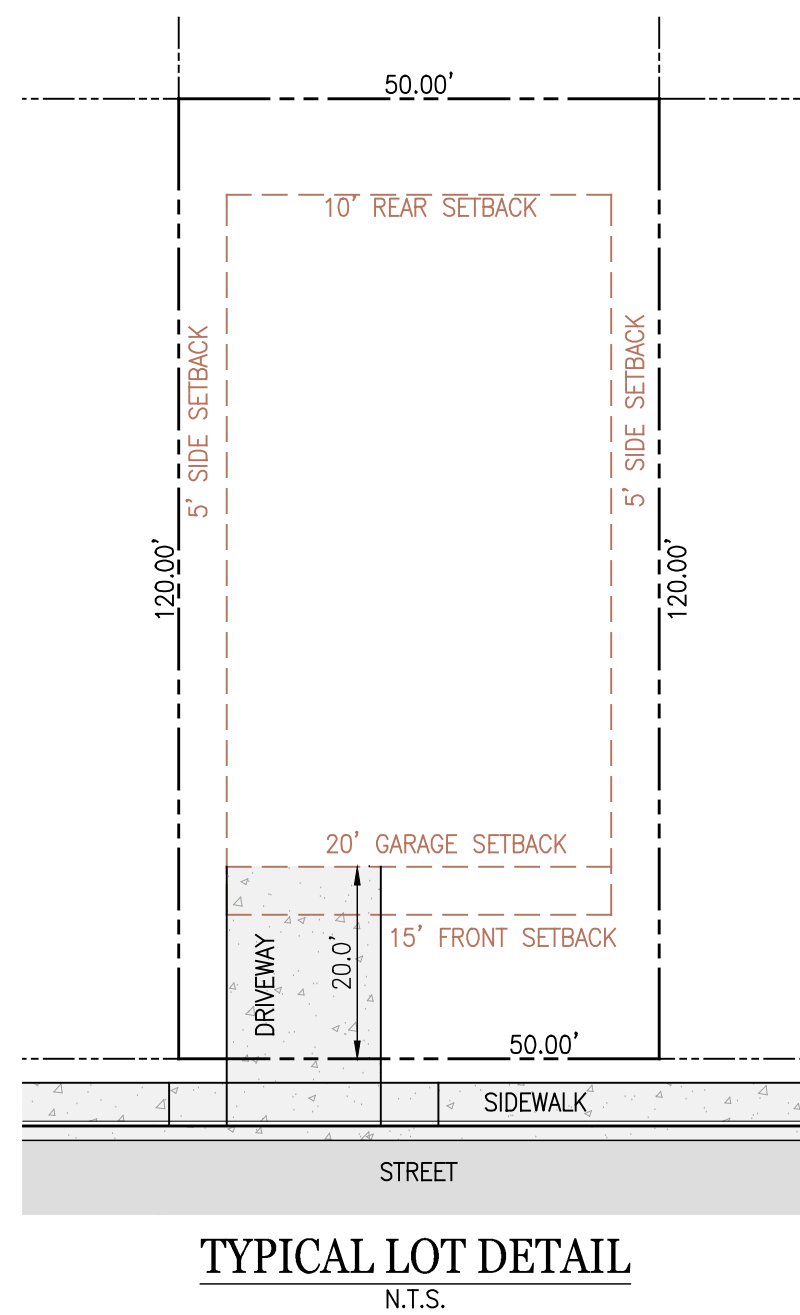
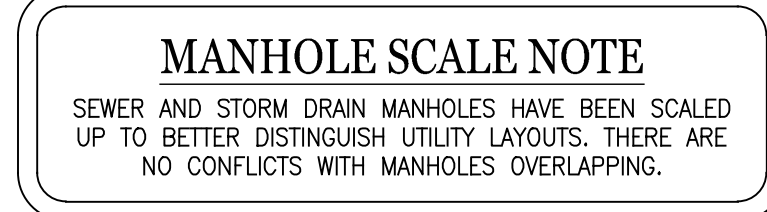
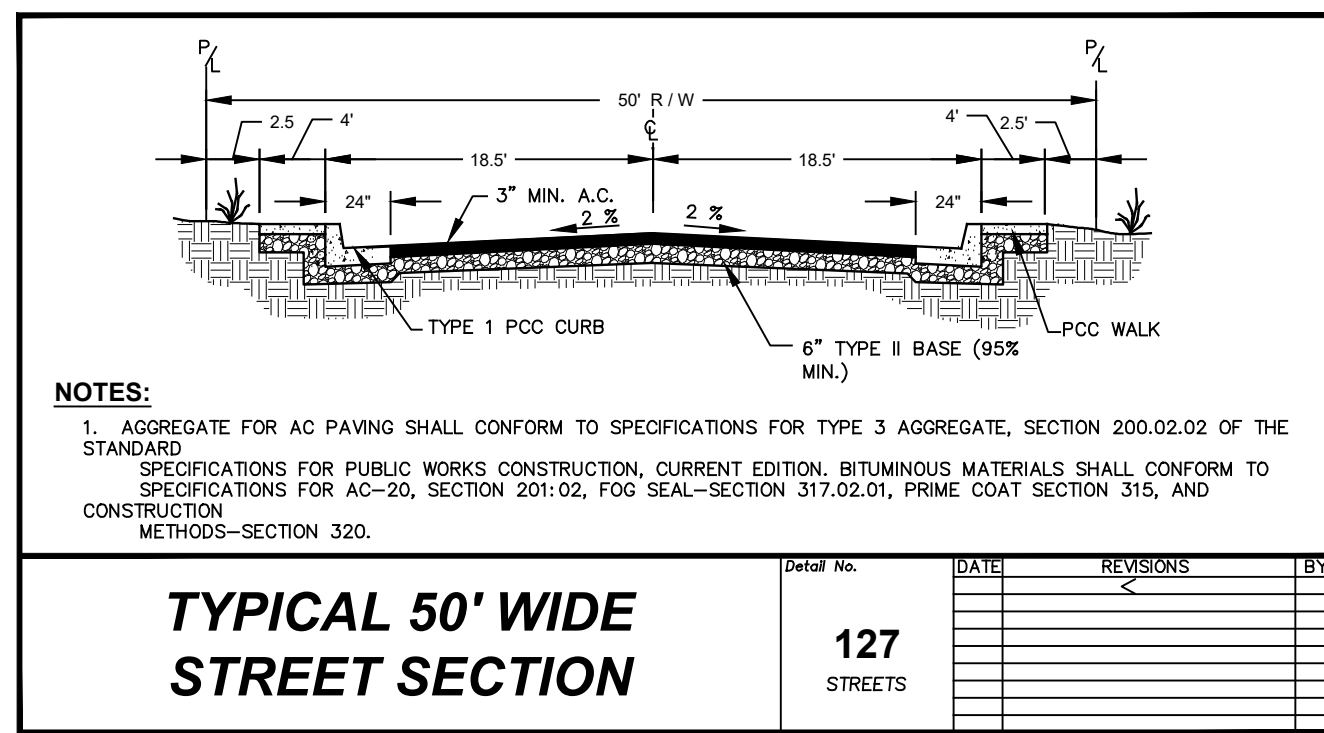
C3.2
4 of 10

1"=40'



SITE & UTILITY NOTES

1. THE FIELD SURVEY PREPARED BY MERIDIAN SURVEYING & MAPPING, INC. IS THE BASIS OF THIS DESIGN. M.V.C. TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE SURVEY.
2. AN ENCROACHMENT & EXCAVATION PERMIT IS REQUIRED FOR ALL WORK WITHIN THE CITY OF FERNLEY RIGHT-OF-WAY.
3. ALL WORK WITHIN THE CITY OF FERNLEY RIGHT-OF-WAY SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST CODES, STANDARD SPECIFICATIONS & DETAILS.
4. REFERENCE ARCHITECTURAL PLANS FOR ALL BUILDING DIMENSIONS.
5. ALL DIMENSIONS ARE TO FRONT FACE OF CURB, FACE OF BUILDING, FACE OF WALL, CENTER OF PIPE, CENTER OF MANHOLE OR PROPERTY LINE UNLESS OTHERWISE NOTED.
6. ALL PERMANENT STRIPING, SIGNAGE & TRAFFIC CONTROL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH CURRENT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS.
7. UTILITIES MAY EXIST THAT ARE NOT SHOWN ON THE PLANS. THE LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE ONLY AND ARE BASED ON THE BEST AVAILABLE INFORMATION AT THE TIME OF DESIGN. THE INFORMATION IS NOT TO BE RELIED UPON AS EXACT OR COMPLETE. SPECIFICALLY, THE CONTRACTOR SHALL NOT HOLE TO EXPOSE ANY UTILITY IN THE FIELD PRIOR TO CONSTRUCTION TO VERIFY ACTUAL LOCATIONS AND ELEVATIONS OF UTILITIES PRIOR TO CONSTRUCTION. SHOULD THE CONTRACTOR DISCOVER ANY DISCREPANCIES BETWEEN ACTUAL CONDITIONS AND THE INFORMATION SHOWN ON THESE DRAWINGS, THEY SHALL NOTIFY THE ENGINEER BEFORE PROCEEDING WITH CONSTRUCTION.
8. UTILITY CONNECTIONS MAY REQUIRE REMOVAL, RELOCATION, REPAIR AND/OR REPLACEMENT OF EXISTING IMPROVEMENTS. THIS INCLUDES THE ADJUSTMENT/RELOCATION OF ALL EXISTING UTILITY MAINS, MANHOLE LIDS & VALVE LIDS AS REQUIRED TO ACCOMMODATE THE PROPOSED FINISHED GRADES. THE CONTRACTOR SHALL OBTAIN ANY NECESSARY UTILITY COMPANY APPROVAL AND ENCROACHMENT OR EXCAVATION PERMIT PRIOR TO ANY CONSTRUCTION WITHIN THE CITY OF FERNLEY RIGHT-OF-WAY.
9. THE PROPOSED SANITARY SEWER AND STORM DRAIN MAINS ARE PUBLIC AND TO BE MAINTAINED BY THE CITY OF FERNLEY. THE PROPOSED DETENTION POND IS PRIVATE AND SHALL BE MAINTAINED BY THE OWNER.
10. ALL SANITARY SEWER FACILITIES ARE INTENDED TO GRAVITY FLOW. SANITARY SEWER LATERALS SHALL MAINTAIN 3.0' MINIMUM COVER WITHIN THE RIGHT-OF-WAY, BE 4" PVC SDR 35 AND HAVE A MINIMUM SLOPE OF 2% UNLESS OTHERWISE NOTED.
11. MAINTAIN 3.5' MINIMUM COVER OVER ALL WATER MAINS AND SERVICE LINES.
12. MAINTAIN 5.0' MINIMUM HORIZONTAL CLEARANCE AROUND ALL FIRE HYDRANTS.
13. MAINTAIN 10' HORIZONTAL CLEARANCE BETWEEN DOMESTIC WATER AND SANITARY SEWER LINES. WHERE CROSSINGS ARE REQUIRED, DOMESTIC WATER SHALL MAINTAIN 18" MINIMUM CLEARANCE OVER SANITARY SEWER. FULL STOCKS OF PIPE SHALL BE CENTERED ON THE CROSSING WHERE POSSIBLE. IF THESE CLEARANCES ARE NOT POSSIBLE, SPECIAL CONSTRUCTION IS REQUIRED (IF NOT SPECIFIED, CONTRACTOR SHALL NOTIFY M.V.C. PRIOR TO PROCEEDING WITH CONSTRUCTION).
14. ALL PIPE SHALL BE CONSTRUCTED IN ACCORDANCE WITH PERTINENT REGULATIONS AND MANUFACTURERS RECOMMENDATIONS.
15. ANY LOCATION FOR GAS, ELECTRICAL, TELEPHONE, CABLE TV, COMMUNICATION OR ANY OTHER LOW VOLTAGE IMPROVEMENT SHOWN IS SCHEMATIC ONLY (REF. DESIGN & DETAIL BY OTHERS).
16. ALL NEW PEDESTRIAN INSTALLATIONS TO MEET CURRENT ADA REQUIREMENTS (ICC A117.1-2009 & PROWAG GUIDELINES).
17. ADD 4000' TO ALL SPOT ELEVATIONS.

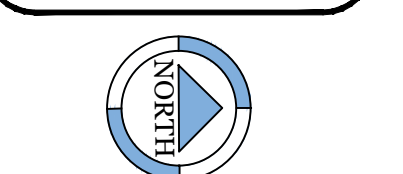


SITE & UTILITY LEGEND

- A.C. PAVEMENT AREA
 - CONCRETE AREA
 - UTILITY
 - EXISTING UTILITY LINE W. DESCRIPTION
 - PROPOSED UTILITY LINE W. DESCRIPTION
 - FIRE HYDRANT ASSEMBLY (EXISTING/PROPOSED)
 - FLUSH VALVE ASSEMBLY (EXISTING/PROPOSED)
 - DUAL/SINGLE WATER SERVICE (EXISTING/PROPOSED)
 - AIR RELEASE VALVE ASSEMBLY (EXISTING/PROPOSED)
 - WATER MAIN TEE W. GATE VALVES & THRUST BLOCK
 - BACKFLOW PREVENTION ASSEMBLY
 - ELBOW W. THRUST BLOCK
 - MANHOLE W. DESCRIPTION (EXISTING/PROPOSED)
 - CLEANOUT (EXISTING/PROPOSED)
 - SANITARY SEWER LATERAL
 - CATCH BASIN/DROP INLET
 - YARD DRAIN
 - ACCESSIBLE PARKING SPACE W. SIGN & PAVEMENT MARKINGS
 - PEDESTRIAN ACCESS RAMP
 - ACCESSIBLE ROUTE
 - PARKING SPACE COUNT
- KEYNOTE (REF. CORRESPONDING LEGEND)

MONTE VISTA CONSULTING

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Reno, NV 89502
775-636-7905
montevistaconsulting.com



Yori Single Family

Site & Utility Plan

3240 Farm District Road
APN: 021-343-20
City of Fernley, Nevada

Project # 23-052
Drawn HBA
Checked MWV
Date 6.12.2024
Revisions

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER
MICHAEL W. VICKS
Exp. 6.30.2026
CIVIL
No. 21025
June 12, 2024

SEE PLANS FOR PROPOSED LOT LAYOUT

C4.1

5 of 10

GRADING LEGEND

A.C. PAVEMENT AREA
CONCRETE AREA
UTILITY
PROPOSED UTILITY LINE W. DESCRIPTION
EXISTING UTILITY LINE W. DESCRIPTION
MAHOLE W. DESCRIPTION
(EXISTING/PROPOSED)
CLEANOUT
(EXISTING/PROPOSED)
CATCH BASIN/DROP INLET
YARD DRAIN
DIRECTIONAL FLOW LINE
GRADE BREAK
PROPOSED CONTOUR LINE
EXISTING CONTOUR LINE
SPOT ELEVATION
(EXISTING) ~ PROPOSED

GRADING & DRAINAGE NOTES

1. ALL GRADING SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY 222.
2. ALL ELEVATIONS IDENTIFIED ARE TO FINAL SURFACE FINISH GRADE UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL ADJUST GRADING TO ACCOMMODATE THE DEPTH OF ANY RIP-RAP PROTECTION, LANDSCAPE SURFACE TREATMENTS OR THE LIKE TO ENSURE THE IDENTIFIED GRADES ARE ESTABLISHED WITH COMPLETE SITE STABILIZATION.
3. ANY RETAINED HEIGHTS INDICATED ARE FROM SURFACE TO SURFACE UNLESS OTHERWISE NOTED. MVC IS NOT RESPONSIBLE FOR ANY STRUCTURAL DESIGN OF SITE RETAINING WALLS OR FEATURES. REFERENCE APPLICABLE STRUCTURAL/ARCHITECTURAL DESIGN BY OTHERS FOR DESIGN AND DETAIL.
4. BACKFILL ESTABLISHING SEPARATION AS REQUIRED BY ARCHITECTURAL AND STRUCTURAL DESIGN BETWEEN FINISH GRADE AND SIDING (8" MIN SEPARATION TYP.).
5. ADD 400' TO ALL ELEVATIONS.

FLOOD ZONE
THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32019C0110E). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.

EARTHWORK ANALYSIS

SITE AREA	47.5 AC
SITE DISTURBANCE	47.5 AC
PROPOSED CUT	130,000 YD ³
PROPOSED FILL	158,000 YD ³
NET EARTHWORK	28,000 YD ³ FILL

THIS ANALYSIS COMPARES THE EXISTING FINISH GRADE SURFACE TO THE PROPOSED FINISH GRADE SURFACE AND IS INTENDED FOR PERMITTING PURPOSES ONLY. THE CONTRACTOR SHALL PREPARE AN INDEPENDENT EARTHWORK ANALYSIS INCORPORATING ANY OVER EXCAVATION, SHRINKAGE, EXPANSION AND/OR STRUCTURAL SECTIONS, ETC.

MONTE VISTA CONSULTING
575 E. Plumb Lane #101
Reno, NV 89502
775-636-7905
montevistaconsulting.com

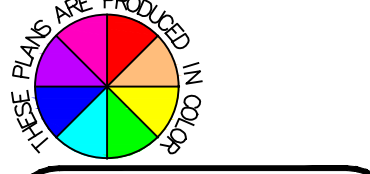


Yori Single Family
Grading Plan

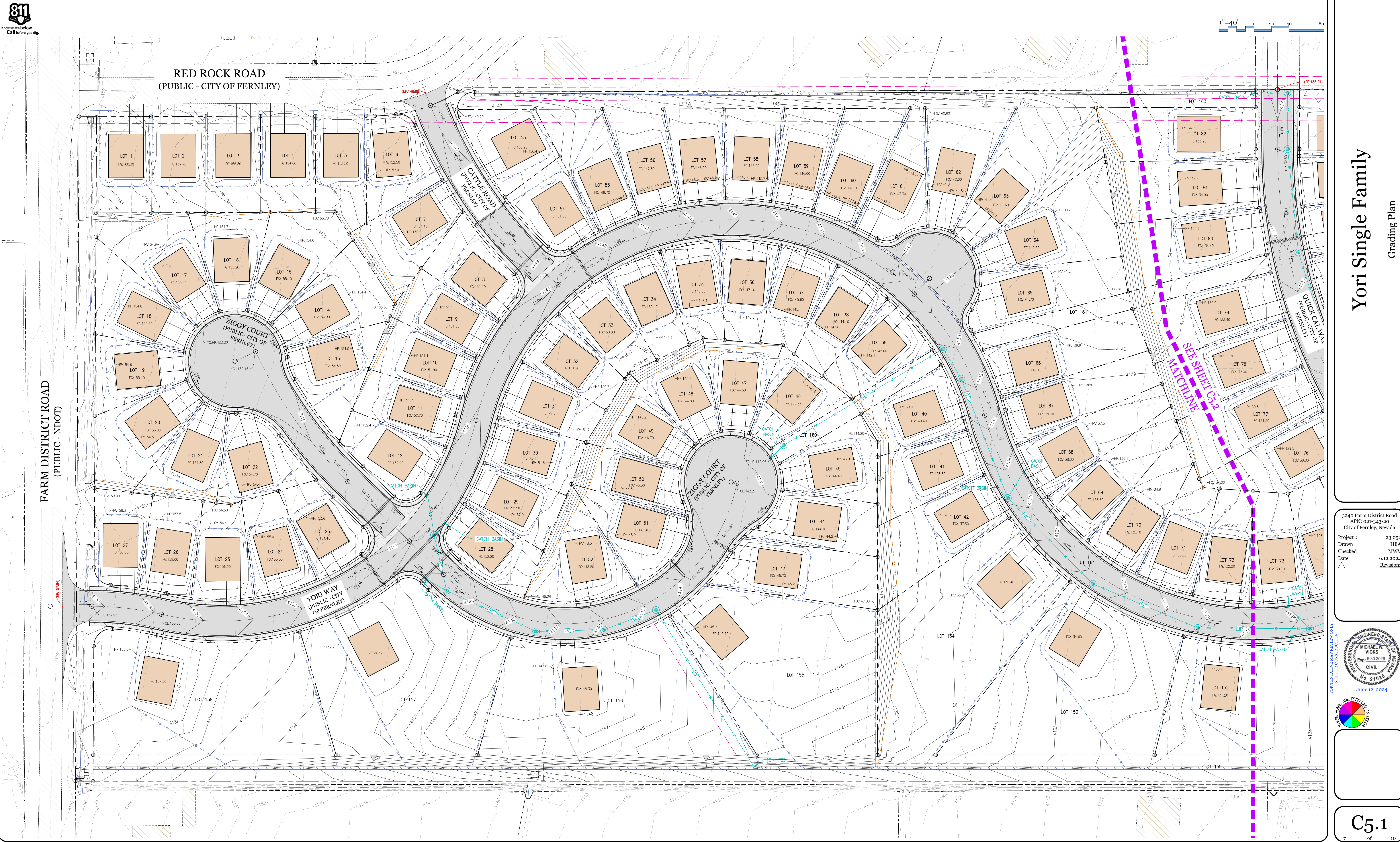
3240 Farm District Road
APN: 021-343-20
City of Fernley, Nevada
Project # 23-052
Drawn HBA
Checked MWV
Date 6.12.2024
Revisions

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

PROFESSIONAL ENGINEER
MICHAEL W. VICKS
Exp. 6/30/2026
CIVIL
No. 21025
June 12, 2024



C5.1
7 of 10



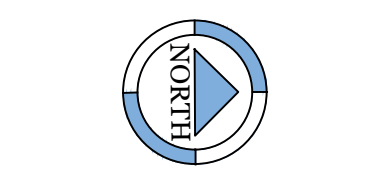
GRADING LEGEND

- A.C. PAVEMENT AREA
- CONCRETE AREA
- UTILITY
- PROPOSED UTILITY LINE W. DESCRIPTION
- EXISTING UTILITY LINE W. DESCRIPTION
- MAHOLE W. DESCRIPTION (EXISTING/PROPOSED)
- CLEANOUT (EXISTING/PROPOSED)
- CATCH BASIN/DROP INLET
- YARD DRAIN
- DIRECTIONAL FLOW LINE
- GRADE BREAK
- PROPOSED CONTOUR LINE
- EXISTING CONTOUR LINE
- SPOT ELEVATION (EXISTING) ~ PROPOSED

ADD 4000' TO ALL SPOT ELEVATIONS

REFERENCE SHEET C5.1 FOR ADDITIONAL NOTES PERTAINING TO THE DESIGN

MONTE VISTA CONSULTING
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montevistaconsulting.com



Yori Single Family
Grading Plan

3240 Farm District Road
APN: 021-343-20
City of Fernley, Nevada

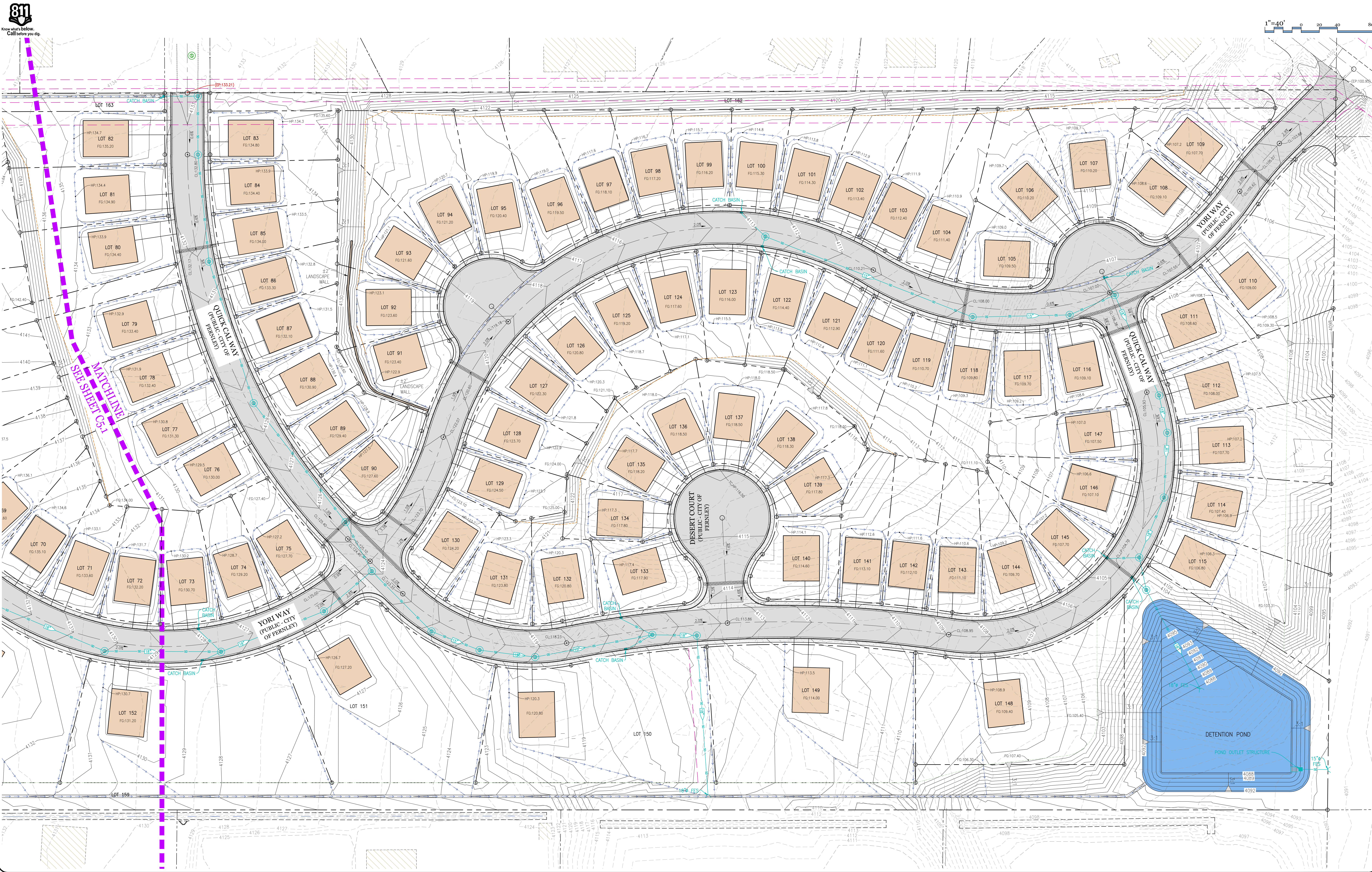
Project # 23-052
Drawn HBA
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FOR REVIEW AND APPROVAL ONLY
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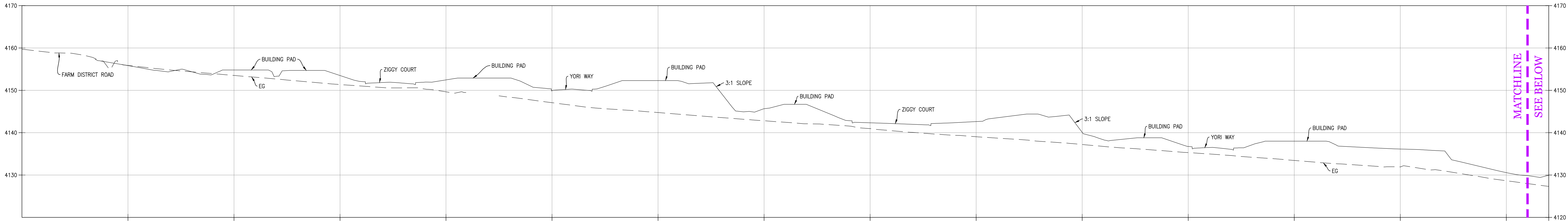
PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL W. VICKS
Exp. 6/30/2026
CIVIL
No. 21025
June 12, 2024

SEE PLAN SET PROVIDED IN 4000' SCALE

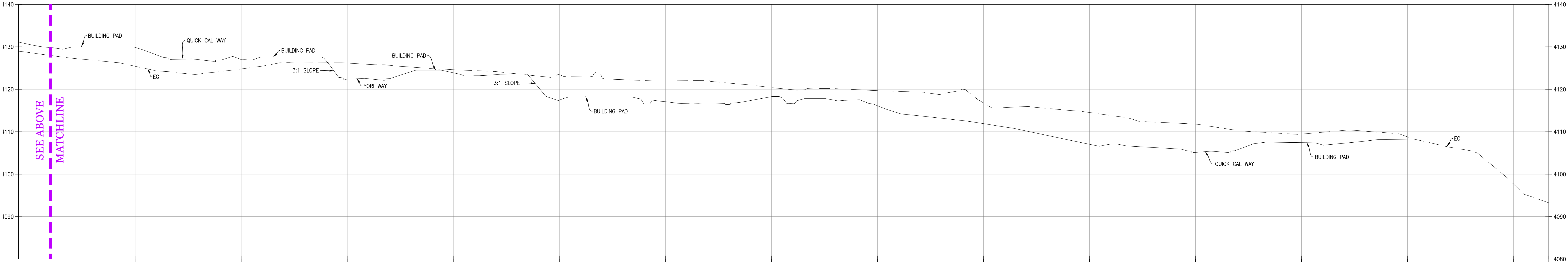
C5.2
8 of 10



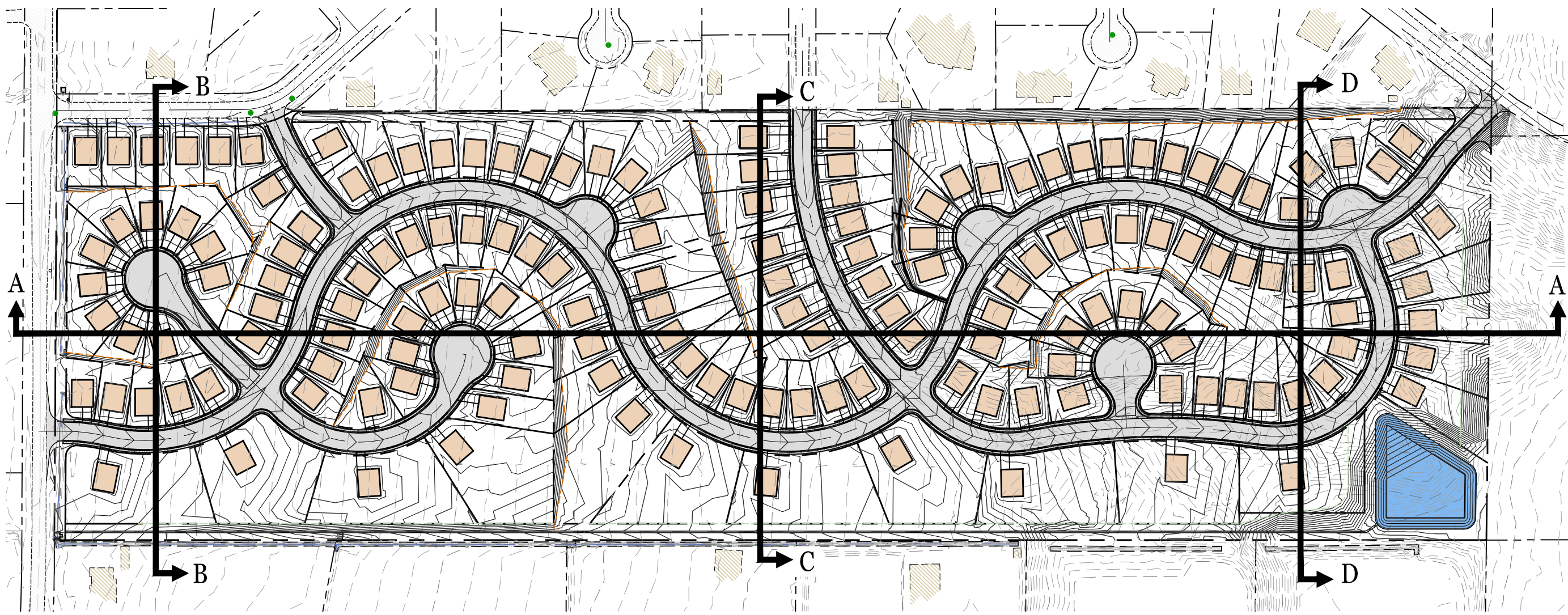
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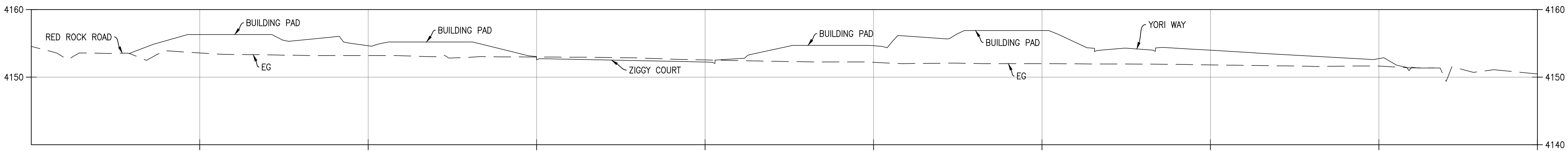
A-A
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'



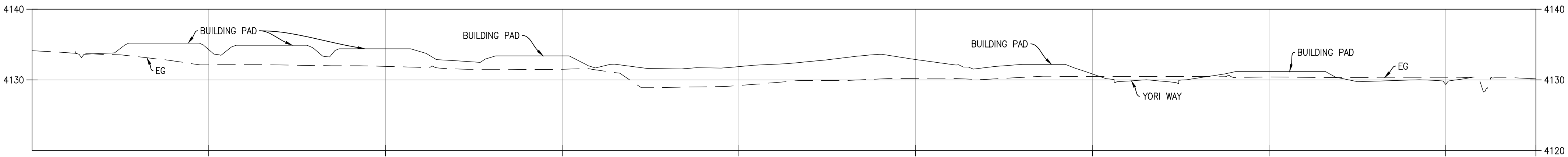
A-A
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'



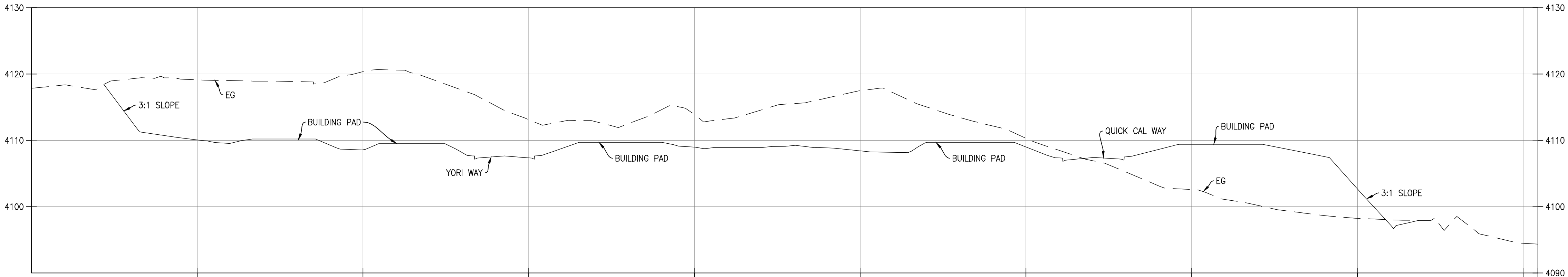
OVERALL SITE PLAN
SCALE: 1"=200'



B-B
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'



C-C
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'



D-D
HORIZONTAL SCALE: 1"=40'
VERTICAL SCALE: 1"=10'

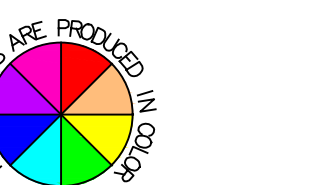
1"=40'
1"=10'



Yori Single Family

Cross Sections

3240 Farm District Road
APN: 021-343-20
City of Fernley, Nevada
Project # 23-052
Drawn HBA
Checked MWV
Date 6.12.2024
Revisions



C5.3
9 of 10



 A.C. PAVEMENT AREA

 CONCRETE AREA

--- (UTILITY) --- PROPOSED UTILITY LINE W. DESCRIPTION

___ (UTILITY) ___ EXISTING UTILITY LINE W. DESCRIPTION

 MAHOLE W. DESCRIPTION (EXISTING/PROPOSED)

 CLEANOUT (EXISTING/PROPOSED)

 CATCH BASIN/DROP INLET

 YARD DRAIN

 GRADE BREAK

 PROPOSED CONTOUR LINE

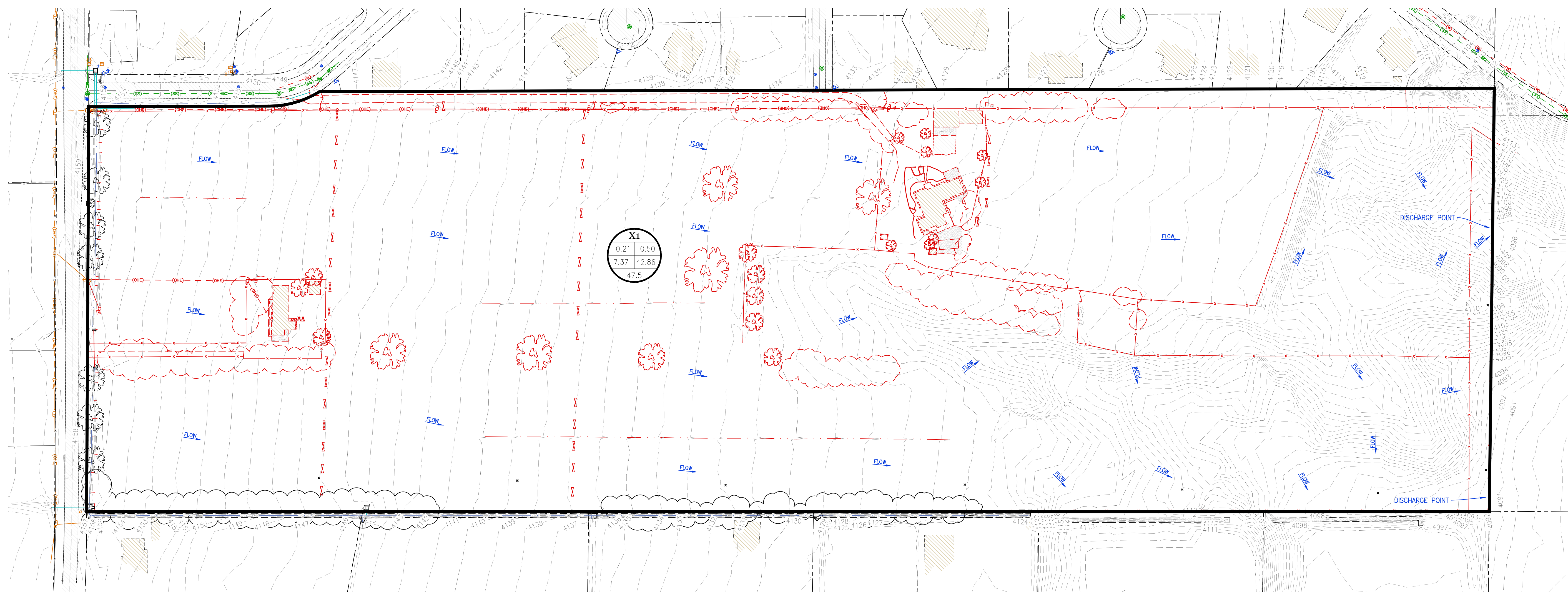
 EXISTING CONTOUR LINE

 SPOT ELEVATION (EXISTING) ~ PROPOSED

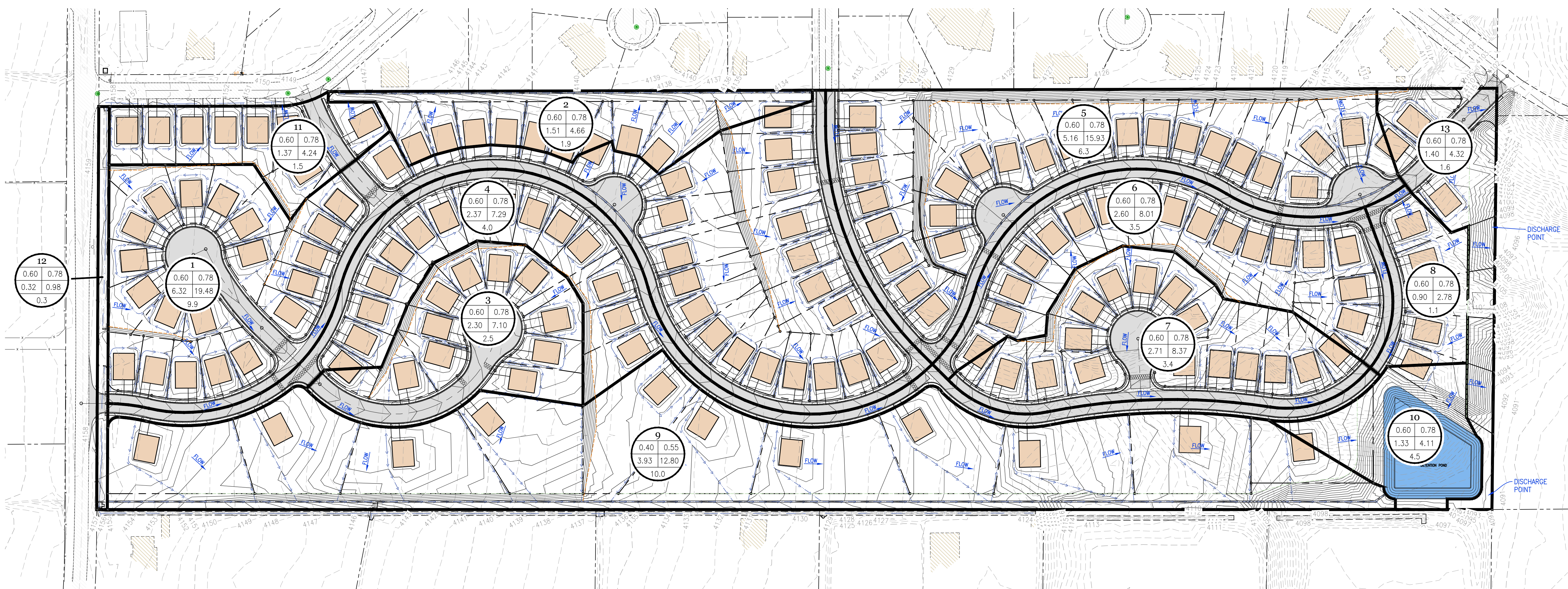
 FLOW DIRECTION ARROW

 DRAINAGE BASIN CHARACTERISTICS

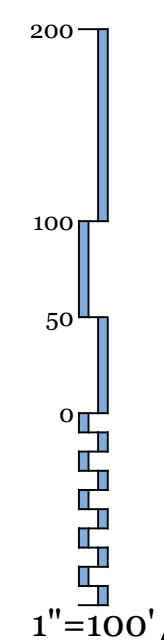
ACRES



EXISTING DRAINAGE PLAN
SCALE: 1"=100'



PROPOSED DRAINAGE PLAN
SCALE: 1"=100'



Yori Single Family

Drainage Plan

3240 Farm District Road
APN: 021-343-20
City of Fernley, Nevada
Project # 23.052
Drawn HBA
Checked MWV
Date 6.12.2024
△ Revisions



C6.0



CITY OF FERNLEY

Planning Commission AGENDA REPORT

Meeting Date: November 13, 2024

REPORT TO: Fernley Planning Commission

REPORT FROM: Lisa Warner

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Motion

AGENDA ITEM:

(For Possible Action) Consideration and possible action on TSM20003 EOT Extension of Time, an extension of time request by Hero Land Holdings, LLC for an extension of not more than two (2) years to record a final subdivision map for Wilson Landing, a 37-parcel single-family subdivision generally located north of Scott Drive, south of Crimson Road, west of Ricci Lane, and east of Opal Way (APN: 021-171-24 and 021-171-50) on a site $\pm$ 10.92-acres in size.

AGENDA ITEM BRIEF:

The applicant is submitting a tentative subdivision map extension of time request to allow for the subdivision of $\pm$ 10.92-acres into 37 separate single-family parcels. The site has a land use designation of Single Family Residential (SFR) and is located within the Residential, Single-Family 9,000 square foot minimum lots size (SF9) zoning district. The purpose of this extension of time is to allow the developer an additional two (2) years to record their final subdivision map.

RECOMMENDED MOTION:

Approval

"Considering the information provided in the applicant's extension of time letter, I move to recommend approval of the tentative subdivision map extension request for Wilson Landing associated with TSM20003."

BUSINESS IMPACT (per NRS Chapter 237):

For Possible Action:

See attached report for background, analysis, alternatives.

ALTERNATIVES:

Denial

"Considering the information provided in the applicant's extension of time letter, I move to recommend denial of the tentative subdivision map extension request for Wilson Landing associated with TSM20003. I have determined that the proposed extension is detrimental to the public's health, safety, and general welfare."

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

BACKGROUND:

The project site is under the ownership of Hero Land Holdings, LLC and is currently vacant, with no permanent development or registered personal property. The project site is approximately $\pm$ 10.92-acres in size and is generally located north of Scott Drive, south of Crimson Road, west of Ricci Lane, and east of Opal Way (APN: 021-171-24 and 021-171-50). The project area is surrounded by:

North - Rural Residential (RR1)

South - Single-Family (SF6)

East - Rural Residential (RR1)

West - Single-Family (SF9)

ANALYSIS:

The Tentative Subdivision Map (TSM20003) application which was approved by City Council on November 18, 2020, is scheduled to expire on November 17, 2024. The applicant filed a Final Subdivision Map (FSM21002) application on May 18, 2021; however, this final map has not yet been recorded.

NRS 278.360 1(a)(1) requires a final map, prepared in accordance with the tentative map, for the entire area for which a tentative map has been approved be presented to the planning commission within four (4) years after the approval of the tentative map. NRS 278.360 1(c) allows the planning commission to grant an extension of not more than two (2) years for the presentation of any final map after the 2-year period for presenting a successive final map has expired.

The applicant was unable to finalize preparations for recording the Wilson Landing final subdivision map by the November 18, 2024, deadline and is requesting a maximum two-year extension of time to do so. If granted the extension of time, the applicant must be ready to record the final map for this development by November 12, 2026.

FINDINGS OR APPROVAL CRITERIA:

There are no findings or approval criteria required by the application regulations, other than the general consideration afforded to conducting the public's business.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

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

Specific References:

NRS 278.320 - 278.3295 - Subdivision of Land: General Provisions

NRS 278-330 - 278.353 - Subdivision of Land: Tentative Maps

NRS 278.360 - 278.460 - Subdivision of Land: Final Maps

FMC Section 32.03.060(f) - Development Code, Administration, Land division applications, and subdivision maps

FINANCIAL IMPLICATIONS:

N/A

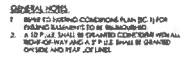
ATTACHMENTS:

1. Attachment 2 - Vicinity Map
2. Wilson Landing Site Plan
3. Wilson Landing Landscaping Plan
4. EOT Request Letter

Vicinity Map



TENTATIVE SUBDIVISION MAP
PRELIMINARY LOT AND BLOCK PLAN



WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME

1381 Corporate Boulevard Tel 776 823 4048
Reno, NV 89502 Fax 776 823 4048

3797 007 SEPTEMBER 2020

SHEET LB-1 OF 6

SHEET LB-1 OF 6

WILSON LANDING SUBDIVISION

TENTATIVE SUBDIVISION MAP

PRELIMINARY LANDSCAPE PLAN



GENERAL NOTES

1. ALL PLANTING AND IRRIGATION SHALL BE INSTALLED PER LOCAL GOVERNING CODES.

2. FINAL PLANT SPECIES AND LAYOUT SHALL BE BASED ON SOILS, HORTICULTURAL PRACTICES, CLIMATE, AND LOCAL AVAILABILITY. PLANTING SHALL BE DONE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS: PLANT SIZE AND QUALITY AS BASE OF PLANTING SHALL BE CURRENT SPECIFICATIONS (SUNSHINE HIGH VARIETY) (SOURCE: 2008-11).

3. ALL PLANTING SHALL BE DONE AT A DEPTH OF 18 INCHES WITH 18 INCHES (SOURCE: 2008-11).

4. ALL LANDSCAPING SHALL BE AUTOMATICALLY REMOVED UNLESS NOTED OTHERWISE ON THE PLAN. THE OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL OF ANY PLANTING AND FOR THE REPAIR OF ANY DAMAGE TO THE LANDSCAPE. THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO THE LANDSCAPE. THE OWNER SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE TO THE LANDSCAPE.



WILSON LANDING SUBDIVISION
PRELIMINARY LANDSCAPE PLAN

WOOD RODGERS
LANDSCAPE ARCHITECTS
3801 Corporate Boulevard Tel: 773.833.4000
Plymouth, NY 10573 Fax: 773.833.4000

3/27/2007 SEPTEMBER 2007

SHEET LS-1 OF 6



September 16, 2024

Ms. Lisa Warner
City of Fernley
595 Silver Lace Blvd.
Fernley, NV 89405

Subject: Request for Extension of Project Permit

Dear Ms. Warner,

I am writing to formally request an extension of the project permit for the Wilson Landing Subdivision located north of Scott Drive, south of Crimson Road, west of Ricci Lane, and east of Opal Way, Fernley, NV (APNs: 021-171-24, and 021-171-50) which is currently set to expire on November 18, 2024. We have encountered a few significant changes since the initial permit was granted, and we believe an extension will enable us to navigate these developments effectively and ensure the successful completion of the project.

There are two primary reasons for this request:

1. **Change in Project Leadership:** Recently, there has been a change in our project leadership team. The new leadership is currently undertaking a thorough review of the project's plans and goals to ensure alignment with our updated objectives. This transition requires additional time to finalize strategies and coordinate efforts to meet project milestones.
2. **Market Conditions:** The real estate and interest rate markets have shifted considerably since the project was originally underwritten. At the time of our initial application, we benefited from a favorable interest rate environment and high home purchase transactions. However, the current market conditions present new challenges, necessitating additional time for financial adjustments and strategic planning to adapt to these changes.

Given these circumstances, we respectfully request an extension of 36 months to accommodate these adjustments and to ensure that the project meets the high standards we aim to achieve. We are committed to delivering a successful project and believe that this extension will facilitate a more effective and well-planned execution.



HERO LAND HOLDINGS, LLC

2135 Butano Drive, Suite 150, Sacramento, CA 95825

We appreciate your understanding and consideration of our request. Please let us know if there are any additional steps we need to follow or if further information is required.

Thank you for your time and attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Jon Cadorin".

Jon Cadorin
Chief Operating Officer
Hero Land Holdings, LLC.
Mobile: 916-661-0323
Email: JCadorin@ittz-us.com