

**MINUTES OF THE
FERNLEY PLANNING COMMISSION MEETING
OCTOBER 9, 2024**

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

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Chairwoman Jenni McCullar, Vice-Chair Angela Lewis, Commissioner Barry Williams, Commissioner Cody Wagner, Commissioner Robert Flores, Commissioner Tessa Garvin, Alternate Commissioner Julianne Holt, Deputy City Attorney Brandi Jensen, Deputy City Clerk Brenda Gosser, Administrative Specialist 1 Sandy Harris, Planning Director Michele Rambo, Assistant Planner Lisa Warner, Planning Technician Tyler Hanson. **Absent:** Commissioner Jacob VanderHeiden.

1.3. Public Forum

Michelle Barney stated she wanted to go on record that she is extremely frustrated and disappointed that a specific directive made by the Mayor at the City Council meeting on September 4, 2024, to city staff to ensure her project would be on tonight's agenda was not followed and was completely disregarded. The Mayor instructed staff to ensure and assist in submitting the proper paperwork to be presented to the Planning Commission tonight regarding the project at 790 East Main Street, the old Pizza Shack. After that council meeting, she asked for the proper paperwork numerous times, and did not receive it. We attended last month's planning commission meeting, and afterward we were told to submit a variance, which we did. We then received an email last Friday stating that we had submitted the wrong paperwork, and therefore we would not be on the agenda tonight. We have now been instructed to submit a waiver, which we have done. We were originally told that we could not submit the waiver, because our property is not in the boundary lines of where the waivers can be granted and, therefore, to do a variance. I just want to go on record again to say that it's another month, and we are still not confident that this will indeed get resolved.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA AS PRESENTED. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Commissioner Robert Flores. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner Holt.

1.5. (Possible Action) Approval of Minutes

Motion: WITH THE REVISION BECKY IS SPELLED BECKI ON ITEM 1.3, I MOVE TO APPROVE LAST MONTH'S MINUTES. **Action:** Approved. **Moved by:** Commissioner Cody Wagner, **Seconded by:** Vice-Chair Angela Lewis. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner Holt.

2. PUBLIC HEARINGS

2.1. (For possible action) Discussion and possible action regarding a conditional use permit application (CUP24004) request by Wood Rodgers on behalf of Douglass

Development for the construction of a "mini-warehouse" (self-storage) facility on a parcel ±5.00-acres in size and generally located north of Farm District Road between Camille Drive and Jenny's Lane (APN: 020-351-08).

Michele Rambo, Planning Director, presented this item. This project was presented once before for a zoning map amendment. It is coming back with the conditional use permit for the actual building of the property. It's to allow the construction of a mini-storage facility on 5 acres at the northwest corner of Farm District Road and Jenny's Lane. It would include approximately 95,000 square feet of storage and 780 square feet of office space. The City Council did approve the zoning map amendment to change from C1 to C2, with the condition that the zoning change only happened if the facility itself is built. If they come in and want to build something else, the zone change does not take effect. The council was further concerned about design details and moved that they be the final decision authority for this conditional use permit. As such, the Planning Commission is asked to make a recommendation to the City Council rather than take final action. These were updated yesterday at the request of the applicant. She reviewed the changes.

Eric Casey, Wood Rogers, representing the applicant, Dan Douglas reviewed the project and presented the design and landscaping designs. This is associated with Zoning Map Amendment, and with the zoning map amendment, as well as the additional neighborhood meetings that the applicant had working with the neighbors to make sure that all their concerns and their comments were addressed in the design of this. This is the next step in the process for approval of the ZMA. The ZMA will not be triggered until this is approved, and the construction goes forward on this. We agree with staff and the updated conditions.

Commissioner Cody Wagner stated that he wanted to put on record the same disclosure he made at the last meeting when discussing the zoning change. He asked if the developer and applicant agreed with all the conditions that were presented by the staff. Eric Casey stated that they were in agreement.

Chairwoman McCullar opened the meeting for a public hearing. There were no comments.

Motion: I MOVE TO APPROVE CUP24004 TO ALLOW THE DEVELOPMENT OF THE PROPOSED MINI-STORAGE USE BASED ON THE FINDINGS AND CONDITIONS OF APPROVAL WITH THE MODIFICATIONS TO CONDITIONS OF APPROVAL NUMBER 3 AND 8 AS PRESENTED BY STAFF. **Action:** Approved. **Moved by:** Commissioner Tessa Garvin, **Seconded by:** Vice-Chair Angela Lewis. **Vote:** Passed, **Summary:** Yes 6. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Commissioner Holt.

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

Lisa Warner, Assistant Planner, presented (CUP23002) a hotel project on ±4.382-acres was approved by the Planning Commission on June 14, 2023. The applicant has since modified their hotel project by removing ±.913- acres from the original project design and designated that as design Phase B, which triggered the new conditional use permit. The Conditional Use Permit request we have tonight is associated with TPM22006 which was approved February 8, 2023. The approved TPM allows for the project site to be split into two lots, one for the proposed hotel development (Phase A) and the other for future commercial use (Phase B). This Conditional Use

Permit request applies solely to one of the future new parcels, Phase A. This parcel is expected to be ±3.469-acres in size and located at the southwestern corner of the existing parcel. No additional roadways will be constructed, as the only proposed entrance is located on Lowe's existing frontage road driveway. Clarification was requested from the applicant regarding when Phase 2 would be triggered. However, planning did not receive clarification until after the staff report was published. Therefore, planning recommends Condition 17 be removed from the conditions of approval due to a CCNR Parking Requirement Agreement that the applicant has with Lowe's. Phase 2 is parking spaces, and their agreement is to maintain those spaces. Phase 2 will then be triggered with the additional parking spaces as they build out the other commercial lot. During the review process, city staff were able to determine that the project is in compliance with the City of Fernley's comprehensive masterplan. Comments from outside agencies have been addressed, and final approval of the project will be subject to conditions of approval 1 through 35, as listed in the Staff Report, once condition Number 17 is removed. The development will follow all applicable standards outlined in the City of Fernley's Development Code to the approval of the city planning, engineering and public works departments.

Commissioner Robert Flores asked if they could potentially build another hotel on the second parcel if it was successful?

Michele Rambo, Planning Director, stated that they could potentially build another hotel or expand on this one, depending on the future development of the site.

Commissioner Cody Wagner, asked about the timeline of the CUP that was approved in June 2023 and how long it has before it expires. If they approve this one tonight, would it supersede that timeline and restart.

Lisa Warner, Assistant Planner, stated that it would supersede it and restart because they changed the project. The Tentative Subdivision Map approved in February 2023 expires in 4 years, so within that 4 years they have to have the final map recorded.

Chairwoman McCullar opened the meeting for a public hearing. There were no comments.

Motion: I MOVE TO APPROVE THE CONDITIONAL USE PERMIT ASSOCIATED WITH CUP24005 ADOPTING FINDINGS CU1 THROUGH CU6 AND THE FACTS SUPPORTING THESE FINDINGS AS SET FORTH IN THE STATE REPORT AND SUBJECT TO THE CODNDIONS OF APPROVE 1 THROUGH 35 AS SET FORTH IN THE STAFF REPORT AFTER CONDITION NUMBER 17 IS REMOVED. **Action:** Approved. **Moved by:**

Commissioner Robert Flores, **Seconded by:** Commissioner Barry Williams. **Vote:** Passed.

Summary: Yes 6. **Yes:** Commissioner Williams, Chairwoman McCullar, Vice-Chair Lewis, Commissioner Wagner, Commissioner Flores, Commissioner Garvin, Planning Commissioner Holt.

3. CHAIR AND COMMISSION ITEMS

Commissioner Cody Wagner asked for an update about the Pizza Shack project and where it stands, and when it will be agendized for the Planning Commission. Michele Rambo, Planning Director, stated that it is on the agenda for the next meeting in November.

4. PLANNING DIRECTOR ITEMS

Michele Rambo, Planning Director, announced that Senior Planner Shay League had left the Planning Department. They have received some applications for the open position and hopefully the position will be filled quickly, and in the meantime, they ask for a little patience and understanding.

5. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

None at this time.

6. PUBLIC FORUM

None at this time.

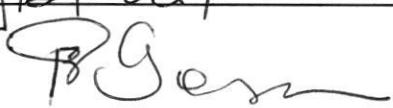
7. ADJOURNMENT

There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 5:40 pm.

Approved by the Fernley Planning Commission on November 13, 2024, by a vote of:

AYES 7 NAYS: 0 ABSTENTIONS: 0 ABSENT:


Chairwoman Jenni McCullar

11/13/2024
ATTEST 

Conditions of approval for CUP24004
CONDITIONAL USE PERMIT

SCOPE AND DURATION OF APPROVAL

Updated 10/8/24

1. APPROVAL:

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

2. PROJECT DESCRIPTION:

THE PROJECT APPROVAL IS LIMITED TO AN APPROXIMATELY 95,080 SQUARE-FOOT "MINI-WAREHOUSE" (SELF STORAGE) FACILITY WITH AN ADDITIONAL 780 SQUARE-FOOT "OFFICE" ON A PARCEL ±5.0 ACRES IN SIZE AND GENERALLY LOCATED NORTH OF FARM DISTRICT ROAD, BETWEEN CAMILLE DRIVE AND JENNY'S LANE (APN: 020-351-08).

3. EXPIRATION DATE:

DUE TO THE UNIQUE COMPLEXITIES INTRODUCED BY THE ZONING MAP AMENDMENT THE CUP SHALL EXPIRE WITHIN TWO YEARS OF THE DATE OF APPROVAL, UNLESS THE PERMITTED USE HAS BEEN ESTABLISHED, OR CONSTRUCTION TO ACCOMMODATE THAT USE HAS BEGUN AND IS BEING DILIGENTLY PURSUED. THE DEVELOPER MAY REQUEST UP TO A ONE YEAR EXTENSION AS ALLOWED BY FMC §32.03.050(b)(9)e.

4. GOVERNING DOCUMENTS:

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

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

REGULATORY AGENCIES

5. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:

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

6. FEDERAL, STATE, AND LOCAL AGENCIES:

THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS OF ANY FEDERAL, STATE, LOCAL AGENCY, DEPARTMENT, OR LICENSED PROFESSIONAL WITH JURISDICTION OVER THE PROJECT INCLUDING, BUT NOT LIMITED TO: BUREAU OF RECLAMATION (BOR), NEVADA DEPARTMENT OF TRANSPORTATION (NDOT), NEVADA DIVISION OF ENVIRONMENTAL PROTECTION (NDEP), NEVADA DIVISION OF WATER RESOURCES (NDWR), NEVADA BUREAU OF WATER POLLUTION CONTROL, NEVADA BUREAU OF SAFE DRINKING WATER, NEVADA PUBLIC UTILITIES

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COMMISSION (PUCN), NEVADA STATE ENVIRONMENTAL COMMISSION, TRUCKEE CARSON IRRIGATION DISTRICT (TCID), THE FERNLEY POSTMASTER, THE CITY OF FERNLEY BUILDING OFFICIAL, THE CITY OF FERNLEY ENGINEER, CITY OF FERNLEY PLANNING DEPARTMENT, CITY OF FERNLEY PUBLIC WORKS DEPARTMENT, AND THE CITY OF FERNLEY PROFESSIONAL LAND SURVEYOR.

DESIGN STANDARDS

7. GENERAL:

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

8. PARKING:

AS LISTED IN FMC TABLE 32.09.120-2, THE 780 SQUARE FEET OF OFFICE SPACE REQUIRES 1 PARKING SPACE PER 800 SQUARE FEET AND THE 95,080 SQUARE FEET OF MINI-WAREHOUSE REQUIRES 1 PARKING SPACE PER 2,000 SQUARE FEET.

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

THEREFORE, THE PROPOSED MINI-WAREHOUSE FACILITY SHALL HAVE 10 PARKING SPACES. AT LEAST 2 OF THE 10 PARKING SPACES SHALL BE AVAILABLE TO PARK IN FRONT OF THE OFFICE, OUTSIDE OF THE PERIMETER WALL. IN NO CASE SHALL THE REQUIRED MINIMUM PARKING SPACES BE AVAILABLE FOR RENT TO STORE RVs, AUTOMOBILES, BOATS, TRAILERS, OR OTHER VEHICLES.

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

9. PERIMETER WALL:

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

THE DEVELOPER MAY CHOOSE TO INCLUDE EXTERIOR BUILDING WALLS AS PART OF THE CONSTRUCTION OF THE WALL, PROVIDED ALL EXTERIOR WALLS ARE EITHER THE SAME HEIGHT

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AROUND THE PERIMETER OR GRADUALLY TRANSITION FROM ONE HEIGHT TO ANOTHER, TO THE APPROVAL OF THE ADMINISTRATOR.

10. STREETS:

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

11. SEWER SERVICE:

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

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

12. WATER SERVICE:

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

13. WATER AND SEWER SERVICE:

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

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

REQUIREMENTS FOR GRADING AND CIVIL PERMITS

14. GEOTECHNICAL REPORT:

THE DEVELOPER SHALL PROVIDE A FINAL GEOTECHNICAL REPORT FOR THE PROJECT IN CONFORMANCE WITH THE REQUIREMENTS OF FMC FOR REVIEW AND APPROVAL BY THE CITY

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ENGINEER PRIOR TO ISSUE OF A GRADING PERMIT OR BUILDING PERMIT FOR ANY PORTION OF THE PROJECT.

15. GRADING PERMIT:

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

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

16. STORM WATER TREATMENT AND DRAINAGE:

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

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

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

17. PROJECT CONTACT:

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

REQUIREMENTS FOR BUILDING PERMIT

18. OFFSITE STREET IMPROVEMENTS:

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

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COMMERCIAL OWNER'S ASSOCIATION IN PERPETUITY. THIS CONDITION IS SUBJECT TO APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER, AND PUBLIC WORKS DIRECTOR.

19. WATER RIGHTS:

PRIOR TO SUBMITTAL OF A VERTICAL BUILDING PERMIT, IN ORDER TO BE SERVED BY THE CITY'S MUNICIPAL WATER SYSTEM, THE DEVELOPER SHALL DEDICATE THE APPROPRIATE AMOUNT OF WATER RIGHTS, AS CALCULATED BY THE CITY ENGINEER—AND RECEIVE A WILL-SERVE FROM CITY COUNCIL. THIS REQUIREMENT IS SUBJECT TO APPROVAL OF THE ADMINISTRATOR, THE CITY ENGINEER, AND THE PUBLIC WORKS DIRECTOR.

20. WATER AND SEWER SERVICE:

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

21. WATER AND SEWER SYSTEM MODELING:

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

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

REQUIREMENTS DURING CONSTRUCTION PHASE

22. CONSTRUCTION DEBRIS:

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

23. 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.

REQUIREMENTS FOR CERTIFICATE OF OCCUPANCY

24. UTILITY EASEMENTS:

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

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EASEMENT LANGUAGE – SUBJECT TO APPROVAL OF THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR – AND SHALL BE RECORDED WITH LYON COUNTY PRIOR TO ISSUE OF A CERTIFICATE OF OCCUPANCY.

