



N E V A D A

AGENDA
Regular Meeting
City Council

Wednesday, February 19, 2025 • 5:00 PM

Mayor

Neal E. McIntyre

City Council

Ward 1 - Ryan Hanan

Ward 2 - Felicity Zoberski

Ward 3 - Stan Lau

Ward 4 - Albert Torres

Ward 5 - Joe Mendoza

City Manager

Benjamin Marchant

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

Zoom information:

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

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

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

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

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

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

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

1.3. Public Forum

1.4. (For Possible Action) Approval of Agenda

2. CONSENT AGENDA

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

2.1. (Possible Action) Approval of Voucher Report

2.2. (Possible Action) Approval of Minutes

2.3. (Possible Approval) Approval of Business Licenses

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

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

3.2. State of Nevada Legislative update

4. PROCLAMATIONS BY THE MAYOR

5. PRESENTATIONS

5.1. Presentation by David H. Rigdon, Esq., Special City Attorney for water issues, on the status of the current litigation with Bureau of Reclamation (BOR) related to the Truckee Canal. The presentation will include a discussion whether the City of Fernley should appeal the recent decision of Judge Du deciding the case in favor of BOR to the Ninth Circuit Court of Appeals.

5.2. Presentation, Discussion and Possible Action. Shayla Holmes of Lyon County Human Services is requesting help in funding a .5 FTE for home delivered meals in Fernley to alleviate the ongoing waitlist for that specific service for seniors. The annual salary is \$46,500, with a 5% increase each year.

5.3. Presentation, Discussion and Possible Action. Presentation by City Treasurer Robert Carson and City Manager Ben Marchant on the financial forecast and budget implications for the priorities that were identified at the Strategic Planning Work Session of January 17, 2025. The presentation will include a discussion of how these priorities may be addressed in the proposed budget for fiscal year 2025-2026 for resources and staffing.

6. PUBLIC HEARINGS

6.1. (For possible action) Discussion and possible action regarding: Bill #355 in association with a proposed Zoning Map Amendment (ZMA 24001); Appeal (APP24001) in association with Major Deviation (MJD 24001); and Tentative Subdivision Map (TSM 24001). These applications form a request by KLS Planning & Design on behalf of The 1903 Trust for 1) changing the zoning designation from RR1/2 to SF6; 2) an appeal to the Planning Commission denial of 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).

7. STAFF REPORTS

7.1. Discussion and possible action to approve the City of Fernley's maximum allowed operating property tax rate to be levied for fiscal year 2026 and for submission to the State of Nevada Department of Taxation.

7.2. Discussion and Possible Action to Affirm or Withdraw the motion made at the December 18, 2024, City Council Meeting directing staff (City Manager) to move forward with an RFP for a Public Safety Feasibility Study.

7.3. Discussion and Possible action to approve new positions and job descriptions of Utilities Administrative Specialist II, Utilities Systems Electrician, Utilities Engineering Manager, and SCADA Specialist.

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

9. PUBLIC FORUM

10. ADJOURNMENT

Next Meeting: March 5th @ 5pm

Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<>} 2201

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
ARAMARK (VESTIS)									
1895	ARAMARK (VESTIS)	5980266558	shirt contract	01/28/2025	75.63	02/06/2025	100-480-420	Outside Services	125
1895	ARAMARK (VESTIS)	5980266559	clothing/mats	01/28/2025	75.37	02/06/2025	100-475-420	Outside Services	125
1895	ARAMARK (VESTIS)	5980266560	pants service	01/28/2025	84.32	02/06/2025	510-810-420	Outside Services	125
1895	ARAMARK (VESTIS)	5980268087	PS rags and rugs	02/04/2025	124.12	02/06/2025	510-840-420	Outside Services	225
1895	ARAMARK (VESTIS)	5980268096	clothing/floor mats	02/04/2025	75.37	02/06/2025	100-475-420	Outside Services	225
1895	ARAMARK (VESTIS)	5980268098	pants service	02/04/2025	84.32	02/06/2025	510-810-420	Outside Services	225
1895	ARAMARK (VESTIS)	5980268100	floor mats	02/04/2025	199.26	02/06/2025	100-417-420	Outside Services	225
Total 1895:					718.39				
AT&T									
13	AT&T	53740 JAN 25	775-575-9058 536 7	01/26/2025	603.03	02/18/2025	100-417-530	Communications	125
13	AT&T	53740 JAN 25	775-575-5455 374 0	01/26/2025	2,543.95	02/18/2025	100-417-530	Communications	125
13	AT&T	53740 JAN 25	775-575-7187 436 8	01/26/2025	603.03	02/18/2025	100-417-530	Communications	125
13	AT&T	53740 JAN 25	775-835-8598 165 0	01/26/2025	1,887.87	02/18/2025	100-417-530	Communications	125
13	AT&T	53740 JAN 25	775-835-6247 238 4	01/26/2025	600.89	02/18/2025	100-417-530	Communications	125
13	AT&T	98670 JAN 25	775-786-2229 867 0 JAN 20 2025- FEB 19 2025	01/20/2025	1,417.65	02/12/2025	100-417-530	Communications	125
Total 13:					7,656.42				
B & L BACKFLOW TESTING SPECIALISTS									
1419	B & L BACKFLOW TESTING SPECIALISTS	12825 BF TESTER J. KEL	BACKFLOW TESTER CERT COURSE, J. KELLEY	01/28/2025	1,375.00	01/30/2025	510-810-580	Training	125
Total 1419:					1,375.00				
BIG R OF FERNLEY									
20	BIG R OF FERNLEY	21285/5	well 4 chem tank parts	01/28/2025	29.95	02/06/2025	510-810-614	Shop Supplies	125
20	BIG R OF FERNLEY	21289/5	parts to hang SOP binders	01/29/2025	31.96	02/06/2025	510-810-614	Shop Supplies	125
20	BIG R OF FERNLEY	21294/5	Hedge Shears	01/29/2025	31.99	02/06/2025	100-575-600	General Supplies	125
20	BIG R OF FERNLEY	21301/5	concrete drill bit	01/30/2025	6.99	02/06/2025	510-810-614	Shop Supplies	125
20	BIG R OF FERNLEY	21303/5	Chainsaw Parts	01/30/2025	98.97	02/06/2025	100-575-600	General Supplies	125
20	BIG R OF FERNLEY	21309/5	Hardware	01/31/2025	8.92	02/06/2025	100-575-600	General Supplies	125
20	BIG R OF FERNLEY	21310/5	Hardware	01/31/2025	6.49	02/06/2025	100-575-600	General Supplies	125
20	BIG R OF FERNLEY	21319/5	Paint, Bucket, water, gloves	02/03/2025	85.05	02/06/2025	100-575-600	General Supplies	225
20	BIG R OF FERNLEY	21324/5	Sander/sanding hardware	02/04/2025	113.70	02/06/2025	100-575-600	General Supplies	225
20	BIG R OF FERNLEY	21325/5	PS Shop supplies	02/04/2025	69.96	02/06/2025	510-840-614	Shop Supplies	225
20	BIG R OF FERNLEY	21328/5	Varnish	02/04/2025	27.99	02/06/2025	100-575-600	General Supplies	225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
20	BIG R OF FERNLEY	21329/5	Penetrating Lube	02/04/2025	31.96	02/06/2025	100-475-600	General Supplies	225
Total 20:					543.93				
CHARTER COMMUNICATIONS									
4479	CHARTER COMMUNICATIONS	156824401012125	24401 1/28-02/27/25 355 Cottonwood	01/21/2025	129.98	02/06/2025	100-417-530	Communications	125
Total 4479:					129.98				
CHARTER COMMUNICATIONS OPERATING LLC									
9044	CHARTER COMMUNICATIONS OPERATING LLC	CHTR64454	Shadow Lane Reconstruction Utility Relocate Services	01/23/2025	8,635.60	02/06/2025	100-475-745	RTC Reimbursable	125
Total 9044:					8,635.60				
CHASE PAYMENTECH MERCHANT SERVICES									
8637	CHASE PAYMENTECH MERCHANT SERVICES	1/2025	FINANCE-CREDIT CARD PROCESSING FEES 6291058	01/31/2025	78.39	01/31/2025	100-415-609	Credit Card Fees	125
8637	CHASE PAYMENTECH MERCHANT SERVICES	1/2025	WATER-CREDIT CARD PROCESSING FEES 6181757	01/31/2025	3,356.27	01/31/2025	510-810-609	Credit Card Fees	125
8637	CHASE PAYMENTECH MERCHANT SERVICES	1/2025	SEWER-CREDIT CARD PROCESSING FEES 6181757	01/31/2025	3,356.26	01/31/2025	520-810-609	Credit Card Fees	125
8637	CHASE PAYMENTECH MERCHANT SERVICES	1/2025	FINANCE-CREDIT CARD PROCESSING FEES 6291057	01/31/2025	757.84	01/31/2025	100-415-609	Credit Card Fees	125
Total 8637:					7,548.76				
CITY OF FERNLEY									
32	CITY OF FERNLEY	30.7838.17 FEB 25	NEW TREATED WATER RESERVOIR WTP	02/03/2025	92.87		510-166100	Construction In Progress	225
Total 32:					92.87				
CSG FORTE PAYMENTS, INC									
8996	CSG FORTE PAYMENTS, INC	0013140808	FORTE CC MONTHLY STMT AND PROCESS FEES	01/31/2025	3.99	02/10/2025	100-575-420	Outside Services	125
8996	CSG FORTE PAYMENTS, INC	0013140808	FORTE CC MONTHLY STMT AND PROCESS FEES	01/31/2025	3.99	02/10/2025	100-417-420	Outside Services	125
8996	CSG FORTE PAYMENTS, INC	0013140855	FORTE CC MONTHLY STMT AND PROCESS FEES	01/31/2025	478.09	02/10/2025	100-605-420	Outside Services	125
8996	CSG FORTE PAYMENTS, INC	0013140947	FORTE CC MONTHLY STMT AND PROCESS FEES	01/31/2025	4.68	02/10/2025	100-417-420	Outside Services	125
8996	CSG FORTE PAYMENTS, INC	0013140947	FORTE CC MONTHLY STMT AND PROCESS FEES	01/31/2025	4.67	02/10/2025	100-575-420	Outside Services	125
8996	CSG FORTE PAYMENTS, INC	0013141087	FORTE CC MONTHLY STMT AND PROCESS FEES	01/31/2025	54.89	02/10/2025	100-605-420	Outside Services	125
Total 8996:					550.31				
EMPLOYEES, CITY OF FERNLEY									
8639	EMPLOYEES, CITY OF FERNLEY	EX3ZV6LW-2024	REIMB FOR NOTARY BOND	07/25/2024	25.00	08/01/2024	510-810-322	Prof Serv-Other	724
8639	EMPLOYEES, CITY OF FERNLEY	EX3ZV6LW-2024	REIMB FOR NOTARY BOND	07/25/2024	25.00	08/01/2024	520-810-322	Prof Serv-Other	724
8639	EMPLOYEES, CITY OF FERNLEY	PW1.29.25	REIMB FOR COUNTY FILING FEE	01/29/2025	50.00	01/30/2025	100-475-580	Training	125
8639	EMPLOYEES, CITY OF FERNLEY	PW1.29.25	REIMB FOR STATE NOTARY TEST AND APP FEES	01/29/2025	50.00	01/30/2025	100-575-580	Training	125
8639	EMPLOYEES, CITY OF FERNLEY	PW1.29.25	REIMB FOR LP INSURANCE BOND FEE	01/29/2025	50.00	01/30/2025	100-417-580	Training	125

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 8639:					200.00			
EVERON, LLC								
8979	EVERON, LLC	157914025	PS alarm/camera system service program fees	01/29/2025	1,071.65	02/06/2025	510-840-420 Outside Services	125
Total 8979:					1,071.65			
FASTENAL COMPANY								
4860	FASTENAL COMPANY	NVFER51841	deck screws for streets trailer	01/27/2025	71.02	02/06/2025	100-480-610 Automotive Supplies	125
Total 4860:					71.02			
FLYERS ENERGY, LLC								
18	FLYERS ENERGY, LLC	25-284514	well motor oil	01/30/2025	1,090.24	02/06/2025	510-840-610 Automotive Supplies	125
Total 18:					1,090.24			
GRAINGER								
252	GRAINGER	9386812904	Water Fountains	01/27/2025	3,170.68	02/06/2025	100-417-600 General Supplies	125
252	GRAINGER	9394542220	PS Basin Safety Buoy	02/03/2025	670.60	02/06/2025	510-840-616 Safety Supplies	225
Total 252:					3,841.28			
GRANICUS LLC								
9043	GRANICUS LLC	197073	SmartGov Software Reinstatement	01/31/2025	9,964.58	02/06/2025	100-418-342 Tech Services-Other	125
Total 9043:					9,964.58			
H & E EQUIPMENT SERVICES INC								
2115	H & E EQUIPMENT SERVICES INC	900141307	PS man lift annual inspection	01/17/2025	327.64	02/06/2025	510-840-430 Outside Serv-Repair & Maint	125
Total 2115:					327.64			
HANNEMAN SERVICE								
70	HANNEMAN SERVICE	111888	Misc. Service Labor	01/28/2025	145.00	02/06/2025	100-605-420 Outside Services	125
70	HANNEMAN SERVICE	14274	1999 Chevy Cavalier Red Shadow/Sunny	01/28/2025	55.00	02/06/2025	100-605-420 Outside Services	125
Total 70:					200.00			
IBEW Local 1245								
83	IBEW Local 1245	FEB 2025-1	UNION DUES, ONE HALF OF MONTH	02/07/2025	1,404.00	02/07/2025	100-219900 OTHER PAYROLL PAYABLES	225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
Total 83:					1,404.00			
INTERNAL REVENUE SERVICE								
7879	INTERNAL REVENUE SERVICE	FEB 2025-1	FICA TAX PAYABLE, PAYROLL	02/07/2025	183.46	02/07/2025	100-211000 FICA PAYABLE	225
7879	INTERNAL REVENUE SERVICE	FEB 2025-1	W/HOLD TAX PAYABLE, PAYROLL	02/07/2025	24,756.11	02/07/2025	100-212000 FEDERAL WITHHOLDING PAYAB	225
7879	INTERNAL REVENUE SERVICE	FEB 2025-1	MED TAX PAYABLE, PAYROLL	02/07/2025	6,892.14	02/07/2025	100-211000 FICA PAYABLE	225
7879	INTERNAL REVENUE SERVICE	JAN 2025-TERM	W/HOLD TAX PAYABLE, PAYROLL	01/31/2025	45.80	02/04/2025	100-212000 FEDERAL WITHHOLDING PAYAB	125
7879	INTERNAL REVENUE SERVICE	JAN 2025-TERM	FICA TAX PAYABLE, PAYROLL	01/31/2025	42.58	02/04/2025	100-211000 FICA PAYABLE	125
7879	INTERNAL REVENUE SERVICE	JAN 2025-TERM	MED TAX PAYABLE, PAYROLL	01/31/2025	9.96	02/04/2025	100-211000 FICA PAYABLE	125
Total 7879:					31,930.05			
INTERSTATE OIL COMPANY								
4329	INTERSTATE OIL COMPANY	867401-IN	filters for fleet	02/04/2025	64.99	02/06/2025	100-480-610 Automotive Supplies	225
Total 4329:					64.99			
JUB ENGINEERS, INC								
8846	JUB ENGINEERS, INC	173636	NDOT Water Main Relocation Engineering Services	10/07/2024	1,049.70	02/06/2025	510-166100 Construction In Progress	1024
8846	JUB ENGINEERS, INC	177966	NDOT Water Main Relocation Engineering Services	10/24/2024	717.00	02/06/2025	510-166100 Construction In Progress	1024
Total 8846:					1,766.70			
KIMLEY-HORN AND ASSOCIATES, INC.								
8715	KIMLEY-HORN AND ASSOCIATES, INC.	192100005-0924	Traffic Presentation to Council	09/30/2024	1,095.00	02/06/2025	100-610-322 Prof Serv-Other	924
Total 8715:					1,095.00			
KOCH ELEVATOR CO.								
8751	KOCH ELEVATOR CO.	40540	Elevator Prev. Maintenance	02/01/2025	216.80	02/06/2025	100-417-430 Outside Serv-Repair & Maint	225
Total 8751:					216.80			
KOLVET, BRENT								
8611	KOLVET, BRENT	12725	FULL DAY COVERAGE - JUDICIAL MEETING	01/27/2025	396.00	01/30/2025	100-425-335 Prof Serv-Senior Judge	125
Total 8611:					396.00			
LOWES CREDIT SERVICES								
7650	LOWES CREDIT SERVICES	76516	Metal/Paint	02/03/2025	70.24	02/06/2025	100-576-600 General Supplies	225
7650	LOWES CREDIT SERVICES	78862	Insulated Gloves	02/05/2025	68.34	02/06/2025	100-475-616 Safety Supplies	225
7650	LOWES CREDIT SERVICES	79869	General Supplies	02/05/2025	125.70	02/06/2025	520-810-600 General Supplies	225
7650	LOWES CREDIT SERVICES	90022	CMO Desk Build	01/23/2025	94.05	02/06/2025	100-413-600 General Supplies	125

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
7650	LOWES CREDIT SERVICES	91307	CMO Desk Build	01/24/2025	57.89	02/06/2025	100-413-600 General Supplies	125
7650	LOWES CREDIT SERVICES	95699	CMO Desk Build	01/27/2025	66.44	02/06/2025	100-413-600 General Supplies	125
7650	LOWES CREDIT SERVICES	95761	Trailer Decking	01/27/2025	138.90	02/06/2025	100-575-600 General Supplies	125
7650	LOWES CREDIT SERVICES	95761	Trailer Decking	01/27/2025	138.90	02/06/2025	510-810-600 General Supplies	125
7650	LOWES CREDIT SERVICES	95761	Trailer Decking	01/27/2025	138.91	02/06/2025	100-475-600 General Supplies	125
7650	LOWES CREDIT SERVICES	95761	Trailer Decking	01/27/2025	138.90	02/06/2025	520-810-600 General Supplies	125
7650	LOWES CREDIT SERVICES	96032	Concrete/concrete supplies	01/27/2025	346.84	02/06/2025	100-575-600 General Supplies	125
7650	LOWES CREDIT SERVICES	96922	CMO Office	01/28/2025	18.73	02/06/2025	100-413-600 General Supplies	125
7650	LOWES CREDIT SERVICES	97877	cords, plywood, misc supplies	01/28/2025	45.27	02/06/2025	100-417-600 General Supplies	125
7650	LOWES CREDIT SERVICES	98330	CMO Dry erase Board	01/29/2025	22.58	02/06/2025	100-413-600 General Supplies	125
7650	LOWES CREDIT SERVICES	98919	hangers	01/29/2025	40.79	02/06/2025	100-417-600 General Supplies	125
7650	LOWES CREDIT SERVICES	99057	CMO Dry erase Board	01/29/2025	9.67	02/06/2025	100-413-600 General Supplies	125
Total 7650:					1,522.15			
LUMOS & ASSOCIATES INC								
370	LUMOS & ASSOCIATES INC	125868	Industrial Park Reconstruction	01/15/2025	1,986.50	02/06/2025	100-475-745 RTC Reimbursable	125
370	LUMOS & ASSOCIATES INC	125873	Shadow Lane Reconstruction Engineering Services	01/15/2025	28,480.00	02/06/2025	520-166100 Construction In Progress	125
370	LUMOS & ASSOCIATES INC	125873	Shadow Lane Reconstruction Engineering Services	01/15/2025	16,518.50	02/06/2025	100-475-745 RTC Reimbursable	125
Total 370:					46,985.00			
LYON COUNTY CLERK/TREASURER								
106	LYON COUNTY CLERK/TREASURER	TLT Jan 2025	Transient Lodging Tax	01/31/2025	1,710.65	02/07/2025	225-227010 TLT Payable to County	125
Total 106:					1,710.65			
MIRACLE RECREATION EQUIPMENT CO								
7251	MIRACLE RECREATION EQUIPMENT CO	885087	Slide Parts	01/22/2025	495.59	02/06/2025	100-575-600 General Supplies	125
Total 7251:					495.59			
MISCELLANEOUS ONE TIME VENDOR								
1111	MISCELLANEOUS ONE TIME VENDOR	13125	OVERPAYMENT ON 3 METERS (1.5 INCH) FOR BP23-821	01/31/2025	600.00	02/06/2025	510-370-300 Material and Labor Charges	125
1111	MISCELLANEOUS ONE TIME VENDOR	25.05.02 JK	BACKFLOW PREVENTION TEST FOR J. KELLEY	01/30/2025	340.00	02/06/2025	510-810-580 Training	125
1111	MISCELLANEOUS ONE TIME VENDOR	82324-1	OVERPAYMENT ON BUSINESS LICENSE ACCOUNT	08/02/2024	300.00	08/29/2024	100-320-100 Business License Fees	824
Total 1111:					1,240.00			
MULLER WATER PRODUCTS, INC								
8557	MULLER WATER PRODUCTS, INC	66167037	PS Sleeve Valve parts	02/03/2025	18.00	02/06/2025	510-840-614 Shop Supplies	225
Total 8557:					18.00			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
NAPA AUTO & TRUCK PARTS								
58	NAPA AUTO & TRUCK PARTS	424395	Oil for fogger/gloves	02/03/2025	17.38	02/06/2025	100-528-600 General Supplies	225
Total 58:					17.38			
NCE								
7617	NCE	675212528	Shadow Lane Reconstruction Design	01/31/2025	1,243.75	02/06/2025	100-475-745 RTC Reimbursable	125
Total 7617:					1,243.75			
NEVADA DEPARTMENT OF TAXATION								
6378	NEVADA DEPARTMENT OF TAXATION	TLT JAN 2025	Transient Lodging Tax	01/31/2025	1,128.67	02/07/2025	225-227015 TLT Payable to State	125
Total 6378:					1,128.67			
NORTHERN TOOL & EQUIPMENT								
4481	NORTHERN TOOL & EQUIPMENT	54593660	1/2 inch impact gun for fleet	01/14/2025	499.00	02/06/2025	100-480-600 General Supplies	125
Total 4481:					499.00			
NV ENERGY								
167	NV ENERGY	10601 FEB 25	80865908610601	02/04/2025	37.54	02/20/2025	100-475-622 Electricity	225
167	NV ENERGY	13818 JAN 25	34596405113818 ACH	01/30/2025	48.00	02/17/2025	100-475-622 Electricity	125
167	NV ENERGY	13924 JAN 25	48768108113924 ACH	01/30/2025	37.54	02/17/2025	100-475-622 Electricity	125
167	NV ENERGY	26093 FEB 25	34596402626093 ACH	02/07/2025	2,382.04	02/25/2025	100-575-622 Electricity	225
167	NV ENERGY	26100 FEB 25	34596502626100 ACH	02/07/2025	44.67	02/25/2025	520-810-622 Electricity	225
167	NV ENERGY	26100 FEB 25	34596502626100 ACH	02/07/2025	19,993.49	02/25/2025	510-810-622 Electricity	225
167	NV ENERGY	26445 JAN 25	34596505226445 ACH	01/29/2025	5,274.13	02/14/2025	510-840-622 Electricity	125
167	NV ENERGY	28458 JAN 25	34596505228458 ACH	01/29/2025	11,158.18	02/14/2025	510-840-622 Electricity	125
167	NV ENERGY	29499 FEB 25	1000213677906929499 ACH	02/01/2025	59.79	02/19/2025	100-475-622 Electricity	225
167	NV ENERGY	30672 JAN 25	213677908230672 ACH	01/30/2025	46.84	02/17/2025	100-575-622 Electricity	125
167	NV ENERGY	42683 FEB 25	82190404842683 ACH	02/07/2025	5,856.12	02/25/2025	520-810-622 Electricity	225
167	NV ENERGY	42683 FEB 25	82190404842683 ACH	02/07/2025	66.48	02/25/2025	100-475-622 Electricity	225
167	NV ENERGY	42683 FEB 25	82190404842683 ACH	02/07/2025	648.57	02/25/2025	100-575-622 Electricity	225
167	NV ENERGY	42683 FEB 25	82190404842683 ACH	02/07/2025	883.84	02/25/2025	510-810-622 Electricity	225
167	NV ENERGY	71493 JAN 25	271223607571493 ACH	01/30/2025	46.34	02/17/2025	100-475-622 Electricity	125
167	NV ENERGY	97731 JAN 25	213677908197731 ACH	01/30/2025	48.33	02/17/2025	100-575-622 Electricity	125
167	NV ENERGY	97899 FEB 25	80865904797899 ACH	02/07/2025	11,138.50	02/25/2025	100-475-622 Electricity	225
Total 167:					57,770.40			
OFFICE DEPOT								
133	OFFICE DEPOT	404486594001	Bus Card Holders CMO	01/24/2025	28.36	02/06/2025	100-413-600 General Supplies	125
133	OFFICE DEPOT	404605162001	2025 calendars	01/24/2025	41.50	02/06/2025	100-413-600 General Supplies	125

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
133	OFFICE DEPOT	406307125001	Cmo mobile file	01/24/2025	89.69	02/06/2025	100-413-600 General Supplies	125
133	OFFICE DEPOT	408605255001	Mayors Semester Awards LCSD	01/28/2025	29.49	02/06/2025	100-412-650 Community Support	125
133	OFFICE DEPOT	408605933001	Mayors Semester Awards LCSD	01/23/2025	41.98	02/06/2025	100-412-650 Community Support	125
133	OFFICE DEPOT	408605934001	Mayors Semester Awards LCSD	01/22/2025	31.98	02/06/2025	100-412-650 Community Support	125
133	OFFICE DEPOT	408605937001	Mayors Semester Awards LCSD	01/23/2025	20.24	02/06/2025	100-412-650 Community Support	125
133	OFFICE DEPOT	409312944001	Office supplies for code enforcement case @ 1045 Cejay	01/29/2025	18.18	02/06/2025	100-605-601 Office Supplies	125
133	OFFICE DEPOT	409313347001	Supplies for code enforcement case @ 1045 Cejay	01/29/2025	74.02	02/06/2025	100-605-601 Office Supplies	125
Total 133:					375.44			
OFFICE FURNITURE USA								
9046	OFFICE FURNITURE USA	CMO20250206	CMO-OFFICE CONFERENCE CHAIRS	02/06/2025	2,120.00		100-413-600 General Supplies	225
Total 9046:					2,120.00			
O'REILLY AUTO PARTS								
6230	O'REILLY AUTO PARTS	3599-338944	back up alarm for new streets truck	01/30/2025	41.59	02/06/2025	100-480-610 Automotive Supplies	125
6230	O'REILLY AUTO PARTS	3599-339589	clock spring for streets flat bed	02/03/2025	368.64	02/06/2025	100-480-610 Automotive Supplies	225
6230	O'REILLY AUTO PARTS	3599-339690	clock spring for streets flatbed	02/04/2025	368.64	02/06/2025	100-480-610 Automotive Supplies	225
6230	O'REILLY AUTO PARTS	3599-339708	fan belt for W/W 2008	02/04/2025	25.72	02/06/2025	100-480-610 Automotive Supplies	225
6230	O'REILLY AUTO PARTS	3599-339724	brakes for 3007 streets	02/04/2025	312.02	02/06/2025	100-480-610 Automotive Supplies	225
6230	O'REILLY AUTO PARTS	SC04703830	LATE FEE	12/28/2024	1.20	02/06/2025	100-415-611 Late Fees	1224
Total 6230:					380.53			
PITNEY BOWES, INC.								
2840	PITNEY BOWES, INC.	3320219322	LEASE - CITY MANAGER	01/09/2025	37.33	02/25/2025	100-413-550 Printing and Postage	125
2840	PITNEY BOWES, INC.	3320219322	LEASE - ANIMAL CONTROL	01/09/2025	37.33	02/25/2025	100-525-550 Printing and Postage	125
2840	PITNEY BOWES, INC.	3320219322	LEASE - STREETS	01/09/2025	37.33	02/25/2025	100-475-550 Printing and Postage	125
2840	PITNEY BOWES, INC.	3320219322	LEASE - CLERK	01/09/2025	37.34	02/25/2025	100-416-550 Printing and Postage	125
2840	PITNEY BOWES, INC.	3320219322	LEASE - MAYOR	01/09/2025	37.33	02/25/2025	100-412-550 Printing and Postage	125
2840	PITNEY BOWES, INC.	3320219322	LEASE - PARKS	01/09/2025	37.33	02/25/2025	100-575-550 Printing and Postage	125
2840	PITNEY BOWES, INC.	3320219322	LEASE - SEWER	01/09/2025	37.33	02/25/2025	520-810-550 Printing and Postage	125
2840	PITNEY BOWES, INC.	3320219322	LEASE - FINANCE	01/09/2025	37.33	02/25/2025	100-415-550 Printing and Postage	125
2840	PITNEY BOWES, INC.	3320219322	LEASE - CITY ATTORNEY	01/09/2025	37.33	02/25/2025	100-414-550 Printing and Postage	125
2840	PITNEY BOWES, INC.	3320219322	LEASE - BUILDING	01/09/2025	37.33	02/25/2025	100-605-550 Printing and Postage	125
2840	PITNEY BOWES, INC.	3320219322	LEASE - COURT	01/09/2025	37.33	02/25/2025	100-425-550 Printing and Postage	125
2840	PITNEY BOWES, INC.	3320219322	LEASE - WATER	01/09/2025	37.33	02/25/2025	510-810-550 Printing and Postage	125
2840	PITNEY BOWES, INC.	3320219322	LEASE - JUSTICE COURT	01/09/2025	37.33	02/25/2025	100-126000 Intergovernmental Receivable	125
2840	PITNEY BOWES, INC.	3320219322	LEASE - PLANNING	01/09/2025	37.33	02/25/2025	100-610-550 Printing and Postage	125
Total 2840:					522.63			

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
PORTER'S PLUMBING LLC								
8900	PORTER'S PLUMBING LLC	4860	Toilet repair	01/27/2025	250.00	02/06/2025	100-417-430 Outside Serv-Repair & Maint	125
Total 8900:					250.00			
PURCHASE POWER								
3155	PURCHASE POWER	69812 FEB 25	POSTAGE - PLANNING	02/03/2025	173.69	03/02/2025	100-610-550 Printing and Postage	225
3155	PURCHASE POWER	69812 FEB 25	POSTAGE - CLERK	02/03/2025	860.61	03/02/2025	100-416-550 Printing and Postage	225
3155	PURCHASE POWER	69812 FEB 25	POSTAGE - MAYOR	02/03/2025	.67	03/02/2025	100-412-550 Printing and Postage	225
3155	PURCHASE POWER	69812 FEB 25	POSTAGE - TLT	02/03/2025	14.08	03/02/2025	225-575-550 Printing and Postage	225
3155	PURCHASE POWER	69812 FEB 25	POSTAGE - BUILDING	02/03/2025	1.34	03/02/2025	100-605-550 Printing and Postage	225
3155	PURCHASE POWER	69812 FEB 25	POSTAGE - FINANCE	02/03/2025	279.67	03/02/2025	100-415-550 Printing and Postage	225
3155	PURCHASE POWER	69812 FEB 25	POSTAGE - CITY ATTORNEY	02/03/2025	97.35	03/02/2025	100-414-550 Printing and Postage	225
3155	PURCHASE POWER	69812 FEB 25	POSTAGE - WATER	02/03/2025	341.00	03/02/2025	510-810-550 Printing and Postage	225
3155	PURCHASE POWER	69812 FEB 25	POSTAGE - CITY MANAGER	02/03/2025	6.53	03/02/2025	100-413-550 Printing and Postage	225
3155	PURCHASE POWER	69812 FEB 25	POSTAGE - ANIMAL CONTROL	02/03/2025	50.45	03/02/2025	100-525-550 Printing and Postage	225
3155	PURCHASE POWER	69812 FEB 25	POSTAGE - FERNLEY JUSTICE	02/03/2025	174.07	03/02/2025	100-126000 Intergovernmental Receivable	225
3155	PURCHASE POWER	69812 FEB 25	POSTAGE - COURT	02/03/2025	329.99	03/02/2025	100-425-550 Printing and Postage	225
3155	PURCHASE POWER	69812 FEB 25	POSTAGE - PARKS	02/03/2025	2.43	03/02/2025	100-575-550 Printing and Postage	225
3155	PURCHASE POWER	69812 FEB 25	POSTAGE - STREETS	02/03/2025	211.11	03/02/2025	100-475-550 Printing and Postage	225
Total 3155:					2,542.99			
RENO GAZETTE JOURNAL								
152	RENO GAZETTE JOURNAL	6915610	Bill #355	01/31/2025	101.64	02/06/2025	100-416-540 Advertising	125
152	RENO GAZETTE JOURNAL	6915610	Bill #359	01/31/2025	110.76	02/06/2025	100-416-540 Advertising	125
152	RENO GAZETTE JOURNAL	6915610	Proposals for Corridor Action Plans	01/31/2025	972.60	02/06/2025	100-413-540 Advertising	125
152	RENO GAZETTE JOURNAL	6915610	Bill #353	01/31/2025	101.64	02/06/2025	100-416-540 Advertising	125
Total 152:					1,286.64			
SHAW ENGINEERING								
1897	SHAW ENGINEERING	186826	Water Treatment Plant Tank Design	12/31/2024	2,150.00	02/06/2025	510-166100 Construction In Progress	1224
1897	SHAW ENGINEERING	186832	Ricci Tank Design and Recoat Engineering Services	12/31/2024	8,921.20	02/06/2025	510-166100 Construction In Progress	1224
1897	SHAW ENGINEERING	186885	Development Application Reviews	12/31/2024	4,940.00	02/06/2025	100-529-320 Prof Serv-Engineering	1224
Total 1897:					16,011.20			
SILVER STATE ANALYTICAL LABORATORIES								
7856	SILVER STATE ANALYTICAL LABORATORIES	RN325207	PS lab samples	01/24/2025	1,238.00	02/06/2025	510-840-423 Outside Serv-Analytical	125
7856	SILVER STATE ANALYTICAL LABORATORIES	RN325225	PS PFAS Well Samples for distribution	01/24/2025	5,400.00	02/06/2025	510-810-423 Outside Serv-Analytical	125
7856	SILVER STATE ANALYTICAL LABORATORIES	RN325393	resource center samples	01/30/2025	110.00	02/06/2025	510-810-423 Outside Serv-Analytical	125
7856	SILVER STATE ANALYTICAL LABORATORIES	RN325497	resource center day 2 samples	02/03/2025	110.00	02/06/2025	510-810-423 Outside Serv-Analytical	225
7856	SILVER STATE ANALYTICAL LABORATORIES	RN325553	monthly samples round 1	02/05/2025	286.00	02/06/2025	510-810-423 Outside Serv-Analytical	225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title		GL Period
Total 7856:					7,144.00				
SNAP ON TOOLS									
8458	SNAP ON TOOLS	20325129923	TOOLS FOR SHOP	02/03/2025	209.96	02/06/2025	100-480-600	General Supplies	225
Total 8458:					209.96				
SOUTHERN TIRE MART LLC									
8964	SOUTHERN TIRE MART LLC	7590041248	tires for W/D 1002	01/30/2025	1,154.92	02/06/2025	100-480-610	Automotive Supplies	125
Total 8964:					1,154.92				
SOUTHWEST GAS CORP									
204	SOUTHWEST GAS CORP	33096 JAN 25	910001133096 ACH	01/28/2025	670.40	02/18/2025	510-810-621	Natural Gas	125
204	SOUTHWEST GAS CORP	33438 JAN 25	910001133438 ACH	01/23/2025	2,611.98	02/11/2025	100-417-621	Natural Gas	125
Total 204:					3,282.38				
STATE COLLECTION & DISB. UNIT (SCaDU)									
176	STATE COLLECTION & DISB. UNIT (SCaDU)	FEB 2025-1	CHILD SUPPORT	02/07/2025	319.84	02/06/2025	100-219900	OTHER PAYROLL PAYABLES	225
Total 176:					319.84				
UNION PACIFIC RAILROAD COMPANY									
185	UNION PACIFIC RAILROAD COMPANY	90142397	Public Project Engineering Services	01/10/2025	2,248.84	02/06/2025	100-475-730	Improve Other than Buildings	125
Total 185:					2,248.84				
US BANK									
8510	US BANK	7619118	2017 Series Bond Fees; Water	01/24/2025	385.00	02/06/2025	510-810-322	Prof Serv-Other	125
Total 8510:					385.00				
USA BLUEBOOK									
464	USA BLUEBOOK	INV00608687	PS MF FS BW solenoids	01/30/2025	273.90	02/06/2025	510-840-614	Shop Supplies	125
464	USA BLUEBOOK	INV00608998	Hydrant oil and swift test crystals	01/30/2025	910.73	02/06/2025	510-810-614	Shop Supplies	125
Total 464:					1,184.63				
UTILITY DEPOSITS									
2202	UTILITY DEPOSITS	10239817	CREDIT REFUND	01/31/2025	153.49	02/06/2025	010-115100	Cash Clearing-Utilities	125
2202	UTILITY DEPOSITS	11377115	CREDIT REFUND	02/04/2025	100.15		010-115100	Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	11847603	SEWER DEPOSIT REFUND	02/03/2025	42.46		520-228200	Customer Deposits	225

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
2202	UTILITY DEPOSITS	13342908	CREDIT REFUND	02/04/2025	197.54		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	13540716	SEWER DEPOSIT REFUND	02/03/2025	42.46		520-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	13596506	SEWER DEPOSIT REFUND	02/11/2025	80.00		520-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	13596506	CREDIT REFUND	02/11/2025	200.00		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	13596506	WATER DEPOSIT REFUND	02/11/2025	75.00		510-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	13935904	SEWER DEPOSIT REFUND	02/03/2025	34.42		520-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	14361607	SEWER DEPOSIT REFUND	01/24/2025	76.31	01/30/2025	520-228200 Customer Deposits	125
2202	UTILITY DEPOSITS	15605304	CREDIT REFUND	01/29/2025	9.50	02/06/2025	010-115100 Cash Clearing-Utilities	125
2202	UTILITY DEPOSITS	15606204	CREDIT REFUND	02/04/2025	41.78		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	15622404	CREDIT REFUND	02/04/2025	24.69		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	16485809	SEWER DEPOSIT REFUND	02/03/2025	6.28		520-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	16899907	SEWER DEPOSIT REFUND	02/03/2025	38.44		520-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	16900002	CREDIT REFUND	02/04/2025	101.31		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	16919807	SEWER DEPOSIT REFUND	02/07/2025	18.41		520-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	16974701	CREDIT REFUND	02/04/2025	102.60		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	16974801	SEWER DEPOSIT REFUND	01/29/2025	55.89	02/06/2025	520-228200 Customer Deposits	125
2202	UTILITY DEPOSITS	16975401	SEWER DEPOSIT REFUND	01/30/2025	52.61	02/06/2025	520-228200 Customer Deposits	125
2202	UTILITY DEPOSITS	16975601	SEWER DEPOSIT REFUND	02/04/2025	34.81		520-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	17208114	SEWER DEPOSIT REFUND	02/10/2025	7.04		520-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	17614816	SEWER DEPOSIT REFUND	02/07/2025	19.89		520-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	179414.03	CREDIT REFUND	02/04/2025	98.69		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	17941602	SEWER DEPOSIT REFUND	02/10/2025	9.00		520-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	17944504	SEWER DEPOSIT REFUND	02/07/2025	27.93		520-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	17944704	CREDIT REFUND	02/04/2025	57.30		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	17945703	CREDIT REFUND	01/27/2025	107.37	01/30/2025	010-115100 Cash Clearing-Utilities	125
2202	UTILITY DEPOSITS	17952002	SEWER DEPOSIT REFUND	01/31/2025	53.35	02/06/2025	520-228200 Customer Deposits	125
2202	UTILITY DEPOSITS	179595.02	CREDIT REFUND	02/04/2025	95.51		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	186843.17	CREDIT REFUND	02/04/2025	200.00		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	19728522	CREDIT REFUND	02/04/2025	89.87		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	21.9687.01	CREDIT REFUND	02/04/2025	98.69		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	21968301	WATER DEPOSIT REFUND	02/11/2025	75.00		510-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	21968301	SEWER DEPOSIT REFUND	02/11/2025	80.00		520-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	21968301	CREDIT REFUND	02/11/2025	21.37		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	21972401	WATER DEPOSIT REFUND	02/03/2025	64.11		510-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	21972401	SEWER DEPOSIT REFUND	02/03/2025	80.00		520-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	2221818	SEWER DEPOSIT REFUND	01/27/2025	66.47	01/30/2025	520-228200 Customer Deposits	125
2202	UTILITY DEPOSITS	305005.08	CREDIT REFUND	02/04/2025	90.95		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	305023.24	CREDIT REFUND	02/04/2025	29.49		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	307883.19	CREDIT REFUND	02/04/2025	90.17		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	307959.15	WATER DEPOSIT REFUND	01/23/2025	899.63	02/06/2025	510-228200 Customer Deposits	125
2202	UTILITY DEPOSITS	5655514	CREDIT REFUND	02/05/2025	79.42		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	5822002	SEWER DEPOSIT REFUND	01/31/2025	41.29	02/06/2025	520-228200 Customer Deposits	125
2202	UTILITY DEPOSITS	5824211	SEWER DEPOSIT REFUND	02/03/2025	26.38		520-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	5828508	SEWER DEPOSIT REFUND	01/31/2025	45.31	02/06/2025	520-228200 Customer Deposits	125

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
2202	UTILITY DEPOSITS	6966001	SEWER DEPOSIT REFUND	02/10/2025	9.00		520-228200 Customer Deposits	225
2202	UTILITY DEPOSITS	7698517	CREDIT REFUND	02/04/2025	107.41		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	7868907	CREDIT REFUND	02/04/2025	76.31		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	7911204	CREDIT REFUND	02/04/2025	200.00		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	84953.21	CREDIT REFUND	02/06/2025	109.69		010-115100 Cash Clearing-Utilities	225
2202	UTILITY DEPOSITS	8495321	SEWER DEPOSIT REFUND	02/05/2025	27.16		520-228200 Customer Deposits	225
Total 2202:					4,571.95			
VOYA FINANCIAL								
8591	VOYA FINANCIAL	FEB 2025-1	DEFERRED COMPENSATION, 457	02/07/2025	4,217.50	02/07/2025	100-215000 457 PAYABLE	225
8591	VOYA FINANCIAL	FEB 2025-1	ROTH IRA	02/07/2025	210.00	02/07/2025	100-215000 457 PAYABLE	225
Total 8591:					4,427.50			
WALKER LAKE DISPOSAL								
6118	WALKER LAKE DISPOSAL	1309-1	WWTP dumpster	01/31/2025	297.00	02/06/2025	520-810-412 Utility Serv-Refuse	125
Total 6118:					297.00			
WASTE MANAGEMENT								
447	WASTE MANAGEMENT	65007 FEB 25	6-82641-65007	02/03/2025	344.24	02/06/2025	100-575-412 Utility Serv-Refuse	225
447	WASTE MANAGEMENT	95009 FEB 25	8-29467-95009	02/03/2025	448.45	02/06/2025	100-575-412 Utility Serv-Refuse	225
Total 447:					792.69			
WESTERN NEVADA SUPPLY CO.								
195	WESTERN NEVADA SUPPLY CO.	11472332-2	bin stock	01/31/2025	47.07	02/06/2025	510-810-613 Meter Service Supplies	125
195	WESTERN NEVADA SUPPLY CO.	11595627-1	PS o rings	01/30/2025	2.40	02/06/2025	510-840-614 Shop Supplies	125
195	WESTERN NEVADA SUPPLY CO.	11606400	Sensus dual port mxu	01/31/2025	4,614.45	02/06/2025	510-166100 Construction In Progress	125
195	WESTERN NEVADA SUPPLY CO.	11606402	Sensus 3/4 and 1 inch water meters	01/31/2025	5,327.52	02/06/2025	510-166100 Construction In Progress	125
195	WESTERN NEVADA SUPPLY CO.	11606480	PS backflow parts	01/30/2025	356.97	02/06/2025	510-840-614 Shop Supplies	125
195	WESTERN NEVADA SUPPLY CO.	11606481	PS backflow parts	01/30/2025	1,086.10	02/06/2025	510-840-614 Shop Supplies	125
195	WESTERN NEVADA SUPPLY CO.	11608154	PS o rings	01/30/2025	2.09	02/06/2025	510-840-614 Shop Supplies	125
Total 195:					11,436.60			
WOOD RODGERS, INC.								
2454	WOOD RODGERS, INC.	188579	Reversion to Acreage Application Assistance for CRRC	12/31/2024	1,897.50	02/06/2025	100-529-320 Prof Serv-Engineering	1224
Total 2454:					1,897.50			
XPRESS BILL PAY LLC								
2468	XPRESS BILL PAY LLC	1/2025	CREDIT CARD PROCESSING FEES- SEWER	01/31/2025	2,820.08	01/31/2025	520-810-609 Credit Card Fees	125

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Invoice Amount	Date Paid	GL Account and Title	GL Period
2468	XPRESS BILL PAY LLC	1/2025	CREDIT CARD PROCESSING FEES- WATER	01/31/2025	2,820.09	01/31/2025	510-810-609 Credit Card Fees	125
Total 2468:					5,640.17			
Grand Totals:					262,004.21			

Dated: _____

Mayor: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoice detail records above \$0 included.

Paid and unpaid invoices included.

Vendor.Vendor Number = {<-> 2201

**MINUTES OF THE
FERNLEY CITY COUNCIL
STRATEGIC PLANNING WORK SESSION
JANUARY 17, 2025**

This Strategic Planning Work Session took place at Mark IV Capital, Inc., 1740 N. Nevada Pacific Parkway, Suite 100, Fernley, NV. 89408

Mayor McIntyre called the meeting to order at 11:00am

1. INTRODUCTORY ITEMS

1.1. Pledge of Allegiance

1.2. Roll Call

Present: Mayor Neal E. McIntyre, Felicity Zoberiski, Albert Torres, Ryan Hanan, Joe Mendoza, City Manager Ben Marchant, City Treasurer Robert Carson, Planning Director Michele Rambo, Building Official Charity Birkel, Human Resource Manager Mitzi Carter, City Attorney Aaron Mouritsen, City Clerk Kim Swanson, Utility Director Seong Kim. Stan Lau arrived at 3:38pm

1.3. Public Forum

None.

1.4. (For Possible Action) Approval of Agenda

Motion: I MOVE TO APPROVE THE AGENDA. **Action:** Approved. **Moved by:** Councilman Torres
Seconded by: Councilwoman Zoberiski. **Vote:** Passed, **Summary:** Yes 4, **Yes:** Torres, Zoberiski, Mendoza, Hanan

2. INTRODUCTIONS AND EXPECTATIONS

2.1. Experiential Leadership Engagement

Mary Christian Ubben conducted the Experiential Leadership Engagement.

3. STRATEGIC PLANNING WORK SESSION

3.1. City Manager

3.2. 2021-2026 Strategic Plan – progress review

3.3 Utilities Department – Restructuring Plan

Wastewater

Water

3.4 City Council

3.5 Priorities assessment and additional considerations

3.6 Budget priorities for FY 2025-2026

Items 3.1 – 3.6 were combined and discussed throughout the day. Utility Director Seong Kim presented the Utility Department Restructuring Plan. City Council was in favor but wanted Director Kim to present them with a cost analysis.

City Manager Marchant reviewed the current Strategic Plan. Department Directors then presented their 2025 Strategic Initiative Proposals (see attached).

After listening to all twenty proposals, City Manager Marchant asked City Council to rank their proposals by priority from 5 – high priority to 0 – do not support. (See attached)

4. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS

There were none.

5. PUBLIC FORUM

Members of the public shared their opinions, thoughts, and concerns throughout the entire Work Session.

6. ADJOURNMENT

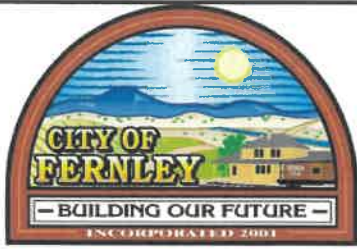
There being no further business to come before it, the Fernley City Council Strategic Planning Work Session adjourned at 4:52pm.

Approved by the Fernley City Council on February 19, 2025, by a vote of:

AYES _____ NAYS: _____ ABSTENTIONS: _____ ABSENT: _____

Neal E. McIntyre, Mayor

ATTEST:



City of Fernley CITY MANAGER'S OFFICE

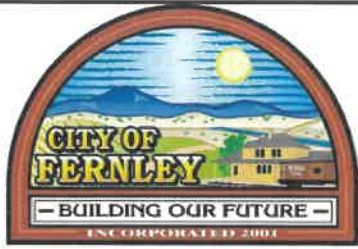
Strategic Initiative Proposals – 2025

Team Fernley has prepared summaries of several strategic initiative proposals for the City Council's to provide direction as to which initiatives will best serve the City to pursue in accordance with the 2021-2026 Strategic Plan. Please consider the merits of each initiative and indicate which proposals are a priority that you support with a numerical ranking of 0-5.

0 – do not support, 1 – not a priority, 2 – somewhat support, 3 – support, 4 – strongly support, 5 – high priority.

	Department	Author	Title	Page
	Public Works	Barry Williams	Asset Management Software	1
	Planning	Michele Rambo	Associate Planner position	2
	Planning	Michele Rambo	Capital Improvements Plan -Development Impact Fee scope	3
	Mayor	Ben Marchant	Fernley 25 th Anniversary	4
	City Manager	Lydia Altick	Fernley Animal Services Facility	5
	Building	Charity Birkel	Fernley Code Enforcement Services Program	7
	City Manager	Lydia Altick	Main Street Arts Park (construction)	9
	Public Works	Barry Williams	Fernley Municipal Facilities Plan	12
	Public Works	Barry Williams	Modular Building purchase	14
	Planning	Michele Rambo	Comprehensive Master Plan – Update	15
	Planning	Michele Rambo	South Area Plan	16
	Planning	Michele Rambo	Infrastructure Plans (North Area/Southwest Area)	17
	City Manager	Lydia Altick	Regional Storm Drain Master Plan - Update	18

	Public Works	Barry Williams	DPW Staffing	19
	Public Works	Barry Williams	Cemetery Master Plan	21
	Mayor	Ben Marchant	Fishing Pond Park	22
	Mayor	Ben Marchant	RV Park	24
	City Manager	Ben Marchant	Public Transit Service	25
	City Manager	Lydia Altick	Well to Municipal Water Transition Program	26
	Mayor	Ben Marchant	Public Safety Program	27



City of Fernley

Public Works

Memorandum

To: Mayor and City Council
From: Barry Williams, Public Works Director
Date: December 30, 2024
Re: 2025-2026 Strategic Initiative – Asset Management Software

Description:

The purpose of this software is to help the city of Fernley effectively track, monitor and manage its physical assets throughout their lifecycle. This software will help with cost optimization, calculating lifecycle costs and help identify cost reduction strategies, inventory management, maintenance and depreciation scheduling and capital replacement planning.

This software will be utilized to track:

- Maintenance workorders across all departments
- Fleet maintenance and replacement and cost tracking
- Small and large tool inventory across all departments
- Street sign and pavement marking maintenance
- In-house asphalt maintenance and repair
- Park and open space maintenance and repair
- Cost reductions by preventing unnecessary purchases, optimizing maintenance schedules and identifying potential cost savings

Strategic priorities:

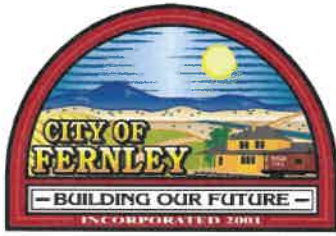
Goal 1: Manage sustainable growth and maintain public infrastructure

Needs:

- Present the concept to the City Council to determine support.
- City Council approval of budget and project.
- Procurement

Estimated completion:

6-12 months



Planning Department

Permits
Planning
Development Review
Sustainability

MEMORANDUM

Date: December 17, 2024
To: City Council
From: Michele Rambo, AICP, Planning Director
Re: 2025-2026 Strategic Initiative – Associate Planner

Description:

As development continues, the City of Fernley needs to provide staffing to keep up with demand. The Associate Planner job description includes a heavy emphasis on long-range planning, including Development Code Amendments/Updates and Master Plan Amendments/Updates. This position will be critical in order to complete the other proposed Planning initiatives in the estimated time frames.

Strategic Priorities:

This project would help fulfill the goals outlined below.

- Goal 6 – Ensure municipal services meet the needs and expectations of the community

Needs:

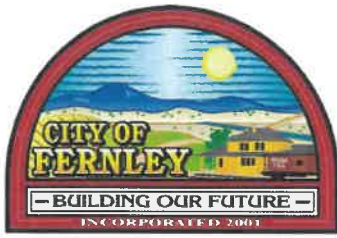
- Estimated starting budget of \$110,000 (includes benefits)

Next Steps:

Once budgeted, the next step would be to advertise and recruit a qualified individual.

Estimated Completion:

N/A (Permanent Position)



Planning Department

Permits
Planning
Development Review
Sustainability

MEMORANDUM

Date: December 17, 2024
To: City Council
From: Michele Rambo, AICP, Planning Director
Re: 2025-2026 Strategic Initiative – Capital Improvement Plan Update

Description:

Upon completion of the Infrastructure Plan(s) for the North Fernley Area Plan and the Southwest Fernley Area Plan, both will require updates to the City's Capital Improvement Plan (CIP). Additionally, in order to implement development impact fees, the Nevada Revised Statutes requires that a CIP include certain things that the city's current CIP is missing. Therefore, a more robust and updated CIP is required to continue the process towards implementing impact fees on developments.

Strategic Priorities:

This project would help fulfill the goals outlined below.

- Goal 1 – Manage sustainable growth and maintain public infrastructure
- Goal 6 – Ensure municipal services meet the needs and expectations of the community

Needs:

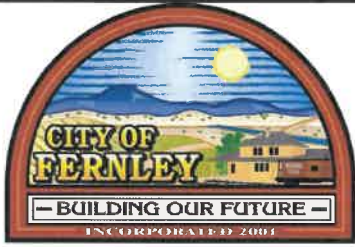
- Estimated budget of \$300,000

Next Steps:

Once budgeted, the next step would be to put out an RFP and select a consultant.

Estimated Completion:

One year



City of Fernley CITY MANAGER'S OFFICE

Memorandum

To: Mayor and City Council
From: Benjamin Marchant, City Manager
Date: December 18, 2024
Re: 2025-2026 Strategic Initiative – City of Fernley 25th Anniversary 7/1/26

Description:

Marking the 25th Anniversary of the incorporation of Fernley as a City presents many opportunities for making fresh investments in placemaking through a branding and marketing campaign, investing in public spaces with one or more landmark features or a community celebration.

The 25th anniversary could be planned as a multi-day event leading into the Independence Day celebrations and traditions from Wednesday, July 1 through Saturday, July 4, 2026.

Strategic priorities:

Goal 4: Increase opportunities for civic engagement and community building
Goal 5: Maintain strong partnerships with public agencies and community organizations

Needs:

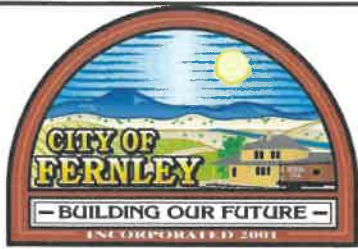
- TBD

Next steps:

- Identify the goals and budget to carry out the appropriate level of investment in celebrating the City's 25th anniversary.

Estimated completion:

By July 1, 2026



City of Fernley CITY MANAGER'S OFFICE

Memorandum

To: Mayor and City Council
From: Lydia Altick, Deputy City Manager
Date: December 20, 2024
Re: 2025-2026 Strategic Initiative – Fernley Animal Services Facility

Description:

A facility to provide animal shelter services for dogs and cats with a boarding facility for dogs.

Strategic priorities:

Goal 1: Manage sustainable growth and maintain public infrastructure

Goal 6: Ensure municipal services meet the needs and expectations of the community.

Goal 7: Develop and maintain revenue sources to support community improvements and services. Strategy 7.4 – Identify additional revenue streams.

Needs:

Preliminary scoping: It has been determined statistically and because of Fernley's growth that the City should move forward with steps to plan for its own Animal Services Center which will provide animal shelter services for dogs and cats, and boarding services for dogs. Several locations are being analyzed to best suit the needs of this facility.

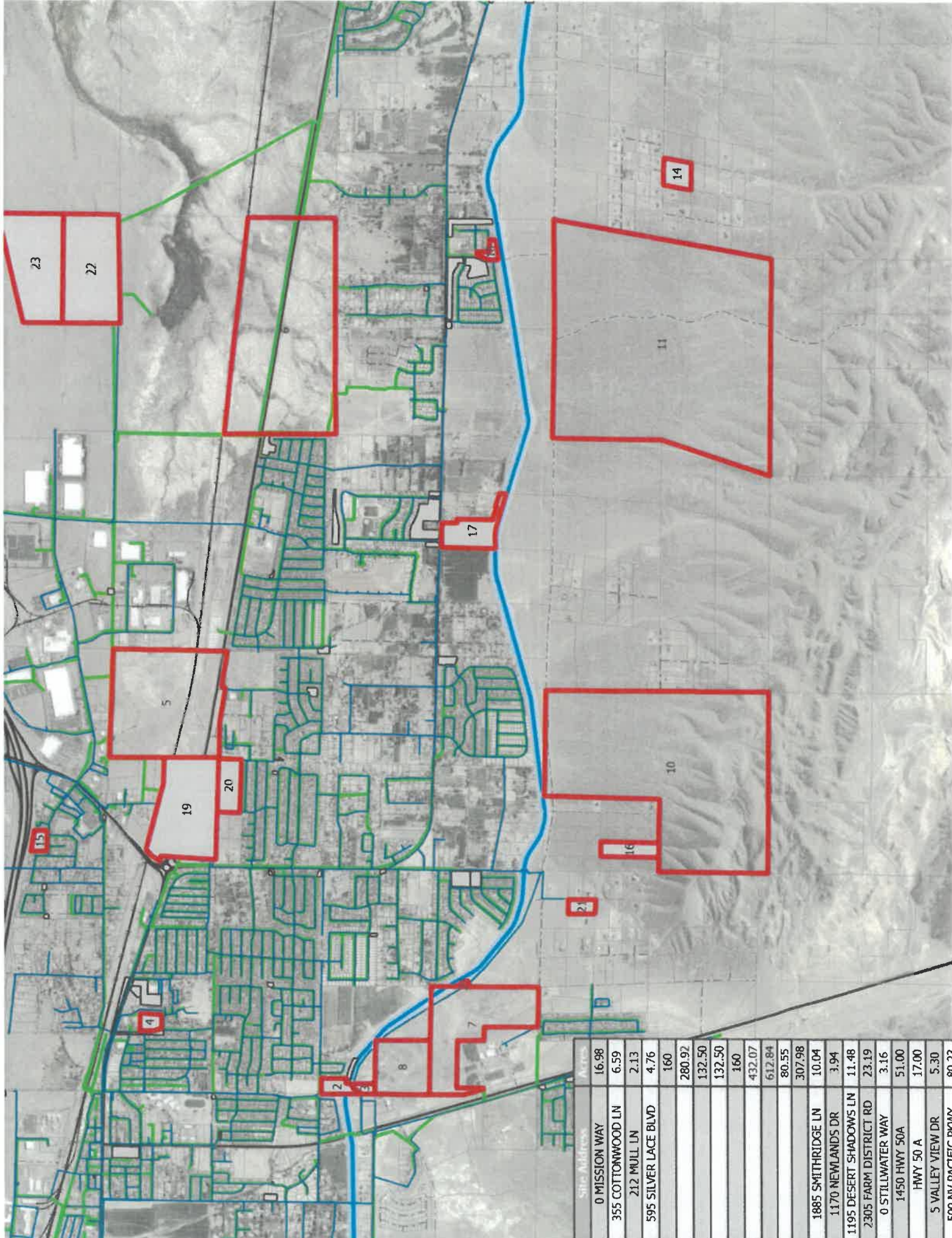
Preliminary information: An estimate of habitat that is necessary for support space is between 5 -10,000 sf depending on the services provided - most likely closer to the higher number. Average price per square foot around the country for a new shelter in 2024, including site work is \$500 - \$600/sf. It will be more in 2025. The construction cost range is between \$3 - \$6M including equipment - you get what you pay for. The animal shelter industry does not lend itself ever to providing too much space - planner's remorse is often that it should have been bigger.

Next steps:

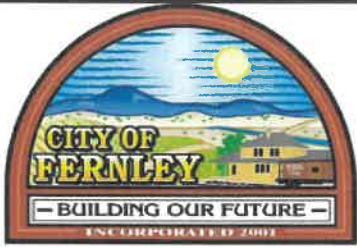
- A needs assessment/building program should be prepared
- Complete initial design, scoping and cost estimate
- Identify funding sources
- City Council approval of budget and project
- Construct project

Estimated completion:

1-2 years



Site Address	Acres
0 MISSION WAY	16.98
355 COTTONWOOD LN	6.59
212 MULL LN	2.13
595 SILVER LACE BLVD	4.76
	160
	280.92
	132.50
	132.50
	160
	432.07
	612.84
	80.55
	307.98
1885 SMITHRIDGE LN	10.04
1170 NEWLANDS DR	3.94
1195 DESERT SHADOWS LN	11.48
2305 FARM DISTRICT RD	23.19
0 STILLWATER WAY	3.16
1450 HWY 50A	51.00
HWY 50 A	17.00
5 VALLEY VIEW DR	5.30
500 NV PACIFIC PKWY	80.23



City of Fernley

Building Department

Memorandum

To: Mayor and City Council
From: Charity Birkel, Building Official
Date: December 30, 2024
Re: 2025-2026 Strategic Initiative – Fernley Code Enforcement Services Program

Description:

There is a growing demand for code enforcement services as indicated by the rise of complaints and requests for complex abatements made by residents. Code Enforcement typically falls to the Building Department to handle although there are overlapping areas involving the Public Works Department and the Lyon County Sheriff's Office. The increase in code enforcement complaints creates increasing conflicts with the duties of the Building Department staff to complete plan reviews and building inspections. The competing work loads and demands for priority attention is impeding the efficient completion of time-sensitive tasks. Additional time and focus is needed to improve city codes with greater clarity (elimination of contradictory language in different codes) and aligning the codes with the vision of the City Council. Most code enforcement complaints are resolved quickly upon notice to the resident to bring their violation into compliance. Unfortunately, too many remaining cases are very difficult to resolve and end up consuming many hours of staff time over many months.

The most effective way to handle complaints about code complaints is to have a dedicated Code Enforcement Services program with the creation of two or three new positions, one that is post-certified and two that are not post-certified. The post-certified officer would lead one or two code enforcement officers providing the training, support and direction needed to efficiently address all cases with greater attention and consistency. Such a program could expand the use of legal instruments such as warrants and case management to bring these cases effectively through the municipal court process. The Code Enforcement Program could either be a stand-alone operation or "housed" within the Building Department for continuity and could eventually grow to include Animal Services complaints and a broader component of law enforcement in general.

Code Enforcement Services program goals:

- Manage code enforcement cases in a timelier manner.
- Develop and define more code sections to the City of Fernley Municipal Code to help provide direction for all case types.

- Provide more effective community support and services for issues pertaining to code enforcement.
- Provide a better level of service to the community.

Strategic priorities:

Goal 1: Manage sustainable growth and maintain public infrastructure

Goal 4: Increase opportunities for civic engagement and community building

Goal 5: Maintain strong partnerships with public agencies and community organizations

Goal 6: Ensure municipal services meet the needs and expectations of the community

Goal 7: Develop and maintain revenue sources to support community improvements and services

Needs:

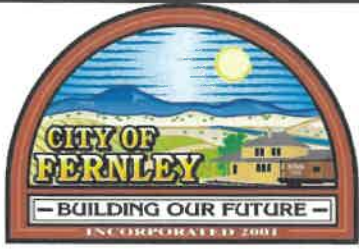
- Code Enforcement Manager – (1) Post Certified (preferred), \$120,000 (including benefits)
- Code Enforcement Officer – (2) experienced preferred, entry-level acceptable (\$90,000 including benefits for each)
- Office space, computer, tablet, phone, vehicle, etcetera.

Next steps:

- Council direction to authorize job descriptions and budget the positions
- Coordination with Municipal Court, Building Department, City Attorney Office to determine administrative procedures, fines and penalties.

Estimated completion:

6-12 months



City of Fernley CITY MANAGER'S OFFICE

Memorandum

To: Mayor and City Council
From: Lydia Altick, Deputy City Manager
Date: December 23, 2024
Re: 2025-2026 Strategic Initiative – Main Street Arts Park

Description:

The City is currently awaiting approval of a grant initiative for a planning grant to finish design and complete studies for the Main Street Arts Park. The Fernley Main Street non-profit has secured funding for crosswalks on Main Street to access the CRRC, the Depot, Millennial Park, and City Hall. The City has also purchased benches, trash receptacles, and bike racks with CDBG funds. Funding is needed to construct the park, including a trail, landscaping, irrigation, art pads, signage, lighting, shade structures, and a parking lot. An opinion of the probable construction cost was updated in January 2024 by L.A. Studio Nevada Landscape Architecture Studio. Total probable construction cost = \$1,087,409.

Strategic priorities:

Goal 1: Manage sustainable growth and maintain public infrastructure
Goal 2: Develop a defined city center with a mix of businesses, restaurants, and entertainment
Goal 4: Increase opportunities for civic engagement and community building
Goal 6: Ensure municipal services meet the needs and expectations of the community.

Goal of the Downtown Fernley Revitalization Planning Study – 2014: Coordinate wider sidewalks with appropriate landscape and lighting treatments to create an attractive environment. And provide safe and attractive pedestrian connectivity.

Needs:

Preliminary scoping: The project is needed to stimulate interest in the Main Street district and enhance private investment in the development of the downtown. Art, shade, and benches will entice people to linger and enhance the pedestrian experience.

Next steps:

- Identify funding sources
- City Council approval of budget and project
- Construct project

Estimated completion:
1-2 years

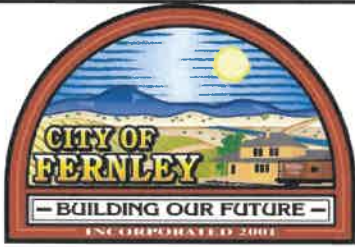
OPINION OF PROBABLE COST					
Project Name:	MAIN STREET PARK				*
L.A. Studio Project Number :	969-503-01-24				
Date:	11-Jan-24				
L.A. Studio Nevada has no control over the cost of labor, materials, equipment, services or resources provided by others on the project. L.A. Studio Nevada's cost estimate and forecasted schedules are made as a professional landscape architect, and not as the contractor performing the work. As a result, L.A. Studio Nevada cannot and does not guarantee that proposals, bids, actual project costs and/or actual time schedules will not vary from L.A. Studio Nevada's cost estimates or forecast schedules. Client expressly assumes the risk for any reliance on such					
Category	Item Description	Quantity	Unit	Unit Price	Total Cost
MOBILIZATION	Mobilization of equipment, workers, fuel, etc.	1	EA	\$ 25,000.00	\$ 25,000.00
	Demolition/Removal of Existing	1	EA	\$ 25,000.00	\$ 25,000.00
					\$ 50,000.00
LANDSCAPING	2" Caliper Deciduous Trees	43	EA	\$ 650.00	\$ 27,950.00
	6' Tall Evergreen Trees	9	EA	\$ 550.00	\$ 4,950.00
	5 Gallon Shrubs	156	EA	\$ 50.00	\$ 7,800.00
	2 Gallon Shrubs	78	EA	\$ 50.00	\$ 3,900.00
	1 Gallon Shrubs	39	EA	\$ 25.00	\$ 975.00
	Accents/Perennials (1 Gallon)	39	EA	\$ 25.00	\$ 975.00
	Grading/Earthwork	1	L.S.	\$ 60,000.00	\$ 60,000.00
	Artificial Turf for Sports Field *REMOVE	11280	S.F.	\$ 20.00	\$ 225,600.00
					\$ 332,150.00
MULCH	Rock/Mulch	411	C.Y.	\$ 156.40	\$ 64,280.40
	Boulders - Min. 24" per details	117	EA	\$ 143.00	\$ 16,731.00
	Weed Barrier Fabric	20000	S.F.	\$ 0.40	\$ 8,000.00
					\$ 89,011.40
IRRIGATION	Backflow w/ Shelter	1	L.S.	\$ 5,500.00	\$ 5,500.00
	Control Clock	1	L.S.	\$ 5,000.00	\$ 5,000.00
	Drip Irrigation	1	L.S.	\$ 35,000.00	\$ 35,000.00
					\$ 45,500.00
HARDSCAPE/AMENITIES	Sidewalk	13219	S.F.	\$ 20.00	\$ 264,380.00
	Art Pads				
	Shade Structure	1	L.S.	\$ 40,000.00	\$ 40,000.00
	Tables	3	EA	\$ 4,080.00	\$ 12,240.00
	Benches	14	EA	\$ 2,840.00	\$ 39,760.00
	Trash Receptacles	4	EA	\$ 1,560.00	\$ 6,240.00
	Asphalt parking lot *ADDED	16,384	SF	4.50	\$ 73,728 -
					\$ 362,620.00
OTHER	Civil Improvements (Meter)	1	L.S.	\$ 350,000.00	\$ 350,000.00
	Electrical/Lighting	1	L.S.	\$ 100,000.00	\$ 100,000.00
					\$ 450,000.00

REVISED ESTIMATE:

\$1,329,281.40 - 225,600 = 1,013,681.40 + 73,728 = \$1,087,409.40

Total Estimated Cost **\$ 1,329,281.40**

INFORMATION ONLY



City of Fernley

Public Works

Memorandum

To: Mayor and City Council
From: Barry Williams, Public Works Director
Date: December 30, 2024
Re: 2025-2026 Strategic Initiative – Fernley Municipal Facilities Plan

Description:

The Fernley City Hall will reach full occupancy in 2025 due to the growth of city positions that have been needed to keep pace with the growth and services demanded by residents and businesses over the past 18 years since it was completed in 2007. Continued growth pressures will necessitate additional positions and office space beyond the current capacity.

The purpose of the master plan initiative is to establish a framework for growth and develop a capital improvement plan for city owned facilities to meet the needs of our growing and changing community as well as growing municipal services in our water, water treatment, water distribution and wastewater departments. The growth of these municipal operations creates the need for more office workspace and increased maintenance facility space to house staff and equipment.

The components of this plan would include future vision from city council and staff, account for existing conditions such as facility condition, needed repairs and upgrades as well as projected operational changes which could lead to facility expansion or redesign. This plan would also prioritize proposed improvements through a project timeline.

This project would include planning for:

- City Hall
- Cottonwood Maintenance Facility
- Fernley-Lassen Train Depot
- Possible needed property expansions or acquisitions

A Municipal Facilities Plan will help plan and design the scope of office space that will be needed to serve the residents and businesses of Fernley over the next 30-50 years. In the interim, it is prudent to secure temporary work space to continue to meet the needs of the growing population. A modular trailer can serve the need for 4-6 work stations.

Strategic priorities:

Goal 1: Manage sustainable growth and maintain public infrastructure

Goal 4: Increase opportunities for civic engagement and community building

Goal 6: Ensure municipal services meet the needs and expectations of the community

Needs:

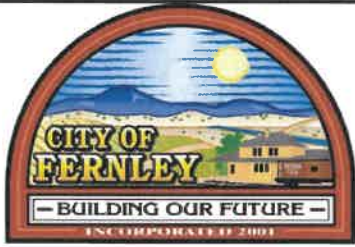
- Present the concept to the City Council to determine support.
- Advertise an RFP
- City Council approval of budget and project.
- Conduct study.

Next steps:

- RFP for a comprehensive facilities evaluation and growth projection to meet current and future needs over 30+ years

Estimated completion:

6-12 months



City of Fernley Public Works

Memorandum

To: Mayor and City Council
From: Barry Williams, Public Works Director
Date: December 30, 2024
Re: 2025-2026 Strategic Initiative – Modular Building Purchase

Description:

The Facilities Department is requesting the purchase of 4 modular office buildings for FY 25/26. With the continued growth of city staff and departments, City Hall no longer has the available office space to support staff.

Additionally, with the creation of the Utilities Department, and growth of Utilities Department responsibilities, additional support staff will be required to operate efficiently, creating the need for modular office spaces. If approved, these office spaces will be utilized while the Facilities Master Plan is being created, and the appropriate capital improvement projects are reviewed and chosen to build more permanent office and grounds solutions.

These buildings, if approved, will be placed at the following locations and house the following staff members.

- (1) City Hall (for Engineering and Utilities support staff)
- (1) Wastewater Treatment Facility (Wastewater Treatment Staff/Utility Director)
- (1) Cottonwood Maintenance Facility (Water Distribution Staff/Utility Director)
- (1) Water Treatment Facility (Water Treatment Staff/Utility Director)

Strategic priorities:

Goal 1: Manage sustainable growth and maintain public infrastructure

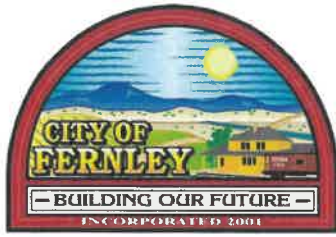
Goal 6: Ensure municipal services meet the needs and expectations of the community.

Needs:

- Present the concept to the City Council to determine support.
- Complete initial design, scoping and cost estimate.
- Identify funding sources, and bid the project.
- City Council approval of budget and project.
- Construct project.

Estimated completion:

6-12 months



Planning Department

Permits
Planning
Development Review
Sustainability

MEMORANDUM

Date: December 17, 2024
To: City Council
From: Michele Rambo, AICP, Planning Director
Re: 2025-2026 Strategic Initiative – Comprehensive Master Plan Update

Description:

A full update of the Comprehensive Master Plan is needed to consolidate and reconcile the city's various planning documents, that in places are contradictory, to provide consistency and clarity for guiding future development. This will also add elements that are missing and required by NRS, and incorporate other master plan documents into one comprehensive master plan.

Strategic Priorities:

This project would help fulfill the goals outlined below.

- Goal 1 – Manage sustainable growth and maintain public infrastructure.
- Goal 3 – Encourage a variety of housing types, density, and costs that accommodate the needs, desires, and financial abilities of the current and future households.
- Goal 6 – Ensure municipal services meet the needs and expectations of the community

Needs:

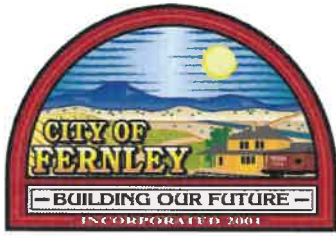
- Estimated budget of \$300,000 - \$350,000
- Consultant

Next Steps:

Once budgeted, the next step would be to put out an RFP and select a consultant

Estimated Completion:

One to two years



Planning Department

Permits
Planning
Development Review
Sustainability

MEMORANDUM

Date: December 17, 2024
To: City Council
From: Michele Rambo, AICP, Planning Director
Re: 2025-2026 Strategic Initiative – South Area Plan

Description:

Development of the third and final Area Plan required in both the Development Code and Comprehensive Master Plan. As with the North and Southwest area plans, this addition to the Master Plan will define how the City envisions development to occur in the area south of the canal and east of Highway 95A.

Strategic Priorities:

This project would help fulfill the goals outlined below.

- Goal 1 – Manage sustainable growth and maintain public infrastructure.
- Goal 3 – Encourage a variety of housing types, density, and costs that accommodate the needs, desires, and financial abilities of the current and future households.
- Goal 6 – Ensure municipal services meet the needs and expectations of the community.
- Goal 7 – Develop and maintain revenue sources to support community improvements and services.
(Increased property tax revenue)

Needs:

- Estimated budget of \$250,000 - \$300,000
- Consultant

Next Steps:

Once budgeted, the next step would be to put out an RFP and select a consultant

Estimated Completion:

One year



Planning Department

Permits
Planning
Development Review
Sustainability

MEMORANDUM

Date: December 17, 2024
To: City Council
From: Michele Rambo, AICP, Planning Director
Re: 2025-2026 Strategic Initiative – Infrastructure Plan(s)

Description:

The next step for implementing the North Fernley Area Plan is to create an Infrastructure Plan. An Infrastructure Plan will also be needed for the Southwest Fernley Area Plan which is anticipated to be adopted in Spring of 2025. This plan or set of plans will identify all infrastructure needs and designs for the build-out of the North and Southwest Fernley Area Plans and identify potential gaps and solutions. The Infrastructure Plan will support the City's efforts to implement development impact fees for these new areas of development.

Strategic Priorities:

This project would help fulfill the goals outlined below.

- Goal 1 – Manage sustainable growth and maintain public infrastructure
- Goal 6 – Ensure municipal services meet the needs and expectations of the community

Needs:

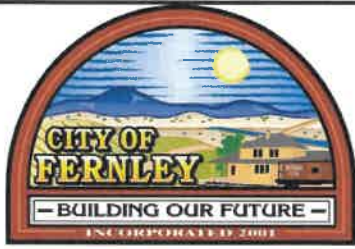
- Estimated budget of \$300,000 (Potential to partner with developers to share this cost)

Next Steps:

Once budgeted, the next step would be to put out an RFP and select a consultant.

Estimated Completion:

One year



City of Fernley CITY MANAGER'S OFFICE

Memorandum

To: Mayor and City Council
From: Lydia Altick, Deputy City Manager
Date: December 27, 2024
Re: 2025-2026 Strategic Initiative – Regional Storm Drain Master Plan - Update

Description:

Update the 2022 Storm Drain Master Plan for inclusion of U.S. Bureau of Reclamation facilities and aquifer recharge technology.

Strategic priorities:

Goal 1: Manage sustainable growth and maintain public infrastructure

Goal 6: Ensure municipal services meet the needs and expectations of the community.

Needs:

Preliminary scoping: Development will continue as both infill and out. A comprehensive storm drain system would address dormant/blighted BOR drains and decrease the requirement for new drainage basin construction for every project, allowing the development of better and more efficient use of land and providing flood protection, thereby improving aesthetics and potentially increasing aquifer recharge.

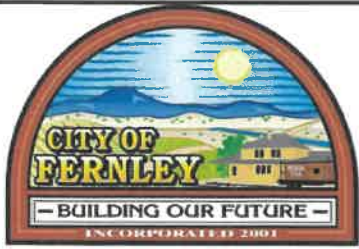
Preliminary information: The 2022 plan is inadequate. The BOR has knowledge of its facilities and which of its facilities are still in operation. Recent discussions between the City and BOR reveal a desire to work collaboratively on a plan.

Next steps:

- Prepare a scope of work and Request for Proposal for a Regional Storm Drain Master Plan
- Identify funding sources in collaboration with BOR
- City Council approval of budget and project
- Complete plan
- Update policies and code requirements
- Implement project

Estimated completion:

5 years



City of Fernley

Public Works

Memorandum

To: Mayor and City Council
From: Barry Williams, Public Works Director
Date: December 30, 2024
Re: 2025-2026 Strategic Initiative – Public Works Staffing

Description:

The population and infrastructure growth of the city places greater demands on staff every year to maintain a certain level of service to meet public expectations. Additional staffing in the following divisions of Public Works is necessary to keep pace with these growth pressures.

- Streets and Storm Drains (one additional FTE)
- Parks (one additional FTE)
- Facilities (make the current part time position one FTE)

One Parks employee is being requested due to the increase in population which increases the use of city parks and open space. Growth also impacts the number of sports leagues and after-hours field reservations that city staff supports.

One Streets and Storm Drains employee is being requested due to the increase of population through development. The increased number of subdivisions being developed increases the lane miles of roads, traffic signs and signals, retention ponds and drain inlets and road striping that the city must maintain.

The Facilities Department is requesting the current part-time position for a full-time employee. With increasing services, increased staffing and more city facilities being developed, the facilities department will need more full-time employees to meet the increasing demand for facility sanitation, trash removal and grounds and facilities maintenance and repairs.

Strategic priorities:

Goal 1: Manage sustainable growth and maintain public infrastructure.

Goal 6: Ensure municipal services meet the needs and expectations of the community.

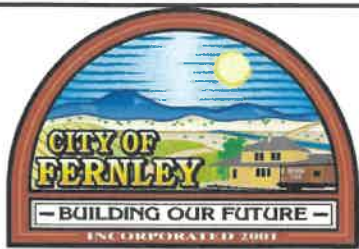
Next steps:

- Present the concept to the City Council to determine support.

- Identify funding sources.
- City Council approval of budget and project.

Estimated completion:

6-12 months



City of Fernley Public Works

Memorandum

To: Mayor and City Council
From: Barry Williams, Public Works Director
Date: December 30, 2024
Re: 2025-2026 Strategic Initiative – Cemetery Master Plan

Description:

The Purpose of this master plan is to outline the future development, maintenance and preservation for the city's cemetery, which would include land use and development, aesthetic maintenance and improvements and future expansion through capital improvement planning. A master plan will define the cemetery's vision, preserve documents and improve procurement and long-term maintenance processes, and will engage the community throughout future planning and care. This plan should also provide cost estimations and phased capital improvement implementation.

Strategic priorities:

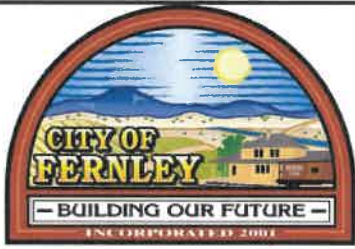
Goal 1: Manage sustainable growth and maintain public infrastructure
Goal 4: Increase opportunities for civic engagement and community building
Goal 6: Ensure municipal services meet the needs and expectations of the community.

Needs:

- Present the concept to the City Council to determine support.
- Advertise RFP
- City Council approval of budget and project.
- Complete a Cemetery Master Plan

Estimated completion:

6-12 months



City of Fernley CITY MANAGER'S OFFICE

Memorandum

To: Mayor and City Council
From: Benjamin Marchant, City Manager
Date: December 18, 2024
Re: 2025-2026 Strategic Initiative – Fishing Pond Park

Description:

Mayor McIntyre envisions a fishing pond park in Fernley to provide fishing and leisure activities to residents. A quality design with several amenities could make it a regional attraction for this park.

The location for this park contemplates a 23.19-acre site located at 2305 Farm District Road contiguous with the Truckee Canal. Within the park, amenities might include a small parking area <20 spaces, a covered picnic area with a pavilion, restrooms, a ten-acre pond with two fishing piers, a land bridge, a walking path, benches, landscaping, horseshoe pits and an archery range along the canal.

The pond would be designed to receive water from the Truckee irrigation canal and admit an infiltration basin for aquifer recharge. The pond would be designed with contours to allow for varying depths and aquatic vegetation to afford habitat for fish. A circulation and pump system would be designed to allow for a fountain for mosquito mitigation and irrigation for landscaped areas.

Partners include the Bureau of Reclamation and Nevada Fish and Wildlife for assistance in pond design, management, fish stocking and water management. Local partners include residents, businesses and contractors interested in providing financial and in-kind support for developing this project. These resources present an opportunity for a matching grant.

Strategic priorities:

Goal 1: Manage sustainable growth and maintain public infrastructure

Goal 4: Increase opportunities for civic engagement and community building

Goal 5: Maintain strong partnerships with public agencies and community organizations

Goal 6: Ensure municipal services meet the needs and expectations of the community.

Needs:

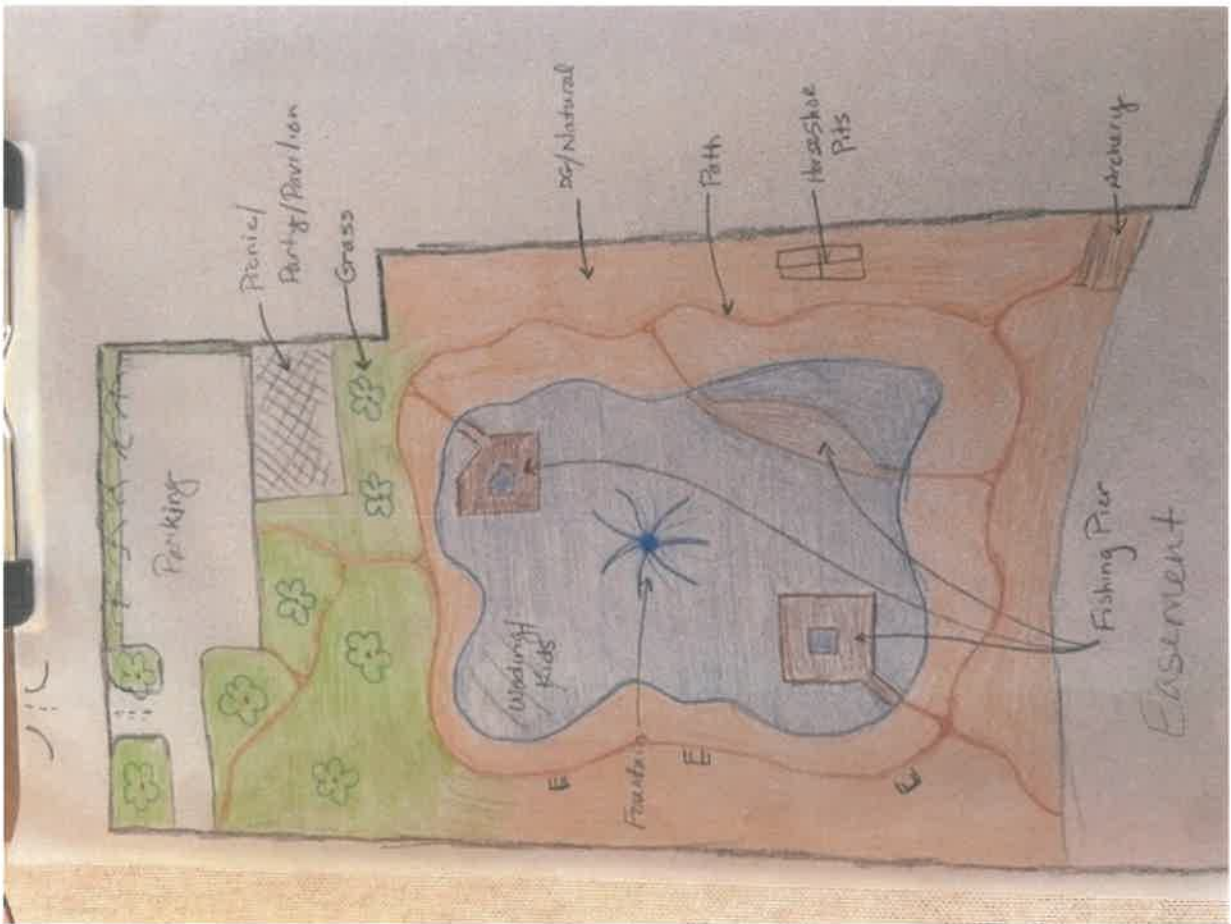
- Estimated cost TBD

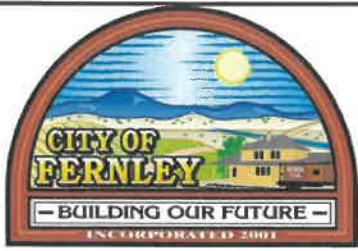
Next steps:

- Conduct a feasibility study to design and estimate the cost
- Identify in-kind community resources that may be donated in support of this project

Estimated completion:

1-2 years





City of Fernley CITY MANAGER'S OFFICE

Memorandum

To: Mayor and City Council
From: Benjamin Marchant, City Manager
Date: December 18, 2024
Re: 2025-2026 Strategic Initiative – RV Park – new revenue source

Description:

The City of Fernley designs, constructs and operates a high quality (Good Sam) RV park catering exclusively to overnight and short-term visitors (less than 30 days, no year-round residents). A well designed and well-run RV park could produce a new revenue stream to fund parks and recreation facilities, programs or other City operations. RV Park recreational amenities could also serve the residents of Fernley. An RV Park could also spur additional economic development for attracting new commercial retail establishments.

The right facility, in the right location, managed in the right way could produce many benefits more than additional revenues. There are not sufficient accommodations or vacancies among the existing RV Parks in Fernley to meet the needs of peak demand accommodations for the visitors that attend the Fernley Junior Rodeo, Fernley Softball and other events.

Strategic priorities:

Goal 1: Manage sustainable growth and maintain public infrastructure
Goal 4: Increase opportunities for civic engagement and community building
Goal 5: Maintain strong partnerships with public agencies and community organizations
Goal 6: Ensure municipal services meet the needs and expectations of the community.
Goal 7: Develop and maintain revenue sources to support community improvements and services

Needs:

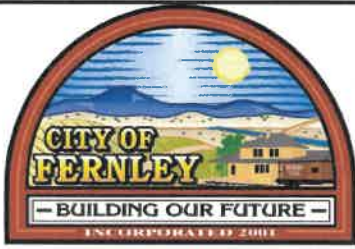
- Feasibility study \$75,000.
- Estimated cost \$6 million

Next steps:

- Conduct a feasibility study to design and estimate the true cost

Estimated completion:

1-2 years



City of Fernley CITY MANAGER'S OFFICE

Memorandum

To: Mayor and City Council
From: Benjamin Marchant, City Manager
Date: December 18, 2024
Re: 2025-2026 Strategic Initiative – Public Transit Service On-demand model

Description:

A public transit service provider proposes to deliver transportation services on an individual basis throughout the City of Fernley through an app-based door-to-door service model.

The Downtowner™ provides a public transit service model especially well suited for small and rural communities. They offer door-to-door service in town. Of the 40 communities they serve (including Incline Village, NV) 70% provide it as a free service to riders and 30% provide it as a subsidized service or free for minors under 12 and seniors over 65. Their target response time is to pick up riders within 5 minutes of receiving the App-based request for service. The number of vehicles used is based on population, area coverage and usage statistics. Special services could be extended to provide peak shuttle service to centers of employment like USA Parkway.

Strategic priorities:

Goal 1: Manage sustainable growth and maintain public infrastructure

Goal 6: Ensure municipal services meet the needs and expectations of the community.

Needs:

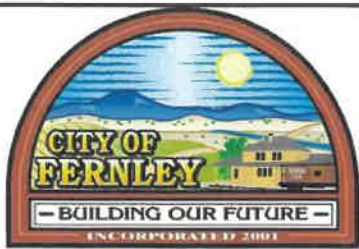
- Estimated budget \$250,000 - \$400,000 (rural transportation grants may be available)

Next steps:

- Presentation by the service provider to the City Council
- Approve budget and contract for services

Estimated completion:

6 months



City of Fernley CITY MANAGER'S OFFICE

Memorandum

To: Mayor and City Council
From: Lydia Altick, Deputy City Manager
Date: December 27, 2024
Re: 2025-2026 Strategic Initiative – Transition to municipal water

Description:

Initiative to assist with hookup to municipal water.

Strategic priorities:

Goal 1: Manage sustainable growth and maintain public infrastructure

Goal 6: Ensure municipal services meet the needs and expectations of the community.

Goal 7: Develop and maintain revenue sources to support community improvements and services

Needs:

Preliminary scoping:

Funding, Grants, and Loans: Municipalities may receive government funding, subsidies, grants, or low-interest Drinking Water State Revolving Fund (loan) for infrastructure projects like water line extensions, which can make it more cost-effective for both the city and the residents to transition from wells to city water.

Preliminary information: Well water levels can fluctuate seasonally, or in response to droughts, leaving residents with unreliable access to water. Municipal water systems, in contrast, are often more resilient to such variations and can provide a consistent and reliable supply year-round.

Municipal systems are often designed with redundancy and designed to provide sufficient water pressure and volume for firefighting, ensuring that there is always a backup water supply in case of equipment failure, contamination, or fire. Private wells may not have this reliability and can leave homeowners without water during emergencies. Connecting to the city's water system can improve public safety in case of fire emergencies.

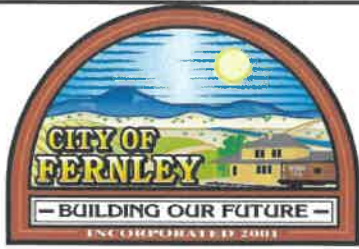
In conclusion, municipalities encourage residents to abandon domestic wells and connect to city water systems for reasons related to public health, environmental sustainability, infrastructure management, and long-term growth planning. Connecting to municipal water ensures higher-quality, more reliable water service, protects natural resources, and supports safer, more resilient communities.

Next steps:

- Present the concept to the City Council to determine support
- Conduct outreach campaign to establish community support
- Identify/prioritize project areas according to feasibility
- Identify funding sources
- City Council approval of phased plan and budget
- Implement project

Estimated completion:

5 years



City of Fernley CITY MANAGER'S OFFICE

Memorandum

To: Mayor and City Council
From: Benjamin Marchant, City Manager
Date: December 30, 2024
Re: 2025-2026 Strategic Initiative – Public Safety Program

Description:

Does the City of Fernley want to administer its own police department?

Pros – Eligibility for potential future C-Tax allocations, control over the level of service, enforcement policies and operations of community policing and enforcement of laws, responsiveness to calls, consistency and sustainability of services (not subject to County Sheriff elections)

Cons – Cost of administering a police department is significantly high and may require a city-wide assessment to fund the operation, not able to meet C-Tax eligibility requirements.

Sheriff Pope and Chief Deputy Brantingham are supportive of the City of Fernley standing up its own police department and will cooperate and assist with any planning and statistical data that may be needed.

Emergency Medical Services – The City of Fernley holds the right under NRS 268.081 to displace or limit competition in the area of Ambulance Service and under 268.082 to grant an exclusive franchise right for the provision of emergency medical response. There is not a franchise agreement in currently in place. The North Lyon County Fire Protection District provides emergency medical services in the City of Fernley. The City does not receive reports from the NLCFPD about the number of calls, response times, mutual aid requests or budgetary concerns. An independent analysis of this service would provide the City information about the level of service that is being provided and a comparison to national standards.

Emergency Response for Fire, Hazardous Materials and other – The North Lyon County Fire Protection District is responsible for providing this service. Comments posted on social media sites have raised concerns about the District's commitment and or ability to provide services throughout the District's and the City's service area. The City does not receive reports from the NLCFPD about the number of calls, response times, mutual aid requests or budgetary concerns. An independent analysis of this service would provide the City information about the level of service that is being provided and a comparison to national standards.

Fire and Emergency Services may be treated separately to gauge levels of service and determine any service or funding gaps for achieving the level of service that the public desires.

Strategic priorities:

Goal 4: Increase opportunities for civic engagement and community building

Goal 5: Maintain strong partnerships with public agencies and community organizations

Goal 6: Ensure municipal services meet the needs and expectations of the community.

Needs:

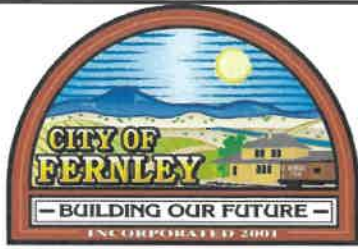
- Conduct a feasibility study to determine the scope, needs and cost of establishing a comprehensive public safety program

Next steps:

- Advertise a response for proposals for a feasibility study
- Present proposals to City Council for consideration

Estimated completion:

6 – 12 months



City of Fernley CITY MANAGER'S OFFICE

Memorandum

To: Mayor and City Council

Cc: Team Fernley

From: Benjamin Marchant, City Manager

Date: January 22, 2025

Re: Summary of the 1/17/25 City Council Strategic Initiatives

First I want to express my appreciation for each of you taking the time to participate and contribute to a very productive meeting last Friday. The Council's direction that was shared with staff in support of certain initiatives will be further developed with additional research and financial figures into actionable proposals.

The presentation by Utilities Director Seong Kim was well received by City Council members as a worthwhile plan to pursue with the request that more detail be provided for the financial costs, job descriptions and implementation plan for further consideration.

Utilizing an average of the scores provided by each City Council member, the initiative proposals are set forth in order of priority accordingly:

Asset Management Software	4.8
DPW Staffing	4.8
Code Enforcement Program	4.6
* Comprehensive Master Plan update	4.6
Municipal Facilities Plan	4.4
* Capital Improvements Plan – Impact Fees	4.2
* South Area Plan	4.2
Cemetery Master Plan	4.2
Fernley 25 th Anniversary	4.2
* Infrastructure Plans (North Area/Southwest Area)	4
Regional Storm Drain Master Plan update	4
Fernley Animal Services Facility	3.8
Modular Building Purchase	3.8
Well to Municipal Water transition program	3.8
Fishing Pond Park	3.4

Public Transit Service	2.4
Associate Planner	2.2
Main Street Arts Park (construction)	2.2
Public Safety Program	1.8
RV Park – new source of potential revenue	0.8

The items marked with (*) cannot be pursued at this time due to a lack of staff capacity in the Planning Department. These long-range planning efforts are a function of the Associate Planner position which does not appear to have the necessary Council support.

The items that scored below a 3.0 do not meet the minimum level of Council support to justify further consideration at this time.

Report Criteria:

License.Status = "Active"

Business.Origination date = 1/30/2025-2/13/2025

Business Name	DBA	Name	Location	City	State	Zip	Business Tel	Description	Occupation
Almighty Electric		Todd Baines	1855 Prior Rd	Reno	NV	89503	775-338-5026	Contractor	Electrical Contractor #81
Plenium Builders		Tobin Basta	825 Steneri Way	Sparks	NV	89431	775-398-0123	Contractor	General Contractor #764
Churchill Electric LLC		Chris & Anna Hubb	566 McLean Road	Fallon	NV	89406	775-493-1562	Contractor	Electrical Contractor #86
Burdick Excavating Co. INC		Linda & Randy Bur	5 Brown Drive	Mound House	NV	89706	775-297-4566	Contractor	Landscape Contractor #2
Easy Lift Door Company		Kevin Burbridge	924 Greg Street	Sparks	NV	89431	916-922-7123	Contractor	Overhead Doors Contract
Glacier Peak Construction Group		Christina Cervera	1275 Spice Islands Dr	Sparks	NV	89431	775-499-5330	Contractor	Residential & Small Com
Aubrey Lynn Designs		Aubrey Little	570 Sunny Lane Unit C	Fernley	NV	89408	714-907-6933	Hobby/Crafter, Sewing	Handmade jewelry and e
MJ Consulting		Matthew Johnson	1300 Woody Lane	Fernley	NV	89408	775-848-9850	Consulting Services	Consulting services
Lauder Glass Works		Jennifer Lauder	613 Annie Way	Fernley	NV	89408	951-206-2830	Hobby/Crafter, Sewing	Stained glass crafter
Land Inspirations		Michelle Jeanette L	205 Emigrant Way	Fernley	NV	89408	775-217-0221	Hobby/Crafter, Sewing	Online design, print & sell
PinoyPingerNailz Professional LLC		Clara Dunbar	45 US Hwy 95A S	Fernley	NV	89408	480-939-0317	Hair/Nail/Tanning/Spa	Nail services, manicures,
Happy Heating and Air Conditioning L		Matthew Rollings	800 Apple Blossom	Sun Valley	NV	89433	775-674-2779	Contractor	Air Conditioning Contract
Northern Nevada Mechanical		Scott Polan	9264 Blue Basin Trail	Reno	NV	89521	775-771-3932	Contractor	A/C & Refrigeration Contr
Grand Totals:									13

Report Criteria:

License.Status = "Active"

Business.Origination date = 1/30/2025-2/13/2025



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: February 19, 2025

REPORT TO: Mayor and City Council

REPORT FROM: Benjamin Marchant, City Manager

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes:

No: X

FUND/ACCOUNT:

Multiple

ACTION REQUESTED:

AGENDA ITEM:

Presentation, Discussion and Possible Action. Presentation by City Treasurer Robert Carson and City Manager Ben Marchant on the financial forecast and budget implications for the priorities that were identified at the Strategic Planning Work Session of January 17, 2025. The presentation will include a discussion of how these priorities may be addressed in the proposed budget for fiscal year 2025-2026 for resources and staffing.

AGENDA ITEM BRIEF:

Presentation by City Treasurer Robert Carson and City Manager Ben Marchant on the financial forecast and budget implications for the priorities that were identified at the Strategic Planning Work Session of January 17, 2025. The presentation will include a discussion of how these priorities may be addressed in the proposed budget for fiscal year 2025-2026 for resources and staffing.

RECOMMENDED MOTION:

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:

BACKGROUND:

On January 17, 2025, the City Council identified fifteen initiatives as priorities worth pursuing. Each of the priorities require the investment of resources within the context of the upcoming budget in the form of staff time or funding. The attached City Manager memo dated February 11, 2025 explains this in detail.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

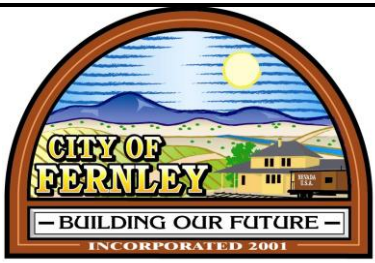
A Business Impact Statement is not required because this is not a rule (term excludes vehicles by which legislative powers are exercised under NRS Chapters 271, 278, 278A, or 278B).

FINANCIAL IMPLICATIONS:

Presentation only.

ATTACHMENTS:

1. 5.3 Financial Forecast Budget Considerations 2025 Strategic Priorities



City of Fernley CITY MANAGER'S OFFICE

Memorandum

To: Mayor and City Council

From: Benjamin Marchant, City Manager

Date: February 11, 2025

Re: Financial Forecast and Budgeting Considerations for Strategic Priorities

On January 17, 2025, the City Council identified fifteen initiatives as priorities worth pursuing;

1. Asset Management Software acquisition.
2. Adding three positions to Public Works for maintenance of Streets, Parks and Facilities.
3. Adding two positions to run an effective Code Enforcement program.
4. Updating the Comprehensive Plan to refine, consolidate and reconcile inconsistencies between existing planning documents.
5. Develop a Municipal Facilities Plan to manage the maintenance and growth needs for existing and new facilities.
6. Develop a robust Capital Improvements Plan commensurate with the standards for implementing Development Impact Fees.
7. Develop the South Area Plan.
8. Develop a Cemetery Master Plan.
9. Plan and budget for the Fernley 25th Anniversary of incorporation.
10. Develop Infrastructure Plans for the North and Southwest Planning Areas.
11. Update the Regional Storm Drain Master Plan
12. Develop a Fernley Animal Services Facility plan.
13. Modular Buildings acquisition for immediate workspace needs.
14. Develop a Well to Municipal Water transition program.
15. Develop a plan for a Fishing Pond Park.

Each of the priorities require the investment of resources within the context of the upcoming budget in the form of staff time or funding.

Key considerations from a budgetary perspective:

- Sustainability
- Return on investment
- Benefit to the community

1. Asset Management Software – a technology investment that will improve the efficiency of managing the many assets that the City owns to achieve better performance and reducing operating costs through timely maintenance, repair and replacement. This investment will potentially realize its return through cost-saving measures.
2. The three new positions proposed in the Department of Public Works for Streets, Parks, Facilities will provide a higher level of service to meet the needs of the growing population and scope of maintenance. These positions are a direct service cost without the possibility of generating revenues to offset this expense. The long-term funding for these positions is dependent on the overall growth of revenues and the fiscal health of the City over time.
3. The two new proposed positions for Code Enforcement are also a direct service cost without the intention of generating revenues to offset their expense. Some minor amounts of revenue are expected to be realized through the enforcement actions associated with these positions. The long-term funding for these positions are also dependent on the overall growth of revenues and the fiscal health of the City over the long term.

4, 5, 6, 7, 8, 10, 11, 12 and 14

Long-range planning is strongly supported as a wise investment of one-time expenses to help ensure the future capacity and health of the City's growth and needs for services. Long-range planning can have a strong impact on the value of future land development values which in turn generates tax revenues for the city's operations. When the City hires a consulting firm to perform the work associated with long-term planning projects, the City must commit the time and expertise of its staff to ensure that the consultant stays on task and completes the work in a manner consistent with the City's codes, priorities and needs.

The Department of Public Works has adequate capacity between the Director and the Deputy Director to manage the process of conducting a Municipal Facilities Plan (5), a Cemetery Master Plan (8), and updating the Regional Storm Drain Master Plan (11).

Likewise, the Deputy City Manager has the capacity to manage the process of conducting the Well to Municipal Water transition program (14) and the Fernley Animal Services Facility plan (12).

The Planning Department, however, is already over-capacity with planning applications and does not have time to dedicate additional hours to properly managing four additional planning priorities; a Comprehensive Plan update (4), a Capital Improvements Plan for Impact Fees (6), Infrastructure Plans for the North and Southwest planning areas (10) and the South Area Plan (7). These plans most directly apply to the future quality and value of development in the City of Fernley to ensure its fiscal health and budget sustainability.

9. Funding for the Fernley 25th Anniversary and modular building purchases are of a one-time nature and do not raise concerns about financial sustainability while adding value to the quality of life for the community.

15. The Fishing Pond Park is a project that will expand the parks and recreation services to the community but does not have a corresponding revenue source to offset the long-term maintenance costs. This investment creates value to the community in the form of recreation and leisure that will enhance the quality of life for all residents. The sustainability of this park will depend on the overall growth of revenues and the fiscal health of the City over the long term.



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: February 19, 2025

REPORT TO: Mayor and City Council

REPORT FROM: Michele Rambo, Planning Director

FINANCIAL IMPACT:

Yes: No: X

CURRENTLY BUDGETED:

Yes: No: X

FUND/ACCOUNT:

N/A

ACTION REQUESTED: Ordinance
Motion

AGENDA ITEM:

(For possible action) Discussion and possible action regarding: Bill #355 in association with a proposed Zoning Map Amendment (ZMA 24001); Appeal (APP24001) in association with Major Deviation (MJD 24001); and Tentative Subdivision Map (TSM 24001). These applications form a request by KLS Planning & Design on behalf of The 1903 Trust for 1) changing the zoning designation from RR1/2 to SF6; 2) an appeal to the Planning Commission denial of 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, an appeal to 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.

This item was considered by the Planning Commission at their December 11, 2024 meeting with the following outcomes:

- Denial of Major Deviation 24001. The applicant has filed an appeal to this decision and has requested that the City Council overturn this denial.
- Recommended denial of Zoning Map Amendment 24001 due to concerns with the proposed lot sizes.
- Recommended denial of Tentative Subdivision Map 24001 due to concerns with the impact of traffic on the adjacent subdivision.

First Reading of Bill #355 was conducted by the City Council at their January 15, 2025 meeting.

This item was continued by the City Council at their February 5, 2025 meeting to allow time for further discussion between the neighbors and the developer.

RECOMMENDED MOTION:

I move to approve Bill #355 in association with ZMA 24001, approve TSM 24001, and overturn the Planning Commission's denial of MJD 24001 by approving APP25001, based on the findings and conditions of approval found 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 ZMA 24001 and TSM 24001 based on the findings and conditions found in the staff report. I further move to uphold the Planning Commission's denial of MJD 24001 and deny the Appeal (APP25001).

I move to deny ZMA 24001 and TSM 24001 and uphold the Planning Commission's denial of MJD 24001 by denying the Appeal (APP25001) based on the following: _____.

Other as Council feels 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.

(TSM) Tentative Subdivision Map – Recommendation by Planning Commission, Final Action by Council

(FSM) Final Subdivision Map - Final Action by Council

(ZMA) Zoning Map Amendment - Recommendation by Planning Commission, Final Action by Council

(MJD) Major Deviation – Final Action by Planning Commission*

*Because the Major Deviation associated with this project was denied by the Planning Commission, an appeal was filed which requires final action by the City Council.

APPROVAL CRITERIA:

Section 1

Fernley Municipal Code requires the Planning commission review **Tentative Subdivision Maps** based on the approval criteria of subsection (g) "Subdivision and Parcel Map Technical Design Standards" and findings 1-11.

Out of the potential options to approve, approve with conditions, or deny the application, the Commission found the land division proposal to be inconsistent with the City's Master Plan (findings in red):

FINDINGS:

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

Standard project conditions of approval addressing the above referenced environmental health standards including dust erosion, solid waste disposal, stormwater drainage, and utility infrastructure; No source-specific hazards were identified during preliminary review requiring mitigation. Water and sewer shall be provided by the City of Fernley, and the developer shall be responsible for determining, providing, and maintaining adequate public facilities to the satisfaction of the City Engineer.

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

FMC Section 32.09.035 "final subdivision map approval" requires the applicant dedicate to the city the surface water or groundwater rights reasonably necessary to ensure an adequate water supply to serve all parcels or lots within the project. The applicant has indicated they have sufficient water rights for the proposed tentative subdivision map. Each of the 158 single—family parcels requires 1.12 acre—feet of surface water to be dedicated to City of Fernley to provide municipal services, for a total of 176.96 acre—feet

3. Availability and accessibility of utilities;

The land is currently vacant. All water, sewer, and other public utilities are known to be available to the site and are included as part of the proposed development of the subdivision. The developer shall incur any and all costs associated with infrastructure expansion (including connection fees), and shall be responsible for constructing any improvements deemed necessary to serve the project.

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

Staff routed the tentative map proposal and confirmed with regional service providers that the proposed subdivision is infill development, located within areas already served by the Lyon County School Board, Lyon County Sheriff's Department, and North Lyon County Fire Protection District. Site fontage improvements shall comply with Americans with Disabilities Act and Accessible Guidelines for Pedestrian Facilities in Public ROW requirements to ensure safe access to and from the site. The submitted traffic impact study did identify the need for additional transportation measures that serve as a prerequisite to final map filing and have been incorporated into Conditions of Approval by the City Engineer and NDOT (see attached). Recreation facilities and parks shall be funded by residential construction tax applied to new developments at \$1,000 per dwelling unit.

5. Consistency with the zoning district regulations;

The tentative map has been analyzed for consistency with the zone change indicated in companion application ZMA24001 from RR1/2 to SF6. This falls within the "equivalent zoning categories" of the current Single-Family master plan designation, eliminating an existing conflict between land use classifications. FMC allows for the combination of a Major Deviation request among development proposals, but stipulates the project 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, which appears to be the case.

6. Conformity with the master streets and highways plan;

Staff verified that the traffic impact study submitted for the proposed development complies with the "City of Fernley Transportation Master Plan" of July 2020, as well as the transportation policies listed in the Comprehensive Master Plan (2018). On January 8th, 2025, the Planning Commission approved Resolution 25-002 exempting new development from any LOS standard requirements in association with the Farm District Roundabout and is incorporated by reference.

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

City staff and NDOT have identified Improvements scheduled for Red Rock Road and Farm District Road, conditioned as part of the project approval and final map submittal process. Civil plans shall identify all improvements as "public" (to be dedicated) or "private," street identification signs must be in place, and all streets within the subdivision must be complete, to the approval of the City Engineer and Fire Chief, prior to recording the final map. Off-site improvements may be phased to accommodate construction scheduling but shall not negatively impact the existing neighborhood.

8. 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. As proposed, the project meets the minimum lot adjacency and buffering requirements for abutting properties.

9. Recommendations and comments of review bodies;

Staff circulated the proposed development plans and received feedback from the Engineering Department, as well as state agencies NDEP, NDWR, and NDOT. All outstanding items from the initial review have been addressed by the applicant and conditioned as necessary.

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

This project conforms to both the master sewer and water utility plan as infill development. Aside from internal infrastructure needed to distribute utilities to each parcel, no additional city utility infrastructure has been identified.

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

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

Section 2

Fernley Municipal Code requires the Planning commission review and make recommendations to City Council for a **Zoning Map Amendment** based on the approval criteria listed in findings a-c below, as well as compliance with the base "Residential - Single-family" development standards. The Commission is recommending denial of ZMA24001 due to insufficient findings on: adjacency efforts, compatibility with surrounding properties, and consistency with the intent of the master plan policies surrounding development along Farm District Road.
FINDINGS:

1. 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 are: 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. There is no minimum lot size requirement Single Family Residential in the master plan; SF6 development standards allow a minimum of 6,000SF (.13 acre) lots. The project's average lot size is .22 acres and the smallest proposed is .14 acres.

A condition of approval has been included that the applicant comply with all Local/State/Federal laws, and a full Master Plan Policy Analysis can be found in the submittal materials provided by the applicant.

2. 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.

3. 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 10/23/24 and considered at a public hearing at a regular meeting of the Fernley Planning Commission in accordance with all local and state guidelines. Per applicant request, the commission accepted public comment and continued the item on November 13, 2024 to the next regularly scheduled meeting, no additional noticing required. This item was further noticed and considered at a public hearing by the Fernley **City Council** on February 5, 2025 before taking any final action. As such, both of the required approving bodies have publicly noticed and considered public testimony in compliance with the minimum review procedures set by the NRS and FMC.

Section 3

Fernley Municipal Code allows certain special exceptions from development standards through the approval of a **Major Deviation**, issued by the Planning Commission subject to findings a-d below. The request to reduce the total combined setback requirement MJD24001 (provided in the applicant narrative below) was denied based on the potential detriment to public health and safety

FINDINGS:

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

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.

2. 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.

3. 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.

4. 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.

Section 4

Fernley Municipal Code further allows an applicant to file an **Appeal** to City Council of an action by the Planning Commission within 11 days of the decision, identifying all pertinent issues. The city council shall review the matter de novo against approval criteria a-c below, and may affirm, modify, remand for further consideration, or reverse the action.

1. The statement of purpose underlying the regulation of the improvement of land expressed in Nevada state law;
2. The plain language of the regulation and principles of interpretation in this Chapter and Nevada law; and
3. Any applicable requirements of state or federal law.

The applicant has submitted the following considerations for granting APP25001 in favor of MJD24001:

1. *The discussion at Planning Commission was targeting neighborhood quality and density which is not the reason for the request. The request pertains to a code section that does not align setbacks to a curvilinear street design. This deviation affects only home buyers in this project, not the surrounding community.*
2. *The Yori project uses a "coved" land plan to enhance the neighborhood and community design as supported by the Fernley Master Plan. This design creates "pie-shaped" lots with a pinchpoint and a reduced setback (5' minimum per code at a given point) that flares out for every lot. The result is a high number of cul-de-sac lots that are highly desired by homeowners for safety (no thru traffic), tranquility, and larger backyard spaces. The coved design requires 33% less street infrastructure when compared to a linear lot and block design that was analyzed at the inception of the project. It helps with long-term maintenance burden for the City.*
3. *Code requires a combined setback at 20' that is primarily to accommodate boat and/or RV parking. Such parking will not be allowed in this community. The setback removes this potential parking in front (side) yards simply because the space is not available. It's a cleaner and more organized neighborhood.*
4. *This code was written for a linear lot and block design with uniform side yard setbacks. While the curvilinear type of design creates variation in the setbacks, the average setback between homes proposed is slightly reduced. It's a different configuration of space, not a matter of being better or worse. The design prioritizes larger and more usable rear yards, providing greater livable space for families and homeowners.*
5. *Deviation Impact: The design results in a average combined side yard setback of 17.4', a 13% deviation*

of the 20' standard. This adjustment allows for wider & larger rear yards, enhancing the overall appeal and functionality of the community without negatively affecting its quality or character.

A setback diagram has been included as an attachment to this report.

Summary of Public Comment (Planning Commission December 11, 2024)

- Farrah Alexander, Fernley resident, stated a concern over the roundabout and spoke against the project, with concerns over the impacts to roadway and schools, and building from Farm District to Highway 50, instead of other way around.
- Cal Elridge, Fernley resident, stated a concern over vehicular and pedestrian traffic, and echoed a concern of building from Farm District to Highway 50 because of current access to the project site.
- Peggy Austin, Fernley resident, stated she is against the proposed two-stories dwellings and her concern over traffic and access points to and from the proposed project
- Tom Ehrhart, Fernley resident, asked if there was any way to ensure that the green space remains to separate the agricultural property from the subdivision and spoke in favor of bigger lots with single story dwellings.
- Naomi Flowers, Fernley resident, asked what kind of separation they are going to put down to protect the agricultural part of this development, as her property borders the proposed project and she has horses and sheep.

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.

NRS 278.3195 - Appeals

[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 32.09.090 - Appeals

[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).

[FMC §32.09](#) - Development Standards

FINANCIAL IMPLICATIONS:

None

ATTACHMENTS:

1. Bill #355
2. Conditions of Approval
3. Setback Diagram MJD24001
4. Adjacency Code
5. Submittal Materials
6. Plan sets
7. Traffic Study minus Appendix

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

**BILL #355
CITY OF FERNLEY
ORDINANCE # _____**

A GENERAL ORDINANCE FOR A ZONING MAP AMENDMENT, ASSOCIATED WITH ZMA24001, TO CHANGE THE ZONING OF ±47.52 ACRES LOCATED AT THE NORTHEAST CORNER OF FARM DISTRICT ROAD AND RED ROCK ROAD (APN: 021-343-20) FROM RR1/2 (RURAL RESIDENTIAL, ½ ACRE MINIMUM) TO SF6 (SINGLE-FAMILY RESIDENTIAL, 6,000 SQUARE FEET MINIMUM).

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

Section 1: The zoning of that certain real property totaling ±47.52 acres, more or less, situated in the City of Fernley, Nevada, and owned by The 1903 Trust, being more particularly described on Exhibit “A” attached hereto and depicted on “Exhibit A-1” attached hereto is hereby reclassified from RR1/2 (Rural Residential, ½ acre minimum) to SF6 (Single-Family Residential, 6,000 square foot minimum).

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 to this ordinance as provided by law and to record the same certified herein 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 public health, safety, welfare, and convenience.

Section 6: If any subsection, phrase, sentence, or portion of this section 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 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 #355 BEING HEREBY PROPOSED this 15th day of January 2025.

BILL #355 BEING HEARD at a public hearing this 5th day of February 2025 and postponed by majority vote of the City Council.

BILL #355 BEING HEREBY PASSED, APPROVED, AND ADOPTED this 19th day of February 2025, by the following vote of the Council:

Ayes: _____ Nays: _____ Abstentions: _____ Absent: _____

FERNLEY CITY COUNCIL

By: _____
Neal E. McIntyre, Mayor

Date: _____

Attest By: _____
Kimberly Swanson, City Clerk

Date: _____

LEGAL DESCRIPTION

PARCEL 2(ADJUSTED)

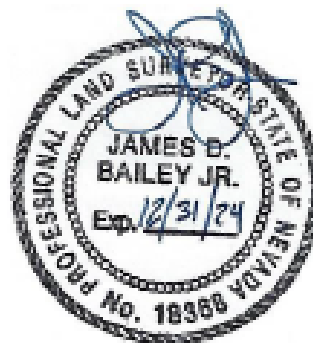
ALL THAT CERTAIN REAL PROPERTY BEING ALL OF THE YORI PARCEL AS SHOWN ON THE RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT FILE No. 90732 AND A PORTION OF THE GALLAWAY PARCEL AS SHOWN ON PARCEL MAP FILE No. 31048 OF LYON COUNTY RECORDS, LYING IN A PORTION OF THE NORTHWEST ¼ OF SECTION 22, TOWNSHIP 20 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 AFORMENTIONED SECTION 22; THENCE ALONG SAID NORTH LINE SOUTH 89°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

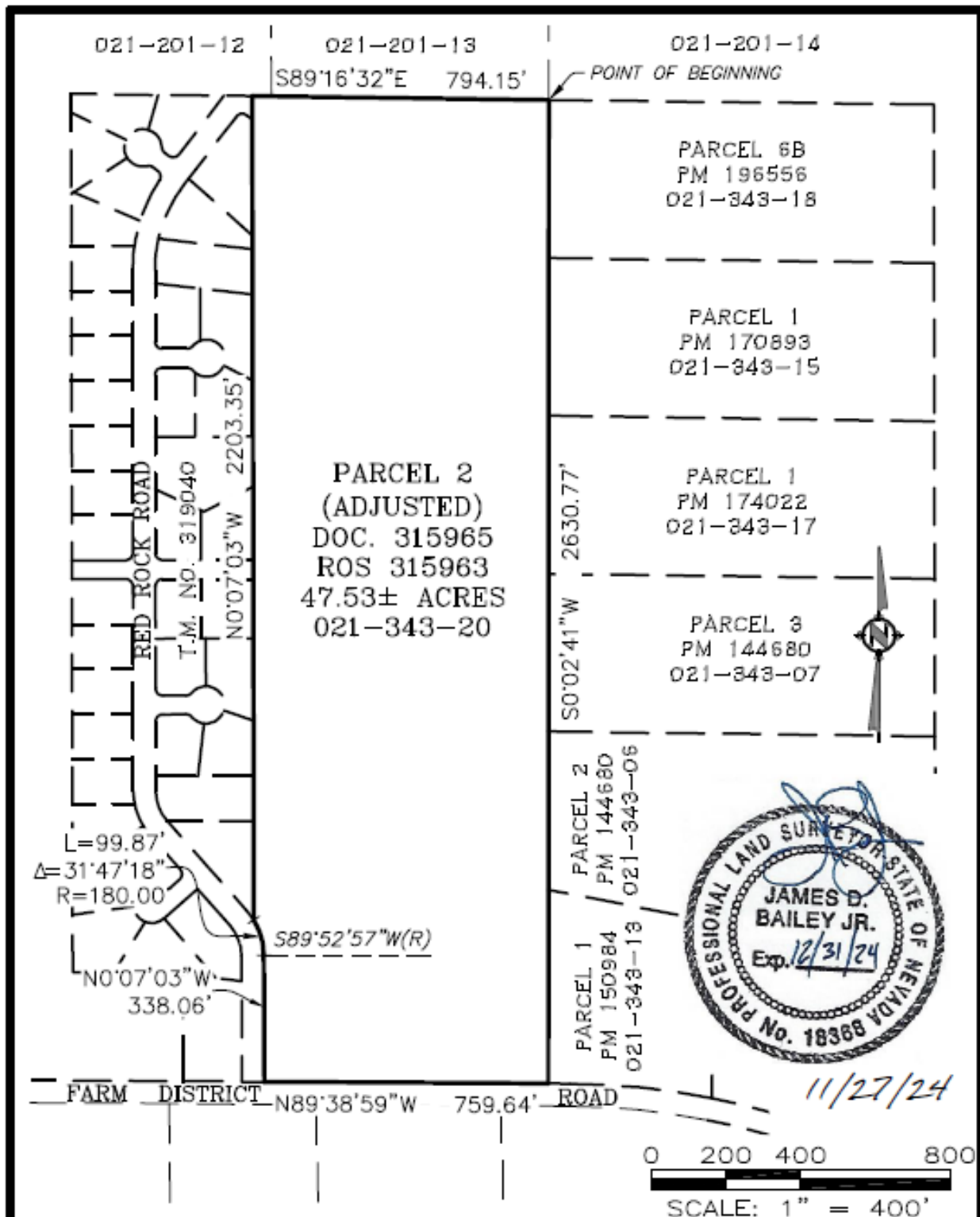
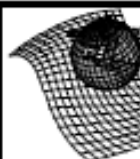


EXHIBIT
PARCEL 2 (ADJUSTED)
ROS MAP FILE NO. 315963
APN: 021-343-20

DRAWN BY: JDB

DATE: NOV. 2024



Meridian Surveying & Mapping, Inc.
Land, Construction and Boundary Surveys

8725 Technology Way, Reno, NV 89521
(775) 690-4194

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.

DEVELOPER SHALL PROVIDE ADEQUATE LOOPING OF WATER SYSTEM THROUGHOUT SUBDIVISION WITH “DESERT COURT” BEING THE ONLY EXCEPTION TO THIS CONDITION AS AUTHORIZED BY THE PUBLIC WORKS DIRECTOR.

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

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. FINAL EASEMENT WIDTHS WILL BE COORDINATED AS PART OF THE SUBDIVISION CIVIL IMPROVEMENT PERMITTING.

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 REGARDING 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 PERIMETER 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 UNLESS OFFERED FOR DEDICATION AND ACCEPTED BY THE CITY OF FERNLEY.

ALL OPEN CHANNELS SHALL HAVE ACCESS ROADS TO PROVIDE MAINTENANCE VEHICLE ACCESS. ANY CHANNELS PROPOSED TO BE DEDICATED TO THE CITY 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 DEEPEMED OR THE INLET PIPE RAISED TO PROVIDE REQUIRED STORAGE BELOW THE INLET PIPE INVERT.

OPEN SPACES ON THE EAST AND WEST SIDE OF THE DEVELOPMENT SHALL BE OWNED AND MAINTAINED BY A MAINTENANCE ASSOCIATION IN PERPITUITY.

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 ADJACENT TO LOTS 1 THROUGH 5 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(S) 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.

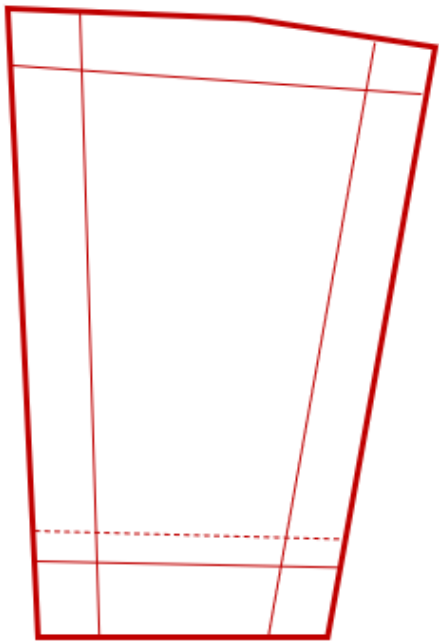
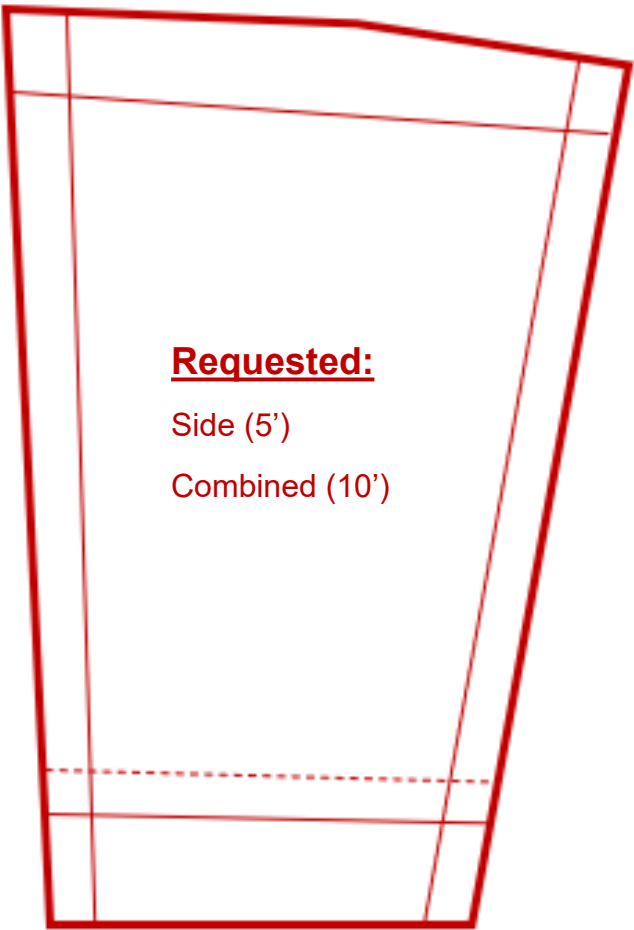
A MINIMUM OF THREE PEDESTRIAN RAMPS SHALL BE PROVIDED AT ALL "T" INTERSECTIONS, INCLUDING BULBS.

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

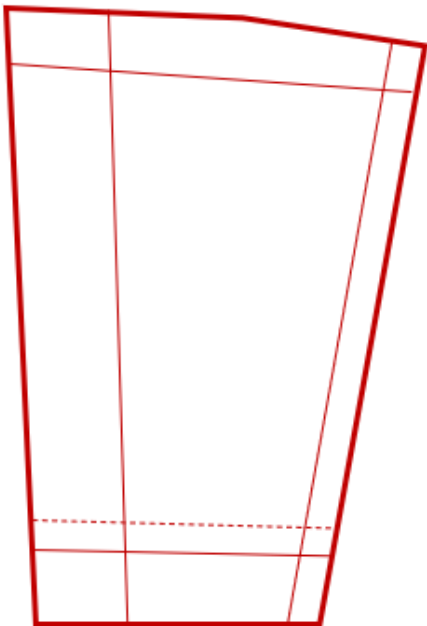
DRAFT

Setback Diagram MJD24001

Dimensional Standards FMC	SF6
Lot size (min) (square feet)	6,000
Lot coverage (max)	50%
Lot frontage (min)	35'
Lot width (min)	60'
Lot width - corner	65'
Front setback (livable space or side load garage)	15'
Front setback (garage/carport)	20'
Side setback	5'
Side setbacks combined	20'
Exterior side setback	10'
Rear setback	10'
Alley loaded garage setback ¹	
Maximum residential density (dwelling units / acre)	7.2
Maximum residential height	35'
Maximum nonresidential height	35'



Standard:
Side (10' x 10')
Side (5' x 15')
Combined (20')



Sec. 32.09.030. - Adjacency standards.

Purpose. The purpose of this section is to define adjacency standards for different types and intensities of development.

(a) *Applicability.* The standards established in this section shall apply to any new development.

Wherever a natural barrier (e.g., ridgeline, river, open space, or natural terrain change) buffers the existing built environment or platted lots from the new development, these standards shall not apply.

(b) *Density.* To the extent that land in such areas affected by this standard would be buildable under federal, state, or local regulations, the full eligible density may be utilized on other locations on the site.

(c) *Generally.*

(1) All development shall be designed to minimize impacts on adjacent properties by:

- a. Limiting exterior lighting to full-cutoff shielded fixtures and directing lights away from adjacent properties;
- b. Limiting sources of audible noise (e.g., heating and air conditioning units) from building facades that face lower intensity uses; and
- c. Locating off-street parking, loading, and service areas away from the shared property and incorporating them into the design of buildings they are intended to serve
- d. Placing windows on the new development so as to maintain privacy by avoiding direct lines of sight into adjacent properties; and
- e. Orienting balconies and other outdoor living spaces away from a shared property line.

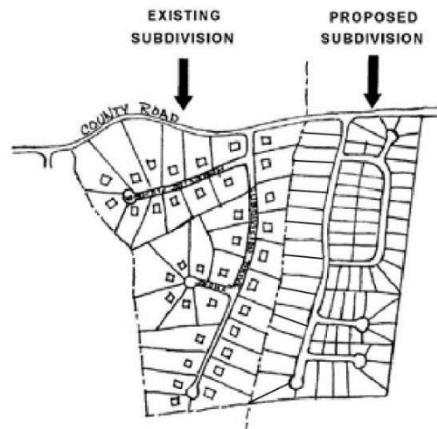
(d) *Lot adjacency and transition standards—Single-family residential.*

(1) To provide adequate transition between varying sizes of single-family residential parcels designated one dwelling unit per five acres to one dwelling unit per acre, the minimum adjacent lot size shall be one acre, unless approved otherwise by the administrator.

(2) To provide adequate transition between varying sizes of single-family residential parcels designated as one unit per acre or greater density, one of the following methods shall be utilized:

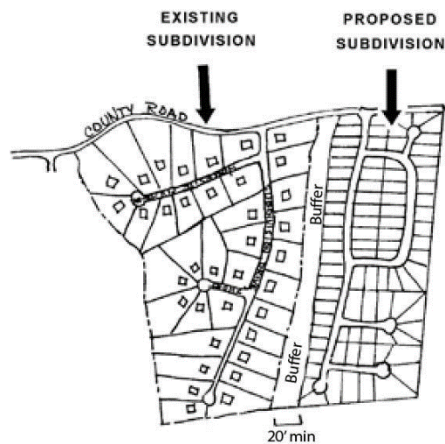
- a. *Transition.* New subdivision lots adjacent to existing subdivision lots shall match the rear yard setbacks per base zoning, not exceed the number of stories of the existing adjacent homes and shall not exceed a 50-percent reduction in lot size of the existing subdivision lots. If existing subdivision lots are less than half acre, no transition is required.

Figure 32.09.030-1 - Lot Size Transition



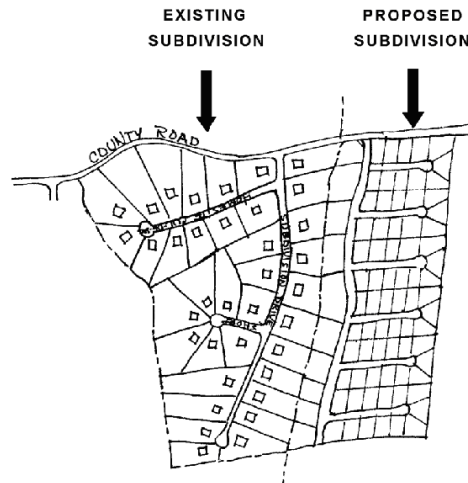
b. *Buffering.* A "buffer zone" shall be established and shall be a minimum of 20 feet wide. The buffer zone may be common open space for the proposed subdivision and shall include at least one of the following improvements: paths, trails, drainageways, landscaping, berms, or other subdivision amenities. The city may require a larger landscape buffer of a specific width, or other visual and/or sound barrier (open view fence, wall, landscaping, or combination of such measures), to mitigate any potential adverse impacts. The city may allow a major roadway or railroad right of way to constitute adequate buffering.

Figure 32.09.030-2 - Buffering



c. *Yard matching.* The rear yard widths of the proposed development shall match the rear yard widths of the existing development as depicted in Figure 32.09.030-3:

Figure 32.09.030-3 - Yard Matching



(3) In addition, lots proposed within a new subdivision that share a common property line with an established subdivision shall not contain structures that exceed the maximum height of the adjacent equivalent zoning district.

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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Prepared for:

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3240 Farm District Rd
Fernley, NV 89408

June 18, 2024

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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.

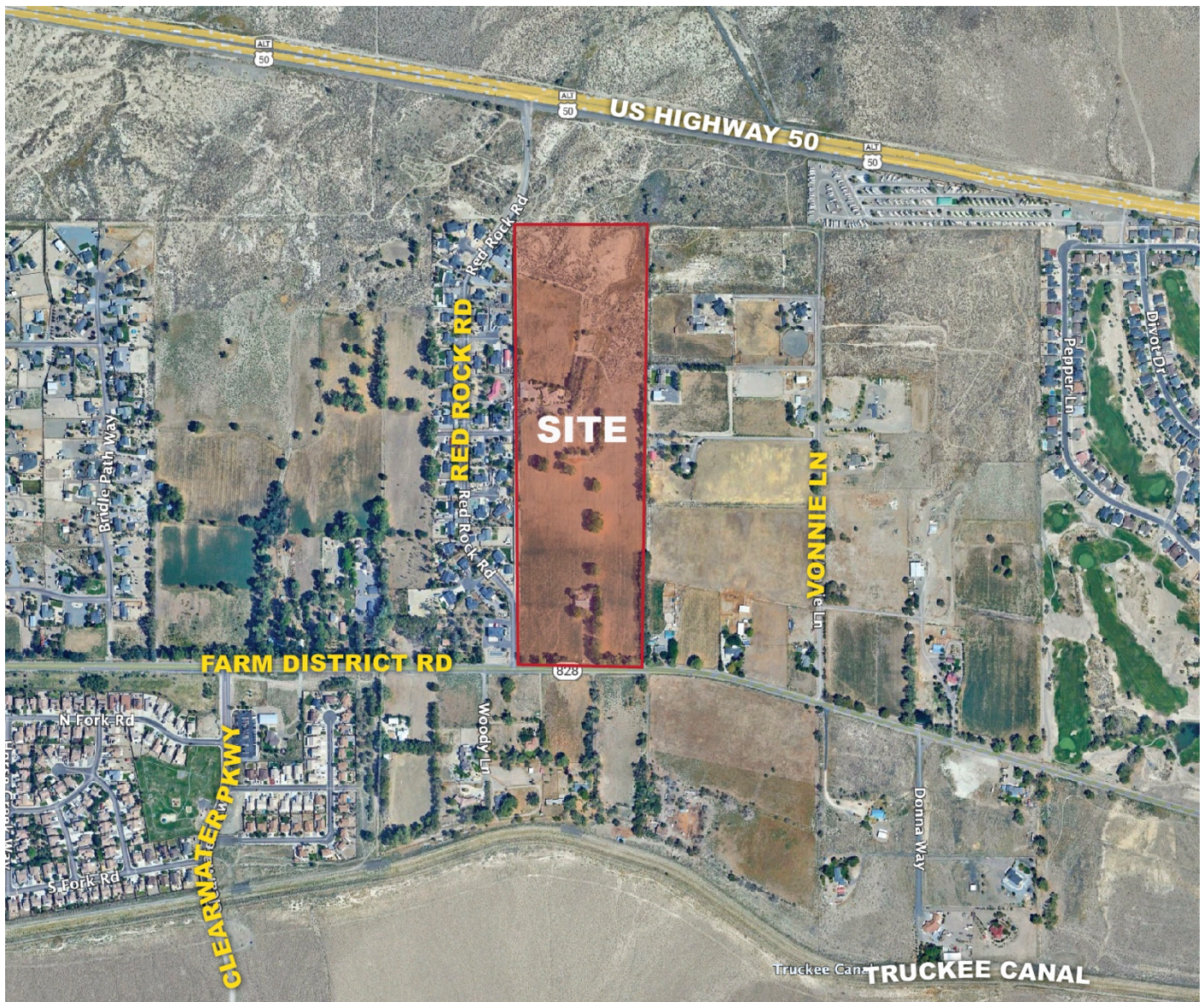


Figure 1 – Vicinity Map

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

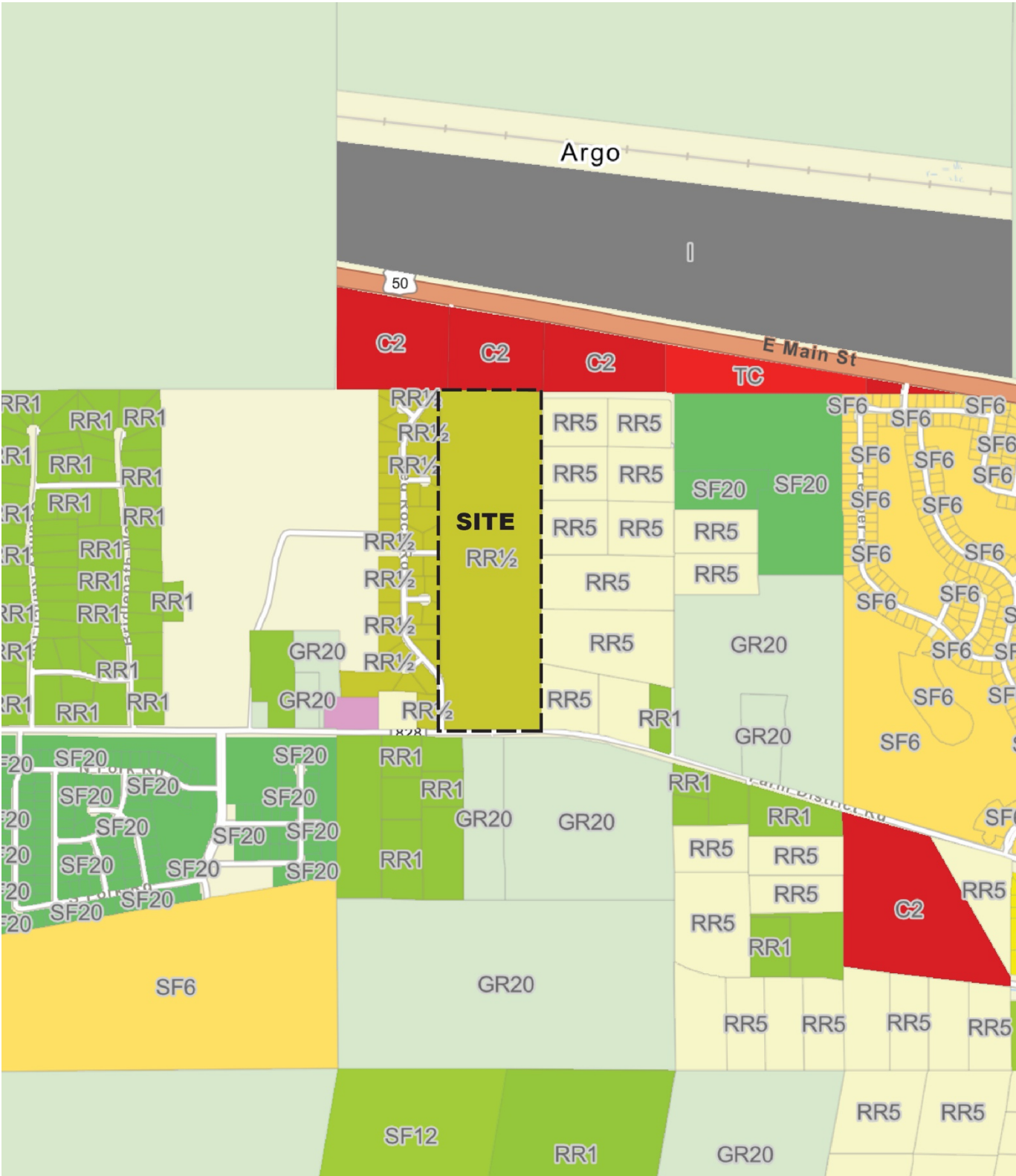


Figure 3 – Existing Zoning Map

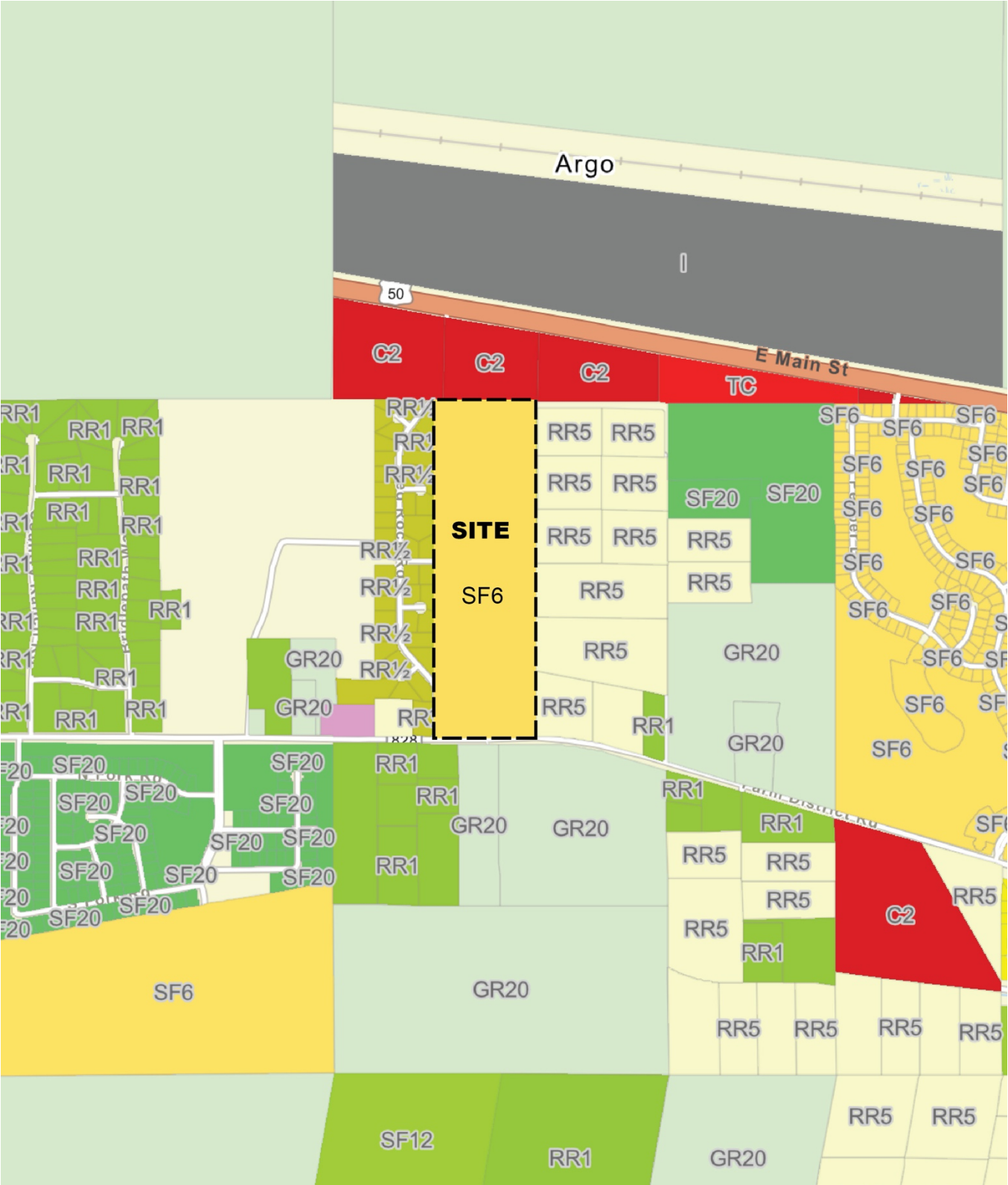


Figure 4 – Proposed Zoning Map

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

Legal Access

There is legal access provided to the property at 4 locations. These locations include a private property connection to adjacent public streets/ right-of-way at the following streets:

- a) Farm District Road (south end)
- b) Red Rock Road (south end near Farm District Road)
- c) Red Rock Road (north end at NW corner of the project)
- d) Quick Cal Way (a stub street on the west side of the project)

The proposed subdivision streets include Yori Way, Quick Cal Way, Cattle Road, and Ziggy Road are all 50' R-O-W public streets that meet the city standard for a local public street. These two streets provide physical street stubs to this phase of the project. These 4 public streets provide proven legal access to this project.

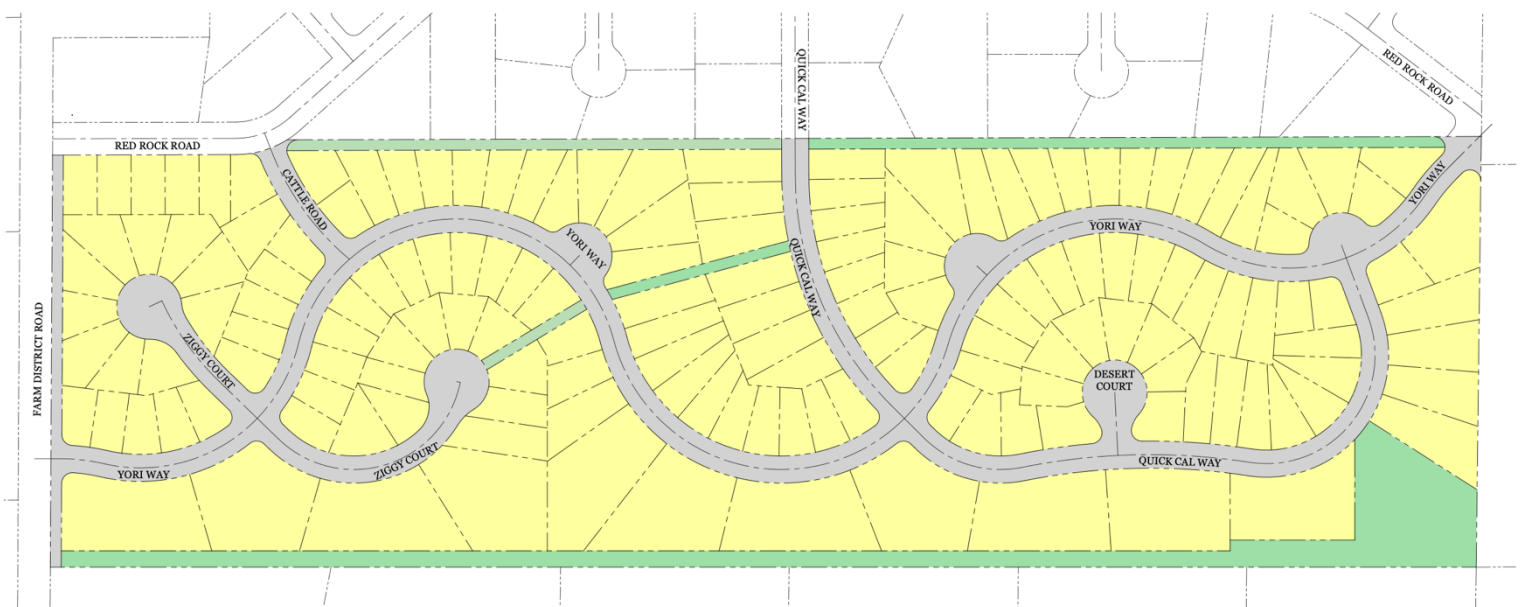


Figure 5 – Site Plan

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;

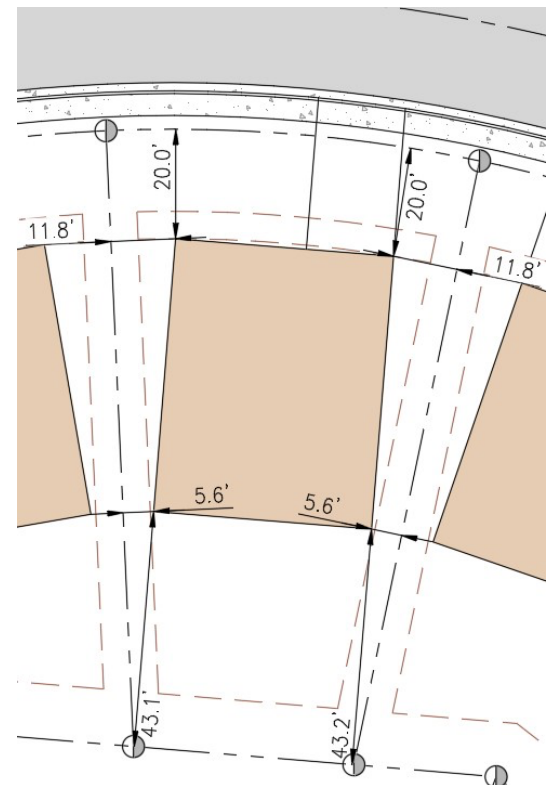


Figure 6 – Setback Diagram

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.

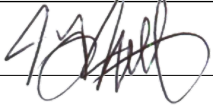


Planning Department
595 Silver Lace Blvd, Fernley, NV 89408
Land Division Application

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.

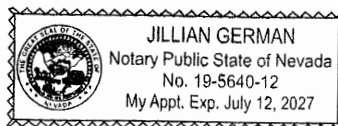
Dated this 14th day of May, 2024.

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

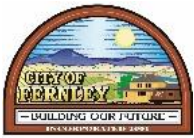
Date

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)

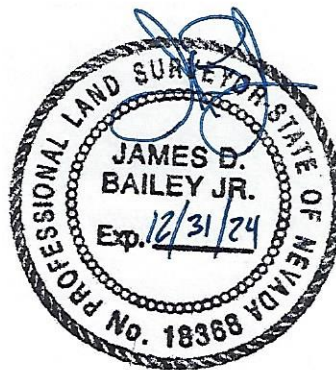
ALL THAT CERTAIN REAL PROPERTY BEING ALL OF THE YORI PARCEL AS SHOWN ON THE RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT FILE No. 90732 AND A PORTION OF THE GALLAWAY PARCEL AS SHOWN ON PARCEL MAP FILE No. 31048 OF LYON COUNTY RECORDS, LYING IN A PORTION OF THE NORTHWEST $\frac{1}{4}$ OF SECTION 22, 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.

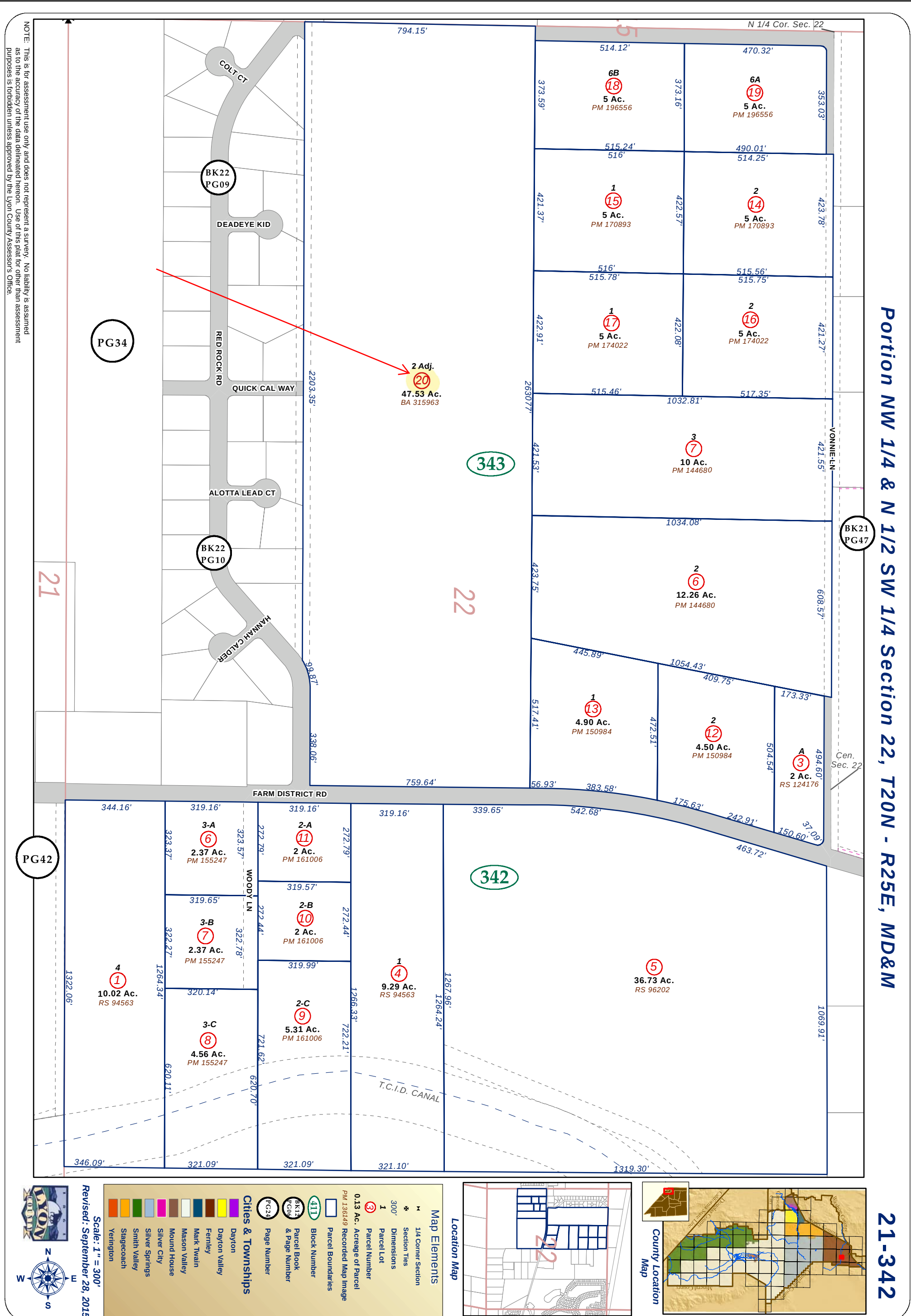
EXCEPTIONS FROM COVERAGE

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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Reno, NV 89509

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EXECUTIVE SUMMARY

Ekey 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

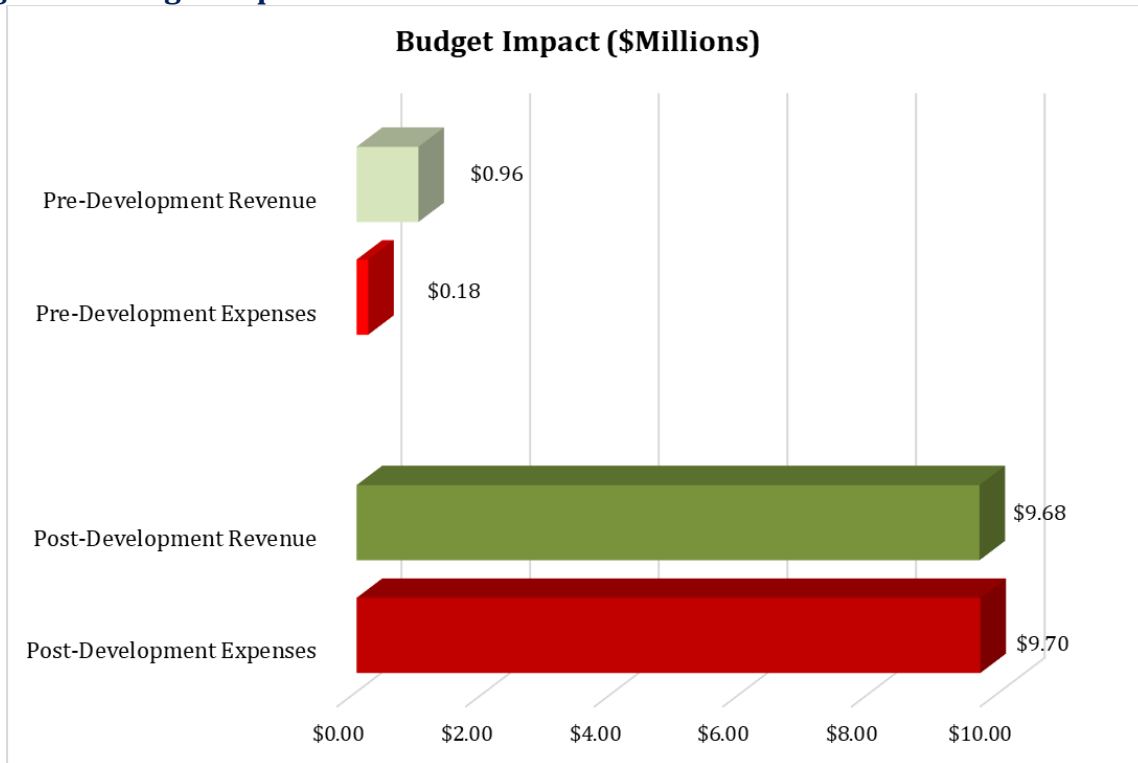
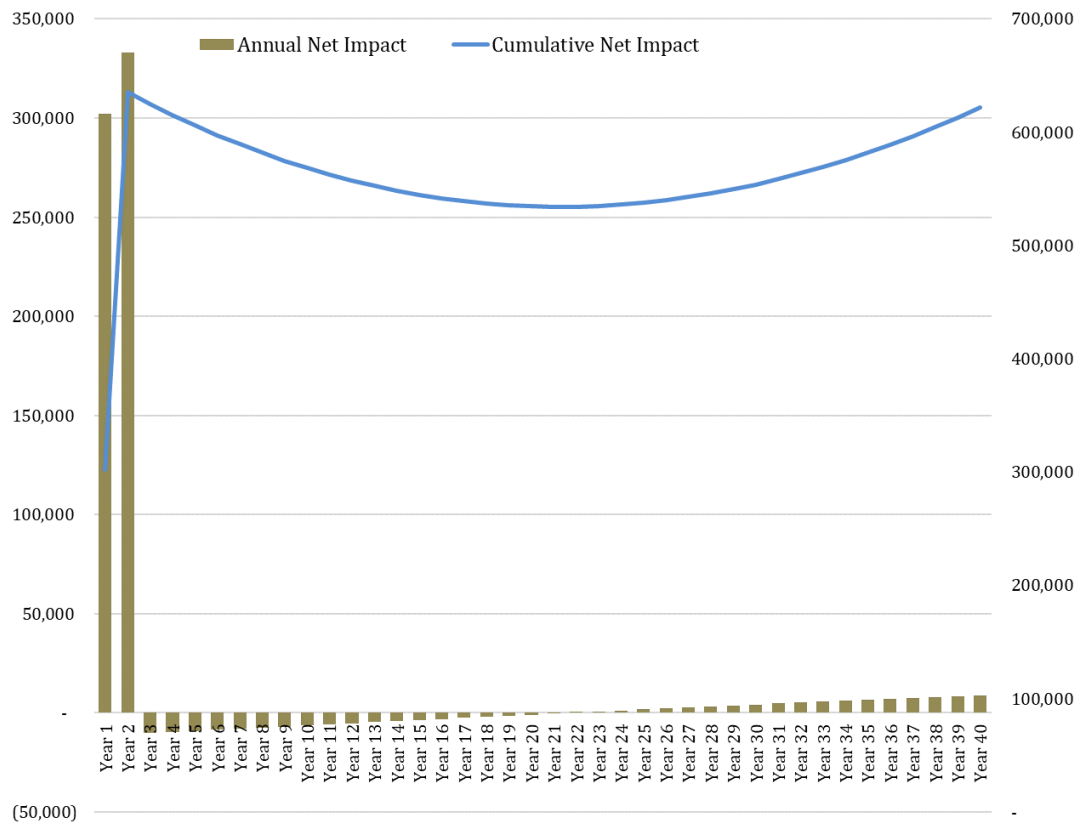


Figure 2. Fiscal Impact Analysis Results



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.
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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
<u>REVENUE</u>												
<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
<u>EXPENDITURES</u>												
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
<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	\$ 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

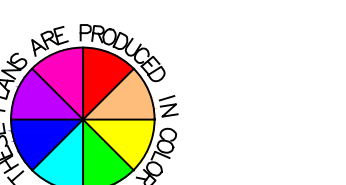


Yori Single Family

Cover Sheet

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

Project # 23-052
Drawn VICKS 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)

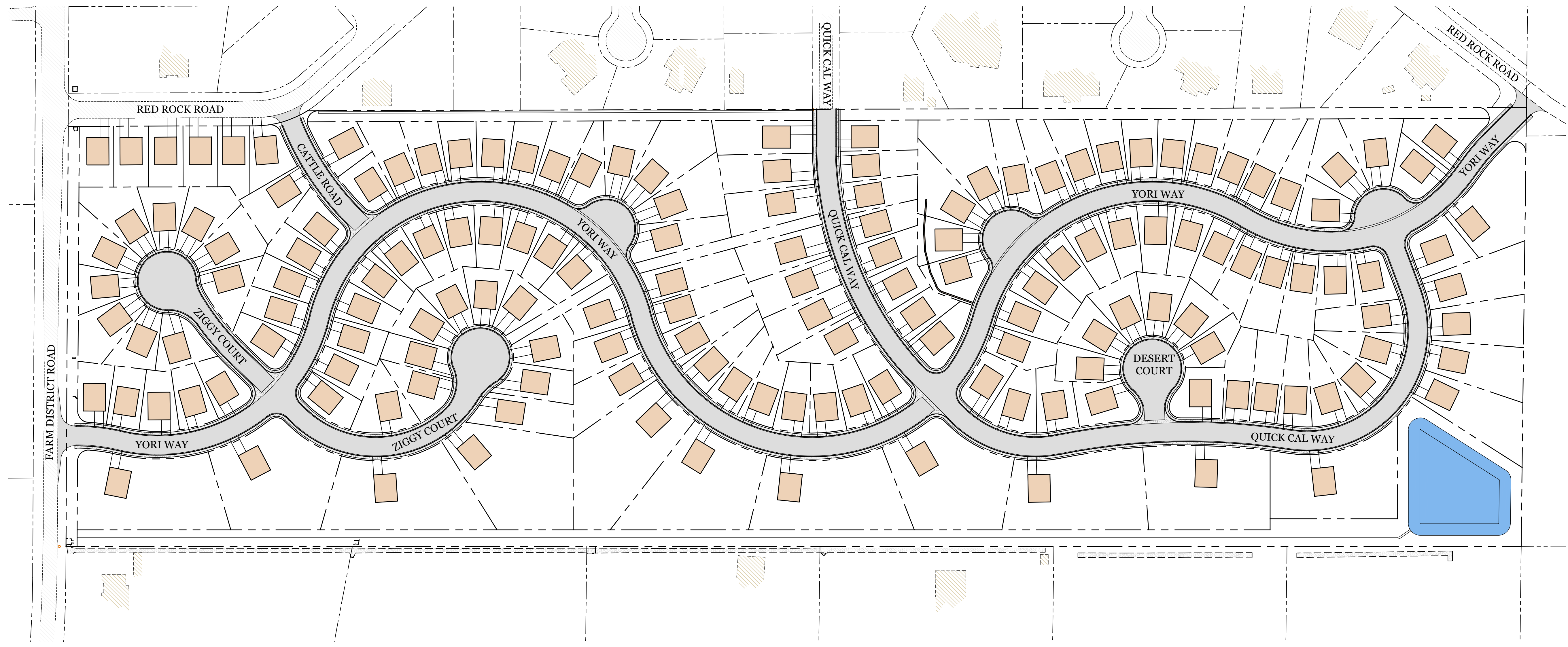
SANITARY WASTE MANAGEMENT (GM-14)

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

AGG – AGGREGATE

BC – BEGIN CURVE

BFC – BACK FACE OF CURB

BVC – BEGIN VERTICAL CURVE

BW – BOTTOM OF WALL

CLL – CENTERLINE

CB – CATCH BASIN

CFS – CUBIC FEET PER SECOND

CO – CLEAN OUT

CONC – CONCRETE

CONST – CONSTRUCT

COORD – COORDINATE

DET – DETAIL

DI – DROP INLET

DIP – DUCTILE IRON PIPE

DOM – DOMESTIC

E – EXISTING

EC – EXISTING GRADE

ELEV – ELEVATION

ENC – END CURVE

FDC – FIRE DEPARTMENT CONNECTION

FF – FINISHED FLOOR ELEVATION

FFC – FRONT FACE OF CURB

FG – FINISHED GRADE

FH – FIRE HYDRANT

FLC – FLOW LINE

FLD – FLANGE

FT – FOOT

GB – GRADE BREAK

GF – GARAGE FLOOR ELEVATION

GV – GATE VALVE

HC – HANDICAPPED

HP – HIGH POINT

IE – INVERT ELEVATION

IN – INCH

INT – INTERSECTION

IRR – IRRIGATION

L – LENGTH

LAT – LATERAL

LF – LINEAR FEET

LP – LOW POINT

LT – LEFT

MAX – MAXIMUM

MD – MAXIMUM DRY DENSITY

MH – MANHOLE

MIN – MINIMUM

MISC – MISCELLANEOUS

MOD – STANDARD

NPWL – NON POTABLE WATER LINE

NTS – NOT TO SCALE

OD – OUTSIDE DIAMETER

P – PROPOSED

PAD – PAD GRADE

PC – PORTLAND CEMENT CONCRETE

PI – POINT OF INTERSECTION

PIV – POST INDICATOR VALVE

PL – PROPERTY LINE

PO – PUSH ON

PRC – POINT OF REVERSE CURVATURE

PUE – PUBLIC UTILITY EASEMENT

PVC – POLYVINYL CHLORIDE

PVI – POINT OF VERTICAL INTERSECTION

Q₅ – FIVE YEAR FLOW RATE

Q₁₀₀ – ONE HUNDRED YEAR FLOW RATE

Q_{cap} – CAPACITY FLOW RATE

R – RADIUS

REF – REFERENCE

RJ – RESTRAINED JOINT

RP – RADIUS POINT

RT – RIGHT

RW – RIGHT-OF-WAY

LP – LOW POINT

SCH – SCHEDULE

SD – STORM DRAIN

SF – SQUARE FOOT

SS – SANITARY SEWER

STA – STATION

STD – STANDARD

SW – SIDEWALK

T – TANGENT

TB – THRUST BLOCK

TC – TOP OF CURB

TOE – TOE OF SLOPE

TOP – TOP OF SLOPE

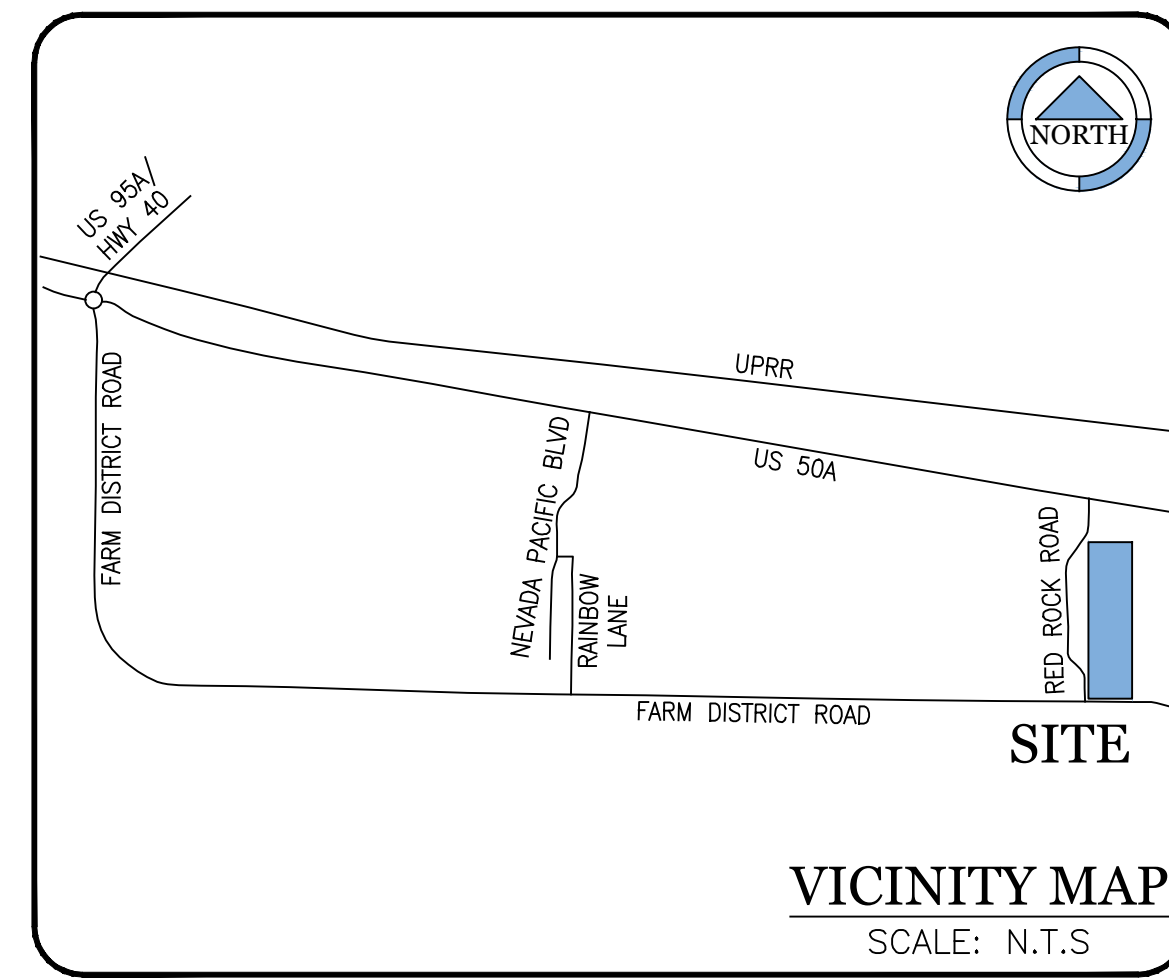
TW – TOP OF WALL

TPV – TYPICAL

V – VELOCITY

W – WATER

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 4199.00' 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
C3.1	GEOMETRIC SITE PLAN
C3.2	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

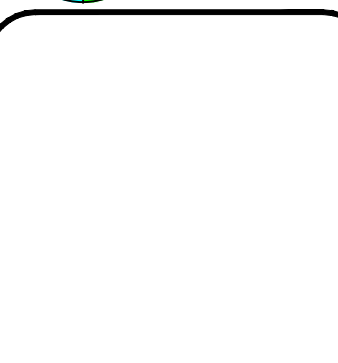
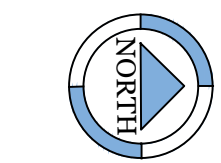
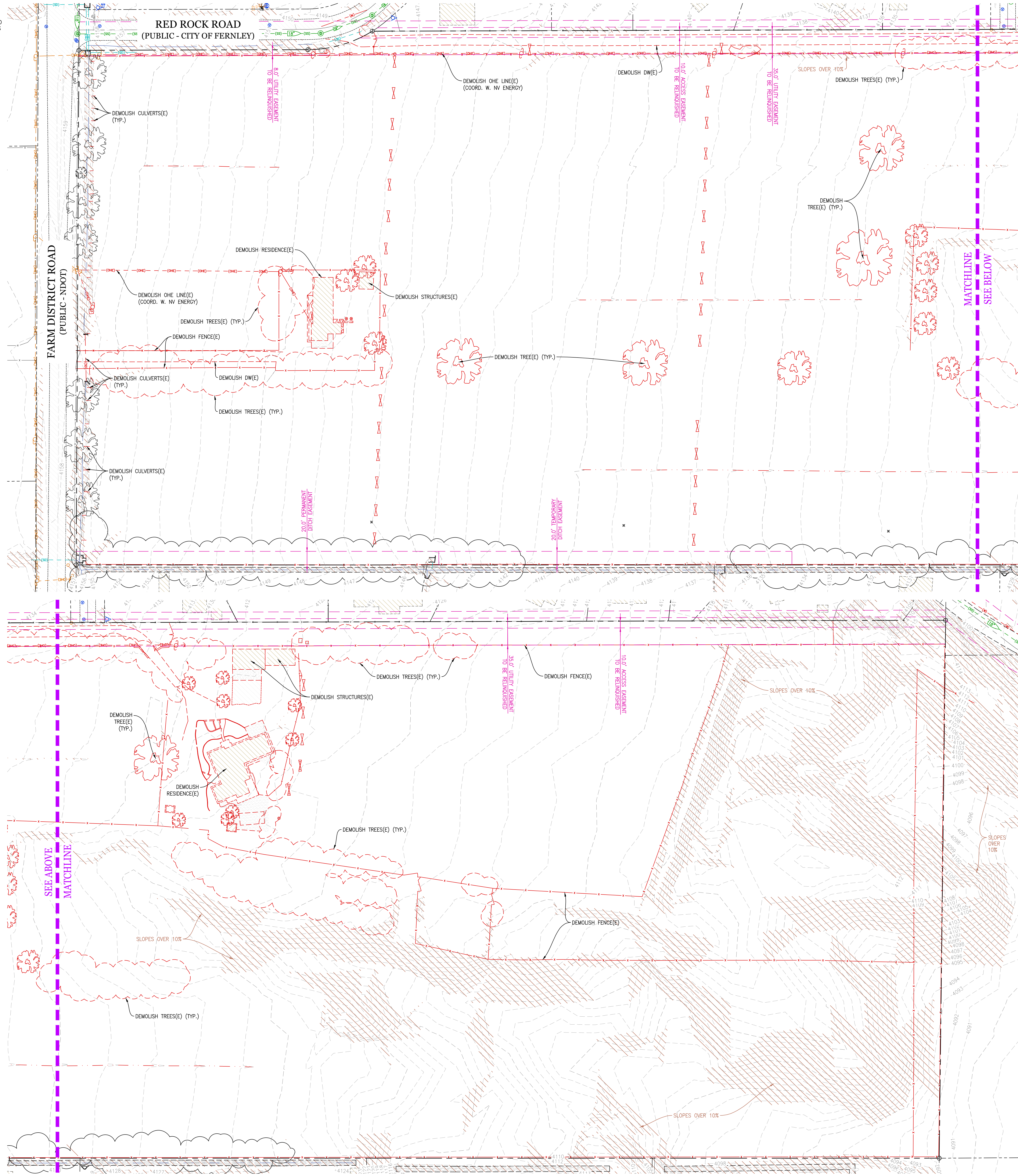
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DEMOLITION LEGEND

- (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	6833	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
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Yori Single Family

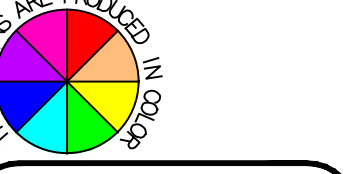
Geometric Plan

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

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

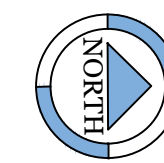


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C3.1

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Yori Single Family

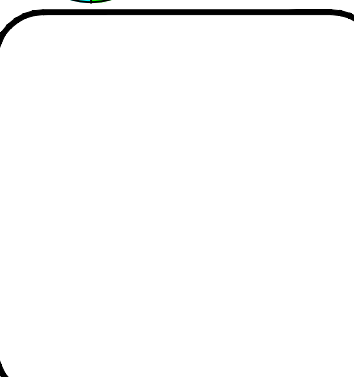
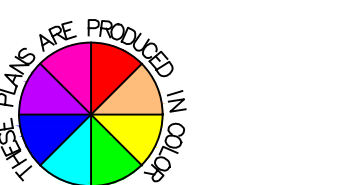
Geometric Plan

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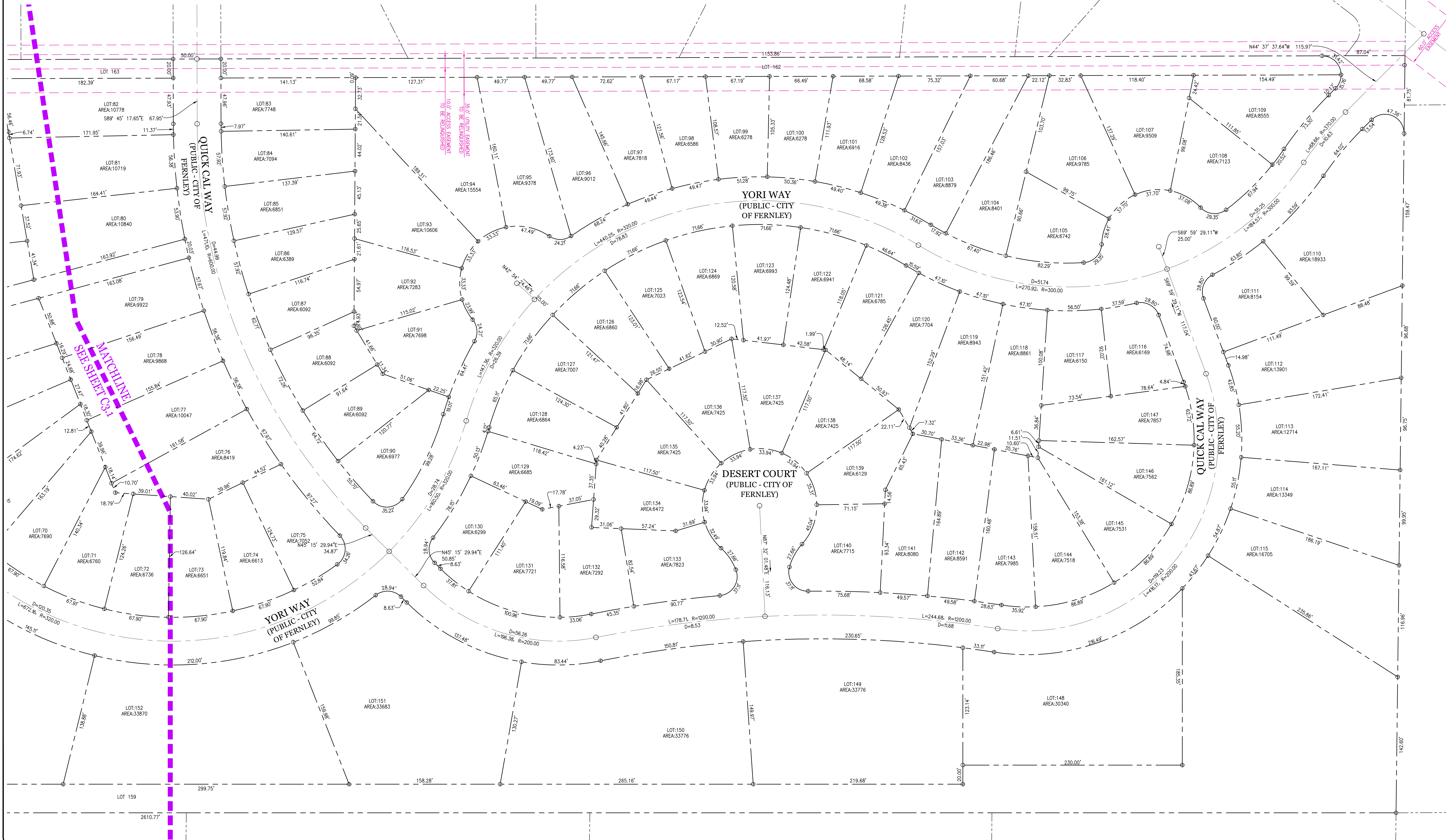
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PROFESSIONAL ENGINEER
MICHAEL W. VICKS
Exp. 6.30.2026
CIVIL
No. 21025
June 12, 2024



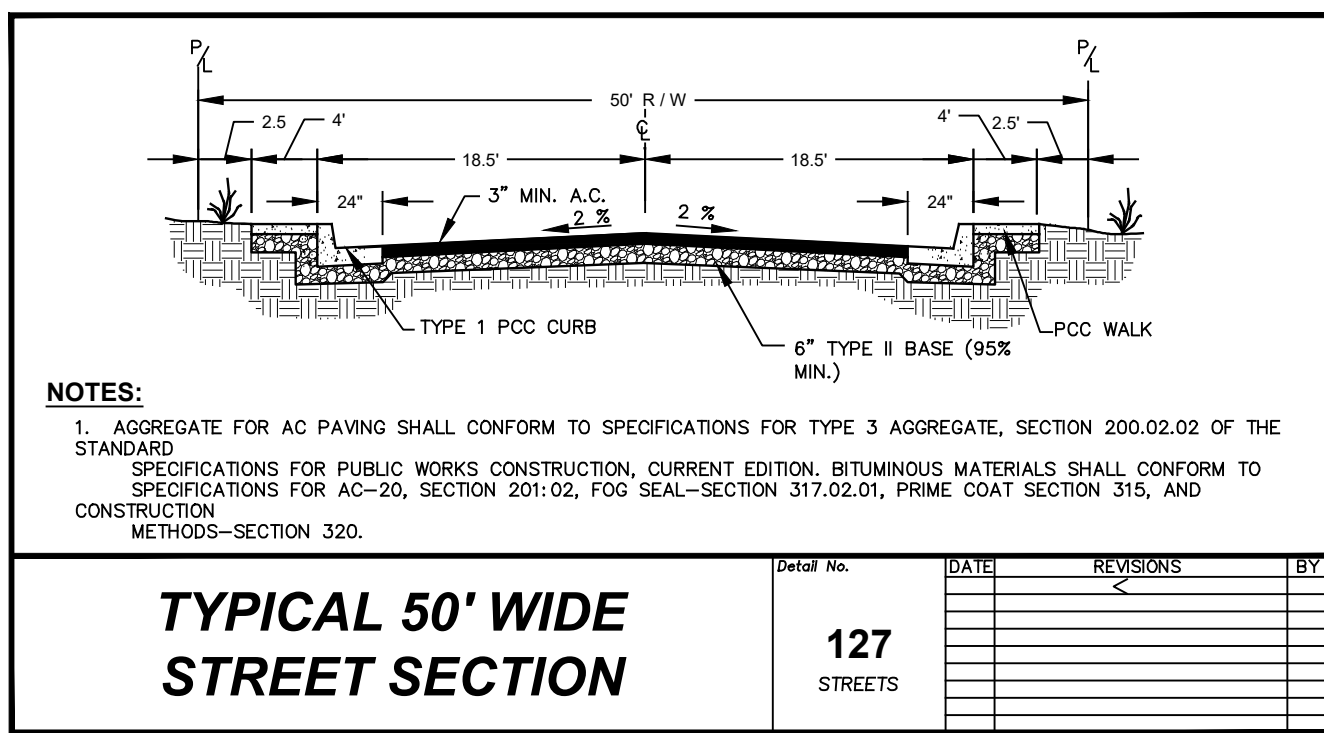
C3.2
4 of 10

1"=40'

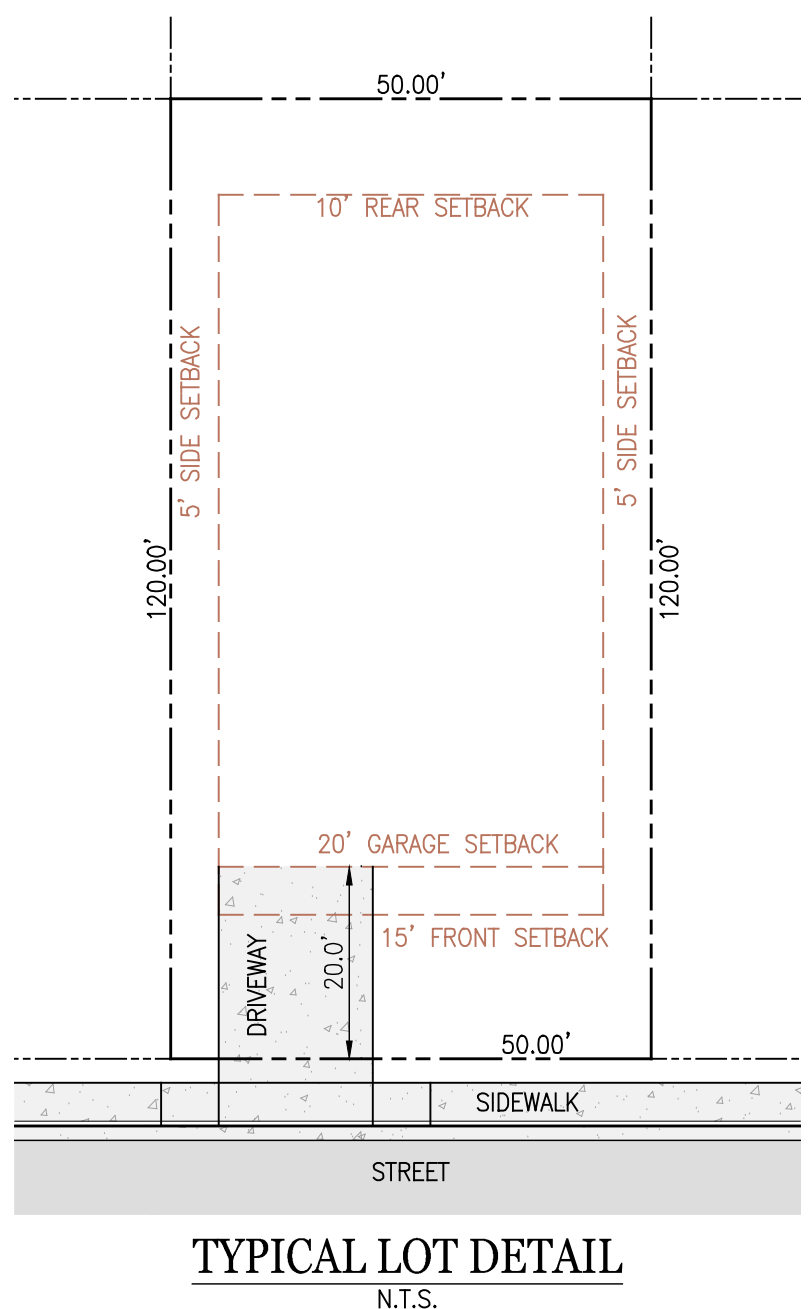


SITE & UTILITY NOTES

1. THE FIELD SURVEY PREPARED BY MERIDIAN SURVEYING & MAPPING, INC. IS THE BASIS OF THIS DESIGN. MNC 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 PRIORITY 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 MNC 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.

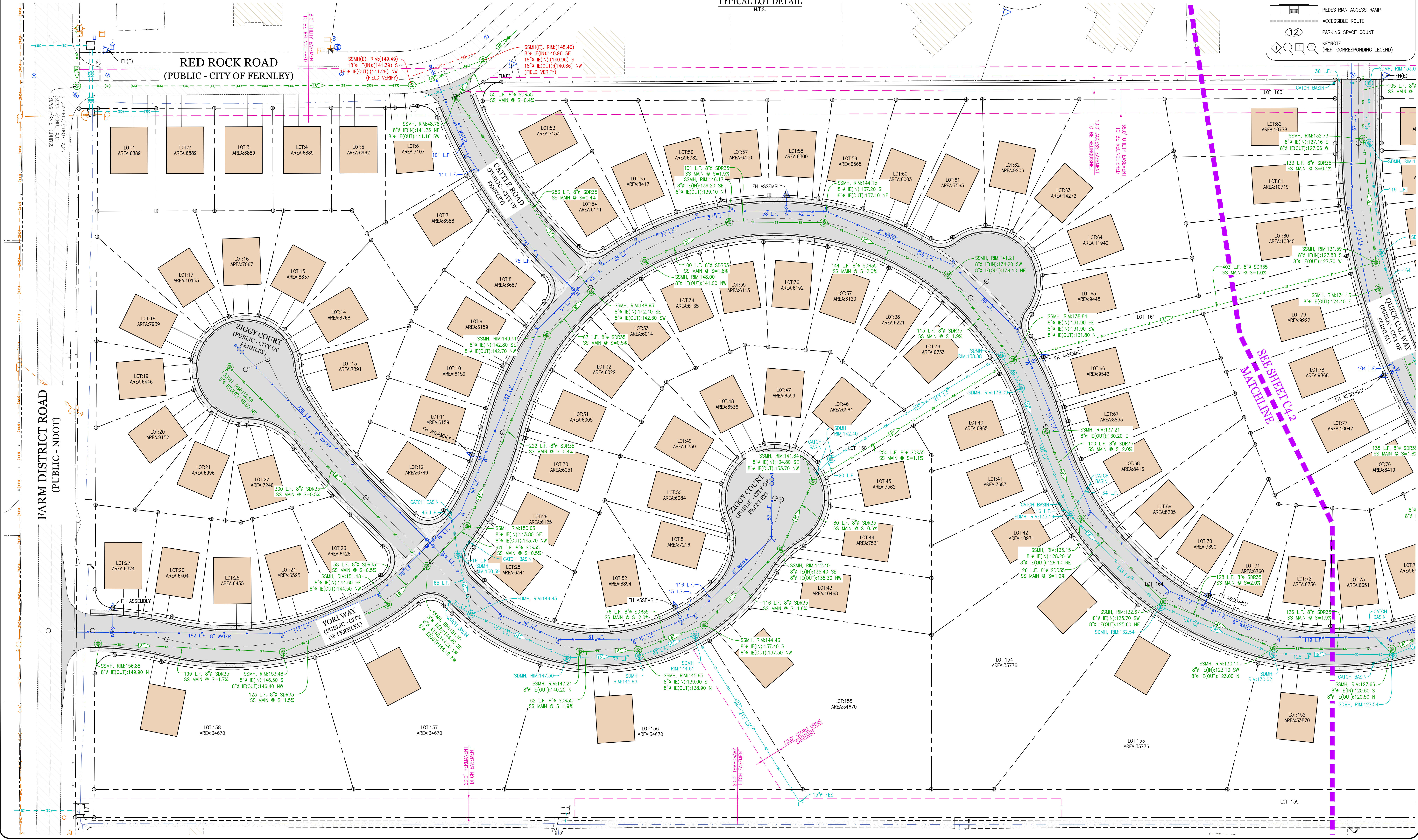


MANHOLE SCALE NOTE
SEWER AND STORM DRAIN MANHOLES HAVE BEEN SCALED UP TO BETTER DISTINGUISH UTILITY LAYOUTS. THERE ARE NO CONFLICTS WITH MANHOLES OVERLAPPING.

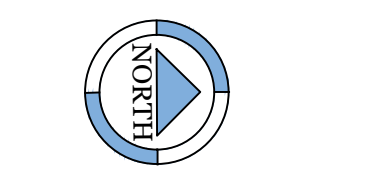


SITE & UTILITY LEGEND

- AC. PAVEMENT AREA
 - CONCRETE AREA
 - UTILITY
 - 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
 - ACCESSIBLE PARKING SPACE W. SIGN & PAVEMENT MARKINGS
 - PEDESTRIAN ACCESS RAMP
 - ACCESSIBLE ROUTE
 - PARKING SPACE COUNT
- KEYNOTE (REF. CORRESPONDING LEGEND)



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575 E. Plumb Lane #101
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
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Revisions



June 12, 2024

C4.1

SITE & UTILITY LEGEND

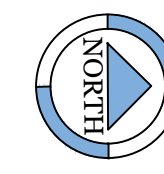
- A.C. PAVEMENT AREA
CONCRETE AREA
PROPOSED UTILITY LINE W. DESCRIPTION
EXISTING UTILITY LINE W. DESCRIPTION
FIRE HYDRANT ASSEMBLY (EXISTING/PROPOSED)
FLUSH VALVE ASSEMBLY (EXISTING/PROPOSED)
DUAL/SINGLE WATER SERVICE (EXISTING/PROPOSED)
AIR RELEASE VALVE ASSEMBLY (EXISTING/PROPOSED)
WATER MAIN TEE W. GATE VALVES & THRUST BLOCK
BACKFLOW PREVENTION ASSEMBLY
ELBOW W. THRUST BLOCK
MAHOLE 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)

ADD 4000' TO ALL SPOT ELEVATIONS

REFERENCE SHEET C4.1 FOR ADDITIONAL NOTES PERTAINING TO THE DESIGN

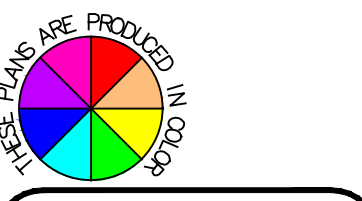


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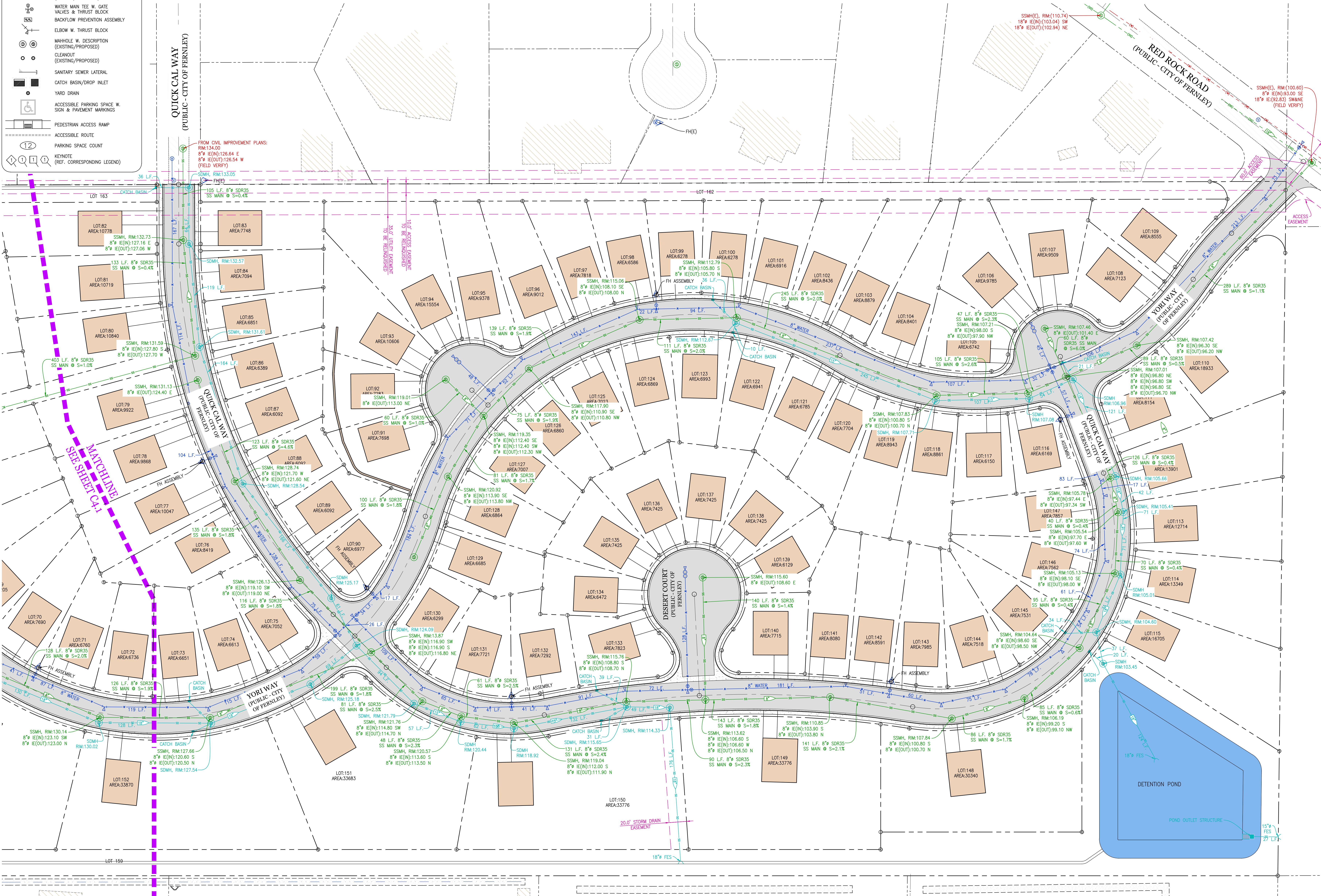


Yori Single Family
Site & Utility Plan

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C4.2
6 of 10



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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.

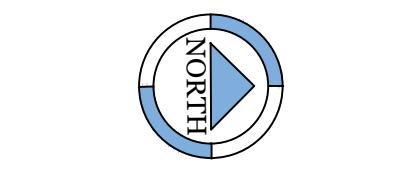
FLOOD ZONE
THIS SITE LIES IN FEMA FLOOD ZONE X (UNSHADED) (32019C0110E). ZONE X (UNSHADED) IS DEFINED AS AN AREA OF MINIMAL FLOOD HAZARD, WHICH ARE THE AREAS OUTSIDE THE 0.2-PERCENT-ANNUAL-CHANCE FLOODPLAIN.

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.

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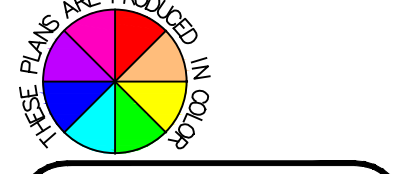
Yori Single Family
Grading Plan

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City of Fernley, Nevada

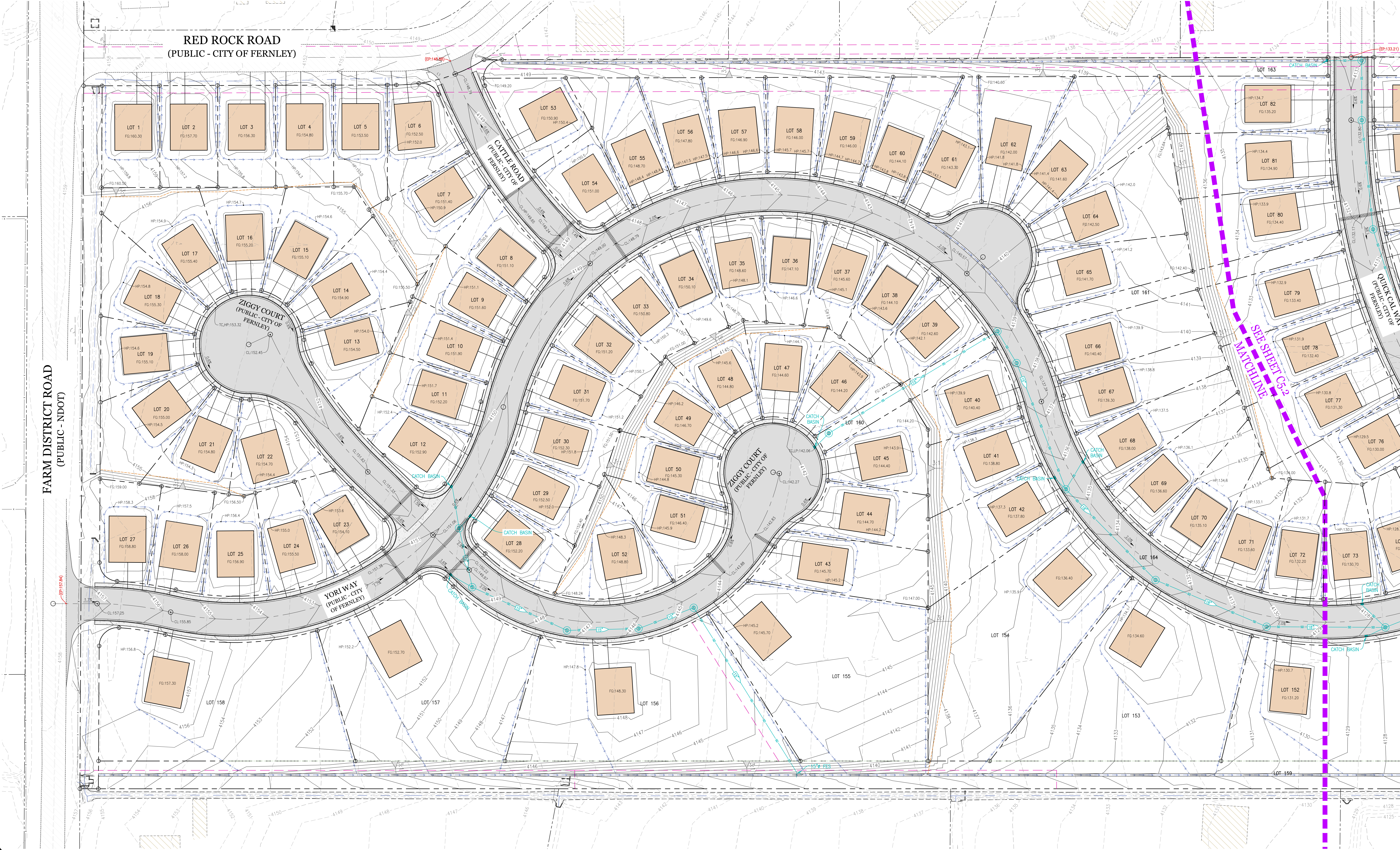
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PROFESSIONAL ENGINEER
MICHAEL W. VICKS
Exp. 6.30.2026
No. 21025
CIVIL
June 12, 2024



C5.1



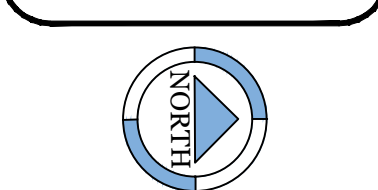
GRADING LEGEND

- 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

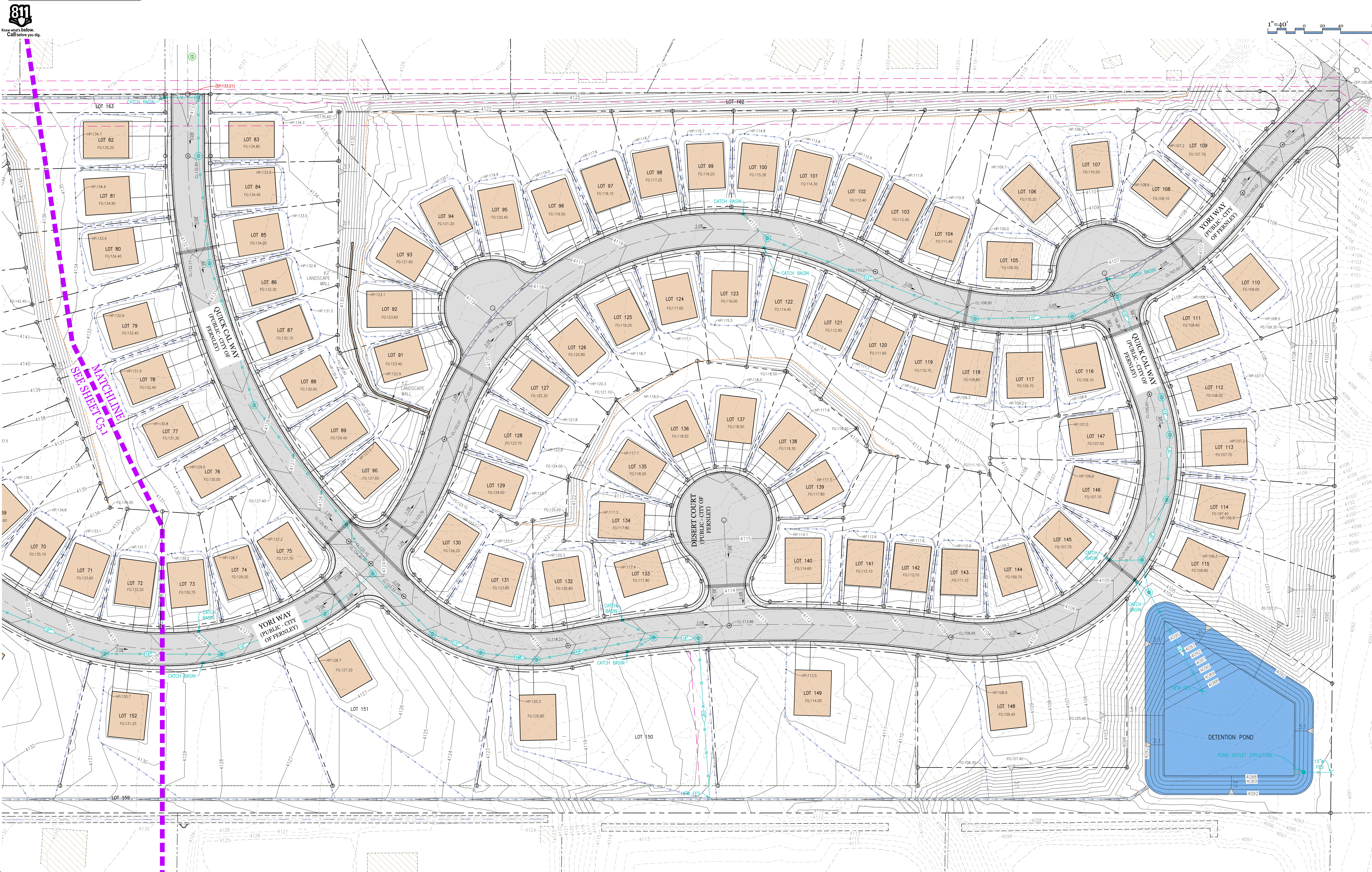
ADD 4000' TO ALL SPOT ELEVATIONS

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

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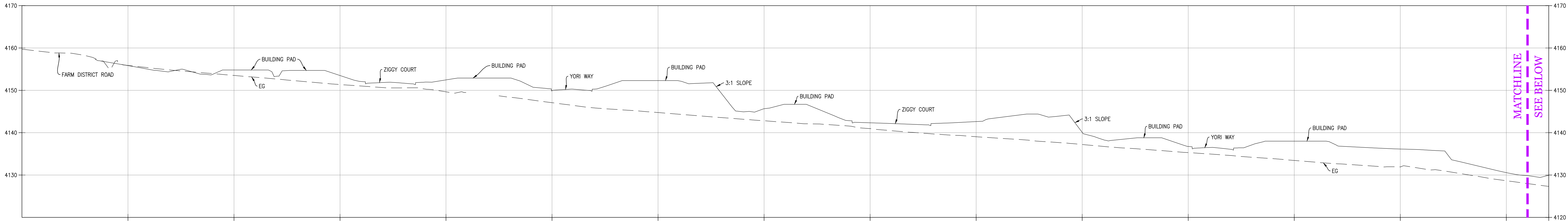
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Date 6.12.2024
Revisions

FOR REVIEW AND APPROVAL ONLY
NOT FOR CONSTRUCTION

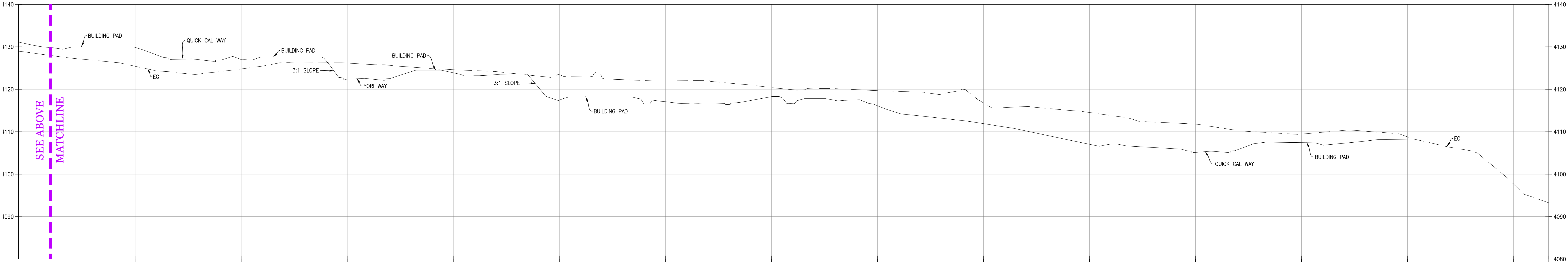
PROFESSIONAL ENGINEER - STATE OF NEVADA
MICHAEL W. VICKS
Exp. 6.30.2026
CIVIL
No. 21025
June 12, 2024

PLAN SET PROVIDED IN 2024

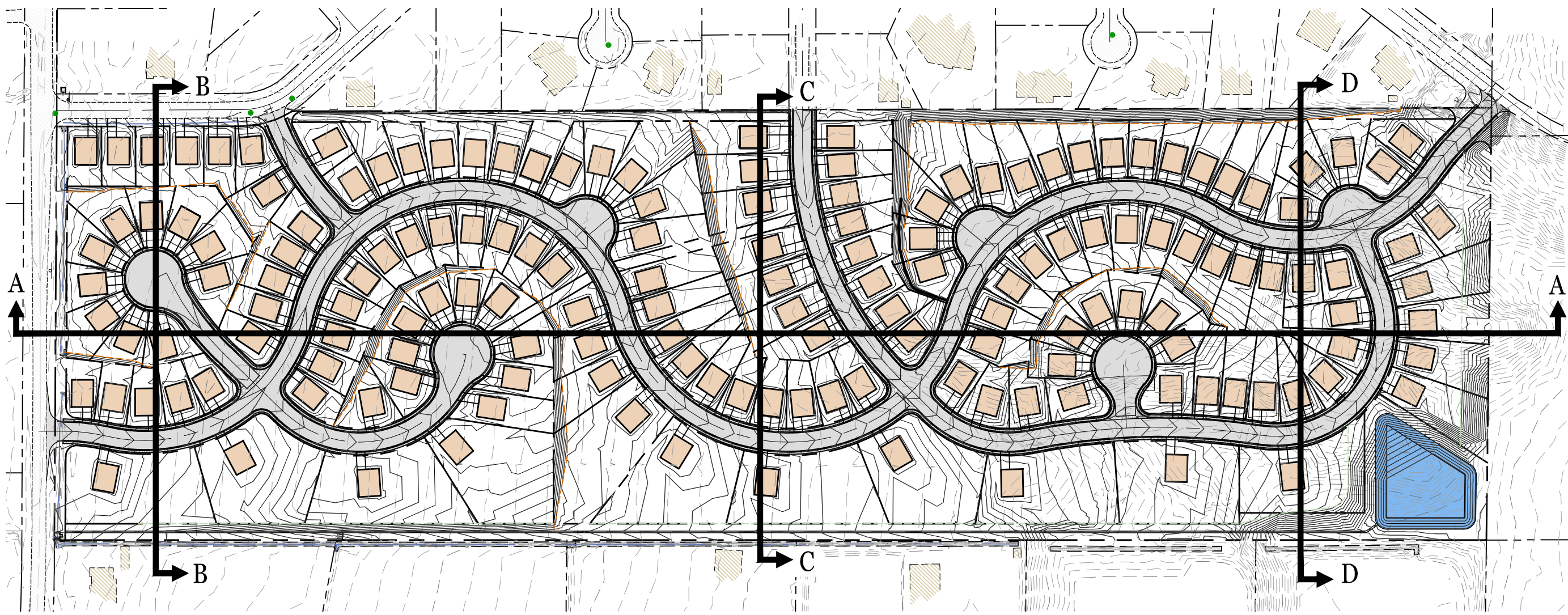
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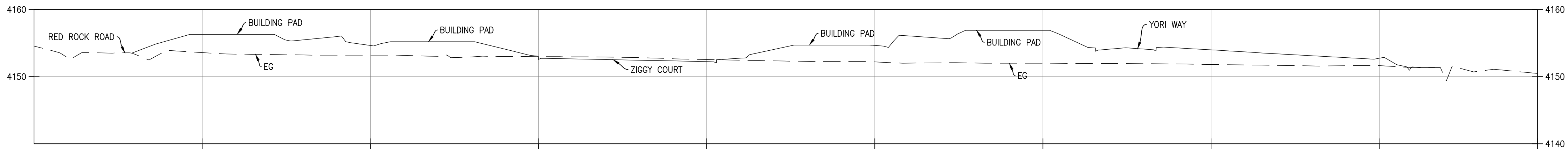
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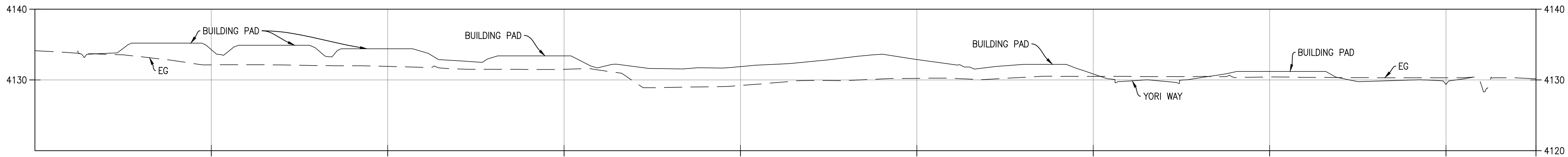
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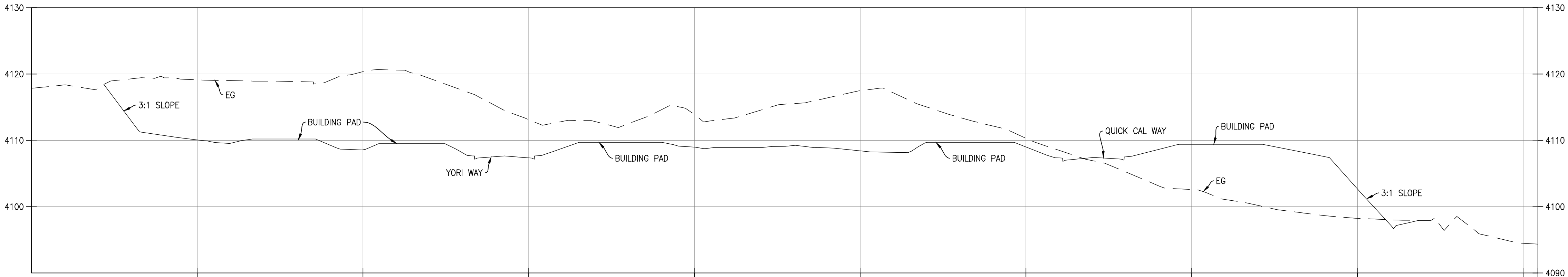
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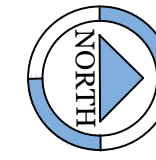


C-C
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VERTICAL SCALE: 1"=10'



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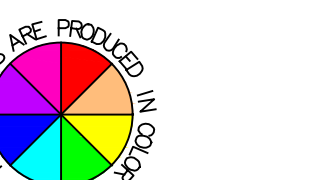
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Yori Single Family

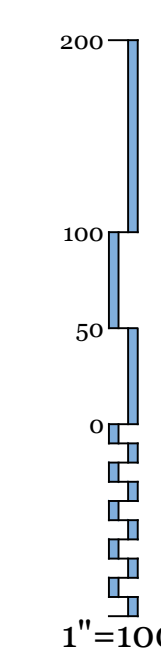
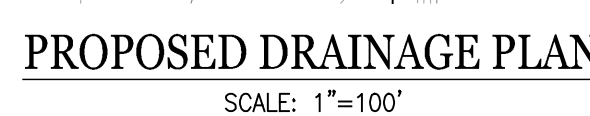
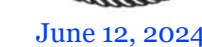
Cross Sections

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



Drainage Plan

Project #	23.05
Drawn	HB
Checked	MW
Date	6.12.202
△	Revision



YORI SUBDIVISION SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

LYON COUNTY, NEVADA

APN: 021-343-20

Prepared for:
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John Krmpotic
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Reno, NV 89501

Prepared by:
Kimley»Horn

May 2024
192466000
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TRAFFIC IMPACT STUDY

FOR

YORI SUBDIVISION SINGLE-FAMILY RESIDENTIAL DEVELOPMENT

Prepared for:

KLS Planning and Design

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EXECUTIVE SUMMARY

The purpose of this traffic study is to identify traffic generation characteristics of a proposed single-family residential development, identify potential traffic related impacts on the surrounding street network, and develop mitigation measures required for identified impacts.

The proposed Yori Subdivision Single-Family Residential Development is to be generally located east of Red Rock Road between US Highway 50 Alternate (US-50 Alt.) and Farm District Road (SR 828) on approximately 47.53 acres within APN 021-343-20 in Lyon County, Nevada. Upon completion, the buildout of the proposed development is anticipated to consist of 160 single-family residential lots.

Regional access to the single-family residential development is expected to be provided via US-50 Alt. and Interstate 80 (I-80). Primary access to the project site is anticipated to be from Red Rock Road and Farm District Road (SR 828). Direct access to the single-family residential development is planned to be provided by one (1) existing intersection (Red Rock Road and Quick Cal Way), two (2) full access drives (Project Access A and Project Access B) located on Red Rock Road, one (1) left-in/right-in/right-out only access drive (Project Access C) located on Farm District Road (SR 828).

As a part of this study the following seven (7) intersections were analyzed:

1. US-95 Alt./US-50 Alt./Farm District Road (SR 828)
2. US-50 Alt. and Red Rock Road
3. Red Rock Road and Project Access A (Full Access)
4. Red Rock Road and Quick Cal Way
5. Red Rock Road and Project Access B (Full Access)
6. Farm District Road (SR 828) and Red Rock Road
7. Farm District Road (SR 828) and Project Access C (Left-in/Right-in/Right-Out Only)

The scope of services is included in **Appendix A**. The study area intersections and project access drive are shown in **Figure E-1**.

Full buildout of the development is expected to generate approximately 1,510 daily weekday driveway trips, with 112 of these trips occurring during the morning peak hour and 150 trips occurring during the evening peak hour.

The proposed development traffic is anticipated to generate traffic volumes resulting in the following recommendations:

- The following modifications should be made to Farm District Road (SR 828) and Project Access C (#7):
 - The developer is recommended to space Project Access C at least 606 feet from Red Rock Road to stay within minor deviation standards as defined in the NDOT [Access Management System and Standards](#).
 - The eastbound left turn lane should be designed to accommodate a maximum 95th percentile queue length of 25 feet (in addition to deceleration length per NDOT standards). To preserve access to existing properties located along the south side of Farm District Road (SR 828), it is recommended that the developer install a Two-Way Left Turn Lane (TWLTL) between Project Access C and Red Rock Road.

- The developer is recommended to install an R1-1 “STOP” sign with appropriate pavement markings for the egressing access drives onto Red Rock Road (two drives) and Farm District Road (SR 828).
- The NDOT should perform an Intersection Control Evaluation (ICE) on the intersection of US-95 Alt./US-50 Alt./Farm District Road (SR 828) (#1). Based on Table 4, the LOS at the intersection does not fall below acceptable LOS as a result of this project. The ICE may recommend signalization or a multi-lane roundabout which could improve LOS at this intersection for 2046 Background conditions.
- All on-site and off-site signing and striping improvements should be incorporated into the Civil Drawings and conform to the current Manual on Uniform Traffic Control Devices (MUTCD), as applicable.
- The project is not anticipated to have significant impacts to the key study intersections and the surrounding street network.

Study Area Intersections

1. US-95 Alt/US-50 Alt/Farm District Road
2. US-50 Alternate and Red Rock Road
3. Red Rock Road and Project Access A
4. Red Rock Road and Quick Cal Way
5. Red Rock Road and Project Access B
6. Farm District Road and Red Rock Road
7. Farm District Road and Project Access C



Legend

- # Study Area K
- X Project Access

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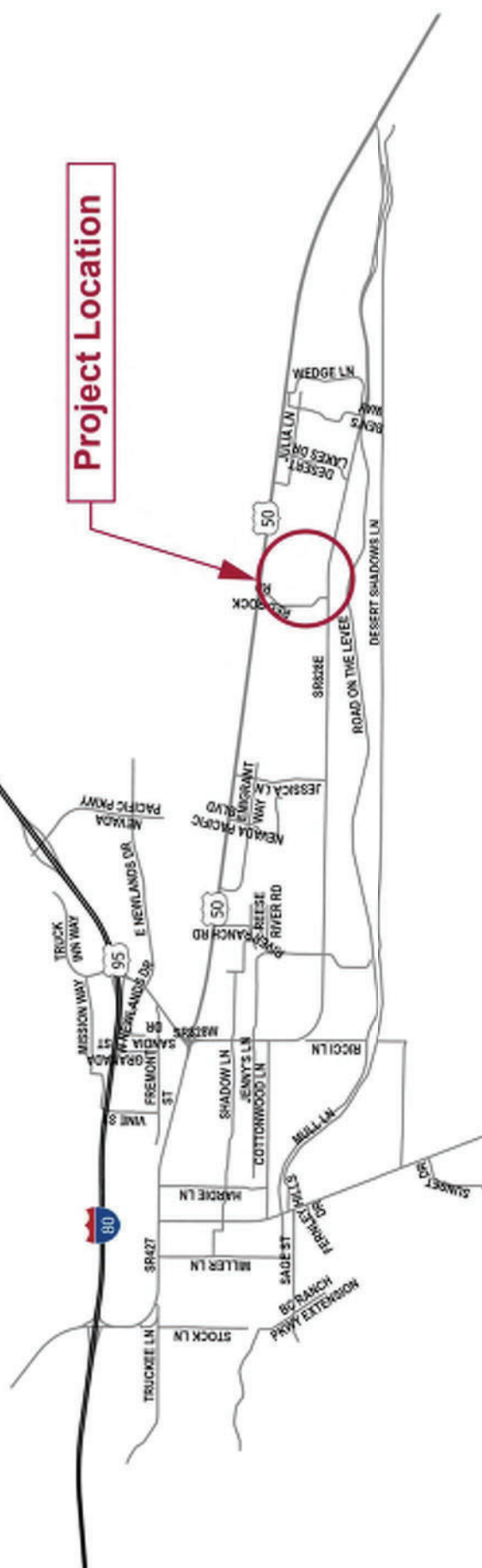
1. INTRODUCTION

Kimley-Horn and Associates, Inc. has been retained by KLS Planning and Design to prepare a traffic impact study for a single-family residential development. The purpose of this traffic impact study is to identify traffic generation characteristics of the proposed development, identify potential traffic related impacts on the local street system, and develop mitigation measures required for the identified impacts.

The proposed Yori Subdivision Single-Family Residential Development is to be generally located east of Red Rock Road between US Highway 50 Alternate (US-50 Alt.) and Farm District Road (SR 828) on approximately 47.53 acres within APN 021-343-20 in Lyon County, Nevada. Upon completion, the buildout of the proposed development is anticipated to consist of 160 single-family residential houses. A site plan for the proposed development is included in **Appendix B**. The location of the project site with respect to the City of Fernley is shown on **Figure 1**.

Regional access to the single-family residential development is expected to be provided via US-50 Alt. and Interstate 80 (I-80). Primary access to the project site is anticipated to be from Red Rock Road and Farm District Road (SR 828). Direct access to the single-family residential development is planned to be provided by one (1) existing intersection (Red Rock Road and Quick Cal Way), two (2) full access drives (Project Access A and Project Access B) located on Red Rock Road, one (1) left-in/right-in/right-out only access drive (Project Access C) located on Farm District Road (SR 828).

Project Location



**Yori Subdivision Single-Family Residential Development
Vicinity Map**

Figure 1

2. EXISTING CONDITIONS

This section of the report details existing conditions near the project site.

2.1. Study Area Intersections

As a part of this study the following seven (7) intersections were analyzed:

1. US-95 Alt./US-50 Alt./Farm District Road (SR 828)
2. US-50 Alt. and Red Rock Road
3. Red Rock Road and Project Access A (Full Access)
4. Red Rock Road and Quick Cal Way
5. Red Rock Road and Project Access B (Full Access)
6. Farm District Road (SR 828) and Red Rock Road
7. Farm District Road (SR 828) and Project Access C (Left-in/Right-in/Right-Out Only)

2.2. Existing Land Uses

The location for the proposed single-family residential development is currently undeveloped. The area surrounding the project site is composed primarily of residential land uses and undeveloped land zoned for commercial use. The location of the project site and study area intersections are shown on **Figure 2**.

2.3. Existing Lane Configurations and Control

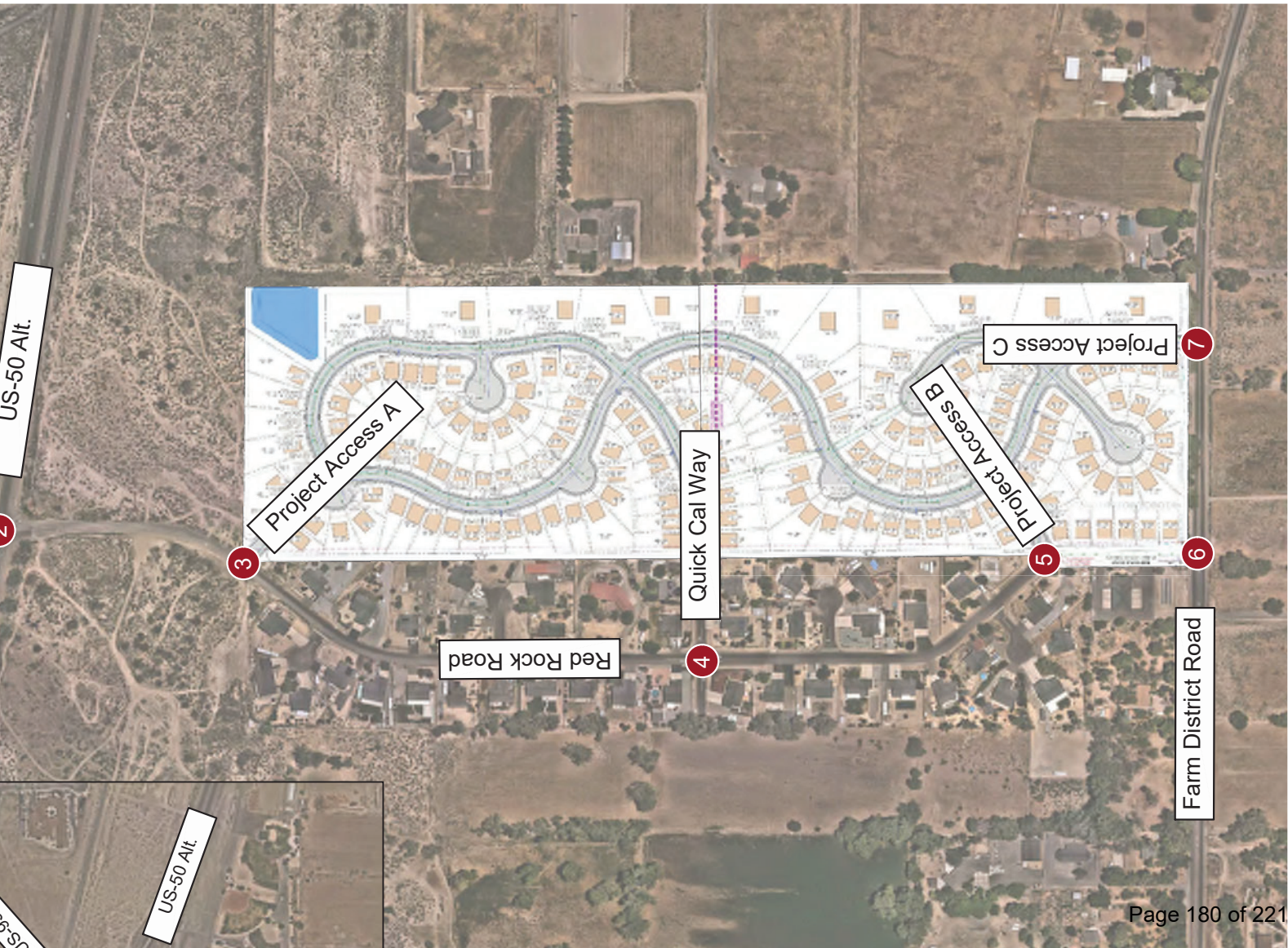
Regional access to the single-family residential development is expected to be provided via US-50 Alt. and I-80. Primary access to the project site is anticipated to be from Red Rock Road and Farm District Road (SR 828). Direct access to the single-family residential development is planned to be provided by one (1) existing intersection (Red Rock Road and Quick Cal Way), two (2) full access drives (Project Access A and Project Access B) located on Red Rock Road, and one (1) left-in/right-in/right-out only access drive (Project Access C) located on Farm District Road (SR 828). Existing lane configuration and traffic control at the time of this study are illustrated in **Figure 2**.

2.4. Existing Turning Movements

Existing AM and PM peak hour turning movement data was field counted, as summarized in **Table 1** for the study area intersections identified in **Section 2.1**. Count data sheets are provided in **Appendix C**. Turning movement volumes at Red Rock Road and Project Access A (#3) and Farm District Road and Project Access C (#7) were estimated using data collected at adjacent intersections. **Figure 3** illustrates the 2023 existing peak hour traffic volumes.

Table 1 – Peak Hour Turning Movement Count Data

Intersection	Count Date
US-95 Alt./US-50 Alt./Farm District Road (SR 828) (#1)	Thursday, April 25, 2024
US-50 Alt. and Red Rock Road (#2)	Wednesday, April 24, 2024
Red Rock Road and Quick Cal Way (#4)	Wednesday, April 24, 2024
Red Rock Road and Project Access B (#5)	Thursday, April 25, 2024
Farm District Road (SR 828) and Red Rock Road (#6)	Wednesday, April 24, 2024



1 199(525) → 133(216) → 240(599) →	188(190) → 142(128) → 54(302) →	97(45) → 344(304) → 62(87) →	2 487(529) ← 0(3) ←	381(639) → 11(19) → 41(18) →	US-50 Alt. and Red Rock Road
3 11(22) →	43(20) →	Peak Hours 7:00 AM - 8:00 AM (4:30 PM - 5:30 PM)	4 14(23) → 1(0) →	38(18) →	Red Rock Road and Project Access A
6 6(9) → 8(6) →	9(15) → 126(128) →	Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM)	7 134(105) ←	134(134) →	Farm District Road and Red Rock Road
5 19(24) →	Peak Hours 7:00 AM - 8:00 AM (4:15 PM - 5:15 PM)	Red Rock Road and Quick Cal Way	7 134(105) ←	134(134) →	Farm District Road and Project Access C

Legend

#

X

← xx (xx)

Study A
Project
AM(PM)

3. FUTURE CONDITIONS

This section of the report details the conditions that are expected in the future at the time the proposed project is anticipated to be completed.

3.1. Background Lane Configuration and Control

Expected speed limits, lane configuration, and traffic control for background conditions in 2026 and 2046 are expected to remain the same as existing speed limits, lane configuration, and traffic control as illustrated in **Figure 2**.

3.2. Buildout Background Traffic

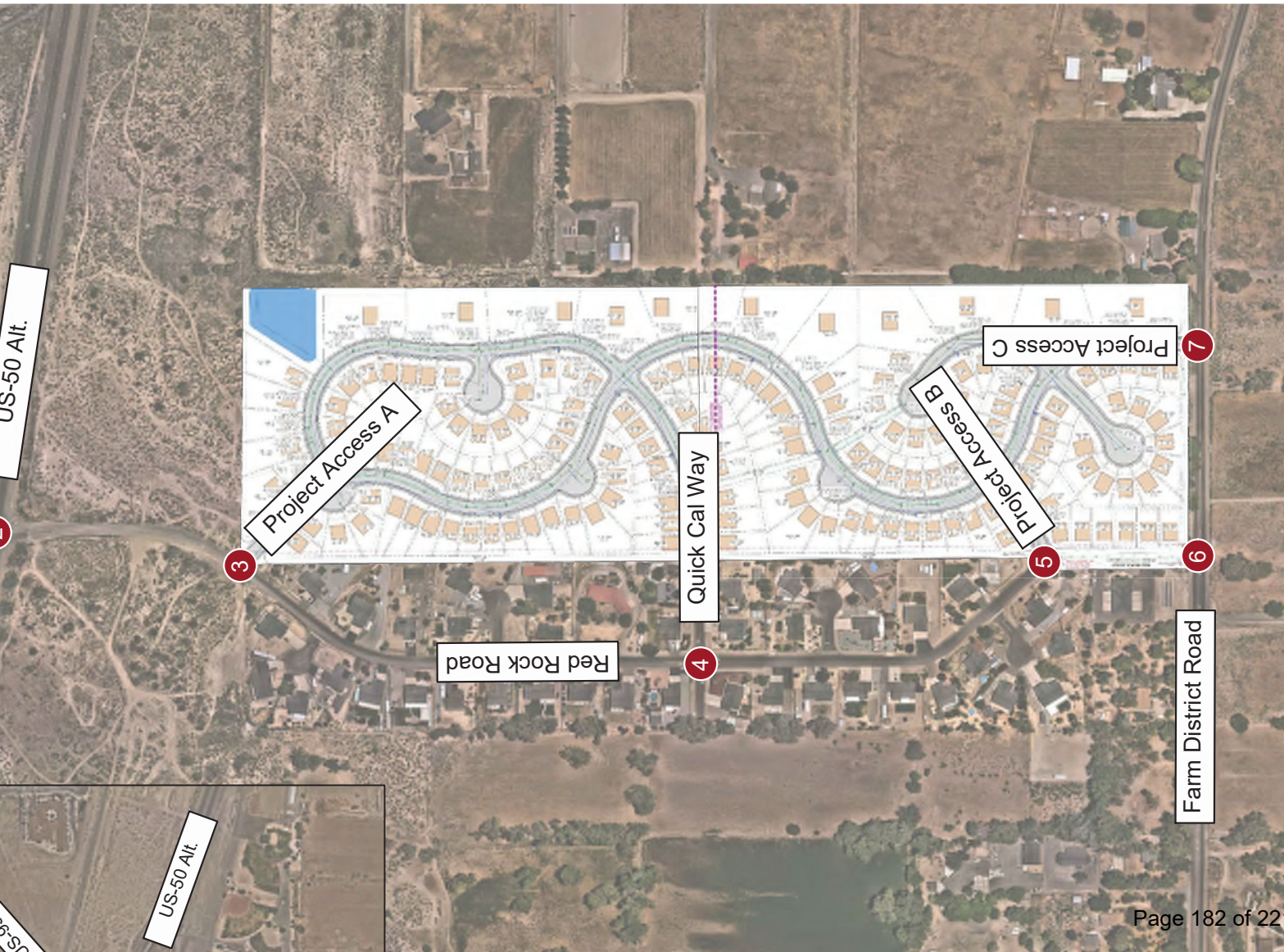
To accurately determine the impact of project traffic, it is necessary to establish future baseline traffic volumes along roadways in the vicinity of the proposed development. An annual growth rate of approximately two percent (2%) was obtained from the evaluation of six (6) Nevada Department of Transportation (NDOT) count stations (0190034, 0190057, 0190035, 0190033, 0190032, and 0190036). Three (3) count stations were located at the intersection of US-95 Alt./US-50 Alt./Farm District Road (SR 828) (0190033, 0190032, and 0190036), one (1) count station was located on US-50 Alt. 0.80 miles west of Red Rock Road (0190034), one (1) count station was located on Red Rock Road (0190057), and one (1) count station was located on Farm District Road (SR 828) 560 feet west of US-50 Alt. (0190035). Growth rate calculations are provided in **Appendix D**.

Existing 2024 peak hour traffic volumes were grown for ten years at two percent (2%) to obtain future background peak hour traffic volumes in 2026 when the project is anticipated to be fully completed. The 2026 and 2046 background peak hour traffic volumes at the key intersections are illustrated in **Figure 4** and **Figure 5**, respectively.

3.3. Background Plus Project Lane Configuration and Control

Regional access to the single-family residential development is expected to be provided via US-50 Alt. and I-80. Primary access to the project site is anticipated to be from Red Rock Road and Farm District Road (SR 828). Direct access to the single-family residential development is planned to be provided by one (1) existing intersection (Red Rock Road and Quick Cal Way), two (2) full access drives (Project Access A and Project Access B) located on Red Rock Road, and one (1) left-in/right-in/right-out only access drive (Project Access C) located on Farm District Road (SR 828).

The 2026 and 2046 background plus project speed limits, lane configuration, and traffic control in 2026 are illustrated in **Figure 4**.



1 Peak Hours 7:00 AM - 8:00 AM (4:30 PM - 5:30 PM) 207(546) → 138(225) → 250(623) → 196(198) → 148(133) → 56(314) →	1 Peak Hours 7:00 AM - 8:00 AM (4:30 PM - 5:30 PM) 101(47) → 358(316) → 65(91) → 196(198) → 148(133) → 56(314) →	2 Peak Hours 7:00 AM - 8:00 AM (4:15 PM - 5:15 PM) 43(19) → 396(665) → 11(20) →	3 Peak Hours 7:00 AM - 8:00 AM (4:15 PM - 5:15 PM) 11(23) → 45(21) →	4 Peak Hours 7:00 AM - 8:00 AM (4:15 PM - 5:15 PM) 15(24) → 1(0) →	5 Peak 7:00 AM - (4:15 PM - 20(25) →
1 Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) 6(9) → 8(6) → 21(9) → 119(100) →	6 Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) 9(16) → 131(133) →	7 Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) 139(139) → 139(109) →	7 Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) 139(139) →	7 Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) 139(139) →	7 Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) 139(139) →

Study A

Project

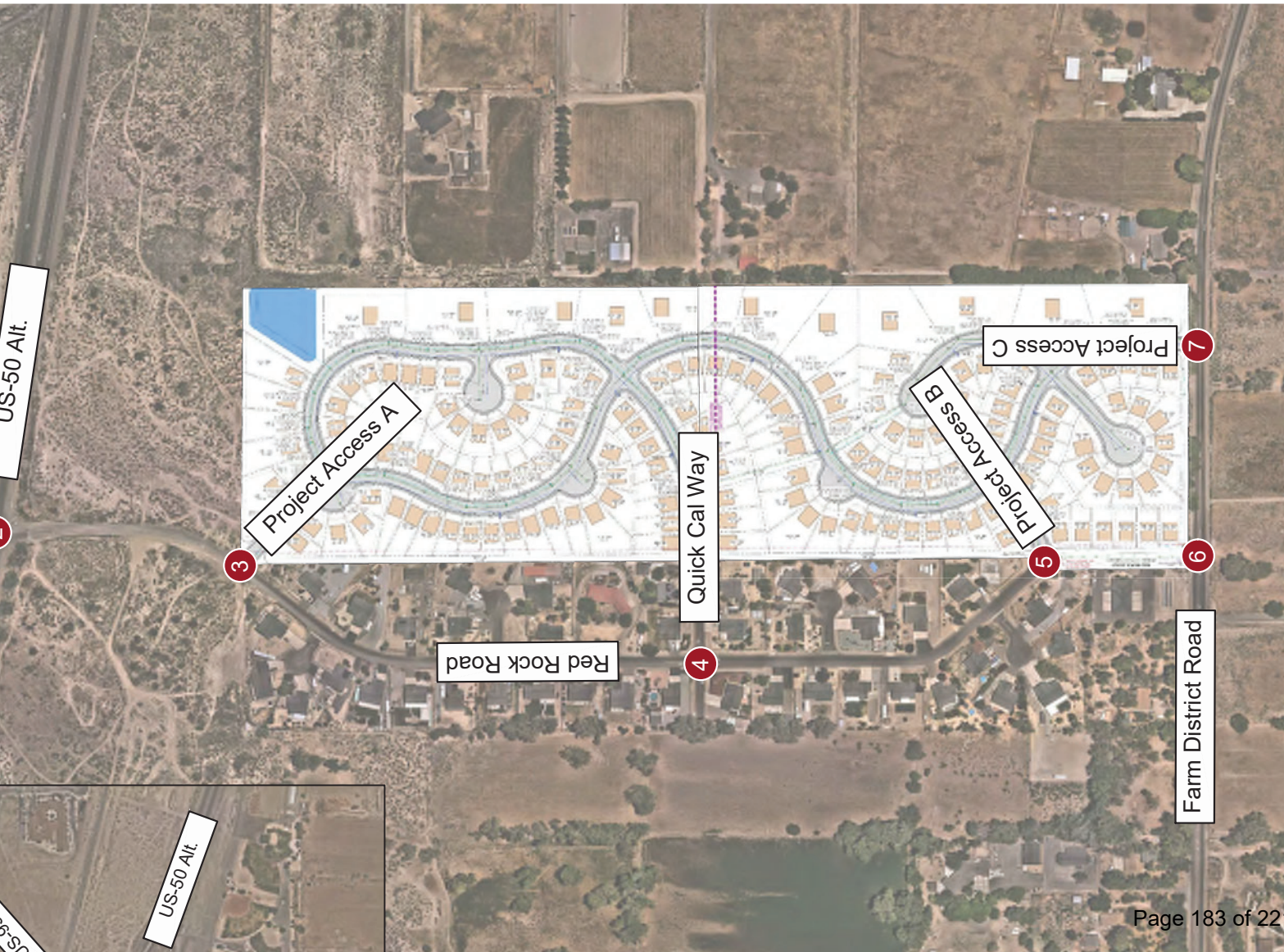
AM(PM

#

X

← xx (xx)

Legend



1 308(812) → 206(334) → 371(926) →	291(294) → 220(198) → 83(467) →	US-95 Alt./US-50 Alt./Farm District Road	2 ← 753(818) ← 0(5)	589(988) → 17(29) → 63(28) → 3(3) →	US-50 Alt. and Red Rock Road	3 Peak Hours 7:00 AM - 8:00 AM (4:30 PM - 5:30 PM) 17(34) → 66(31) →	4 Peak Hours 7:00 AM - 8:00 AM (4:15 PM - 5:15 PM) 22(36) → 2(0) →	Red Rock Road and Quick Cal Way	5 Peak 7:00 AM - (4:15 PM - 29(37) →	Red Rock Road and
6 9(14) → 12(9) → 31(14) → 176(148) →	14(23) → 195(198) →	Farm District Road and Red Rock Road	7 207(207) → 207(162) →		Farm District Road and Project Access C	6 Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) 9(14) → 12(9) → 31(14) → 176(148) →	7 Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) 207(207) → 207(162) →			

Legend

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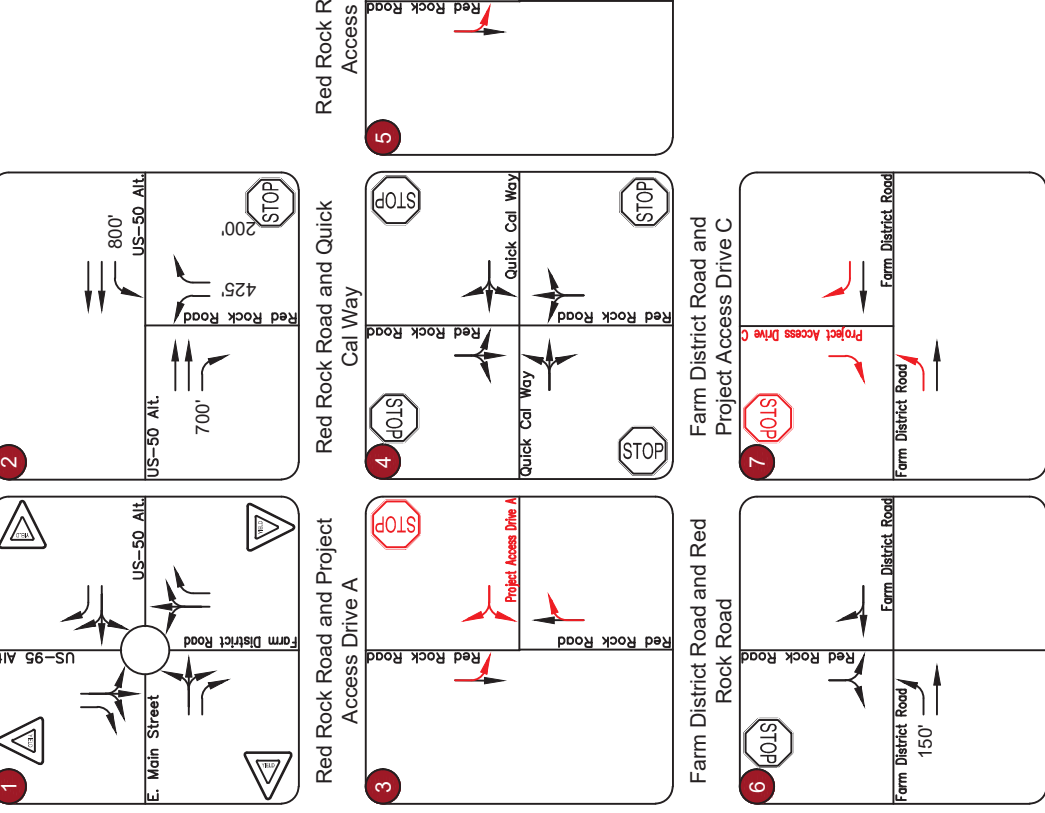
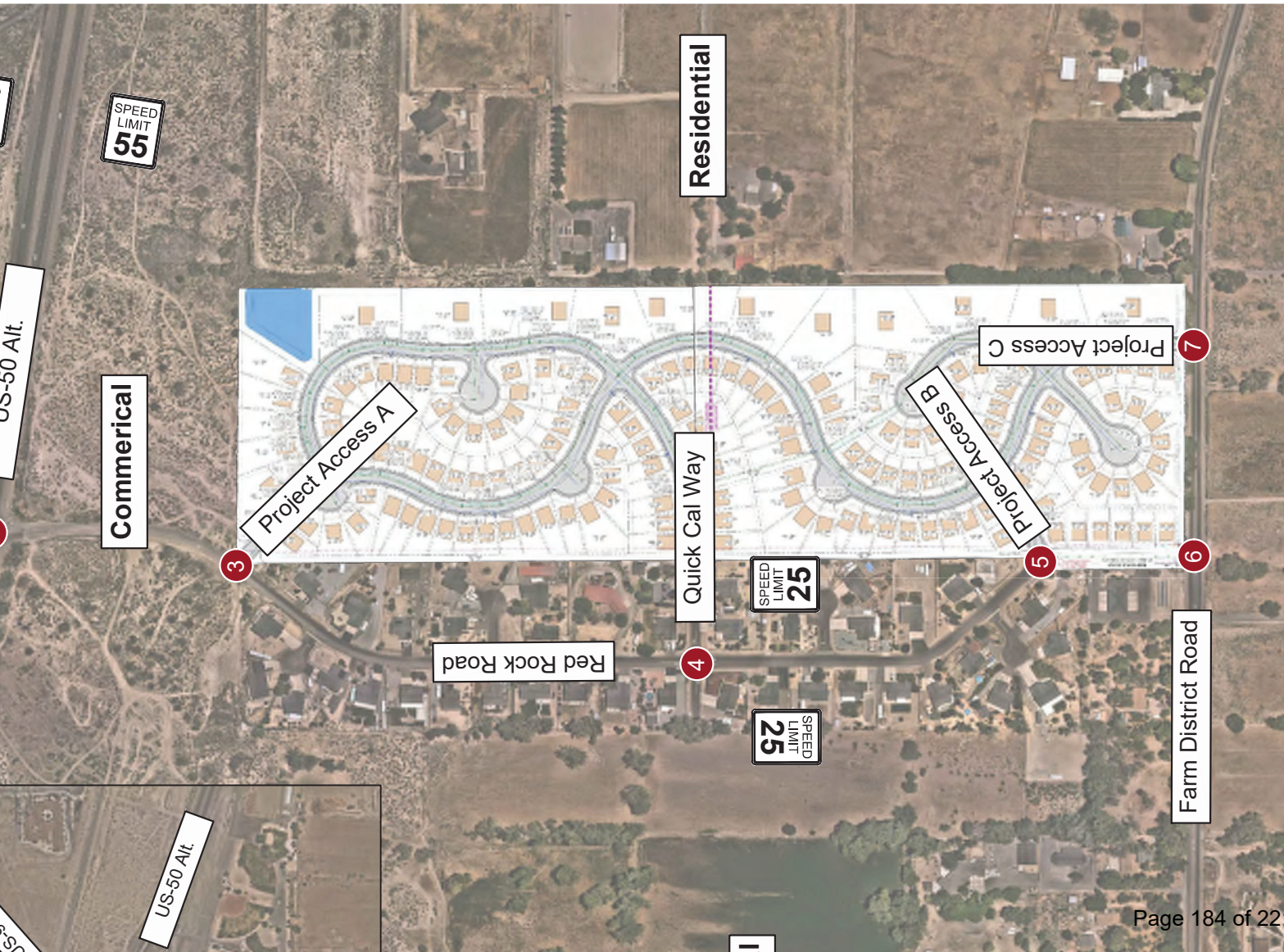
X

← xx (xx)

Study A

Project

AM(PM



Legend

- # Study Area
- X Project Area
- 25 Roadway
- STOP Stop Control
- Yield Control
- Existing Access
- Project Improvement

3.4. Project Trip Generation

For purposes of estimating the number of new trips that are anticipated to be generated by the proposed residential development, the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition (ITE Land Use Codes 210 – Single-Family Detached Housing) was used. The ITE Trip Generation Manual informational report is a standard reference used by jurisdictions throughout the country and is based on actual trip generation studies performed at numerous locations in areas of various populations.

The project is expected to consist of 160 single-family residential lots. **Table 2** summarizes the estimated project trips. The proposed development is anticipated to generate 112 AM and 150 PM peak hour trips. Calculations are provided in **Appendix E**.

Table 2 – Trip Generation

ITE Code	Description	Dwelling Units	AM Peak Hour			PM Peak Hour			Total Daily Trips
			In	Out	Total	In	Out	Total	
210	Single-Family Detached Housing	160	29	83	112	95	55	150	1,510

Source: ITE Trip Generation Manual, 11th Edition

3.5. Project Trip Distribution

The study area street network characteristics, including the existing traffic patterns, expected street network, and access to regional facilities (US-50 Alt. and I-80) were used to determine the distribution of site generated traffic. The directional distribution of traffic is a means to quantify the percentage of site-generated traffic that approaches the site from a given direction and departs the site in the same or different direction. **Figure 7** shows the trip distribution at the study area intersections and the project access drives.

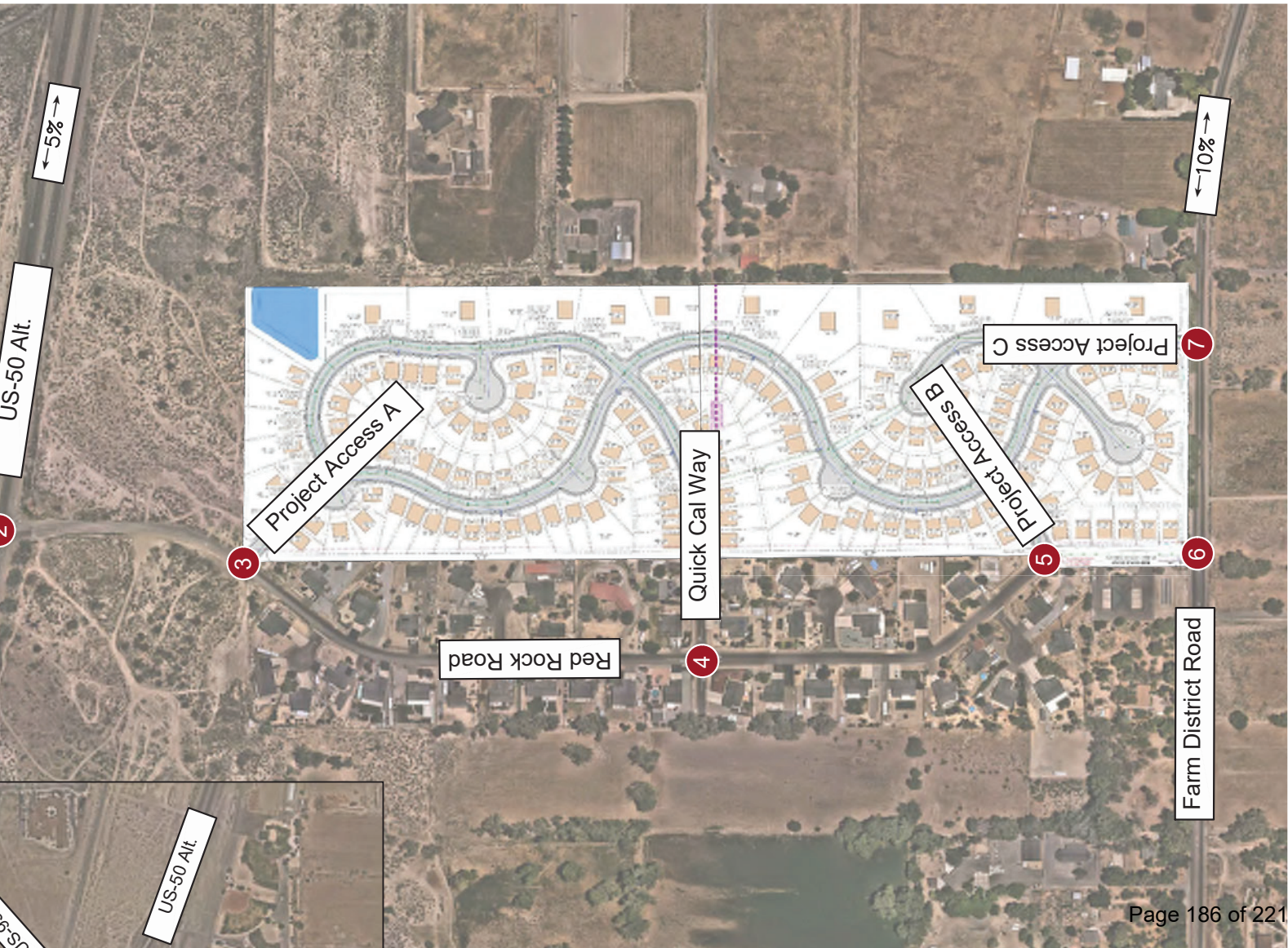
3.6. Traffic Assignment

Project traffic assignment was obtained by applying the project trip distribution to the estimated traffic generation of the development shown in **Table 2**. Project traffic assignment for the proposed development is shown in **Figure 8**.

The entering and exiting trips at the project access drive are rounded to the nearest whole number when assigned. Therefore, the number of trips assigned to the project driveway may differ slightly from the total trip generation.

3.7. Background Plus Project Traffic Volumes

The project generated traffic volumes in **Figure 8** were added to the background traffic volumes in **Figure 4** and **Figure 5** to represent estimated traffic conditions for full project development in 2026. The 2026 background plus project peak hour traffic volumes for the study area intersections and the project access drive are illustrated in **Figure 9** and **Figure 10**.



1 US-95 Alt./US-50 Alt./Farm District Road Peak Hours 7:00 AM - 8:00 AM (4:30 PM - 5:30 PM) ← 10%(0%) → ← 40%(0%) → ↑ 10%(0%) ↑ 10%(0%) ← 0%(10%) ← 0%(10%)	US-50 Alt. and Red Rock Road Peak Hours 7:00 AM - 8:00 AM (4:15 PM - 5:15 PM) 55%(0%) → 0%(55%) 0%(5%) ← 5%(0%)
2 US-50 Alt. and Red Rock Road Peak Hours 7:00 AM - 8:00 AM (4:15 PM - 5:15 PM) 55%(0%) → 0%(55%) 0%(5%) ← 5%(0%)	US-50 Alt. and Red Rock Road Peak Hours 7:00 AM - 8:00 AM (4:15 PM - 5:15 PM) 55%(0%) → 0%(55%) 0%(5%) ← 5%(0%)
3 Red Rock Road and Project Access A Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) ← 55%(0%) → ← 5%(0%) → ← 0%(55%)	Red Rock Road and Quick Cal Way Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) ← 5%(0%) → ← 0%(5%) ← 0%(5%) 5%(0%) →
4 Red Rock Road and Project Access A Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) ← 55%(0%) → ← 5%(0%) → ← 0%(55%)	Red Rock Road and Quick Cal Way Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) ← 5%(0%) → ← 0%(5%) ← 0%(5%) 5%(0%) →
5 Red Rock Road and Project Access A Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) ← 55%(0%) → ← 5%(0%) → ← 0%(55%)	Red Rock Road and Quick Cal Way Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) ← 5%(0%) → ← 0%(5%) ← 0%(5%) 5%(0%) →
6 Farm District Road and Red Rock Road Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) ← 0%(15%) ← 0%(10%) 15%(0%) → 15%(0%) →	Farm District Road and Project Access C Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) ← 0%(15%) ← 10%(0%) 15%(0%) →
7 Farm District Road and Red Rock Road Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) ← 0%(15%) ← 0%(10%) 15%(0%) → 15%(0%) →	Farm District Road and Project Access C Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) ← 0%(15%) ← 10%(0%) 15%(0%) →

Legend

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Study Area Key

X

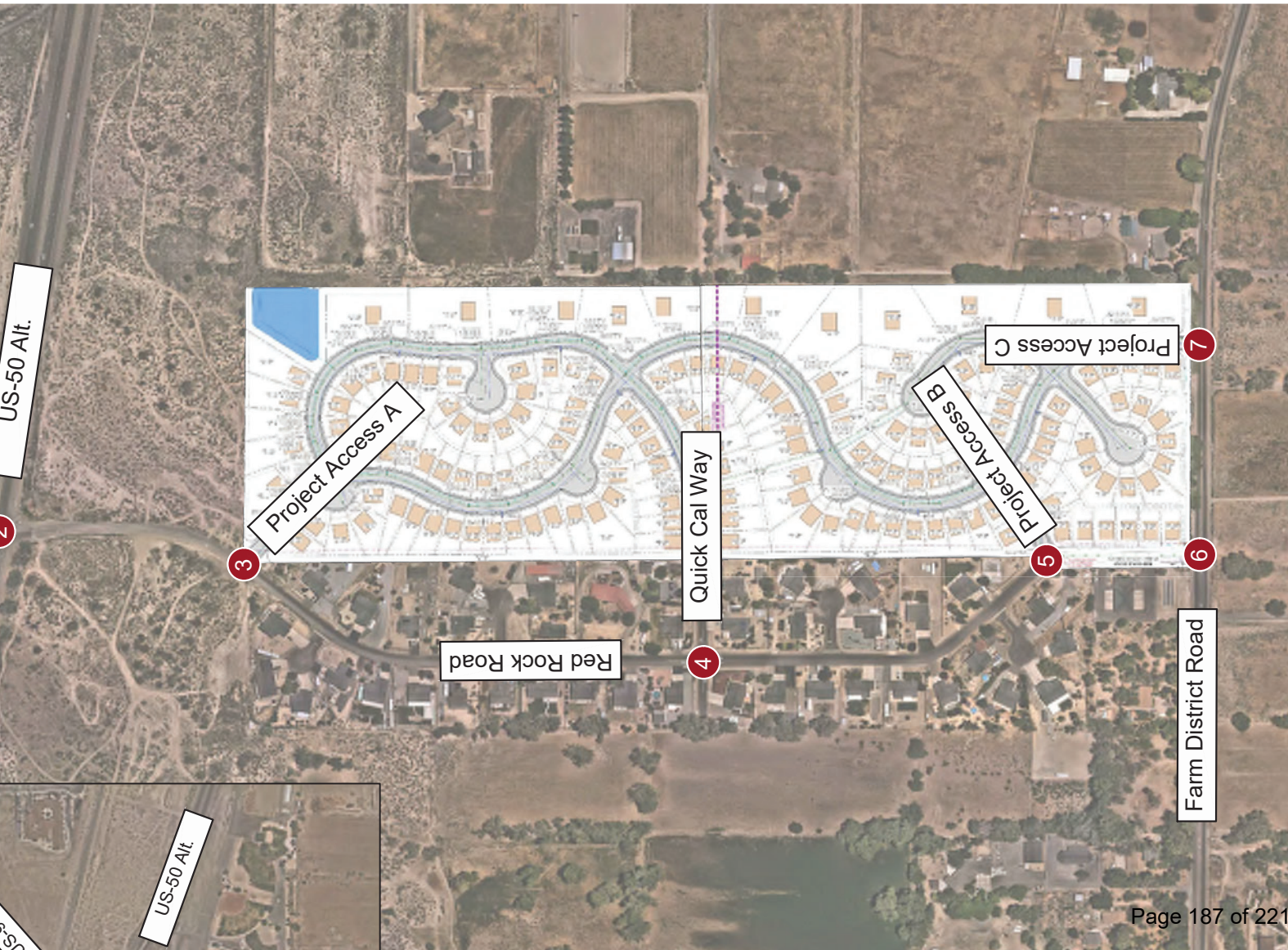
Project Access

← XX%(XX%) →

IN(OUT) Global

← XXX%(XX%)

IN(OUT) Peak



1 ← 34(22) ← 8(6) ↖ 11(38) ↖ 3(10) ↖ 3(10) ↖ 3(10)	US-95 Alt./US-50 Alt./Farm District Road
2 ↖ 1(5) ↖ 46(30) ↖ 4(3)	US-50 Alt. and Red Rock Road
3 ↖ 1(5) ↖ 15(52) ↖ 46(30) ↖ 4(3)	Red Rock Road and Project Access A
4 ↖ 1(5) ↖ 4(3) ↖ 4(3) ↖ 1(5)	Red Rock Road and Quick Cal Way
6 ↖ 13(8) ↖ 8(6) ↖ 4(14) ↖ 4(14)	Farm District Road and Red Rock Road
7 ↖ 13(8) ↖ 3(10) ↖ 4(14)	Farm District Road and Project Access C

Study A

Project

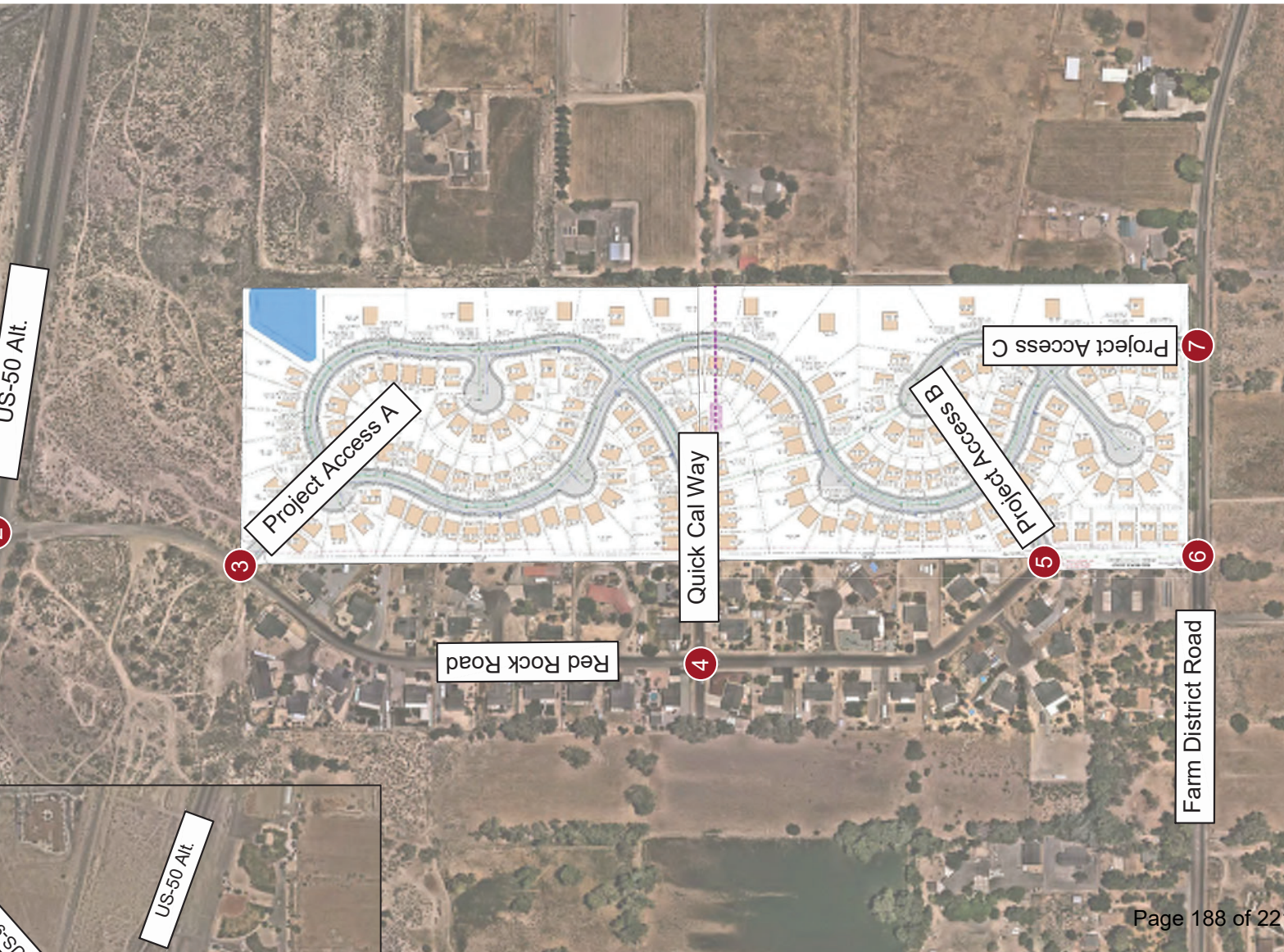
AM(PM)

#

X

← xx (xx)

Legend



1 ← 589(558) ← 258(228) ← 32(29) → 261(661) → 141(235) → 207(546) → 196(198) → 151(143) → 59(324) ← 109(53) ← 366(322) ← 65(91)	US-95 Alt./US-50 Alt./Farm District Road	3 → 196(198) → 151(143) → 59(324) ← 109(53) ← 366(322) ← 65(91) → 12(28) → 15(52) ← 46(30)	Red Rock Road and Project Access A	6 → 19(17) → 16(12) ← 21(9) ← 132(108) → 13(30) → 135(147) ← 4(14) ← 139(139)	Farm District Road and Red Rock Road
2 ← 507(550) ← 1(8) → 89(49) → 26(72) → 396(665) → 26(72) ← 6(5)	US-50 Alt. and Red Rock Road	4 → 15(24) → 1(5) ← 5(3) ← 4(3) → 40(19) → 1(5) ← 3(10) ← 139(109)	Red Rock Road and Quick Cal Way	7 → 4(14) → 139(139) ← 3(10) ← 139(109) → 4(14) → 139(139) ← 3(10) ← 139(109)	Farm District Road and Project Access C

Peak Hours

7:00 AM - 8:00 AM
(4:15 PM - 5:15 PM)

5

→ 24(28)

Red Rock Road and

Peak Hours

8:00 AM - 9:00 AM
(4:15 PM - 5:15 PM)

7

→ 4(14)

→ 139(139)

← 3(10)

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Farm District Road and Project Access C

Legend

#

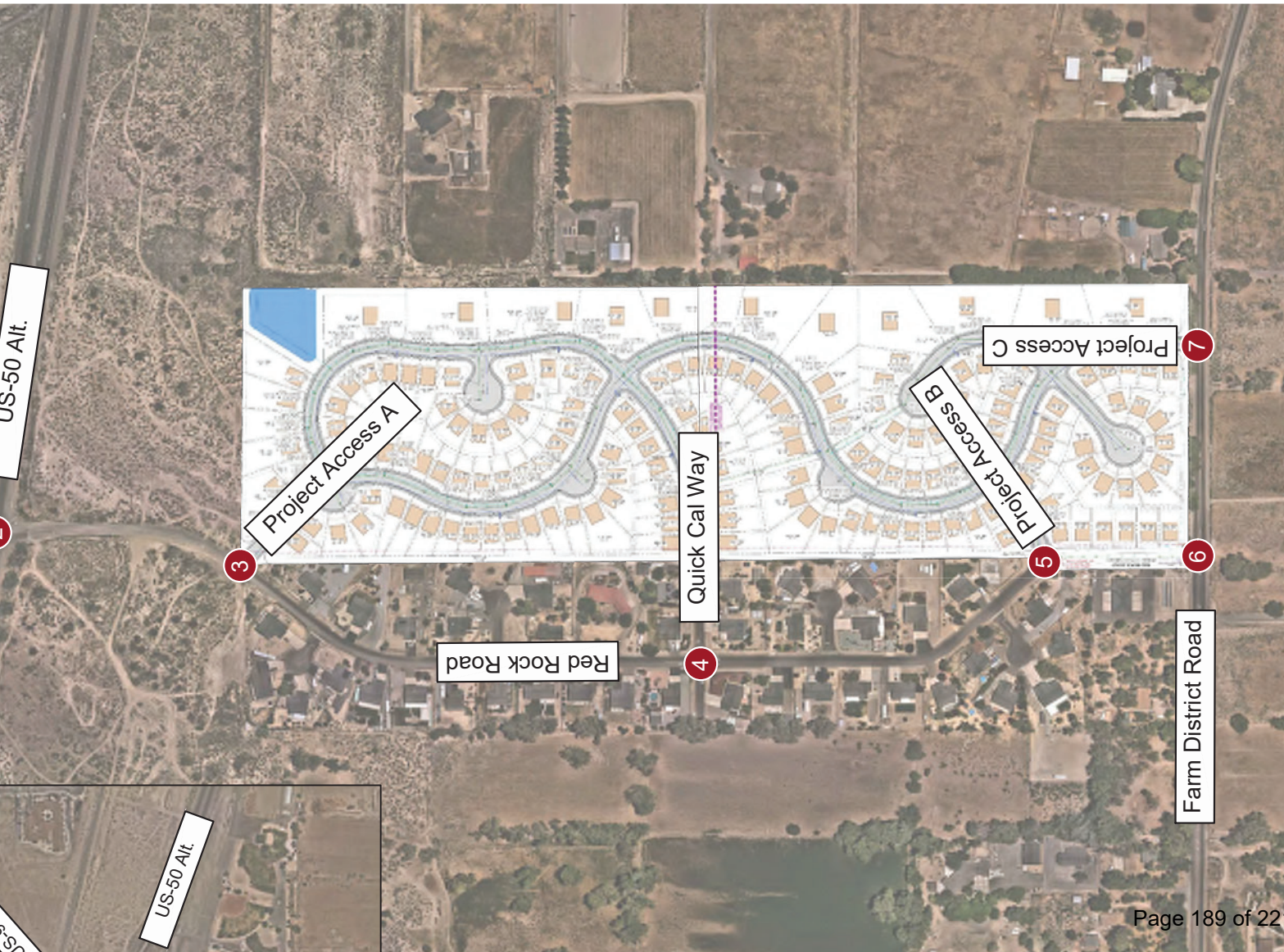
Study A

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Project

← xx (xx)

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1 US-95 Alt./US-50 Alt./Farm District Road Peak Hours 7:00 AM - 8:00 AM (4:30 PM - 5:30 PM) <table><tr><td>↖ 308(812) ↗ 209(344) ↖ 382(964) ↖ 858(818) ↖ 379(335) ↖ 48(44)</td><td>↖ 86(477) ↖ 223(208) ↖ 291(294) ↖ 158(76) ↖ 540(476) ↖ 96(135)</td></tr><tr><td>↖ 308(812) ↗ 209(344) ↖ 382(964)</td><td>↖ 86(477) ↖ 223(208) ↖ 291(294) ↖ 158(76) ↖ 540(476) ↖ 96(135)</td></tr></table>	↖ 308(812) ↗ 209(344) ↖ 382(964) ↖ 858(818) ↖ 379(335) ↖ 48(44)	↖ 86(477) ↖ 223(208) ↖ 291(294) ↖ 158(76) ↖ 540(476) ↖ 96(135)	↖ 308(812) ↗ 209(344) ↖ 382(964)	↖ 86(477) ↖ 223(208) ↖ 291(294) ↖ 158(76) ↖ 540(476) ↖ 96(135)	2 US-50 Alt. and Red Rock Road Peak Hours 7:00 AM - 8:00 AM (4:15 PM - 5:15 PM) <table><tr><td>↖ 589(988) ↖ 32(81)</td><td>↖ 109(58) ↖ 7(6)</td></tr><tr><td>↖ 589(988) ↖ 32(81)</td><td>↖ 109(58) ↖ 7(6)</td></tr></table>	↖ 589(988) ↖ 32(81)	↖ 109(58) ↖ 7(6)	↖ 589(988) ↖ 32(81)	↖ 109(58) ↖ 7(6)
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↖ 589(988) ↖ 32(81)	↖ 109(58) ↖ 7(6)								
↖ 589(988) ↖ 32(81)	↖ 109(58) ↖ 7(6)								
3 Red Rock Road and Project Access A Peak Hours 7:00 AM - 8:00 AM (4:30 PM - 5:30 PM) <table><tr><td>↖ 18(39) ↖ 15(52)</td><td>↖ 46(30)</td></tr><tr><td>↖ 18(39) ↖ 15(52)</td><td>↖ 46(30)</td></tr></table>	↖ 18(39) ↖ 15(52)	↖ 46(30)	↖ 18(39) ↖ 15(52)	↖ 46(30)	4 Red Rock Road and Quick Cal Way Peak Hours 7:00 AM - 8:00 AM (4:15 PM - 5:15 PM) <table><tr><td>↖ 22(36) ↖ 1(5)</td><td>↖ 59(28) ↖ 1(5)</td></tr><tr><td>↖ 22(36) ↖ 1(5)</td><td>↖ 59(28) ↖ 1(5)</td></tr></table>	↖ 22(36) ↖ 1(5)	↖ 59(28) ↖ 1(5)	↖ 22(36) ↖ 1(5)	↖ 59(28) ↖ 1(5)
↖ 18(39) ↖ 15(52)	↖ 46(30)								
↖ 18(39) ↖ 15(52)	↖ 46(30)								
↖ 22(36) ↖ 1(5)	↖ 59(28) ↖ 1(5)								
↖ 22(36) ↖ 1(5)	↖ 59(28) ↖ 1(5)								
6 Farm District Road and Red Rock Road Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) <table><tr><td>↖ 22(22) ↖ 20(15)</td><td>↖ 31(14) ↖ 189(156)</td></tr><tr><td>↖ 22(22) ↖ 20(15)</td><td>↖ 31(14) ↖ 189(156)</td></tr></table>	↖ 22(22) ↖ 20(15)	↖ 31(14) ↖ 189(156)	↖ 22(22) ↖ 20(15)	↖ 31(14) ↖ 189(156)	7 Farm District Road and Project Access C Peak Hours 8:00 AM - 9:00 AM (4:15 PM - 5:15 PM) <table><tr><td>↖ 4(14) ↖ 207(207)</td><td>↖ 3(10) ↖ 207(162)</td></tr><tr><td>↖ 4(14) ↖ 207(207)</td><td>↖ 3(10) ↖ 207(162)</td></tr></table>	↖ 4(14) ↖ 207(207)	↖ 3(10) ↖ 207(162)	↖ 4(14) ↖ 207(207)	↖ 3(10) ↖ 207(162)
↖ 22(22) ↖ 20(15)	↖ 31(14) ↖ 189(156)								
↖ 22(22) ↖ 20(15)	↖ 31(14) ↖ 189(156)								
↖ 4(14) ↖ 207(207)	↖ 3(10) ↖ 207(162)								
↖ 4(14) ↖ 207(207)	↖ 3(10) ↖ 207(162)								
5 Red Rock Road and Peak 7:005 AM (4:15 PM - <table><tr><td>↖ 33(40)</td></tr></table>	↖ 33(40)	Peak 7:005 AM (4:15 PM - <table><tr><td>↖ 33(40)</td></tr></table>	↖ 33(40)						
↖ 33(40)									
↖ 33(40)									

Legend

#

Study A

X

Project

← xx (xx)

AM(PM

4. TRAFFIC IMPACT ANALYSIS

Traffic analyses for 2024 existing, 2026 background, 2026 background plus project, 2046 background, and 2046 background plus project scenarios were conducted at the identified key intersections to determine possible existing and/or future deficiencies in the street network.

4.1. Analysis Methodology

Study area intersections were analyzed based on average total delay analysis for signalized and unsignalized intersections presented in the Transportation Research Board's "Highway Capacity Manual" 6th Edition (HCM 6). Under the unsignalized analysis, the level of service (LOS) for a two-way stop-controlled intersection is determined by the computed or measured control delay and is defined for each minor movement. LOS for a two-way stop-controlled intersection is not defined for the intersection as a whole. LOS for a signalized or four-way stop controlled intersection is defined for the intersection as a whole. **Table 3** shows the definition of LOS for intersections.

Table 3 – Level of Service Definitions

Level of Service	Signalized Intersection Average Total Delay (sec/veh)	Unsignalized Intersection Average Total Delay (sec/veh)
A	≤10	≤10
B	>10 and ≤20	>10 and ≤15
C	>20 and ≤35	>15 and ≤25
D	>35 and ≤55	>25 and ≤35
E	>55 and ≤80	>35 and ≤50
F	>80	>50

Definitions provided from the Highway Capacity Manual, 6th Edition, Transportation Research Board.

Synchro 12 was used to analyze the study area intersections and driveways for LOS. Synchro is an interactive computer program that enables planners and engineers to forecast the traffic impacts of new developments; conduct area-wide traffic forecasting studies; test different mitigation measures and compare different traffic scenarios. Synchro 12 utilizes HCM 7 methodology to analyze intersection delay and LOS.

The roundabout operations were analyzed using SIDRA 9.1 with Highway Capacity Manual (HCM) 6 capacity model. Similar to Synchro 12, SIDRA 9.1 allows the forecasting of the traffic impacts of new developments but is designed specifically for analyzing roundabouts.

4.2. Key Intersection Operational Analysis

Calculations for the LOS at the key intersections are provided in **Appendix F**. The 2024 existing, 2026 background, and 2046 background scenarios are based on the lane geometry and intersection control shown in **Figure 2**. The 2026 background plus project and 2046 background plus project analyses are based on the lane geometry and intersection control shown in **Figure 4**. The results of the Key Intersection LOS Analysis for existing and buildout year conditions are summarized in **Table 4**. Volume-to-capacity ratio (v/c) is shown for the roundabout at US-95 Alt./US-50 Alt./Farm District Road (SR 828) (#1).

Table 4 – Key Intersection Peak Hour LOS Analysis

Intersection	2024 Existing		2026 Background		2026 Background Plus Project		2046 Background		2046 Background Plus Project	
	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)
US-95 Alt./US-50 Alt./Farm District Road (SR 828) (#1)										
Roundabout	11.4 (B)	15.2 (C)	13.6 (B)	18.5 (C)	15.6 (C)	17.1 (C)				
Volume-to-Capacity Ratio (v/c)	0.829	0.855	0.890	0.920	0.936	0.990				
Signalization	-	-	-	-	-	-				
US-50 Alt. and Red Rock Road (#2)¹										
Two-Way Stop Control										
Northbound Left	11.9 (B)	15.1 (C)	12.2 (B)	15.6 (C)	12.9 (B)	17.0 (C)	15.6 (C)	24.5 (C)	17.4 (C)	29.2 (D)
Westbound Left	0 (A)	9.1 (A)	0 (A)	9.3 (A)	8.4 (A)	9.5 (A)	10.4 (B)	12.4 (B)	9.1 (A)	11.2 (B)
Red Rock Road and Quick Cal Way (#4)										
All-Way Stop Control	7.2 (A)	7.1 (A)	7.2 (A)	7.1 (A)	7.1 (A)	7.1 (A)	7.2 (A)	7.2 (A)	7.3 (A)	7.2 (A)
Farm District Road (SR 828) and Red Rock Road (#6)										
Two-Way Stop Control										
Southbound Left	10.3 (B)	9.4 (A)	10.4 (B)	9.4 (A)	10.4 (B)	9.6 (A)	11.9 (B)	10.1 (B)	11.0 (B)	10.2 (B)
Eastbound Left	7.7 (A)	7.5 (A)	7.7 (A)	7.5 (A)	7.7 (A)	7.5 (A)	7.9 (A)	7.6 (A)	8.0 (A)	7.7 (A)

*** Delay Exceeds 300 seconds.

¹Westbound through volumes were set to zero to model the existing High-T intersection layout.

The key intersections are expected to operate at acceptable under 2024 existing, 2026 and 2046 background, and 2026 and 2046 background plus project scenarios with exception for the following:

- US-95 Alt./US-50 Alt./Farm District Road (SR 828) (#1) in the 2046 background and 2046 background plus project AM and PM scenarios.

It should be noted that the Fernley Transportation Master Plan (2020) identified the need for improvements at US-95 Alt./US-50 Alt./Farm District Road (#1) in 2025. Considerations should be made to redesign the roundabout for improved operations, capacity, and safety. It is possible to achieve acceptable LOS in the 2046 background and background plus project AM and PM scenarios via a two-lane roundabout with two (2) entry lanes at the north, south, and west legs.

4.3. Project Access Operational Analysis

The 2046 background plus project analysis is based on the lane configuration and intersection control shown in **Figure 4**. The analysis is based on traffic volumes shown in **Figure 9** and **Figure 10**. Calculations are located in **Appendix G**. The results of the LOS analysis for the project access drive onto Red Rock Road and Farm District Road (SR 828) are presented in **Table 5**. The proposed project access drives are expected to operate at acceptable LOS in 2026 background plus project and 2046 background plus project AM and PM peak hours.

Table 5 – Project Access Drive Peak Hour LOS Analysis

Intersection	2026 Background Plus Project		2046 Background Plus Project	
	AM	PM	AM	PM
	Delay (LOS)	Delay (LOS)	Delay (LOS)	Delay (LOS)
Red Rock Road and Project Access A (Full Access) (#3) Two-Way Stop Control Southbound Left Westbound Left	7.3 (A) 8.7 (A)	7.4 (A) 8.5 (A)	7.4 (A) 8.8 (A)	7.4 (A) 8.6 (A)
Red Rock Road and Project Access B (Full Access) (#5) Two-Way Stop Control Southbound Left Westbound Left	0.0 (A) 9.0 (A)	0.0 (A) 9.1 (A)	0.0 (A) 9.2 (A)	0.0 (A) 9.3 (A)
Farm District Road (SR 828) and Project Access C (Left-in/Right-in/Right-Out Only) (#7) Two-Way Stop Control Eastbound Left	7.6 (A)	7.5 (A)	7.7 (A)	7.6 (A)

5. NDOT ACCESS SPACING STANDARDS REVIEW

This section of the report analyzes project access compliance with the NDOT spacing standards set forth by the NDOT Access Management System and Standards 2017 Edition.

5.1. Spacing Standards Analysis

Chapter 4: Design Standards and Specifications of the Nevada Department of Transportation (NDOT) Access Management System and Standards (AMSS) 2017 Edition details design and construction standards and specifications for access to sites via major and minor roadways. Table 4-1 of the NDOT AMSS specifies access spacing standards based on roadway class (i.e., interstate freeways, expressways, arterials, and collectors), posted speed limits, and access scenarios (i.e., full access or limited access). The functional classification for Farm District Road (SR 828) was determined according to a map on the NDOT website, available [here](#). Table 4-1 is summarized in **Table 6**.

Table 6– Summary of NDOT Access Spacing Standards for Project Site

Roadway Class	Location/Posted Speed Limit	Full Access		Limited Access	
		Signalized Intersection Uniform Spacing	Unsignalized Intersection/Roundabout Minimum Spacing	Left-in/Right-in/Right-out only Minimum Spacing	Right-in/Right-out only Minimum Spacing
4: Minor Arterials	≥ 40 mph	2,640'	1,320'	660'	350' – 600'

Source: Nevada Department of Transportation Access Management System and Standards, 2017 Edition

Farm District Road (SR 828) is functionally classified as “Minor Arterials” with a posted speed limit of 45 miles per hour adjacent to the project site. According to **Table 6**, a minimum of 660 feet is required between the centerline of any proposed left-in/right-in/right-out only driveway and any adjacent intersection. The proposed left-in/right-in/right-out only project access onto Farm District Road (SR 828) (Project Access C) is 606 feet from Red Rock Road. Because the proposed project access deviates less than 10 percent (10%) from the standards set in the NDOT Access Management System and Standards 2017 Edition, a minor deviation is requested for access onto Farm District Road (SR 828).

Upon project buildout, deceleration lanes will be required for the eastbound to northbound left turn movement (ingress) and the westbound to northbound right turn movement (ingress). This is based on traffic volumes shown in **Figure 9** and **Figure 10**, as well as the site plan provided in **Appendix B**. The standards in Table 4-13 and 4-17 of the NDOT Access Management System and Standards 2017 Edition, summarized in **Table 7** and **Table 8**, describe the conditions for a left-turn lane and right-turn lane warrant at unsignalized intersections on two-lane roadways in rural areas, respectively.

Table 7 – Summary of Table 4-13: Left-Turn Lane Warrants at Unsignalized Intersections, Two-Lane Roadways in Rural Areas

Turning Volume (veh.)	Minimum Directional Volume in the Through Lane (veh.)
	45 to 55 mph
10	80
14 ¹	64 ²
15	60

Source: Nevada Department of Transportation *Access Management System and Standards*, 2017 Edition.

¹ Value obtained from eastbound left turn movement in at Intersection #7 in **Figure 9** and **Figure 10**.

² Value interpolated based on information from Table 4-13 of the NDOT AMSS.

Table 8 – Summary of Table 4-17: Right-Turn Lane Warrants at Unsignalized Intersections, Two-Lane Roadways in Rural Areas

Turning Volume (veh.)	Minimum Directional Volume in the Through Lane (veh.)
	45 to 55 mph
10	170

Source: Nevada Department of Transportation *Access Management System and Standards*, 2017 Edition.

¹ Value obtained from westbound right turn movement in at Intersection #7 in **Figure 9** and **Figure 10**.

² Value interpolated based on information from Table 4-17 of the NDOT AMSS.

The largest turning movement volume between the AM and PM scenarios were used to determine if turn warrants are met for the project access driveway. Per **Table 9**, the traffic conditions meet the requirement for the left-turn lane warrant based on turning movement counts shown in **Figure 9** and **Figure 10**, respectively.

Table 9 – Summary of Auxiliary Deceleration Lane Warrants

Warrant	Turning Volume (veh.)	Minimum Directional Volume in the Through Lane (veh.)	Directional Volume in the Through Lane	Warrant Met?
Left-Turn Lane Warrant	14	64	139 veh. – 2026 Background Plus Project PM	Yes
Right-Turn Lane Warrant	10	170	162 veh. – 2046 Background Plus Project PM	No

Based on the Comprehensive Master Plan (2018) and Fernley Transportation Master Plan (2020), the left-turn lane should be implemented as a two-way turn lane between Red Rock Road and Project Access Drive C. This is to maintain a consistent roadway cross-section along Farm District Road (SR 828) and preserve access to properties along the south side of SR 828.

6. CRASH DATA SUMMARY

Crash data was requested for four (4) existing study intersection from the NDOT Safety Engineering Division for the most recent five-year period (January 1, 2016 – December 31, 2020). The crash data for the study intersections is summarized in **Table 10**. The intersection crashes include those crashes on both the major and minor streets of the key intersections during the five-year analysis period.

Table 10 – Crash Data Summary

Intersection Name	Total Crashes	Property Damage Only	Injury	Fatal
US-95 Alt./US-50 Alt./Farm District Road (SR 828) (#1)	35	30 (86%)	5 (14%)	0 (0%)
US-50 Alt. and Red Rock Road (#2)	1	1 (100%)	0 (0%)	0 (0%)
Red Rock Road and Quick Cal Way (#4)	0	0	0	0
Farm District Road (SR 828) and Red Rock Road (#6)	0	0	0	0
Total	36	31 (86%)	5 (14%)	0 (0%)

A total of 36 crashes were recorded at the four (4) intersections in the most recent five-year period. Those 36 crashes resulted in 5 injury crashes (14%) and 31 property damage only crashes (86%). There were no fatal crashes reported at the four (4) study intersections in the most recent five-year period.

7. CONCLUSIONS/RECOMMENDATIONS

The proposed development traffic is anticipated to generate traffic volumes resulting in the following recommendations:

- The following modifications should be made to Farm District Road (SR 828) and Project Access C (#7):
 - The developer is recommended to space Project Access C at least 606 feet from Red Rock Road to stay within minor deviation standards as defined in the NDOT Access Management System and Standards.
 - The eastbound left turn lane should be designed to accommodate a maximum 95th percentile queue length of 25 feet (in addition to deceleration length per NDOT standards). To preserve access to existing properties located along the south side of Farm District Road (SR 828), it is recommended that the developer install a Two-Way Left Turn Lane (TWLTL) between Project Access C and Red Rock Road.
- The developer is recommended to install an R1-1 “STOP” sign with appropriate pavement markings for the egressing access drives onto Red Rock Road (two drives) and Farm District Road (SR 828).
- The NDOT should perform an Intersection Control Evaluation (ICE) on the intersection of US-95 Alt./US-50 Alt./Farm District Road (SR 828) (#1). Based on Table 4, the LOS at the intersection does not fall below acceptable LOS as a result of this project. The ICE may recommend signalization or a multi-lane roundabout which could improve LOS at this intersection for 2046 Background conditions.
- All on-site and off-site signing and striping improvements should be incorporated into the Civil Drawings and conform to the current Manual on Uniform Traffic Control Devices (MUTCD), as applicable.
- The project is not anticipated to have significant impacts to the key study intersections and the surrounding street network.



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: February 19, 2025

REPORT TO: Mayor and City Council

REPORT FROM: Robert Carson, Finance Director

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes:

No: X

FUND/ACCOUNT:

100-310-100

ACTION REQUESTED: Motion

AGENDA ITEM:

Discussion and possible action to approve the City of Fernley's maximum allowed operating property tax rate to be levied for fiscal year 2026 and for submission to the State of Nevada Department of Taxation.

AGENDA ITEM BRIEF:

In February of each year, the State of Nevada Department of Taxation establishes the preliminary maximum allowed property tax rate for all local governments for the following fiscal year. The property tax rate that the governing body proposes to levy must be submitted to the Department of Taxation in writing.

Once notification is submitted to the Department of Taxations, the approved property tax rate will be used to create the final property tax revenue projections, which will also include abatement calculations.

RECOMMENDED MOTION:

I move to approve the City of Fernley's maximum allowed operating property tax rate of .XXXX to be levied for fiscal year 2026 and for submission to the State of Nevada Department of Taxation.

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:

To not increase the property tax rate and retain the current tax rate of .6757.

BACKGROUND:

In February of each year, that State of Nevada Department of Taxation provides a maximum allowed property tax rate and the City must submit in writing the property tax rate the City proposes to levy for the upcoming fiscal year. Upon request by the City Council, this information is being brought forward for Council approval prior the budget workshops. The City's current tax rate for fiscal year 2025 is set at .6757. The maximum allowed property tax rate provided by the state for fiscal year 2026 is .XXXX. Staff is required provide the tax rate for fiscal year 2026 to the Department of Taxation upon approval of Council.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

NRS 354.59813

FINANCIAL IMPLICATIONS:

The estimated financial impact to the City is not known at this time as the property tax assessed value as not been completed for fiscal year 2026.

ATTACHMENTS:

None



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: February 19, 2025

REPORT TO: Mayor and City Council

REPORT FROM: Benjamin Marchant, City Manager

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes:

No: X

FUND/ACCOUNT:

100-900-900

ACTION REQUESTED: Motion

AGENDA ITEM:

Discussion and Possible Action to Affirm or Withdraw the motion made at the December 18, 2024, City Council Meeting directing staff (City Manager) to move forward with an RFP for a Public Safety Feasibility Study.

AGENDA ITEM BRIEF:

At the December 18th, 2024, City Council meeting, City Council made a motion passing 5-0 directing staff (City Manager) to table the presentation and to advertise a Request for Proposal for a Public Safety Feasibility Study. The motion passed 5-0. At the January 17, 2025, Strategic Planning Session, Council expressed a lack of interest and support in pursuing a Public Safety Feasibility Study. Staff is requesting a motion to reconsider the motion made in December if the Council's intent is to no longer pursue the RFP.

RECOMMENDED MOTION:

"I move to withdraw the motion made at the December 18th City Council meeting directing staff to move forward with a Request for Proposal for a Public Safety Feasibility Study."

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:

The Council may maintain the motion that passed 5-0 at the December 18th meeting to request an RFP for a Public Safety Feasibility Study.

BACKGROUND:

Included in the agenda brief and the December 18th City Council Meeting Minutes.

RELEVANT LAWS, STATUTES, AND REGULATIONS:

Upon motion to move forward with an RFP, a contract will define termination, liability and legal requirements.

FINANCIAL IMPLICATIONS:

Not included in the FY24/25 budget. Funds are available in contingency.

ATTACHMENTS:

None



CITY OF FERNLEY

City Council AGENDA REPORT

Meeting Date: February 19, 2025

REPORT TO: Mayor and City Council

REPORT FROM: Seong Kim, Utilities Director

FINANCIAL IMPACT:

Yes: X

No:

CURRENTLY BUDGETED:

Yes:

No: X

FUND/ACCOUNT:

510-810-100, 510-840-100, 520-810-100

ACTION REQUESTED: Motion

AGENDA ITEM:

Discussion and Possible action to approve new positions and job descriptions of Utilities Administrative Specialist II, Utilities Systems Electrician, Utilities Engineering Manager, and SCADA Specialist.

AGENDA ITEM BRIEF:

The City Manager, City Council, and Department Heads had a Strategic Planning Workshop on January 17, 2025, to discuss the need for new positions within the Utilities Department. Attached are the recommended new positions, job descriptions, and justifications.

RECOMMENDED MOTION:

" I move to approve the following four new positions: Utilities Administrative Specialist II, Utilities Systems Electrician, Utilities Engineering Manager, and SCADA Specialist."

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:

City Council could choose to approve some or all of the new positions and/or direct staff to make additional revisions to draft job descriptions.

BACKGROUND:

Pursuant to FMC 1.05.04(B), the City Manager shall submit personnel decisions regarding the creation of new positions, re-classifications of any position to the City Council for its action. Fernley Personnel Manual Section 4.1.1 states, The City of Fernley will develop and maintain a classification plan for all positions. Each class is defined in a class specification/job description will include: title, definition and/or distinguishing characteristics, essential functions; qualifications for employment including knowledge, ability, experience and/or training required to perform the job, physical and mental requirements and working conditions, and Fair Labor Standards Act (FLSA) status – exempt/non-exempt

RELEVANT LAWS, STATUTES, AND REGULATIONS:

FMC 1.05.04(B)

FINANCIAL IMPLICATIONS:

The funds are not included in the FY24/25 budget. However, funds will be funded through enterprise funds and these funds are available.

ATTACHMENTS:

1. Finance Dept_Utility Department Justification
2. Administrative Specialist II Utilities Department Job Description and Justification
3. Utility Systems Electrician Job Description and Justification
4. Utilities Engineering Manager Job Description and Justification
5. SCADA Specialist Job Description and Justification



City of Fernley

Finance Department

Memorandum

To: Mayor McIntyre and City Council

From: Robert Carson, City Treasurer

Date: February 12, 2025

Re: Fiscal Justification of Proposed New Utility Department Position

The Utility Department is requesting the following positions be approved for fiscal year 2025:

- SCADA Specialist
- Utility Engineering Manager
- Electrician
- Administrative Assistant

These four positions will be allocated to the water and wastewater enterprise funds in equal amounts. Both funds have the operating income to support the new positions in their current capacity. Hiring these new positions will generate savings mainly by reducing outside service costs, further increasing the ability to support these positions going into subsequent years.

Memorandum

To: Mayor and City Council

From: Seong Kim, Utilities Department Director

Date: February 19th, 2025

RE: Justifications for New Position: Administrative Specialist II – Utilities Department

Administrative Specialists perform a broad variety of clerical, secretarial, and administrative support duties within the city. The Administrative Specialist II level possesses the ability to interpret and apply complex rules, regulations, policies, and procedures which is required for the Utilities Department. This position will be responsible for coordinating with our Water Distribution, Water Treatment Facility, and Wastewater staff while maintaining all administrative records, reports, files, public record requests, and helping the public. This position also coordinates with Utility Billing for service orders and assisting department heads with project management.

The salary range for the position of Administrative Specialist II – Utilities Department is proposed to be \$46,571.20 - \$61,713.60.

The justification for this position would relieve overworked staff and fulfill the department's need for support staff to expedite our processes between field crews, foremen, engineers, and project managers.

Amendment II: Administrative Specialist II – Utilities Department

Established Pay Scale \$22.39 - \$29.67

The following is a list of job duties that are to be performed in the Administrative Specialist II capacity for the Utilities Department. This Amendment is supplemental to the Administrative Specialist Series position description but specific to the Utilities Department. The listed duties are not all encompassing and may be subject to change.

Utilities Administrative Specialist II

- Operate under moderate to little supervision
- Respond to Public Records Requests
- Receive and respond to complaints
- Create work orders for Wastewater and Water Distribution
- Maintain Operator and Facility Certification renewals
- Schedule new and renewal training for staff members
- Distribute daily mail and packages for the Utilities Department
- Update and maintain the Utility page on COF website
- Coordinate service orders with Utility Billing
- Assist Department Heads with project management as needed
- Enter quarterly data and report to the State
- Maintain on-call list
- Compose and edit a variety of correspondence
- Compile and prepare reports, perform data entry, record keeping, and word processing
- Process Contracts as needed
- Manage annual contracts and/or bids
- Create check requests
- Order supplies
- Maintain files, archiving and perform general housekeeping
- Conduct specialized research tasks
- Review, compile and maintain regulatory reporting data and files
- Prepare for meetings and note taking
- Advanced records management
- Update Utilities Department calendars

Memorandum

To: Mayor and City Council

From: Seong Kim, Utilities Department Director

Date: February 19th, 2025

RE: Justifications for New Position: Utility Systems Electrician

The Utility Systems Electrician works independently to perform maintenance, repair, and/or modification of the plant's computer-driven control systems and the plant's mechanical and electrical systems. The creation of this position will increase the effectiveness and productivity of the Utilities Department by replacing the work performed by consultants or third-party contractors, which has resulted in delays in city projects. Delays in response times and repairs for equipment failure will be reduced by having an employee on staff for these ongoing problems. Timely response to emergency repairs and routine maintenance will help reduce water service disruptions to the community. Consultants and third-party contractors often send a new person to every call who must be trained on the system which impacts the City's productivity. The City of Fernley can reduce the impact of water service disruptions to the community due to equipment failure by adding this position in the Utility Department.

The salary range for the position of Utility Systems Electrician is proposed to be \$74,172.80 - \$84,926.40.

The justification for this position allows the city to provide proactive specialized equipment inventory, programming, maintenance, and repair to prevent equipment failure and service disruptions. Having the ability to utilize our resources to benefit the department's productivity and support the goals of further development of the Utilities Department.

CITY OF FERNLEY
Utility Systems Electrician

Created: 02.04.2025

FLSA Status: Non-exempt

Salary Range: \$74,172.80 - \$84,926.40

DEFINITION

Under the direction of the Utility Engineering Manager, this position performs complex maintenance, testing, troubleshooting, repair, and installation of protective relaying and control systems associated with the City's utility systems.

DISTINGUISHING CHARACTERISTICS

The Utility Systems Electrician works independently to perform maintenance, repair, and/or modification of the plants computer driven controls systems and the plants mechanical and electrical systems. They are involved in fabrication, application, installation and repair of mechanical and electromechanical equipment, the installation of electrical conduit and machine/building wiring.

ESSENTIAL FUNCTIONS: *(Performance of these functions is the reason the job exists. Employee may not be assigned all duties and assigned job tasks/duties are not limited to the essential functions.)*

Maintenance

- Inspect, evaluate, calibrate, test and set a wide variety of electro-mechanical and microprocessor-based relays, and programmable logic controllers such as: generator protection and control, transmission or distribution line protection and control, power transformer protection and control, voltage regulators, power factor correction devices, motor and circuit breaker controls, and auxiliary systems.
- Operate both manual and computer-controlled relay test sets and calibration equipment
- Perform calibrations on analog and digital meters, transducers, SCADA inputs.
- Perform offline and on-line function tests and take in service readings to monitor system performance.
- Day to day trouble shooting and repair, and installation of low and high voltage (single/three phase) industrial electromechanical and control system for utility equipment.
- Check control and relay circuits, current and potential circuits, auxiliary control circuits, data and fault recorders to find, identify, and correct problems in generators, circuit breakers, power transformers, SCADA systems, and alarm systems.
- Repair electro-mechanical relays, wiring problems and failures.
- Make repairs to solid state and microprocessor-based relay and control systems at the circuit board and component level; identify failed, faulted, and intermittent components and systems.
- Access, retrieve, display, and evaluate digitally recorded faults, oscillographs, fault records, and displays to locate problems and check system performance.
- Perform AC power-factor Doble testing, DC insulation resistance Meggar, AC and DC high potential testing; use high current test sets, ammeters, voltmeters, watt-meters,

varmeters, phase-angle meters, frequency meters, and power analyzers to find problems and failures.

Installations

- Review design drawings such as: electrical one-lines, schematics, elementaries, logic diagrams, wiring diagrams and schedules, and relay setting and coordination orders.
- Assist design engineers in checking circuit design integrity and effectiveness, coordinate installation plans and schedules, plan and implement acceptance tests, coordinate and perform function and start-up tests.
- Perform detailed acceptance tests on electro-mechanical and microprocessor-based relays, programmable logic controllers, CTs and PTs, meters and transducers, SCADA and alarm systems.
- Use safe work practices, methods, and procedures to work on or around high-voltage up to 230 kV and low-voltage 600 volt or less systems. Work safely and effectively without direct supervision, often alone and in isolated areas.

QUALIFICATIONS FOR EMPLOYMENT

Knowledge, Skills, and Abilities:

Knowledge of:

- Applicable NEC and NFPA Codes
- Work hazards and applicable safety precautions and practices entailed in work activities
- Support and follow Lock Out/Tag Out procedures and programs
- Motor controls and drives
- HMI and supervisory control programming software
- General Water and Utility systems
- Applicable laws, codes, regulations, policies, and procedures
- Information technology used for planning, executing, and documenting work
- Equipment and tool safety; and

Skilled in:

- Reading and interpreting schematics, logic, wiring diagrams, and use of computers
- Prioritizing work schedule to maintain several projects in different stages
- Communicating effectively both orally and writing
- Troubleshooting of control systems, motor drive systems, radio telemetry and voice radio equipment, and computer systems
- Effective use of interpersonal skills in a tactful, patient, and courteous manner in the completion of daily tasks and assignments
- Maintaining records and preparing reports
- Use of cell phone/mobile technology, Windows programs, and web applications
- Installation, configuration, and troubleshooting instrumentation

Ability to:

- Must fully understand and adhere to the ARC Flash and electrical shock prevention

- Understand programmable controllers with their logic diagrams and programs, and resolve associated problems easily
- Show a high level of initiative and resourcefulness in completing projects and tasks in a timely manner
- Understand, analyze, and convert existing electrical controls systems and recommend upgrades
- Estimate the cost of converting and upgrading systems
- Work with vendors and various construction trades to ensure a project is completed within budget and in a timely manner
- Read, interpret, apply, and explain codes, rules, regulations, policies, procedures, and drawings
- Present information in one-on-one and group situations to supervisors, the public, and other employees of the City
- Add, subtract, multiply, and divide; compute fractions, rates, ratios, proportions, percentages, volume, area, circumference, and distance; and draw and interpret graphs, charts, and sketches
- Analyze situations and adopt an effective course of action
- Utilize electronic equipment such as computers, laptops, tablets, and mobile devices
- Learn hardware, software and I.T. tools needed for planning, operating, and documenting work

LICENSING REQUIREMENTS:

- Valid Nevada State Driver's License, or the ability to obtain within 30-days of employment
- Must successfully pass the City's drug and Background screening

Experience and Training: *Any combination of training, education and experience that would provide the required knowledge and abilities. A typical way to gain the required knowledge and ability is:*

- Graduation from high school, trade school or vocational school supplemented by course work in electrical theory and electronics
- Two (2) years' experience in electrical repair work
- Desirable: Course work in electrical theory
- Note: An equivalent combination of related training and experience may be considered
- Must possess or obtain a Journeyman Electrician Card within twenty-four (24) months of appointment as a condition of continued employment
- Maintain licenses and certificates that may be required for the position by federal, state, and local regulatory agencies
- Desirable: Experience in the maintenance and repair of electrical equipment in water and wastewater treatment and pumping facilities or industrial electrical experience

PHYSICAL DEMANDS *(The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. In compliance with applicable disabilities laws, reasonable accommodation may be provided for qualified individuals with a disability who require and request such accommodation. Incumbents and individuals who have been offered employment are encouraged to discuss potential accommodation with the employer.)*

Strength, stamina, and dexterity to sit in vehicles operating on rough roads and rough surfaces for short periods of time each day; walk on uneven or slippery surfaces; perform heavy manual tasks using hand tools such as shovels and picks; perform repetitive motions including use of controls with hands and feet; climb up and down ladders to enter confined spaces and other areas; coordination and dexterity to adjust and make minor repairs to equipment; strength to lift and carry containers and equipment weighing up to 90 pounds; visual acuity sufficient to operate equipment and read gauges in a variety of lighting conditions, including bright light, low light, and low visibility conditions; depth perception sufficient to maneuver equipment and determine position of equipment components; ability to hear changes in operation of motors and other equipment; physically demanding work for continuous and lengthy periods of time.

WORKING CONDITIONS

Work in outdoor and indoor environments with intermittent to frequent exposure each day to unpleasant elements such as moving mechanical parts, vibrations, noise, dust, fumes and odors, dampness, raw sewage, noise levels, or extreme weather conditions including heat, rain, snow, cold and wind, and dust. Potential exposure to dangerous chemicals. Occasional work in confined areas. Work is typically performed independently and may be in isolated geographic areas.

This job description does not constitute an employment agreement between the City of Fernley and employee. It is subject to change at any time by the City at its sole discretion.

I have received, reviewed and understand this job description and its requirements.

Signed: _____ Date: _____

Printed: _____

Memorandum

To: Mayor and City Council

From: Seong Kim, Utilities Department Director

Date: February 19th, 2025

RE: Justifications for New Position: Utilities Engineering Manager

The Utilities Engineering Manager will be responsible for design, review, project management, contract management, and preparing recommendations for all water, sewer, and stormwater projects under the direction of the Utility Director. Overall, this will prioritize and expedite city projects to progress on their timelines more effectively. This position will provide relief to the Public Works and Engineering Departments that are already at capacity with the capital improvements for streets, parks, facilities, and all development projects.

The salary range for the position of Utilities Engineering Manager is proposed to be \$92,324.27 - \$141,384.53.

The justification for this position would facilitate the urgent need to expedite back-logged projects and enable this department to keep up with the future new facilities in Water Treatment, Water Distribution, Wastewater Treatment, and new Sewer Collection Systems.

CITY OF FERNLEY
Utilities Engineering Manager

Created: 02.03.2025

Effective: 07.01.2025

FLSA Status: Exempt

Salary Range: \$92,324.27 - \$141,384.53

DEFINITION

Under general direction of the Utility Director, plans, organizes, coordinates, and directs project management, research, study, design, construction and inspection for the capital improvement maintenance and operation of water, sewer and storm water, Supervisory Control and Data Acquisition (SCADA) system; administers budget for assigned activities; and performs other job-related work as assigned.

DISTINGUISHING CHARACTERISTICS

The job incumbent is expected to work with minimal direct supervision, exercising independent judgment and initiative in a number of complex responsible and sensitive areas. The Utilities Engineering Manager supervises skilled crafts and craft staff directly or through subordinate supervisory staff. This is a mid-management classification responsible for the discrete sub-departmental organizational component(s) and programs/functions involving the management and coordination of the City-wide utilities' operations and maintenance programs and functions. In addition, the job incumbent has direct responsibilities for overseeing and directing the work of subordinate staff. This position differs from other positions involved in utility operations and maintenance functions in the broader responsibility for developing and implementing programs, systems and procedures. Duties and responsibilities are performed in accordance with the rules, regulations and laws of the regulatory agencies, Federal and State government and the City policies.

ESSENTIAL FUNCTIONS: *(Performance of these functions is the reason the job exists. Employee may not be assigned all duties and assigned job tasks/duties are not limited to the essential functions.)*

1. Plans, develops, and implements or directs the implementation of goals, objectives, policies and priorities relating to utility operations and maintenance functions relating to water, sewer and storm, water systems, Supervisory Control and Data Acquisition (SCADA).
2. Develops, prepares, and presents technical reports to Federal, State and local regulatory agencies related to potable water, wastewater, sewer and storm water systems.
3. Prepares specialized budgets related to assigned activities; assists in budget implementation; participates in budget forecasts; administers the approved budget.
4. Develops and administers operating and reporting procedures including training schedules; ensures City compliance with Federal, State and local laws and codes relating to safety standards, personnel programs and construction codes.
5. Ensures close coordination with other City departments and affected outside groups.

6. Oversees contract agreements for provision of a variety of repair, maintenance and construction services.
7. Identifies and initiates the needed capital improvement projects; reviews capital improvement plans related to the assigned services and provides input regarding future maintenance activities.
8. Assists with the analysis, preparation, presentation, justification and administration of the Utility's maintenance and operation budget.
9. Assists in establishing budget guidelines; reviews and approves unit expenditure.
10. Performs special studies and research and prepares recommendations.
11. Participates in recruitment and selection activities; makes recommendations for appointment of new staff; assists with staff orientation and training.
12. Meets and confers with other public agencies, contract providers and City management personnel to resolve problems and coordinates public works operations and maintenance activities.
13. Provides a wide range of technical information regarding unit activities, operations, policies and procedures to representatives of other agencies.
14. Reviews, prepares and presents reports; inspects and evaluates unit and contract operations; performs long range planning studies; reviews and makes recommendations on construction plans and specifications.
15. Supervises staff including provision of timely performance evaluations; recommends and implements approved discipline; selects and trains personnel; provides staff development; maintains high standards necessary for efficient, professional operations.
16. Maintains a variety of technical project files and records.
17. Supervises and maintains a variety of employee training and work safety activities.
18. Prepares highly complex and technical reports; documents policies and procedures; performs research.
19. Make presentations before various groups, including City Council, Commissions, and professional and public meetings, as needed.
20. Answers questions; provides information to the public; recommends corrective actions; investigates, reports, documents and resolves complaints.
21. Builds and maintains respectful, positive working relationships with staff, supervisors, outside agencies and the public using principles of good customer service; provides effective conflict resolution, as needed.

22. Models appropriate professional management conduct; maintains appropriate confidentiality of sensitive information; complies with and supports City policies and procedures, labor laws, and CBA provisions.
23. Attends assigned meetings and training; interacts with outside agencies and commissions; provides leadership for teams, or committees, as needed.
24. Assure staff work in a safe manner; follows safety requirements; monitors and assures compliance with regulations and other legal requirements.
25. Perform related duties as assigned.

QUALIFICATIONS FOR EMPLOYMENT

Knowledge and Abilities:

Knowledge of:

- Principles and practices of municipal utility construction, maintenance and the operation of water, storm, sewer, and electrical systems.
- Principles and practices related to the operation and maintenance of Supervisory Control and Data Acquisition (SCADA) systems.
- Methods, materials, techniques, tools, and equipment employed in municipal utility construction, operation and maintenance programs.
- Principles and practices of supervision, staff selection, training and personnel management. Occupational hazards and standard safety precautions necessary to maintain safe work practices and the environment.
- Federal, State and local regulations and codes relating to municipal utility construction, maintenance and operation.
- Principles and practices of organization and personnel management. Budgeting procedures and techniques.
- Safe work practices and related regulations.
- Principles of public speaking, conflict resolution and excellent customer service.

Ability to:

- Plan, organize, direct and supervise the work of municipal utility maintenance and operations staff, electrical mechanical maintenance staff, and fleet maintenance staff.
- Select, supervise, train and evaluate personnel.
- Prepare, forecast and administer a budget.
- Interpret and apply Federal, State, and local laws and regulations.
- Organize, direct, and coordinate the activities of a large division in a manner conducive to full performance and high morale.
- Delegate authority and responsibility and schedule and program work for diverse public works maintenance activities.

- Coordinate the work of contract staff and maintenance and operations staff, other department staff and agencies concerning major construction projects and capital improvements programs.
- Establish and maintain cooperative working relationships with elective officials, administration, other employees, and the general public.
- Perform job cost analysis and estimates.
- Prepare clear and concise reports; develop policy and procedure recommendations.
- Read and comprehend complex laws and regulations and initiate policies and procedures for their implementation.
- Utilize automated equipment to prepare documents and maintain data related to department operations.
- Make presentations before groups and represent the City in public forums.
- Use computer and needed programs effectively.
- Organize, analyze, manage and implement a variety of programs.
- Establish and maintain respectful, effective and cooperative working relationships with those contacted in the course of work.
- Communicate clearly, concisely, and effectively, orally, electronically and in writing.
- Perform related duties as assigned.

EXPERIENCE:

Four (4) years of increasingly responsible municipal utility maintenance and operations experience, including two years of supervisory responsibilities, which would lead to the acquisition of the required knowledge and abilities of this position.

EDUCATION & TRAINING:

Equivalent to a Bachelor's degree from an accredited college or university with major coursework in engineering, chemistry, resource management, electronics, electrical or mechanical engineering, or a closely related field.

LICENSE AND/OR CERTIFICATE

Possess and maintain a valid Nevada Driver's License in the category necessary to perform essential duties of the position may be required at the time of appointment. Individuals who do not meet this requirement due to a physical disability will be considered for accommodation on a case-by-case basis.

Preference will be given to candidates possessing P.E. License, Water Distribution Grade 2+, Water Treatment Grade I and/or Water Distribution Grade IV.

PHYSICAL DEMANDS *(The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. In compliance with applicable disabilities laws, reasonable accommodation may be provided for qualified individuals with a disability who require and request such accommodation. Incumbents and individuals who have been offered employment are encouraged to discuss potential accommodation with the employer.)*

Strength, stamina, and dexterity to sit in vehicles operating on rough roads and rough surfaces for short periods of time each day; walk on uneven or slippery surfaces; perform heavy manual tasks using hand tools such as shovels and picks; perform repetitive motions including use of controls with hands and feet; climb up and down ladders to enter confined spaces and other areas; coordination and dexterity to adjust and make minor repairs to equipment; strength to lift and carry containers and equipment weighing up to 90 pounds; visual acuity sufficient to operate equipment and read gauges in a variety of lighting conditions, including bright light, low light, and low visibility conditions; depth perception sufficient to maneuver equipment and determine position of equipment components; ability to hear changes in operation of motors and other equipment; physically demanding work for continuous and lengthy periods of time.

WORKING CONDITIONS

Work in outdoor and indoor environments with intermittent to frequent exposure each day to unpleasant elements such as vibrations, noise, dust, fumes and odors, dampness, raw sewage, noise levels, or extreme weather conditions including heat, rain, snow, cold and wind, and dust. Potential exposure to dangerous chemicals. Occasional work in confined areas. Work is typically performed independently and may be in isolated geographic areas.

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I have received, reviewed and understand this job description and its requirements.

Signed: _____ **Date:** _____

Printed: _____

Memorandum

To: Mayor and City Council

From: Seong Kim, Utilities Department Director

Date: February 19th, 2025

RE: Justifications for New Position: SCADA Specialist

The Supervisory Control and Data Acquisition (SCADA) Specialist is a skilled journey-level position that performs diagnoses and repairs and develops and implements preventive maintenance programs. This position will increase the effectiveness and productivity of the Utilities Department by replacing the work now performed by consultants or third-party contractors, which can result in delays to city projects. The contractor's limited staffing and high volume of customers contribute to delays of weeks or sometimes months which does not meet the needs of a growing city like Fernley. Consultants and third-party contractors often send a new person to every call who must be trained on the system which also adversely impacts the City's productivity. Having the work completed in-house will help eliminate the city's delays by having trained and knowledgeable staff on hand to respond effectively and efficiently in a timely manner, establishing the capacity for full-time staff to be proficient and specialize in responding to the City's particular needs.

The salary range for the position of SCADA Specialist is proposed to be \$104,500 - \$143,500.

The justification for this position allows the city to use the money spent on consultants or third-party contractors to hire a full-time employee which will help utilize our resources to benefit the department's productivity and support the goals of further developing the Utilities Department.

CITY OF FERNLEY SCADA Specialist

Created: 01.27.2025

FLSA Status: Non-exempt

Salary Range: \$104,500.00 - \$143,500.00

DEFINITION

Under the direction of the Utility Engineering Manager, this position diagnoses, repairs, and develops and implements preventive maintenance programs for Supervisory Control and Data Acquisition (SCADA) system and minimizes unscheduled interruptions. Work closely with engineering, operation, and vendors on all maintenance projects.

DISTINGUISHING CHARACTERISTICS

The SCADA Specialist is a skilled journey-level position that performs a variety of skilled work in designing, assembling and installation of automation control cabinets, hardware and software programs. This position oversees testing of new and current systems and identifies discrepancies in information processing and consults with vendor to ensure specific needs and/or conditions are met. The incumbent is responsible for training personnel on the operation of the new systems; providing technical expertise and input in the operations of the SCADA and various other control systems and for the public safety during the performance of daily assignments, planned and emergency situations. Work is performed under limited supervision. The Utility Engineering Manager sets the overall objectives and resources available. The incumbent and Manager work together to develop the deadlines, projects, and work to be completed. The incumbent keeps the Utility Engineering Manager informed of progress, potentially controversial matters, or far-reaching implications. Work is reviewed in terms of feasibility, compatibility with other work, or effectiveness of results.

ESSENTIAL FUNCTIONS: *(Performance of these functions is the reason the job exists. Employee may not be assigned all duties and assigned job tasks/duties are not limited to the essential functions.)*

1. Responsible for SCADA systems of all facilities process controls and operating procedures.
2. Attends training sessions and operators' meetings.
3. Reviews and understands Operations and Maintenance Manuals, Standard & Emergency Operating Procedures.
4. Perform special projects and produce reports related to the SCADA system.
5. Reports all noted operational deficiencies or violations to the Utility Manager, Foreman, Lead Operator, or Shift Operator immediately.
6. Performs both scheduled and unscheduled maintenance on equipment as directed.
7. Actively support the department and the City's vision, mission, values, and goals.
8. Performs other related duties and responsibilities as required.

QUALIFICATIONS FOR EMPLOYMENT

Knowledge, Skills, and Abilities:

Knowledge of:

- General electrical installation and maintenance procedures as it relates to SCADA/Controls
- Work hazards and applicable safety precautions and practices entailed in work activities
- Control, radio, and telemetry system operations, improvements, and maintenance
- PLC's
- Motor controls and drives
- HMI and supervisory control programming software
- SCADA telemetry and radio modems and software
- General Water and Utility systems
- Applicable laws, codes, regulations, policies, and procedures
- Information technology used for planning, executing, and documenting work
- Equipment and tool safety; and

Skilled in:

- Prioritizing work schedule to maintain several projects in different stages
- Communicating effectively both orally and writing
- Troubleshooting of control systems, motor drive systems, radio telemetry and voice radio equipment, and computer systems
- Programming PLC's and HMI systems
- Documenting control systems for maintenance and troubleshooting
- Training operators and maintenance personnel on new systems
- Effective use of interpersonal skills in a tactful, patient, and courteous manner in the completion of daily tasks and assignments
- Maintaining records and preparing reports
- Use of cell phone/mobile technology, Windows programs, and web applications
- Installation, configuration, and troubleshooting instrumentation

Ability to:

- Understand programmable controllers with their logic diagrams and programs, and resolve associated problems easily
- Show a high level of initiative and resourcefulness in completing projects and tasks in a timely manner
- Understand, analyze, and convert existing electrical controls systems and recommend upgrades
- Estimate the cost of converting and upgrading systems
- Work with vendors and various construction trades to ensure a project is completed within budget and in a timely manner
- Read, interpret, apply, and explain codes, rules, regulations, policies, procedures, and drawings
- Present information in one-on-one and group situations to supervisors, the public, and other employees of the City

- Add, subtract, multiply, and divide; compute fractions, rates, ratios, proportions, percentages, volume, area, circumference, and distance; and draw and interpret graphs, charts, and sketches
- Analyze situations and adopt an effective course of action
- Utilize electronic equipment such as computers, laptops, tablets, and mobile devices
- Learn hardware, software and I.T. tools needed for planning, operating, and documenting work

LISENSING REQUIREMENTS:

- Valid Nevada State Driver's License, or the ability to obtain within 30-days of employment
- Must successfully pass the City's drug and Background screening
- Experience in Water and Utility control systems, SCADA system installation and troubleshooting, and programming using PLC software

Experience and Training: *Any combination of training, education and experience that would provide the required knowledge and abilities. A typical way to gain the required knowledge and ability is:*

Graduation from high school, general education degree, or equivalent, supplemented by completion of a two (2) year Electrical Apprenticeship program or trade school, to include at least six (6) weeks of classroom training in PLC programming; and

Experience: Two (2) – four (4) years of experience in SCADA/Controls, with preference for four (4) or more years of experience. Experienced in IT Networking.

PHYSICAL DEMANDS *(The physical demands described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. In compliance with applicable disabilities laws, reasonable accommodation may be provided for qualified individuals with a disability who require and request such accommodation. Incumbents and individuals who have been offered employment are encouraged to discuss potential accommodation with the employer.)*

Strength, stamina, and dexterity to sit in vehicles operating on rough roads and rough surfaces for short periods of time each day; walk on uneven or slippery surfaces; perform heavy manual tasks using hand tools such as shovels and picks; perform repetitive motions including use of controls with hands and feet; climb up and down ladders to enter confined spaces and other areas; coordination and dexterity to adjust and make minor repairs to equipment; strength to lift and carry containers and equipment weighing up to 90 pounds; visual acuity sufficient to operate equipment and read gauges in a variety of lighting conditions, including bright light, low light, and low visibility conditions; depth perception sufficient to maneuver equipment and determine position of equipment components; ability to hear changes in operation of motors and other equipment; physically demanding work for continuous and lengthy periods of time.

WORKING CONDITIONS

Work in outdoor and indoor environments with intermittent to frequent exposure each day to unpleasant elements such as vibrations, noise, dust, fumes and odors, dampness, raw sewage,

noise levels, or extreme weather conditions including heat, rain, snow, cold and wind, and dust. Potential exposure to dangerous chemicals. Occasional work in confined areas. Work is typically performed independently and may be in isolated geographic areas.

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I have received, reviewed and understand this job description and its requirements.

Signed: _____ Date: _____

Printed: _____