FPC Meeting Date: January 9, 2019

The Chairman reserves the right to hear agenda items out of order, combine two or more agenda items for consideration, or 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.

Time Certain: Time certain designates a definite time for the start time of that item. The time certain item may NOT begin earlier than the designated time certain. It may begin later than the designated time, but not earlier.

5:00 p.m. OPEN MEETING – PLEDGE OF ALLEGIANCE

Chairman’s statement: ‘To avoid meeting disruptions, please place cell phones and beepers in the silent mode or turn them off during the meeting. Thank you for your understanding.’

1. ROLL CALL

2. PUBLIC INPUT.
   Public comment is limited to five (5) minutes per person. Items not agendized for this meeting cannot be acted upon other than to place them on future agendas. Public input is prohibited regarding comments, which are not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering, with the rights of other speakers

3. APPROVAL OF THE AGENDA

4. (Possible Action) Approval Of 12/12/18 Minutes
   Documents:
   20181212 FPC MINUTES_DRAFT.PDF

5. DISCUSSION AND POSSIBLE ACTION TO ELECT CITY OF FERNLEY PLANNING COMMISSION OFFICERS FOR 2019.

6. PUBLIC HEARINGS
   a. Discussion with Planning Commission & Staff
   b. Public Input
   c. Additional Discussion with Planning Commission & Staff
   d. Commission Action or Direction to Staff

6.1. Public Hearing, TPM 2018-005
   Consideration and Possible Action on a Tentative Parcel Map request from Pilot Travel Centers, LLC and Blue Beacon International Inc. for the merger
and resubdivision of 3 parcels in the T-C (Tourist Commercial) and C-2 (General Commercial) zoning districts located at 465 W. Main Street and 865 Pilot Road, Fernley, NV. APN(s): 021-061-07, 021-061-13, and 021-061-25.

Documents:

01-09-19_PC_STAFF_REPORT_W_ATTACHMENTS.PDF

7. CHAIR AND COMMISSION ITEMS:
   (Summary or Activity Reports on planning issues, activities or organizations in which individual members may be involved. This item is to provide general information to the commission and public. No discussion shall take place and no action will be taken.)

8. PLANNING DIRECTOR ITEMS:
   (Activity Summary or updates on projects that have been previously reviewed by the Planning Commission. This item is to provide general information to the commission and public. No discussion shall take place and no action will be taken.)

9. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.

10. PUBLIC INPUT.
   Items not agendized for this meeting cannot be acted upon other than to place them on future agendas.

ADJOURNMENT.

This notice and agenda is being posted before 9:00 a.m., 1/4/2019 in accordance with NRS 241.020 at the following locations: www.cityoffernley.org, https://notice.nv.gov, Senior Citizen’s Center at 1170 W. Newlands Drive and Fernley City Hall at 595 Silver Lace Blvd, Lyon County Human Services at 460 W Main St., Ste. 110. To obtain supporting material for this agenda please contact the City Clerk’s Office, Kim Swanson, inside City Hall or call 784-9830. Notice to persons with disabilities: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Fernley City Hall, at least 24 hours in advance, at 784-9900.
Chairman Jan Hodges called the meeting to order at 5:04 p.m. at Fernley City Hall, 595 Silver Lace Blvd, Fernley, NV.

1. Roll Call
Present: Chairman Jan Hodges, Commissioner Felicity Zoberski, Commissioner Paul Unterbrink, Commissioner Angela Lewis, Commissioner Jenni McCullar, Commissioner Cody Wagner, Planning Director Tim Thompson, Associate Planner Olivia John, Assistant to the City Manager Colleen Unterbrink, Deputy City Attorney Brent Kolvet, Redevelopment Attorney Doug Thornley, Administrative Specialist II Sara Thomas, Deputy City Clerk Brenda Goss. Absent: Commissioner Barry Williams Sr.

2. PUBLIC INPUT
There was none.

3. APPROVAL OF THE AGENDA
Motion: MOVE TO APPROVE TODAY’S AGENDA FOR DECEMBER 12, 2018, Action: Approve, Moved by Commissioner Felicity Zoberski, Seconded by Commissioner Angela Lewis Vote: Motion (summary: Yes = 6 Absent =1). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Jenni McCullar, Commissioner Paul Unterbrink, Commissioner Felicity Zoberski, Absent: Commissioner Barry Williams Sr.

4. (POSSIBLE ACTION) APPROVAL OF MINUTES
Motion: MOVE TO APPROVE THE MINUTES FROM THE NOVEMBER 14, 2018 MEETING, Action: Approve, Moved by Commissioner Angela Lewis, Seconded by Commissioner Jenni McCullar, Vote: Motion (summary: Yes = 6 Absent= 1). Yes:
Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Cody Wagner, Commissioner Jenni McCullar, Commissioner Paul Unterbrink. Commissioner Felicity Zoberski. Absent: Commissioner Barry Williams Sr.

5. PUBLIC HEARINGS

a. Discussion with Planning Commission & Staff  
b. Public Input  
c. Additional Discussion with Planning Commission & Staff  
d. Commission Action or Direction to Staff

Commissioner Paul Unterbrink disclosed that he is married to Colleen Unterbrink Assistant to the City Manager.

Commissioner Jenni McCullar disclosed that her husband and son work for Lyon County School District and that she owns property located within the redevelopment study.

Commissioner Angela Lewis disclosed that she owns property located within the redevelopment study.

Chairman Jan Hodges disclosed that he does not own property located within the redevelopment study.

Commissioner Felicity Zoberski disclosed that she does own a business located within the redevelopment study.

Commissioner Cody Wagner disclosed that he does own property located within the redevelopment study.

5.1 City of Fernley Redevelopment Agency

Consideration and possible action regarding the Rules Governing Participation and Assistance by Property Owners in City of Fernley Redevelopment Project Area No. 1 (UCED Technical Report 2018/19-01) and the City of Fernley Redevelopment Agency, Redevelopment Plan for Redevelopment Project Area No. 1 (UCED Technical Report 2017/18-13) as submitted to the City of Fernley Planning Commission on behalf of the City of Fernley Redevelopment Agency, established by the City of Fernley City Council by Resolution on October 17, 2018.

Colleen Unterbrink Assistant to the City Manager on behalf of the City Redevelopment Agency Consideration and possible action regarding the Rules Governing Participation and Assistance by Property Owners in City of Fernley Redevelopment Project Area No.
1 and the City of Fernley Redevelopment Agency, Redevelopment Plan for Redevelopment Project Area No. 1. City of Fernley redevelopment agency and the City of Fernley staff are asking the Planning Commission to evaluate 3 findings (Sufficient blight, redevelopment plan current with the City of Fernley Master Plan, Economically and financially feasible) before the final owner participation agreement and rules in the final redevelopment plan are presented to the City Council for final adoption on December 19, 2018 City Council Meeting and the February 6, 2019 City Council Meeting.

Dr. Fred Steinman assistant research professor with the University Center for Economic Development part of the college business at the University of Nevada, Reno. To present for the first time the comprehensive finding regarding the Fernley Redevelopment Study, underway since June 2017.

Chairman Jan Hodges asked a question when and if we hit a recession.

Dr. Steinman Stated that the United States usually hits a recession every 10 years and it’s been approximately 10 years since the last recession in 2009-2010. The redevelopment agency has built in a minimum of 3 recessions for the term of 30 years for the redevelopment district.

Chairman Jan Hodges asked where will the agency be located, who’s the staff, where’s the payroll, how will this work.

Dr. Steinman stated that the revenue to the agency to overcome the impacts of abatement in year 3, a few years with no income, the agency would be dependent upon the City Government to provide in-kind assistance in that period until revenue generates to the point it will self-finance. The City of Fernley is already providing that in-kind assistance. The agency would have to pay back the City of Fernley.

PUBLIC INPUT
Sherry Parsons, Fernley Resident, spoke against the Redevelopment Study with the effects it will have on the school district.

Don Parsons, Fernley Resident, spoke against the Redevelopment Study and the quote “We don’t want to be Ferntucky anymore!”

Commissioner Cody Wagner had to leave the meeting at 6:59PM and stated he is in full support of the redevelopment plan.

Fred Steinman apologized to Mr. Parsons for any misunderstanding on his part of the quote at the top of the presentation “We don’t want to be Ferntucky anymore!” that was taken from a workshop participate.

**Motion #1:** I MOVE THAT THERE IS SUFFICIENT BLIGHT PHYSICAL, SOCIAL, AND ECONOMIC, WITHIN THE STUDY TO MERIT CREATION OF THE REDEVELOPMENT DISTRICT AND ESTABLISHMENT OF THE REDEVELOPMENT AGENCY.  **Action:** Approve, **Moved by** Commissioner Felicity Zoberski, **Seconded by** Commissioner Paul Unterbrink. Vote: Motion (summary: Yes = 5 Absent 2). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink. **Absent:** Commissioner Barry Williams Sr., Commissioner Cody Wagner

**Motion #2:** I MOVE TO MAKE THE FINDING THAT THE REDEVELOPMENT PLAN IS CONSISTENT WITH THE CURRENT CITY OF FERNLEY MASTER PLAN, BASED UPON THE LANGUAGE AND ANALYSIS PRESENTED IN BOTH THE OWNER PARTICIPATION AGREEMENT/RULES AND THE REDEVELOPMENT PLAN.  **Action:** Approve, **Moved by** Commissioner Jenni McCullar, **Seconded by** Commissioner Angela Lewis. Vote: Motion (summary: Yes = 5 Absent = 2). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink. **Absent:** Commissioner Barry Williams Sr., Commissioner Cody Wagner

**Motion #3:** I MOVE TO MAKE THE FINDING THAT IT IS ECONOMICALLY AND FINANCIALLY FEASIBLE TO CREATE THE REDEVELOPMENT DISTRICT AND
ESTABLISH THE REDEVELOPMENT AGENCY AT THIS TIME, BASED UPON THE PRESENTATION AND ANALYSIS OF THE REDEVELOPMENT AGENCY’S ECONOMIC AND FISCAL FEASIBILITY ASSESSMENT. **Action:** Approve, **Moved by** Commissioner Angela Lewis, **Seconded by** Commissioner Paul Unterbrink **Vote:** Motion (summary: Yes = 5 Absent = 2). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink. **Absent:** Commissioner Barry Williams Sr., Commissioner Cody Wagner.

Fred Steinman, University of Nevada at the advice of Legal Counsel, Staff and Consultant, would ask you to consider one final motion of the final general recommendation of approval of the redevelopment plan and owner participation rules to the City Council for their consideration at the next two public hearings.

**Motion #4:** I MOVE TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL FOR THE RULES GOVERNING PARTICIPATION AND ASSISTANCE BY PROPERTY OWNERS IN CITY OF FERNLEY REDEVELOPMENT AGENCY, REDEVELOPMENT PLAN FOR REDEVELOPMENT PROJECT AREA NO.1 TO THE CITY COUNCIL BASED ON THE FINDINGS AND THE FACTS SUPPORTING THOSE FINDINGS AS SET FORTH IN THE STAFF REPORT. **Action:** Approve, **Moved by** Commissioner Angela Lewis, **Seconded by** Commissioner Paul Unterbrink **Vote:** Motion (summary: Yes = 5 Absent = 2). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink. **Absent:** Commissioner Barry Williams Sr., Commissioner Cody Wagner.

5.2 Public Hearing, ZMA 2018-004

Discussion and possible action on an Ordinance amending Title 32, Chapter 28 of the Fernley Municipal Code to modify the standards associated with multi-family
dwellings to allow for a maximum density of thirty (30) dwelling units per acre in conformance with the adopted master plan; modification of the parking and landscape requirements; inclusion of design standards for multi-family residential developments; and other matters properly related thereto.

Planning Director Tim Thompson presented this item and discussed potential projects that could be impacted by the changes to the code. He explained that density, parking/parking ratio, and open space/landscaping are some of the concerns that the changes aim to address. He stated that the number of amenities, setbacks, and lot size would also need to be addressed. Director Thompson explained that these changes are meant to establish minimum design standards to address the lack of residential development standards in the City.

Commissioner Paul Unterbrink asked for further explanation on setbacks and building heights.

Commissioner Felicity Zoberski if the minimum lot size could pose potential issues.

Commissioner Jenni McCullar asked for clarification that these changes apply to only multifamily dwellings. She asked to modify setback requirements from 15 feet to 20 feet and stated that 8,000 square foot lots.

Commissioner Felicity Zoberski asked for clarification on open area and requirements for landscaping.

Commissioner Jenni McCullar inquired on sidewalk requirements.

**Motion:** I MOVE TO FORWARD A RECOMMENDATION FOR APPROVAL TO THE CITY COUNCIL FOR THE CODE AMMENDMENT REQUEST FOR THE AGENDA ITEM 5.2 ZMA 2018-004 WITH AMMENDMENTS OF LOT SIZE, AMENITIES AND SETBACKS. **Action:** Approve, **Moved by** Commissioner Jenni McCullar, **Seconded by** Commissioner Paul Unterbrink. Vote: Motion (**summary:** Yes = 5, Absent = 2). Yes: Chairman Jan Hodges, Commissioner Angela Lewis, Commissioner Felicity Zoberski, Commissioner Jenni McCullar, Commissioner Paul Unterbrink. **Absent:** Commissioner Barry Williams Sr., Commissioner Cody Wagner.
6. CHAIR AND COMMISSION ITEMS:
Chairman Jan Hodges stated Wreaths Across America will be happening on Saturday December 15th.

7. PLANNING DIRECTOR ITEMS:
Planning Director Tim Thompson thanked the commission and remind them that in the next year the commission will elect a chair and vice chair and there will be a review the bylaws.

8. ADDRESS REQUEST(S) FOR FUTURE AGENDA ITEMS.
Planning Director Tim Thompson stated that there have been discussions with NDOT on various projects and he would forward a meeting notice to the commission, for a scheduled meeting between Lyon County and NDOT.

9. PUBLIC INPUT
There was none.

ADJOURNMENT.
There being no further business to come before it, the Fernley Planning Commission meeting adjourned at 7:39 pm.

Approved by the Fernley Planning Commission on January 9, 2019, by a vote of:

AYES: ______ NAYS: ______ ABSTENTIONS: ______ ABSENT: ______

________________________________________
Chairman Jan Hodges

ATTEST:
CITY OF FERNLEY PLANNING COMMISSION STAFF REPORT

REPORT TO: Planning Commission

REPORT BY: Olivia John, Assistant Planner

REVIEWED BY: Tim Thompson, Planning Director

AGENDA ITEM: Public Hearing, TPM 2018-005 – Consideration and Possible Action on a Tentative Parcel Map request from Pilot Travel Centers LLC and Blue Beacon International Inc. for the merger and resubdivision of 3 parcels in the T-C (Tourist Commercial) and C-2 (General Commercial) zoning districts located at 465 W. Main Street and 865 Pilot Road, Fernley, NV. APN(s): 021-061-07, 021-061-13, and 021-061-25.

ACTION REQUESTED: ___Consent ___Ordinance ___Resolution X Motion ___Receive/File

RECOMMENDATION:

“I move to approve the tentative parcel map request associated with TPM 2018-005 adopting Findings 1 through 6 and the facts supporting these Findings as set forth in the staff report and subject to the Conditions of Approval 1 through 13 as listed in the staff report.”

Key Points:

1. The project’s intent is to combine and realign parcels to the existing and proposed use of the development, which consists of the Pilot Truck Stop and Blue Beacon Truck Wash.

2. This merger and resubdivision request will merge three parcels then resubdivide/reconfigure the location into two parcels but with a different configuration. The two new commercial lots will be accessed from Pilot Road per this map.
ANALYSIS:

The purpose of this parcel map is to merge parcels owned by Pilot Delaware LLC into one parcel and to readjust the adjacent Blue Beacon International Inc. parcel boundary to contain Blue Beacon facilities within the limits of one parcel boundary. The properties are master planned Commercial and are currently zoned T-C (Tourist Commercial) and C-2 (General Commercial).

A Design Review application was submitted in March 2018 detailing a proposed mechanic’s shop for Pilot Travel Centers. The Conditions of Approval required that the developer apply for the appropriate mapping process and incorporate all reciprocal easements into the final map. This tentative parcel map will satisfy the requirements imposed during the Design Review process. The parcels are served by existing City of Fernley water and sewer services and will be accessed from an existing private road (Pilot Road).

As conditioned, the developer shall comply with all requirements of the city’s development code and public works design standards manual. In the event of a conflict between any local, state or federal regulations, the more stringent regulations will take precedence.

Public notice was given and a public hearing was scheduled per the requirements of the Fernley Municipal Code and Nevada Revised Statutes, no comments have been received.

PROJECT SUMMARY:

<table>
<thead>
<tr>
<th>Surrounding Properties and Uses:</th>
<th>Current Zoning District</th>
<th>Comprehensive Plan Land Use Classification</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>West</strong> Developed Commercial</td>
<td>C-2 (General Commercial)</td>
<td>Commercial</td>
</tr>
<tr>
<td><strong>North</strong> Developed Commercial</td>
<td>C-2 (General Commercial)</td>
<td>Commercial</td>
</tr>
<tr>
<td><strong>East</strong> Developed Industrial</td>
<td>M-1 (General Industrial)</td>
<td>Commercial</td>
</tr>
<tr>
<td><strong>South</strong> Developed Commercial</td>
<td>C-2 (General Commercial)</td>
<td>Commercial</td>
</tr>
</tbody>
</table>
Findings

1. The property to be divided is zoned for the intended uses and the density and design of the subdivision conforms to the requirements of the zoning regulations contained in the Development Code and policies of the Master Plan.

The parcel map included in this application is the merger and resubdivision of three parcels accessed from Pilot Road. There are no zoning changes or changes in use on the proposed parcels.

2. The Tentative Parcel Map conforms to roadway and access improvement standards contained in the Development Code and the Public Works Design Standards.

The Tentative Parcel Map proposes that the parcels will have access from an existing private road (Pilot Road) and the map will have conditions of approval that will require any additional improvements to meet all the standards contained in the Development Code and Public Works Design Standards.

3. The Tentative Parcel Map conforms to the water and wastewater service standards contained in the Development Code and the Public Works Design Standards.

New development is not proposed with this parcel map. Therefore, there are no requirements to connect to the City of Fernley water and sewer services.

4. There are no delinquent taxes or assessments on the land to be subdivided, based on the records of the County Treasurer.

Taxes have been paid for the fiscal year 18/19 at the time of submittal, the applicant is aware that all the taxes for the current fiscal year must be paid prior to recordation of a final map.
5. The project is not located within an identified archeological or cultural study area, as recognized by the City. If the project is located in a study area, an archeological resource reconnaissance has been performed on the site by a qualified archeologist and any identified resources have been avoided or mitigated to the extent possible per the findings in the report.

Per the Deputy Historic Preservation Officer for the State of Nevada, there are no previous inventories or previously recorded sites in the project area.

6. If the proposed parcel map is adjacent to public lands, adequate public access is provided to those lands.

The proposed parcel map is not adjacent to public lands.

FINANCIAL INFORMATION:

FISCAL IMPACT:
1. Is There A Fiscal Impact? NO
2. Is it Currently Budgeted? NA
3. If Budgeted, Which Line Item/Account?

FISCAL SYNOPSIS:
Processing of this application is covered by the $2,000.00 application fee at the time of submittal.

BACKGROUND INFORMATION:

The proposed parcel map contains three lots located at 465 W. Main Street and 865 Pilot Road. Pilot Delaware LLC owns two of the parcels (APN: 021-061-07 total of ± 5.79 acres and APN: 021-061-13 total of ± 3.03 acres). The final parcel is owned by Blue Beacon International Inc. (APN: 021-061-25 total of ± 5.51 acres). The last Boundary Line Adjustment associated with these parcels was recorded with the Lyon County Recorder’s Office on December 22, 2004 as Document # 338809.

In March 2018, a Design Review application was submitted detailing a proposed mechanic’s shop for Pilot Travel Centers. The project was approved with conditions on June 12, 2018. The conditions required that a parcel map be submitted which incorporates reciprocal easements into the recorded documents prior to issuance of a building permit. This tentative parcel map will fulfill the requirements outlined in the conditions of approval associated with the approved Design Review.

The parcel map suggests merging the two Pilot Delaware LLC parcels into one parcel while the Blue Beacon-owned parcel will be adjusted so the Blue Beacon facilities are contained within the limits of one parcel boundary. The map will have conditions of approval that will require any additional improvements to meet all the standards contained in the Development Code and Public Works Design Standards.
PRIOR COUNCIL ACTION/REVIEW:

BLA 04-15
DR 2018-004

ATTACHED INFORMATION:

1. Vicinity Map
2. Proposed Tentative Parcel Map
3. TPM 2018-005 - Conditions of Approval
Conditions of Approval for TPM 2018-005
Tentative Parcel Map

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

2. EXPIRATION DATE:
   THE TENTATIVE PARCEL MAP SHALL EXPIRE WITHIN TWO (2) YEARS OF THE DATE OF THE PLANNING COMMISSION APPROVAL, UNLESS THE FINAL PARCEL MAP HAS BEEN RECORDED IN ACCORDANCE WITH NEVADA REVISED STATUTES (N.R.S.) 278.360.

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

4. WATER AND SEWER SERVICE:
   THE DEVELOPER SHALL COMPLY WITH ALL CITY OF FERNLEY MUNICIPAL CODES REGARDING CONNECTION TO THE CITY’S SANITARY SEWER AND POTABLE WATER SYSTEMS, INCLUDING BUT NOT LIMITED TO: ASSOCIATED FEES, DESIGN STANDARDS, DEVELOPMENT CODE REQUIREMENTS, AND STATE REQUIREMENTS. PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR ANY FUTURE PROJECT, THE DEVELOPER SHALL PROVIDE THE CITY WITH A UTILITY PLAN FOR WATER AND SANITARY SEWER THAT IS IN CONFORMANCE WITH THE CITY OF FERNLEY MUNICIPAL CODE AND PUBLIC WORKS DESIGN MANUAL TO THE APPROVAL OF THE CITY ENGINEER, PUBLIC WORKS DIRECTOR AND ADMINISTRATOR. ANY NECESSARY PUBLIC FACILITIES, SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE CITY OF FERNLEY DESIGN STANDARDS. ANY PRIVATE LIFT STATIONS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE CITY ENGINEER AND PUBLIC WORKS DIRECTOR. APPROVAL OF THE PRIVATE LIFT BY THE CITY ENGINEER OR PUBLIC WORKS DIRECTOR DOES NOT OBLIGATE THE CITY TO PERFORM ANY FUTURE MAINTENANCE OF REPLACEMENT OF THE PRIVATE LIFT STATION. IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO OPERATE AND MAINTAIN THE PRIVATE LIFT STATION.

5. GRADING:
   THE DEVELOPER SHALL SUBMIT A GRADING PLAN FOR ANY PHASE OF A FUTURE PROJECT TO THE APPROVAL OF THE CITY ENGINEER. ALL GRADING ACTIVITIES SHALL COMPLY WITH APPLICABLE STATE AND FEDERAL REGULATIONS REGARDING GRADING ACTIVITIES, INCLUDING BUT NOT LIMITED TO AIR QUALITY, STORM WATER POLLUTION, ETC.
6. STORM DRAINAGE:
   The developer shall provide a final drainage report for any future project in conformance with the Fernley Municipal Code and the Public Works Design Manual for review and approval by the City Engineer prior to approval of a building permit for any portion of the future project. Each successive phase of the future project shall submit an updated drainage report for review and approval by the City Engineer showing the cumulative effect of the developed portion of the project along with the proposed phase’s effect on the total discharge into the drainage system. The storm water and drainage plans for the development shall be reviewed and approved by the City Engineer prior to the issuance of any permit for any future project.

7. DESIGN STANDARDS:
   The developer shall comply with any design standards and regulations as set forth in the City of Fernley Development Code and City of Fernley Design Standards unless in conflict with the local, state or federal regulations, in which case the more stringent regulation will take precedence. No certificate of occupancy will be issued for any future buildings until the final parcel map has been recorded.

8. DEVELOPMENT STANDARDS:
   The developer shall comply all requirements of the City’s Development Code and Public Works Design Standards Manual to the approval of the Administrator, City Engineer and Public Works Director. In the event of a conflict between any local, state or federal regulations, the more stringent regulations will take precedence.

9. ENGINEERING/PUBLIC WORKS:
   The developer shall comply with all the requirements of the City of Fernley Municipal Code and Public Works Design Manual for the construction of any public or private infrastructure to the approval of the City Engineer and Public Works Director prior to the issuance of any grading/building permit for a future project.

10. ACCESS:
    The developer shall demonstrate that legal access is provided to each proposed parcel to the approval of the Administrator, City Engineer and Public Works Director prior to the recordation of the final parcel map for the project.

11. RECIPROCAL EASEMENTS:
    The developer shall provide irrevocable reciprocal parking, access, storm drainage maintenance, water infrastructure maintenance, sanitary sewer infrastructure maintenance and landscape maintenance easements over the entire site to the approval of the Administrator prior to the recordation of a final parcel map for the project.
12. NORTH LYON COUNTY FIRE PROTECTION DISTRICT:
THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE NORTH LYON COUNTY FIRE PROTECTION DISTRICT TO THE APPROVAL OF THE FIRE CHIEF AND ADMINISTRATOR PRIOR TO THE RECORDATION OF A FINAL PARCEL MAP FOR THE PROJECT.

13. TRUCKEE CARSON IRRIGATION DISTRICT (TCID)/BUREAU OF RECLAMATION:
THE DEVELOPER SHALL COMPLY WITH THE REQUIREMENTS OF THE TRUCKEE CARSON IRRIGATION DISTRICT AND/OR THE BUREAU OF RECLAMATION RELATED TO ANY NEW OR EXISTING FACILITY OR EASEMENT WITHIN OR ADJACENT TO THE PROJECT BOUNDARY TO THE APPROVAL OF THE ADMINISTRATOR PRIOR TO THE APPROVAL AND RECORDATION OF A FINAL PARCEL MAP.