

Garret Burleson  
Bill Clegg  
Bruce Maxwell  
Ed Meagher  
Jim Peterson, Vice Chairman  
Lance Shumway  
Robert Smith, Chairman

## FERNLEY PLANNING COMMISSION MEETING AGENDA

### Fernley City Hall

595 Silver Lace Blvd. • Fernley, NV 89408  
Phone: (775) 784-9830 • Fax: (775) 784-9839

**FPC Meeting Date: July 8, 2009**

**ITEMS MAY BE REMOVED OR ADDRESSED OUT OF SEQUENCE.  
ACTION MAY BE TAKEN ON ALL ITEMS EXCEPT WHERE NOTED.**

6:00 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."

**I. ROLL CALL**

**II. APPROVAL OF MINUTES FOR JUNE 10, 2009.**

**III. APPROVAL OF AGENDA.**

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

**V. PUBLIC HEARING:**

1. **Address TPM 09-51 Tentative Parcel Map (Lyon County School District) a Tentative Parcel Map to merge and re-subdivided two existing parcels to create 4 parcels to allow the development of two schools, construction of new roads and dedication of right-of-ways, which will ultimately create four parcels. APN(s) 22-411-07 & 22-411-08 are currently zoned PF (Public Facility), located at Jasmine and Farm District Road.**
2. **Address ZMA 09-48 Zoning Map Amendment (Bee Hive Homes of Lovelock, LLC) a Zoning Map Amendment to change the zoning from RR1 (Rural Residential, 1 acre minimum parcel size) to E-2 (2<sup>nd</sup> Estates Residential one-half acre) which will allow Bee Hive Homes to apply for a Boundary Line Adjustment APN 21-111-22, 0.740-acre parcel, located at 575 Farm District Road and APN 21-111-23, 1.0-acre parcel, located at 565 Farm District Road.**
3. **Address VAR 09-52 Variance (Tony and Angela Lewis) a Variance to allow a garage to be built five feet into the 10 foot setback on the west side of a .280-acre parcel APN: 22-033-01 currently zoned NR3 (Non Rural Residential 9000 SF), located at 1049 Rimfield Dr.**
4. **Address IOC 09-58 (Interpretation of Code) to request an interpretation of screening of mechanical equipment (Chapter 40.090) regarding the City of Fernley Water Treatment Plant.**
5. **Address annual review of Special Use Permit application SUP 08-03; to allow continued operations of a range and firearms training facility. Located in a RR-5 (Rural Residential, 20-acre minimum lot size) zoning district; situated on a 32.510-acre site located at 5000 Highway 95A; APN 21-451-77**

**VI. Request clarification on the conditions of approval of the Ellice Carlson Tentative Parcel Map TPM 09-01 (applicant request).**

**VII. CHAIR AND COMMISSION ITEMS:** (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings,

and reports on planning issues and/or activities or organizations in which individual members may be involved.)

**VIII. DIRECTOR'S ITEMS** (Unless otherwise listed with a topic description, this portion of the agenda is limited to announcements, discussion of items proposed for action at future meetings, and reports on planning issues and/or activities of organizations in which individual members may be involved.)

1. **Report on previous Planning Commission items.**
2. **Development Code update.**

**IX. COMMISSIONER SUGESTIONS FOR FUTURE ADGENDA ITEMS.**

**X. ADJOURNMENT.**

*This notice and agenda is being posted before 9:00 a.m., July 2, 2009 in accordance with NRS 241.020 at the following locations: [www.cityoffernley.org](http://www.cityoffernley.org), Fernley Post Office at 305 Hwy. 95A, Lyon County Library at 575 Silver Lace Blvd., Senior Citizen's Center at 1170 W. Newlands Drive, and Fernley City Hall at 595 Silver Lace Blvd.*

*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.*