



Meeting Date: 09/13/2017  
Agenda Item: # \_\_\_\_\_

### **Mission Statement**

To provide our growing dynamic community excellent municipal services to make Fernley a great place to live, work, and play. Together, we enhance the desirability, safety, friendliness, aesthetics and quality of life in our city.

## **CITY OF FERNLEY PLANNING COMMISSION STAFF REPORT**

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**REPORT TO:** Planning Commission

**REPORT BY:** Melinda Bauer, Assistant Planner

**REVIEWED BY:** Tim Thompson, Planning Director

**AGENDA ITEM:** **TPM 2017-004, Public Hearing** - Consideration and possible action on a Tentative Parcel Map request associated with TPM 2017-004 from Robert Herrera to subdivide a 4-acre parcel into two separate 2 acre parcels. The property is master planned Residential Low Density in the RR-2T (Rural Residential, 2 Acre Minimum Parcel Size with a Trailer Overlay) zoning district located at 1496 Truckee Lane, Fernley, NV. APN 021-051-08.

**ACTION REQUESTED:** \_\_\_ Consent \_\_\_ Ordinance \_\_\_ Resolution  X  Motion \_\_\_ Receive/File

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### **RECOMMENDATION:**

I move to approve the Tentative Parcel Map associated with TPM 2017-004, to subdivide a 4-acre parcel into two separate 2 acre parcels, 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 6 as listed in the staff report.

### **Key Points:**

1. Currently the project area has a land use designation of Residential Low Density and is zoned RR-2 (Rural Residential, 2 Acre Minimum Parcel Size with a Trailer Overlay) applicant is requesting to create two separate 2 acre parcels.
2. Prior to the approval of the Final Parcel Map the developer shall demonstrate the access on APN: 021-051-22 can be used to access parcel 2-B or provide a separate access easement to the approval of the administrator, city engineer and public works director.
3. Parcel 2-A will be served by an existing private well and septic system. Parcel 2-B will need a private well and septic system installed, city water and sewer services are not available.

**POLICY REFERENCE:**

*Nevada Revised Statutes:* NRS 278.461 through 278.469

*Fernley Municipal Code:* FMC Title 10

*Policies & Procedure Manual:* N/A

*Community Assessment:* N/A

*Fernley Development Code:* Chapter 32

*Other:*

**ANALYSIS:**

The property is currently zoned RR-2 (Rural Residential, 2 Acre Minimum Parcel Size with a Trailer Overlay) with a land use designation of Residential Low Density.

This parcel is part of the Stock Lane special planning area located in the West Fernley planning area. The minimum lot size in the Residential Low Density Land Use Designation for parcel maps shall be 2 acres until such time as access is improved and complete City infrastructure is available to serve the area.

Parcel 2-A will be served by an existing private well and septic system. Parcel 2-B will need a private well and septic system installed, city water and sewer services are not available.

Prior to the approval of the Final Parcel Map the developer shall demonstrate the access on APN: 021-051-22 can be used to access parcel 2-B or provide a separate access easement to the approval of the administrator, city engineer and public works director.

The proposal is consistent with the master plan and is required to comply with all applicable provisions of the city’s development code.

Public notice was given and a public hearing was scheduled per the requirements of the Fernley Development Code and Nevada Revised Statutes.

**PROJECT SUMMARY:**

Project Name	Herrera Parcel Map
Site Location	1496 Truckee Lane
APNs	021-051-08
Applicant	Robert Herrera
Owner	Robert Herrera
Proposed Actions	Tentative Parcel Map, TPM 2017-004
Planning Area	West Fernley’s Stock Lane Special Planning Area
Land Use Classification	Residential Low Density
Current Zoning	RR-2T
Flood Zone Designation	Per FIRM map # 32019C0082E, dated January 16,

	2009, it appears that this property is located in Zone X.
Gross Site Area	4 acres

Surrounding Properties and Uses:	Current Zoning District	Comprehensive Plan Land Use Classification
<b>West</b> Developed Residential	RR-2T (Rural Residential, 2 Acre Minimum Parcel Size with a Trailer Overlay)	Residential Low Density
<b>North</b> Developed Residential	RR-2T (Rural Residential, 2 Acre Minimum Parcel Size with a Trailer Overlay)	Residential Low Density
<b>East</b> Developed Residential	RR-2T (Rural Residential, 2 Acre Minimum Parcel Size with a Trailer Overlay)	Residential Low Density
<b>South</b> Truckee Canal		Residential Low Density

	Findings	Staff Analysis
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 property is zoned RR-2T (Rural Residential, 2 Acre Minimum Parcel Size with a Trailer Overlay) located in the Stock Lane Special Planning Area located in the West Fernley Planned Land Use Area and has the Land Use Classification of Residential Low Density. The property to be divided conforms to the requirements of the zoning regulations contained in the Development Code and the policies for Residential Low Density and the Stock Lane Special Planning area set forth in the Master Plan.
2.	The Tentative Parcel Map conforms to roadway and access improvement standards contained in the Development Code and the Public Works Design Standards.	The existing roadway easement, any driveways or new access easements shall be paved in accordance with the City of Fernley Development Code and Public Works Design Standards to the approval of the administrator, city engineer and public works director prior to the issuance of a building permit.
3.	The Tentative Parcel Map conforms to the water and wastewater service standards contained in the Development Code and the Public Works Design Standards.	The project site will be served by a private well and septic system, city water and sewer services are not available.

4.	There are no delinquent taxes or assessments on the land to be subdivided, based on the records of the County Treasurer.	All taxes have been paid for the current year. The applicant will be required to pay the new fiscal year taxes in full prior to recording the 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.	There are no public lands adjacent to this property

**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 \$775.00 application fee at the time of submittal.

**BACKGROUND INFORMATION:**

The property is located at 1496 Truckee Lane, APN: 021-051-08. The parcel is 4 acres, the proposed parcel map is a request to split into 2 parcels in the RR-2T (Rural Residential, 2 Acre Minimum Parcel Size with a Trailer Overlay) zoning district.

The property is within the City of Fernley’s Comprehensive Plan Designation of Residential Low Density and the Stock Lane Special Planning area.

**PRIOR COUNCIL ACTION/REVIEW:**

None

**CONDITIONS OF APPROVAL:**

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:

PER THE CITY OF FERNLEY DEVELOPMENT CODE CHAPTER 32.080 (PROCEDURES FOR FINAL PARCEL MAP) FOLLOWING APPROVAL OF THE TENTATIVE PARCEL MAP, THE APPLICANT SHALL FILE WITH THE CITY AN APPLICATION FOR APPROVAL OF THE FINAL PARCEL MAP WITHIN TWO YEARS OF APPROVAL OF THE TENTATIVE PARCEL MAP.

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 THE PROJECT.

4. LEGAL ACCESS:

PRIOR TO THE APPROVAL OF A FINAL PARCEL MAP THE DEVELOPER SHALL:

- A. PROVIDE DOCUMENTATION THE PRIVATE ACCESS EASEMENT ON APN: 021-051-22 CAN BE USED TO ACCESS PARCEL 2-B. IN WHICH CASE THE DEVELOPER SHALL PAVE THE ACCESS IN ACCORDANCE WITH THE CITY OF FERNLEY DEVELOPMENT CODE AND PUBLIC WORKS DESIGN STANDARDS TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER AND PUBLIC WORKS DIRECTOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT; OR,
- B. PROVIDE A SEPARATE ACCESS EASEMENT, A MINIMUM OF TWENTY-FIVE (25) FEET IN WIDTH, ALONG THE EAST PROPERTY LINE OF PARCEL 2-A TO ACCESS PARCEL 2-B. IN WHICH CASE THE DEVELOPER SHALL PAVD THE ACCESS IN ACCORDANCE WITH THE CITY OF FERNLEY DEVELOPMENT CODE AND PUBLIC WORKS DESIGN STANDARDS TO THE APPROVAL OF THE ADMINISTRATOR, CITY ENGINEER AND PUBLIC WORKS DIRECTOR PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

THIS CONDITON SHALL NOT BE CONSTRUED TO LIMIT THE ABILITY OF THE CITY, DEVELOPER AND OWNER OF THE PRIVATE ACCESS EASEMENT FROM ENTERING INTO AN AGREEMENT FOR MUTUALLY BENEFICIAL CONSIDERATIONS. ANY AGREEMENT SHALL BE EXECUTED PRIOR TO THE APPROVAL AND RECORDATION OF THE FINAL PARCEL MAP.

5. 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.

6. 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 ADMINISTRATOR AND THE FIRE CHIEF PRIOR TO THE RECORDATION OF A FINAL PARCEL MAP.

**ATTACHED INFORMATION:**

1. Vicinity Map
2. Proposed tentative parcel map