



Meeting Date: 07/18/2018

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.

FERNLEY CITY COUNCIL MEETING - STAFF REPORT

REPORT TO: Mayor & City Council

REPORT THRU: Daphne Hooper, City Manager

REPORT FROM: Melinda Bauer, Assistant Planner
Tim Thompson, Planning Director

REVIEWED BY: Brandi Jensen, City Attorney

REVIEWED BY: Denise Lewis, Finance Director

AGENDA ITEM: **Public Hearing, RTA 2018-001** - Consideration and Possible Action to approve a Reversion to Acreage map to combine two parcels, one parcel ± 15.17 acres and one ± 1.71 acres, creating one parcel approximately 16.88 acres in size in the NR-2 zoning district located at 610 and 660 Westerlund Lane, Fernley, NV (APN(s): 021-103-45 & 14).

ACTION REQUESTED: X Consent Ordinance Resolution X Motion Receive/File

RECOMMENDED ACTION BY CITY COUNCIL

Staff recommends the following action:

"I move to approve Reversion to Acreage, RTA 2018-001, combining two parcels into a single 16.88-acre parcel."

Key Points:

1. The map of reversion to acreage and legal description have been checked and found to be technically correct, conforming to local ordinances and state law.

POLICY REFERENCE

Nevada Statutes: NRS 278

Fernley Municipal Code: Chapter 35 of Development Code

Policies & Procedure Manual: N/A

Community Assessment: N/A

Other: NAC XXX, Section XXX, CFR XXX

FINANCIAL INFORMATION

FISCAL IMPACT:

1. Is There A Fiscal Impact?
No
2. Is it Currently Budgeted?
No
3. If Budgeted, Which Line Item/Account?

FISCAL SYNOPSIS:

Processing of this application is covered by the \$1000.00 application fee at the time of submittal.

BACKGROUND INFORMATION

The applicant is requesting to merge two parcels, the two parcels to be merged are 610 Westerlund Lane (APN: 021-103-45) and 660 Westerlund Lane (APN: 021-103-14) both parcels are owned by Eastern Sierra Lands, LLC. On February 21, 2018 the zoning was changed on 660 Westerlund Lane from RR-1 (Rural Residential, 1 Acre Minimum Parcel Size) to NR-2 (Multiple Residence 8,000 SF) and the land use classification from Residential High Density to Residential Multi-Family bringing both the zoning and land use into conformance with 610 Westerlund Lane. These two parcels are part of a proposed apartment complex which will include recreational facilities including a clubhouse, swimming pool, sports complex and playground.

ANALYSIS:

The reversion to acreage map and legal description for RTA 2018-001 have been reviewed and were found to be technically correct, conforming to local ordinances and state law. The application and review fees were paid at time of submittal.

ATTACHED INFORMATION

1. Reversion to Acreage Map