



# CITY OF FERNLEY

## CITY COUNCIL AGENDA REPORT

Meeting Date: July 21, 2021

<b>REPORT TO:</b>	Mayor & City Council	
<b>REPORT THRU:</b>	Daphne Hooper, City Manager	
<b>REPORT BY:</b>	<b>Melinda Bauer, Assistant Planner</b>	
<b>REVIEWED BY:</b>	Tim Thompson, Planning Director	
<b>REVIEWED BY:</b>	Brandi Jensen, City Attorney	
<b>REVIEWED BY:</b>	Denise Lewis, Finance Director	

<b>FINANCIAL IMPACT:</b> <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<b>CURRENTLY BUDGETED:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO <input checked="" type="checkbox"/> N/A	<b>FUND/ACCOUNT:</b>
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<b>ACTION REQUESTED:</b>	<input checked="" type="checkbox"/> <b>Consent</b>	<input type="checkbox"/> <b>Motion</b>	<input type="checkbox"/> <b>Ordinance</b>
	<input type="checkbox"/> <b>Presentation</b>	<input type="checkbox"/> <b>Receive/File</b>	<input type="checkbox"/> <b>Resolution</b>

**AGENDA ITEM: Consent Agenda, Approval of Final Subdivision Map for Eagle Meadows (FOR POSSIBLE ACTION)**  
 Consideration and possible action to approve the Eagle Meadows Final Subdivision Map creating a 35-lot single family residential subdivision.

**AGENDA ITEM BRIEF:**  
 A Final Subdivision Map was submitted for review by RB Sage Ranch, LLC on November 19, 2020. The developer is requesting final map approval for Eagle Meadows Subdivision creating 35 residential lots generally located south of Shadow Ln, west of HWY 95A, north of Curtis Place, and east of Miller Ln.

**RECOMMENDED MOTION:**  
**“I move to approve the Final Subdivision Map for Eagle Meadows.”**

**Business Impact (per NRS Chapter 237):**

A Business Impact Statement is Attached.

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.

**BACKGROUND:**

A Tentative Subdivision Map, associated with TSM 2017-002, request from Bailey & Associates, to allow for a 35-lot single family residential subdivision (Eagle Meadows) on a site approximately 25.11 acres in size, generally located south of Shadow Ln, west of HWY 95A, north of Curtis Place, and east of Miller Ln, Fernley, NV. (APN: 021-132-67).

**ANALYSIS:**

The final subdivision map and improvement drawings have been reviewed by staff and found to be technically correct, conforming to local ordinances and state law. The final map is in substantial compliance with the tentative map.

**ATTACHMENTS:**

1. Final Subdivision Map – Eagle Meadows