



CITY OF FALLON

REQUEST FOR COUNCIL ACTION

DATE SUBMITTED: July 10, 2023
AGENDA DATE: July 18, 2023
TO: The Honorable City Council
FROM: Derek Zimney, City Engineer
AGENDA ITEM TITLE: Consideration and possible approval of an amended Final Subdivision Map with updated civil improvement plans and amended Development Agreement for Phase 6 of Country Air Estates. **(For possible action)**

TYPE OF ACTION REQUESTED:

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| <input type="checkbox"/> Resolution | <input type="checkbox"/> Ordinance |
| <input checked="" type="checkbox"/> Formal Action/Motion | <input type="checkbox"/> Other – Discussion Only |
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RECOMMENDED COUNCIL ACTION: Motion to approve an amended Final Subdivision Map with updated civil improvement plans and amended Development Agreement for Phase 6 of Country Air Estates.

DISCUSSION: The approval of the amended map would allow for the construction of fourteen (14) new single-family lots, and one lot to be dedicated to the City of Fallon for storm water infiltration.

On October 4, 2022, the City Council approved a Final Subdivision Map and Development Agreement for Phase 6 of Country Air Estates. Following the approval of the Final Subdivision Map and Development Agreement for Phase 6 of Country Air Estates, Rockhound Investments, LLC engaged a different engineer to update its civil improvement plans previously submitted and approved. Rockhound Investments, LLC would now like to move forward with constructing Phase 6 of the County Air Estates using the same Final Map previously approved but incorporating the updated civil improvements plans. The major changes to the civil improvements are related to the grading.

Furthermore, the amended Development Agreement reflects the new master hydrology report prepared by Civil Engineering Consultants and adds provisions to supersede the previously approved October 4, 2022, Development Agreement

The amended Final Subdivision Map with updated civil improvements and has been reviewed by Derek Zimney - City Engineer, Brian Byrd – Public Works Director , Bob Erickson – Chief of Staff, Sean Rowe- Deputy City Attorney, and Trent deBraga – Deputy City Attorney. The proposed Final

Subdivision Map and civil improvement plans have been approved by the Nevada Department of Environmental Protection and Nevada Division of Water Resources.

FISCAL IMPACT: 14 units of Water Rights Fees (\$42,000) to be paid before map is recorded.

FUNDING SOURCE: N/A.

PREPARED BY: Derek Zimney, City Engineer