

**LU-2020-0096: 1875 FAIR WAY, APN 010-581-15**  
**POSSIBLE CONDITIONS OF APPROVAL**

1. All development shall be substantially in accordance with Special Use Permit plans and application materials on file with the Carson City Planning Division.
2. All on and off-site improvements shall conform to City standards and requirements.
3. The use for which this permit is approved shall commence within twelve (12) months of the date of final approval. A single, one (1) year extension must be requested in writing to the Planning and Community Development Department thirty (30) days prior to the one (1) year expiration date. Should this permit not be initiated within one (1) year and no extension granted, the permit shall become null and void.
4. The applicant must sign and return the Notice of Decision within ten (10) days of receipt of notification. If the Notice of Decision is not signed and returned within ten (10) days, then the item may be rescheduled for the next Planning Commission meeting for further consideration.
5. The site improvement plan must reflect installation of a multi-use path along Morgan Mill Road consistent with the Unified Pathways Master Plan, and the installation must occur at the time of field construction.
6. A traffic impact study is required that analyzes the intersections of Morgan Mill Road / Deer Run Road, Morgan Mill Road / Empire Ranch Road, and US 50 / Empire Ranch Road. This study must look at the cumulative impacts of the golf course, clubhouse / special event venue, and the proposed sports fields. The study must be in a format acceptable to the City's transportation engineer. All mitigation identified in the study must be implemented as part of this project, and are made a condition of approval.
7. The parking lot must be paved.
8. The plans for this project must include paving a rural half street section along Morgan Mill Road from the existing widened section east of the project to the new parking area to provide for proper access and safety.
9. A drainage study must be submitted which determines the quantity of additional storage necessary, and storage must be included in the plans.
10. A sealed memo from a civil engineer must be submitted which speaks to how the CLOMR requirements will be addressed, and all necessary improvements must be incorporated into the plans.
11. Any mitigation required by NDEP based on testing for Mercury must be incorporated into the plans.
12. Toilet facilities must comply with NAC 444.825.

13. A temporary health permit must be obtained to sell potentially hazardous food.
14. No lighting may be installed.
15. Temporary toilets, bleachers and a “pop up tent without a floor” may be erected from April to October. No other structures are permitted.
16. No amplified sound may be utilized.
17. The applicant must demonstrate that adequate parking can be accommodated on site.
18. Anyone reserving the field must direct its team to utilize Deer Run to Morgan Mill Road.