LYON COUNTY PLANNING COMMISSION
TUESDAY, OCTOBER 13, 2026
9:00 AM
LYON COUNTY ADMINISTRATIVE COMPLEX
27 S. MAIN STREET
YERINGTON, NV 89447

Join Zoom Meeting
https://us02web.zoom.us/j/86099991604?pwd=czk2NFhtUXViZ3d3YWs4NGdNTFJLUT09
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Planning Commission meetings are open to the public and members of the public may attend in person and the meetings are also virtual and the public may attend via Virtual Zoom.

Public Comment: Lyon County allows the following alternatives for public comment. If you are attending the virtual Zoom meeting, public comment may be provided by raising your hand and requesting to provide public comment. This can occur in several ways, including by dialing *9 from your phone to raise your hand and request to speak for public comment. To unmute yourself, dial *6. You can also provide public comment for this meeting by sending an email to countyclerks@lyon-county.org, the day prior to the posted meeting date. Be sure to type, PUBLIC COMMENT, in the subject line.

Written public comments may also be mailed to the Lyon County Community Development Office at 27 S. Main Street, Yerington, Nevada 89447, but all public comments must be received prior to the date of the meeting if the comments are to be included in the supplemental materials. Any written public comment received the day of the meeting will be compiled and added as supplemental materials to the County's website and distributed to the Planning Commission within 24 hours after the meeting. Members of the Public may attend the meeting in person at the Greg Hunewill Lyon County Commission Chambers, 27 S. Main Street, Yerington, Nevada.

1. Roll Call

2. Pledge of Allegiance

3. Public Participation (no action will be taken on any item until it is properly agendized) - *Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission, but not on items appearing on the Agenda. Speakers are asked to state their name for the record and to sign and print their name on the form at the lectern. Comments are limited to three*

minutes per person or topic. The Commission reserves the right to reduce this three minute time limit, as well as limit the total time for public comment. If your item requires extended discussion, please request the Chair to calendar the matter for a future Planning Commission meeting. The Planning Commission will not restrict comments based on viewpoint. The same applies to public testimony on each Agenda item. The Chair may reopen public participation at any time during the meeting. No action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.

4. Review and Adoption of Agenda (for possible action)

5. For Possible Action: Approval of Minutes

5.a For Possible Action: To approve the minutes from the September 8, 2026 meeting.

- September 8, 2026 Minutes

6. Advisory Board Reports

7. Public Hearing Items

7.a For Possible Action: To approve the request from Atlantic Richfield Company for a Tentative Parcel Map to correct a mapping error and create APN 014-401-16 as a legal parcel, located at 65 Luzier Lane in Mason Valley (APN 014-401-15 and -16); PLZ-2026-062.

- Staff Report
- Backup

7.b For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Sierra Springs Enterprises, Inc. for a Zoning Map Amendment to change the zoning from the Title 10 districts of Second Rural Residential District, 2 Acres (RR-2) and Third Rural Residential District, 5 Acres (RR-3), to the Title 15 district of Light Industrial, Suburban (LI-S), for four (4) parcels located northeast of the intersection of Opal and Spruce Avenue in Silver Springs totaling approximately 301.45 acres (APN 015-183-01 thru -04), PLZ-2026-060.

- Staff Report
- Backup

7.c For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from NVLCO Lyon County, LLC., for a Master Plan Amendment to amend the text of the Silver Springs Technology Park Specific Plan to permit the use of a compressed natural gas trucking station with a Conditional Use Permit on approximately 10 acres of a 458.70-acre parcel with SI (Service Industrial) zoning (APN 015-091-15) PLZ-2026-037.

- Continuance Request

7.d For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from NVLCO Lyon County, LLC., for a Conditional Use Permit within the Silver Springs Technology Park Specific Plan for a compressed natural gas trucking station and associated improvements on approximately 10 acres of a 458.70-acre parcel with SI (Service Industrial) zoning (APN 015-091-15) PLZ-2026-038.

- Continuance Request

7.e For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Q&D Construction for a Conditional Use Permit to operate an aggregate pit and scale house on a 117.60-acre parcel subject to RR-20 (Rural Residential, 20-acre minimum) zoning (APN 015-521-01) PLZ-2026-059.

- Staff Report
- Attachment 1 Desciption Q&D Agg Pit CUP
- Attachment 2 Site Plan

- Attachment 3 Trip Generation Memo

8. Community Development Director

8.a For Discussion Only: Community Development Director comments and updates.

9. Commissioner Comments and Agenda Requests

10. Public Participation (no action will be taken on any item until it is properly agendized) *- Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission but not on items appearing on the Agenda. Comments are limited to three minutes per person or topic and will not be restricted based on viewpoint. No action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an Agenda as an item upon which action may be taken.*

11. ADJOURNMENT

Pursuant to NRS 241.020, the agenda has been posted at the following locations: Lyon County Administrative Complex (27 S. Main Street, Yerington, NV), the Lyon County Website: https://www.lyon-county.org, and the State Website: https://notice.nv.gov. Supporting documentation for the items on the agenda is available to members of the public at the County Manager's Office (27 S. Main Street, Yerington, NV), by phone (775)463-6531, or by email requests to countyclerks@lyon-county.org.

Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternate means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and T) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found on-line at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410; Fax: (202) 690-7442; or Email: program.intake@usda.gov

T.D.D. services available through 463-2301 or 463-6620 or 911 (emergency services) notice to persons with disabilities: members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify the Commissioners'/Manager's office in writing at 27 S. Main Street, Yerington, NV 89447, or by calling (775) 463-6531 at least 24 hours in advance.

Lyon County is an equal opportunity provider.

Agenda and Backup Material is Available at www.lyon-county.org

Lyon County Planning Commission Agenda Summary

Meeting Date: October 13, 2026

Agenda Item Number:
5.a

Subject:
For Possible Action: To approve the minutes from the September 8, 2026 meeting.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- September 8, 2026 Minutes

LYON COUNTY PLANNING COMMISSION MEETING MINUTES

SEPTEMBER 8, 2026

The September 8, 2026 meeting of the Lyon County Planning Commission was called to order by Commission Chairwoman Shannon Ceresola, at approximately 9:00 a.m. at the Lyon County Administrative Complex, 27 S. Main Street, Yerington, NV, 89447.

A**ttending staff**: Community Development Director, Gavin Henderson; County Manager, Andrew Haskin; Senior Planners Louis Cariola and Lisa Nash; and Administrative Assistant, Brandi Lathrop were present.

1. **Roll Call:** Members present: Commissioners Shannon Ceresola, Audrey Allan, Wendy Loomis, Mark Jones, Andrew Merritt, Jim Davis, and Michael Irvin attended in chambers. A quorum was noted.

2. **Pledge of Allegiance**

3. **Public Participation -** None

4. **Review and Adoption of the Agenda**

Commissioner Jones motioned to adopt the agenda as presented.

Commissioner Allan seconded and the motion passed by unanimous vote (7 Ayes, 0 Nay, 0 Abstentions)

There was no public comment.

5. **For Possible Action: Approval of Minutes**
   5.a. For Possible Action: To approve the minutes from the August 11, 2026 meeting.

Commissioner Loomis made a correction to who opened the meeting, it was Commissioner Jones.

Commissioner Allan motioned to approve the minutes from the August 11, 2026 meeting with stated corrections.

Commissioner Loomis seconded and the motion passed by majority vote (6 Ayes, 0 Nay, 1 Abstentions – Commissioner Ceresola)

There was no public comment.

6. **Advisory Board Reports -** None

7. **Public Hearing Items**

   7.a. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Nancy and Ruben Gonzalez for a Zoning Map Amendment to change the zoning from the Title 10 district of RR-5 (Fifth Rural Residential District, 20-acre minimum) to RR-1 (Rural Residential, 1-acre minimum) on a 3.95-acre parcel in Mason Valley located at 30 Farrell Lane (APN 014-211-11); PLZ-2026-053.

Senior Planner Louis Cariola gave a presentation of the item. The Applicant requests a Zoning Map Amendment to amend the Zoning designation from the Title 10 district name of RR-5 (Fifth Rural Residential District, 20-acre minimum) to RR-1 (Rural Residential, 1-acre minimum) on a 3.95 acre parcel in Mason Valley located at 30 Farrell Lane. The property owners do intend to split this parcel into two parcels. This request is consistent with the Master Plan.

Commissioners and Senior Planner Louis Cariola discussed the current zoning, assessors plat maps, and survey reports. There was additional discussion around animal keeping, zoning, and actual parcel size.

Public Comment – None

Commissioner Allan motioned to forward a recommendation of approval to the Board of County

Commissioners for the request from Nancy and Ruben Gonzalez for a Zoning Map Amendment to change the zoning from the Title 10 district of RR-5 (Fifth Rural Residential District, 20-acre minimum) to RR-1 (Rural Residential, 1-acre minimum) on a 3.95-acre parcel in Mason Valley located at 30 Farrell Lane (APN 014-211-11); PLZ-2026-053 based on the Findings listed in the Staff Report.

A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

B. The proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title; and

C. The proposed amendment is compatible with the actual or master planned adjacent uses.

Commissioner Davis seconded and the motion passed by unanimous vote (7 Ayes, 0 Nay, 0 Abstentions)

7.b. For Possible Action: To approve the request from Ruth E. Redmon for a Tentative Parcel Map to merge and re-subdivide one (1) parcel into two (2) parcels with differing acreages, the smallest being 5.11 acres, located at 20 Miley Road in Mason Valley (APN 014-641-03); PLZ-2026-055.

Senior Planner Lisa Nash gave a presentation of the item. The Applicant requests a Tentative Parcel Map (TPM) to merge and re-subdivide an approximately 10.68-acre parcel into two (2) new parcels. The proposed Parcel A (5.60 acres on the north end of the parcel) is utilized for an existing residential use and Parcel B (5.11 acres on the south side of the property) is vacant. There was discussion around the current development on the property and future requirements for additional development.

Commissioners and Senior Planner Lisa Nash discussed the title work around this parcel as well as Miley Rd being a private roadway, or "non-county maintained".

Public Comment – None

Commissioner Irvin motioned to approve the request from Ruth E. Redmon for a Tentative Parcel Map to merge and re-subdivide one (1) parcel into two (2) parcels with differing acreages, the smallest being 5.11 acres, located at 20 Miley Road in Mason Valley (APN 014-641-03); PLZ-2026-055 based on the 15 Conditions of Approval listed in the Staff Report.

1. The developer shall comply with all Federal, State, County and special purpose district regulations.

2. The developer shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Community Development Director prior to submitting the final parcel map for recordation.

3. The developer shall pay the actual costs for County Engineer plan and map checking fees and County Inspector site improvement inspection fees, in accordance with the adopted County fee resolution in effect at the time, and provide proof of payment to the Planning Department prior to final parcel map recordation.

4. The developer shall pay in full all property taxes through the end of the fiscal year (June 30) prior to recordation of the final parcel map.

5. The developer shall pay the required recording fees at time of final parcel map recordation.

6. Dedication of water rights may be necessary to serve the newly created parcel. Prior to the recordation of a Final Map, the applicant shall relinquish any required and appropriate water rights to the State of Nevada.

7. Each residence on a separate lot will be required to have an individual system for sewage disposal and well.
8. The developer shall comply with Lyon County's storm drainage guidelines (dated September 20, 2024).
9. Any new construction or land disturbance on the site will be subject to review via a Floodplain Development Permit for compliance with Lyon County Code (LCC) Chapter 15.800.
10. The project is within the jurisdiction of the Lyon County Roads Dept. and an Encroachment Permit for each property/proposed driveway will be needed to connect to County ROWs.
11. All construction documents and separate applications must be submitted to the Mason Valley Fire Protection District (MVFPD) prior to obtaining a Building Permit. MVFPD requires a separate Fire and Life Safety Plan Review.
12. The developer shall provide the parcel map to the Lyon County GIS Coordinator in form and format compatible with the County geographical information system (GIS). The scale of the site plan, improvements, monuments and other items shall be in model space correctly oriented to coordinate system as established by the GIS Coordinator. Cover sheet and standard details need not be included.
13. No lot shall be offered for sale or sold and no building permits shall be accepted for processing until the final parcel map has been approved and recorded.
14. The final parcel map will comply with the current Lyon County standards requiring a 7.5-foot public utility easement along the front property lines and 5-foot public utility easement along all side property lines for the proposed parcels prior to recordation.
15. Approval of the tentative parcel map shall not constitute acceptance of the final parcel map. **Failure to submit a complete final parcel map and pay the required fees within one (1) year from the date of approval shall render the tentative parcel map approval as expired.** No extension may be granted after receiving approval of the tentative parcel map.

Commissioner Merritt seconded and the motion passed by unanimous vote (7 Ayes, 0 Nay, 0 Abstentions)

8. Community Development Director

8.a For Discussion Only: Community Development Director comments and updates.

Community Development Director Gavin Henderson did not have any comments or updates to provide.

9. Commissioner Comments and Agenda Requests

Commissioner Loomis attended an informative NNDA presentation last week.

10. Public Participation - None

11. Adjournment at 9:33 a.m.

Lyon County Planning Commission Agenda Summary

Meeting Date: October 13, 2026

Agenda Item Number:
7.a

Subject:
For Possible Action: To approve the request from Atlantic Richfield Company for a Tentative Parcel Map to correct a mapping error and create APN 014-401-16 as a legal parcel, located at 65 Luzier Lane in Mason Valley (APN 014-401-15 and -16); PLZ-2026-062.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Staff Report
- Backup

LYON COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING * DEVELOPMENT ENGINEERING * PLANNING
CODE ENFORCEMENT * ECONOMIC DEVELOPMENT
27 SOUTH MAIN STREET, YERINGTON, NV 89447
PHONE: 775-463-6592 FAX: 775-463-5305
WEBSITE: www.lyon-county.org

PLANNING COMMISSION

PLZ-2026-062

Proposed Action	Tentative Parcel Map to correct a mapping error and to create two (2) parcels
Meeting Date	October 13, 2026
Property Owners	Singatse Peak Services, LLC and Atlantic Richfield Company
Applicant	Atlantic Richfield Company
Location	Mason Valley
Parcel Number	014-401-15, 014-401-16
Parcel Size	1,114.74 acres
Master Plan	Employment
Current Zoning	M-1 (General Industrial District)
Flood Zone(s)	Zone X-Unshaded per FIRM 32019C0705E & 32019C0855E (eff. date 1/16/2009)
Case Planner	Lisa Nash

REQUEST

The Applicant requests a Tentative Parcel Map (TPM) to correct a title defect that has existed since 1991. The 40-acre parcel was created improperly and while the parcel is showing on the Assessor's maps, it is considered an "illegal split". The parcels are located at 65 Luzier Lane, Mason Valley. Proposed Parcel A is 40.02 acres on the west side of the parcel and Parcel B is 1038.85 acres. This is the site of the Anaconda Copper Mine just west of Yerington.

STAFF RECOMMENDATION

Staff recommends approval of the TPM based on the Findings listed in the staff report and subject to the recommended Conditions of Approval listed below.

RECOMMENDED MOTION

If the Lyon County Planning Commission finds, after reviewing the staff report and considering public comment, that they want to approve the tentative parcel map, then they should consider a motion similar to the following:

The Planning Commission has considered the following review criteria:

1. General improvement considerations for all parcel maps including, but not limited to:
    a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
    b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
    c) Conformity with the zoning ordinances and master plan;
    d) General conformity with the Lyon County master plan of streets and highways;
    e) Physical characteristics of the land such as floodplain, slope and soil;
    f) The recommendations and comments of those entities reviewing the tentative parcel map; and
    g) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.
2. Where an applicant proposes to create parcels of less than one acre, the commission may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.
3. For a second or subsequent parcel map with respect to a single parcel or a contiguous tract of land under the same ownership, the commission may require any reasonable improvement up to those required for subdivisions.

Based on the aforementioned Review Criteria, I move that the Planning Commission <u>approve</u> the request from Atlantic Richfield Company for a Tentative Parcel Map to correct a mapping error and create APN 014-401-16 as a legal parcel, located at 65 Luzier Lane in Mason Valley (APN 014-401-15 and -16); PLZ-2026-062, subject to 11 Conditions of Approval.

CONDITIONS OF APPROVAL

1. The developer shall comply with all Federal, State, County and special purpose district regulations.
2. The developer shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Community Development Director prior to submitting the final parcel map for recordation.
3. The developer shall pay the actual costs for County Engineer plan and map checking fees and County Inspector site improvement inspection fees, in accordance with the adopted County fee resolution in effect at the time, and provide proof of payment to the Planning Department prior to final parcel map recordation.
4. The developer shall pay in full all property taxes through the end of the fiscal year (June 30) prior to recordation of the final parcel map.

5. The developer shall pay the required recording fees at time of final parcel map recordation.
6. Dedication of water rights may be necessary to serve the newly created parcel. Prior to the recordation of a Final Map, the applicant shall relinquish any required and appropriate water rights to the State of Nevada.
7. The developer shall comply with Lyon County's storm drainage guidelines for any future development of the site (dated September 20, 2024).
8. The developer shall provide the parcel map to the Lyon County GIS Coordinator in form and format compatible with the County geographical information system (GIS). The scale of the site plan, improvements, monuments and other items shall be in model space correctly oriented to coordinate system as established by the GIS Coordinator. Cover sheet and standard details need not be included.
9. No lot shall be offered for sale or sold and no building permits shall be accepted for processing until the final parcel map has been approved and recorded.
10. The final parcel map will comply with the current Lyon County standards requiring a 7.5-foot public utility easement along the front property lines and 5-foot public utility easement along all side property lines for the proposed parcels prior to recordation.
11. Approval of the tentative parcel map shall not constitute acceptance of the final parcel map. **Failure to submit a complete final parcel map and pay the required fees within one (1) year from the date of approval shall render the tentative parcel map approval as expired.** No extension may be granted after receiving approval of the tentative parcel map.

ALTERNATIVES TO RECOMMENDATION OF APPROVAL

Alternative Motion for Continuance

If the Planning Commissioners determine that there is insufficient information with which to make a decision on the Tentative Parcel Map application before them and that additional information, discussion and public comment are necessary to have a more complete and thorough review of the proposed project, then the Planning Commission should make the appropriate findings and move to continue the Public Hearing for the Tentative Parcel Map application to a future date with concurrence from the applicant.

If so, then the Planning Commission may wish to consider a motion similar to the following:

The Lyon County Planning Commission finds that:

A. Additional information, discussion, and public review are necessary for a more thorough review of the proposed Tentative Parcel Map application.

Based on the aforementioned finding, and with the applicant's concurrence, the Planning Commission continues the request from Atlantic Richfield Company for a Tentative Parcel Map to correct a mapping error and create APN 014-401-16 as a legal parcel, located at 65 Luzier Lane in Mason Valley (APN 014-401-15 and -16); PLZ-2026-062, for ___ days.

Alternative Motion for Denial

If after review and public comment the Planning Commission determines that they should deny the Tentative Parcel Map application, then the Planning Commission may wish to consider a motion similar to the following:

The Lyon County Planning Commission has considered:

1. General improvement considerations for all parcel maps including, but not limited to:

    a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

    b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

    c) Conformity with the zoning ordinances and master plan;

    d) General conformity with the Lyon County master plan of streets and highways;

    e) Physical characteristics of the land such as floodplain, slope and soil;

    f) The recommendations and comments of those entities reviewing the tentative parcel map; and

    g) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

2. Where an applicant proposes to create parcels of less than one acre, the commission may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.

3. For a second or subsequent parcel map with respect to a single parcel or a contiguous tract of land under the same ownership, the commission may require any reasonable improvement up to those required for subdivisions.

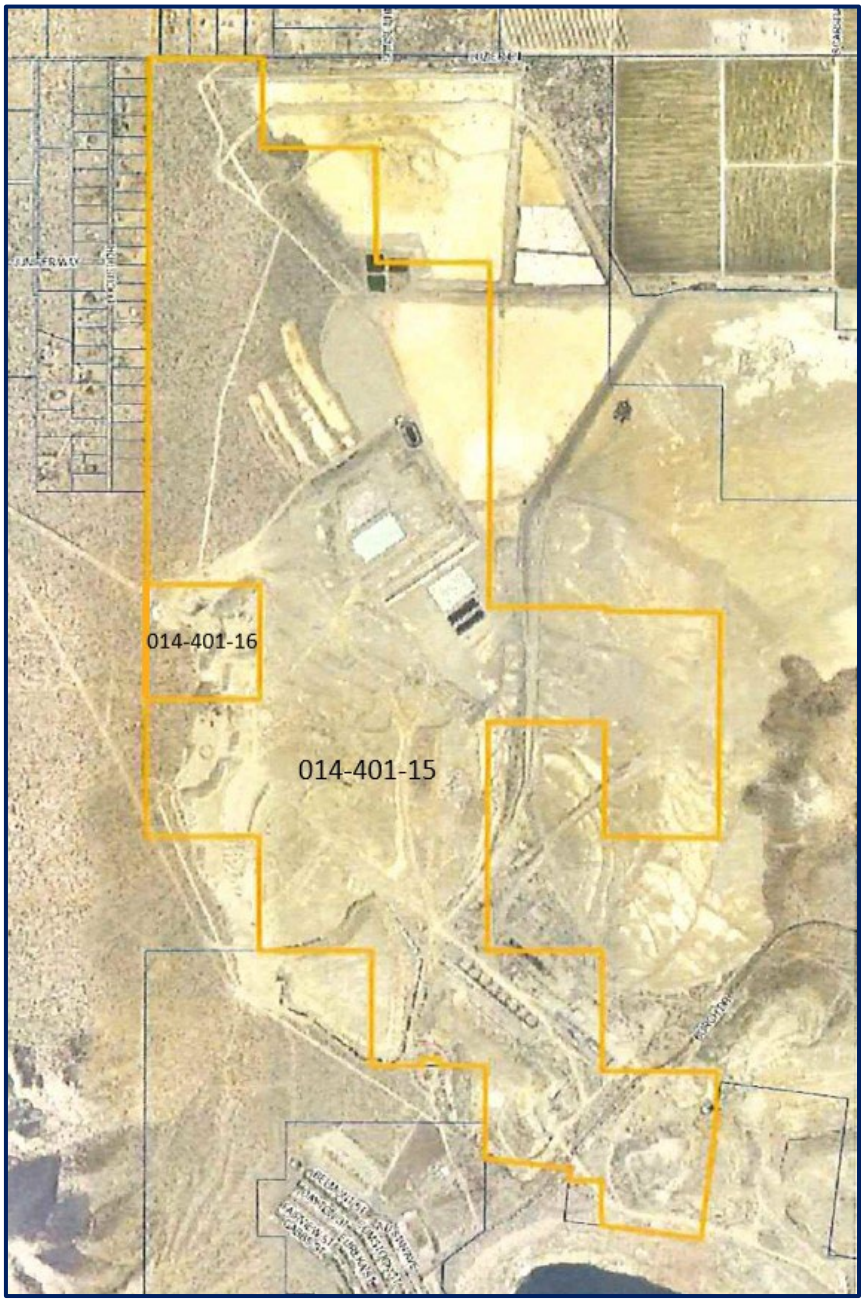
Based on the aforementioned Review Criteria, the Lyon County Planning Commission has determined that the Tentative Parcel Map would <u>not</u> be in conformance with the above-listed considerations and <u>denies</u> the request from Atlantic Richfield Company for a Tentative Parcel Map to correct a mapping error and create APN 014-401-16 as a legal parcel, located at 65 Luzier Lane in Mason Valley (APN 014-401-15 and -16); PLZ-2026-062.

BACKGROUND INFORMATION

Location, Access, Topography and Existing Development

The subject property is located in the Mason Valley Suburban Character District at 65 Luzier Lane in Mason Valley (APN 014-401-15, 014-401-16). The parcel is approximately 1,114.74 acres in size and is the location of the former Anaconda Mine.

The map below displays the location of the property from the Assessor's site.



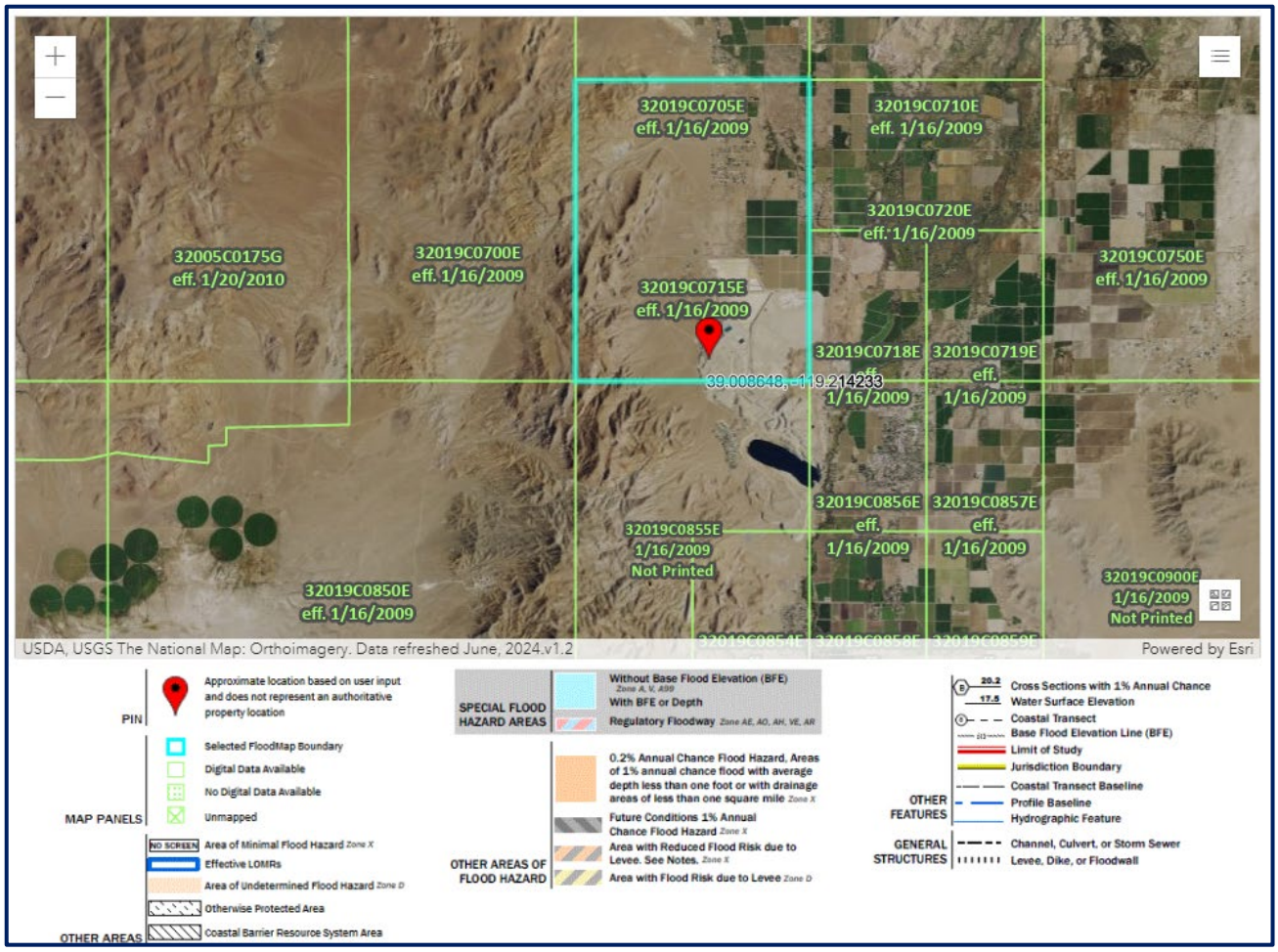
Vicinity Map

The new parcel is proposed to be accessed from a new 60' private access easement that connects the 40-acre parcel to Luzier Lane.

The entire site is the location of the Anaconda Copper Mine site which ceased mining activities in 1978. The site is now designated an EPA Superfund site to mitigate environmental issues.

Flood Zone Designation

The subject site is located within the X-Unshaded Flood Zone per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) Panels 32019C0705E and 32019C0855E (effective date 1/16/2009) shown below.



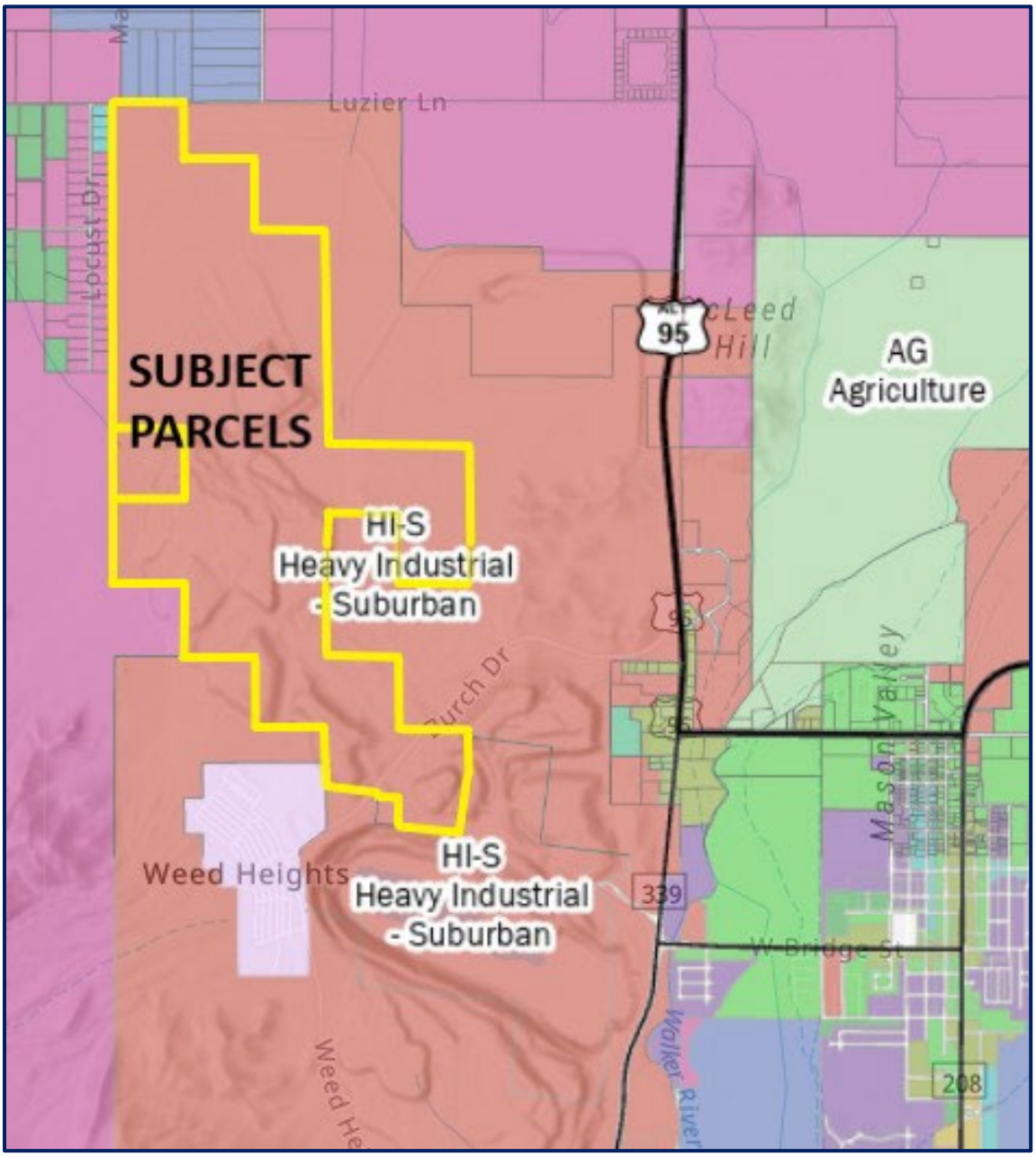
FEMA Map

Public Facilities

The Proposed property is serviced by multiple wells and septic system. The proposed Parcel A doesn't have any wells or septic system. Any future development would require a new individual system for sewage disposal and well.

Master Plan and Zoning

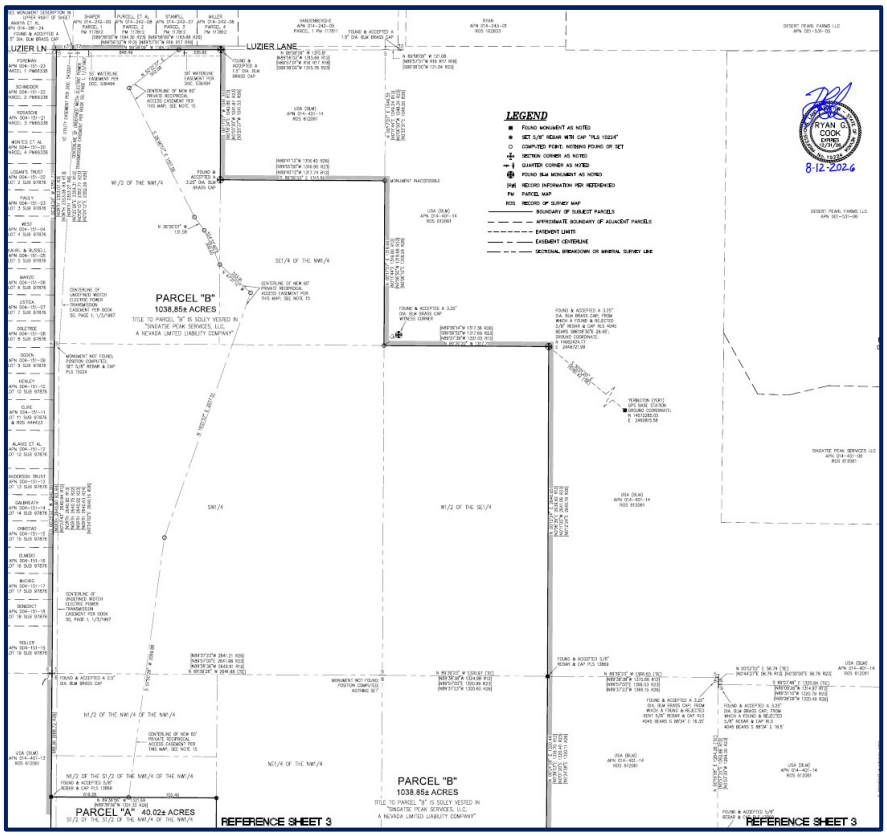
The Master Plan designation for the site is Employment within the Mason Valley Suburban Character District. The zoning on the subject parcel is M-1 (General Industrial District) from the County's expired Development Code, Title 10, and per the Zoning Consistency Matrix, approved with the adoption of Title 15 in 2018, "converts" to HI-S (Heavy Industrial - Suburban) zoning standards. The existing zoning of the subject parcel and the surrounding parcels are displayed in the Current Zoning image shown on the following page.

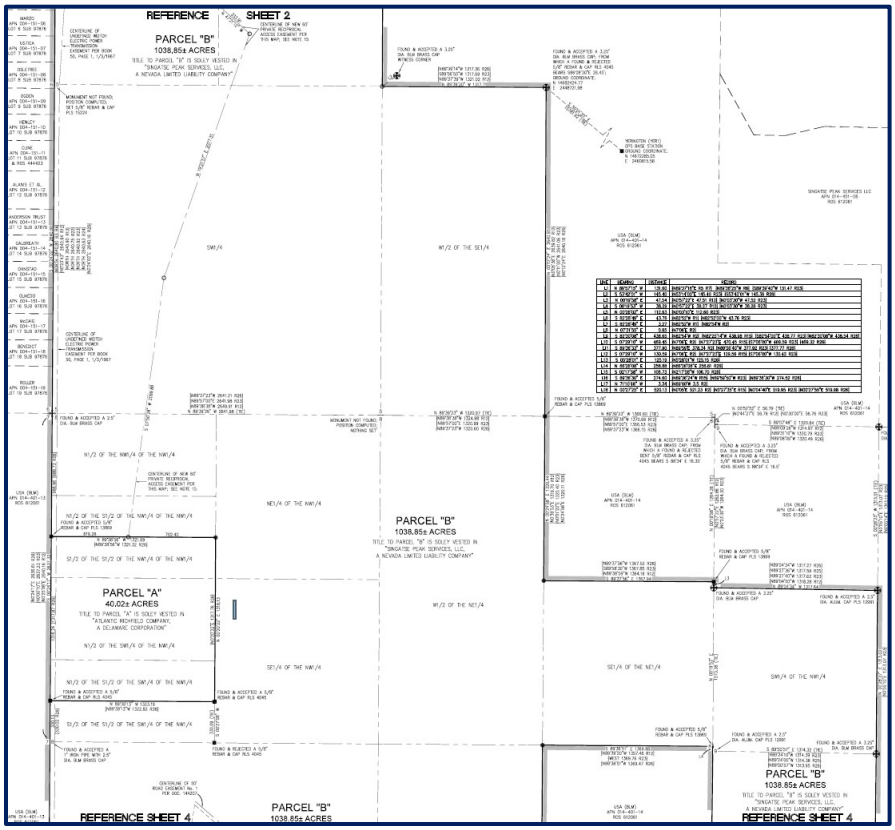


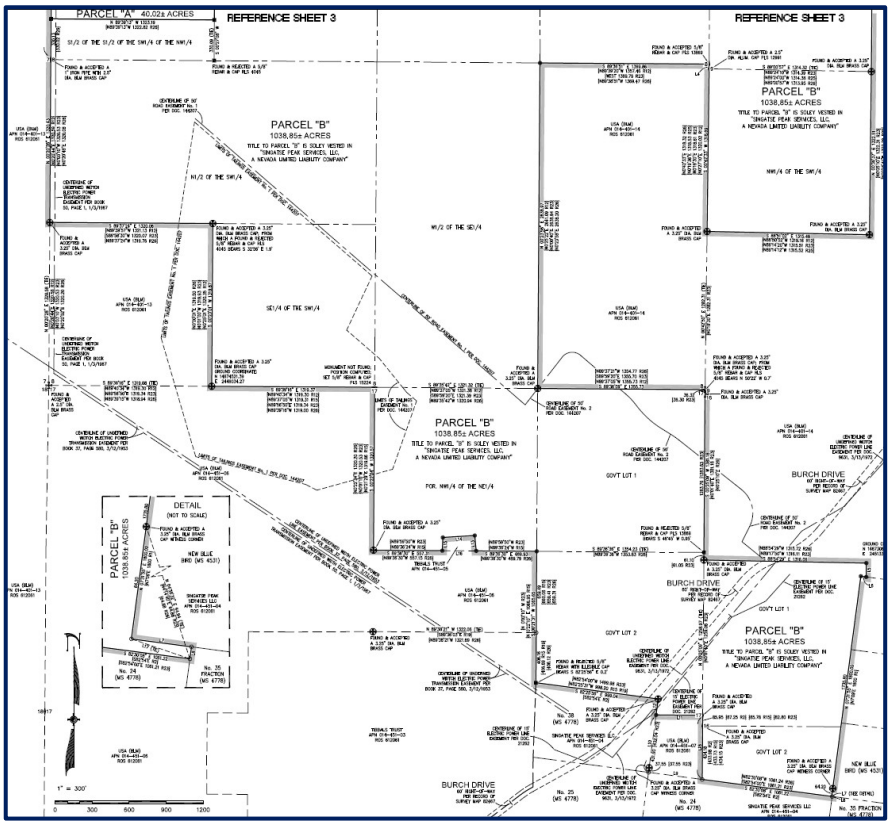
Zoning Map

PROPOSED TENTATIVE PARCEL MAP

Images of the attached Tentative Parcel Map, displaying the proposed land division into two (2) parcels of approximately 1074.74 and 40.00 acres, as shown below and on the following page, and attached to this report.







Tentative Parcel Maps

STAFF REVIEW

Chapter 15.606.7 (D) of Lyon County Code lists the "Review Criteria" that staff and the Planning Commission have to consider when reviewing tentative parcel map applications. These criteria are listed below in the staff report in bold with the applicant's response in italics and staff's review of the criteria in normal type.

1. General improvement considerations for all parcel maps including, but not limited to:

a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;

<u>Applicant's Response</u>

The majority of the site has been previously disturbed during mining activity and falls under the regulations of the Nevada Division of Environmental Protection along with other entities. All such laws and regulations will be adhered to.

<u>Staff Comment</u>

The Nevada Division of Environmental Protection (NDEP) is the governing body for water and air quality. The site is previously disturbed as a part of the Anaconda Copper Mine, is a Superfund Site and is undergoing mitigation measures. This Tentative Parcel Map will not affect the cleanup activities.

b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;

Applicant's Response
APN 014-401-15 is served by wells. APN 014-401-16 does not have a well nor is there a current plan to drill a well.

Staff Comment
As described above in 1.a, this criteria can be met with a new well on Parcel A if any new development is proposed in the future.

c) Conformity with the zoning ordinances and master plan;

Applicant's Response
The two subject parcels have a zoning of M1 and a Master Plan designation of Industrial and Commercial; Employment Land Use which is in conformity with the existing and proposed use.

Staff Comment
Zoning
The site is subject to the Development Standards of HI-S (Heavy Industrial - Suburban) zoning which has a minimum lot size of 7,000 square feet. The parcel map is proposing 40.02 and 1038.85 acre lots. The parcels meet applicable requirements for lot sizes, widths, frontage, and development standards of the HI-S zoning. Both proposed parcels exceed these requirements.

Master Plan
The Master Plan designation of Employment does accommodate the proposed parcel sizes, making the proposed land division compatible with the existing mine site.

This criteria can be met.

d) General conformity with the Lyon County master plan of streets and highways;

Applicant's Response
The two subject parcels do not contain streets and highways shown on the Lyon County Transportation Network map 2 of 3.

Staff Comment
The site is already accessed by roadways that are maintained by the County and the mining activities are already in existence. The division into two parcels will have little impact so there is no recognized impact to the master plan of streets.

e) Physical characteristics of the land such as floodplain, slope and soil;

Applicant's Response
The two subject parcels do not fall within a floodplain. The majority of the site has been previously disturbed during mining activity.

Staff Comment
The subject site is located within the X-Unshaded Flood Zone per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) Panels 32019C0705E and 32019C0855E (effective date 1/16/2009). This criteria can be met.

f) The recommendations and comments of those entities reviewing the tentative parcel map; and

Applicant's Response
Acknowledged.

Staff Comment
The applicant's submittal was shared with Lyon County Road Department (LCRD), Mason Valley Fire Protection District, Lyon County Utilities Department, and other reviewing agencies. Comments that were received are incorporated into the Conditions of Approval.

g) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.

Applicant's Response
The two subject parcels are served by Mason Valley Fire.

Staff Comment
As previously stated, the applicant's submittal was shared with the Mason Valley Fire Protection District (MVFPD). MVPD had no comments at this stage, but the applicant will need to submit a Plan Review Application to MVFPD directly for any future development. This criteria is met in the affirmative.

2. Where an applicant proposes to create parcels of less than one acre, the commission may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.

Applicant's Response
Not applicable.

Staff Comment
This Criteria does not apply as the smallest parcel being created is 40.0 acres.

3. For a second or subsequent parcel map with respect to a single parcel or a contiguous tract of land under the same ownership, the commission may require any reasonable improvement up to those required for subdivisions.

Applicant's Response
Not applicable.

Staff Comment
The parcel is a former mine site and has no plans to further subdivide.

ITEM 9

PROJECT DESCRIPTION/NARRATIVE

Tentative Parcel Map for

Singatse Peak Services LLC & Atlantic Richfield Company

sanbell

sanbell

August 10, 2026

Lyon County Community Development Department
Attn: Planning Department
27 South Main Street
Yerington, NV 89447
planning@lyon-county.org

Re: Item 9 – Project Description/Narrative for the Parcel Map Application for Singatse Peak Services LLC & Atlantic Richfield Company

Planning Department:

The subject two parcels are part of the Anaconda Copper Mine site which ceased mining activity in 1978. Today the site is a EPA Superfund site to mitigate environmental issues.

At the time of this application submittal, APN 014-401-15 is owned by Singatse Peak Services LLC and APN 014-401-16 is owned by Tibbals Family Trust Agreement (Tibbals). However, APN 014-401-16 is proposed to be conveyed to Atlantic Richfield Company (ARC) prior to the recording of this parcel map. Hence the map reflecting ARC as owner and not Tibbals.

This parcel map process is cleaning up a title defect that has existed since 1991. Joint Tenancy Deed Document Number 139623 from Arimetco Inc to Tibbals should of not been allowed to record since it was not in accordance with the parcel map statue that went into effect in 1973. While APN 014-401-16 has been recognized as a separate parcel, it has been flagged by the Assessor's office as "Illegal Split" due to the fact that this parcel was not created by a reviewed/approved map.

Concurrent with the recording of this parcel map, quit claim deeds are proposed to be recorded by each owner ensuring mixed vesting isn't occurring with this process.

If you have any questions or need any additional information, please contact me at 775-787-4316 or rcook@sanbell.com.

Sincerely,

Ryan Cook, PLS, WRS, CFedS
Principal and Surveying Department Manager
Summit Engineering Corporation dba **SANBELL - NEVADA**

ITEM 10

JUSTIFICATION/FINDINGS

Tentative Parcel Map for

Singatse Peak Services LLC & Atlantic Richfield Company

sanbell

sanbell

August 10, 2026

Lyon County Community Development Department
Attn: Planning Department
27 South Main Street
Yerington, NV 89447
planning@lyon-county.org

Re: Item 10 - Justification/Findings of Lyon County Code §15.0606.07(D) for the Parcel Map Application for Singatse Peak Services LLC & Atlantic Richfield Company

Planning Department:

The enclosed tentative parcel map application is in compliance with Lyon County Code §15.0606.07(D). The responses in **RED** detail how this project meets the findings.

15.606.07: TENTATIVE PARCEL MAP REVIEW PROCEDURES:
The review procedures for tentative parcel maps shall be as set forth in this section.

A. Filing: The subdivider shall file with the department a complete application and the required supporting materials as outlined in sections 15.606.04 and 15.606.05 of this chapter and the application packet. The subdivider shall pay the required fees upon acceptance of a complete application. **REFER TO THIS APPLICATION PACKET. FEES WILL BE PAID UPON ACCEPTANCE.**

B. Application Review: The department will review the submitted packet and accept or reject the application as complete within three (3) working days after the published application submittal date. If the application is deemed complete by the department, then the department shall distribute the parcel map application to the appropriate reviewing agencies for comments regarding compliance with their regulations, standards and policies. The department will compile those comments into a staff report for the Planning Commission. **ACKNOWLEDGED.**

C. Action Required By The Planning Commission: The commission shall approve, conditionally approve, or disapprove the tentative parcel map within sixty (60) days of the date that the application is determined to be complete, unless the time limit is extended in writing by the mutual consent of the subdivider and the commission. Failure of the commission to take action within the time prescribed in this section shall result in approval of the parcel map. **ACKNOWLEDGED.**

D. Review Criteria: Prior to approving a tentative parcel map, the commission shall determine that the following are or will be adequately provided for:

1. General improvement considerations for all parcel maps including, but not limited to:

a. Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal; **THE MAJORITY OF THE SITE HAS BEEN PREVIOUSLY DISTURBED DURING MINING ACTIVITY AND FALLS UNDER THE REGULATIONS OF THE NEVADA DIVISION OF ENVIRONMENTAL**

sanbell

PROTECTION ALONG WITH OTHER ENTITIES. ALL SUCH LAWS AND REGULATIONS WILL BE ADHERED TO.

b. The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision; **APN 014-401-15 IS SERVED BY WELLS. APN 014-401-16 DOES NOT HAVE A WELL NOR IS THERE A CURRENT PLAN TO DRILL A WELL.**

c. Conformity with the zoning ordinances and master plan; **THE TWO SUBJECT PARCELS HAVE A ZONING OF M1 AND A MASTER PLAN DESIGNATION OF INDUSTRIAL & COMMERCIAL; EMPLOYMENT LAND USE WHICH IS IN CONFORMITY WITH THE EXISTING AND PROPOSED USE.**

d. General conformity with the Governing Body's master plan of streets and highways; **THE TWO SUBJECT PARCELS DO NOT CONTAIN STREETS AND HIGHWAYS SHOWN ON THE LYON COUNTY TRANSPORTATION NETWORK MAP 2 OF 3.**

e. Physical characteristics of the land such as floodplain, slope and soil; **THE TWO SUBJECT PARCELS DO NOT FALL WITHIN A FLOODPLAIN. THE MAJORITY OF THE SITE HAS BEEN PREVIOUSLY DISTURBED DURING MINING ACTIVITY.**

f. The recommendations and comments of those entities reviewing the tentative parcel map; **ACKNOWLEDGED.**

g. The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands; **THE TWO SUBJECT PARCELS ARE SERVED BY MASON VALLEY FIRE.**

2. Where an applicant proposes to create parcels of less than one acre, the commission may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed. **NOT APPLICABLE.**

3. For a second or subsequent parcel map with respect to a single parcel or a contiguous tract of land under the same ownership, the commission may require any reasonable improvement up to those required for subdivisions. **NOT APPLICABLE.**

E. Conditions: An approval of any tentative parcel map may be subject to conditions relating to the items specified in subsection D, "Review Criteria", of this section, as are reasonably necessary. **ACKNOWLEDGED.**

F. Notice Of Action: The applicant shall be notified in writing of the decision of the commission. If the tentative parcel map is conditionally approved, the notice of decision shall contain a statement of all conditions imposed. If the tentative parcel map is disapproved, a statement of the reasons for such disapproval shall be included. **ACKNOWLEDGED.**

G. No Guarantee Of Final Map Approval: Approval or conditional approval of a tentative parcel map imposes no obligation on the part of the Director, or the Board to approve the final parcel map or to accept any public dedication shown on the tentative or final parcel map. **ACKNOWLEDGED.**

H. Cessation Of Further Action: Failure to submit a complete final parcel map and pay the required fees within one year from the date of approval shall render the tentative parcel map approval as expired. (Ord. 603, 11-1-2018) **ACKNOWLEDGED.**

If you have any questions or need any additional information, please contact me at 775-787-4316 or rcook@sanbell.com.

Sincerely,

Ryan Cook, PLS, WRS, CFedS
Principal and Surveying Department Manager
Summit Engineering Corporation dba **SANBELL - NEVADA**

PRELIMINARY: FOR REVIEW ONLY

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED, SINGATSE PEAK SERVICES, LLC, A NEVADA LIMITED LIABILITY COMPANY AND ATLANTIC RICHFIELD COMPANY, A DELAWARE CORPORATION, ARE THE RECORD OWNERS OF THE TRACTS OF LAND REPRESENTED ON THIS PLAT AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO N.R.S. CHAPTER 278 AND THE LYON COUNTY PARCEL MAP ORDINANCE, AND DOES HEREBY GRANT ALL EASEMENTS AS ARE DESIGNATED AND SHOWN ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTION AND MAINTENANCE OF PUBLIC UTILITIES.

SINGATSE PEAK SERVICES, LLC, A NEVADA LIMITED LIABILITY COMPANY

_____ _____ _____
BY: DATE

TITLE:

ATLANTIC RICHFIELD COMPANY, A DELAWARE CORPORATION

_____ _____
BY: PATRICIA GALLERY DATE
TITLE: PRESIDENT

NOTARY PUBLIC CERTIFICATE:

STATE OF)
)S.S.
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2026 BY

_____ AS _____ OF SINGATSE PEAK SERVICES, LLC, A NEVADA LIMITED LIABILITY COMPANY, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

_____
(SIGNATURE OF NOTARIAL OFFICER)

(MY COMMISSION EXPIRES_____)

NOTARY PUBLIC CERTIFICATE:

STATE OF)
)S.S.
COUNTY OF)

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2026 BY PATRICIA GALLERLY, PRESIDENT OF ATLANTIC RICHFIELD COMPANY, A DELAWARE CORPORATION, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT.

_____
(SIGNATURE OF NOTARIAL OFFICER)

(MY COMMISSION EXPIRES_____)

TITLE COMPANY'S CERTIFICATE:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS MAP HAS BEEN EXAMINED AND SINGATSE PEAK SERVICES, LLC, A NEVADA LIMITED LIABILITY COMPANY AND ATLANTIC RICHFIELD COMPANY, A DELAWARE CORPORATION, ARE THE LAST RECORD TITLE HOLDERS OF ALL THE LANDS DELINEATED; THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS DELINEATED AS OF

_____, 2026.

STEWART TITLE COMPANY

_____ _____ _____
BY: DATE

W.R.I.D. CERTIFICATE:

THE IRRIGATION AND DRAINAGE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED

AND APPROVED TOGETHER WITH A REVIEW AND CONFORMATION OF _____ APPURTENANT WATER RIGHT ACRES WITHIN THE BOUNDARIES OF THE WALKER RIVER IRRIGATION DISTRICT.

_____ _____
WALKER RIVER IRRIGATION DISTRICT DATE

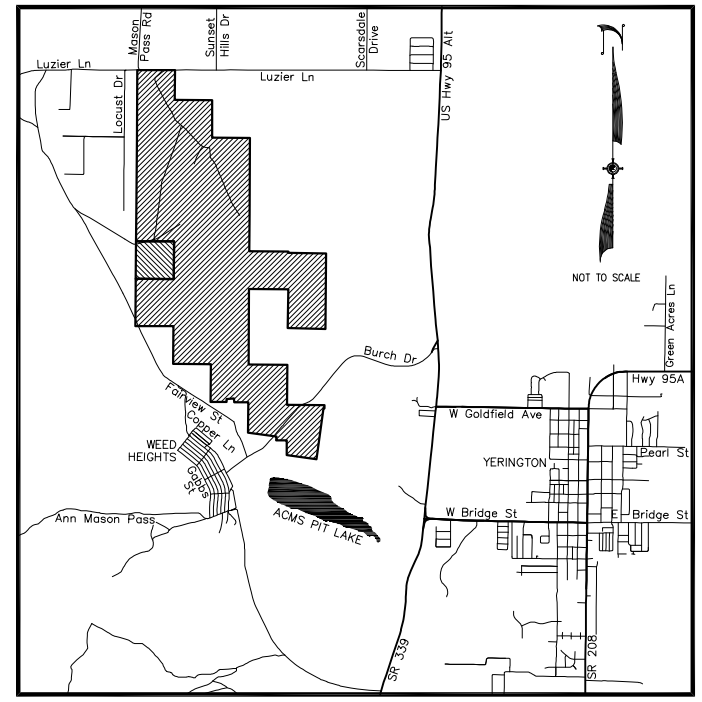
G.I.S. NOTE:

A DIGITAL COPY OF THIS MAP HAS BEEN DELIVERED TO LYON COUNTY G.I.S. COORDINATOR.

_____ _____
G.I.S. COORDINATOR DATE

RIGHT TO FARM CERTIFICATE:

THE LANDS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUE 40.140 AND CHAPTER 10.15 OF THE LYON COUNTY CODE, THE RIGHT TO FARM. LYON COUNTY HAS DETERMINED THAT THE HIGHEST AND BEST USE FOR AGRICULTURAL LAND IS TO DEVELOP OR PRESERVE SAID LANDS FOR THE PURPOSES OF AGRICULTURAL OPERATIONS AND IT WILL NOT CONSIDER THE INCONVENIENCES OR DISCOMFORTS ARISING FROM OR RELATED TO AGRICULTURAL OPERATIONS TO BE A PERCEIVED NUISANCE IF SUCH OPERATIONS ARE LEGAL, CONSISTENT WITH ACCEPTED CUSTOMS AND STANDARDS OPERATED IN A NON-NEGIGENT MANNER.



VICINITY MAP

NOT TO SCALE

SURVEYOR'S CERTIFICATE:

I, RYAN G. COOK, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NEVADA, DO HEREBY CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF SINGATSE PEAK SERVICES, LLC, A NEVADA LIMITED LIABILITY COMPANY AND ATLANTIC RICHFIELD COMPANY, A DELAWARE CORPORATION.

2. THE LANDS SURVEYED ARE SITUATE WITHIN SECTIONS 5, 8, 9, 16, & 17, TOWNSHIP 13 NORTH, RANGE 25 EAST, MDM,

IN LYON COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ___TBD___, 2026.

3. THIS PLAT COMPLIES WITH APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL.

4. THE MONUMENTS DEPICTED ON THIS PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED, AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

_____
RYAN G. COOK
NEVADA PROFESSIONAL LAND SURVEYOR 15224

RYAN G. COOK
EXPIRES 12/31/26
No. 15224
STATE OF NEVADA

Ryan Cook
Digitally signed by Ryan Cook
Date: 2026.08.12 08:21:18 -07'00'

8-12-2026

NOTES

1. THE TOTAL AREA SURVEYED = 1078.87± ACRES.

2. TOTAL NUMBER OF RESULTANT PARCELS = 2.

3. BASIS OF BEARINGS: NORTH AMERICAN DATUM OF 1983 AS BASED ON FEDERAL BASE NETWORK/COOPERATIVE BASE NETWORK OBSERVATIONS IN 1994 (AKA NAD83/94), NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE AND HOLDING THE WASHOE COUNTY PUBLISHED LATITUDE AND LONGITUDE OF 38°59'31.28758" NORTH AND 119° 09' 44.14588" WEST FOR REGIONAL GPS CORS "ER1" (WASHOE COUNTY IDENTIFIER LYNSM00010). A COMBINED GRID-TO-GROUND SCALE FACTOR OF 1.000279329 IS USED TO SCALE THE STATE PLANE GRID COORDINATES TO GROUND.

4. PUBLIC UTILITY EASEMENTS ARE HEREBY GRANTED 10 FEET IN WIDTH ALONG ALL EXTERIOR BOUNDARIES AND 10 FEET IN WIDTH CENTERED ON ALL INTERIOR LOT LINES. A PUBLIC UTILITY EASEMENT IS ALSO HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL AND THE RIGHT TO ENTER AND EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSES OF SERVICING ADJACENT PARCELS AT LOCATIONS MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THAT TIME, AND THE UTILITY COMPANY.

5. A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO ENTER AND EXIT THAT PARCEL WITH SAID UTILITY FACILITIES FOR THE PURPOSE OF SERVING ADJACENT PARCELS.

6. REFERENCE PATENT RECORDED AUGUST 7, 1929, BOOK Z, PAGE 125, LYON COUNTY RECORDS, FOR MINERAL RIGHTS, RESERVATIONS, EASEMENTS AND EXCLUSIONS.

7. REFERENCE NON-PLOTTABLE GRANT OF EASEMENT FOR ELECTRIC TRANSMISSION LINE PURPOSES RECORDED DECEMBER 8, 1930, BOOK N OF MISCELLANEOUS, PAGE 267, LYON COUNTY RECORDS.

8. REFERENCE DEED RECORDED JULY 15, 1942, BOOK 32, PAGE 12, LYON COUNTY RECORDS FOR RESERVATIONS AND EXCEPTIONS.

9. REFERENCE DEED RECORDED OCTOBER 10, 1962, BOOK 45, PAGE 239, LYON COUNTY RECORDS FOR RESERVATIONS AND EXCEPTIONS.

10. REFERENCE DOCUMENT No. 126328, RECORDED AUGUST 7, 1989, LYON COUNTY RECORDS, FOR A NON-PLOTTABLE UTILITY EASEMENT WHICH EFFECTS BOTH PARCEL "A" AND PARCEL "B".

11. DOCUMENT No. 70930 IS NOT WITHIN ANY PORTION OF PARCEL "A" OR PARCEL "B" AND IS THEREFOR NOT SHOWN HEREON.

12. REFERENCE DEED RECORDED DECEMBER 29, 1982, DOCUMENT No. 72103, LYON COUNTY RECORDS FOR ANY AND ALL EASEMENTS.

13. REFERENCE ENVIRONMENTAL COVENANT AGREEMENTS DOC. 562709 & 602394 FOR TERMS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND PROVISIONS.

14. REFERENCE A NON-PLOTTABLE BLM RIGHT OF WAY GRANT / TEMPORARY USE PERMIT NVN-098788, RECORDED NOVEMBER 4, 2021, DOCUMENT No. 647578, LYON COUNTY RECORDS.

15. THE NEW 60' RECIPROCAL PRIVATE ACCESS EASEMENT THROUGH PARCEL "B" IS FOR THE BENEFIT OF PARCEL "A". SAID EASEMENT CAN BE RELOCATED AND/OR MODIFIED WITH THE MUTUAL CONSENT OF BOTH OWNERS OF SAID PARCEL "A" AND PARCEL "B" AND BY RECORDING A NEW EASEMENT. UPON THE RECORDING OF THE NEW EASEMENT, THIS IS 60' EASEMENT WILL AUTOMATICALLY TERMINATE.

16. REFER TO QUIT CLAIM DOCUMENT No. _____ AND QUIT CLAIM DOCUMENT No. _____ WHICH ARE BEING RECORDED TO ENSURE THERE IS NO MIXED VESTING BETWEEN OWNERS.

COUNTY CLERK'S CERTIFICATE:

I, NIKKI BRYAN, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON THE PROPERTY, THE SUBJECT OF THIS MAP.

APNs 014-401-16

_____ _____
NIKKI BRYAN, LYON COUNTY CLERK/TREASURER DATE

COUNTY ENGINEER'S CERTIFICATE:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP AND THAT IT IS SUBSTANTIALLY AS IT APPEARS ON THE APPROVED TENTATIVE MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

_____ _____
BY: DATE

COMMUNITY DEVELOPMENT & PLANNING COMMISSION CERTIFICATE:

THIS PLAT HAS BEEN EXAMINED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE MAP

APPROVED BY THE BOARD OF COUNTY COMMISSIONERS ON THE _____ DAY OF _____, 2026.

_____ _____
PLANNING COMMISSION CHAIRMAN DATE

_____ _____ _____
COMMUNITY DEVELOPMENT DIRECTOR DATE

UTILITY COMPANY CERTIFICATE

THE UTILITY EASEMENTS SHOWN ON THIS PLAT HAVE BEEN CHECKED, ACCEPTED, AND APPROVED BY THE UNDERSIGNED CABLE TELEVISION AND PUBLIC UTILITY COMPANIES.

NEVADA BELL TELEPHONE COMPANY, dba AT&T NEVADA

_____
BY:

ITS:

SIERRA PACIFIC POWER COMPANY dba NV ENERGY

_____
BY:

ITS:

SOUTHWEST GAS CORPORATION

_____
BY:

ITS:

SPECTRUM PACIFIC WEST, LLC

_____
BY:

ITS:

LYON COUNTY UTILITIES

_____
BY:

ITS:

RECORDER'S CERTIFICATE:

FILED FOR RECORD AT THE REQUEST OF SANBELL, ON

THIS ___ DAY OF _____, 202__

AT _____ MINUTES PAST _____
O'CLOCK __M IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA.

_____ _____
FEE COUNTY RECORDER

_____ _____
FILE NO. BY:

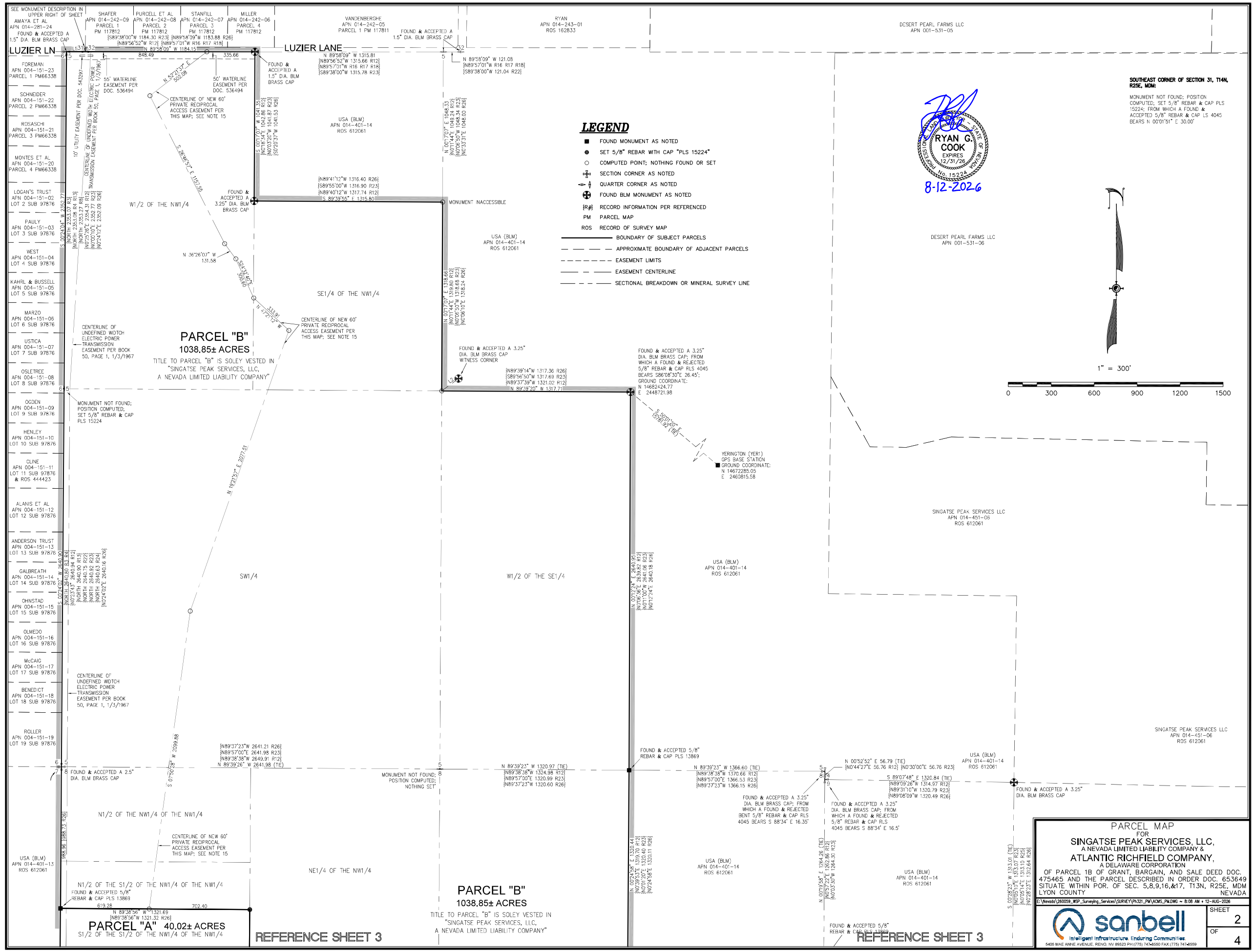
PARCEL MAP
FOR
SINGATSE PEAK SERVICES, LLC,
A NEVADA LIMITED LIABILITY COMPANY &
ATLANTIC RICHFIELD COMPANY,
A DELAWARE CORPORATION
OF PARCEL 1B OF GRANT, BARGAIN, AND SALE DEED DOC. 475465 AND THE PARCEL DESCRIBED IN ORDER DOC. 653649
SITUATE WITHIN POR. OF SEC. 5,8,9,16,&17, T13N, R25E, MDM
LYON COUNTY NEVADA

E:\Nevada\260059_WSP_Surveying_Services\SURVEY\Pr321_PM\ACMS_PM.DWG ~ 8:07 AM • 12-AUG-2026

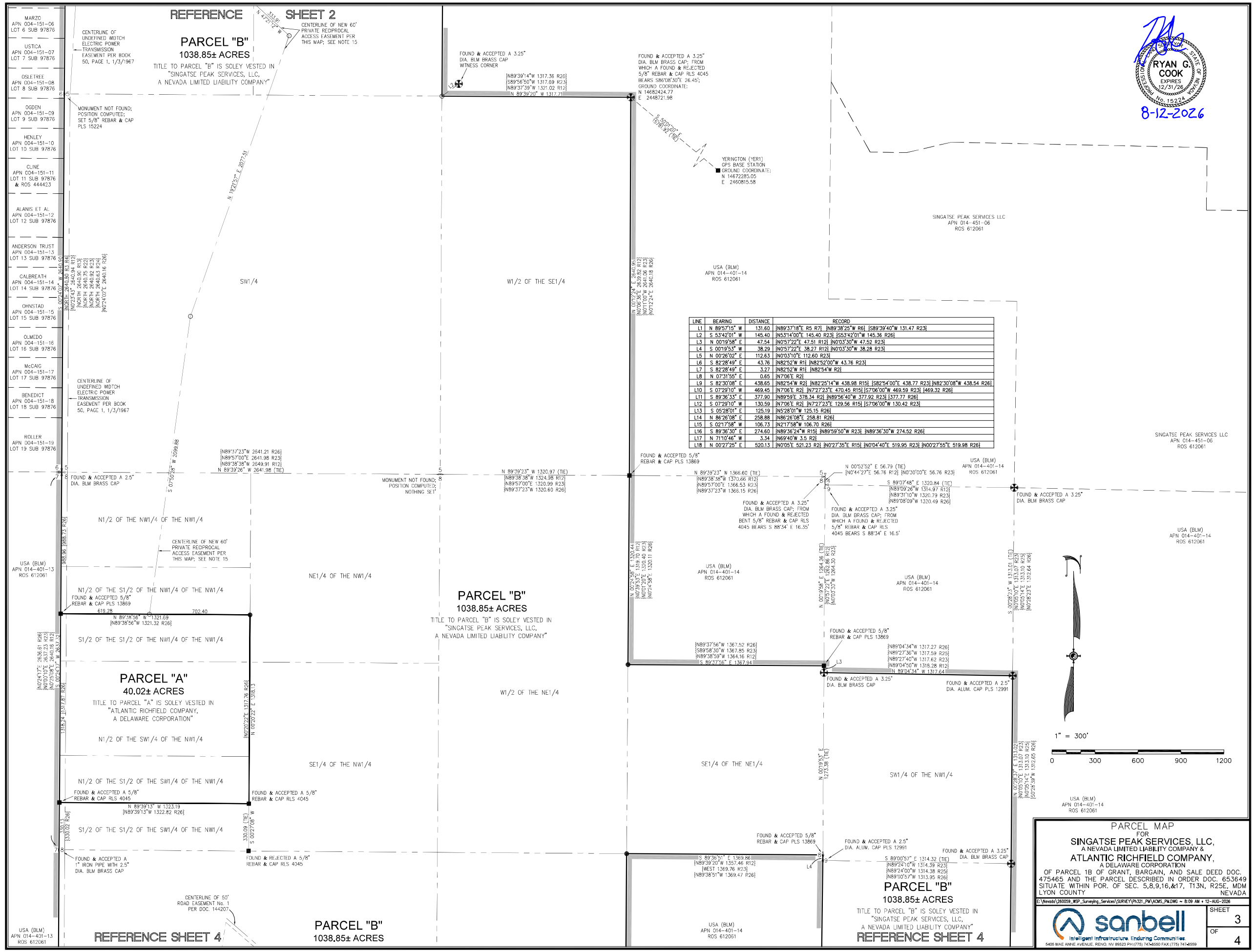
sanbell
Intelligent Infrastructure. Enduring Communities
5405 MAE ANNE AVENUE, RENO, NV 89523 PH:(775) 747-4550 FAX:(775) 747-4559

SHEET 1 OF 4

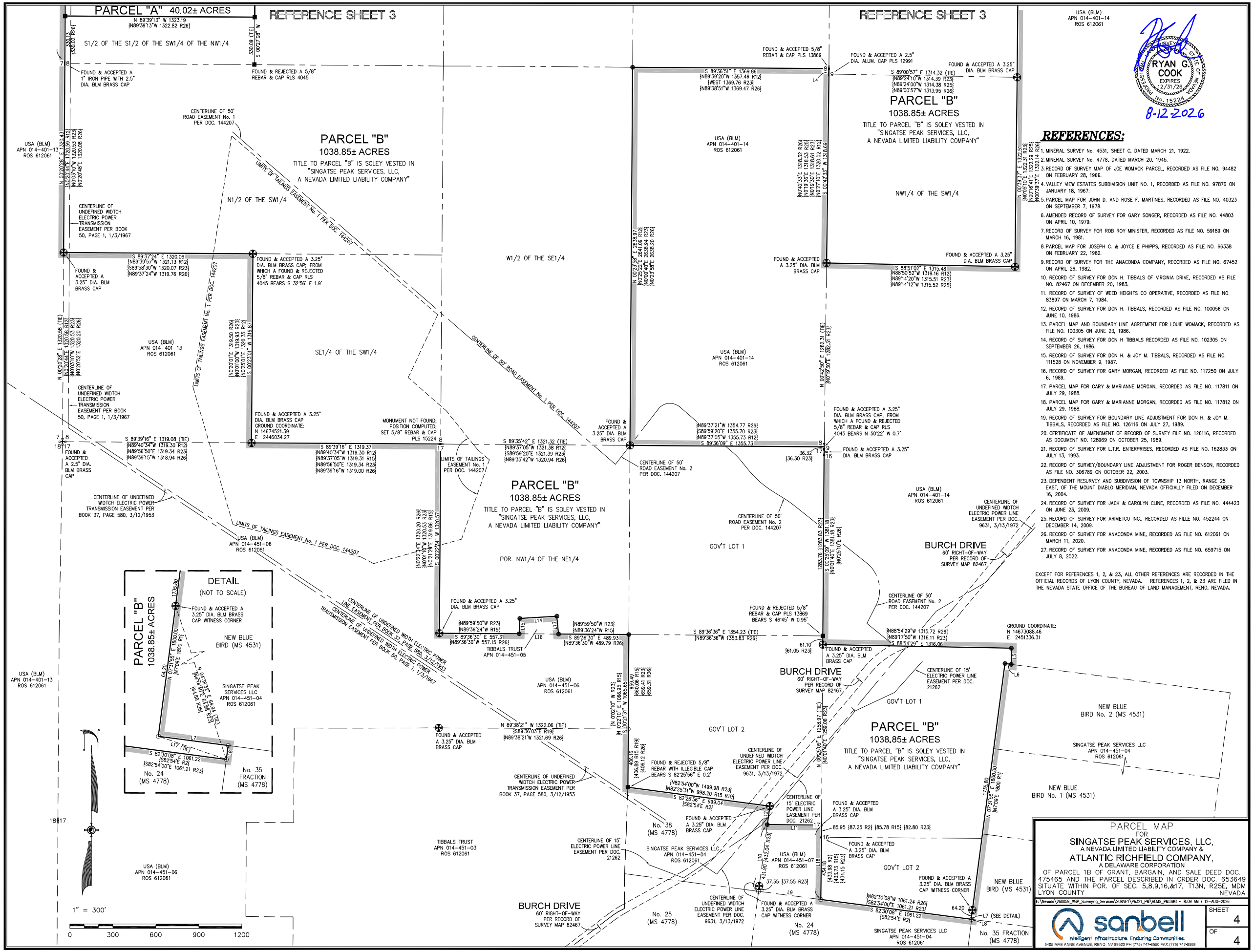
PRELIMINARY: FOR REVIEW ONLY



PRELIMINARY: FOR REVIEW ONLY



PRELIMINARY: FOR REVIEW ONLY



USA (BLM)
APN 014-401-14
ROS 612061

RYAN G. COOK
EXPIRES 12/31/26
No. 15224
8-12-2026

REFERENCES:

1. MINERAL SURVEY No. 4531, SHEET C, DATED MARCH 21, 1922.
2. MINERAL SURVEY No. 4778, DATED MARCH 20, 1945.
3. RECORD OF SURVEY MAP OF JOE WOMACK PARCEL, RECORDED AS FILE NO. 94482 ON FEBRUARY 28, 1966.
4. VALLEY VIEW ESTATES SUBDIVISION UNIT NO. 1, RECORDED AS FILE NO. 97876 ON JANUARY 18, 1967.
5. PARCEL MAP FOR JOHN D. AND ROSE F. MARTINES, RECORDED AS FILE NO. 40323 ON SEPTEMBER 7, 1978.
6. AMENDED RECORD OF SURVEY FOR GARY SONGER, RECORDED AS FILE NO. 44803 ON APRIL 10, 1979.
7. RECORD OF SURVEY FOR ROB ROY MINISTER, RECORDED AS FILE NO. 59189 ON MARCH 16, 1981.
8. PARCEL MAP FOR JOSEPH C. & JOYCE E PHIPPS, RECORDED AS FILE NO. 66338 ON FEBRUARY 22, 1982.
9. RECORD OF SURVEY FOR THE ANACONDA COMPANY, RECORDED AS FILE NO. 67452 ON APRIL 26, 1982.
10. RECORD OF SURVEY FOR DON H. TIBBALS OF VIRGINIA DRIVE, RECORDED AS FILE NO. 82467 ON DECEMBER 20, 1983.
11. RECORD OF SURVEY OF WEED HEIGHTS CO OPERATIVE, RECORDED AS FILE NO. 83897 ON MARCH 7, 1984.
12. RECORD OF SURVEY FOR DON H. TIBBALS, RECORDED AS FILE NO. 100056 ON JUNE 10, 1986.
13. PARCEL MAP AND BOUNDARY LINE AGREEMENT FOR LOUIE WOMACK, RECORDED AS FILE NO. 100305 ON JUNE 23, 1986.
14. RECORD OF SURVEY FOR DON H TIBBALS RECORDED AS FILE NO. 102305 ON SEPTEMBER 26, 1986.
15. RECORD OF SURVEY FOR DON H. & JOY M. TIBBALS, RECORDED AS FILE NO. 111528 ON NOVEMBER 9, 1987.
16. RECORD OF SURVEY FOR GARY MORGAN, RECORDED AS FILE NO. 117250 ON JULY 6, 1989.
17. PARCEL MAP FOR GARY & MARIANNE MORGAN, RECORDED AS FILE NO. 117811 ON JULY 29, 1988.
18. PARCEL MAP FOR GARY & MARIANNE MORGAN, RECORDED AS FILE NO. 117812 ON JULY 29, 1988.
19. RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT FOR DON H. & JOY M. TIBBALS, RECORDED AS FILE NO. 126116 ON JULY 27, 1989.
20. CERTIFICATE OF AMENDMENT OF RECORD OF SURVEY FILE NO. 126116, RECORDED AS DOCUMENT NO. 128969 ON OCTOBER 25, 1989.
21. RECORD OF SURVEY FOR L.T.R. ENTERPRISES, RECORDED AS FILE NO. 162833 ON JULY 13, 1993.
22. RECORD OF SURVEY/BOUNDARY LINE ADJUSTMENT FOR ROGER BENSON, RECORDED AS FILE NO. 306789 ON OCTOBER 22, 2003.
23. DEPENDENT RESURVEY AND SUBDIVISION OF TOWNSHIP 13 NORTH, RANGE 25 EAST, OF THE MOUNT DIABLO MERIDIAN, NEVADA OFFICIALLY FILED ON DECEMBER 16, 2004.
24. RECORD OF SURVEY FOR JACK & CAROLYN CLINE, RECORDED AS FILE NO. 444423 ON JUNE 23, 2009.
25. RECORD OF SURVEY FOR ARIMETCO INC., RECORDED AS FILLE NO. 452244 ON DECEMBER 14, 2009.
26. RECORD OF SURVEY FOR ANACONDA MINE, RECORDED AS FILE NO. 612061 ON MARCH 11, 2020.
27. RECORD OF SURVEY FOR ANACONDA MINE, RECORDED AS FILE NO. 659715 ON JULY 8, 2022.

EXCEPT FOR REFERENCES 1, 2, & 23, ALL OTHER REFERENCES ARE RECORDED IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA. REFERENCES 1, 2, & 23 ARE FILED IN THE NEVADA STATE OFFICE OF THE BUREAU OF LAND MANAGEMENT, RENO, NEVADA.

PARCEL MAP
FOR
SINGATSE PEAK SERVICES, LLC,
A NEVADA LIMITED LIABILITY COMPANY &
ATLANTIC RICHFIELD COMPANY,
A DELAWARE CORPORATION
OF PARCEL 1B OF GRANT, BARGAIN, AND SALE DEED DOC. 475465 AND THE PARCEL DESCRIBED IN ORDER DOC. 653649
SITUATE WITHIN POR. OF SEC. 5,8,9,16,&17, T13N, R25E, MDM
LYON COUNTY NEVADA

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sanbell
intelligent infrastructure. Enduring Communities.
5405 MAE ANNE AVENUE, RENO, NV 89523 PH:(775) 747-4550 FAX:(775) 747-4559

SHEET 4 OF 4

ITEM 14

PHOTOGRAPHS

Tentative Parcel Map for

Singatse Peak Services LLC & Atlantic Richfield Company

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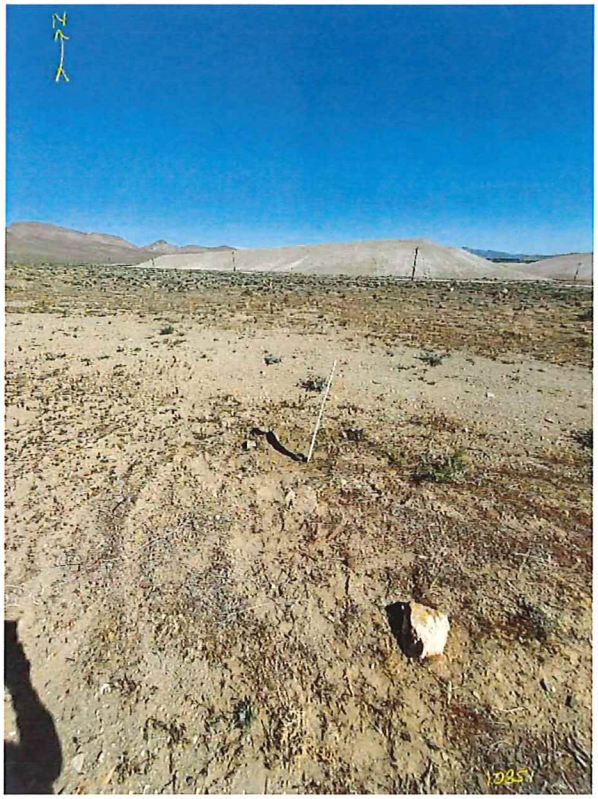
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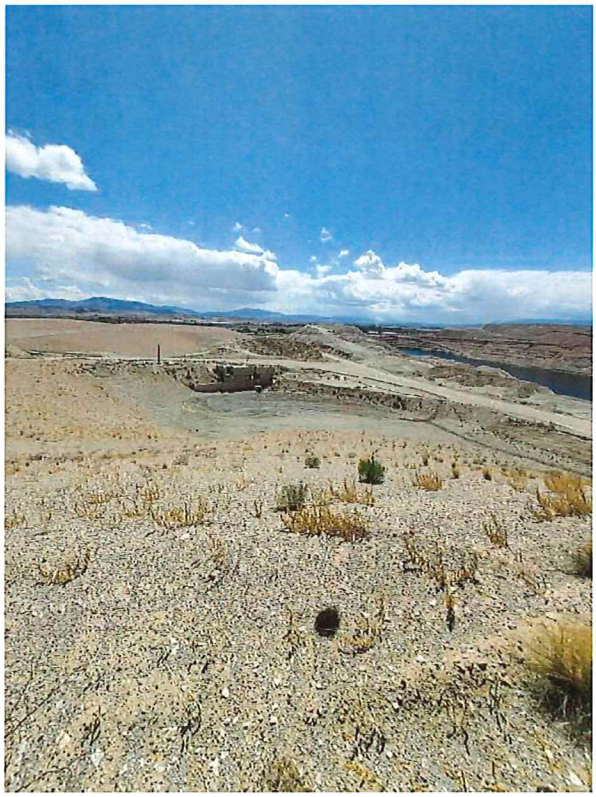
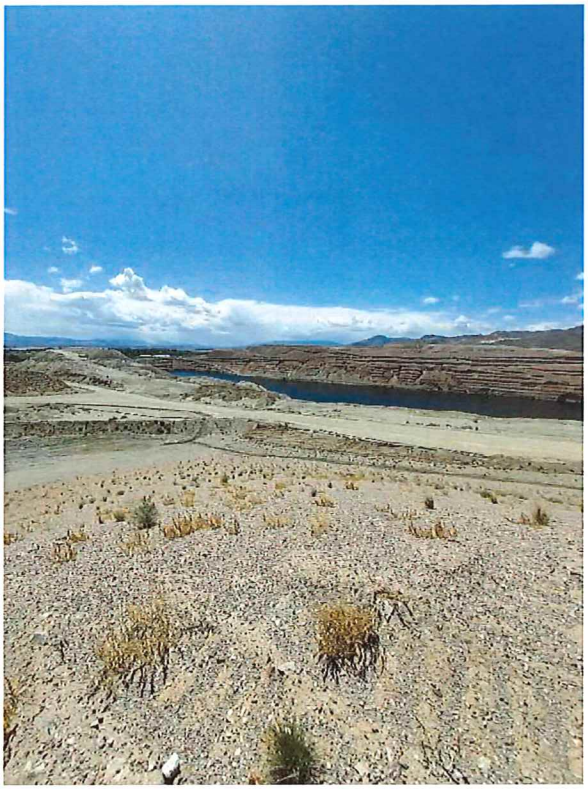
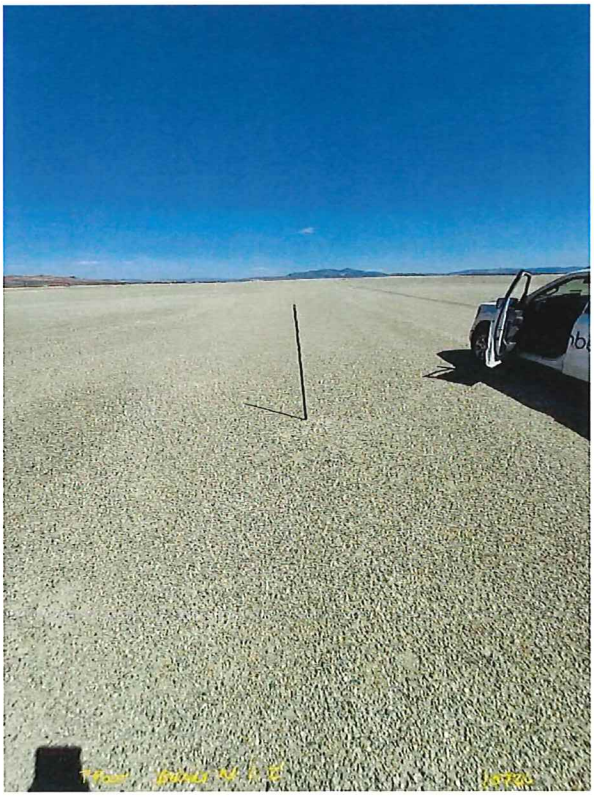
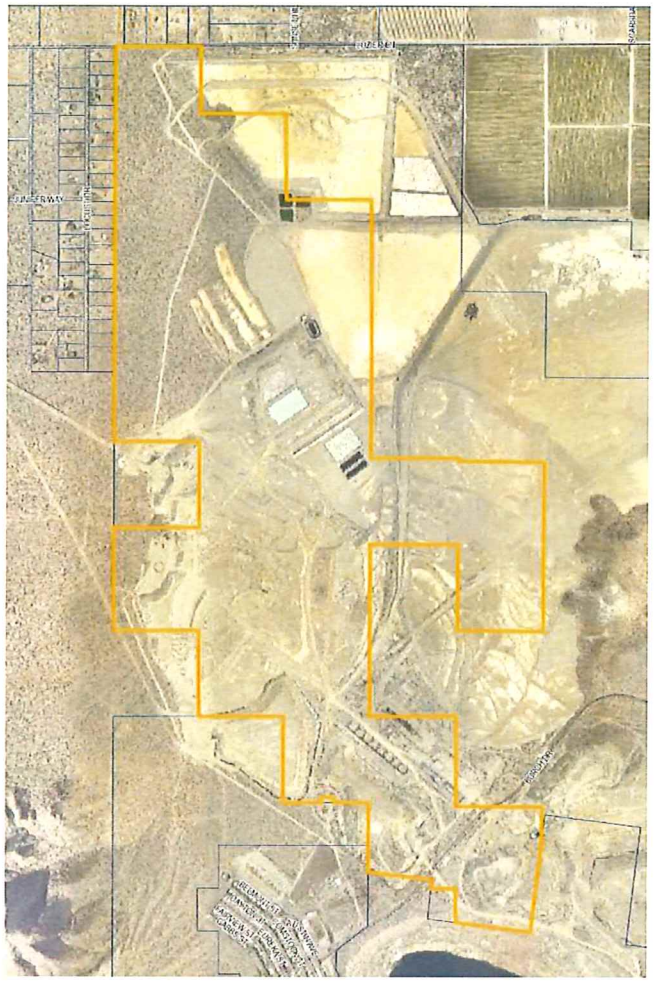






ITEM 3

SITE PLAN OF APN 014-401-15



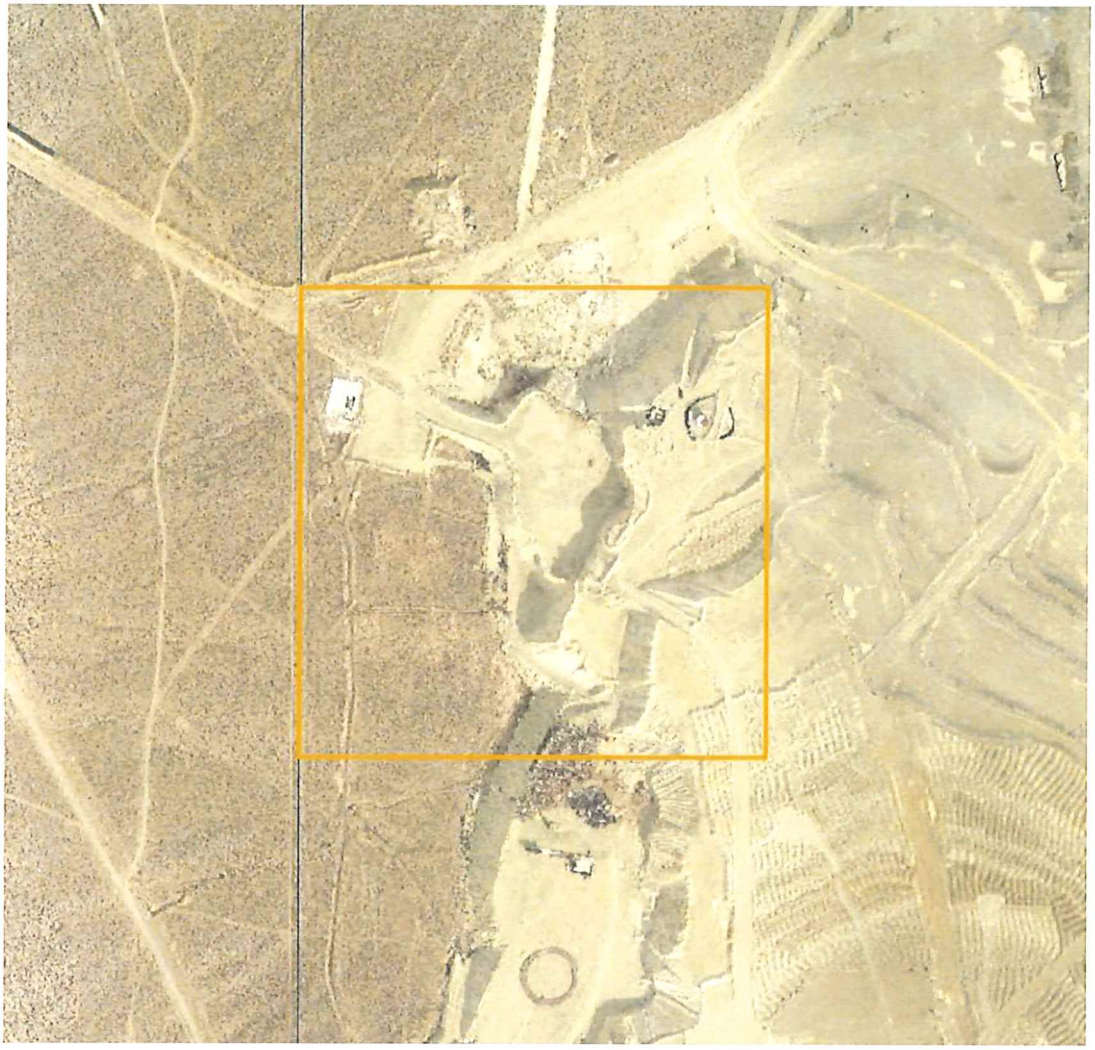
Tentative Parcel Map for

Singatse Peak Services LLC & Atlantic Richfield Company

sanbell

ITEM 3

SITE PLAN OF APN 014-401-16



Tentative Parcel Map for

Singatse Peak Services LLC & Atlantic Richfield Company

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ITEM 11

VICINITY MAP

Tentative Parcel Map for

Singatse Peak Services LLC & Atlantic Richfield Company

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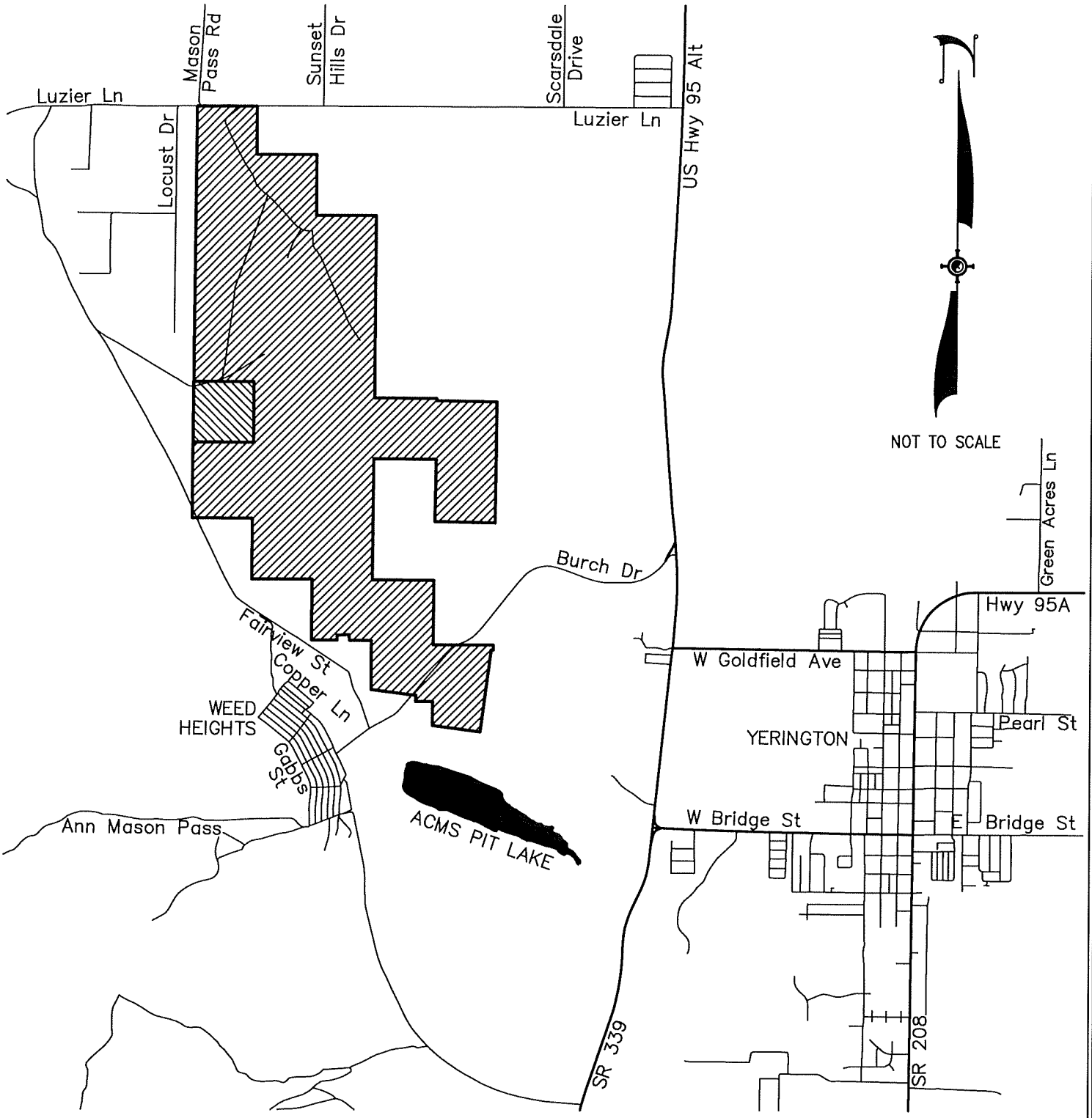

VICINITY MAP

NOT TO SCALE

ITEM 11; VICINITY MAP PARCEL MAP FOR SINGATE PEAK SERVICES LLC ET AL	NOT TO SCALE	sanbell Intelligent Infrastructure. Enduring Communities. 5405 MAE ANNE AVENUE, RENO, NV. 89523 PHONE:(775) 747-8550 FAX:(775) 747-8559	SHEET 1 OF 1

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Lyon County Planning Commission Agenda Summary

Meeting Date: October 13, 2026

Agenda Item Number:
7.b

Subject:
For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Sierra Springs Enterprises, Inc. for a Zoning Map Amendment to change the zoning from the Title 10 districts of Second Rural Residential District, 2 Acres (RR-2) and Third Rural Residential District, 5 Acres (RR-3), to the Title 15 district of Light Industrial, Suburban (LI-S), for four (4) parcels located northeast of the intersection of Opal and Spruce Avenue in Silver Springs totaling approximately 301.45 acres (APN 015-183-01 thru -04), PLZ-2026-060.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Staff Report
- Backup

LYON COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING * DEVELOPMENT ENGINEERING * PLANNING
CODE ENFORCEMENT * ECONOMIC DEVELOPMENT
27 SOUTH MAIN STREET, YERINGTON, NV 89447
PHONE: 775-463-6592 FAX: 775-463-5305
WEBSITE: www.lyon-county.org

PLANNING COMMISSION

PLZ-2026-060

Proposed Action	Zoning Map Amendment
Meeting Date	October 13, 2026
Property Owners	Sierra Springs Enterprises Inc.
Applicant	Sierra Springs Enterprises Inc.
Community	Silver Springs
Location	Northeast of the Intersection of Opal and Spruce Avenue
Parcel Number(s)	015-183-01, -02, -03, and -04
Parcel Size(s)	Total acreage of 301.45 acres
Master Plan	Employment
Current Zoning	Second Rural Residential District, 2 Acres (RR-2) and Third Rural Residential District, 5 Acres (RR-3)
Proposed Zoning	Light Industrial - Suburban (LI-S)
Case Planner	Lisa Nash

REQUEST

The Applicant requests a Zoning Map Amendment to amend the Zoning designation from the expired Title 10 districts of Second Rural Residential District, 2 Acres (RR-2) and Third Rural Residential District, 5 Acres (RR-3), to the Title 15 district of Light Industrial - Suburban (LI-S) on four parcels totaling approximately 301.45 acres in size.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of approval of the Zoning Map Amendment request based on the Findings as listed in the staff report as the request would be in general conformance with the 2020 Comprehensive Master Plan designation for the property.

A Zoning Map Amendment request cannot be conditioned.

RECOMMENDED MOTION

If the Planning Commission determines that they will forward a recommendation of approval of the requested Zoning Map Amendment application to the Board of Commissioners, then the Planning Commission should make a motion similar to the following.

The Planning Commission finds that:

A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

B. The proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title; and

C. The proposed amendment is compatible with the actual or master planned adjacent uses.

Based on the aforementioned Findings, I move that the Planning Commission forward a recommendation of approval to the Board of County Commissioners for the request from Sierra Springs Enterprises, Inc. for a Zoning Map Amendment to change the zoning from the Title 10 districts of Second Rural Residential District, 2 Acres (RR-2) and Third Rural Residential District, 5 Acres (RR-3), to the Title 15 district of Light Industrial - Suburban (LI-S), for four (4) parcels located northeast of the intersection of Opal and Spruce Avenue in Silver Springs totaling approximately 301.45 acres (APN 015-183-01 thru -04), PLZ-2026-060.

ALTERNATIVES TO APPROVAL

Alternative Motion for Continuance

If the Planning Commissioners determine that there is insufficient information with which to make a decision on the Zoning Map Amendment application before them and that additional information, discussion and public comment are necessary to have a more complete and thorough review of the proposed project, then they should make the appropriate findings and move to continue the Public Hearing for the Zoning Map Amendment application to a future date with concurrence from the applicant.

If so, then the Planning Commission may wish to consider a motion similar to the following:

The Lyon County Planning Commission finds that:

A. Additional information, discussion, and public review are necessary for a more thorough review of the proposed Master Plan Amendment application.

Based on the aforementioned finding, and with the applicant's concurrence, the Planning Commission continues the request from Sierra Springs Enterprises, Inc. for a Zoning Map Amendment to change the zoning from the Title 10 districts of Second Rural Residential District, 2 Acres (RR-2) and Third Rural Residential District, 5 Acres (RR-3), to the Title 15 district of Light Industrial - Suburban (LI-S), for four (4) parcels located northeast of the intersection of Opal and Spruce Avenue in Silver Springs totaling approximately 301.45 acres (APN 015-183-01 thru -04), PLZ-2026-060 for ___ days.

Alternative Motion for Denial

If after review and public comment the Planning Commission determines that they should recommend denial of the Zoning Map Amendment application, then the Planning Commission may wish to consider a motion similar to the following:

The Lyon County Planning Commission has considered:

15.220.05: FINDINGS:

When approving a zoning text or map amendment the Commission and the Board must make the following findings, supported by a statement of evidence, facts and conclusions.

A. That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;

B. That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;

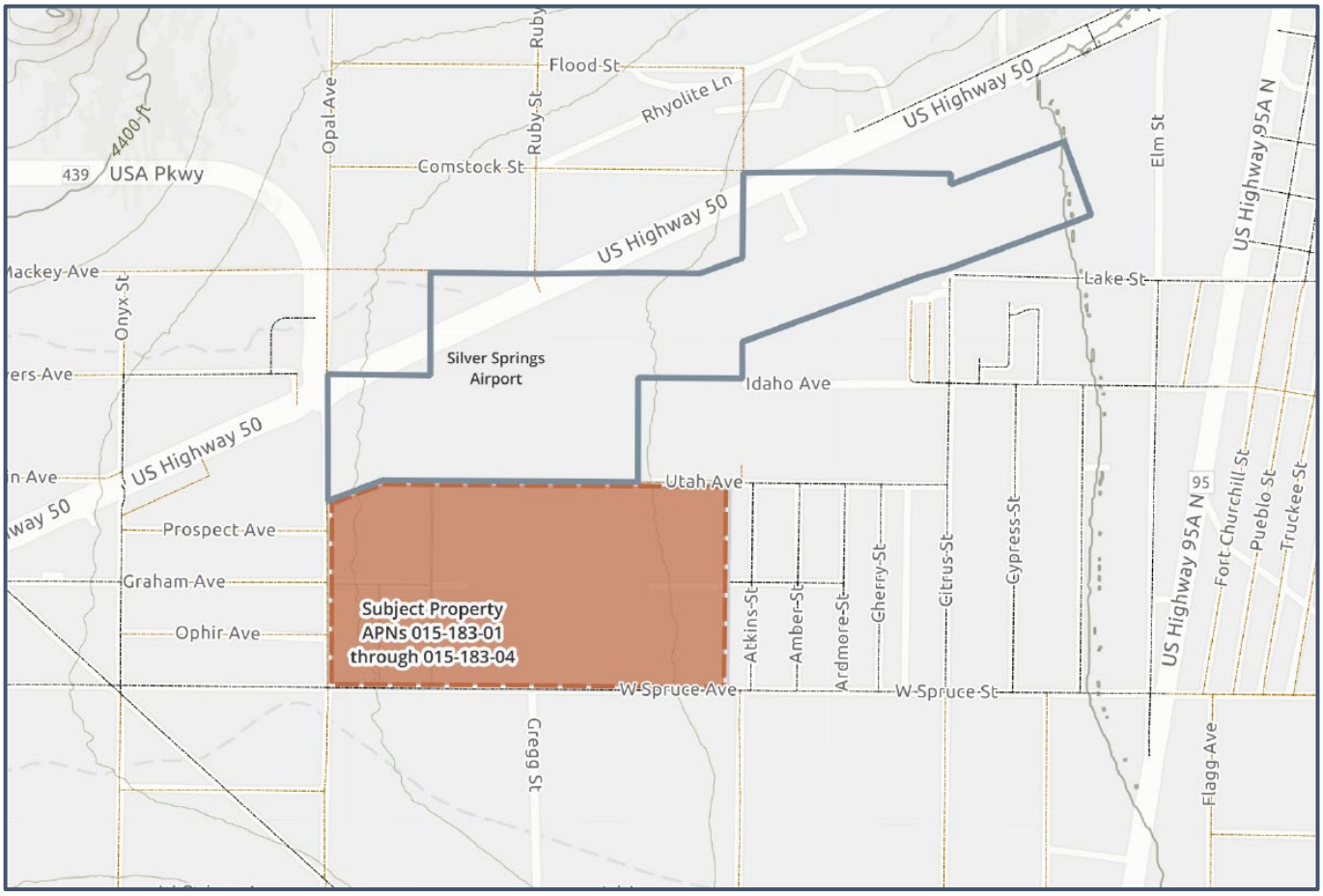
C. That the proposed amendment is compatible with the actual or master planned adjacent uses.

After consideration of the above-listed Findings, the Lyon County Planning Commission has determined that the Amendment would <u>not</u> be in conformance with the above-listed considerations and forwards a <u>recommendation of denial</u> to the Board of County Commissioners for the request from Sierra Springs Enterprises, Inc. for a Zoning Map Amendment to change the zoning from the Title 10 districts of Second Rural Residential District, 2 Acres (RR-2) and Third Rural Residential District, 5 Acres (RR-3), to the Title 15 district of Light Industrial - Suburban (LI-S), for four (4) parcels located northeast of the intersection of Opal and Spruce Avenue in Silver Springs totaling approximately 301.45 acres (APN 015-183-01 thru -04), PLZ-2026-060.

BACKGROUND INFORMATION

<u>Location, Size, and History</u>

The subject parcels are located in Silver Springs to the northeast of the intersection of Opal Avenue and W. Spruce Avenue, and total approximately 301.45 acres. The map below, provided by the Applicant, shows the location of the parcels in orange. The site is located adjacent to and south of the existing Silver Springs Airport.



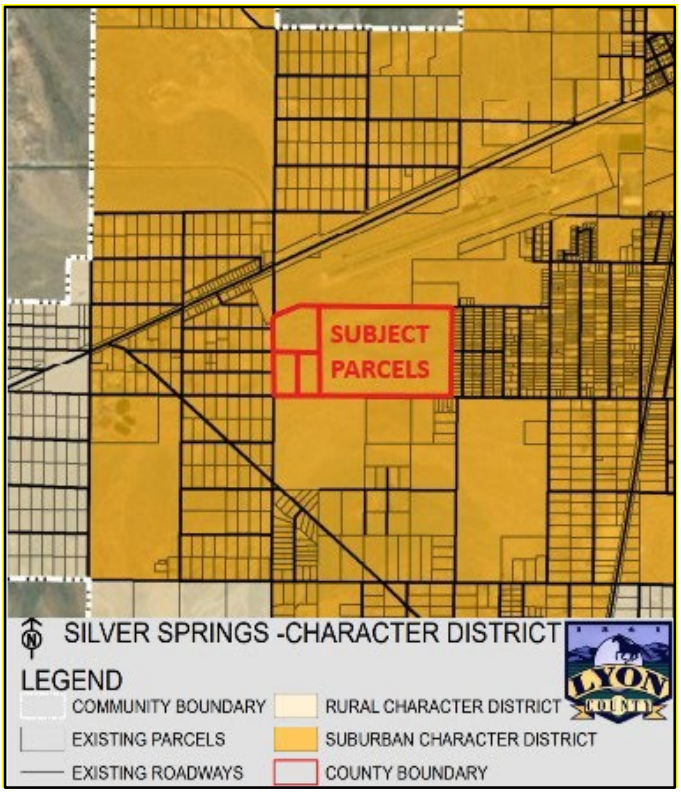
Public Facilities

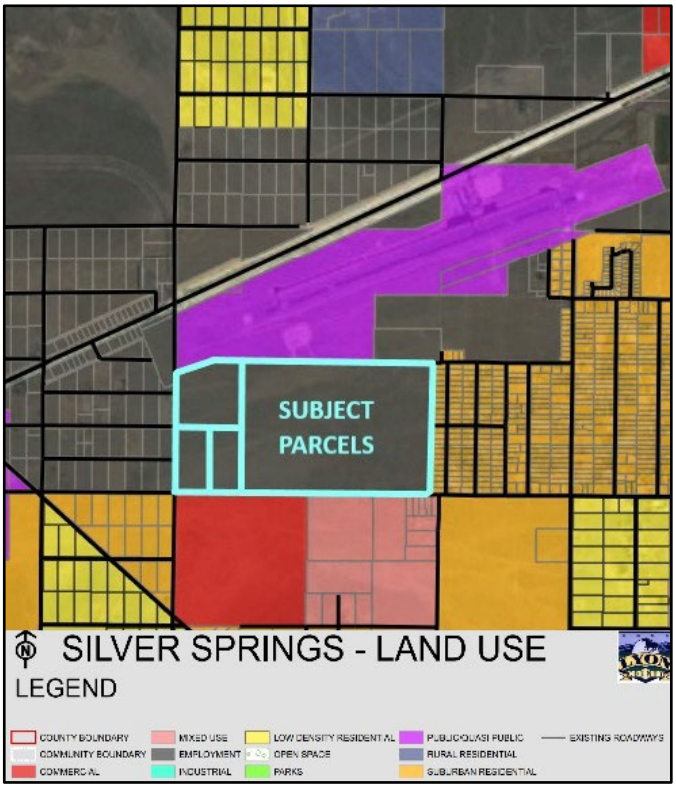
The project is located within the Silver Springs General Improvement District and the Silver Springs Mutual Water Company service areas and there are existing water and sewer services in the vicinity of the properties.

MASTER PLAN AND ZONING

Master Plan

The site is within the Suburban Character District per the Silver Springs Character District Map adopted with the 2020 Master Plan. The Master Plan land use is Employment.



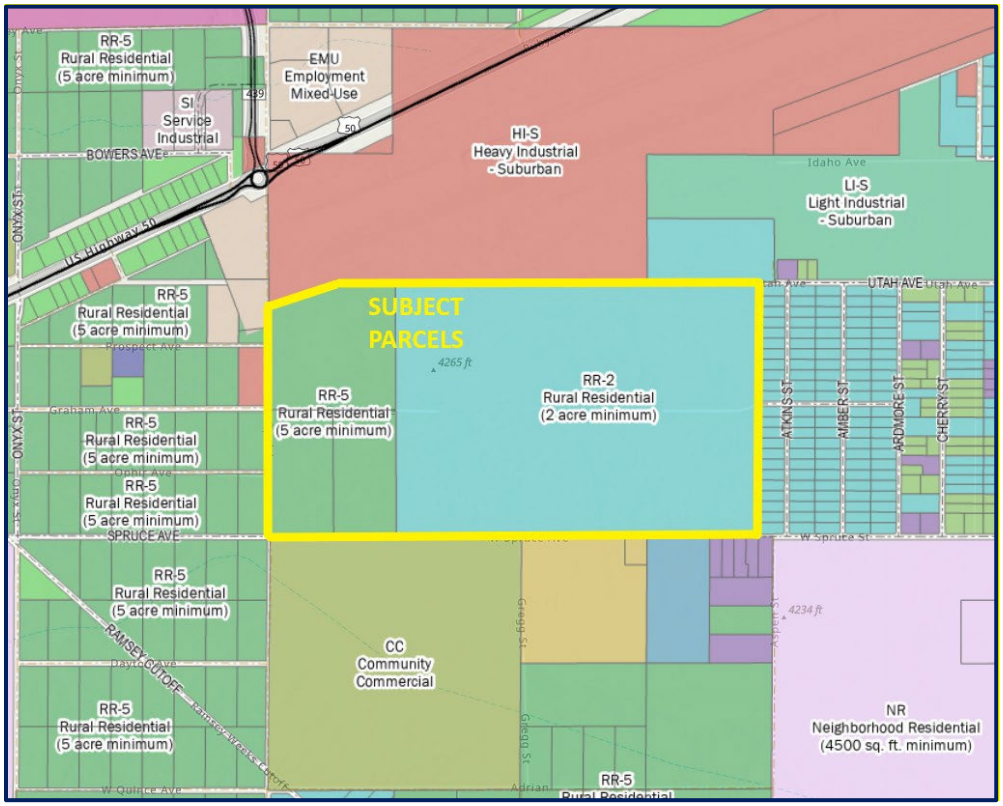


Existing Zoning

The applicable zoning for the subject parcels is Second Rural Residential District, 2 Acres (RR-2) and Third Rural Residential District, 5 Acres (RR-3). The applicant is requesting a zone change to the Title 15 district of Light Industrial - Suburban (LI-S).

The image on the following page from the County's GIS shows the applicable zoning districts for the subject parcels and surrounding parcels as converted through the Title 15 Matrix. As seen on the map, the airport property adjacent to and north of the parcels has HI-S zoning. The properties in the region have a patchwork of zoning districts.

Surrounding property zoning (as converted in Title 15) is primarily Suburban Residential, 2 Acre Minimum (SR-2), Suburban Residential, 12000 sq. ft. Minimum (SR-12000), Rural Residential, 5 acre minimum (RR-5), Employment Mixed-Use (EMU), Community Commercial (CC), and Heavy Industrial – Suburban (HI-S) as depicted in the map below. The parcels to the north, south, and west are sparsely populated while the parcels adjacent to the east are developed as a residential neighborhood. The Silver Springs Airport is adjacent to and north of the subject parcels. There is also Light Industrial - Suburban (LI-S) zoning to the northeast of the site, although not directly adjacent.



Proposed Zoning

The proposed zoning of Light Industrial - Suburban (LI-S) would a provide for a compatible district with the Master Plan as the current zoning of the property is not in conformance.

The purpose of the zoning district per Title 15 is as quoted below:

15.314.01: LIGHT INDUSTRIAL - RURAL (LI-R) AND LIGHT INDUSTRIAL - SUBURBAN (LI-S):

A. Purpose: The purpose of this district is to provide areas for the development of research, light industrial, warehouse and distribution centers. The LI-R and LI-S Zoning Districts implement the industrial land use designation of the Master Plan in Rural and Suburban Character Districts.

Per Title 15, the allowed uses in the LI-S district are as listed below. Uses with a "C" indicate that approval of a Conditional Use Permit and a "T" indicate that approval of a Temporary Use Permit is required for the use to commence.

Watchman's quarters	Tattoo parlors
Government administrative and civic buildings	Adult Entertainment - C
Public Safety Facility	Art gallery
General Aviation Airport - C	Convenience store with petroleum sales
Hospital - C	Convenience store without petroleum sales
Medical or dental office or clinic (25,000 square feet or less)	General retail, less than 25,000 square feet
Medical or dental office or clinic (greater than 25,000 square feet) - C	General retail, greater than 25,000 square feet - C
Archery Range - indoor	Automobile, truck or motorcycle repair shop

Archery Range - outdoor	Automobile, truck or motorcycle, RV, manufactured home, or boat sales and service (new and used)
Indoor recreation/sports/fitness facility	Gasoline/diesel sales
Outdoor concerts, rodeo, special events or festivals - T	Truck stop
Paintball facility – indoor	Aggregate, sand and gravel extraction and processing (including asphalt batch plants) - C
Shooting range – indoor	Geothermal Generating Systems, Commercial - C
Post-secondary, trade, or technical education - C	Geothermal generating systems, non- commercial
Small poultry/small meat processing facility - C	Power distribution lines (less than 60kV)
Milk processing, cheese manufacturing, etc. - C	Power Substations - C
Artisan/craft product manufacturing and processing	Power Transmission Lines (60 kV or greater) – C/P
Winery	Solar Power Generating Facility, Commercial - C
Animal Rescue Facility - C	Solar power generating facility, non- commercial
Kennel - C	Wind Energy Conversion, Commercial - C
Veterinary clinic/hospital - small animal (with outdoor kennel)	Wind Energy Conversion, Non-Commercial
Veterinary clinic/hospital - small animal (without outdoor kennel)	Agricultural equipment and truck sales and service
Copy center, mail/parcel services, etc.	Building material sales and storage - C
Bank with drive-thru	Contractor or trade shops/yards
Bank without drive-thru	Equipment rental
Stand alone ATM	Machine shops, welding, plumbing, etc.
Bar or nightclub	Self storage/RV storage
Brew pub/craft distillery	Transfer station - C
Food trucks/food carts – C/T	Assembly, heavy - C
Restaurant, with drive-thru	Assembly, light
Restaurant, without drive-thru	Brewery, estate distillery, winery - C
Office, 25,000 square feet or less	Manufacturing and fabrication, heavy - C
Office, greater than 25,000 square feet - C	Manufacturing and fabrication, light
Laundromat, dry cleaning pick- up and drop-off	Medical/recreational marijuana cultivation/ processing/testing facility
Massage or tanning salon	Outdoor processing - C
Personal care	Warehouse and distribution facilities
Shoe Repair	

STAFF REVIEW AND COMMENTS

The proposed zoning map amendments are reviewed by staff and the Planning Commission, which forward recommendations to the Board of Commissioners for final action.

FINDINGS FOR REVIEWING A ZONING MAP AMENDMENT REQUEST

Chapter 15.220.05 of Lyon County Code states that when considering approval of a zoning map amendment, three Findings must be considered and supported by a statement of evidence, facts and conclusions. Staff has included those three Findings in **bold type** below. Each Finding is listed with the applicant's response in *italics* and then staff's comments.

Finding A: The proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan.

Applicant's Response

1.1. Required finding

"That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan."

1.2. Evidence and facts

*1. The adopted Silver Springs Land Use Map designates all four subject parcels **Employment**.*

*2. Chapter 3, Table 2 of the adopted Master Plan expressly lists **LI-S** as a zoning district compatible with the Employment designation. The Employment description includes service and light-industrial facilities, light manufacturing, distribution, indoor and screened outdoor storage, and related employment uses.*

3. Title 15 classifies LI-S as an Industrial Zone intended for research, light-industrial, warehouse, and distribution uses under suburban development standards. The Title 15 classification and Master Plan compatibility table serve different functions: the Master Plan expressly recognizes LI-S as compatible with Employment-designated land.

4. The County Assessor lists RR2T for APN 015-183-01 and RR3T for APNs 015-183-02 through 015-183-04. Those Assessor-listed zoning codes are not among the districts identified in the Master Plan's Employment compatibility table.

5. Relevant adopted policies include:

- ***LU 1.1:** Future development is to be consistent with the Land Use Plan.*
- ***LU 1.3:** Nonresidential development is to occur in appropriately designated locations with existing or planned infrastructure.*
- ***LU 1.4:** Industrial uses are to occur in designated locations and should not adversely affect existing residential settlements.*
- ***LU 3.2:** Commercial and industrial development is encouraged in designated locations where public facilities exist or are planned.*

6. The subject property lies within the adopted 6,000-foot Silver Springs Airport Influence Area. The Master Plan simultaneously designates the property Employment, establishing a planned nonresidential airport-edge context subject to applicable airport-compatibility review.

*1.3. **Analysis and conclusion***

The adopted Employment designation is the controlling land-use fact. The Master Plan expressly identifies LI-S as compatible with Employment and identifies light-industrial, service, manufacturing, warehouse, and distribution activities within the contemplated Employment pattern. Applying LI-S therefore implements the adopted land-use direction for the subject property.

The amendment advances Policies LU 1.1, LU 1.3, LU 1.4, and LU 3.2 by applying a nonresidential suburban district to land already designated Employment within an established airport-influence and public-service context. The amendment approves no site-specific use or construction. Any future proposal must independently satisfy the LI-S use table and all applicable residential-edge, access, utility, fire, drainage, airport, building, environmental, and development requirements.

The proposed amendment from the County-listed RR2T/RR3T codes to LI-S is consistent with the policies embodied in the adopted Master Plan and with the underlying Employment designation. Finding A can be made.

Staff Comment

The applicant's response is supported by staff as the existing zoning of RR-2 and RR-3 is not compatible with the Master Plan designation of Employment, while the proposed zoning of Light Industrial - Suburban is compatible. The proposed zoning amendment supports the Master Plan Employment as shown in the Master Plan Chapter 3, Table 2: Land Use Table Examples of Use: *"Intended to provide concentrated areas of employment, combined with a mix of complementary commercial and residential uses Office/Research Park developments may be incorporated into a master planned neighborhood, or located in close proximity to residential areas."*

Additionally, the site has HI-S zoning directly adjacent to the north and LI-S zoning one lot away to the northeast. LI-S is more compatible with the surrounding residential developments than HI-S which is also allowed within the Employment Master Plan designation. Staff is able to make this Finding in the affirmative.

Finding B: The proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;

Applicant's Response

2.1. Required finding

"That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title."

2.2. Evidence and facts

1. *The application proposes no use, site plan, employee count, operating schedule, trip generation, utility demand, grading, connection request, service allocation, or construction activity.*
2. *The County's 2026 Development Application treats utility statements and site-plan materials as conditional for a zoning map amendment and does not identify a traffic study as a required zoning-map-amendment item. Project-dependent materials that are not applicable to this request are addressed in the application's not-applicable letter.*
3. *Preliminary title report TTR250222 7-CD, effective May 28, 2026, includes the four subject APNs as Parcel 4. It identifies the easements and incidental rights shown or offered on recorded Parcel Map Document 51282 as affecting all four parcels.*
4. *Parcel Map Document 51282 depicts Parcels A through D, totaling 301.452 net acres, with frontage on Opal Avenue, Spruce Avenue, and Terminal Avenue and recorded public-service and access-and-service easements. Future development remains subject to review of actual road condition, maintenance responsibility, and access adequacy for the proposed use.*
5. *The applicant holds the rights and obligations under the March 2, 1994 ERGS/Silver Springs Mutual Water Company agreement through the June 23, 2026 assignment to Sierra Springs Enterprises, Inc. The agreement establishes a contractual framework for future water-service requests. Project-specific service, capacity, connection, and infrastructure requirements will be determined when an actual development proposal is submitted.*
6. *Title and County records place the subject property within the Silver Springs General Improvement District framework. Lyon County manages wastewater service for the Silver Springs GID and operates the Silver Springs wastewater treatment facility. A future proposal must establish its connection, available capacity, line-extension requirements, and any applicable discharge approvals.*
7. *Central Lyon County Fire Protection District serves Silver Springs and provides fire and emergency medical services. Project-specific fire flow, emergency access, building configuration, and hazardous-material review will occur when development is proposed.*

8. *FEMA National Flood Hazard Layer information identifies the subject property as Zone X (unshaded),* ***Area of Minimal Flood Hazard****, with SFHA_TF = F, on FIRM Panel 32019C0200E, effective January 16, 2009. No mapped Special Flood Hazard Area intersects the subject property. Future development remains subject to applicable drainage, floodplain, grading, and engineering review.*

2.3. Analysis and conclusion

The zoning map amendment creates no immediate facility demand because it authorizes no construction or operation. The record identifies the framework relevant to later development: the assigned ERGS/Silver Springs Mutual Water Company agreement, the County-managed Silver Springs GID wastewater provider, Central Lyon fire/EMS service, and recorded road frontage and service/access easements.

The amendment does not replace project-level review. When a specific use and measurable demand are proposed, the applicant must demonstrate lawful access, water service, wastewater connection and capacity, fire flow and emergency access, drainage and flood compliance, and any required road or traffic improvements.

The amendment creates no present facility demand, identifies the existing service and access framework, and preserves the facility review applicable to future development. The proposed amendment ***will not be inconsistent with the adequate public facilities policies contained in Title 15. Finding B can be made.***

Staff Comment

As described in the Public Facilities section on page 4, the project is located within the Silver Springs General Improvement District and the Silver Springs Mutual Water Company service areas and there are existing water and sewer services in the vicinity of the properties. This Finding is met.

Finding C: That the proposed amendment is compatible with the actual or master planned adjacent uses.

Applicant's Response

3.1. Required finding

"That the proposed amendment is compatible with the actual or master planned adjacent uses."

3.2.Evidence and facts

1. *The adopted Silver Springs Land Use Map designates the subject property Employment.*
2. *The western adjoining properties are designated Employment. Existing structures are present west of the subject property on APNs 018-383-08 and 018-382-01.*
3. *Twenty-three Suburban Residential parcels directly abut the subject property along its eastern boundary, and County parcel data indicate dwellings on 21 of them. No public street separates those parcels from the subject property; Atkins Street lies east of the residential parcels.*
4. *The northern context consists of Employment-designated property and the Silver Springs Airport, which is designated Public/Quasi Public. The subject property lies within the adopted Silver Springs Airport Influence Area.*
5. *The southern context includes Suburban Residential, Commercial, and Mixed Use designations. Existing structures are present south of the subject property on APNs 015-211-62, 015-211-59, and 015-211-57.*
6. *The adopted Master Plan places Employment on the subject property directly beside Suburban Residential on the east. The amendment implements the Employment side of that adopted boundary; it does not move the boundary or amend the adjoining residential designation.*
7. *Code 15.314.01 requires a 25-foot building setback from property lines abutting residential uses. It also requires a buffer where LI-S adjoins a Residential Zoning District and applicable landscaping under Chapter*

401. When a building exceeds 35 feet in height, applicable setbacks increase by two feet for each foot of additional height.

8. *For future uses subject to Chapter 337, Code 15.337.03 provides use-specific conditional-use review and standards addressing detrimental off-site impacts, heat, light and glare, vibration, odor, dust, smoke, pollutants, and noise. The residential property-line noise limits stated in that section are 65 dBA during daytime and 60 dBA during nighttime.*
9. *The application approves no particular use, site plan, building location or height, access plan, operating schedule, lighting plan, utility demand, or construction activity.*

3.3. Analysis and conclusion

The northern and western planning context is principally nonresidential, consisting of Employment-designated property and the Public/Quasi Public airport in the northern context. The southern context provides a transition among Suburban Residential, Commercial, and Mixed Use designations. Existing structures south and west are reflected in the application record.

The eastern boundary is the principal sensitive interface. Twenty-three Suburban Residential parcels directly abut the subject property, with no intervening public street. This interface is established by the adopted Master Plan, which places Employment and Suburban Residential directly beside one another at this location. Applying LI-S implements the planned Employment side without changing the residentially planned land.

Title 15 addresses the residential edge through the required 25-foot building setback, residential-zone buffer, applicable landscaping, increased setbacks for buildings taller than 35 feet, and use-specific performance review where Chapter 337 applies. Any future development must also satisfy all applicable site, design, access, utility, fire, drainage, airport, and permitting requirements.

The concurrent Employment and Airport Influence designations show that the County anticipated nonresidential land use in this airport-edge location subject to airport-compatibility review. They do not exempt future development from applicable height, lighting, glare, bird-attractant, electronic-interference, notice, avigation, Federal Aviation Administration, or County requirements.

The amendment implements the subject property's adopted Employment designation, leaves adjoining Master Plan designations unchanged, acknowledges the existing structures and residences, and preserves mandatory residential-edge and project-specific development controls. The proposed amendment is compatible with the actual or master-planned adjacent uses. ***Finding C can be made.***

Staff Comment

As stated previously in this report, the subject parcel is located in a region of Lyon County that is appropriate for the proposed zoning and would bring this parcel into alignment with the Master Plan. The requested zone change to LI-S will be in alignment with the Master Plan designation of Employment and is a less intense use than other zoning designations allowed within Employment districts.

Any future development would be subject to Administrative Design Reviews or Conditional Use Permits which would have restrictions on the uses and mitigate impacts to the neighboring residential developments, particularly to the east of the parcels. This Finding is met in the affirmative by staff.

Project Description Narrative

SSE | SIERRA SPRINGS ENTERPRISES

Applicant internal reference: SSE_202 608_001
Applicant and property owner: Sierra Springs Enterprises, Inc.
Application type: Zoning Map Amendment
Subject property: APNs 015-183-01, 015-183-02, 015-183-03, and 015-183-04
Total area: 301.45 acres
Current County-listed zoning: RR2T and RR3T
Requested zoning: Light Industrial - Suburban (LI-S)
Adopted Master Plan designation: Employment

1. Requested action

Sierra Springs Enterprises, Inc. requests a zoning map amendment applying Light Industrial - Suburban (LI-S) to four contiguous parcels totaling 301.45 acres in Silver Springs. The amendment would change the County-listed zoning from RR2T on APN 015-183-01 and RR3T on APNs 015-183-02, 015-183-03, and 015-183-04 to LI-S.

The adopted Silver Springs Land Use Map designates all four parcels Employment, and the Lyon County Master Plan identifies LI-S as a zoning district compatible with that designation. No Master Plan amendment is requested.

2. Property and location

The subject property consists of four vacant parcels:

APN	Acreage	County-listed zoning	Proposed zoning
015-183-01	226.65	RR2T	LI-S
015-183-02	19.62	RR3T	LI-S
015-183-03	18.73	RR3T	LI-S
015-183-04	36.45	RR3T	LI-S
Total	**301.45**		

The property lies south of the Silver Springs Airport in the Opal Avenue, Spruce Avenue, and Utah Avenue area. Recorded Parcel Map 51 282 identifies the property as Parcels A through D and depicts its parcel configuration, road frontage, and access and service easements. The recorded map identifies Terminal Avenue along the airport side of the property. Terminal Avenue separates the property from the airport and continues into the roadway shown as Utah Avenue on current online mapping.

3. Adjacent land-use context

The adopted Master Plan designates adjoining property to the west as Employment. To the north, the context includes Employment-designated property and the Silver Springs Airport, which is designated Public/Quasi Public. The southern context includes Suburban Residential, Commercial, and Mixed Use designations.

Twenty-three Suburban Residential parcels directly abut the subject property along its eastern boundary, and County parcel data indicate dwellings on 21 of them. No public street separates those parcels from the subject property; Atkins Street lies east of the residential parcels.

Existing structures are present west of the subject property on APNs 018-383-08 and 018-382-01 and south of the subject property on APNs 015-211-62, 015-211-59, and 015-211-57. The zoning amendment does not change the Master Plan designation or zoning of any adjoining property.

4. Public services and site conditions

The applicant holds the rights and obligations under the March 2, 1994 ERGS/Silver Springs Mutual Water Company agreement through the June 23, 2026 assignment to Sierra Springs Enterprises, Inc. The agreement establishes a contractual framework for future water-service requests. Project-specific service, capacity, connection, and infrastructure requirements will be determined when development is proposed. Lyon County manages wastewater service for the Silver Springs General Improvement District, and Central Lyon County Fire Protection District provides fire and emergency medical services in Silver Springs.

FEMA National Flood Hazard Layer information identifies the subject property as Zone X (unshaded), **Area of Minimal Flood Hazard**, with `SFHA_TF = F`, outside a mapped Special Flood Hazard Area. The applicable FIRM panel is 32 019C0200E, effective January 16, 2009.

This application changes the zoning map only. It does not propose a particular use, development plan, site plan, subdivision, utility demand, grading, or construction. Any future development will be reviewed under the requirements applicable to that proposal.

Applicant internal reference: SSE_202608_001
Applicant and property owner: Sierra Springs Enterprises, Inc.
Application type: Zoning Map Amendment
Subject property: APNs 015-183-01, 015-183-02, 015-183-03, and 015-183-04
Total area: 301.45 acres
Current County-listed zoning: RR2T and RR3T
Requested zoning: Light Industrial - Suburban (LI-S)
Adopted Master Plan designation: Employment

Sierra Springs Enterprises, Inc. requests a zoning map amendment applying LI-S to the four subject parcels. The application changes the zoning map only and does not include a development proposal, site plan, subdivision, or construction request. Lyon County Code 15.220.05 requires the Planning Commission and Board to make the following three findings, supported by evidence, facts, and conclusions.

1. Finding A - Master Plan consistency

1.1. Required finding

"That the proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan."

1.2. Evidence and facts

1. The adopted Silver Springs Land Use Map designates all four subject parcels **Employment**.
2. Chapter 3, Table 2 of the adopted Master Plan expressly lists **LI-S** as a zoning district compatible with the Employment designation. The Employment description includes service and light-industrial facilities, light manufacturing, distribution, indoor and screened outdoor storage, and related employment uses.
3. Title 15 classifies LI-S as an Industrial Zone intended for research, light-industrial, warehouse, and distribution uses under suburban development standards. The Title 15 classification and Master Plan compatibility table serve different functions: the Master Plan expressly recognizes LI-S as compatible with Employment-designated land.
4. The County Assessor lists RR2T for APN 015-183-01 and RR3T for APNs 015-183-02 through 015-183-04. Those Assessor-listed zoning codes are not among the districts identified in the Master Plan's Employment compatibility table.
5. Relevant adopted policies include:
   - **LU 1.1:** Future development is to be consistent with the Land Use Plan.
   - **LU 1.3:** Nonresidential development is to occur in appropriately designated locations with existing or planned infrastructure.
   - **LU 1.4:** Industrial uses are to occur in designated locations and should not adversely affect existing residential settlements.
   - **LU 3.2:** Commercial and industrial development is encouraged in designated locations where public facilities exist or are planned.
6. The subject property lies within the adopted 6,000-foot Silver Springs Airport Influence Area. The Master Plan simultaneously designates the property Employment, establishing a planned nonresidential airport-edge context subject to applicable airport-compatibility review.

1.3. Analysis and conclusion

The adopted Employment designation is the controlling land-use fact. The Master Plan expressly identifies LI-S as compatible with Employment and identifies light-industrial, service, manufacturing, warehouse, and distribution activities within the contemplated Employment pattern. Applying LI-S therefore implements the adopted land-use direction for the subject property.

The amendment advances Policies LU 1.1, LU 1.3, LU 1.4, and LU 3.2 by applying a nonresidential suburban district to land already designated Employment within an established airport-influence and public-service context. The amendment approves no site-specific use or construction. Any future proposal must independently satisfy the LI-S use table and all applicable residential-edge, access, utility, fire, drainage, airport, building, environmental, and development requirements.

The proposed amendment from the County-listed RR2T/RR3T codes to LI-S is consistent with the policies embodied in the adopted Master Plan and with the underlying Employment designation. **Finding A can be made.**

2. Finding B - Adequate public facilities

2.1. Required finding

"That the proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title."

2.2. Evidence and facts

1. The application proposes no use, site plan, employee count, operating schedule, trip generation, utility demand, grading, connection request, service allocation, or construction activity.
2. The County's 2026 Development Application treats utility statements and site-plan materials as conditional for a zoning map amendment and does not identify a traffic study as a required zoning-map-amendment item. Project-dependent materials that are not applicable to this request are addressed in the application's not-applicable letter.
3. Preliminary title report TTR2 502 227-CD, effective May 28, 2026, includes the four subject APNs as Parcel 4. It identifies the easements and incidental rights shown or offered on recorded Parcel Map Document 51 282 as affecting all four parcels.
4. Parcel Map Document 51 282 depicts Parcels A through D, totaling 301.452 net acres, with frontage on Opal Avenue, Spruce Avenue, and Terminal Avenue and recorded public-service and access-and-service easements. Future development remains subject to review of actual road condition, maintenance responsibility, and access adequacy for the proposed use.
5. The applicant holds the rights and obligations under the March 2, 1994 ERGS/Silver Springs Mutual Water Company agreement through the June 23, 2026 assignment to Sierra Springs Enterprises, Inc. The agreement establishes a contractual framework for future water-service requests. Project-specific service, capacity, connection, and infrastructure requirements will be determined when an actual development proposal is submitted.
6. Title and County records place the subject property within the Silver Springs General Improvement District framework. Lyon County manages wastewater service for the Silver Springs GID and operates the Silver Springs wastewater treatment facility. A future proposal must establish its connection, available capacity, line-extension requirements, and any applicable discharge approvals.
7. Central Lyon County Fire Protection District serves Silver Springs and provides fire and emergency medical services. Project-specific fire flow, emergency access, building configuration, and hazardous-material review will occur when development is proposed.
8. FEMA National Flood Hazard Layer information identifies the subject property as Zone X (unshaded), **Area of Minimal Flood Hazard**, with `SFHA_TF = F`, on FIRM Panel 32 019C0200E, effective January 16, 2009. No mapped Special Flood Hazard Area intersects the subject property. Future development remains subject to applicable drainage, floodplain, grading, and engineering review.

2.3. Analysis and conclusion

The zoning map amendment creates no immediate facility demand because it authorizes no construction or operation. The record identifies the framework relevant to later development: the assigned ERGS/Silver Springs Mutual Water Company agreement, the County-managed Silver Springs GID wastewater provider, Central Lyon fire/EMS service, and recorded road frontage and service/access easements.

The amendment does not replace project-level review. When a specific use and measurable demand are proposed, the applicant must demonstrate lawful access, water service, wastewater connection and capacity, fire flow and emergency access, drainage and flood compliance, and any required road or traffic improvements.

The amendment creates no present facility demand, identifies the existing service and access framework, and preserves the facility review applicable to future development. The proposed amendment **will not be inconsistent with the adequate public facilities policies contained in Title 15. Finding B can be made.**

3. Finding C - Compatibility with actual or master-planned adjacent uses

3.1. Required finding

"That the proposed amendment is compatible with the actual or master planned adjacent uses."

3.2. Evidence and facts

1. The adopted Silver Springs Land Use Map designates the subject property Employment.
2. The western adjoining properties are designated Employment. Existing structures are present west of the subject property on APNs 018-383-08 and 018-382-01.
3. Twenty-three Suburban Residential parcels directly abut the subject property along its eastern boundary, and County parcel data indicate dwellings on 21 of them. No public street separates those parcels from the subject property; Atkins Street lies east of the residential parcels.
4. The northern context consists of Employment-designated property and the Silver Springs Airport, which is designated Public/Quasi Public. The subject property lies within the adopted Silver Springs Airport Influence Area.
5. The southern context includes Suburban Residential, Commercial, and Mixed Use designations. Existing structures are present south of the subject property on APNs 015-211-62, 015-211-59, and 015-211-57.
6. The adopted Master Plan places Employment on the subject property directly beside Suburban Residential on the east. The amendment implements the Employment side of that adopted boundary; it does not move the boundary or amend the adjoining residential designation.
7. Code 15.314.01 requires a 25-foot building setback from property lines abutting residential uses. It also requires a buffer where LI-S adjoins a Residential Zoning District and applicable landscaping under Chapter 401. When a building exceeds 35 feet in height, applicable setbacks increase by two feet for each foot of additional height.
8. For future uses subject to Chapter 337, Code 15.337.03 provides use-specific conditional-use review and standards addressing detrimental off-site impacts, heat, light and glare, vibration, odor, dust, smoke, pollutants, and noise. The residential property-line noise limits stated in that section are 65 dBA during daytime and 60 dBA during nighttime.
9. The application approves no particular use, site plan, building location or height, access plan, operating schedule, lighting plan, utility demand, or construction activity.

3.3. Analysis and conclusion

The northern and western planning context is principally nonresidential, consisting of Employment-designated property and the Public/Quasi Public airport in the northern context. The southern context provides a transition among Suburban Residential, Commercial, and Mixed Use designations. Existing structures south and west are reflected in the application record.

The eastern boundary is the principal sensitive interface. Twenty-three Suburban Residential parcels directly abut the subject property, with no intervening public street. This interface is established by the adopted Master Plan, which places Employment and Suburban Residential directly beside one another at this location. Applying LI-S implements the planned Employment side without changing the residentially planned land.

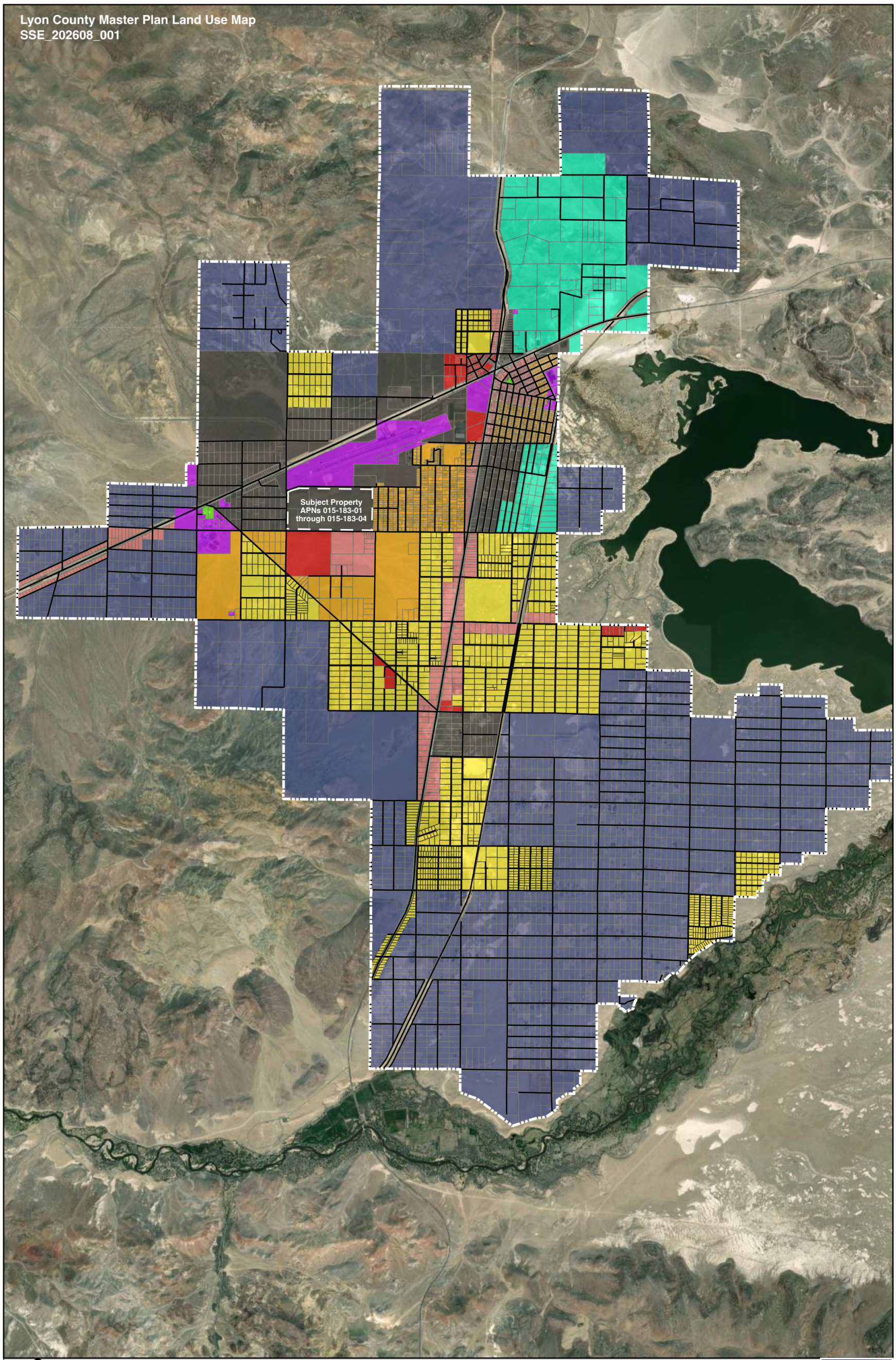
Title 15 addresses the residential edge through the required 25-foot building setback, residential-zone buffer, applicable landscaping, increased setbacks for buildings taller than 35 feet, and use-specific performance review where Chapter 337 applies. Any future development must also satisfy all applicable site, design, access, utility, fire, drainage, airport, and permitting requirements.

The concurrent Employment and Airport Influence designations show that the County anticipated nonresidential land use in this airport-edge location subject to airport-compatibility review. They do not exempt future development from applicable height, lighting, glare, bird-attractant, electronic-interference, notice, avigation, Federal Aviation Administration, or County requirements.

The amendment implements the subject property's adopted Employment designation, leaves adjoining Master Plan designations unchanged, acknowledges the existing structures and residences, and preserves mandatory residential-edge and project-specific development controls. The proposed amendment is compatible with the actual or master-planned adjacent uses. **Finding C can be made.**

4. Supporting documents and authorities

Source or application item	Date or section	Proposition supported
Lyon County Code 15.220.05	2025 S-10 published code; accessed August 13, 2026	Required zoning-map-amendment findings
Lyon County 2020 Master Plan, Chapter 3	Adopted December 16, 2021; pages 3.4, 3.18, 3.21-3.22, and 3.25-3.29	Employment compatibility, airport influence area, and land-use policies
Silver Springs Land Use Map	Adopted Master Plan map	Subject and adjacent Master Plan designations
Lyon County Code 15.300.07 and 15.314.01	2025 S-10 published code; accessed August 13, 2026	LI-S classification, purpose, setbacks, buffer, landscaping, and height-related setbacks
Lyon County Code 15.337.03	2025 S-10 published code; accessed August 13, 2026	Conditional-use performance standards for applicable industrial uses
Lyon County 2026 Development Application	Updated July 1, 2026	Zoning-map-amendment submission requirements
County Assessor parcel records	Accessed August 12, 2026	APNs, acreage, ownership, County-listed zoning, structures, and dwelling indicators
TTR2 502 227-CD, first updated preliminary title report - Item 12	Effective May 28, 2026	Four-parcel title grouping and recorded easement references
Recorded Parcel Map Document 51 282 - Item 12 supporting instrument	Recorded parcel map	Parcel configuration, acreage, road frontage, and service/access easements
Recorded vesting deed, Document 709 779 - Item 13	Recorded June 23, 2026	Applicant's ownership of the subject property
ERGS/Silver Springs Mutual Water Company agreement and assignment	Agreement dated March 2, 1994; assignment effective June 23, 2026	Applicant's contractual framework for future water-service requests
Lyon County Utilities and Wastewater records	Official County pages; accessed August 13, 2026	County management of Silver Springs GID wastewater
Central Lyon County Fire Protection District service record	Official District page; accessed August 13, 2026	Fire and EMS service in Silver Springs
FEMA National Flood Hazard Layer	Accessed August 12, 2026	Zone X, Area of Minimal Flood Hazard, `SFHA_TF = F`, panel, and effective date
Zoning Map Amendment and Adjacent Land Use Exhibit	Application attachment	Subject and adjoining parcels, existing and proposed zoning, structures, residences, road context, and boundary conditions
Site photographs and photo-location map - Item 14	Application attachment	Current site, structures, and boundary conditions

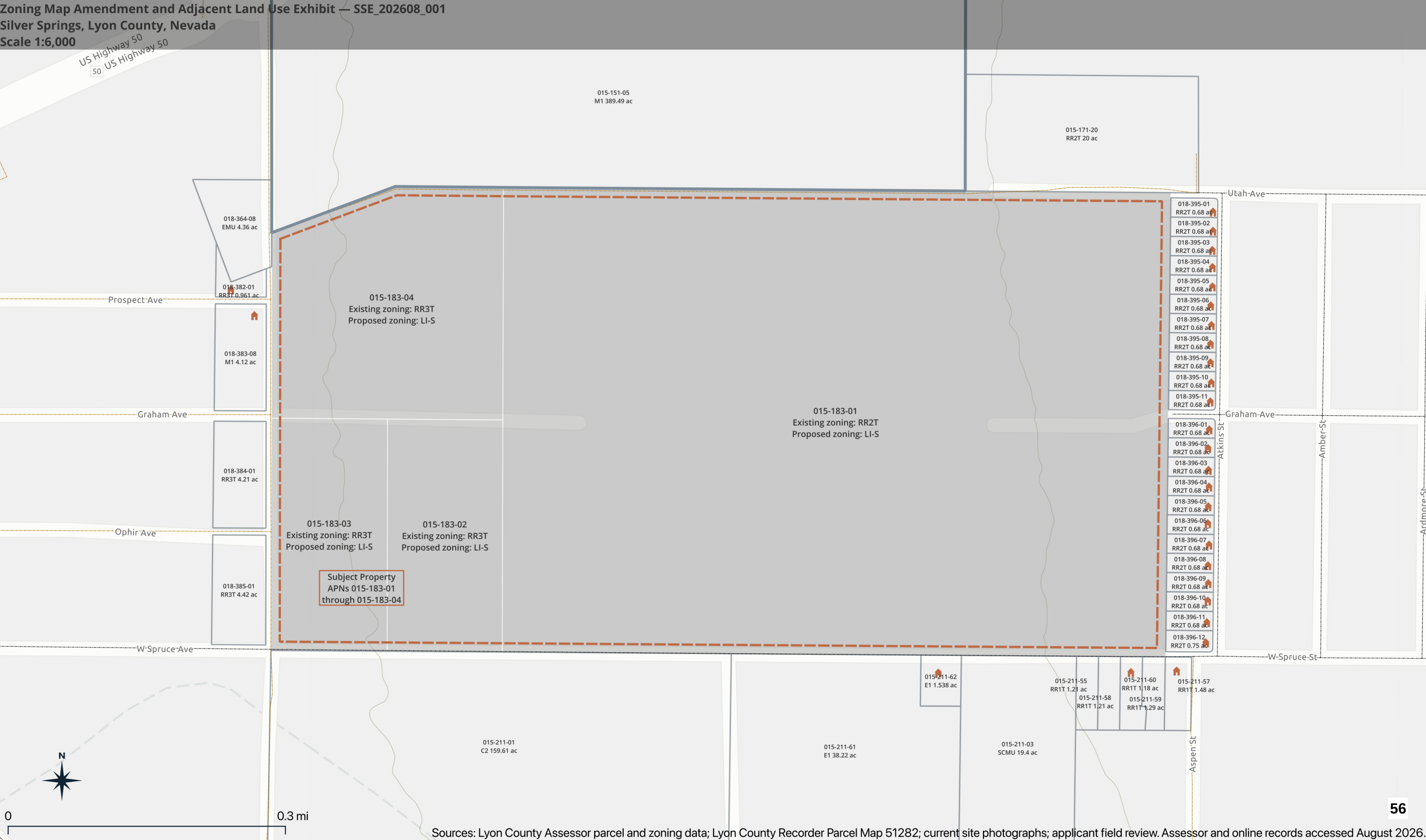


SILVER SPRINGS - LAND USE

LEGEND

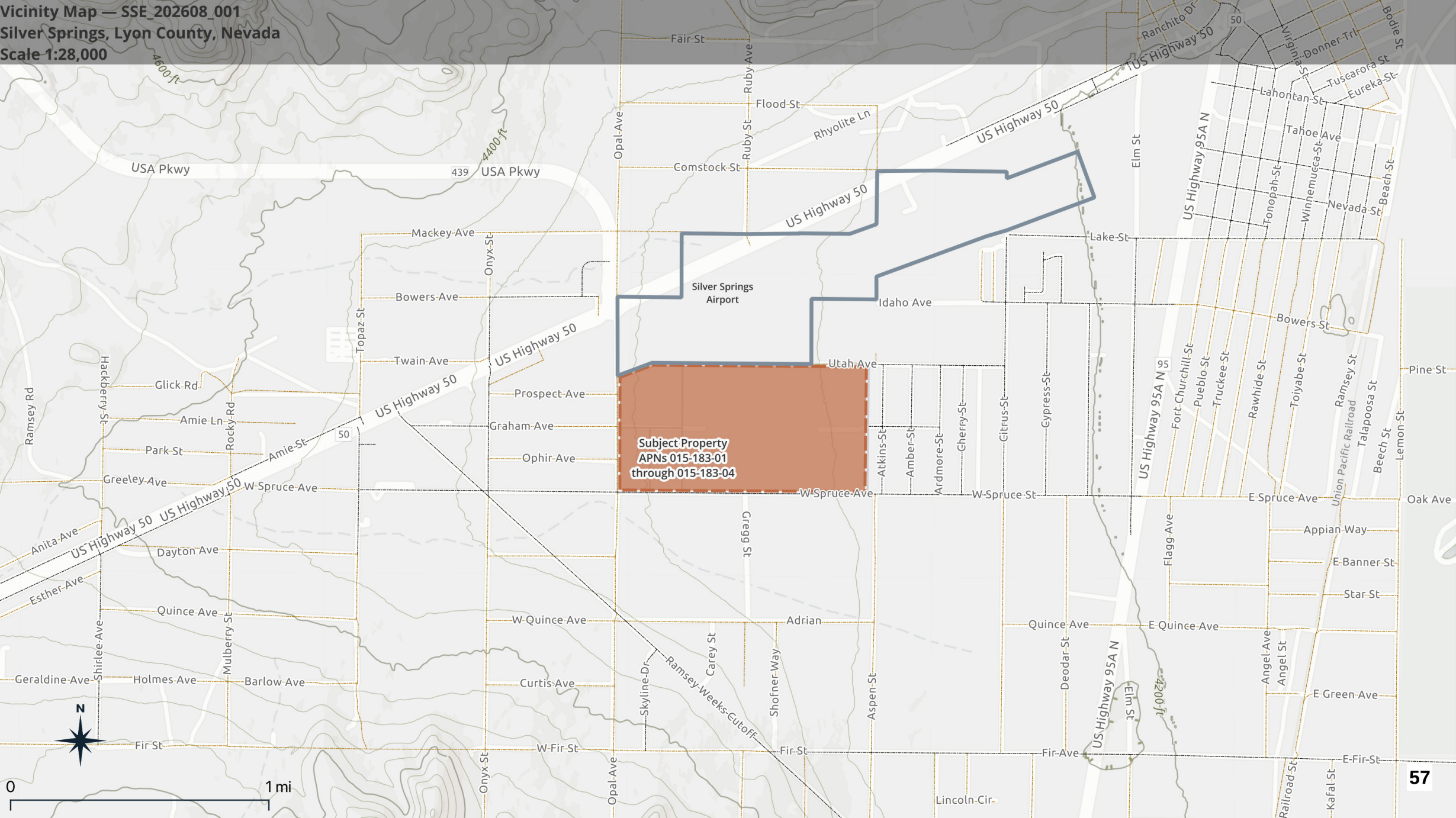
- COUNTY BOUNDARY
- COMMUNITY BOUNDARY
- COMMERCIAL
- MIXED USE
- EMPLOYMENT
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- OPEN SPACE
- PARKS
- PUBLIC/QUASI PUBLIC
- RURAL RESIDENTIAL
- SUBURBAN RESIDENTIAL
- EXISTING ROADWAYS

Zoning Map Amendment and Adjacent Land Use Exhibit — SSE_202608_001
Silver Springs, Lyon County, Nevada
Scale 1:6,000



Sources: Lyon County Assessor parcel and zoning data; Lyon County Recorder Parcel Map 51282; current site photographs; applicant field review. Assessor and online records accessed August 2026.

Vicinity Map — SSE_202608_001
Silver Springs, Lyon County, Nevada
Scale 1:28,000



Site Photographs

Applicant: Sierra Springs Enterprises, Inc.
Application: Zoning Map Amendment
Applicant Reference: SSE_202608_001
Subject Property: APNs 015-183-01, 015-183-02, 015-183-03, and 015-183-04
Total Area: Approximately 301.45 acres

1. Existing-Condition Documentation

The following photographs document existing conditions on and immediately adjacent to the subject property. The four subject parcels are vacant. Photograph numbers correspond to the Photo Location Map, and the arrow associated with each numbered location indicates the direction of view. Structures and improvements visible beyond the subject boundary are on adjoining or nearby properties unless otherwise stated.

The photographic sequence provides coverage of the subject property and its surrounding context, including the developed properties to the west and south, the directly abutting residential parcels along the eastern boundary, Spruce Avenue, and the northern airport-side area.

2. Photo Location Map

The separately submitted Item 14A — Photo Location Map shows Photograph locations 1 through 27 and the corresponding view-direction arrows.

Photograph 1 — View Southwest

View southwest from the northeastern portion of the site, showing vacant subject land and the low-density development context near the eastern boundary.

Photograph 2 — View South

View south across the northern portion of the vacant subject property, showing the open terrain and surrounding mountain backdrop.

Photograph 3 — View Southeast

View southeast from the northwestern portion of the site across vacant subject land and existing unpaved tracks.

Photograph 4 — View West

View west from the northern portion of the western subject boundary, showing the boundary fence and improvements on adjacent property.

Photograph 5 — View West

View west from the western subject boundary, showing an adjacent residence, fencing, trees, vehicles, and accessory improvements.

Photograph 6 — View West

View west from the western subject boundary, showing adjacent structures, parked vehicles, trailers, equipment, and outdoor storage.

Photograph 7 — View West

View west from the western subject boundary, showing open land and scattered low-density development beyond the site.

Photograph 8 — View West

View west from the southwestern portion of the subject boundary, showing open land, utility lines, and distant low-density development.

Photograph 9 — View Northwest

View northwest from the southwestern site vicinity, showing Spruce Avenue, roadside utility lines, and open land west of the subject property.

Photograph 10 — View North

View north across Spruce Avenue toward the vacant subject property, showing the road surface, overhead utility lines, and open site conditions.

Photograph 11 — View North

View north across Spruce Avenue toward the vacant subject property, showing the road surface, overhead utility lines, and undeveloped land beyond.

Photograph 12 — View West

View west across the southwestern portion of the vacant subject property toward distant low-density development and the mountain backdrop.

Photograph 13 — View West

View west across the southern portion of the vacant subject property, showing native vegetation, utility poles, and distant development.

Photograph 14 — View South

View south across Spruce Avenue toward adjoining vacant land and an unpaved access track.

Photograph 15 — View South

View south across Spruce Avenue toward an adjoining residential property with a residence, fencing, trees, vehicles, and accessory improvements.

Photograph 16 — View Southeast

View southeast along the southern site vicinity, showing Spruce Avenue, roadside utility lines, open land, and adjacent development.

Photograph 17 — View Northwest

View northwest from the southeastern site vicinity, showing the Spruce Avenue corridor, utility lines, mailboxes, and open subject land beyond the roadway.

Photograph 18 — View Southeast

View southeast across Spruce Avenue toward adjoining residential development, fencing, and roadside utilities.

Photograph 19 — View East

View east from the southeastern portion of the subject boundary toward directly abutting residential parcels, showing residences, accessory structures, fencing, and utility lines.

Photograph 20 — View East

View east from the subject boundary toward directly abutting residential parcels, showing a residence, accessory structures, fencing, mature trees, and utility lines.

Photograph 21 — View East

View east from the subject boundary toward directly abutting residential parcels, showing fencing, vehicles, accessory structures, and mature vegetation.

Photograph 22 — View East

View east from the subject boundary toward directly abutting residential parcels, showing vehicles, trailers, storage containers, accessory structures, fencing, and utility lines.

Photograph 23 — View East

View east from the subject boundary toward directly abutting residential parcels, showing residences, recreational vehicles, fencing, and overhead utility lines.

Photograph 24 — View East

View east from the subject boundary toward directly abutting residential parcels, showing residences, accessory structures, fencing, trees, and utility lines.

Photograph 25 — View East

View east from the northeastern portion of the subject boundary toward directly abutting residential parcels, showing a large accessory structure, fencing, vehicles, mature trees, and utility lines.

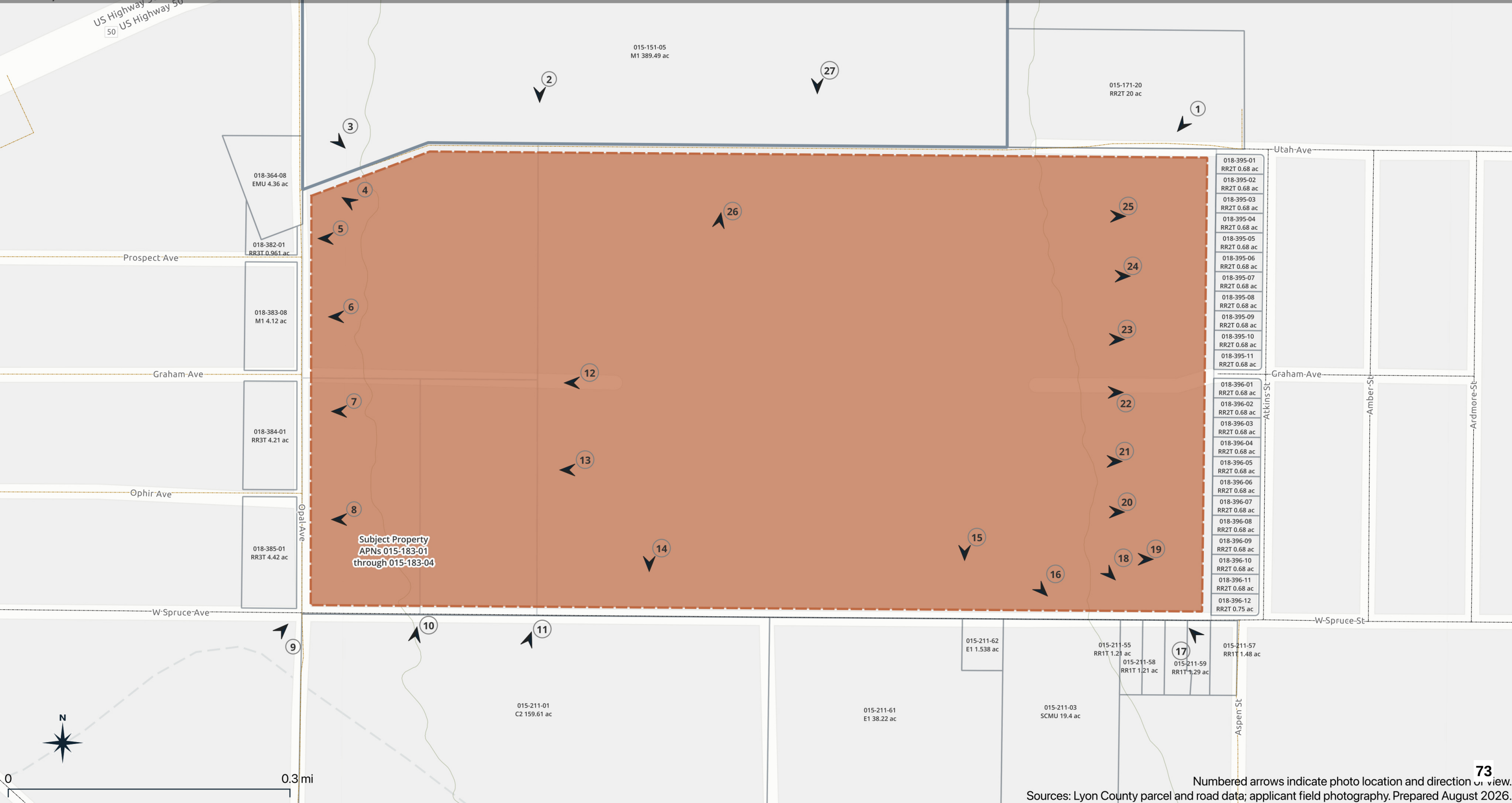
Photograph 26 — View North

View north from the northern portion of the subject property toward the Terminal Avenue and airport-side area, showing vacant foreground land, perimeter fencing, and an existing structure beyond the subject property.

Photograph 27 — View South

View south from the northern subject boundary across the vacant property, showing the open terrain and surrounding mountain backdrop.

Photo Map — SSE_202608_001
Silver Springs, Lyon County, Nevada
Scale 1:6,000



Numbered arrows indicate photo location and direction of view.
Sources: Lyon County parcel and road data; applicant field photography. Prepared August 2026.

Not-Applicable Items Letter

SSE | SIERRA SPRINGS ENTERPRISES

Applicant internal reference: SSE_202 608_001
Applicant and property owner: Sierra Springs Enterprises, Inc.
Application type: Zoning Map Amendment
Subject property: APNs 015-183-01, 015-183-02, 015-183-03, and 015-183-04
Requested zoning: Light Industrial - Suburban (LI-S)

The Zoning Map Amendment checklist identifies Items 3 and 24 as applicable depending on the type of project. This application requests only a zoning map amendment and includes no development project or measurable utility demand. The following explains why those conditional items are not included.

1. Item 3 - Site Plan

A site plan is not applicable because the application includes no proposed use, building, grading, parking, circulation, utility layout, landscaping, or other physical development. The application maps and photographs document the subject property and surrounding context for the requested zoning map amendment.

2. Item 24 - Intent to Serve, Will Serve, or Utility Statements

Project-specific intent-to-serve, will-serve, and utility statements are not applicable because the application includes no proposed use, water demand, wastewater flow, electric load, connection request, or extension design for a utility provider to evaluate.

The applicant is submitting the March 2, 1994 ERGS/Silver Springs Mutual Water Company agreement and its June 23, 2026 assignment to Sierra Springs Enterprises, Inc. as evidence of the existing contractual water-service-right framework. Lyon County manages wastewater service for the Silver Springs General Improvement District. Project-specific utility documentation will be addressed when a development proposal and measurable service demand are submitted for review.

Lyon County Planning Commission Agenda Summary

Meeting Date: October 13, 2026

Agenda Item Number:
7.c

Subject:
For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from NVLCO Lyon County, LLC., for a Master Plan Amendment to amend the text of the Silver Springs Technology Park Specific Plan to permit the use of a compressed natural gas trucking station with a Conditional Use Permit on approximately 10 acres of a 458.70-acre parcel with SI (Service Industrial) zoning (APN 015-091-15) PLZ-2026-037.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Continuance Request

Gmail

Brandi Lathrop <blathrop@lyon-county.org>

Fwd: Hearing Continuation Request

1 message

Louis Cariola <lcariola@lyon-county.org> Thu, Oct 1, 2026 at 1:35 PM
To: Brandi Lathrop <blathrop@lyon-county.org>

---------- Forwarded message ---------
From: **Mitchell Nelson** <Mitch.Nelson@tract.com>
Date: Thu, Oct 1, 2026 at 1:10 PM
Subject: Hearing Continuation Request
To: ghenderson <ghenderson@lyon-county.org>
Cc: lcariola <lcariola@lyon-county.org>

Gavin,

Please accept this email as a formal request for a continuance for PLZ-2026-037 and PLZ-2026-038 to the November 10, 2026 Planning Commission agenda. We are requesting the continuance in order to gather more information with Central Lyon Fire and other stakeholders.

Let me know if there is anything else.

Thanks!

tract

Mitch Nelson

Director of Entitlements

mitch.nelson@tract.com

303.256.2761

www.tract.com

Lyon County Planning Commission Agenda Summary

Meeting Date: October 13, 2026

Agenda Item Number:
7.d

Subject:
For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from NVLCO Lyon County, LLC., for a Conditional Use Permit within the Silver Springs Technology Park Specific Plan for a compressed natural gas trucking station and associated improvements on approximately 10 acres of a 458.70-acre parcel with SI (Service Industrial) zoning (APN 015-091-15) PLZ-2026-038.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Continuance Request

Gmail

Brandi Lathrop <blathrop@lyon-county.org>

Fwd: Hearing Continuation Request

1 message

Louis Cariola <lcariola@lyon-county.org> Thu, Oct 1, 2026 at 1:35 PM
To: Brandi Lathrop <blathrop@lyon-county.org>

---------- Forwarded message ---------
From: **Mitchell Nelson** <Mitch.Nelson@tract.com>
Date: Thu, Oct 1, 2026 at 1:10 PM
Subject: Hearing Continuation Request
To: ghenderson <ghenderson@lyon-county.org>
Cc: lcariola <lcariola@lyon-county.org>

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Let me know if there is anything else.

Thanks!

tract

Mitch Nelson

Director of Entitlements

mitch.nelson@tract.com

303.256.2761

www.tract.com

Lyon County Planning Commission Agenda Summary

Meeting Date: October 13, 2026

Agenda Item Number:
7.e

Subject:
For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Q&D Construction for a Conditional Use Permit to operate an aggregate pit and scale house on a 117.60-acre parcel subject to RR-20 (Rural Residential, 20-acre minimum) zoning (APN 015-521-01) PLZ-2026-059.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Staff Report
- Attachment 1 Desciption Q&D Agg Pit CUP
- Attachment 2 Site Plan
- Attachment 3 Trip Generation Memo

LYON COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • DEVELOPMENT ENGINEERING • PLANNING

27 S. MAIN STREET
YERINGTON, N2VADA 89447
(775) 463-6591
FAX: (775) 463-5305

34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(775) 246-6135
FAX: (775) 246-6147

PLANNING COMMISSION

PLZ-2026-059

Proposed Action	Conditional Use Permit for an Aggregate Pit
Meeting Date	October 13, 2026
Property Owners	Stanley and Diane Legaux
Applicant	Q&D Construction
Representative	Lumos and Associates, Inc. / Micah Laack, P.E.
Community	Silver Springs
Location	3875 Fir Avenue
Parcel Number	015-521-01
Area	117.60 acres
Zoning (Title 10)	RR-5 (Fifth Rural Residential District, 20-acre minimum)
Master Plan	Rural Residential
Case Planner	Louis Cariola

REQUEST

Q&D Construction is requesting a Conditional Use Permit to operate an aggregate pit and scale house on a 117.60-acre parcel subject to RR-20 (Rural Residential, 20-acre minimum) zoning.

RECOMMENDED MOTION

If the Planning Commission determines that they will recommend approval of the request to the Board of Commissioners, then the Planning Commission may want to consider a motion similar to the following.

The Lyon County Planning Commission finds that:

A. The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;

B. The proposed use is compatible with the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods;

C. The proposed use will not generate vehicular traffic which cannot be accommodated by the existing, planned or conditioned roadway infrastructure;

D. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to mitigate the development impacts;

E. The proposed use incorporates features to address adverse effects, including visual impacts and noise, of the proposed conditional use on adjacent properties;

F. The proposed conditional use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed conditional use and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of this title; and

G. The proposed conditional use will not be materially detrimental to the public health, safety and welfare, and will not result in material damage or prejudice to other properties in the vicinity.

Based on the aforementioned Findings, I move that the Planning Commission recommend approval to the Board of County Commissioners for the request from Q&D Construction for a Conditional Use Permit to operate an aggregate pit and scale house on a 117.60-acre parcel subject to RR-20 (Rural Residential, 20-acre minimum) zoning (APN 015-521-01) PLZ-2026-059.

CONDITIONS OF APPROVAL

1. The on-site activities shall be operated in accordance with the site plan drawings and descriptions of use as submitted and reviewed in this approval. Additional uses, including operation of an asphalt or concrete batch plant, require approval of an amendment to this Conditional Use Permit. The amendment process would include submittal of updated application materials and approval by the Board of County Commissioners. The County retains the right to add additional Conditions of Approval as applicable to new uses.
2. The applicant shall comply with all state, federal and local government regulations to the satisfaction of the appropriate agencies for the proposed uses. The applicant shall comply with all applicable fire, building, zoning and improvement code requirements and obtain any necessary public inspections.
3. The use of the subject site initially will be as an aggregate pit for Q&D Construction and their projects only. If Q&D Construction wishes to use this site for commercial sales to other users, or provide public access, approval of a modification to this CUP is required and the site shall be furnished with a permanent office with sanitary facilities. The use of temporary sanitary/restroom facilities is only authorized if the uses on site are limited to Q&D Construction staff and projects.
4. The proposed use shall comply with all of the Performance Requirements for Industrial Uses provided in Lyon County code section 15.337.03, including but not limited to the following: odor, dust, dirt, or smoke shall not be emitted that is detectable at or beyond the property line in such a concentration, or of such duration, as to cause a public nuisance, or threaten health or safety, or to unreasonably infringe upon the use and enjoyment of property beyond the boundaries of the district. Because the site is adjacent to residentially-zoned properties, noise shall not exceed a daytime limit of sixty-five (65) A-weighted decibels, (dBA) or a nighttime limit of sixty (60) dBA, as measured at the subject parcel's borders. Should a use on site fail to comply with these Lyon County Code standards, the Conditional Use Permit may be revoked and/or the offending use shall be discontinued.
5. The hours of operation shall be limited to 7:00 AM – 7:00 PM Monday through Saturdays.
6. No existing structures on the site are approved for use and any proposed future use of said structures shall require approval for occupancy by the Lyon County Building Department.
7. The applicant shall maintain a Lyon County business license for the use while occupying the site.
8. A sign with contact information and phone number for the site operator shall be posted at the front gate, visible from the public right of way.

9. Any new exterior site lighting for the project shall incorporate cut-off shields or similar design features that prevent light and glare spillover onto adjacent properties and public rights-of-way to the satisfaction of the Community Development Director or their designee.

10. The substantial failure to comply with the conditions imposed on the issuance of this conditional use permit or the operation of the conditional use in a manner that endangers the health, safety or welfare of Lyon County or its residents or the violation of ordinances, regulations or laws in the conditional use may result in the institution of revocation proceedings. **Failure to initiate the conditional use permit within two (2) years from the date of approval will result in the expiration of the conditional use permit approval.**

ALTERNATIVE MOTIONS

Alternative Motion for Continuance

If the Planning Commission determines that additional information, discussion and public review are necessary for a more thorough review of the proposed conditional use permit; the Commission should make appropriate findings and move to **continue** the Public Hearing with a specific time period for the applicant to provide additional specific information necessary for the analysis of the request. The Commission may wish to consider a motion similar to the following:

The Planning Commission finds that:

A. Additional information, discussion and public review are necessary for a more thorough review of the proposed Conditional Use Permit.

Based on the above findings and with the applicant's concurrence, I move that the Planning Commission continues the request from Q&D Construction for a Conditional Use Permit to operate an aggregate pit and scale house on a 117.60-acre parcel subject to RR-20 (Rural Residential, 20-acre minimum) zoning (APN 015-521-01) PLZ-2026-059 for __ days.

Alternative Motion for Denial

If the Planning Commission determines that they should deny the request for a Conditional Use Permit, then they need to make findings supporting a recommendation of denial. The Commissioners may wish to consider a motion similar to the following:

The Planning Commission finds that the proposed use:

A. Will be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is incompatible with and detrimental to the character and integrity of adjacent development and neighborhoods, nor has the applicant proposed mitigation of adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity related to the proposed project.

B. Will be detrimental to the public health, safety, convenience and welfare; and

C. Will result in material damage or prejudice to other property in the vicinity.

Based on the aforementioned findings, I move that the Planning Commission recommend denial to the Board of Commissioners for the request from Q&D Construction for a Conditional Use Permit to operate an aggregate pit and scale house on a 117.60-acre parcel subject to RR-20 (Rural Residential, 20-acre minimum) zoning (APN 015-521-01) PLZ-2026-059.

BACKGROUND INFORMATION

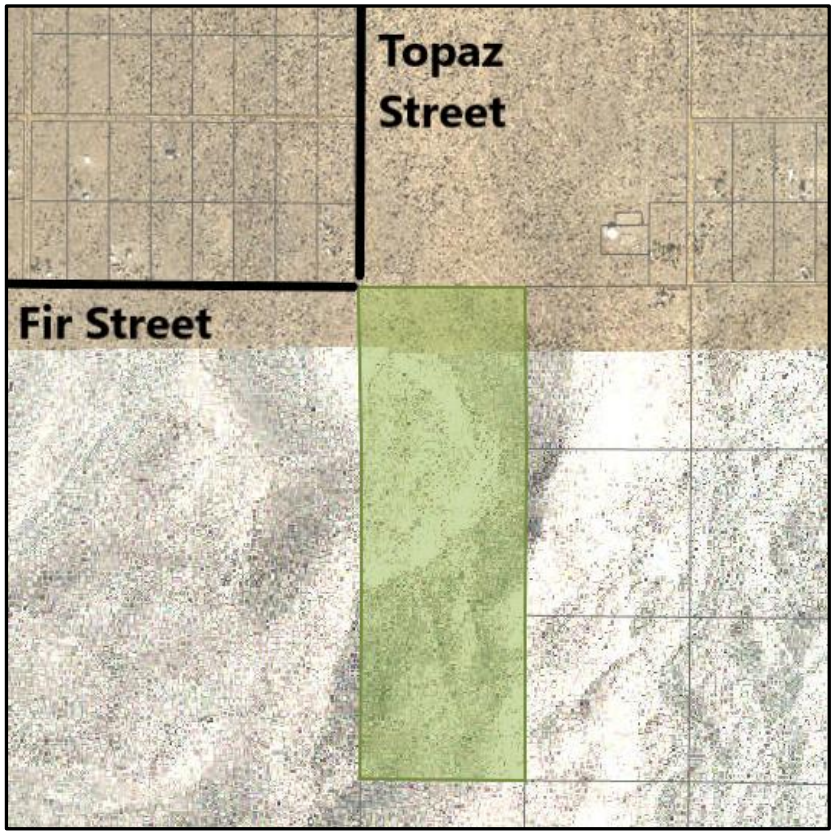
Location

The subject parcel is generally located in Silver Springs, south of US Highway 50 and west of Ramsey Weeks Cutoff. The specific location is the south west corner of W. Spruce Avenue and Topaz Street at 3875 Fir Avenue.

Size, topography, and existing use

The parcel is 117.60 acres per the Lyon County Assessor and includes unoccupied structures of indeterminate age. The parcel is located south east of the intersection of Topaz Street and east Fire Avenue.

The site includes significant topography, with over 250' of elevation change over the parcel.



Flood Zone Designation

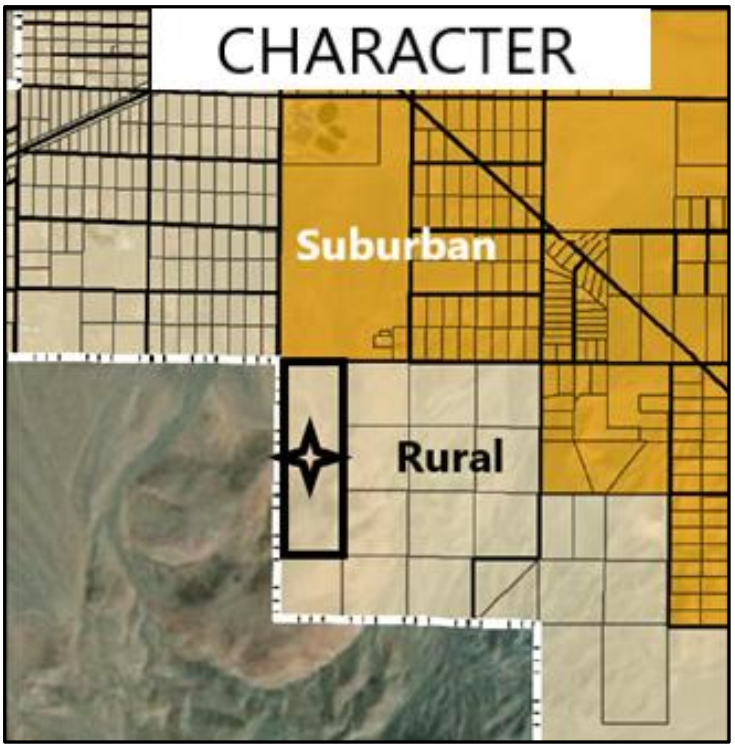
Per the FEMA Flood Insurance Rate Maps (FIRMs) shown to the right, the subject parcel is located in the X Zone (area of minimal flood hazard). No Floodplain Development permits will be required for issuance of grading, construction, or use permits.

MASTER PLAN AND ZONING

- The project area is within a Rural Character District per the 2020 Master Plan.
- The parcel is designated as Rural Residential per the 2020 Master Plan for Silver Springs.
- The applicable zoning to the site is RR-5 (Rural Residential, 5-acre minimum)

Character District: Rural

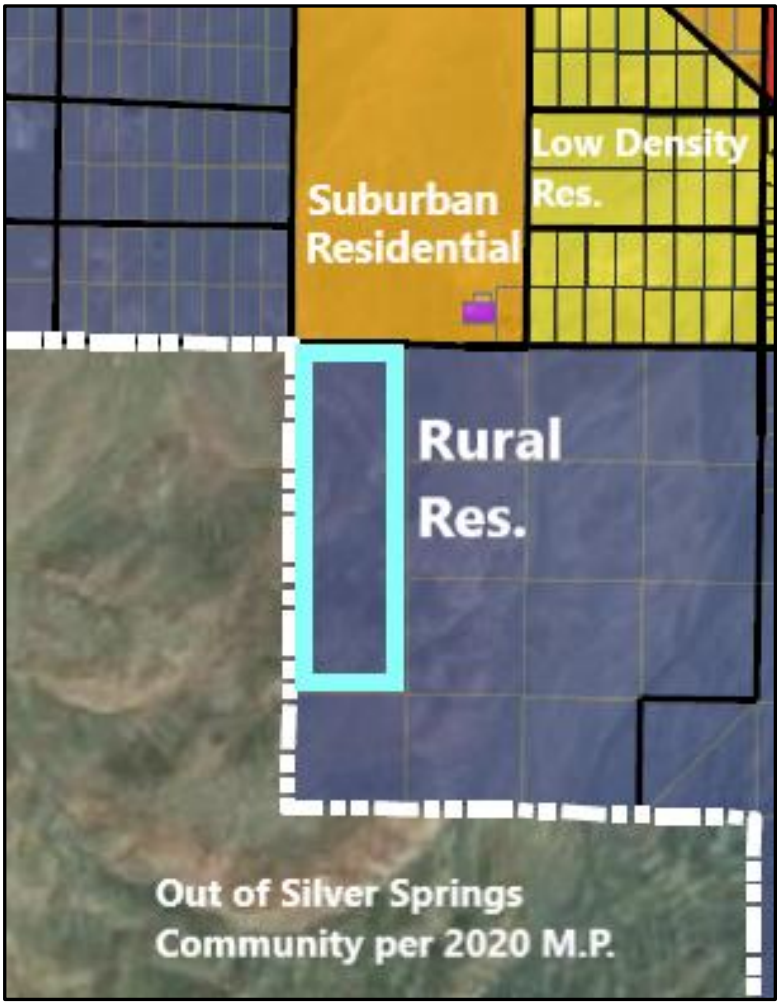
The border of Rural and Suburban Character also represents a boundary for public utilities, with current service areas being available in the Suburban region. The proposed use does not require public utilities so annexation into the service areas is not required.



Master Plan: Rural Residential

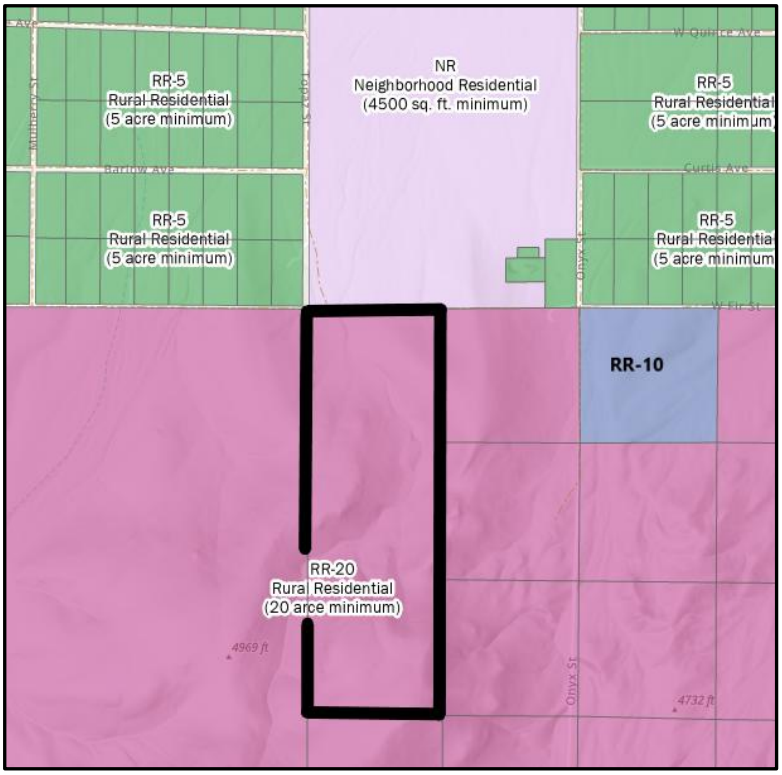
The site shares its designation with lands to the east in the Silver Springs Community per the 2020 Master Plan (MP), but to the west is land outside the Community maps. (Per the MP, land to the west is designated as Open Space per the "General Northerly" map.)

Property to the north has Suburban Residential land use per the Master Plan and is vacant.



Applicable Zoning: RR-5 (Fifth Rural Residential, 20-acre minimum) from Title 10 and subject to the RR-20 (Rural Residential, 20-acre minimum) zoning standards in Title 15.

The Zoning Consistency Matrix, adopted in 2018 with Title 15, is used to "convert" expired Title 10 district names to the applicable zoning in Title 15. The image below depicts the applicable zoning for the subject site and neighboring sites. The site is bound on the east and west with like zoning. To the north is vacant land subject to NR-4,500 (Neighborhood Residential, 4,500 sf minimum).



The allowed uses on site are determined within Table 15.320-1 of Title 15, which charts allowed uses in Rural zoning districts. The use of "*Aggregate…extraction and processing"* requires a Conditional Use Permit and compliance with Lyon County Code (LCC) section 15.337 (Performance Requirements for Industrial Uses) in accordance with Table 15.320-1. (LCC section 15.336 is not applicable for this use.)

TABLE 15.320-1
TABLE OF ALLOWED USES - RURAL RESIDENTIAL, COMMERCIAL MIXED USE, COMMERCIAL AND AGRICULTURAL/RESOURCE ZONING DISTRICTS

P = Permitted; C = Conditional use permit required; T = Temporary use permit required; - = Not permitted

	Use Type	*Rural Residential*					*Commercial Mixed-Use*		*Agricultural/Resource*				*Commercial*		*Use Specific Regulations (Code Reference)*
Use Category		*RR-20*	*RR-10*	*RR-5*	*RR-2*	*RR-1*	*CMU-R*	*HMU-R*	*AG*	*NIA*	*RL*	*PL*	*NC*	*TC-R*	
Resource extraction and processing	Aggregate, sand and gravel extraction and processing (including asphalt batch plants)	C	C	-	-	-	-	-	-	-	C	C	-	-	Chapters 336 and 337

STAFF REVIEW AND COMMENTS

Project Details

The applicant provided a full project description of the proposed use, included as Attachment 1 of this report. The following is a portion of Attachment 1:

This application for a Conditional Use Permit is being submitted to request approval for the use of this property as a private aggregate pit and concrete/asphalt batch plant for Q&D Construction.
The property is located at 3875 Fir Avenue in Silver Springs. The ~118-acre site will be available for mining purposes. Per a site meeting with Lyon County Roads Department, access to the site is proposed through existing right-of-way from Highway 50, east on Dayton Avenue, and south on Topaz Street. This route is proposed to minimize impact to existing properties in the area. The applicant will maintain the roads along this route to minimize dust impacts

Equipment being stored at the site will include excavators, wheel loaders, crushers, water trucks, and other specialty equipment that pertain to these processing operations. A scale and portable restrooms will be located on-site as shown in the site plan.

Operations Plan

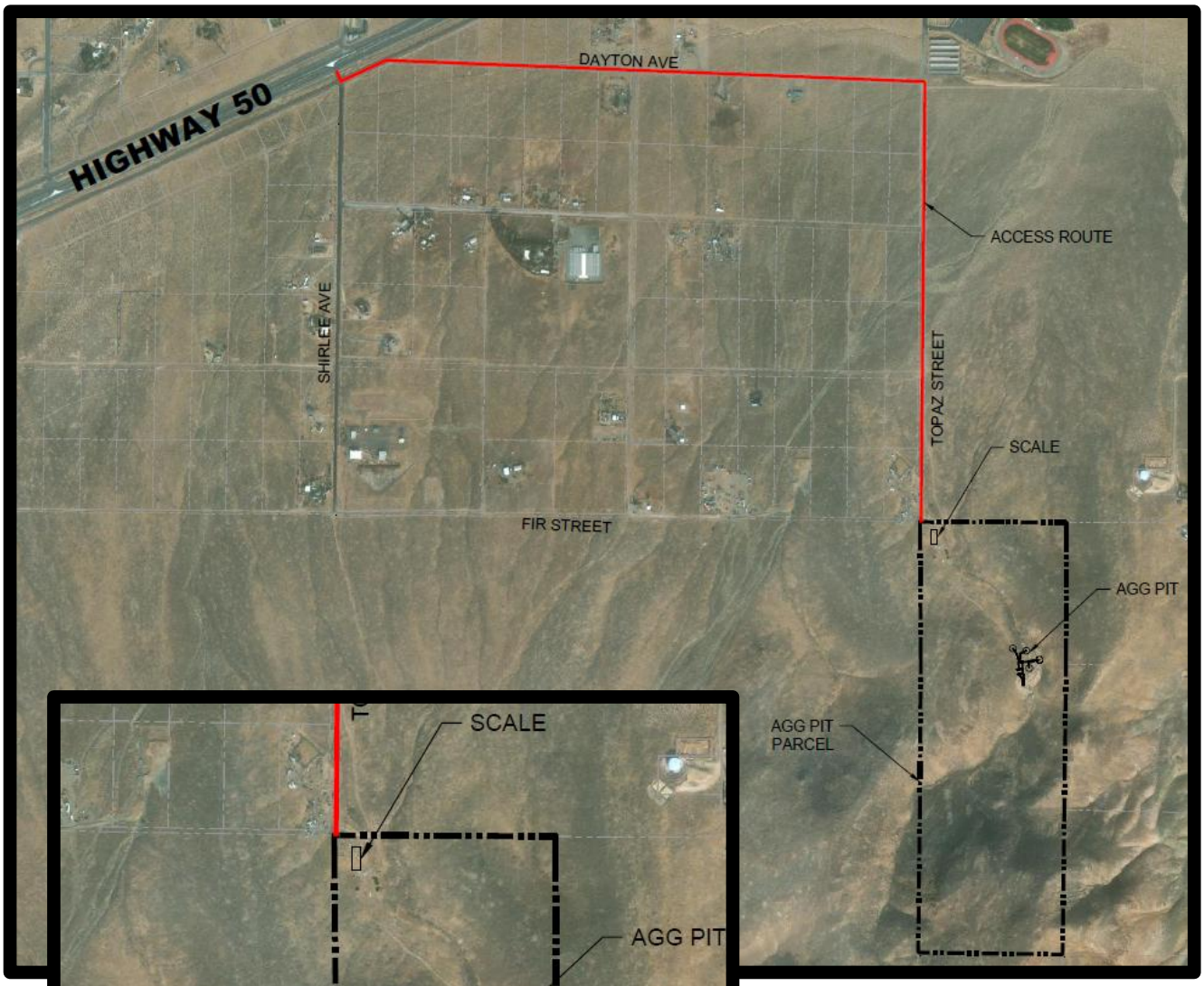
# of employees:	*3-4 on-site employees when in operation.*
Hours of Operation:	*The hours of operation will be from 6 AM to 6 PM, Monday through Saturday, when in operation.*
Estimated Vehicular Traffic:	*60 trips per day when operating at max capacity.*

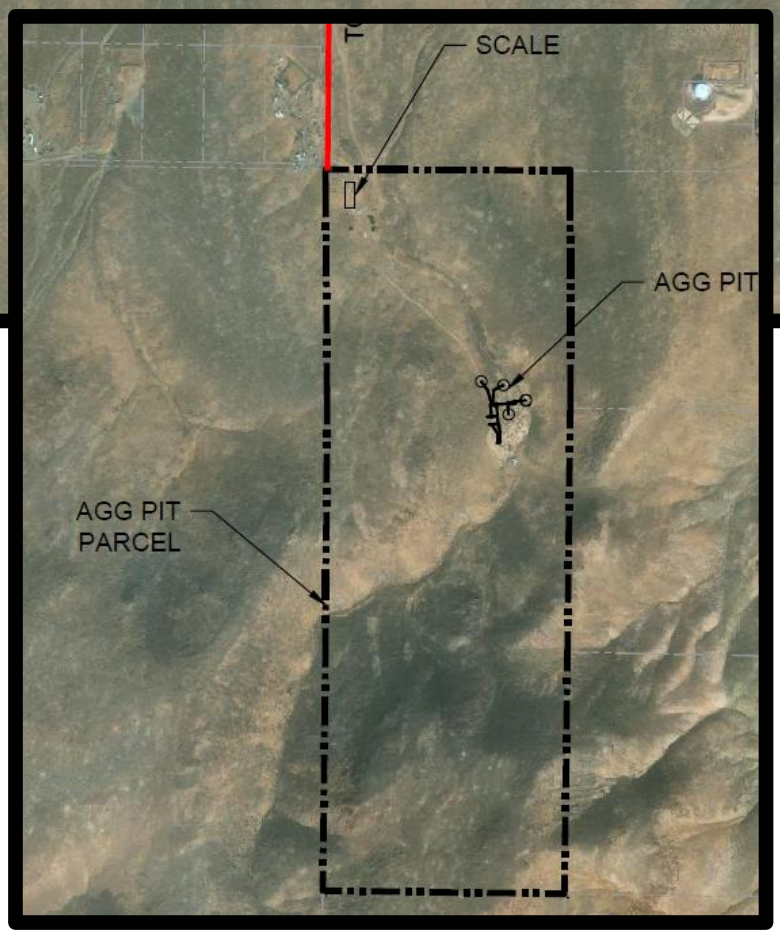
Topaz Street is the public road connected to the site, and is the primary point of ingress and egress.
Vehicles to the site will be employees and drivers. Vehicle circulation will entail a southerly turn off Highway 50, east on Dayton Avenue, and south on Topaz Street, then arrive at site. Exiting the site will follow the same path of travel, in reverse direction. Q&D will maintain the access roads to the site and will ensure dust control measures are used as required.

The applicant's Site Plan and Vicinity Map are on the next page.

Site Plan and Vicinity Map

- Access: US Hwy 50 to US Hwy 50 frontage road - Datyon Avenue - Topaz Street





STAFF COMMENT

The uses depicted on the site plans represent a "first phase" of use on the site for an aggregate pit, where the operator will source materials for regional construction projects. If/when projects require additional materials, structures may be required for operation of asphalt or concreate batch plants. The recommend Conditions of Approval require approval from the Board of County Commissioners for additional uses and amendment to this CUP (if approved).

FINDINGS

When considering applications for a Conditional Use Permit (CUP), the Commission or Board must evaluate the impact of the conditional use on, and its compatibility with, surrounding properties and neighborhoods to mitigate potential impacts of the use at a particular location and make the following findings from *Chapter 15.230.06: FINDINGS.* Each Finding is listed with the applicant's response and staff's comments.

Finding A: The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;

Applicant's Response

The 2010 Comprehensive Master Plan designates the property as "Rural Residential" at the edge of the Silver Springs designated community. The proposed use is consistent with the policies of the masterplan.

Under Table 15.320-1 of Title 15, 'Aggregate, sand and gravel extraction and processing…' are allowable uses under a Conditional Use Permit for this RR-20 zoning. All requirements stipulated for this zone will be adhered to, however most are not applicable. The property does abut the public Right of Way, is on a street frontage. All other applicable setbacks will be adhered to. No subdivision or lots are being proposed for the site.

Staff Comment

The project is consistent with the first Land Use Goals and Policies of the 2020 Lyon County Master Plan, Chapter 3, Land Use, Economy and Growth:

- Goal LU 1: Orderly Growth Patterns
- Policy LU1.1: Follow Development Patterns as Established in the Land Use Plan

The site received approval for a Special Use Permit (SUP) under Title 10 for the same use of an aggregate pit in 2018. While the use may have been informally used intermittently since that time, the County has no records confirming that the Conditions of Approval for the SUP were formally activated for the site by the operator and as such, the County does not recognize the use as being active. The site is however, on the border with Open Space lands per the Master Plan (per the General Northerly map) and adjacent properties are vacant. The use of this site will be for Q&D Construction projects only and will therefore be used for projects in the Silver Springs region. The Conditions of Approval require that the property is not to be used by Q&D Construction for commercial sales to other users and will therefore limit truck trips outside the immediate area. This use, when conditioned in accordance with LCC section 15.337 (Performance Requirements for Industrial Uses) will limit construction impacts by keeping growth and development impacts local.

B. The proposed use is compatible with the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods;

Applicant's Response

The aggregate pit and all associated improvements are proposed within the limits of the subject parcel. The site is remotely located from existing neighbors, and the aggregate pit and other improvements exceed 450 feet from any property boundaries.

Staff Comment

The operation on the site will be subject to the Conditions of Approval in this report with the support of LCC Chapter 15.337. Hours of operation are from the typical Lyon County standard of 7am to 7pm and sound limit thresholds are included in the Conditions. The zoning on this site permits the proposed uses with approval of a CUP and as conditioned, the impacts to neighboring properties should be mitigated.

C. The proposed use will not generate vehicular traffic which cannot be accommodated by the existing, planned or conditioned roadway infrastructure;

Applicant's Response

The vehicular trips to the site, as discussed above, are not expected to be over 60 trips per day. This is well under the trip requirement of 500 trips per day to trigger a traffic impact study. Based on these projections, we believe that the proposed site improvements will have a negligible impact on traffic volumes and patterns. Topaz Street is the only public road connected to the site, which is the primary point of ingress and egress. The proposed uses are not expected to have an impact on the level of service of surrounding roadways.

Staff Comment

The site is accessed by existing roadways that do not require any additional improvements per review of the proposed uses by the Lyon County Roads Department. The applicant provided a Trip Generation Letter, stamped by a NV-licensed Professional Engineer (P.E.) that calculates less than 500 Average Daily Trips (ADT) or 80 Peak Hour Trips (defined as 7am to 9am. The total ADT for the aggregate pit operation is estimated at 60 per the Trip Generation Letter submitted in the application: if an amendment to this CUP is submitted and includes additional uses such as an asphalt batch plant, then a new Trip Generation Letter will be required as part of the County's review.

D. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to mitigate the development impacts;

Applicant's Response

Based on the proposed trip generation, roadway improvements, traffic control devices or mechanisms, or access restrictions are not anticipated to be required for this project.

Staff Comment

The site is accessed by existing roadways that do not require any additional improvements per review of the proposed uses by the Lyon County Roads Department. The applicant provided a Trip Generation Letter, stamped by a NV-licensed Professional Engineer (P.E.) that calculates less than 500 Average Daily Trips (ADT) or 80 Peak Hour Trips (defined as 7am to 9am and 4pm to 6pm), which are the thresholds per the Roads Department for requiring a full Traffic Impact Study (TIS). The total ADT for the aggregate pit operation is estimated at 60 per the Trip Generation Letter submitted in the application: if an amendment to this CUP is submitted and includes additional uses such as an asphalt batch plant, then a new Trip Generation Letter will be required as part of the County's review.

E. The proposed use incorporates features to address adverse effects, including visual impacts and noise, of the proposed conditional use on adjacent properties;

Applicant's Response

Proposed mining operations and equipment will not produce noise levels beyond standard construction levels. The property is secluded and 1,800 feet from the nearest residence, which will minimize visual and noise impacts.

Staff Comment

The distance to existing development is accurately stated. With the recommended Conditions of Approval, adverse impacts to adjacent properties should be mitigated.

F. The proposed conditional use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed conditional use and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of this title; and

Applicant's Response

Applicable sections of Title 15 for this zoning were adhered to in the design of the proposed uses for this site. This is a private facility, which will provide onsite parking and accessibility accommodations in accordance with Lyon County zoning requirements.

Staff Comment

Provided the recommended Conditions of Approval are approved and adhered to by the operator of the proposed operations, the uses on the site should not present material damages to neighboring sites. The uses will utilize existing public roadways, operate under hour and noise limitations, and provide a regional contractor with a local site for their projects.

G. The proposed conditional use will not be materially detrimental to the public health, safety and welfare, and will not result in material damage or prejudice to other properties in the vicinity.

Applicant's Response

Water trucks will be utilized for dust control purposes.

Any odor, dust, dirt, or smoke that may be emitted from the proposed operations would be virtually non-detectable at and beyond the property line, or otherwise reduced to such a concentration or of such duration to any risk of public nuisance, or threaten health or safety, or to unreasonably infringe upon the use and enjoyment of property beyond the boundaries of the subject site.

No material detriment to public health and safety, or to other properties in the area, will result from this proposed use.

Staff Comment

Provided the recommended Conditions of Approval are approved and adhered to by the operator of the proposed operations, the uses on the site should not present material damages to neighboring sites. The uses will utilize existing public roadways, operate under hour and noise limitations, and provide a regional contractor with a local site for their projects.

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308 N. Curry Street, Suite 200
Carson City, NV 89703
775.883.7077
LumosInc.com

August 4, 2026

Lyon County – Planning Department
27 S. Main Street
Yerington, NV 89447

Subject: Detailed Project Description
Conditional Use Permit Application

Property Information:

Applicant:	Q&D Construction
Property Location:	3875 Fir Avenue, Silver Springs, NV
Parcel Number:	APN 015-521-01
Parcel Size:	+/-118 acres
Zoning:	RR-20 (Rural Residential – 20 Acre)
Master Plan:	Rural Residential

This application for a Conditional Use Permit is being submitted to request approval for the use of this property as a private aggregate pit and concrete/asphalt batch plant for Q&D Construction. The property is located at 3875 Fir Avenue in Silver Springs. The ~118-acre site will be available for mining purposes. Per a site meeting with Lyon County Roads Department, access to the site is proposed through existing right-of-way from Highway 50, east on Dayton Avenue, and south on Topaz Street. This route is proposed to minimize impact to existing properties in the area. The applicant will maintain the roads along this route to minimize dust impacts

Equipment being stored at the site will include excavators, wheel loaders, crushers, water trucks, and other specialty equipment that pertain to these processing operations. A scale and portable restrooms will be located on-site as shown in the site plan.

Operations Plan

# of employees:	3-4 on-site employees when in operation.
Hours of Operation:	The hours of operation will be from 6 AM to 6 PM, Monday through Saturday, when in operation.
Estimated Vehicular Traffic:	60 trips per day when operating at max capacity.

Site Ingress/Egress/Circulation:

Topaz Street is the public road connected to the site, and is the primary point of ingress and egress.

Vehicles to the site will be employees and drivers. Vehicle circulation will entail a southerly turn off Highway 50, east on Dayton Avenue, and south on Topaz Street, then arrive at site. Exiting the site will follow the same path of travel, in reverse direction. Q&D will maintain the access roads to the site and will ensure dust control measures are used as required.

Findings

Lyon County Title 15 Land Use Development Code – Section 230

Project: Silver Springs Aggregate Pit, APN 015-521-01, Silver Springs, NV

Per **Section 15.230.06**, "*When considering applications for a conditional use permit, the commission or Board, where applicable, must evaluate the impact of the conditional use on and its compatibility with surrounding properties and neighborhoods to mitigate potential impacts of the use at a particular location and make the following findings:".* Findings and justifications are provided in blue text below:

A. The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations.

   The 2010 Comprehensive Master Plan designates the property as "Rural Residential" at the edge of the Silver Springs designated community. The proposed use is consistent with the policies of the masterplan.

   Under Table 15.320-1 of Title 15, 'Aggregate, sand and gravel extraction and processing…' are allowable uses under a Conditional Use Permit for this RR-20 zoning. All requirements stipulated for this zone will be adhered to, however most are not applicable. The property does abut the public Right of Way, is on a street frontage. All other applicable setbacks will be adhered to. No subdivision or lots are being proposed for the site.

B. The proposed use is compatible with the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods.

   The aggregate pit and all associated improvements are proposed within the limits of the subject parcel. The site is remotely located from existing neighbors, and the aggregate pit and other improvements exceed 450 feet from any property boundaries.

C. The proposed use will not generate vehicular traffic which cannot be accommodated by the existing, planned or conditioned roadway infrastructure.

   The vehicular trips to the site, as discussed above, are not expected to be over 60 trips per day. This is well under the trip requirement of 500 trips per day to trigger a traffic impact study. Based on these projections, we believe that the proposed site improvements will have a negligible impact on traffic volumes and patterns. Topaz Street is the only public

road connected to the site, which is the primary point of ingress and egress. The proposed uses are not expected to have an impact on the level of service of surrounding roadways.

D. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to mitigate the development impacts.

Based on the proposed trip generation, roadway improvements, traffic control devices or mechanisms, or access restrictions are not anticipated to be required for this project.

E. The proposed use incorporates features to address adverse effects, including visual impacts and noise, of the proposed conditional use on adjacent properties.

Proposed mining operations and equipment will not produce noise levels beyond standard construction levels. The property is secluded and 1,800 feet from the nearest residence, which will minimize visual and noise impacts.

F. The proposed conditional use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed conditional use and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of this title.

Applicable sections of Title 15 for this zoning were adhered to in the design of the proposed uses for this site. This is a private facility, which will provide onsite parking and accessibility accommodations in accordance with Lyon County zoning requirements.

G. The proposed conditional use will not be materially detrimental to public health, safety and welfare, and will not result in material damage or prejudice to other properties in the vicinity. (Ord. 603, 11-1-2018).

Water trucks will be utilized for dust control purposes.

Any odor, dust, dirt, or smoke that may be emitted from the proposed operations would be virtually non-detectable at and beyond the property line, or otherwise reduced to such a concentration or of such duration to any risk of public nuisance, or threaten health or safety, or to unreasonably infringe upon the use and enjoyment of property beyond the boundaries of the subject site.

No material detriment to public health and safety, or to other properties in the area, will result from this proposed use.

LUMOS & ASSOCIATES
308 N. CURRY STREET, SUITE 200
CARSON CITY, NV 89703
TEL: 775.883.7077

SILVER SPRINGS AGG PIT

SITE PLAN

SILVER SPRINGS LYON NEVADA

DATE: 07/13/2026
SCALE: 1"= 1000'
JOB NO: 12532.000
1

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August 25, 2026

Lyon County Planning
27 S. Main Street
Yerington, NV 89447

Subject: Silver Springs Aggregate Pit – Trip Generation Memo

This memo provides a trip generation analysis to support the Conditional Use Permit application for the Silver Springs Aggregate Pit to be located at APN 015-521-01.

Trip Generation

The proposed project consists of the development and operation of a commercial aggregate pit at the subject property. The facility will be operated by QD Construction and will not be open to the general public. Access to the site will be restricted to authorized haul trucks and operational personnel only. Material pickup operations will be conducted during normal operational hours.

The *ITE Trip Generation Manual* (Institute of Transportation Engineers, 11th Edition) is the primary reference for estimating vehicle trip generation. A review of the ITE land use classifications confirmed that no applicable land use code exists for aggregate pits or similar extractive material operations. Because no ITE rate or equation is available for this land use type, an alternative methodology based on operator-provided operational data was employed, consistent with accepted traffic engineering practice when ITE data is unavailable or inapplicable.

Per information provided by QD Construction, the aggregate pit will operate at a maximum of **60 material pickup loads per day**. Each load pickup involves one truck entering the site (inbound trip) and one truck exiting the site (outbound trip), resulting in two (2) vehicle trips per load. In addition to haul truck movements, a limited number of employee and operational vehicle trips are expected to access the site daily. Based on the scale of the operation and the non-public nature of the facility, a conservative estimate of **4 employee/operational vehicle trips per day** is assumed. The daily trip generation for the proposed aggregate pit is summarized in Table 1 below.

Trip Type	Vehicles	Trips per Vehicle	Daily Trips
Haul Truck Loads (Inbound)	60	1	60
Haul Truck Loads (Outbound)	60	1	60
Employee / Operational Vehicles (Inbound)	4	1	4
Employee / Operational Vehicles (Outbound)	4	1	4
Total Daily Trips			**128**

Based on the maximum operational scenario of 60 loads per day, the proposed aggregate pit is estimated to generate a **minimum of 120 daily vehicle trips** attributable to haul truck activity, plus additional trips associated with site employees and operational personnel.

Peak Hour Considerations

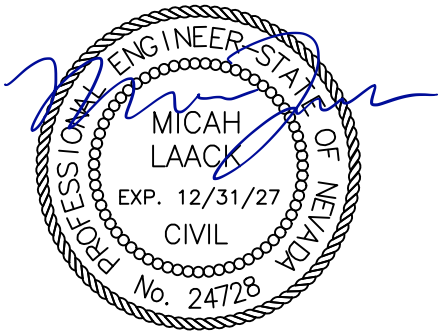
Because the facility is not open to the public and haul truck operations are typically scheduled and dispatched rather than arriving randomly, trip generation during the AM and PM peak hours are expected to be a function of the operational schedule established by QD Construction. If haul truck operations are distributed across a standard 8- to 10-hour operational day, the average truck arrival/departure rate would be approximately **6 loads per hour** (60 loads ÷ 10 hours), equating to approximately **12 truck trips per hour** during operational periods. Actual peak hour volumes may vary depending on the dispatch schedule and should be confirmed with the client.

Summary

The *ITE Trip Generation Manual* does not contain a land use classification applicable to aggregate pit operations; therefore, trip generation for the proposed QD Construction facility was estimated based on operator-provided operational data. At maximum capacity of 60 haul truck loads per day, the facility is estimated to generate **128 daily vehicle trips**. The facility will not be open to the public, and all site access will be restricted to authorized vehicles.

If you have any questions, please do not hesitate to contact me at 775.883.7077.

Sincerely,



09/08/2026

Micah Laack, P.E.
Project Manager

Lyon County Planning Commission Agenda Summary

Meeting Date: October 13, 2026

Agenda Item Number:
8.a

Subject:
For Discussion Only: Community Development Director comments and updates.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation: