LYON COUNTY PLANNING COMMISSION
TUESDAY, NOVEMBER 10, 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
Meeting ID: 860 9999 1604
Passcode: 520573
One tap mobile
+17193594580,,81073362959#,,,,*471259# US
Dial by your location
+1 408 638 0968 US (San Jose)

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 October 13, 2026 meeting.

- October 13, 2026 Minutes

6. Advisory Board Reports

7. Public Hearing Items

7.a 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 located north of US 50 and west of Sky View Drive in Silver Springs (APN 015-091-15) PLZ-2026-037.

- Staff Report
- Attachment 1 - RECORDED Development Agreement
- Attachment 2 - Approved Specific Plan

7.b 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 located north of US 50 and west of Sky View Drive in Silver Springs (APN 015-091-15) PLZ-2026-038.

- Staff Report
- Attachment 1 - Project Site Plan
- Attachment 2 - Traffic Conformance Letter
- Attachment 3 - Fire Prevention Emergency Response

7.c For Possible Action: To approve the request from Vernon F. Bryan Inc. for a Tentative Parcel Map to merge and re-subdivide one (1) 231.00-acre parcel into two (2) parcels with differing acreages, the smallest being 20.0 acres, located at 539 Lower Colony Road in Smith Valley (APN 010-191-20); PLZ-2026-073.

- Staff Report
- Backup
- Backup Maps
- Public Comment

7.d For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Lyon County School District for a Conditional Use Permit for a Pre-K Modular Classroom at the existing Riverview Elementary School, located at 1200 Ferretto Parkway in Dayton on an approximately 10.76-acre parcel (APN 016-022-39), PLZ-2026-070.

- STAFF REPORT
- Backup

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

Lyon County Planning Commission Agenda Summary

Meeting Date: November 10, 2026

Agenda Item Number:
5.a

Subject:
For Possible Action: To approve the minutes from the October 13, 2026 meeting.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- October 13, 2026 Minutes

LYON COUNTY PLANNING COMMISSION MEETING MINUTES

OCTOBER 13, 2026

The October 13, 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 –** Brent Lovett discussed his property lines and development with NV Energy. His concern is around NV Energy not having to come back to the County for any additional approvals for their project.

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

Commissioner Allan motioned to adopt the agenda as presented.

Commissioner Jones 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 September 8, 2026 meeting.

Commissioner Loomis motioned to approve the minutes from the September 8, 2026 meeting.

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

There was no public comment.

6. **Advisory Board Reports** - None

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.

Senior Planner Lisa Nash gave a presentation of the item. 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. She discussed zoning, the Master Plan, and frontage areas. There are no plans to have residential development on the 40 acre parcel.

Commissioners and Senior Planner Lisa Nash discussed this item being an administrative correction to correct titling issues. Commissioner Davis discussed the backup provided being illegible, Senior Planner Lisa Nash discussed the backup being provided electronically as well or the option to request a larger copy for clarity. Senior Planner Lisa Nash also discussed this application being a Tentative Parcel Map, the applicant will be required to provide a Final Parcel Map to be approved by the County surveyor prior to being recorded.

Public Comment – None

Commissioner Loomis motioned 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 based on the 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. 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.

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

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.

Senior Planner Lisa Nash gave a presentation of the item. 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. She discussed the surrounding Master Plan and Zoning. This request is consistent with the Master Plan. At this time the applicant does not have any intention of development. Staff recommends approval.

Commissioners and Senior Planner Lisa Nash discussed the backup provided, future development, and requirements around development and setbacks. There was also discussion around residential zoning going away with a need for housing, but the benefit of multi-family housing being allowed on commercial zoned properties. Commissioner Davis had questions around zoning ending in a "T", County Manager Andrew Haskin clarified the "T" was a manufactured home overlay. There was further discussion around growth within the County.

Corrado DeGasperis, the applicant, discussed their ownership of surrounding properties.

Public Comment – Robin Biggs expressed concern around who the applicant is for this item.

Commissioner Merritt motioned to 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 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.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.

Senior Planner Louis Carola discussed the applicant requesting a continuation to the November 10, 2026 Planning Commission Meeting for this item and the item following.

Public Comment – None

Commissioner Jones motioned to approve a continuance to the November 10, 2026 Planning Commission Meeting 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.

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

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.

Public Comment – None

Commissioner Davis motioned to approve a continuance to the November 10, 2026 Planning Commission Meeting 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.

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

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.

Community Development Director Gavin Henderson requested a recess to correct technical issues at 9:50 a.m.

Commission Chairwoman Ceresola resumed the meeting at 9:57 a.m.

Commission Chairwoman made a statement that she does own a construction company and an environmental consulting business, but does not have any personal gain from this project, therefore would not be abstaining.

Senior Planner Louis Cariola gave a presentation of the item. 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. He discussed existing structures on site, there being no flood hazards on site, utilities, and uses allowed within the zoning designation. The site received approval from the Board of County Commissioners for a SUP in 2018, however this approval has expired due to the use being vacated for over one year. There was further discussion around access to the site and an additional Condition of Approval to be included. Any additional future uses will require review by Staff and the Board of County Commissioners.

Commissioners and Senior Planner Louis Cariola discussed the approval from 2018 being the same applicant and possible excavation limitations. Kevin Linderman, the applicant, stated they are limited to excavation within the property line. There have been no complaints regarding this project from the prior approval in 2018. Further discussion was had around working hours, traffic, access, road maintenance, dust control requirements, and an additional Condition of Approval. There is an estimated lease of 10-15 years as needed between Q&D Construction and the property owner. Conditions of Approval are consistent with Title 15. Community Development Director Gavin Henderson discussed legal access and impacts to surrounding residence.

Public Comment – Brent Lovett discussed this project abutting his property, the affects to his property, and traffic concerns.

Robin Biggs expressed concern around transparency, traffic, and noise concerns.

Commissioners and the applicant discussed the boundaries that the applicant is able to use for their project. The applicant will be held to the State of Nevada standards when it comes to blasting for aggregate.

Commissioner Ceresola motioned to forward a recommendation of 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 based on the 10 Conditions of Approval listed in the Staff Report and the edit to Conditions of Approval #5 and additional Conditions of Approval #6 as shown below.

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 Friday and 8:00 AM to 5:00 PM on Saturdays.
6. The access to and from the site is limited to only the approved alignment as presented in the staff report and supporting materials.
7. 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.
8. The applicant shall maintain a Lyon County business license for the use while occupying the site.
9. 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.
10. 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.
11. 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.**

Commissioner Merritt seconded and the motion failed by majority vote (2 Ayes – Commissioners

Ceresola and Merritt; 4 Nays – Commissioners Allan, Loomis, Irvin, and Davis; and 1 Abstention – Commissioner Jones)

Commissioner Jones abstained due to being in business with Brent Lovett, who has made public comment on the item and has an adjacent property.

Commissioner Irvin made a motion to continue the request up to 30 days 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.

The applicant does not agree to a continuance and the motion dies as it requires applicant agreement.

8. Community Development Director

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

Community Development Director Gavin Henderson discussed an ordinance being considered for multifamily development to be permitted on commercial property. These developments must be on public utilities. He also discussed timelines for decisions.

9. Commissioner Comments and Agenda Requests

Commission Chairwoman Ceresola discussed an ethics violation complaint she received. She stated there were no findings to support the complaint. She will recuse herself from any item if there is any conflict of interest.

10. Public Participation – Robin Biggs discussed item 7.e. and her concern around transparency.

11. Adjournment at 10:56 a.m.

Lyon County Planning Commission Agenda Summary

Meeting Date: November 10, 2026

Agenda Item Number:
7.a

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 located north of US 50 and west of Sky View Drive in Silver Springs (APN 015-091-15) PLZ-2026-037.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Staff Report
- Attachment 1 - RECORDED Development Agreement
- Attachment 2 - Approved Specific Plan

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-2026-037

Proposed Action	Amendment to Silver Springs Technology Park Specific Plan - Master Plan Amendment
Meeting Date	November 10, 2026
Property Owners	NVLCO Lyon County, LLC
Applicant	NVLCO Lyon County, LLC / Mitch Nelson
Representative	NVLCO Lyon County, LLC / Mitch Nelson
Community	Silver Springs
Location	West of US Highway 95A and North of US Highway 50
Parcel Number	015-091-15
Parcel Size	Approximately 459 acres
Current Master Plan	Specific Plan – Silver Springs Technology Park (branded as Sapphire Technology Park)
Current Zoning	SI (Service Industrial)
Flood Zone(s)	X-Unshaded per FIRM 32019CO211E
Case Planner	Louis Cariola

REQUEST

The Applicant requests amendment to the text of the Silver Springs Technology Park Specific Plan by permitting the use of a compressed natural gas trucking station, with a Conditional Use Permit (CUP) required, on approximately 10 acres of the approved 458.7-acre project area.

BACKGROUND AND STAFF RECOMMENDATION

Background

On March 6, 2025, the Board of County Commissioners approved the Silver Springs Technology Park Specific Plan (the "Plan"). The Plan established the Master Plan designation for approximately 459 acres. Subsequent mapping and zoning amendment processes established the current parcel configuration and consistent Service Industrial (SI) zoning for the entire Plan. The primary use within the Plan is a data center complex with supporting accessory uses, including electrical substations, electrical transmission lines, battery energy storage systems, and other utility facilities including sewer treatment and water service infrastructure. Most of the uses listed will be reviewed by the County, or other reviewing entities, for compliance with Lyon County Code or the applicable standards. For

example, the Silver Springs Mutual Water Company would govern the process for annexation into their service area and review any construction for domestic water use and fire suppression. The Central Lyon Fire Protection District would review and approve any fire suppression system needs. Lyon County would review building plans and site improvement plans.

A Development Agreement, with an effective term of 20 years, was approved by the Board of County Commissioners on June 5, 2025 and was later recorded in the Lyon County Recorder's Office on September 23, 2026. (The entire Plan has been re-branded by the owners/applicants as the "Sapphire Technology Park".)

In addition to establishing allowed uses, the Plan also includes development standards, but does not address or include the requested use of a compressed natural gas (CNG) trucking station. Prior to the County's acceptance of this application, the Community Development Department made a "Determination of an Unlisted Use" for the CNG trucking station use. The Determination, issued on April 16, 2026, states that a CUP would be required (after approval of a Master Plan Amendment to allow the use). The County has accepted a concurrent application (PLZ-2026-038) for the CUP and will be presenting the two applications together to the Planning Commission and the Board of County Commissioners.

Recommendation

A Master Plan Amendment request cannot be conditioned, but the Specific Plan is proposed for a simple edit that would introduce the use of a "compressed natural gas trucking station" as an allowed operation within the Plan, accompanied by addition of "performance standards", which is the term used in Lyon County Code for use-specific development standards. The use would be subject conditions and development standards as assigned in a CUP, which will require approval by the Lyon County Board of County Commissioners.

Staff recommends that the Planning Commission forward a recommendation of approval to the Board of County Commissioners for the Master Plan Amendment request, based on the Findings as listed in the staff report and because the use would be generally consistent with other industrial-type uses permitted within the Specific Plan.

RECOMMENDED MOTION

If the Planning Commission determines that they will forward a recommendation of approval of the requested Master Plan 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 applicant has demonstrated that the amendment is in substantial compliance with and promotes the master plan goals, objectives and actions;

B. The proposed amendment is compatible with the existing or master planned adjacent land uses, and reflects a logical change in land uses;

C. The proposed amendment has demonstrated and responds to changed conditions or further studies that have occurred since the master plan was adopted by the Board, and the requested amendment represents a more desirable utilization of land;

D. The proposed amendment will not adversely affect the implementation of the master plan goals, objectives and actions, and will not adversely impact the public health, safety or welfare; and

E. The proposed amendment will promote the desired pattern for the orderly physical growth of the County, allows infrastructure to be extended in efficient increments and patterns, maintains relatively compact development patterns, and guides development of the County based on the consideration of natural resources, the physical geography and the efficient expenditure of funds for public services.

Based on the aforementioned Findings, I move that the Planning Commission 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.

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 Master Plan 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 the Planning Commission should make the appropriate findings and move to continue the Public Hearing for the Master Plan 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 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 for ___ days.

Alternative Motion for Denial

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

The Lyon County Planning Commission has considered:

15.210.03: FINDINGS:

When making an approval, modification or denial of an amendment to the master plan land use map or text, the commission and the Board shall, at a minimum, consider each of the following and base approval, modification, or denial based on the combined weight of the findings. Each finding shall be supported by a statement of evidence, facts and conclusions.

A. The applicant has demonstrated that the amendment is in substantial compliance with and promotes the master plan goals, objectives and actions;

B. The proposed amendment is compatible with the existing or master planned adjacent land uses, and reflects a logical change in land uses;

C. The proposed amendment has demonstrated and responds to changed conditions or further studies that have occurred since the master plan was adopted by the Board, and the requested amendment represents a more desirable utilization of land;

D. The proposed amendment will not adversely affect the implementation of the master plan goals, objectives and actions, and will not adversely impact the public health, safety or welfare; and

E. The proposed amendment will promote the desired pattern for the orderly physical growth of the County, allows infrastructure to be extended in efficient increments and patterns, maintains relatively compact development patterns, and guides development of the County based on the consideration of natural resources, the physical geography and the efficient expenditure of funds for public services.

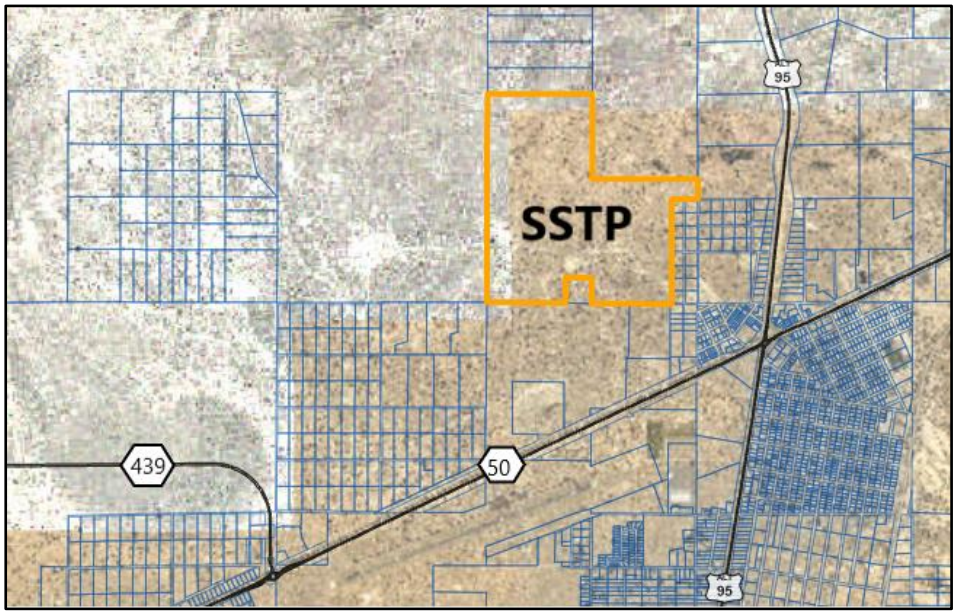
After consideration of the above-listed Findings, the Lyon County Planning Commission has determined that the Master Plan Amendment would <u>not</u> be in conformance with the above-listed considerations and <u>recommends denial</u> for the request from NVLCO Lyon County, LLC., for a Master Plan Amendment 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.

STAFF REVIEW AND COMMENTS

The project area is located in Silver Springs, north of US Highway 50 and west of US Highway 95A. Vehicular access from the project site to NV State Highway 439 (USA Parkway), is approximately 3 miles west.

<u>Current Development and Uses</u>

The subject parcel is vacant. Vehicular access is/would be provided by connection to Hwy 50 via Carson Street, Elm Street, and Sapphire Way. The route is the same one approved as primary access for the Specific Plan.



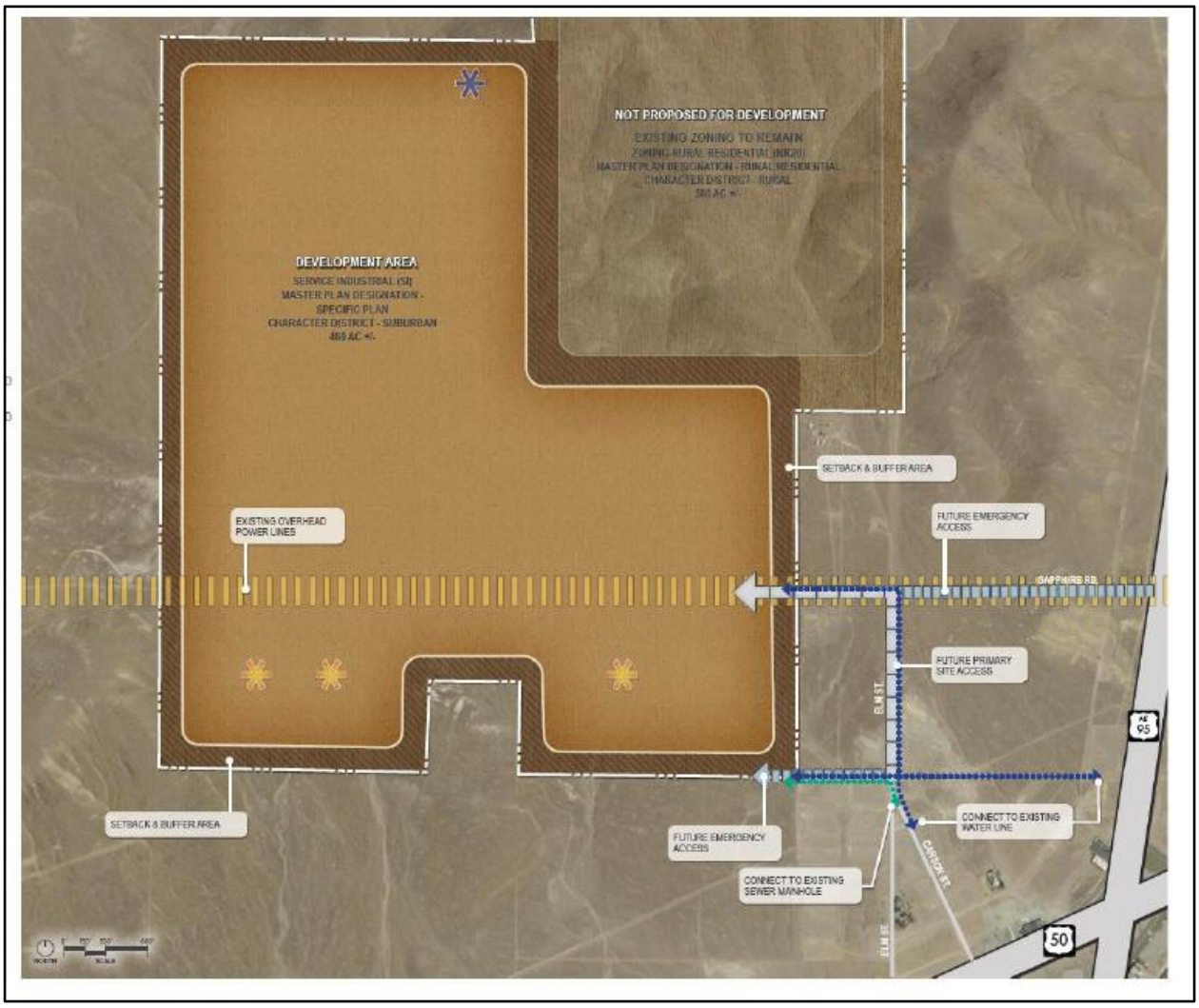
Currently, there are no developed properties along the route proposed to access the CNG Trucking Station (the "Project").

Hwy 50's Frontage Road connects to Hwy 50 with full traffic movements available, including a left turn deacceleration lane to Carson Street from the Highway.



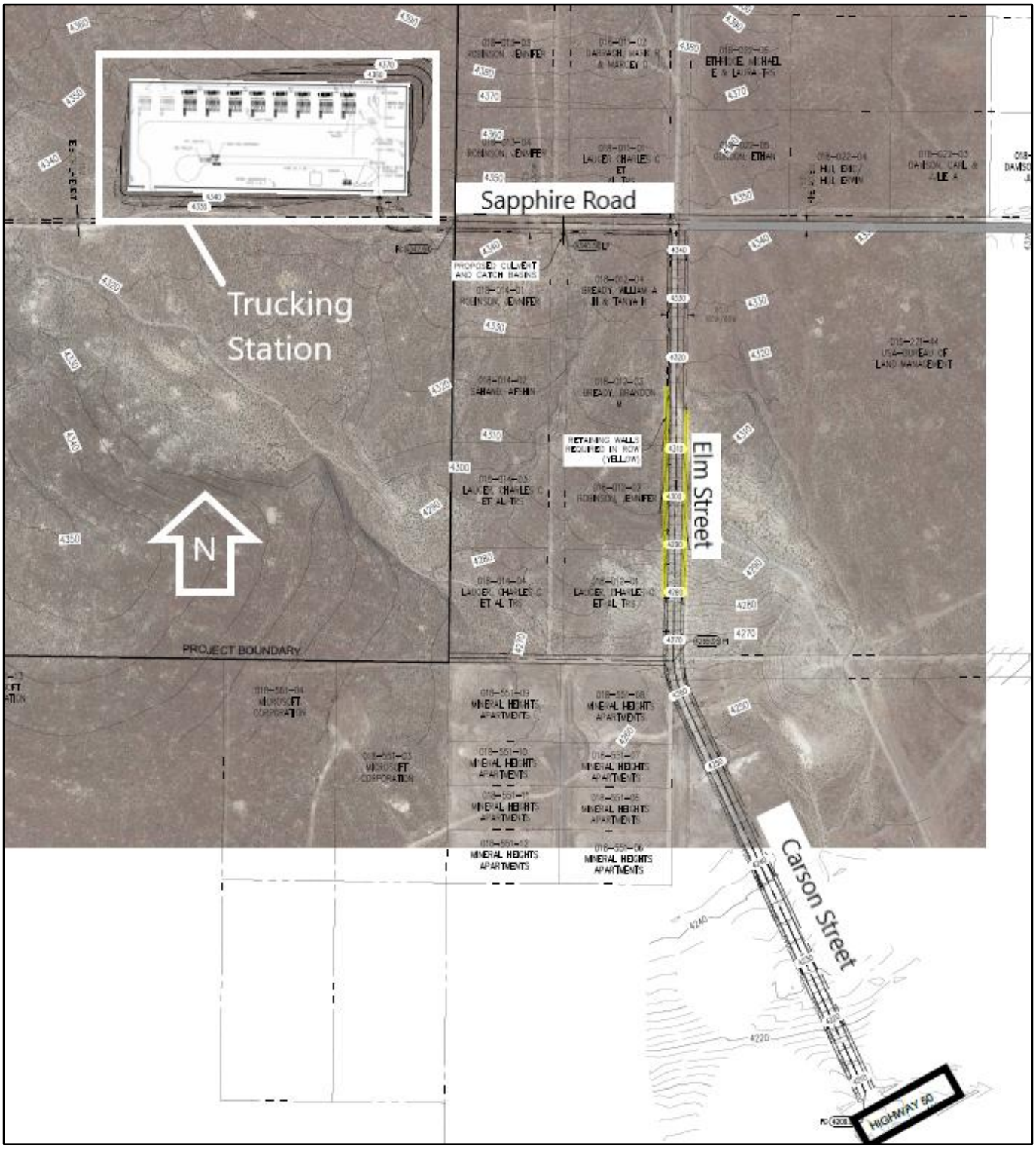


Silver Springs Technology Park Specific Plan excerpt



Development of the Project will require that the developer work with the Silver Springs Mutual Water Company to extend water lines to their site and, per the Lyon County Roads Department, construct a Major Collector roadway section for the entire access. The construction minimums would be a 60’ width ROW with 5” of asphalt concrete on 10” of base aggregate.

This site plan is from the applicant, with staff modification, and depicts the Project and access.



Development Standards

Per the application materials, the CNG Trucking Station description and development/performance standards are as listed below. The total area described in the materials is larger than originally considered and is listed as 20 acres.

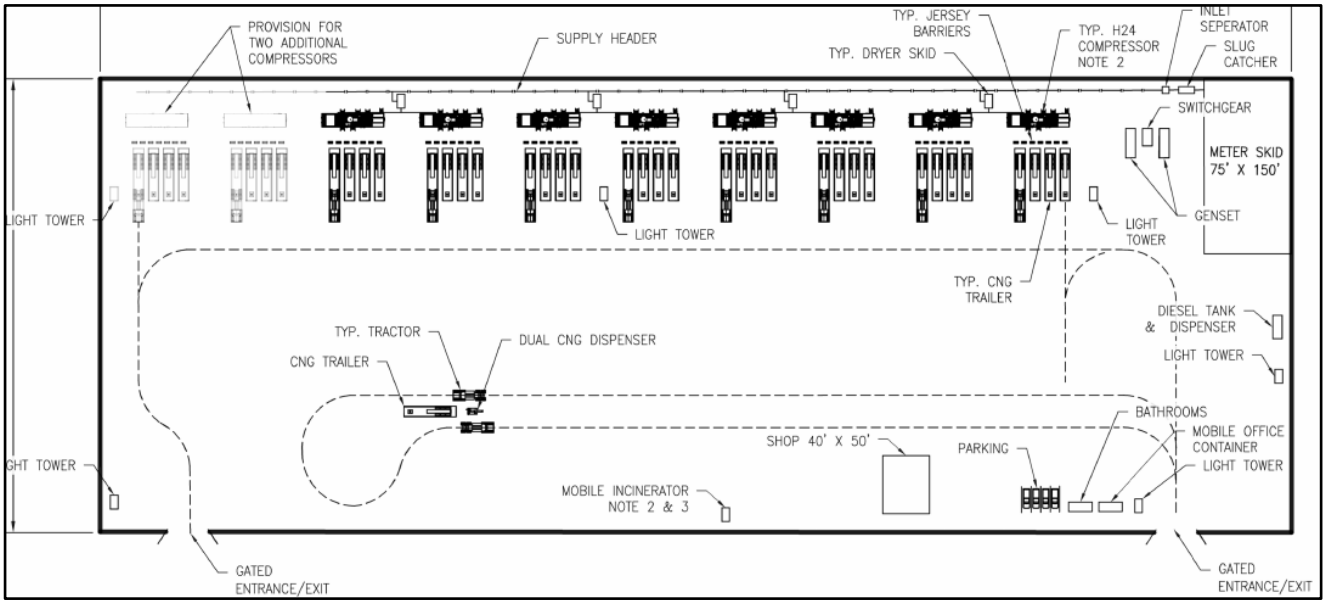
Compressed Natural Gas Trucking Station

The Great Basin natural gas pipeline which runs north to south through the Specific Plan property provides adequate capacity for compressed natural gas which can serve as a fuel source for energy projects in the region and locally.

The Specific Plan includes the right to develop a Compressed Natural Gas Trucking Station. The performance standards below are the minimum standards and these which will be further defined within a Conditional Use Permit (CUP). The following uses will be limited to the area defined in Figure 6.

- *Use: Compressed Natural Gas Trucking Station*
- *Definition: The facility would tie into the existing gas line which traverses the property and compress the natural gas directly into truck trailers which would then allow for the fuel to be transported to a nearby power generation facility.*
- *Performance Standards:*
  - *Maximum Acreage: 20 acres*
  - *Minimum Fence Height: 6 feet*
  - *Maximum Sound DB: 65 dB(A) during daytime hours and 60 dB(A)*
  - *Air quality: All necessary Nevada Department of Environmental Permitting (NDEP) requirements must be met*
  - *Safety Plan: A comprehensive safety plan will be required prior to the issuance of Building Permit.*
  - *Traffic Conformance Letter: An approved Traffic Conformance Letter must be prepared showing that any proposed impacts will be mitigated and installed prior to project commencement.*

This Project plan is part of the applicant's submittal. Since this report is focused on adding an allowed use to the approved Specific Plan, and is not a CUP review of the project, no further review is noted here.



FINDINGS FOR REVIEWING A MASTER PLAN AMENDMENT REQUEST

Proposed Master Plan Amendments are first reviewed by staff and the Planning Commission, who then make recommendations to the Board of Commissioners. The Board makes the final vote on whether or not to approve the request. Chapter 15.210.03 of LCC states that when considering approval of a Master Plan Amendment, five Findings must be considered and supported by a statement of evidence, facts and conclusions.

Staff has included the applicable Findings in bold type below. Each Finding is listed with the applicant's response in italics and then staff's comments.

Finding A: The applicant has demonstrated that the amendment is in substantial compliance with and promotes the master plan goals, objectives and actions.

Applicant's Response

The existing Specific Plan includes data center and other industrial uses. The proposed facility is comparable industrial land use and will meet the necessary performance standards referenced in both the Specific Plan and Chapter 337 of the Lyon County Code. The proposed facility is temporary and the fuel supply that will initially be hauled to another site will ultimately allow for potential energy production to serve the data center already approved in the Specific Plan. The siting of the facility will provide appropriate setbacks and screening to reduce impacts to neighboring properties and adhere to code standards. There is currently only one existing residence within 500' of the facility.

Staff Comment

Recognizing that the Silver Springs Technology Park now is the Master Plan for the site, it seems appropriate that an additional industrial use would be compatible with the ones already approved. The route proposed is already approved for the Plan and will accommodate construction traffic and operational traffic for the data center facilities in the future. This amendment request is simply to add an allowed use, a CNG Trucking Station, and applicable development standards, to the Plan.

Finding B: The proposed amendment is compatible with the existing or master planned adjacent land uses, and reflects a logical change in land uses.

Applicant's Response

This proposed use is a logical extension of the existing uses which include other similar intensity uses. With appropriate screening/fencing and setbacks which conform to the existing specific plan the use will have minimal visual impact.

Staff Comment

The location of the project site within the Plan is a unique situation wherein the entire CNG Trucking Station would be located within a small portion of the 459-acre Plan. Setbacks, fencing, requirements for paving and maintenance of access, submittal of noise studies and commitments to noise limits, restrictions on lighting, and other mitigation measures will/would be reviewed in a CUP application. (Recall that PLZ-2026-038 is under concurrent review and includes recommended Conditions of Approval.) The change in land use proposed is addition of an industrial use on an industrially-zoned site.

Finding C: The proposed amendment has demonstrated and responds to changed conditions or further studies that have occurred since the master plan was adopted by the Board, and the requested amendment represents a more desirable utilization of land.

Applicant's Response

The proposed land use takes advantage of existing gas facilities that run through the property and will utilize a portion of property which is isolated from the rest of the Specific Plan area and given its temporary nature

and the ability mitigate any impacts it is believe to be a desirable utilization of the land that was not originally contemplated under the Specific Plan.

Staff Comment

As stated by the Staff Comment in the Finding above, the location of the project site within the Plan is a unique situation wherein the entire CNG Trucking Station would be located within a small portion of the 459-acre Plan. The changing conditions on the site are noted by the applicant in their response. The Great Basin natural gas transmission line was installed in 2025 and replaced a 10" transmission line with a 20" line. The upgrade was constructed to address increasing regional energy demand from local data centers, power generation, and industrial users. The fact that the project site is entirely within the Specific Plan, with direct access to the upgraded gas line, makes the request logical.

Finding D: The proposed amendment will not adversely affect the implementation of the master plan goals, objectives and actions, and will not adversely impact the public health, safety or welfare.

Applicant's Response

Upon completion the proposed facility will have minimal visual impacts and will adhere to all standards in the specific plan and Lyon County code. All necessary safety measures and management will be installed and monitored throughout the lifecycle of the project.

Staff Comment

The access to the site will have to be paved, water infrastructure will have to be extended, and all Conditions of Approval for a CUP will be adhered to in order for the Project to commence including fencing. This process will allow the County and other reviewing entities to place conditions to mitigate impacts to adjacent property owners. Understanding that the access is already approved for the data center project, this proposed new use allowance is not recognized as being significantly more impactful than the previously approved uses.

Finding E: The proposed amendment will promote the desired pattern for the orderly physical growth of the County, allows infrastructure to be extended in efficient increments and patterns, maintains relatively compact development patterns, and guides development of the County based on the consideration of natural resources, the physical geography and the efficient expenditure of funds for public services.

Applicant's Response

The proposed amendment will not impact the physical growth of the property as it is temporary in nature and upon completion the facility will be removed and available for other similar development.

Staff Comment

The proposed use is stated to be requested for an operational timeframe of approximately 5 years because the natural gas will be trucked to a data center project in Storey County on USA Parkway. This duration is chosen because the NV Energy high-voltage transmission line expansion to deliver energy to the Storey County site is approximately 5 years from completion. The location of the Project within the approved Plan represents an orderly use of land already approved for industrial uses and the rationale for the request is appropriate.

APN# _____

Recording Requested by:

Name: Lyon County Community Development

Address: 27 S Main St

City/State/Zip: Yerington NV 89447

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

DOC #: 699143

09/23/2025 09:58 AM Page: 1 of 23

OFFICIAL RECORD

Requested By:
LYON COUNTY COMMUNITY DEVELOPMENT

Lyon County, NV
Anita Talbot, Recorder

Fee: $0.00 RPTT: $0.00
Recorded By: abillmeyer

23

Development Agreement

Title of Document
(Required Field)

If this document is a re-record or correction, fill out below:

Correcting Document#: 69860000 Amending: _____

Reason for re-record:

Adding an Exhibit

For Re-records, all pages from original document must be included

APN# _____

Recording Requested by:

Name: Lyon County Community Development

Address: 27 S Main St

City/State/Zip: Yerington NV 89447

Mail Tax Statements to:

Name: _____

Address: _____

City/State/Zip: _____

DOC #: 698606

09/05/2025 02:45 PM Page: 1 of 20

OFFICIAL RECORD

Requested By:
LYON COUNTY COMMUNITY DEVELOPMENT

Lyon County, NV
Anita Talbot - Recorder

Fee: $0.00 RPTT: $0.00
Recorded By: lharrington

24

Development Agreement

Title of Document
(Required Field)

If this document is a re-record or correction, fill out below:

Correcting Document#: _____ Amending: _____

Reason for re-record:

_____

For Re-records, all pages from original document must be included

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (this "Agreement") is made and entered into as of June 5, 2025 by and between LYON COUNTY, a body corporate and politic of the State of Nevada (the "County"), and NVLCO LYON COUNTY, LLC, a Delaware limited liability company (together with its affiliates and their respective successors and assigns, the "Company"). The County and the Company are sometimes referred to herein collectively as the "Parties" and each individually as a "Party".

RECITALS

A. The Company has the right to acquire certain real property consisting of approximately 460 acres of undeveloped land located in the County of Lyon, State of Nevada, as more particularly described on Exhibit A hereto (the "Property").

B. If the Company acquires the Property, it has proposed to prepare the Property for multi-year, large-scale projects that may include multiple phases and owners extending over a period of years with the uses of one or more Data Centers and/or other facilities used to house, and in which are operated, maintained and replaced from time to time, computer systems and associated components, such as telecommunications and storage systems, cooling systems, power supplies and systems for managing property performance (including generators), and equipment used for the transformation, transmission, distribution and management of electrical (including substations and switch yards), internet-related equipment, data communications connections, environmental controls and security devices, structures and site features, as well as certain accessory uses or buildings located on the Property and other related or associated uses, buildings or structures such as utility buildings, structures, improvements and appurtenances located on, adjacent or near the Property that are reasonably related to the Data Center(s) (collectively, the "Project").

C. The County finds developments such as the Project to be in the public interest of its citizens if such projects are done in conformance with the Master Plan, County Code, State law and other applicable regulations and guidelines and thus desires to encourage and support the Project.

D. The Company anticipates that the Project will require a substantial, long-term commitment of capital and resources of the Company, as well as the careful integration of public capital facilities, construction schedules and the phasing of the development of the Project, in order for the Project to be successful, both for the Company and the County. The Company is unwilling to risk such capital and resources without sufficient assurances from the County that, among other things, (i) the Property has been adequately entitled to permit the development and operation of the Project, (ii) all required approvals and entitlements for the Project have been granted, (iii) the Applicable Rules, including the development standards set forth therein, in existence as of the Effective Date and applicable to the Project will remain unchanged with respect to the Property and the Project, with the exception of duly approved amendments, during the Term (as defined below), and (iv) the County is committed to review and consider proper applications by the Company in the development and operation of the Project.

E. The County and the Company, in recognition of the scope, magnitude, and investment of the Project intend that both Parties to this Agreement shall be bound by the terms of this Agreement, including the future performances that are outlined, or defined herein.

NOW, THEREFORE, in consideration of the foregoing recitals, mutual covenants, and agreements as contained herein; and in exchange for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County and the Company hereby agree as follows:

ARTICLE I
DEFINITIONS

I.1 "Applicable Rules" means all of the rules, regulations, ordinances and official policies of the County in force and effect as of the Effective Date, including the Code and the restrictions set forth in the Project Approvals, except as may be modified pursuant to Section 4.2.

I.2 "County Board" means the Lyon County Board of Commissioners the governing body of the County.

I.3 "Code" means the Lyon County Land Use Code (or any subsequent recodification of such regulation).

I.4 "Consolidated Fee Schedule" means the County's Consolidated Fee Schedule adopted by Resolution 25-06, as amended.[1]

I.5 "Control" means possession, directly or indirectly, of the power to direct or cause the direction of the management or policies of the Company by contract or otherwise.

I.6 "Controlling Entity" means any entity or one of a group of entities directly or indirectly having Control of any entities or group of entities affiliated with the Company.

I.7 "Data Center" means an electronic data management business consisting of centralized buildings or groups of buildings with associated power and cooling infrastructure located in a secure campus where computing and networking equipment is situated for the purpose of collecting, storing, processing, distributing, or allowing access to large amounts of data and computer processing twenty-four hours a day seven days a week, together with ancillary uses relating thereto (including, without limitation, electrical transmission, generation facilities, and power storage facilities).

I.8 "Force Majeure Event" means a matter beyond the reasonable control of the Party to perform (excluding unfavorable economic conditions), including: acts of God, including earthquakes, fire, floods, tornados, hurricanes and extreme weather conditions; pandemics, labor

[1] NTD: County to please confirm this is the correct term for where impact fees are detailed for Lyon County.

strikes, material shortages, war, riot, insurrection, acts of terrorism; financial and/or banking crises that limit normal extensions of credit; civil disturbances; discovery of hazardous materials; and acts of the United States of America or the State of Nevada.

I.9 "Deed of Trust" means a mortgage, deed of trust, sale and leaseback or other form of secured financing.

I.10 "Lender" means the holder of a Deed of Trust.

I.11 "Official Records" means the Official Records of Lyon County, Nevada.

I.12 "Parcel" means a portion of the Property that is created by the Company to be sold to a Subdeveloper.

I.13 "Project Approvals" means the permits, approvals, reviews, and other actions set forth on Exhibit B hereto.

I.14 "Planning Commission" means Lyon County Planning Commission

I.15 "Specific Plan" means the approved Specific Plan reviewed and approved by the Lyon County Board of County Commissioners on March 6, 2025.

I.16 "Subdeveloper" means a person or an entity not "related" (as defined by Internal Revenue Service regulations) to the Company which purchases a Parcel within the Property for development.

I.17 "Taxes" means any and all taxes, special taxes, assessments, levies, impositions, duties, deductions, withholding, charges and fees, including those imposed with respect to any assessment districts, infrastructure financing, community facilities districts, community taxing districts, maintenance districts or other similar districts.

ARTICLE II
COUNTY PROCEDURES AND ACTIONS

II.1 The County Board, after conducting the process provided for in the Code, adopted Resolution No. 25-03 on June 5, 2025, effective immediately upon adoption, which resolution (i) confirmed the County Board's approval of this Agreement and the County Board's finding that the provisions of this Agreement are consistent with the General Plan and the Applicable Rules and (ii) authorized the execution of this Agreement. The County represents and warrants to the Company that (a) the County has the full power and authority to enter into this Agreement and to perform its obligations hereunder, (b) this Agreement is a valid and binding obligation, enforceable against the County in accordance with the terms hereof and (c) the execution and delivery of this Agreement has been validly authorized by all necessary governmental or other action and does not conflict with any other agreements entered into by the County. The Agreement is thus hereby approved by the County Board; with such approval to become effective as of the date Company delivers to the County a duly recorded deed(s) reflecting transfer of the property referenced above to the Company (the "Effective Date"), provided that such Effective Date shall occur prior to December 31, 2025.

ARTICLE III
FEES

III.1 Impact Fees. The Company acknowledges that the County may be required to impose one or more impact fees in connection with development activity on the Property and any such impact fee will be in accordance with Nevada law.

ARTICLE IV
ENTITLEMENTS

IV.1 Entitlement to Develop. The County represents to the Company that the Property shall be subject to the approved Specific Plan as approved on March 16, 2025.

IV.2 Specific Plan. The Company has the vested right to develop and operate the Project, in accordance with the approved Specific Plan until such time that the Specific Plan is mutually amended by the County and the Company.

(a) Permit Approvals. All permit applications (including, but not limited to, grading, excavation, foundation, footings, and/or building permits, etc.) shall be considered and approved in accordance with the Applicable Rules as of the time of application. . These processes as of the Effective Date are administrative and require no public hearings or approval by legislative bodies, and shall remain as such.

(b) Substation and Water Tank Approvals. The Parties specifically acknowledge that the Project contemplated and permitted under this Agreement is dependent upon certain other approvals by the County for uses that are critical to the Project. The Specific Plan identitifies power substations (the "Substations") and a water storage tank (the "Water Tank") as accessory uses on the Property. The following processes and criteria shall be applicable to any development of the Substations and the Water Tanks on the Property, in conformance with the Specific Plan.

(i) Power Substations.[2] The proposed locations for the Substations as described in the Specific Plan are within a Nevada BLM Utility Corridor shown on the Public Facilities and Services Map attached to the 2020 Lyon County Master Plan, adopted December 16, 2021 (the "Established Utility Corridor"). Chapter 235 of the Code provides that power transmission lines located with the Established Utility Corridor may be approved for development upon approval of a design review application, and need not apply for a conditional use permit. Similarly, so long as the conditions set forth below are met (the "Development Agreement Conditions"), the Parties agree that the Substations may be approved for development upon approval of a design review application, and shall not require a conditional use permit. The location of the Substations within the Established Utility Corridor shall be

[2] NTD: The Development Agreement in accordance with NRS 278.0201(2)(b)(8) can set forth an administrative process for something that, absent the Development Agreement, may typically require a conditional use permit. That is the approach we are taking with this Section 4.2(b)(i).

sufficient to meet the requirements of Sections 15.235.04(B) through 15.235.04(G) of the Code and the Specific Plan, Accessory and Conditional Uses, Sections B through G.

The Development Agreement Conditions are as follows:

(A) The Substation(s) are sited within the Established Utility Corridor;

(B) The Substation(s) are set back a minimum of three hundred fifty (350) feet from any residentially zoned property; and

(C) Appropriate fencing is installed, subject to the standards of NV Energy Inc.

(i) Water Tank. The Project will necessitate the construction and long-term utilization of a Water Tank located on the Property. The Water Tank is approved as an accessory use pursuant to the Specific Plan and is, pursuant to this Agreement, a permitted use on the Property that does not require application for or receipt of a conditional use permit to develop and maintain. So long as the conditions set forth below are met (the "Development Agreement Conditions"), the Parties agree that the Water Tank(s) may be approved for development upon approval of a design review application, and shall not require a conditional use permit. The location of the Water Tank(s) shall be sufficient to meet the requirements of the Specific Plan, Accessory and Conditional Uses, Sections B through G.

The Development Agreement Conditions for Water Tanks are as follows:

(D) The Water Tank(s) are sited using best efforts to utilize topography and location to screen the Water Tank from U.S. Highway 50 and U.S. Highway 95A;

(E) Appropriate fencing is installed;

(F) Colors are used on the Water Tank(s) to blend with the overall project and the natural landscape where the water tank(s) are located, as appropriate.

IV.3 Changes in Applicable Rules.[3] In accordance with Section 278.0201 of the Code, the Applicable Rules that are applicable to that land and govern the permitted uses of that land, density and standards for design, improvements and construction are those in effect as of the Effective Date, except necessary health and safety regulations and changes to the Applicable Rules that are generally applicable on a County-wide basis and are updates or amendments to building, plumbing, mechanical, electrical, drainage or similar construction or safety related codes, such as the International Building Code, the APWA Specifications, AAHSTO Standards, the Manual of Uniform Traffic Control Devices or similar standards that are generated by a nationally or statewide recognized construction/safety organization or by the state or federal governments. This Section 4.3 does not prohibit the governing body from adopting new ordinances, resolutions or regulations applicable to that land which are generally applicable on a County-wide basis and do not conflict with those ordinances, resolutions and regulations in

[3] NTD: We have revised this section to be clear it is consistent with language and intent of NRS 278.0201.

effect as of the Effective Date, except that any subsequent action by the governing body must not prevent the development of the Project and Property as set forth herein and on the Specific Plan. Unless otherwise provided herein, in the event of any conflict between the express terms of this Agreement and the Applicable Rules, including, but not limited to the Code, the terms of this Agreement shall prevail. If applicable state or federal laws or regulations prevent or preclude compliance with one or more provisions of this Agreement, such provisions of this Agreement shall be modified or suspended as necessary to comply with such state or federal laws or regulations. The County shall not add or modify any Applicable Rule, including any zoning, land use or building regulation, with the express or inferred intent to specifically or inequitably target the Project, the Property or the data center industry or in a manner that adversely affects the Project, the Property or the data center industry. Provided, that, this Section 4.3 is only applicable if the Property is developed for data center uses and uses accessory to data center uses as contemplated in the Specific Plan.

IV.4 Project Approvals. The County represents to the Company that the Project Approvals are the only permits, approvals, reviews and actions of the County (including any agencies, departments or other approving bodies thereof) that are required to commence and complete the development of the Project and the Infrastructure Improvements (defined below) under the Applicable Rules. Nothing herein shall prohibit the Company from seeking other or further permits, approvals, reviews or other actions in connection with the Project or the Infrastructure Improvements as may be deemed necessary or desirable by the Company in its sole discretion. The Project Approvals listed in Exhibit B are required by Chapter 15 of the Code at the time of approval and shall be the only approvals necessary to commence and complete construction and conduct operation of the Project.

IV.5 Moratoria or Interim Control Ordinances. No ordinance, resolution, policy or other measure enacted after the Effective Date that relates directly to the Project or to fees associated with or the timing, sequencing or phasing of the development, construction or operation of the Project shall apply to the Project, the Property or this Agreement, unless it is (i) reasonably found by the County to be necessary to the public health and safety of the residents of the County and (ii) generally applicable on a County-wide basis (except to the extent necessary in the event of a natural disaster).

IV.6 Other Approvals. The County shall cooperate in good faith with the Company in connection with obtaining any (i) approvals and permits from other governmental or quasi-governmental agencies having jurisdiction over the Property, the Project or the Infrastructure Improvements and (ii) similar documents and instruments from third parties, as may be necessary or desirable in connection with the development or operation of the Project or the Infrastructure Improvements.

IV.7 Additional Property. This Agreement is hereby adopted and approved by the County to apply to any real property within the jurisdictional limits of the County that is adjacent and contiguous to the Property (or that is separated from the Property only by roads, public rights of way, easements or similar land rights or uses) that the Company or an affiliate of the Company under the Control of the Company or a Controlling Entity may from time to time acquire following the Effective Date (whether in one or more parcels, "Additional Property"). Any such Additional Property shall be eligible to be included into the Specific Plan area and to

be developed at the Company's discretion with uses approved in the Specific Plan. If the Company or an affiliate of the Company under the Control of a Controlling Entity acquires Additional Property, then automatically upon notice thereof to the County, this Agreement shall apply with respect to, and the definition of "Property" hereunder shall include, such Additional Property regardless of whether the legal description of such Additional Property is actually attached hereto. Provided, that, this Agreement shall not apply to an any such Additional Property unless or until such Additional Property is entitled to be developed with uses approved in the Specific Plan.

IV.8 Parcel Split. The Parties acknowledge that, during the Term (defined below), the Property may have one or more of its parcels divided or lot lines adjusted pursuant to County process. Any subdivision and final plat application for the Project will be subject to Applicable Rules.

IV.9 Exemption from Noise and Light Limitations during Emergency. In the event the Project has an emergency, which includes, but is not limited to, any event that requires major repairs, the use of a generator or an interruption in operations for a period not to exceed thirty (30) days (each, an "Emergency"), then, for the duration of any such Emergency (not to exceed thirty (30) days), the Project shall not be subject to any noise and light level limitations under the Applicable Rules. Subject to the foregoing, the Company shall make reasonable efforts to reduce any noise or light impact on surrounding properties during the Emergency.

IV.10 Subdevelopers. If the Company sells or conveys one or more Parcels to Subdevelopers, the lands so sold and conveyed shall bear the same rights, privileges, intended uses, and configurations, as applicable to such Parcel and be subject to the same limitations and rights of the County when owned the Company and as set forth in this Agreement without any required approval, review, or consent by the County.

ARTICLE V
INFRASTRUCTURE IMPROVEMENTS

V.1 Power. The Company may, or may cause NV Energy Inc. to, construct and maintain above-ground distribution and transmission power lines and structures in connection with the development of the Project (collectively, the "Overhead Power Lines"). Overhead Power Lines shall be subject to any necessary approvals by NV Energy Inc. A portion of the Property is located within the Established Utility Corridor (defined above). All approvals within the Established Utility Corridor will follow the process set forth for the same in the Applicable Rules.

V.2 Dedication of Public Road Improvements. Certain public road improvements to be agreed by the County and the Company which may be located on or off of the Property (the "Public Road Improvements") shall be installed and dedicated to the County once the Project is completed, subject to inspection by the County of the Public Road Improvements and determination in the County's sole discretion that the improvements have been constructed in a good and workmanlike manner and in compliance with applicable federal and State laws, Code, and the Public Road Improvements plans and specifications. If the County does not approve the Public Road Improvements, the County shall submit to the Company a punch list of deficiencies

which the Company shall correct within a reasonable amount of time, after which the County shall approve the Public Road Improvements. The Company shall submit a deed, easement, or offer of dedication to the County conveying all right, title and interest in the Public Road Improvements to the County. The County shall accept and, in the case of a deed or easement, record the conveyance. County will not be required to maintain the Public Road Improvements until such time that Project is completed (or reaches some threshold of completion) and the Public Road Improvements are inspected and approved. Until such time as the Public Road Improvements are accepted for maintenance, Company is solely responsible for maintenance. Further, the County shall not accept the Public Road Improvements for the purposes of maintenance unless at the time of acceptance the improvements have been maintained to the satisfaction of the County and meet County requirements. For the avoidance of doubt, nothing herein obligates the Company to install and dedicate the Public Road Improvements if the Company is able to secure reasonable access to the Property without them.

V.3 Infrastructure Improvements. As the term is used herein, Infrastructure Improvements means the Public Road Improvements, the Overhead Power Lines, the Substations, and the Water Tank and related water infrastructure (collectively, the "Infrastructure Improvements").

V.4 Reimbursement Agreements. To the extent applicable, the County agrees that the public road improvements that may be provided by the Company pursuant to this Article V result in a benefit to the community and subsequent development and shall be eligible for a reimbursement agreement with the County pursuant to Chapter 120 of the Code.

ARTICLE VI
DEED OF TRUSTS

VI.1 Deed of Trusts. This Agreement shall not prevent or limit the Company from encumbering the Property or any estate or interest therein, portion thereof, or any improvement thereon, in any manner whatsoever by one or more Deed of Trusts with respect to the construction, development, use or operation of the Project or any portion thereof. The County acknowledges that Lenders may require certain interpretations and modifications of this Agreement. Upon the Company's request from time to time, the County shall meet with the Company and such Lenders to negotiate in good faith any such requests for interpretation or modification. The County shall not unreasonably withhold its consent to any such requested interpretation or modification that is consistent with the intent and purposes of this Agreement. For the avoidance of doubt, any Subdeveloper will have the same rights and privileges as the Company under this Article VI.

VI.2 Lender Not Obligated. A Lender shall not have any obligation or duty to perform pursuant to the terms set forth in this Agreement.

VI.3 Lender Notice and Cure Rights. If requested in writing by a Lender, the County shall deliver to such Lender any notice of default delivered to the Company hereunder. A Lender shall have the right, but not the obligation, to cure such default within thirty (30) days after such Lender receives such notice, during which period the County shall not exercise any remedies hereunder.

VI.4 Disaffirmation. If this Agreement is terminated with respect to a portion of the Property by reason of any default by the Company or as a result of a bankruptcy proceeding of the Company, or if this Agreement is disaffirmed by a receiver, liquidator or trustee for the Company or its property, then the County, if requested by a Lender, shall negotiate in good faith, with the most senior requesting Lender, a new development agreement for the Project as to such portion of the Property. This Agreement does not require any Lender or the County to enter into a new development agreement pursuant to this Section 6.4.

ARTICLE VII
TERM

The term of this Agreement (the "Term") shall commence on the Effective Date and continue for a period of twenty (20) years. The Company may at any time and for any reason terminate this Agreement automatically upon notice thereof to the County. The Company agrees to provide an update to the Lyon County Commissioners every twenty four (24) months, beginning twenty four (24) months from the Effective Date. Such updates will be informational only and will not affect the Term of this Agreement.

ARTICLE VIII
THIRD PARTY TRANSACTIONS

VIII.1 Estoppel Certificate. At any time, and from time to time, either Party may deliver written notice to the other Party requesting that such other Party certify in writing, to the knowledge of the certifying Party: (i) that this Agreement is in full force and effect and a binding obligation of the Parties; (ii) that this Agreement has not been amended or modified, or if amended or modified, a description of each such amendment or modification; (iii) that the requesting Party is not then in breach of this Agreement, or if in breach, a description of each such breach; (iv) that the Infrastructure Improvements have been completed, or if not completed, a description of each component of the Infrastructure Improvements that has not been completed; (v) that all construction costs have been incurred and paid by the County (if true), and the amount of all construction costs incurred and paid by the County; (vi) that all construction costs have been reimbursed by the Company to the County (if true), and the amount of any and all construction costs reimbursed by the Company to the County (and any other amounts paid by the Company to the County for the Infrastructure Improvements); (vii) the matters required to be recorded by the County; and (viii) any other factual matters reasonably requested (an "Estoppel Certificate"). The County Manager, or such other person(s) authorized by the County Board or County Manager may execute, on behalf of the County, any Estoppel Certificate requested by the Company that is consistent with this Section 8.1. The County acknowledges that an Estoppel Certificate may be relied upon by transferees or successors in interest to the Company and by Lenders holding an interest in the Property.

VIII.2 No Third Party Beneficiaries. The only parties to this Agreement are the County and the Company. There are no third party beneficiaries under this Agreement, and except for assignees and successors-in-interests to either Party, this Agreement shall not be construed to benefit or be enforceable by any other party whatsoever.

ARTICLE IX

DEFAULT AND REMEDIES

IX.1 Generally. In the event of a default of this Agreement, the non-defaulting Party may provide written notice of the default to the defaulting Party and specify a period of not less than sixty (60) days during which the defaulting Party shall have the right to cure such default; provided, however, that such cure period may be extended if (i) the default cannot reasonably be cured within the cure period provided in such notice, (ii) the curing Party notifies the non-defaulting Party of such fact by no later than the end of the cure period provided in the notice, (iii) the curing Party has theretofore been diligent in pursuing the cure and (iv) the curing Party in such extension notice covenants to (and thereafter actually does) diligently pursue the cure to completion. Without limiting Section 6.3, if the defaulting Party fails to cure the default within such cure period, the non-defaulting Party may either (a) terminate this Agreement or (b) enforce this Agreement by the additional remedies set forth below.

IX.2 The Company's Additional Remedies Upon Default by the County. The Company's sole and exclusive remedy under this Agreement for a default by the County shall be specific performance of the rights granted in this Agreement and the County's obligations under this Agreement.

IX.3 CONSEQUENTIAL DAMAGES. IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY, ITS SUCCESSORS OR ASSIGNS, FOR ANY INDIRECT, SPECIAL, PUNITIVE, INCIDENTAL OR CONSEQUENTIAL DAMAGES, INCLUDING LOST PROFITS, COSTS OF DELAY, OR LIABILITIES TO THIRD PARTIES.

ARTICLE X
MISCELLANEOUS

X.1 Force Majeure. If due to the occurrence of a Force Majeure Event a Party is unable to meet any obligation hereunder, then the deadline for performing such obligation shall be automatically extended by one (1) day for each day of such Force Majeure Event; provided that such Party shall diligently and in good faith act to the extent within its power to remedy the circumstances of such Force Majeure Event affecting its performance or to complete performance in as timely a manner as is reasonably possible. The occurrence of a Force Majeure Event shall not cause any change to or extension of the Construction Schedule, or any portion thereof, or extend the deadlines, milestones or other dates set forth therein.

X.2 Recitals. The recitals of this Agreement are material terms hereof and shall be binding upon the Parties.

X.3 Notice. Whenever any notice is required or permitted under this Agreement, it shall be in writing and shall be delivered personally, with acknowledgment of receipt being obtained by the delivering Party, or by U.S. Certified Mail, return receipt requested, or by overnight delivery service by a reliable company, such as Federal Express or United States Parcel Service. Until further notification by written notice in the manner required by this Section 10.3, notices to the Parties shall be delivered as follows:

County:

County: Andrew Haskin
Lyon County Manager
27 S. Mains Street
Yerington, NV 89447
Tel: (775)463-6531
Email: ahaskin@lyon-county.org

Copy to: Gavin Henderson
Community Development Director
27 S. Main Street
Yerington, NV 89447
Tel: (775)463-6591

Company:

c/o TRACT Capital Management, LP
3300 E. 1st Avenue, Suite 600
Denver, Colorado 80206
Attn: Jessica Bennett
Tel: 303.276.7943
Email: Jessica.bennett@tract.com

If notice is given by U.S. Certified Mail, then the notice shall be deemed to have been given on the second (2nd) Business Day after the date the envelope containing the notice is deposited in the U.S. Mail, properly addressed to the Party to whom it is directed, postage prepaid. Notice made by personal delivery or overnight delivery shall be deemed given when received.

X.4 Assignment. The Company may assign its rights and obligations under this Agreement to any (i) affiliate Controlling Entity that controls, is controlled by or is under common control with the Company (and upon such assignment the assigning entity shall be relieved of its covenants, commitments and obligations hereunder) or (ii) any Subdeveloper or other subsequent owner of all or any portion of the Property. If the Company sells the Property in its entirety and assigns its rights and obligations hereunder to its successor in title to the Property, then the assignee shall assume those rights and obligations and the Company shall be relieved of all of its covenants, commitments and obligations hereunder.

X.5 Run with the Land. This Agreement shall run with the Property and any portion thereof as it may be subdivided or recombined. The Company shall record in the Official Records a memorandum of this Agreement in a form acceptable to the County and the Company setting forth the existence of this Agreement.

X.6 Entire Agreement. This Agreement, including all Exhibits attached hereto, contains the entire agreement between the Parties regarding the subject matter hereof, and all prior or contemporaneous communications or agreements between the Parties or their respective

representatives with respect to the subject matter herein, whether oral or written, are merged into this Agreement and extinguished. Except for the Company's right to modify the description of the Property from time to time as set forth herein no agreement, representation or inducement shall be effective to change, modify or terminate this Agreement, in whole or in part, unless in writing and signed by the Party or Parties to be bound by such change, modification or termination. If any term or provision of this Agreement or any application thereof shall be unenforceable, the remainder of this Agreement and any other application of any such term or provision shall not be affected thereby, and each provision of this Agreement shall be valid and enforceable to the fullest extent permitted by law. The Parties acknowledge and agree that this Agreement represents a negotiated agreement, having been drafted, negotiated and agreed upon by the Parties and their respective legal counsel. Therefore, the Parties agree that the fact that one Party or the other Party may have been primarily responsible for drafting or editing this Agreement shall not, in any dispute over the terms of this Agreement, cause this Agreement to be interpreted against such Party. It is the Parties' collective intention to encourage, promote and aid the Project so that the opportunities and positive community impacts of the Project are fully realized by the County, its citizens and the Company.

X.7 Waivers. The failure to enforce any provision of this Agreement shall not constitute a waiver. Neither Party may waive any condition or breach of any representation, term, covenant or condition of this Agreement, except in a writing signed by the waiving Party and specifically describing the condition or breach waived. The waiver by either Party of any condition or breach of any representation, term, condition or covenant contained in this Agreement shall not be deemed to be a waiver of any other representation, term, condition or covenant or of any subsequent breach of the same or of any other representation, term, condition or covenant of this Agreement.

X.8 Amendments. This Agreement may be amended only in writing signed by the Parties, and their successors and assigns. The County may approve amendments administratively that are of a non-substantive, clarifying nature or that do not substantially affect the rights of the Parties. All other amendments require County Board approval. The County, after good faith consultation with the Company, shall determine which amendments qualify for administrative approval. The County and a Subdeveloper may enter into an amendment to this Agreement only as it applies to such Subdeveloper's land without any impact to any other Subdeveloper.

X.9 Governing Law. This Agreement is governed by and shall be construed in accordance with the laws of the State of Nevada.

X.10 Interpretation. The section headings of this Agreement are for convenience of reference only and shall not be deemed to modify, explain, restrict, alter or affect the meaning or interpretation of any provision hereof. Whenever the singular number is used, and when required by the context, the same includes the plural, and the masculine gender includes the feminine and neuter genders. All references herein to "Section" or "Exhibit" reference the applicable Section of this Agreement or Exhibit attached hereto; and all Exhibits attached hereto are incorporated herein and made a part hereof to the same extent as if they were included in the body of this Agreement. The use in this Agreement of the words "including", "such as" or words of similar import when used with reference to any general term, statement or matter shall not be construed to limit such term, statement or matter to the specific terms, statements or

matters, unless language of limitation, such as "and limited to" or words of similar import are used with reference thereto. Rather, such terms shall be deemed to refer to all other items or matters that could reasonably fall within the broadest possible scope of such term, statement or matter.

X.11 Counterparts. This Agreement may be executed in as many counterparts as may be deemed necessary and convenient, and by the Parties in separate counterparts, each of which, when so executed, shall be deemed an original, but all such counterparts shall constitute one and the same instrument. A scanned or photocopy signature on this Agreement, any amendment hereto or any notice delivered hereunder shall have the same legal effect as an original signature.

X.12 Business Days. As used herein, the term "Business Day" shall mean a day that is not a Saturday, Sunday or legal holiday in the State of Nevada. All other references to "days" hereunder shall mean calendar days. If the date for the performance of any covenant or obligation under this Agreement shall fall on a Saturday, Sunday or legal holiday in the State of Nevada, then the date for performance thereof shall be extended to the next Business Day.

X.13 Effect on Other Vested Rights. This Agreement does not abrogate any rights established or preserved by any applicable law, or by any other agreement or contract executed by the County and the Company in connection with the Project, or that have vested or may vest pursuant to common law or otherwise.

X.14 Confidential Information. The Company may designate any trade secrets or confidential business information included in any report or other writing delivered to the County pursuant to or in connection with this Agreement by any method intended to clearly set apart the specific material that the Company claims to be either its trade secrets or confidential business information that, if released, would give an advantage to competitors or result in unfair competitive injury to the Company (such information, collectively, "Confidential Business Information"). For the avoidance of doubt, all building plans, building diagrams, business projections, non-public financial information, and operating data related to the Company, including, but not limited to water utilization rates shall be deemed Confidential Business Information. The County shall redact or delete any Confidential Business Information from any records it makes available for inspection or of which it provides copies. Within five (5) Business Days following the County's receipt of any request to inspect or obtain copies of public records relating to this Agreement or the Project, the County shall provide written notice of the same to the Company, which notice shall include a copy of such request. The County shall not allow inspection or provide copies of any such records until the Company shall have had not less than ten (10) Business Days (following and excluding the day on which the Company receives such notice) to determine whether to contest the right of any party to inspect or receive copies of such records. Any such action to enjoin the release of Confidential Business Information may be brought in the name of the Company or the County. The costs, damages, if any, and attorneys' fees in any proceeding commenced by the Company or at its request by the County to prevent or enjoin the release of Confidential Business Information in any public records relating to this Agreement or the Project shall be borne by the Company. Nothing contained herein is intended to contravene any requirements of the Nevada Public Records Act and Chapter 239 of the Nevada Revised Statutes.

X.15 Attorneys' Fees. If any action is brought by either Party against the other Party, relating to or arising out of this Agreement or the enforcement hereof, the prevailing Party shall be entitled to recover from the other Party the reasonable attorneys' fees, costs and expenses incurred in connection with the prosecution or defense of such action, including the costs and fees incurred in connection with the enforcement or collection of any judgment obtained in any such proceeding. The provisions of this Section 10.15 shall survive the termination of this Agreement and the entry of any judgment and shall not merge, or be deemed to have merged, into any judgment.

X.16 Further Assurances. Upon the request of the other Party, each Party agrees to (i) furnish to the other Party such requested information, (ii) execute and deliver to the other Party such requested documents and (iii) do such other acts and things reasonably required for the purpose of carrying out the intent of this Agreement.

X.17 Waiver of Jury Trial. EACH PARTY HEREBY WAIVES, TO THE FULLEST EXTENT PERMITTED BY LAW, ANY RIGHT TO TRIAL BY JURY OF ANY CLAIM, DEMAND, ACTION OR CAUSE OF ACTION (I) ARISING UNDER THIS AGREEMENT OR (II) IN ANY WAY CONNECTED WITH OR RELATED OR INCIDENTAL TO THIS AGREEMENT OR ANY OF THE TRANSACTIONS RELATED HERETO. EACH PARTY HEREBY AGREES AND CONSENTS THAT ANY SUCH CLAIM, DEMAND, ACTION OR CAUSE OF ACTION SHALL BE DECIDED BY A BENCH TRIAL WITHOUT A JURY AND THAT EITHER PARTY MAY FILE A COPY OF THIS AGREEMENT WITH ANY BOARD AS EVIDENCE OF SUCH WAIVER.

[Signatures appear on following page]

COUNTY:

THE COUNTY OF LYON, a political subdivision of the State of Nevada

By: Board of County Commissioners

Chairman

Name: Scott Keller

ATTEST:

Lyon County Clerk

Name: Staci Lindberg

APPROVED TO FORM:

Lyon County District Attorney

Name: Steven Rye

COMPANY:

TRACT Capital Management, LP

By: _____

Name: _____

Title: _____

COUNTY:

THE COUNTY OF LYON, a political subdivision of the State of Nevada

By: Board of County Commissioners

_____
Chairman

Name: _____

ATTEST:

_____
Lyon County Clerk

Name: _____

APPROVED TO FORM:

_____
Lyon County District Attorney

COMPANY:

NVLCO LYON COUNTY, LLC,
a Delaware limited liability company

By: _____
Jessica Bennett, Chief Legal Officer

STATE OF COLORADO)
)ss.
COUNTY OF PITKIN)

The foregoing instrument was acknowledged before me this 22 day of August, 2025, by Jessica Bennett, as Chief Legal Officer of NVLCO LYON COUNTY, LLC, a Delaware limited liability company, on behalf of such limited liability company.

Notary Public

JANET A HAAS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20064027556
MY COMMISSION EXPIRES 12/27/2027

EXHIBIT A

PROPERTY

REVERSION TO ACREAGE TOTAL BOUNDARY
PARCEL 2A

All that certain real property situate within portions of Section 13, Township Eighteen (18) North, Range Twenty-Four (24) East, M.D.B.&M., Lyon County, Nevada, being more particularly described as follows:

BEGINNING at the South One-Quarter (S 1/4) corner of said Section 13 as marked by a stone monument in a rock mound marked "1/4";

THENCE departing said South 1/4 corner and along the North/South center section line of said Section 13, North 01°09'59" East, 658.18 feet;

THENCE departing the North/South center section line of said Section 13, North 88°58'06" West, 654.40 feet;

THENCE South 01°06'11" West, 657.18 feet the South line of said Section 13;

THENCE along the South line of said Section 13, North 88°52'54" West, 1961.00 feet to the Southwest corner of said Section 13, being a 5/8 inch rebar and washer "PLS 3921";

THENCE departing said common section corner and along the West line of said Section 13, North 00°54'39" East, 2616.84 feet to the West 1/4 corner of said Section 13, marked by a scribed stone, in a mound of stone;

THENCE departing said West 1/4 corner and along the West line of said Section 13, North 00°55'13" East, 2626.29 feet Northwest corner of said Section 13, being a Stone (4 notches on the south side), in a rock mound;

THENCE, departing said section corner and along the North line of said Section 13, South 89°09'00" East, 2637.65 feet to the North 1/4 corner of said Section 13, being a 5/8 inch rebar and cap "PLS 19716";

THENCE, departing said North 1/4 corner and along the North/South center section line of said Section 13, South 01°09'59" West, 2122.81 feet;

THENCE, departing the North/South center section line, South 89°21'57" East, 2658.57 feet to a point on the East line of said Section 13;

THENCE, along the East line of said Section 13, South 00°36'02" West, 506.36 feet to the East 1/4 corner of said Section 13, being a 5/8 inch rebar with cap that is illegible;

THENCE, departing said East 1/4 corner and along the East/West center section line of said Section 13, North 89°13'39" West, 665.88 feet;

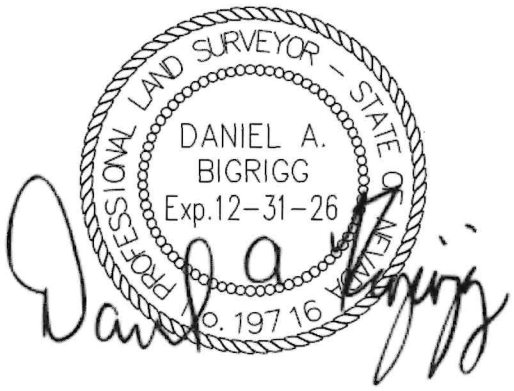
THENCE, departing the East/West center section line of said Section 13, South 00°47'44" West, 2637.33 feet to the South line of said Section 13;

THENCE, along the South line of said Section 13, North 89°05'37" West, 2014.70 feet to the **POINT OF BEGINNING**.

Containing 458.70 acres of land, more or less.

The basis of bearings for this description is a modified Nevada State Plane Coordinate System, West Zone, North American Datum of 1983/1994 (NAD 83/94) determined using Real Time Kinematic GPS (RTK GPS) observations of Nevada Department of Transportation (NDOT) monumentation, Combined Grid to Ground Factor = 1.0002220000.

241 Ridge Street, Suite 400
Reno, Nevada 89501
(775) 887-5222



Daniel A. Bigrigg
Nevada Certificate No. 19716

07/30/2025

Manhard CONSULTING

EXHIBIT B

PROJECT APPROVALS

COMPLETE PROJECT APPROVALS

1. County Board Adoption of Ordinance Adopting Development Agreement PLZ-2024-050
2. Master Plan Amendment Approval, PLZ-2024-066
3. Zoning Map Amendment Approval PLZ-2024-052Character District Amendment Approval PLZ-2024-051

REMAINING PROJECT APPROVALS

1. Boundary Line Adjustment and Reversion to Acreage - Administrative
2. Administrative Design Review for site design including for the Substations
3. County Engineer approval of a grading and excavation permit for work on the project site following submission of an application.
4. Building permit(s)
5. Building inspections and on-site facility inspections
6. Construction permit(s) for off-site utilities/facilities.
7. Inspections for off-site utilities/facilities.
8. Permit for off-site fiber
9. Storm Water Pollution Prevention Plan (SWPPP) permit(s)
10. Traffic Control plan

SILVER SPRINGS TECHNOLOGY PARK

SPECIFIC PLAN

Approved: March 6, 2025

Prepared For:

tract

3300 E. 1st Ave., Suite 600 Denver, CO 80206

Prepared By:

Manhard CONSULTING

241 Ridge Street, Suite 400 Reno, NV 89501

Table of Contents

SECTION 1 - PURPOSE 2
Existing Conditions 2
Figure 1: Vicinity Map 3
Figure 2: Specific Plan Boundary 4
SECTION 2 – SPECIFIC PLAN AREA 5
Zoning Designation – Service Industrial 5
Figure 3: Proposed Master Plan 6
Figure 4: Conceptual Site Plan 7
Development Standards 8
Figure 5: Development Standards 8
Accessory Uses 9
Architectural Standards 10
Performance Standards 10
SECTION 3 – TRANSPORTATION AND CIRCULATION 14
Traffic 14
Figure 6: Trip Generation Estimates 14
Recommended Improvements 15
SECTION 4 – INFRASTRUCTURE 15
Water 15
Sanitary Sewer 15
Power 15
Storm Drainage 16
SECTION 5 – PHASING 16
SECTION 6 – DEVELOPMENT CONSTRAINTS 17
Performance Standards - Resources 17
Figure 7: Topographic Map 18
Figure 8: Development Constraints Map 19
SECTION 7 – IMPLEMENTATION 20
Conflict 20
Financing 20
Development Agreement 20
Terms for Termination 20

Section 1 - Purpose

The purpose of the Silver Springs Technology Park (SSTP) Specific Plan is to provide an area to be developed as a data center/Service Industrial use with appropriate development standards and adequate buffering and landscaping, while enhancing Lyon County's economic base and providing additional analysis of infrastructure.

The purpose of the SSTP Specific Plan is to provide for the orderly planning of future development. While specific plans are typically intended for complex, mixed-use projects where there are multiple land uses or owners, the specific plan is required due to the of the size of the property (greater than 160 acres) in accordance with Lyon County Code (LCC) Section 15.210.01(D). Ultimately, the plan will act as a guide for the Lyon County staff, Planning Commission, and Board of County Commissioners, and the community in general on development within the STTP Specific Plan area.

The Specific Plan will guide growth by outlining land use, zoning designation, development standards, and performance standards; establishing site design and transportation patterns; providing a plan for the provision of public facilities; and identifying development constraints.

Existing Conditions

The 460-acre Specific Plan area is generally surrounded by undeveloped land, with sparse large lot single family residences to the east. Property to the north and west is zoned RR-20, and property to the south is zoned a mix of Service Industrial (SI), Neighborhood Commercial (NC), and Rural Residential, 2-acre min. (RR-2).

As shown on the Vicinity Map, the parcels involved in the Specific Plan area (APNs 015-091-08, 015-111-01, 015-111-02, 015-111-04, 015-111-05, 015-111-06 totaling ± 1,063.05 acres) are generally located northwest of the intersection of Highway 50 and US Route 95 Alternate, in Silver Springs, Lyon County, Nevada.

Please note that a Boundary Line Adjustment and Reversion to Acreage map, or similar application, will be submitted that will ensure that the Specific Plan area, as shown in in Figure 2 is on a separate parcel and that there will be no split land use or zoning designation.

Figure 1: Vicinity Map

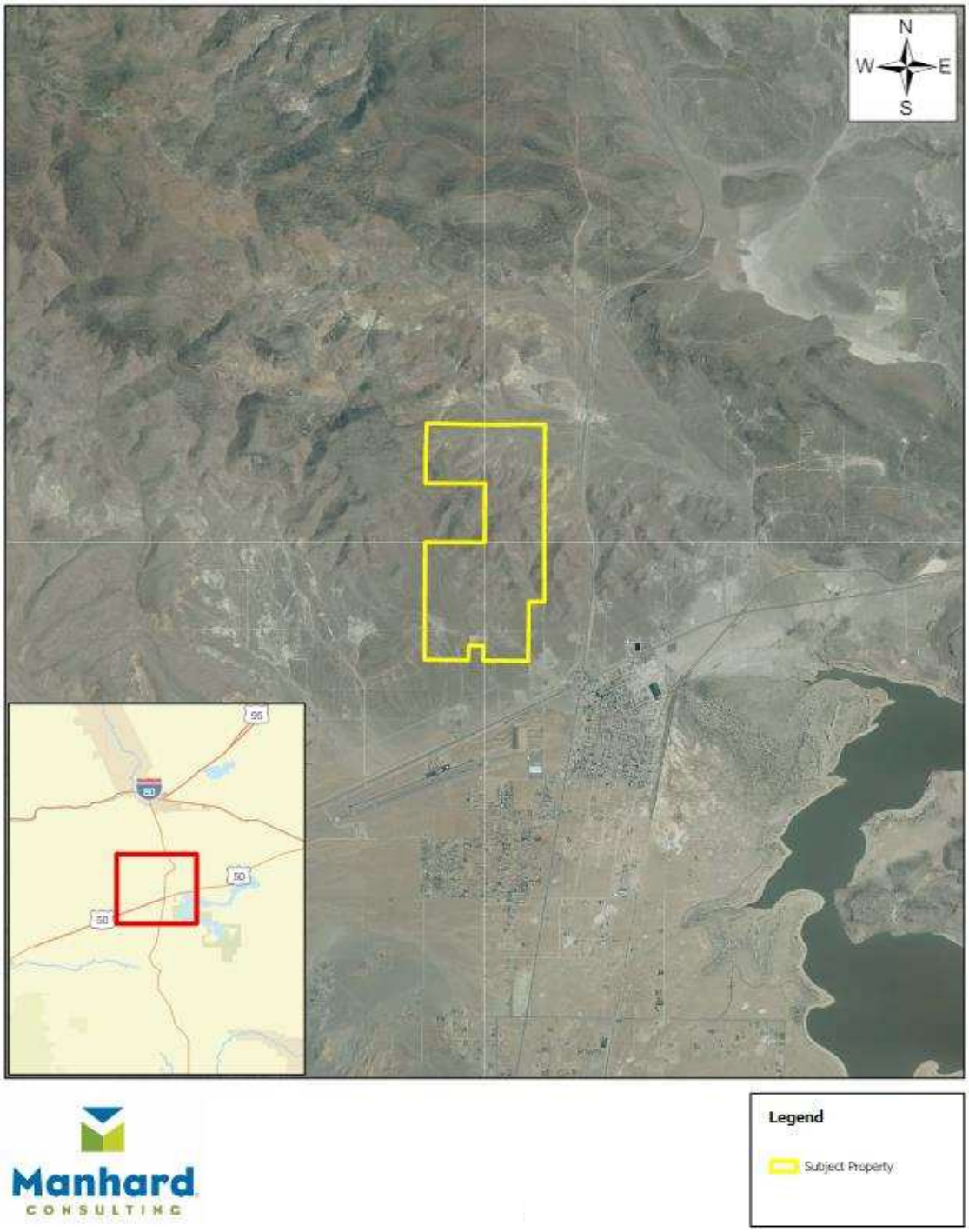
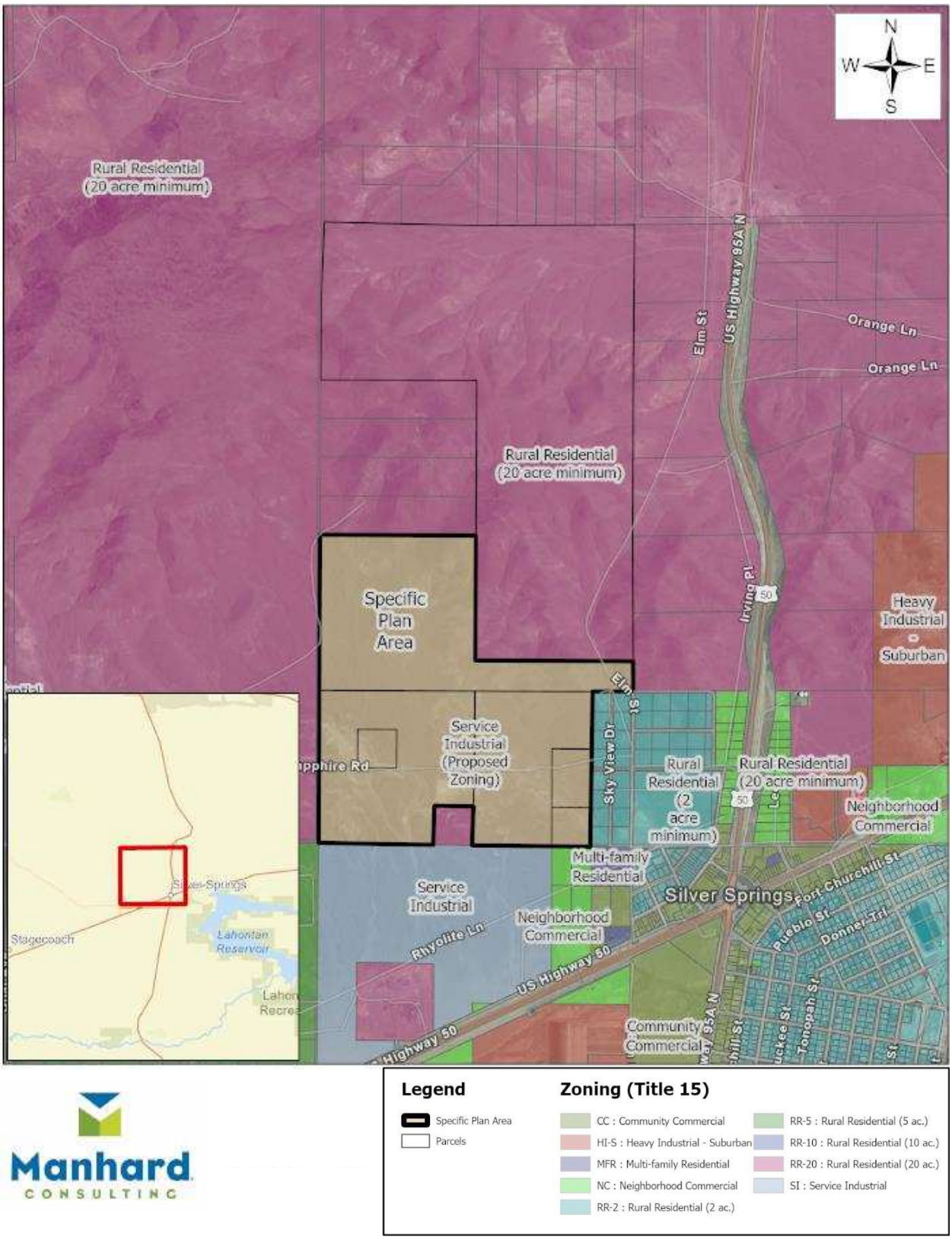


Figure 2: Specific Plan Boundary



Manhard CONSULTING

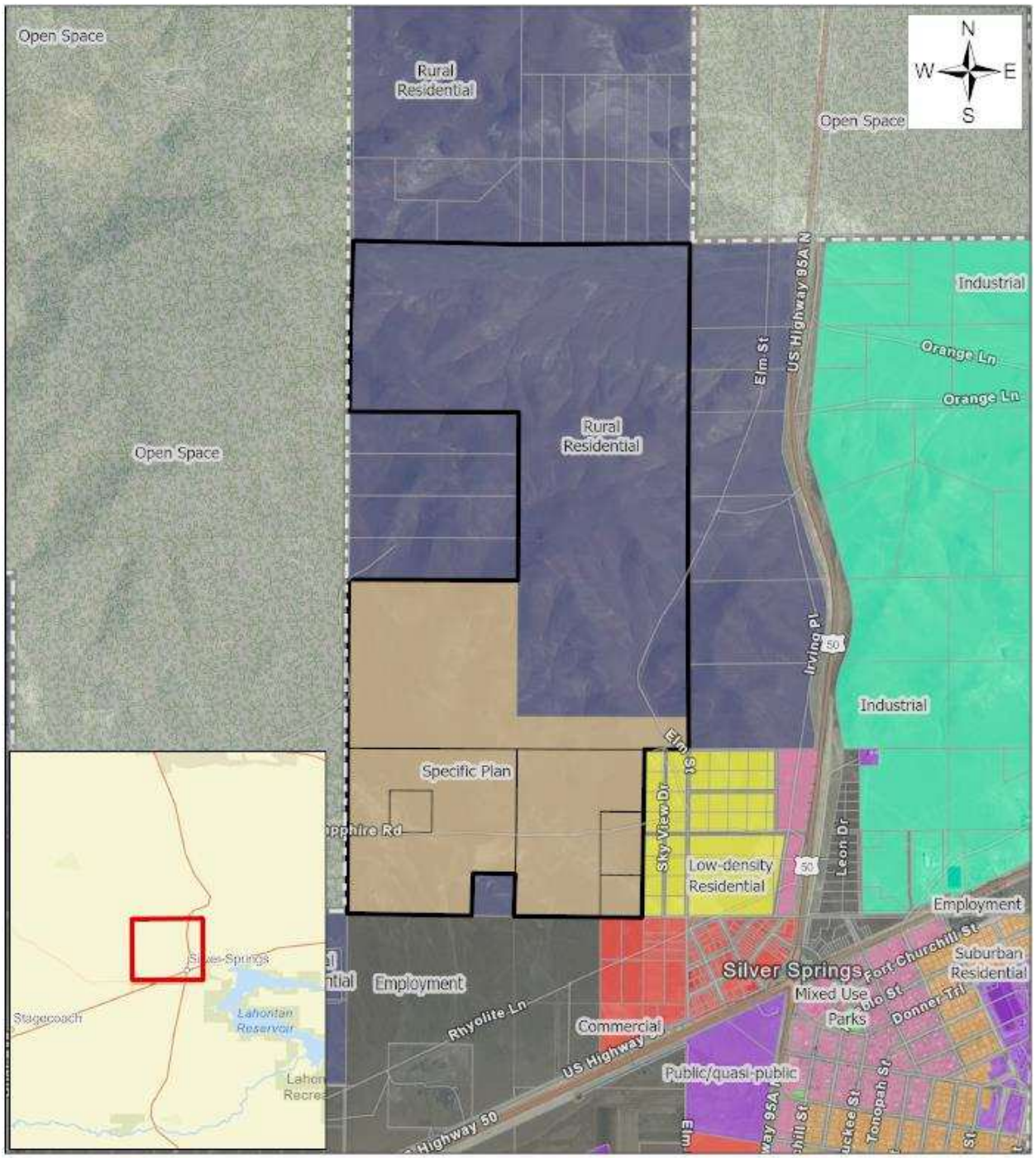
Section 2 – Specific Plan Area

The proposed Master Plan designation is Specific Plan, and generally aligns with the Employment Master Plan designation. The Conceptual Site Plan depicts a data center use and associated accessory uses (water storage tank and utility substations), proposed water and sewer infrastructure, primary access, and emergency access. In accordance with LCC Section 15.211.02(C)(3)(b), the Conceptual Site Plan demonstrates the distribution, location and extent, density, and general intensity of land uses, including open space.

Zoning Designation – Service Industrial

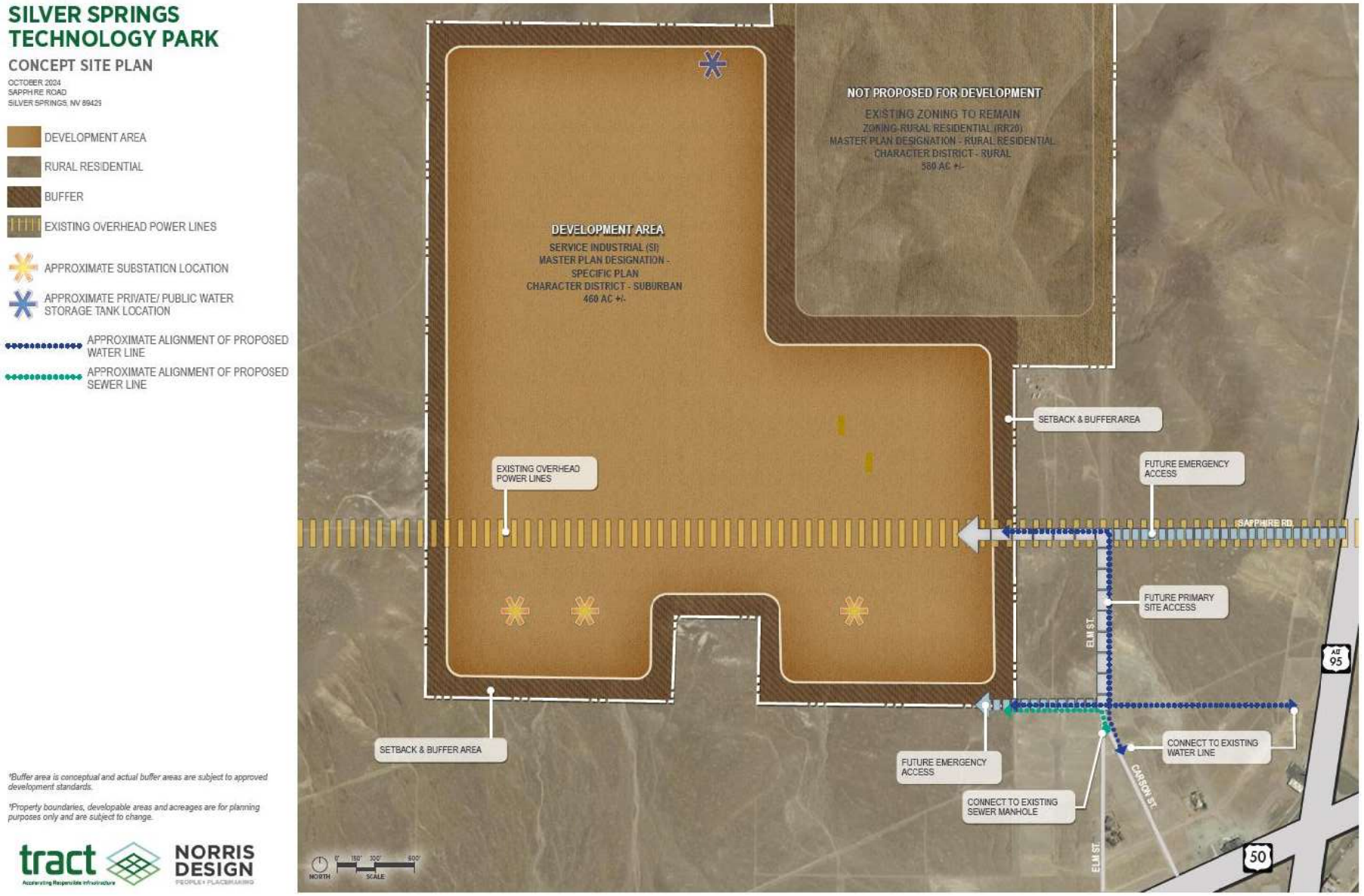
Upon approval of the zoning map amendment, the zoning of the site will be Service Industrial. The site is intended for a Data Center use, which has been determined to be consistent with a Warehouse use with previous Lyon County review and is an allowed use in the Service Industrial zone. Other permitted Service Industrial uses are also allowed in accordance with the Specific Plan development standards.

Figure 3: Proposed Master Plan – Specific Plan



Manhard CONSULTING

Figure 4: Conceptual Site Plan



Development Standards

Future development will be reviewed in accordance with development standards in this Specific Plan. In cases where a specific standard is not addressed in the Specific Plan Handbook, the provisions/requirements of Lyon County Code (effective as of the date of Specific Plan adoption) shall be applied.

Figure 5: Development Standards

Development Standards		
Setback:		
	From property lines abutting residential uses	20 feet
	From property lines abutting adjacent public ROW	10 feet
	From front property line if the building is oriented toward the street and accesses the public sidewalk	10 feet
	From property lines abutting Commercial or Industrial Zones or uses	0 feet subject to applicable Building and Fire Codes
	Rear	0 feet subject to applicable Building and Fire Codes
Building Form Requirements		
	Building height	See Miscellaneous Requirements
	Floor area ratio	N/A
Parking Requirements		
	Data Center Use	1 parking space per 1,000 square feet of office use. Parking spaces are not required for designated data hall areas. The minimum parking requirement may be modified through the submittal of a parking study at time of site plan or building permit application, as applicable, and subject to approval by the Community Development Director.
	Other Service Industrial Uses	See Lyon County Code Chapter 401, Parking and Loading
Minimum Lot Requirements		
	Lot size	7,000 square feet dependent on availability of sewer and water
	Lot street frontage width	See Miscellaneous Requirements
	Average lot width	50 feet
	Average lot depth	N/A

Development Standards	
Miscellaneous Requirements	
	1. Minimum Lot Frontage: For the purpose of dividing property, minimum lot frontage shall be sufficient to provide adequate access and utility development, and meet applicable building setback, buffer, and development standards of the district. In no case shall the frontage be less than thirty feet (30') unless a property is served off a common driveway that is perpetuated through a recorded easement with a width acceptable to the applicable Fire District.
	2. Height Limitations: No maximum height is established; however, when building height exceeds thirty five feet (35'), the setback requirements shall be increased by one foot (1') for each foot of building height in excess of thirty five feet (35'), as applicable to all setbacks. Subject to subsection 15.330.03E of Lyon County Code Title 15.
	3. Open Space: A minimum ten foot (10') landscape strip shall be provided along the street frontage, consisting of drought tolerant, low water consumptive plantings.
	4. Buffer Area: A +/- 100 foot buffer area is provided around the Specific Plan Area. The buffer area will consist of native vegetation, as is consistent with the surrounding area.
	5. Performance Standards: See chapter 337 of Lyon County Code Title 15, industrial performance requirements.
	6. Allowed Uses: Data Center See chapter 320 of Lyon County Code Title 15, Table of Allowed Uses for Service Industrial zoning designation

Accessory and Conditional Uses

Insert CNG Trucking Station

Certain Accessory Uses are needed to serve the Data Center use, which may include but are not limited to: power and distribution lines; power substations; power transmission lines; battery and other utility storage facilities; water storage facilities, sewer treatment facilities; and communication, broadband, and fiber optic utilities. These accessory uses are necessary for the successful development of data center.

If required by LCC, and not specifically addressed in an approved Development Agreement, the developer will apply for a Conditional Use Permit (CUP) for these accessory uses. The accessory uses will be located to meet CUP findings established in LCC Section 15.230.06.

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.

Architectural Standards

Primary buildings will be designed with natural colors that blend into the landscape to the extent practicable. Principal building facades shall avoid the use of undifferentiated surfaces by including at least 2 of the following design elements:

1. change in building height
2. building step-backs, projections, or recesses
3. fenestration
4. changes in building material, pattern, texture, color
5. use of accent material
6. overhangs
7. canopies or porticos
8. arcades
9. variations in the roof line

Performance Standards

As identified in LCC, Performance Standards are intended to ensure that all industrial uses will provide necessary operational procedures and control methods to protect the County and its residents from hazards and nuisances; to set objective and quantifiable standards for the maximum tolerated levels of frequently hazardous or annoying emissions; and to protect any industry from arbitrary exclusion or persecution based solely on the characteristics of that type of industry's past uncontrolled operation.

The following applicable Performance Standards are incorporated into this Specific Plan:

15.335.03: USES PERMITTED BASED ON STANDARDS:

EEE. Warehouse And/Or Distribution:

1. Provide adequate traffic flow (including but not limited to road entrances and exits, queuing areas, holding areas for inspections, location of the scale house, and traffic routes) that demonstrate adequate parking and queuing space for trucks and customers as well as enough space for safe equipment movement in light of truck and customer traffic through the site.

2. Outside stacking of materials should not be visible to the passing motorist traveling any adjacent external road; outside of construction period.

3. All outside storage areas including dumpsters must be:

   a. Sited to the rear of the building,

   b. In conformance with the setbacks required of the building's underlying zone, and,

   c. Designed such that they are concealed from all adjacent properties and public rights-of-way through installation of either fencing and/or vegetative screening.

15.336.10: POWER TRANSMISSION LINES:

A. Purpose: It is the intent of this section to provide for the delivery of electrical power in an efficient and effective manner to the utility's customers allowing for an expedited review process for new power transmission lines to be located within designated transmission corridors within the County's master plan while requiring approval of a conditional use permit for new transmission lines located outside of designated transmission corridors as per Nevada Revised Statutes 278.26503. Power transmission lines are permitted in all zoning districts due to the linear nature of transmission lines either through the design review process if located within a designated utility corridor in the County's master plan or as a conditional use permit.

B. Other Permits: Typically transmission lines cross through a combination of private and public lands in order to tie into other existing or proposed utility infrastructure (e.g., substations or switching stations, connecting transmission lines). If the aboveground utility project is located on land administered by any agency of the Federal government the applicant shall notify the County of its intent to submit an application concurrent with the Federal review and permit application process, and attend a pre-submittal conference with County staff to discuss the project and specific application requirements. Subsequent to the pre-application meeting, the applicant shall submit as the application the appropriate documents related to the environmental review by State and Federal land management agencies. If the applicant is required to apply for a permit to construct under the Utility Environmental Protection Act from the Public Utilities Commission of Nevada, then the applicant's NEPA application shall constitute the environmental review documents for the conditional use permit application.

C. Conditional Use Permit: A conditional use permit shall be required for a power transmission line project that is located outside a designated aboveground utility corridor as identified in the public facilities/services component of the Lyon County comprehensive master plan. In addition to the requirements of this chapter the applicant shall demonstrate that the proposed project meets the following criteria:

1. Corridors must not conflict with any existing or planned infrastructure or utility projects;

2. Proximity of the proposed corridor to any school, hospital, or urban residential area with a dwelling

density greater than two (2) units per acre must be taken into consideration and setbacks conforming to the requirements of the National Electric Safety Code (NESC) established by easement; and

3. The proposed aboveground utility corridor is in conformance with the goals and policies of the public utilities/services component of the Lyon County comprehensive master plan.

15.336.11: POWER SUBSTATIONS:

A. Purpose: It is the intent of this section to provide for the delivery of electrical power in an efficient and effective manner to the utility's customers allowing for a timely review process for new power substations to be located within the County.

B. Other Permits: Power substations may be located on either private or public lands in order to tie into other existing or proposed utility infrastructure (e.g., connecting transmission lines). If the power substation project is located on land administered by any agency of the Federal government the applicant shall notify the County of its intent to submit an application concurrent with the Federal review and permit application process, and attend a pre-submittal conference with County staff to discuss the project and specific application requirements. Subsequent to the pre-application meeting, the applicant shall submit as the application the appropriate documents related to the environmental review by State and Federal land management agencies. If the applicant is required to apply for a permit to construct under the Utility Environmental Protection Act from the Public Utilities Commission of Nevada, then the applicant's NEPA application shall constitute the environmental review documents for the conditional use permit application.

C. Conditional Use Permit: A conditional use permit shall be required for a power substation project that is located on private land and is outside the Aboveground Utility Corridor delineated in the 2020 Master Plan outside in order to review, identify and develop mitigation measures that educe the potential negative impacts to abutting properties, as described in the Specific Plan. The specific requirements for Power Substations may be further clarified in a development agreement for the project.

15.337.03: STANDARDS:

The following standards are provided as base general standards for consideration of necessary conditions of approval for each applicable use.

A. Off-Street Parking And Loading: Off-street parking and loading provisions shall be administered pursuant to this Specific Plan or Chapter 401 of LCC. In addition, for new development loading areas must be located in such a manner that no loading, unloading, and/or maneuvering of trucks associated therewith takes place on public rights-of-way.

B. Maintenance: The owner, lessee or user shall be responsible for maintaining an orderly appearance of all properties, and shall be responsible for assuring the care and maintenance of any natural growth where appropriate. All required yards, parking areas, storage areas, operation yards and other open uses on the site which are adjacent to a public right-of-way shall be maintained in a neat and orderly manner appropriate for the district at all times.

C. Enclosure: All manufacturing or fabrication processes which produce physical off-site impacts of a detrimental nature shall be sufficiently enclosed to mitigate the impact.

D. Pollution Control And Nuisance Abatement: Each industry is required to continuously employ the best pollution control and nuisance abatement technology when reasonable and practicably available for

each particular industry; provided, that where Federal or State laws or regulations provide for the level of technology to be employed, the appropriate State or Federal standards shall apply. Hazardous waste shall be managed in accordance with the requirements of title 6, chapter 2 of the LCC.

E. Heat, Light And Glare: All operations and facilities producing heat, light, or glare, including exterior lighting, shall be so constructed, screened or used as to not unreasonably infringe upon the use and enjoyment of property beyond the boundaries of the district.

F. Ground Vibrations: No ground vibration other than that caused by highway vehicles, trains or construction activity shall be permitted which is discernible, without instruments, at or beyond the property line for the use concerned.

G. Odor, Dust, Dirt, And Smoke: Odor, dust, dirt, or smoke shall not be emitted that is detectable at or beyond the property line, for the use concerned, 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.

H. Noise: Noise standards shall be in accordance with Lyon County Code for the Service Industrial Land Use designation.

I. Toxic Gases And Fumes: There shall be no emission of toxic gases or fumes.

J. Liquid Pollutants: There shall be no release to soil or surface drainage ways of water borne or liquid pollutants. (Ord. 603, 11-1-2018)

Section 3 – Transportation and Circulation

The Conceptual Site Plan includes a transportation and circulation plan that shows the proposed primary and emergency access and the relationship to the local and regional circulation system. As shown, primary site access is proposed from US Highway 50 via Carson Street, utilizing existing rights-of-way. There is also existing access/right-of-way from US Highway 95A via Sapphire Road that will serve as emergency access. Access analysis and recommendations were contemplated in the TIS that was reviewed and approved NDOT. Those recommendations are included in this application. All necessary roadway infrastructure will be constructed to meet Lyon County road standards and Fire Department approval.

Modifications to the proposed access as a result of the final design shall constitute a minor variance in design to the Specific Plan, if deemed appropriate by the Community Development Director, and not an amendment to the Specific Plan. A minor variance, as defined under Lyon County Code Title 15, refers to a deviation from the applicable development standards that does not substantially change the overall character of the project, does not significantly impact surrounding properties, and is necessary to alleviate a specific difficulty or hardship related to the property.

Traffic

Because of the unique anticipated data center use, a TIS was prepared to evaluate the capacity of the roadway network and provide recommended improvements. A supplemental analysis was also conducted to evaluate the roadway network for a higher intensity potential project (Warehouse use), and to estimate the threshold of project trips before additional improvements or access points are expected to be needed. The data center use generates fewer trips than a typical Service Industrial use.

The TIS utilized trip generation rates from the *Trip Generation Manual, 11th Edition* published by the Institute of Transportation Engineers (ITE) to develop trip generation estimates for the proposed data center use. The Traffic study notes that the proposed Data Center is planned to be staffed with approximately 275 full-time employees, with 3 shifts during the weekday and 2 shifts during the weekend. This would equate to expected lower trip generation levels (approximately 750 Daily trips, and 80 AM and 80 PM peak hour trips), compared to the Data Center use below. However, higher trip generation values based on the planned building sizes were used in the analysis for a conservative approach.

Figure 6: Trip Generation Estimates

(from the Silver Springs Technology Park TIS dated July 8, 2024)

Land Use (ITE Code)	Size[1]	Trips				
		Daily[2]	AM		PM	
			Total	In / Out	Total	In / Out
Data Center (160)	2,080 ksf	2,059	229	126/ 103	187	56 / 131

Notes: 1. Ksf = kilo square feet
Source: Headway Transportation, 2024

Recommended Improvements

(from the Silver Springs Technology Park TIS dated July 8, 2024)

- Construct a westbound right-turn lane at the US 50 / Carson Street intersection.
- Construct roadways to Lyon County standards from the site connecting to Carson Street/US 50.
- Construct a 26' wide, paved secondary emergency access if/as determined by Central Lyon County Fire Protection District. This may potentially require improvements to Sapphire Road or another identified access location.

Section 4 – Infrastructure

The Conceptual Site Plan includes the distribution, location, and extent of major infrastructure systems to address sewage and water. The ultimate utility system improvements and location of the improvements will be determined with coordination from Lyon County, Silver Springs Mutual Water Company (SSMWC), Lyon County Utilities District (LCUD), and NV Energy. Other essential services, including drainage and solid waste facilities will be determined with final design.

Water

Based on discussions with SSMWC, adequate water capacity exists to serve this development. These demands will be included and finalized as part of the annexation process. Prior to construction development (see Phasing section), the developer will be responsible to acquire necessary water rights, work with SSMWC to annex into its service territory, and confirm to the County that the required water system improvements have been completed.

Sanitary Sewer

Based on discussions with LCUD, adequate sewer capacity exists to serve this development. These demands will be included and reserved as part of the annexation process. Prior to construction development (see Phasing section), the developer will be responsible to acquire necessary EDUs, work with LCUD to annex into the Silver Springs General Improvement District (SSGID) service territory, and confirm to the County that the required sewer system improvements have been completed.

Power

An Engineering Services Agreement (ESA) has been signed with NV Energy and a System Impact Study is currently being developed. NV Energy has existing plans to route 345kV transmission through and/or adjacent to the site which make this a favorable location for interconnection. The upstream projects, which include transmission upgrades and utility substations are in process and anticipated to be completed between 5-10 years. The project will rely upon these system upgrades as well as the on-site substations contemplated in this Specific Plan to move forward. Due to the necessity of these on-site substations, it is imperative that future conditional use permits and/ or Administrative Design Reviews are processed in line with this plan.

Storm Drainage

The project area has a FEMA Flood Zone X determination – Area of Minimal Flood Hazard. An existing hydrologic analysis has been performed to identify site constraints and determine critical off- and on-site flows. Any future development will be required to meet Lyon County Drainage Guidelines, or similarly adopted document at the time of application, and ensure that post-development flows are mitigated and do not exceed pre-development conditions.

Section 5 – Phasing

This Specific Plan includes a plan for phasing the development of land uses and infrastructure, including a preliminary development schedule and the sequence and timing of development and the timetable for provision of adequate public facilities and services.

Project timing for the SSTP will be primarily dictated by the extension of utilities to the site, and will occur as appropriate levels of infrastructure are provided. Infrastructure improvements required to support the development will be installed by the developer.

The project is anticipated to be built in one phase, which will begin in approximately 10 years, depending on infrastructure availability. This will include construction of the necessary utility and road improvements and the data center campus.

Prior to development of the site, the developer will be responsible to:

- **Acquire necessary water rights:** Acquisition of water rights will begin once the amount of necessary water rights have been determined and approved from the Nevada State Engineer.
- **Work with SSMWC to annex into its service territory:** Annexation into the SSMWC service territory will be required and is anticipated to be a 6 to 9 month process. Approval from the Public Utilities Commission of Nevada (PUCN) is required as part of the annexation process.
- **Determine required water system improvements:** With final design, water system improvements may include a booster pump station, water tank, and pressure reducing station, and/or an alternative private improvement, to provide adequate service to the project site. The developer may serve the property with an alternative source of water subject to Nevada State Engineer and associated approvals within the Churchill Basin.
- **Acquire necessary EDUs:** Necessary EDUs are expected to be purchased from LCUD.
- **Work with Lyon County Utilities District (LCUD) to annex into its service territory:** Annexation into the Silver Springs GID (under Lyon County Utilities) will be required.
- **Determine required sewer system improvements:** Proposed gravity sanitary sewer mains and/or an alternative private improvement will have to be constructed from the site to tie into the existing sanitary sewer manholes in the south-east. No significant sanitary sewer improvements are expected as a result of this project.

Section 6 – Development Constraints

Performance Standards - Resources

This Specific Plan will comply with performance standards for the protection and conservation of natural resources including floodways, wildlife, soils, topography, geology, and hillsides/slopes, in accordance with the Lyon County Master Plan for the Employment Master Plan and Zoning Ordinance for the Service Industrial zoning designation.

A Topographic Map has been prepared to demonstrate the topography of the area, along with a Development Constraints map to demonstrate soil characteristics, National Hydrography Dataset (NHD) flowlines, and slopes.

The development area has been designed so that development will not significantly increase hazards of flooding or soil erosion.

Figure 7: Topographic Map

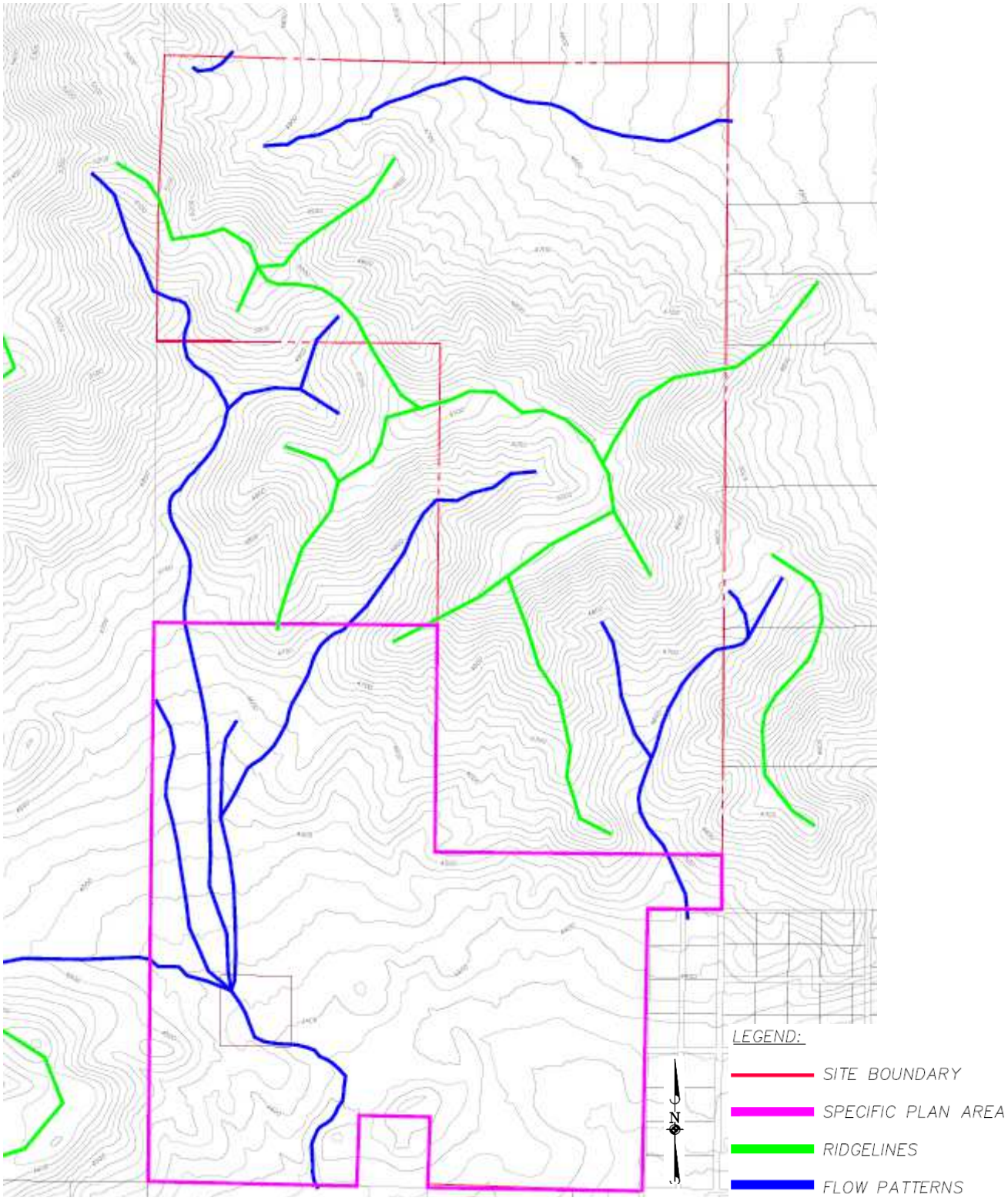
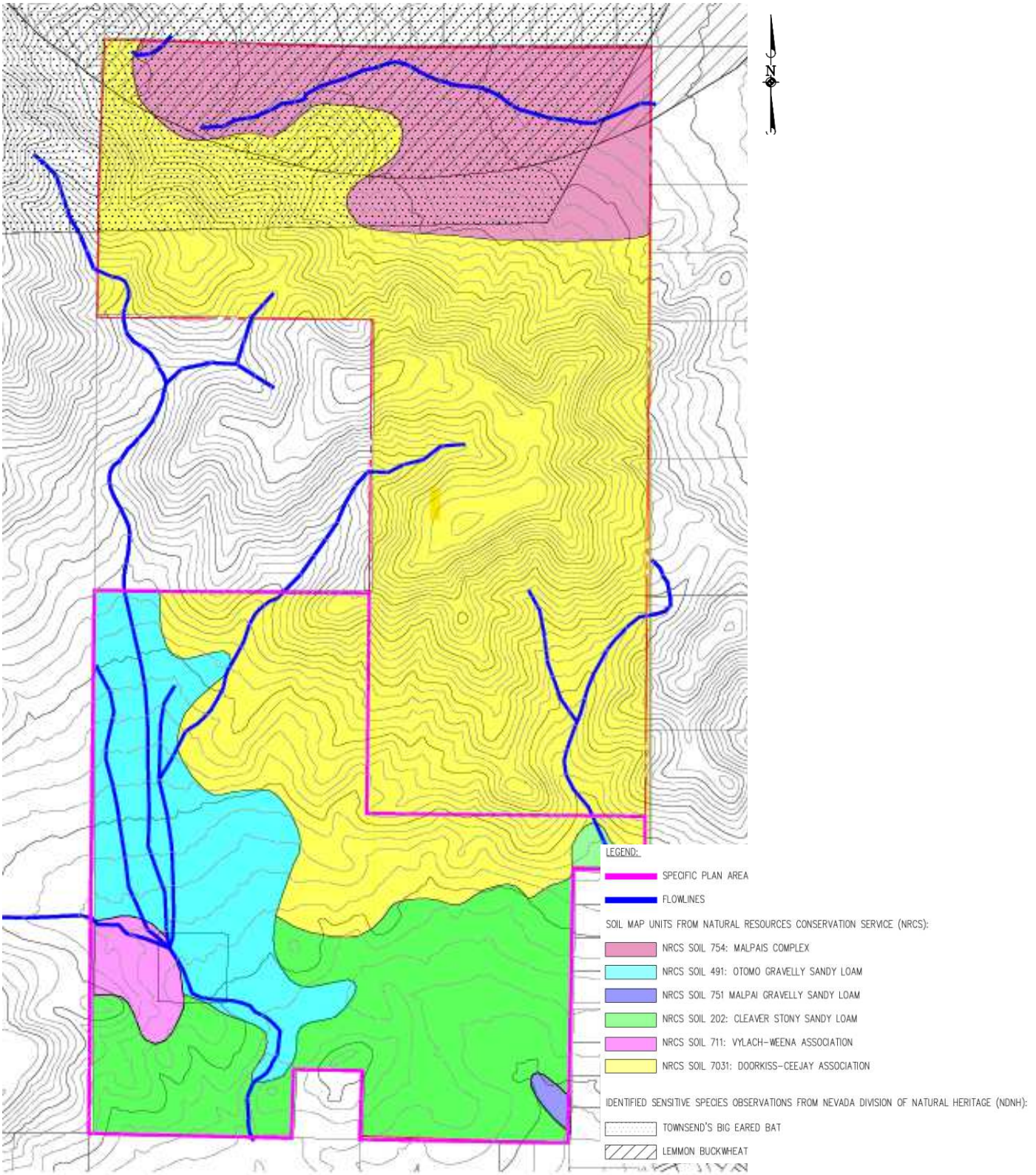


Figure 8: Development Constraints Map



Section 7 – Implementation

The SSTP Specific Plan will be implemented through the adoption and enforcement of the development standards, improvement standards, and requirements included within this Specific Plan. The Lyon County Planning Department will use this Specific Plan to review development projects and any future approval needed within the SSTP.

A traffic impact analysis has been completed for the SSTP. Improvements triggered by development within the Specific Plan have been identified to ensure that improvements are made at the appropriate time.

Conflict

In the event of a conflict between this Specific Plan Handbook and Lyon County Code, these standards shall govern development of SSTP. In cases where a specific standard is not addressed in the Specific Plan Handbook, the provisions/requirements of Lyon County Code shall be applied.

Financing

The proposed SSTP is intended to be privately funded. All public infrastructure will be financed or paid for by the developer. The developer reserves the right to negotiate reimbursement agreements or other private agreements from adjacent properties when appropriate to construct public facilities needed to serve the project.

Development Agreement

A Development Agreement may be pursued by the developer as a reinforcement of the standards included in the Specific Plan and provide additional detail around project timing, approvals, and construction.

Terms for Termination

This Specific Plan is a Master Plan designation and could be eligible for mutually agreed upon amendment during either a future County-wide Master Plan update or upon the submittal of a Master Plan Amendment by the property owner.

Lyon County Planning Commission Agenda Summary

Meeting Date: November 10, 2026

Agenda Item Number:
7.b

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 located north of US 50 and west of Sky View Drive in Silver Springs (APN 015-091-15) PLZ-2026-038.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- Staff Report
- Attachment 1 - Project Site Plan
- Attachment 2 - Traffic Conformance Letter
- Attachment 3 - Fire Prevention Emergency Response

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-2026-038

Proposed Action	Conditional Use Permit for a Compressed Natural Gas Trucking Station
Meeting Date	November 10, 2026
Property Owners	NVLCO Lyon County, LLC
Applicant	NVLCO Lyon County, LLC / Mitch Nelson
Representative	NVLCO Lyon County, LLC / Mitch Nelson
Community	Silver Springs
Location	West of US Highway 95A and North of US Highway 50
Parcel Number	015-091-15
Parcel Size	Approximately 459 acres
Master Plan	Specific Plan – Silver Springs Technology Park (branded as Sapphire Technology Park)
Current Zoning	SI (Service Industrial)
Flood Zone(s)	X-Unshaded per FIRM 32019CO211E
Case Planner	Louis Cariola

REQUEST

The Applicant requests approval of a Conditional Use Permit (CUP) for a compressed natural gas trucking station on approximately 10 acres within the Silver Springs Technology Park Specific Plan, in accordance with a concurrently requested amendment to the Specific Plan to permit the use with a CUP (reviewed under file number PLZ-2026-037). The operation would be 24 hours a day, 7 days a week.

BACKGROUND AND STAFF RECOMMENDATION

Background

On March 6, 2025, the Board of County Commissioners approved the Silver Springs Technology Park Specific Plan (the "Plan"). The Plan established the Master Plan designation for approximately 459 acres. Subsequent mapping and zoning amendment processes established the current parcel configuration and consistent Service Industrial (SI) zoning for the entire Plan. The primary use within the Plan is a data center complex with supporting accessory uses, including electrical substations, electrical transmission lines, battery energy storage systems, and other utility facilities including sewer treatment and water service infrastructure. Most of the uses listed will be reviewed by

the County, or other reviewing entities, for compliance with Lyon County Code or the applicable standards. For example, the Silver Springs Mutual Water Company would govern the process for annexation into their service area and review any construction for domestic water use and fire suppression. The Central Lyon Fire Protection District would review and approve any fire suppression system needs. Lyon County would review building plans and site improvement plans.

A Development Agreement, with an effective term of 20 years, was approved by the Board of County Commissioners on June 5, 2025 and was later recorded in the Lyon County Recorder's Office on September 23, 2026. (The entire Plan has been re-branded by the owners/applicants as the "Sapphire Technology Park".)

In addition to establishing allowed uses, the Plan also includes development standards, but does not address or include the requested use of a compressed natural gas (CNG) trucking station. Prior to the County's acceptance of this application, the Community Development Department made a "Determination of an Unlisted Use" for the CNG trucking station use. The Determination, issued on April 16, 2026, states that a CUP would be required after approval of a Master Plan Amendment to allow the use. The County has accepted a concurrent application (PLZ-2026-037) for amendment to the Plan and will be presenting the two applications together to the Planning Commission and the Board of County Commissioners.

Recommendation

Staff recommends that the Planning Commission forward a recommendation of approval to the Board of County Commissioners for the CUP request, based on the Findings as listed in the staff report and in accordance with the recommended conditions of approval. The Specific Plan permits industrial uses for the data center and the supporting Development Agreement establishes a 20-year timeline to initiate the uses. The proposed CUP is for the next 5 years and would use the approved access to the data center site and force significant improvements to public Right of Way (ROW) sections that otherwise would not receive upgrades until the data center project was initiated. The ROW improvements required are to the Lyon County Major Collector standards, which are a 60' width roadway with 5" of asphalt concrete over 10" of aggregate base. Maintenance of the new ROW sections would be an obligation of the applicant until such time that the trucking use is removed and only then will the County incur maintenance responsibility (per the recommended Conditions of Approval). Noise will be subject to County standards for industrial uses and fencing of the site is required.

RECOMMENDED MOTION

If the Planning Commission determines that they will forward a recommendation of approval of the requested Master Plan 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 applicant has demonstrated that the amendment is in substantial compliance with and promotes the master plan goals, objectives and actions;

B. The proposed amendment is compatible with the existing or master planned adjacent land uses, and reflects a logical change in land uses;

C. The proposed amendment has demonstrated and responds to changed conditions or further studies that have occurred since the master plan was adopted by the Board, and the requested amendment represents a more desirable utilization of land;

D. The proposed amendment will not adversely affect the implementation of the master plan goals, objectives and actions, and will not adversely impact the public health, safety or welfare; and

E. The proposed amendment will promote the desired pattern for the orderly physical growth of the County, allows infrastructure to be extended in efficient increments and patterns, maintains relatively compact development patterns, and guides development of the County based on the consideration of natural resources, the physical geography and the efficient expenditure of funds for public services.

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 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.

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 and are only permissible if the amendment to the Silver Springs Technology Park, permitting the use of a compressed natural gas trucking station, is approved in PLZ-2026-037. Initiation of any additional uses will require approval of an amendment to the Specific Plan and 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 including approval from the Nevada Department of Environmental Protection's Chemical Accident Pollution Prevention (CAPP) program.
3. The proposed use is temporary in nature and is only approved for 5 years of operation from the approval date issued by the County for this Conditional Use Permit (CUP). After 5 years, the entire facility shall be decommissioned with equipment, fencing, and lighting removed. The County retains the right to require dust control remediation on the site if the area is not immediately intended for alteration for the data center uses approved in the Specific Plan. Any extension of the timeline will require approval from the Board of County Commissioners via amendment to this approval.
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 Applicant shall obtain approval of an amendment to the Development Agreement originally approved by the Lyon County Board of Commissioners on June 5, 2025. The amendment shall address the Applicant's participation in the planning and design of the proposed roadway bypass extending southerly from the existing roundabout at U.S. Highway 50 and USA Parkway, along the proposed Opal Avenue extension, to U.S. Highway 95A, together with any associated roadway connections. The amendment shall establish the terms and extent of the Applicant's participation, including the allocation of responsibilities and associated costs, subject to approval by the Lyon County Board of Commissioners.

6. The applicant shall be responsible for all design, permitting, and construction fees and costs associated with improving all public right-of-way access from US Highway 50 to the project site to Major Collector standards, consisting of a 60-foot-wide roadway with a minimum of 5 inches of asphalt concrete over 10 inches of aggregate base. Prior to commencement of operations, a Road Maintenance Agreement signed by the Lyon County Roads Director shall be in place and shall remain in effect throughout the five-year term of facility use. The agreement shall establish the applicant's/operator's responsibility for maintenance of the roadways during that term. Upon cessation of the use and removal of the facility, the Lyon County Roads Department shall review the condition of the roadways. County acceptance of maintenance responsibility shall be subject to a determination that the roadways comply with County standards.
7. The applicant shall be responsible for all improvements and capacity studies required by the Silver Springs Mutual Water Company for consideration of being annexed into their service area and receiving water service if required for fire suppression or domestic purposes. The Water Company processes for annexation and service are separate and independent of Lyon County's regulations.
8. The natural gas transport trucks shall not use engine brakes on Lyon County Right of Ways.
9. 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.
10. All 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.
11. The applicant shall maintain a Lyon County business license for the use while occupying the site.
12. 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.**

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 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 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 application.

Based on the aforementioned finding, and with the applicant's concurrence, the Planning Commission continues the request 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 for ___ days.

Alternative Motion for Denial

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

The Lyon County Planning Commission has considered:

15.210.03: FINDINGS:

When making an approval, modification or denial of an application the commission and the Board shall, at a minimum, consider each of the following and base approval, modification, or denial based on the combined weight of the findings. Each finding shall be supported by a statement of evidence, facts and conclusions.

A. The applicant has demonstrated that the amendment is in substantial compliance with and promotes the master plan goals, objectives and actions;

B. The proposed amendment is compatible with the existing or master planned adjacent land uses, and reflects a logical change in land uses;

C. The proposed amendment has demonstrated and responds to changed conditions or further studies that have occurred since the master plan was adopted by the Board, and the requested amendment represents a more desirable utilization of land;

D. The proposed amendment will not adversely affect the implementation of the master plan goals, objectives and actions, and will not adversely impact the public health, safety or welfare; and

E. The proposed amendment will promote the desired pattern for the orderly physical growth of the County, allows infrastructure to be extended in efficient increments and patterns, maintains relatively compact development patterns, and guides development of the County based on the consideration of natural resources, the physical geography and the efficient expenditure of funds for public services.

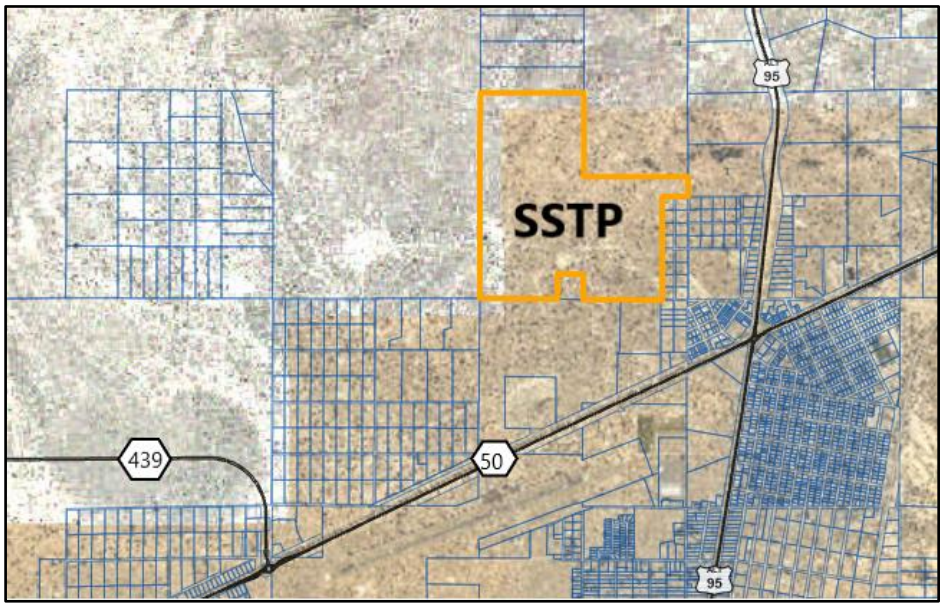
After consideration of the above-listed Findings, the Lyon County Planning Commission has determined that the Master Plan Amendment would <u>not</u> be in conformance with the above-listed considerations and <u>recommends denial</u> for the request from NVLCO Lyon County, LLC., for a Conditional Use 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.

STAFF REVIEW AND COMMENTS

The project area is located in Silver Springs, north of US Highway 50 and west of US Highway 95A. Vehicular access from the project site to NV State Highway 439 (USA Parkway), is approximately 3 miles west.

<u>Current Development and Uses</u>

The subject parcel is vacant. Vehicular access is/would be provided by connection to Hwy 50 via Carson Street, Elm Street, and Sapphire Way. The route is the same one approved as primary access for the Specific Plan. Currently, there are no developed properties along the route proposed to access the CNG Trucking Station (the "Project").



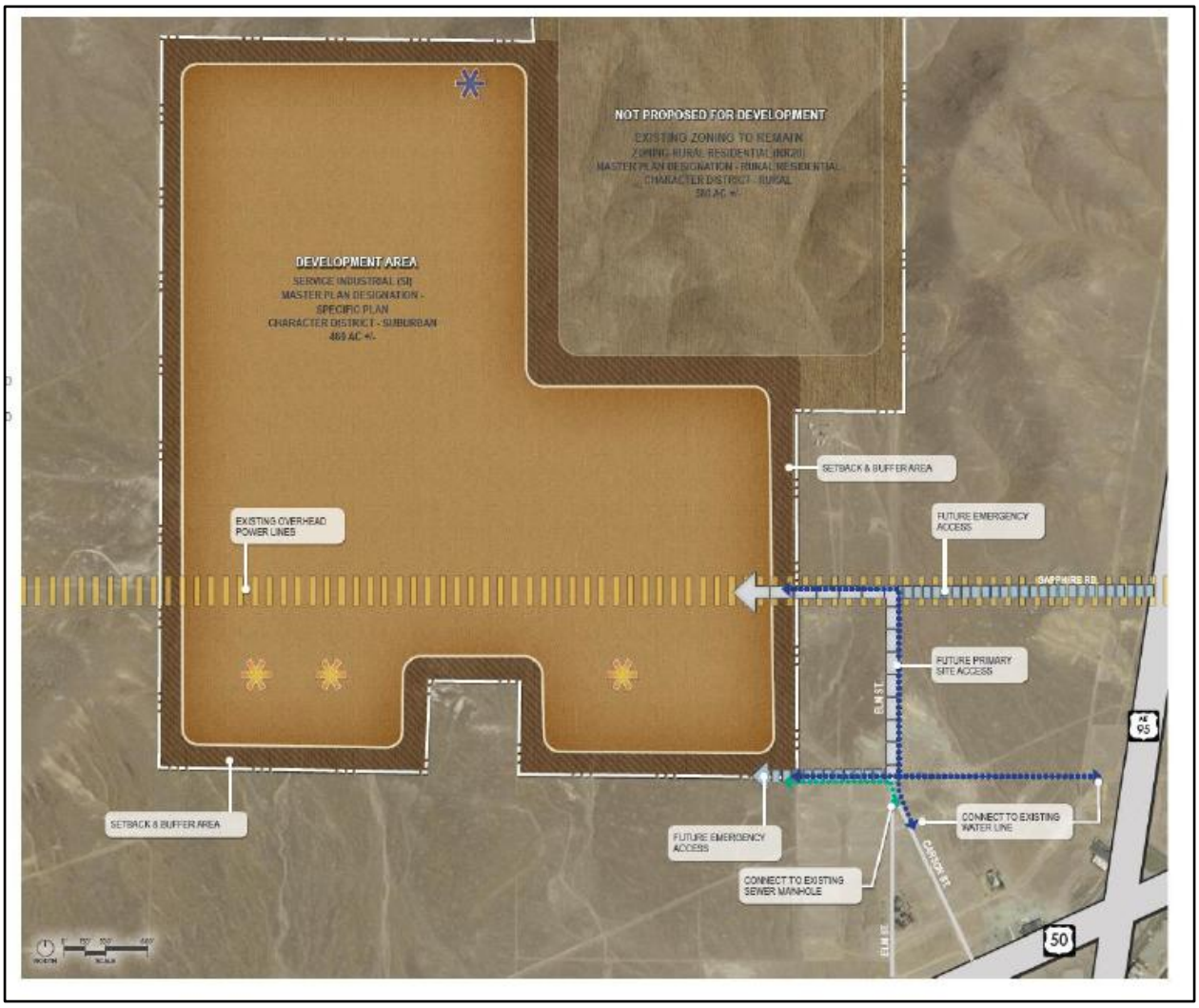
The operation of the Trucking Station would be Certarus, a company that is separate from TRACT, the developer who received approval for the Specific Plan. Traffic would move to/from the Project site to Storey County via Hwy 50 and USA Parkway.

Hwy 50's Frontage Road connects to Hwy 50 with full traffic movements available, including a left turn deacceleration lane to Carson Street from the Highway.



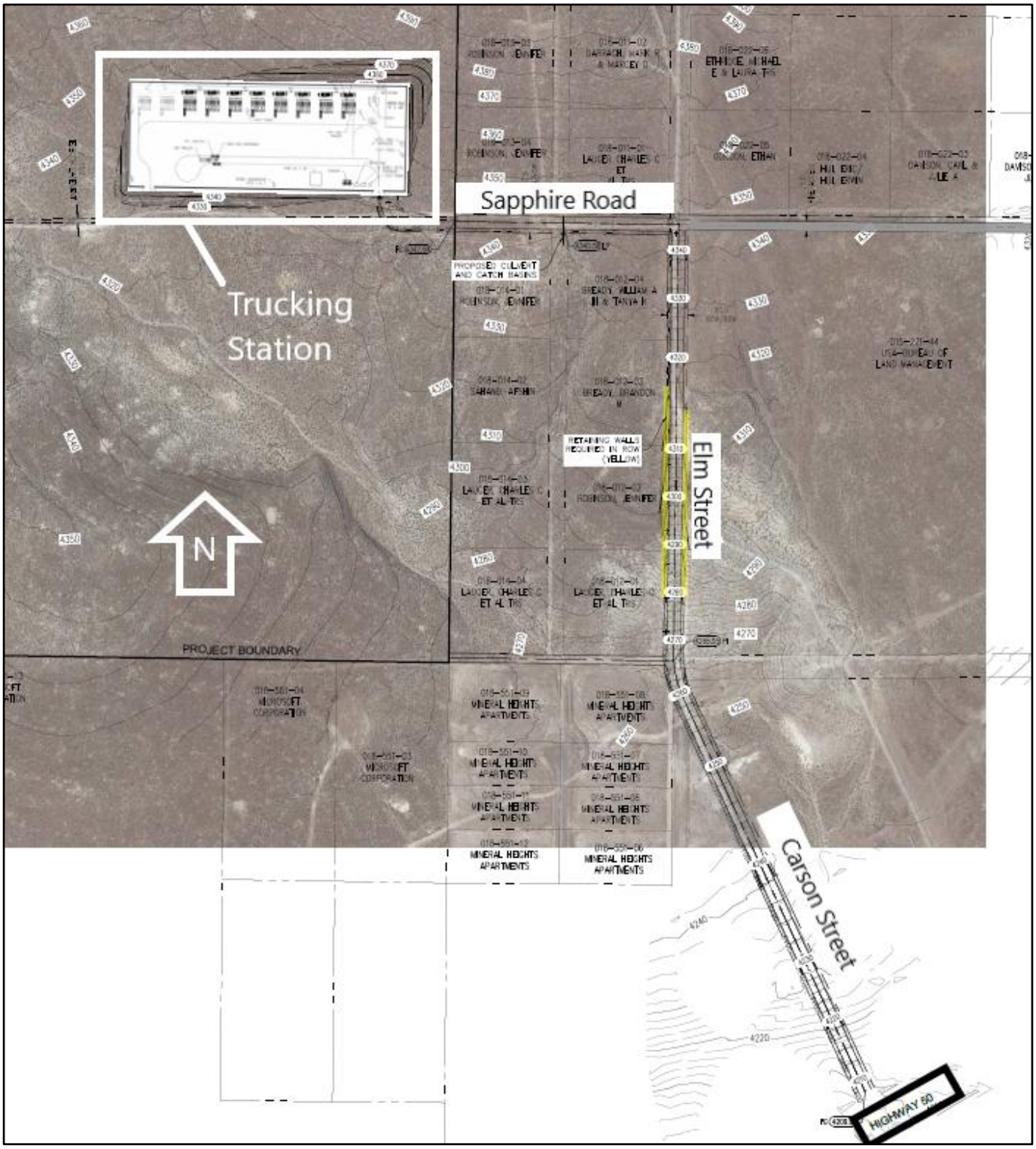


Silver Springs Technology Park Specific Plan excerpt



Development of the Project will require that the developer work with the Silver Springs Mutual Water Company to extend water lines to their site (if required) and, per the Lyon County Roads Department, construct a Major Collector roadway section for the entire access.

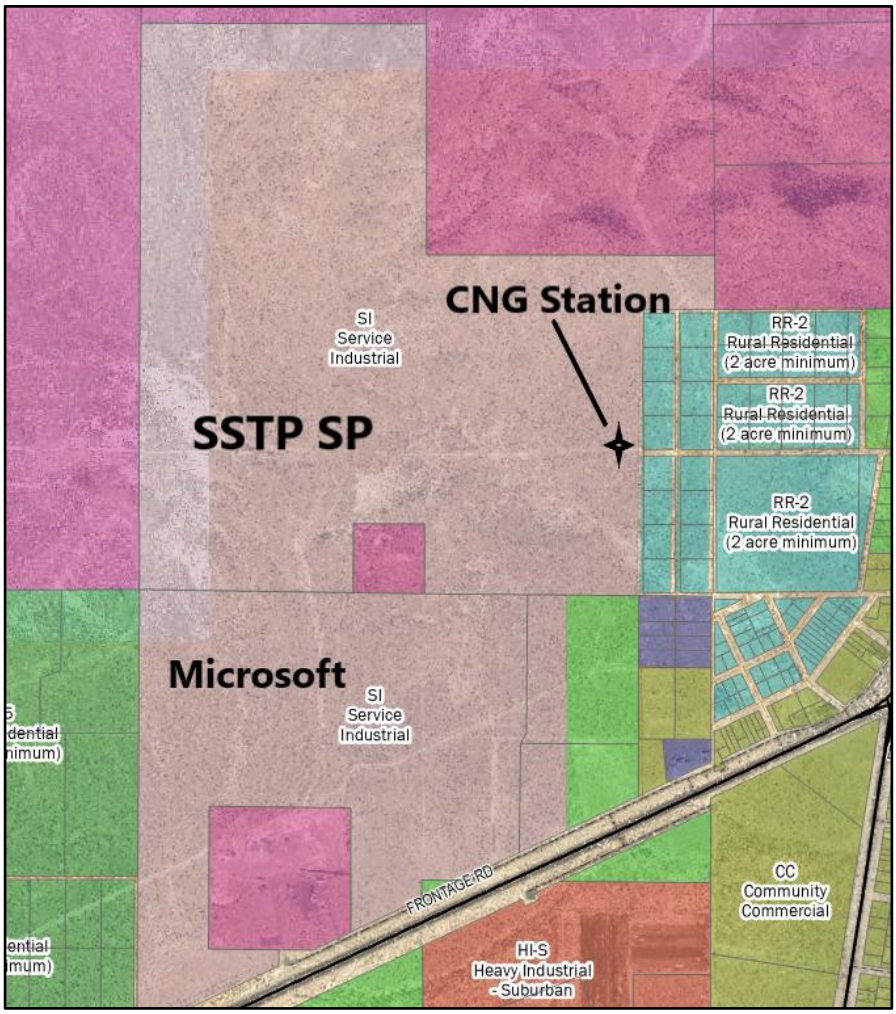
This site plan is from the applicant, with staff modification, and depicts the Project and access.



MASTER PLAN AND ZONING

The Master Plan for the site is Specific Plan, via the County's 2025 approval for the Silver Springs Technology Park.

The zoning for the 459.7-acre subject parcel is Service Industrial (SI), with the Microsoft-owned land (also approved for a data center project and already under active construction for grading) to the south shares the zoning. To the east is land subject to Rural Residential, 2-acre minimum (RR-2) zoning but is largely vacant with only 1 residence to the north over 1,000' from the proposed Project.



PROJECT DESCRIPTION

The next 13 pages are copied from the applicant's submittal materials for the requested CUP. The information provided includes a description of the project including a technical review of the equipment needed, how access and emergency response will be addressed, how roadway improvements will be incorporated, the standard operations for the facility including staffing and traffic, and proposed mitigation measures. The County has included recommended Conditions of Approval in this report to mitigate impacts to adjacent property owners and to ensure County standards are recognized in the development plan.

Sapphire Technology Park

Conditional Use Permit Narrative

Compressed Natural Gas Trucking Station

Date: *August 7, 2026*
Applicant: *NVLCO Lyon County, LLC*
Project: *Sapphire Technology Park*
Jurisdiction: *Lyon County, Nevada*

1. Project Overview

NVLCO Lyon County, LLC requests approval of a Conditional Use Permit for a compressed natural gas trucking station within the Silver Springs Technology Park Specific Plan area in Silver Springs, Lyon County, Nevada. The proposed facility will occupy an approximately 10-acre pad on the north side of the future Sapphire Road alignment and represented in Figure 1. Final pad boundaries, grading, equipment placement, and access geometry will be established through the final civil plans and applicable County, Nevada Department of Transportation, and fire authority reviews.

The facility will receive natural gas from the existing Great Basin natural gas pipeline that is adjacent to the Specific Plan area, condition and compress the gas, and load it into mobile CNG trailers for transportation to a nearby power-generation facility in Storey County. The station is intended to support a temporary, project-specific fuel supply need while providing a controlled, secure, and code-compliant operating site within an area planned for service industrial and technology-related uses.

The CUP is being pursued together with the associated Specific Plan authorization necessary to allow the CNG trucking station use and establish its applicable performance standards. The proposed use is consistent with the Specific Plan's purpose of accommodating service industrial uses and accessory infrastructure that support technology and data center development, while protecting surrounding properties through setbacks, buffering, access controls, operational standards, and required permitting.

2. Applicant and Project Purpose

The Applicant is the master developer of the Silver Springs Technology Park. Tract is coordinating the land, site access, pad grading, drainage, and related entitlement work. Certarus is the anticipated operator of the CNG trucking station and will be responsible for the facility's operational permits, equipment, operating procedures, transportation compliance, and ongoing maintenance, subject to the final lease and project agreements.

The purpose of the project is to provide a reliable CNG loading and transportation hub that can receive pipeline gas and deliver it by truck to a nearby power-generation project. The station is not a retail fueling facility and is not intended to serve the general public. It is a secured industrial operation serving a defined commercial customer and regional energy supply need.

The project will provide a beneficial interim use of a portion of the Specific Plan area while the broader Sapphire Technology Park is developed.

3. Site Context and Land Use Compatibility

The Silver Springs Technology Park Specific Plan was approved on March 6, 2025. The approximately 1,063-acre Specific Plan area is generally located northwest of the intersection of U.S. Highway 50 and U.S. Route 95 Alternate in Silver Springs, Lyon County, Nevada. The Specific Plan establishes a Service Industrial zoning designation and provides for data center development, related accessory infrastructure, transportation improvements, utility systems, development standards, and performance standards.

The surrounding area is characterized primarily by undeveloped land, large-lot residential development, and existing or planned industrial and utility uses. The CNG trucking station will be located within the Specific Plan area, on a pad selected to avoid existing residences and to take advantage of the planned Sapphire Road alignment.

The proposed use is industrial in character and is compatible with the Service Industrial framework established by the Specific Plan. The facility will be designed and operated to maintain the required separation from residential uses and public rights-of-way, provide a substantial perimeter buffer where available, and comply with applicable Lyon County performance standards for noise, light, glare, odor, dust, smoke, vibration, hazardous materials, drainage, and nuisance abatement.

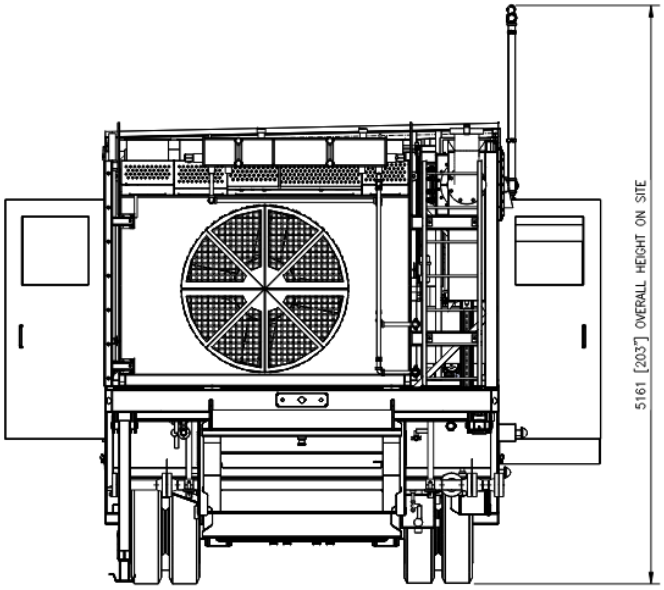
4. Proposed Facility and Site Improvements

The approximately 10-acre pad will contain the equipment and improvements necessary to receive, compress, condition, and load natural gas for transportation. The final equipment package will be confirmed through engineering and permitting, but the site-layout references identify the following representative components:

- *Pipeline interconnection and meter station facilities, including the short lateral and associated equipment required to connect the station to the Great Basin pipeline system.*
- *A slug catcher and inlet separator for receiving and conditioning pipeline gas.*



- *An H24 mobile compressor, approximately 17 feet high on site when the vent stack is extended.*

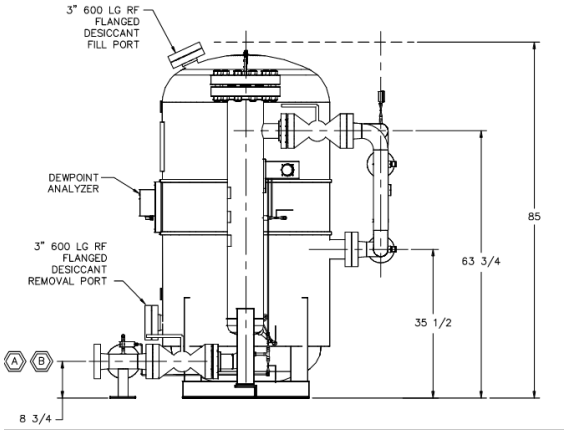


SIDE VIEW – LOOKING TO WEST
SCALE 1:30

- *Mobile incinerator equipment, approximately 17 to 20 feet high when raised on site.*



- *Dryer skids, currently shown as four skids, together with filtration, cooling, pressure-control, and related gas-conditioning equipment.*



- *Pressure-relief devices, isolation valves, gas detection, emergency shutdown equipment, and control systems.*
- *CNG trailer loading manifolds or loading bays designed to allow safe truck positioning, connection, loading, disconnection, and departure entirely within the private site.*
- *Mobile natural-gas-powered generation equipment, if required for the final operating configuration.*
- *A small office, shop, maintenance, or support structure as required for station operations.*



- *Internal truck circulation, queuing, parking, inspection, and maneuvering areas sized for safe equipment movement and to avoid loading, unloading, or truck maneuvering on a public right-of-way.*
- *Perimeter fencing, controlled vehicle gates, emergency pedestrian gates, signage, lighting, drainage facilities, and other civil improvements required by the final site plan.*





The facility will be arranged to minimize visibility from adjacent properties and public roads, with grading, fencing, screening, and other site-design measures incorporated as appropriate. Final equipment selection, equipment spacing, pad geometry, and placement will be established through the final civil, utility, fire-protection, and equipment plans.

An example of a similar as-built facility photo is provided below.



5. Access, Circulation, and Traffic

The current recommended pad location is on the north side of the future Sapphire Road alignment and is intended to use the planned Sapphire access identified during the alternative-site review. The

broader Specific Plan circulation system provides regional connectivity to U.S. Highway 50 through Carson Street and includes a secondary or emergency connection toward U.S. Route 95 Alternate through Sapphire Road, subject to final civil design and approval by Lyon County, NDOT, and the applicable fire authority.

The final site plan will provide adequate space for trucks to enter, queue, load, unload, turn, and exit without using public rights-of-way for loading or maneuvering. Driveway geometry, sight distance, pavement sections, turning radii, roadway improvements, and any traffic-control measures will be designed in accordance with applicable County, NDOT, and fire standards. Any required roadway or access improvements will be installed by the responsible project party before the facility begins operations, or as otherwise authorized by the County.

Certarus' current operating planning basis assumes up to approximately 80 to 90 heavy-duty CNG trailer entries and exits within a 24-hour period. Traffic is not expected to occur at a uniform hourly rate; peak activity may occur in batches of approximately 10 trailers entering and 10 trailers departing. In addition, approximately 20 to 40 light- and medium-duty vehicle trips may occur per day, depending on staffing, maintenance, and contractor activity.

The primary anticipated regional route is State Route 439 between Silver Springs and the Storey County / regional Reno area. A final traffic conformance letter, traffic memorandum, haul-route confirmation, or other documentation required by Lyon County will identify the approved routes, operating assumptions, and any mitigation measures. All CNG transportation will comply with applicable federal and Nevada requirements governing commercial motor vehicles, hazardous materials, driver qualifications, vehicle registration, and fuel transportation.

6. Operations and Staffing

NVLCO and Certarus will reach out to adjacent properties with notices of the project. The project will condition approval on a restriction on any engine braking and pave the route to the property line as noted above.

The facility will operate continuously, 24 hours per day, seven days per week. Most station personnel are expected to work across day and night shifts, while driver schedules may be offset to maintain a steady and safe flow of trailers between the CNG station and the receiving facility. The final operating plan may include periodic maintenance, inspections, equipment servicing, waste management, and other contractor activities.

Typical staffing during normal operations is expected to include the following roles, subject to final operating requirements:

- *One regional manager.*
- *Two hub supervisors.*
- *Four regional technicians.*
- *Two compression technicians.*
- *Two heavy-duty vehicle mechanics.*
- *Approximately 15 to 20 drivers associated with the station and delivery operation.*

The site will be secured at all times. Access will be controlled through an automatic electric vehicle gate with keypad access at the entry and exit. The gate operator and access-control system may use a DoorKing Model 9150 or equivalent and will include one free-exit loop, two safety loops, one photo beam, gooseneck keypad stands, AK11 keypads or equivalent, and remote-control openers, subject to final security and fire-authority approval. Four approximately four-foot by six-foot panic-bar man gates with posts will provide emergency pedestrian egress where required by the final plans. The operator will maintain a primary point of contact for the County and emergency responders and will promptly address operational, traffic, safety, or nuisance concerns.

7. Utilities, Drainage, and Site Engineering

The facility will be designed as a self-contained industrial operation to the extent practicable. Utility requirements and final connection points will be determined during civil and building permit review in coordination with Lyon County, the applicable utility providers, Great Basin, the fire authority, and other reviewing agencies.

The project will include site clearing and grubbing, earthwork, grading, compaction, drainage and stormwater management, erosion and sediment control, access-road construction, site entrances, and related civil improvements. Final grading will be designed to accommodate the selected pad location, safely route stormwater, protect adjacent properties, and comply with Lyon County drainage guidelines and applicable NDEP requirements.

The project area is identified in the Specific Plan as FEMA Flood Zone X, or an area of minimal flood hazard. The final design will nevertheless address existing and proposed drainage patterns and will mitigate post-development flows so they do not exceed applicable pre-development conditions. Construction stormwater controls, including a SWPPP and any required NDEP notices or permits, will be obtained and maintained as required.

8. Safety and Emergency Response

The facility will be designed, constructed, and operated in accordance with the applicable editions of NFPA 52, NFPA 55, the International Fire Code, Nevada requirements, Lyon County requirements, and the requirements of the local fire authority having jurisdiction. The final fire-protection design remains subject to review and approval by the applicable authority having jurisdiction.

The safety and emergency-response program will address, at a minimum:

- *Site-wide emergency shutdown capability.*
- *Pressure relief for compressors, equipment, and CNG trailers.*
- *Emergency isolation points and isolation valves.*
- *Gas detection and alarm systems.*
- *Equipment spacing and fire-apparatus access.*
- *Clearly marked emergency access routes, exits, and gates.*
- *Required signage, emergency contact information, and site plans.*
- *Coordination with the local fire department and emergency responders.*

- *A written emergency response assistance plan and comprehensive safety plan before the applicable building or operational permits are issued.*

Based on Certarus' preliminary review of NFPA 52, NFPA 55, and the International Fire Code, a permanent fire-water system has not been identified as a requirement for the proposed facility. The final fire-protection approach, including any water storage, fire-suppression, or alternative response measures, will be established through the applicable fire-code and AHJ review. The Applicant and operator will provide any additional facilities or procedures required as a condition of approval or permit.

9. Fencing, Security, Noise, Lighting, and Visual Mitigation

Certarus commissioned an environmental noise assessment to evaluate the noise impact of proposed CNG Filling Station in Silver Springs, Nevada. The purpose of this assessment was to complete a Noise Impact Assessment for the proposed development to determine compliance with the Maximum Environmental Noise Level of the Lyon County Code, Ordinance No. 643, Title 15, Chapter 337, Section 15.337.03 Standards, Subsection H. Noise (Lyon County Code, Ordinance 643). The assessment also provides the foundation to develop noise control measures for the equipment and operations assessed should the predicted sound levels exceed the Maximum Environmental Noise Level of Lyon County Code, Ordinance 643.

The assessment used moderate levels of conservatism in terms of equipment noise levels where actual data was lacking or uncertain. The assessment also considered the topographic features per recently conducted survey, and the expected grading profiles that reflect the completed site.

Following accepted acoustic evaluation practices, the sound pressure level data was used to calculate octave band sound power level values for the significant noise sources associated with the proposed CNG Filling Station operations. The sound power levels were entered in the Softnoise GmbH Predictor™ Type 7810 noise propagation modelling software. The environmental noise propagation computer model calculates the sound level contribution of the CNG Filling Station operations at the most impacted and interested reception points following the requirements of the Lyon County Code, Ordinance 643. The nearest residences are east of the development site.

The results of the study indicated that implementation of the recommended noise control measures are predicted to result in compliance with the Maximum Environmental Noise Level of Lyon County Code, Ordinance 643.

Certarus is currently in the process of implementing the recommendations in design, obtaining further data from field measurements of similar or identical noise sources, consulting with equipment vendors, and optimizing facility features. These mitigations will meet the requirements for predicted noise levels to remain under thresholds of Lyon County Code, Ordinance 643.

The final site plan will use equipment placement, setbacks, grading, berming, fencing, screening, operational controls, and temporary or permanent acoustic barriers where necessary to meet

applicable standards at the property line and protect adjacent properties. A noise study or additional acoustic documentation will be provided if required by Lyon County or the applicable reviewing agency.

The perimeter will be secured with a nine-gauge, six-foot-tall commercial chain-link fence. The fence will include an approximately one-foot-tall extension with three strands of barbed wire, or an equivalent security treatment approved by the County and fire authority. A camouflage screen will be installed on the chain-link fence where appropriate to blend the facility into the surrounding landscape and reduce visual exposure. Vehicle access will be provided through an automatic electric gate with keypad controls at the entry and exit. The gate system may use a DoorKing Model 9150 or equivalent and will include one free-exit loop, two safety loops, one photo beam, gooseneck stands for keypads, AK11 keypads or equivalent, and remote-control openers. Four approximately four-foot by six-foot panic-bar man gates with posts will be provided for emergency exits, subject to final life-safety and fire-authority review.

The facility will comply with the Specific Plan and Lyon County standards governing noise, light, glare, odor, dust, dirt, smoke, vibration, and nuisance abatement. The current Specific Plan amendment materials identify a maximum sound standard of 65 dB(A) during daytime hours and 60 dB(A) during nighttime hours, subject to confirmation of the applicable County standard and final acoustic review.

Primary noise sources may include compressor coolers, engines, truck movements, and periodic maintenance activity. The final site plan will use equipment placement, setbacks, grading, berming, fencing, screening, operational controls, and temporary or permanent acoustic barriers where necessary to meet applicable standards at the property line and protect adjacent properties. A noise study or additional acoustic documentation will be provided if required by Lyon County or the applicable reviewing agency.

The design, placement, mounting height, and quantity of exterior light towers and fixtures will be limited to the minimum necessary to support safe and effective continuous 24-hour operation and emergency response. All fixtures will be fully shielded, full-cutoff, or zero-uplight fixtures, with no direct light emitted at or above the horizontal plane. Fixtures will be aimed and controlled to direct illumination only toward required operational areas and will be designed to minimize light pollution, glare, and spillover beyond the facility boundaries. The maximum correlated color temperature of all exterior lighting will be 3000 K unless a more restrictive County standard applies.

10. Environmental and Regulatory Compliance

The Applicant and operator will obtain and maintain all permits, approvals, registrations, and authorizations required for construction, operation, transportation, and decommissioning. These may include, as applicable:

- *Lyon County land-use, building, grading, access, and site-improvement approvals.*
- *Fire-code review and approval, including the required safety and emergency-response plans.*
- *Nevada Department of Environmental Protection air-quality, construction-stormwater, and other environmental permits or authorizations.*

- *Applicable federal and Nevada commercial motor carrier, hazardous-materials, and transportation registrations and permits.*
- *Any required NDOT approvals for connections to or improvements within the state highway system.*
- *Great Basin interconnection, metering, easement, and pipeline approvals.*
- *Any other permits required by the County, State of Nevada, federal agencies, or the applicable utility and fire authorities.*

The operator will comply with all applicable air-quality, hazardous-materials, waste-management, spill-prevention, stormwater, and pollution-control requirements. Hazardous materials and wastes will be managed in accordance with applicable federal, state, and local requirements. The operator will continuously employ reasonable and practicably available pollution-control and nuisance-abatement measures appropriate to the facility.

11. Temporary Use and Decommissioning

The CNG trucking station is intended to be a temporary, project-specific use. Current planning anticipates an operating period of approximately three to five years, subject to the needs of the receiving power-generation project, the final lease term, and County approval.

At the conclusion of the approved use, or earlier cessation of operations, the operator will decommission the facility in accordance with the CUP, lease, County requirements, and applicable permits. Decommissioning will include removal of process equipment, trailers and loading infrastructure, fencing and gates, temporary structures, and other improvements that are not intended to remain. The site will be cleaned, stabilized, and restored in accordance with the approved reclamation or decommissioning plan and the standards applicable to the Specific Plan area.

12. Conditional Use Permit Findings

A. Consistency with the adopted master plan and applicable district regulations

The proposed CNG trucking station is consistent with the purpose and intent of the Silver Springs Technology Park Specific Plan and the Service Industrial zoning framework. The Specific Plan is intended to accommodate data center and service industrial development, associated accessory infrastructure, and supporting utility systems. The proposed facility is an industrial energy-support use that will provide CNG to a nearby power-generation facility and will be located within the area identified for service industrial and technology-related development.

The use will be subject to the Specific Plan, Lyon County Code, the approved CUP, final civil and building plans, applicable fire requirements, NDEP requirements, and all other permits and standards governing the facility.

B. Compatibility with adjacent development and neighborhoods

The proposed use is compatible with the character and integrity of the surrounding area because it will be located within the approved Specific Plan area, on a pad selected to avoid the existing

residences, and within an area characterized by undeveloped land, large-lot residential uses, planned service industrial development, and utility infrastructure.

Potential impacts will be mitigated through the selected location, site grading, setbacks, perimeter security, visual screening, controlled access, internal truck circulation, lighting controls, noise mitigation, and compliance with applicable performance standards. The facility will not be open to the general public, and all loading and maneuvering will occur on private property.

C. Vehicular traffic and roadway capacity

The facility's anticipated traffic is predictable and can be accommodated through the planned Sapphire Technology Park circulation system and the approved haul routes. The site will be designed with sufficient internal queuing, loading, parking, and maneuvering areas so trucks do not load, unload, queue, or maneuver on public rights-of-way.

The Applicant has provided a traffic conformance letter, and will continue to coordinate haul-route information, roadway plans, and any improvements or conditions required by Lyon County, NDOT, and the applicable fire authority before operations begin. The operator will maintain a point of contact to address traffic or access concerns during operations.

D. Roadway improvements, traffic controls, and access restrictions

The project will use controlled private-site access from the planned Sapphire Road alignment and will incorporate secure gates, internal circulation, designated loading areas, and emergency access. The final driveway and roadway improvements will be constructed to applicable County, NDOT, and fire standards.

All required commercial motor carrier, hazardous-materials, and haul-route permits will be obtained and maintained. The operator will use the approved route to the receiving facility and will implement any traffic-control, scheduling, signage, or access restrictions required through the final traffic review.

E. Visual and noise impacts

The facility will incorporate visual and noise mitigation appropriate to the site and surrounding uses. Measures will include a secured and screened perimeter, camouflage fencing, equipment placement, grading and potential berming, shielded exterior lighting, internal truck circulation, and acoustic barriers or other controls if required by the final noise review.

The facility will comply with the applicable Lyon County and Specific Plan standards for noise, light, glare, odor, dust, smoke, and vibration. The final site plan and operating procedures will be adjusted as necessary to demonstrate compliance at the property line and protect adjacent properties.

F. Compliance with additional standards and adequate public facilities

The proposed use will comply with the Specific Plan's development and performance standards and all applicable provisions of Lyon County Code. The Applicant will coordinate final infrastructure and service requirements with Lyon County, NDOT, the fire authority, Great Basin, utility providers, and NDEP.

The facility will not commence construction or operation until the required site, building, fire, environmental, access, traffic, and operational approvals are obtained. Infrastructure improvements required to support the use will be installed or funded by the responsible project party as required by the County and approved project agreements.

G. Public health, safety, welfare, and protection of surrounding properties

The proposed use will not be materially detrimental to public health, safety, or welfare and will not result in material damage or prejudice to surrounding properties. The facility will be secured, operated by trained personnel, and designed in accordance with applicable fire, hazardous-materials, transportation, environmental, and industrial standards.

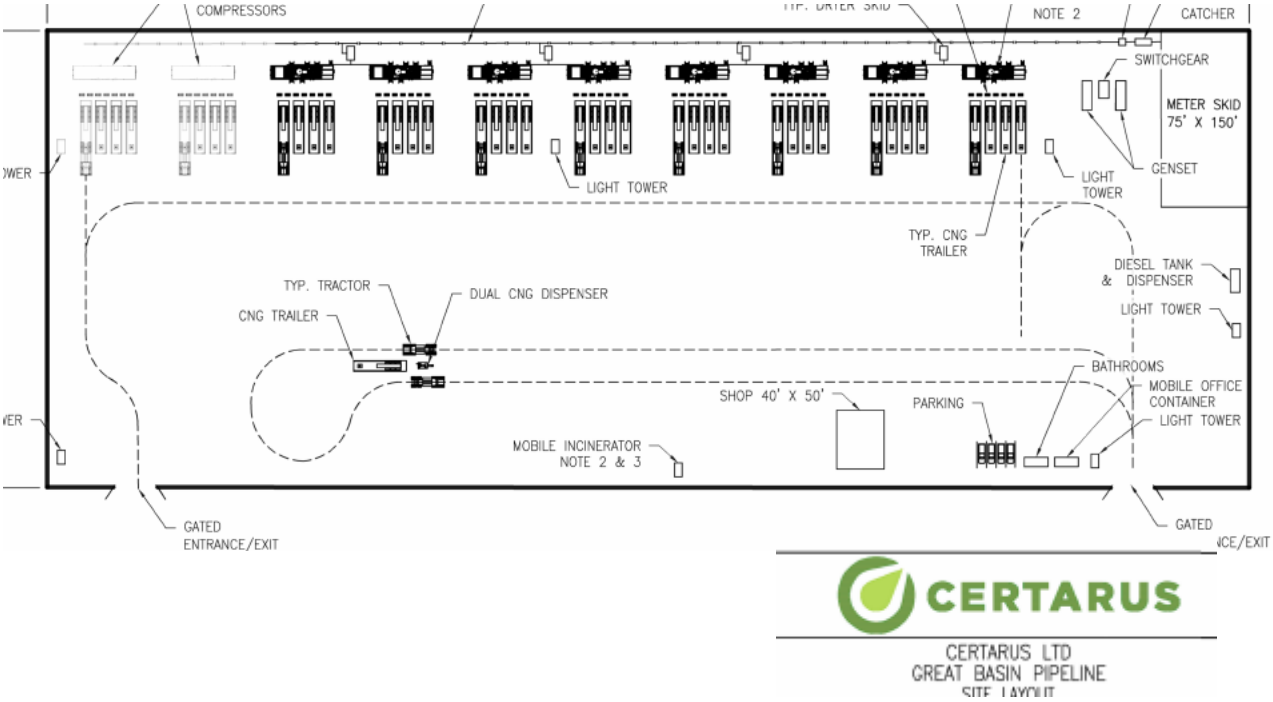
The project includes emergency shutdown and isolation systems, gas detection, pressure relief, controlled access, fire-apparatus access, emergency response planning, internal truck circulation, stormwater controls, lighting controls, noise and visual mitigation, and compliance with all applicable permits. At the end of the temporary operating period, the facility will be decommissioned and the site will be restored as required by the County and approved agreements.

13. Requested Action

The Applicant respectfully requests that Lyon County approve the Conditional Use Permit for the proposed compressed natural gas trucking station, together with the associated Specific Plan authorization, subject to reasonable conditions addressing final site design, traffic and access, fire and emergency response, environmental permitting, noise and visual mitigation, construction standards, operational compliance, and temporary-use decommissioning.

The Applicant will continue to coordinate with Lyon County staff, the Silver Springs Citizen Advisory Board, the Lyon County Planning Commission, the Lyon County Board of Commissioners, NDOT, the local fire authority, Great Basin, Certarus, and other reviewing agencies to finalize the site plan and satisfy all applicable conditions of approval.

Figure 1 (also included as separate document)



Development Standards proposed by the Applicant

Per the application materials, the CNG Trucking Station description and development/performance standards are as listed below. The total area described in the materials is larger than originally considered and is listed as 20 acres.

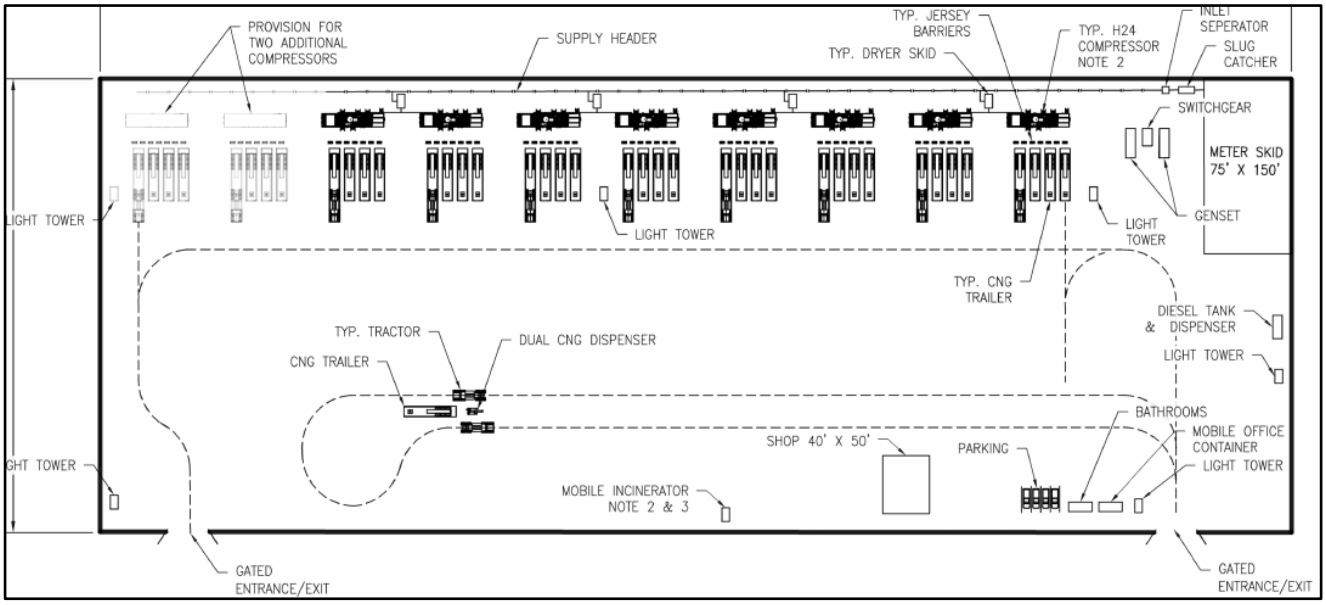
Compressed Natural Gas Trucking Station

The Great Basin natural gas pipeline which runs north to south through the Specific Plan property provides adequate capacity for compressed natural gas which can serve as a fuel source for energy projects in the region and locally.

The Specific Plan includes the right to develop a Compressed Natural Gas Trucking Station. The performance standards below are the minimum standards and these which will be further defined within a Conditional Use Permit (CUP). The following uses will be limited to the area defined in Figure 6.

- *Use: Compressed Natural Gas Trucking Station*
- *Definition: The facility would tie into the existing gas line which traverses the property and compress the natural gas directly into truck trailers which would then allow for the fuel to be transported to a nearby power generation facility.*
- *Performance Standards:*
  - *Maximum Acreage: 20 acres*
  - *Minimum Fence Height: 6 feet*
  - *Maximum Sound DB: 65 dB(A) during daytime hours and 60 dB(A)*
  - *Air quality: All necessary Nevada Department of Environmental Permitting (NDEP) requirements must be met*
  - *Safety Plan: A comprehensive safety plan will be required prior to the issuance of Building Permit.*

- *Traffic Conformance Letter: An approved Traffic Conformance Letter must be prepared showing that any proposed impacts will be mitigated and installed prior to project commencement.*



FINDINGS FOR REVIEWING A CONDITIONAL USE PERMIT

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 proposed facility is generally considered an industrial use similar to other allowed uses within the proposed Specific Plan. The facility will be temporary and will install all appropriate mitigation measures (fencing, noise attenuation, access).

Staff Comment

Recognizing that the Silver Springs Technology Park now is the Master Plan for the site, it seems appropriate that an additional industrial use would be compatible with the ones already approved. The route proposed is already approved for the Plan and will accommodate construction traffic and operational traffic for the data center facilities in the future. The zoning of SI is appropriate for the use as established by the County in a Determination of an Unlisted Use for the site.

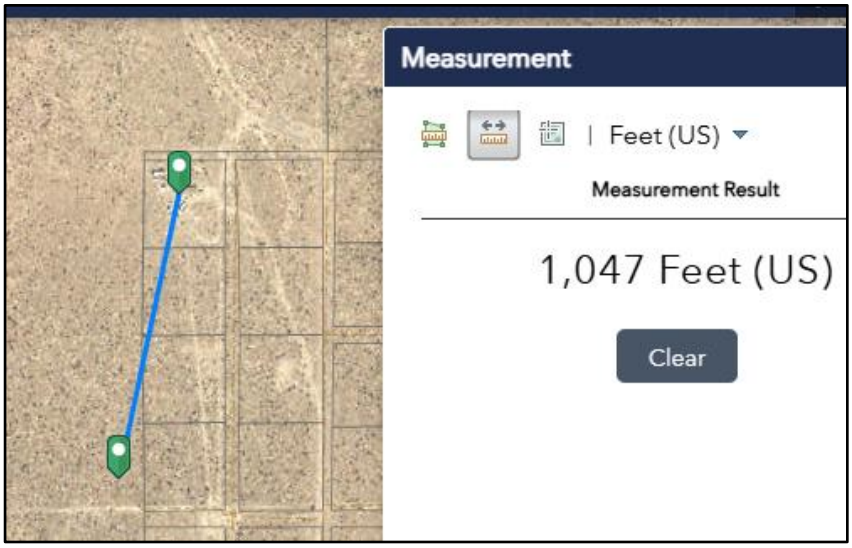
Finding B: The proposed use is compatible with the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances,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

Applicant's Response

This proposed use is compatible with the existing surroundings as the majority of residential lots which abut the property are not developed and no public infrastructure has been extended to serve these lots. The only existing residential structures are directly to the northeast of the property and approximately 700' from the edge of the proposed facility.

Staff Comment

The location of the project site within the Plan is a unique situation wherein the entire CNG Trucking Station would be located within a small portion of the 459-acre Plan. Setbacks, fencing, requirements for paving and maintenance of access, submittal of noise studies and commitments to noise limits, restrictions on lighting, and other mitigation measures are required per the Conditions of Approval. There is only 1 legally-established residential use within a 1,000' range as roughly measured on the County's GIS mapping application.



The mitigation measures proposed, the lack of access being adjacent to developed sites, and improvements to the public ROW required for the Project, should minimize impacts to the neighborhood.

Finding 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 total trips into and out of the facility will be mitigated by improvements installed by the applicant. The anticipated haul routes will remain consistent and the traffic impacts will be predictable and manageable. The applicant will provide a primary point of contact for the facility so that any issues can be quickly addressed.

Staff Comment

The Traffic Conformance Letter submitted by the applicant demonstrates that the trucking station use will/would only represent approximately 14% of the data center construction traffic. As such, no additional improvements are recommended and the Lyon County Roads Department will mandate that the County roads accessing the site are improved to Minor Collector standards. The image that follows is from the Traffic Conformance Letter:

Excerpt from CGW Engineers/Surveyors

Table 1 shows the trip generation estimates for the temporary trucking station relative to the trip generation of the overall site presented in the TIS.

Table 1: Trip Estimates for the Preliminary and Overall Site

Land Use (ITE Code)	Size[1]	Trips						
		Daily	AM Total	AM In	AM Out	PM Total	PM In	PM Out
Permanent Condition (from TIS) Data Center (160)	2,080 ksf	2,059	229	126	103	187	56	131
Temporary – CNG Trucking		260	26	13	13	26	13	13
% of Permanent Condition		13%	11%	10%	13%	14%	23%	10%

Notes: 1. ksf = 1,000 square feet
Source: GCW, 2026

As shown in the table, the temporary trucking station is conservatively anticipated to generate approximately 26 AM and 26 PM peak hour trips, or up to 14% of the peak hour trips generated by the permanent site. Hence, the temporary project conforms to and is within the trip generation of the TIS. The temporary site will be decommissioned, and these temporary trips will cease prior to the full site opening.

The internal movements on the Project site will be in compliance with NDEP's CAPP standards as applicable and industry standards for Certarus. A Major Collector width of 60' can accommodate the truck sizes to be used.

Finding 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

The proposed facility will include ample space for trucks to enter and exit all within private property. Once on public roads the trucks will follow developer improved and county accepted roadways out to NDOT facilities. All appropriate hauling and hazardous material permits will be obtained and kept in good standing throughout the life cycle of the project.

Staff Comment

See response to Finding C above.

Finding 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

The proposed use will incorporate appropriate screening and buffering to reduce any impacts on adjacent properties. The proposed facilities are able to be screened due to their maximum height.

Staff Comment

As listed in the Conditions of Approval, this CUP authorization includes mitigation measures that reflect Lyon County Code standards for noise and visual impacts. The County retains the right to force the applicant to provide additional data if verified complaints on noise are received. A fence and the natural topography of the site will buffer most

visual impacts and it is important to note that this Project is proposed within a Specific Plan for a data center campus with high voltage power lines, substations, and other large, permanent structures.

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

The proposed facility will comply with all additional standards imposed by it and included in the approved Specific Plan.

Staff Comment

Provided the recommended Conditions of Approval are approved and adhered to by the operator of the proposed Project, the uses on the site should not present material damages to neighboring sites. The uses will utilize and improve existing public roadways, operate under noise limitations, and provide a site where the natural gas needed is provided directly from an interstate transmission line.

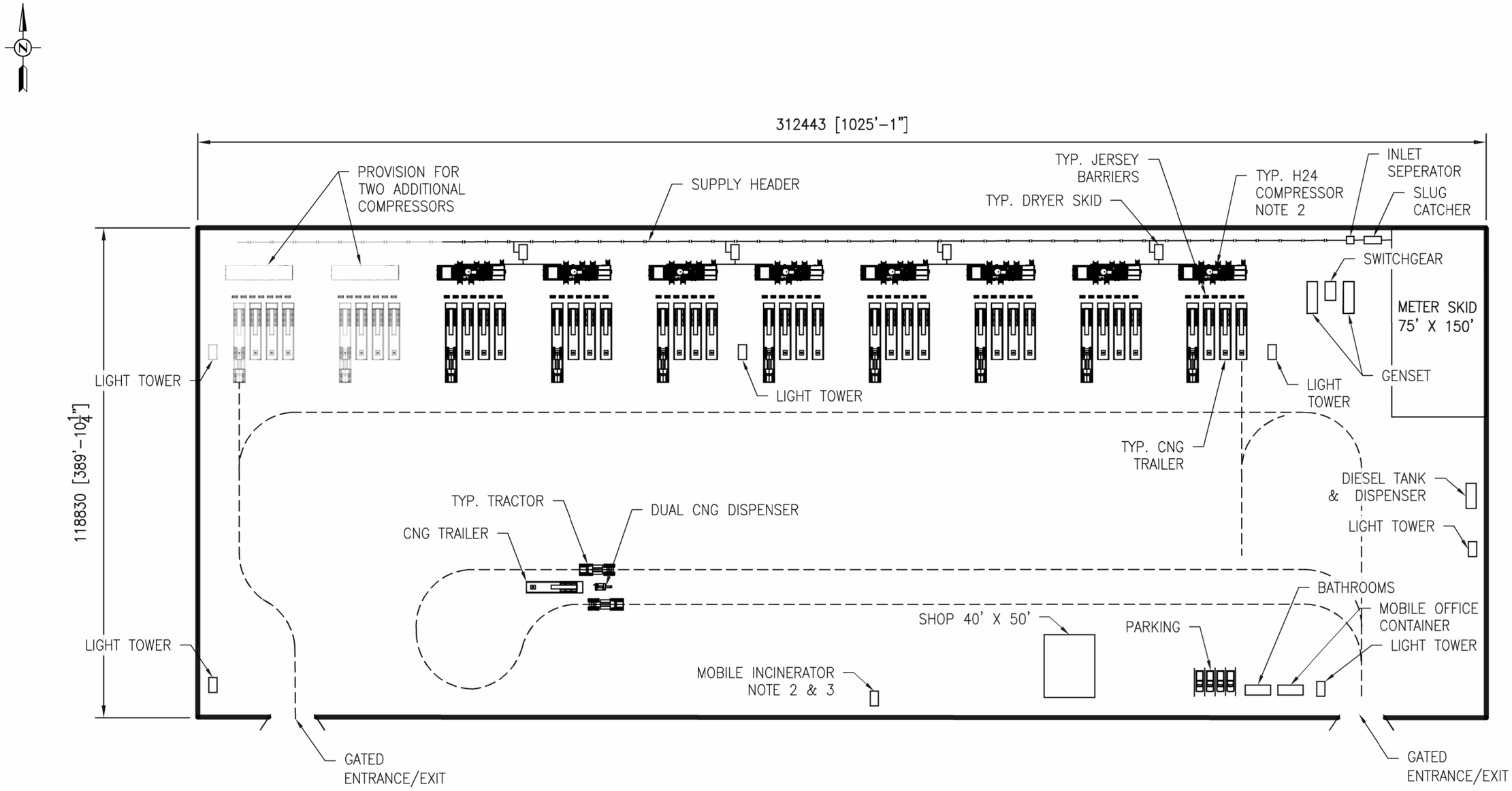
G. The proposed conditional use will not be materially detrimental to the public health, safety and welfare, and will not result in material damage or prejudice to other properties in the vicinity.

Applicant's Response

The proposed use will be appropriately mitigated and upon the conclusion of its temporary use all facilities will be removed from the site and the site will return to all standards as required under the Specific Plan.

Staff Comment

Provided the recommended Conditions of Approval are approved and adhered to by the operator of the proposed Project, the uses on the site should not present material damages to neighboring sites. The uses will utilize existing public roadways, operate under noise limitations, and will not be materially more impactful in scope than uses already approved for operation in the Specific Plan.



NOTES:

1. APPROX. AREA: 9.17 ACRES
2. TALLEST STRUCTURE ON SITE LESS THAN 20 FEET FROM GROUND TO THE TOP OF VENT STACK ON H24 AND ALSO TO TOP OF MOBILE INCINERATOR.
3. NOT IN USE DURING NORMAL OPERATION. ONLY CONNECTED WHEN A TRAILER NEEDS TO BE TAKEN OUT OF SERVICE AND USED FOR FLARING RESIDUAL CNG.

NO.	REVISION	BY	DATE	CHK	APPD
A	ISSUED FOR INFORMATION	TBG	2026.08.05		ET

PERMIT STAMP

THE INFORMATION AND DESIGNS CONTAINED IN THIS DRAWING ARE CONFIDENTIAL AND THE PROPRIETARY PROPERTY OF CERTARUS LTD. NEITHER THIS DESIGN NOR ANY INFORMATION CONTAINED IN THIS DRAWING MAY BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF CERTARUS LTD.

ENGINEER'S STAMP

PROFESSIONAL STAMP AFFIXED ABOVE SHALL ONLY APPLY TO REV(S):

CERTARUS

CERTARUS LTD
GREAT BASIN PIPELINE
SITE LAYOUT

SCALE	DRAWING NUMBER	PAGE	REV
NTS	GREAT BASIN PIPELINE SITE LAYOUT	1	A

August 7, 2026

Mitch Nelson, Director of Entitlements
Tract
3200 Cherry Creek S Drive, Suite 700
Denver, CO 80209

Traffic Conformance Letter for Tract Shintaku

Dear Mr. Nelson,

This letter provides trip generation estimates and a traffic conformance evaluation for a preliminary/temporary phase of the Tract Shintaku project in Lyon County, NV. The full Tract project will consist of a data center located in the northwest quadrant of US 50 / Highway 95A and east of USA Parkway. This project was evaluated in the *Traffic Impact Study (TIS) for Tract Technology Park Lyon County (Headway, 2024),* which was approved by the Nevada Department of Transportation (NDOT) in July 2024. This preliminary and temporary phase consists of a Compressed Natural Gas (CNG) trucking station associated with early construction activities. The purpose of this letter is to:

- Evaluate the traffic generated by this preliminary phase relative to the trip generation and recommendations of the overall project as identified in the TIS.
- Determine if mitigations are needed for this preliminary phase.

The overall Tract Shintaku project location, as well as the temporary CNG project location, are shown in **Exhibit 1**.

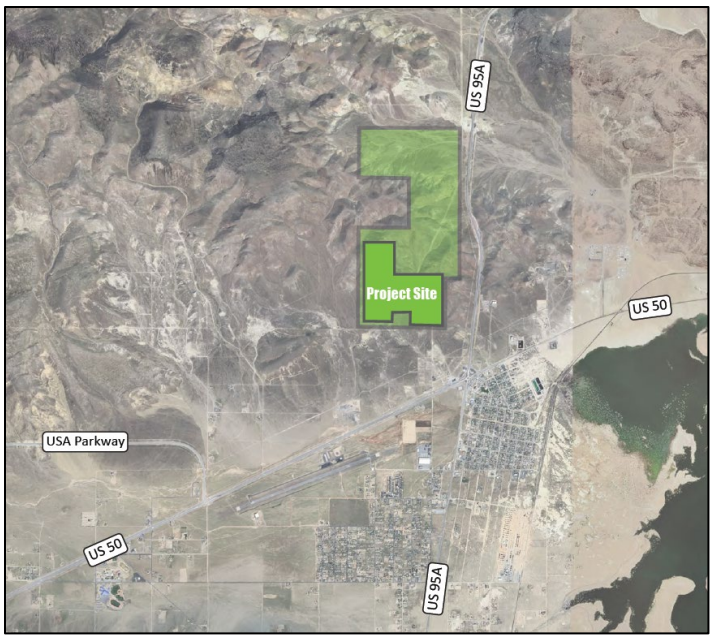


Exhibit 1: Project Location

Project Information

Preliminary Phase

The preliminary phase of this project is a temporary on-site trucking station that would be used for 3-5 years and then decommissioned prior to the site opening. The site would be accessed via US 50 / Carson Street to Elm Street, as shown in **Exhibit 2**. A site map and site layout is provided in **Attachment A.**



Exhibit 2: Preliminary Tract Phase Access

It is anticipated based on project specific data that approximately 80-90 trucks and 20-40 vehicles would access the site daily with arrivals/departures spread throughout the day, not concentrated during the AM and PM peak hours like typical commuter traffic.

Overall Site (from the TIS)

The overall site, when completed, is anticipated to generate 2,059 Daily, 229 AM peak hour, and 187 PM peak hour trips. The TIS found that the study intersections would operate within NDOT's level of service thresholds in the Opening Year Plus Project and Future Year Plus Project conditions. The recommendations from the TIS for build-out of the project are:

- Construct a westbound right-turn lane at the US 50 / Carson Street intersection.
- Construct roadways to Lyon County standards from the site connecting to Carson Street / US 50.
- Construct a 26' wide, paved secondary emergency access if/as determined by Central Lyon County Fire Protection District.

Trip Generation

The AM and PM peak hour trips for the preliminary trucking station phase were estimated based on project-specific information provided by the developer including:

- Conservatively 90 trucks plus up to 40 vehicles per day, totaling 130 vehicles in and out, or 260 trips.
- Truck and vehicle trips will be spread over the course of the day, resulting in about 8% per hour over a 12-hour period. For the AM and PM peak hours, 10% is assumed for a conservative estimate.

Table 1 shows the trip generation estimates for the temporary trucking station relative to the trip generation of the overall site presented in the TIS.

Table 1: Trip Estimates for the Preliminary and Overall Site

Land Use (ITE Code)	Size[1]	Trips						
		Daily	AM Total	AM In	AM Out	PM Total	PM In	PM Out
Permanent Condition (from TIS) Data Center (160)	2,080 ksf	2,059	229	126	103	187	56	131
Temporary – CNG Trucking		260	26	13	13	26	13	13
% of Permanent Condition		13%	11%	10%	13%	14%	23%	10%

Notes: 1. ksf = 1,000 square feet
Source: GCW, 2026

As shown in the table, the temporary trucking station is conservatively anticipated to generate approximately 26 AM and 26 PM peak hour trips, or up to 14% of the peak hour trips generated by the permanent site. Hence, the temporary project conforms to and is within the trip generation of the TIS. The temporary site will be decommissioned, and these temporary trips will cease prior to the full site opening.

It is further noted that the TIS indicated high heavy vehicle percentages in the study area (11% in the AM and 6% in the PM) and the trucks associated with this preliminary phase are not expected to have a significant impact on the overall heavy vehicle percentages.

Temporary Site Access Review

Access to the temporary site is planned via the US 50 / Carson Street intersection and Elm Street (**Exhibit 2**). The TIS recommends a westbound right-turn lane at the US 50 / Carson Street intersection for the build-out condition. The need for a turn lane for the preliminary condition was calculated using Opening Year volumes at US 50 / Carson Street from the TIS (**Exhibit 3**) plus the temporary site trip generation. The volumes were compared to the criteria in Table 4-19: Right-Turn Lane Warrants at Unsignalized Intersections, Multilane Roadways in Rural Areas of the NDOT *Access Management System and Standards (AMSS)*.

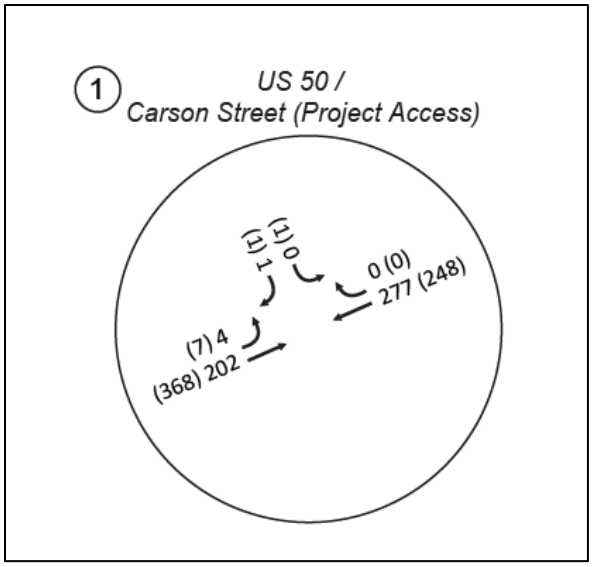


Exhibit 3: Opening Year Volumes

Source: Traffic Impact Study for Tract Technology Park Lyon County

Table 2 shows temporary phase volumes based on the percent distribution of projects trips from the TIS.

Table 2: Westbound Right-Turn Lane Warrant

Scenario	AM Peak Hour			PM Peak Hour		
	Turning Volume	Volume in Adjacent Through Lane[1]	Warrant Met?	Turning Volume	Volume in Adjacent Through Lane[1]	Warrant Met?
Opening Year Plus Temporary Truck Station	5	144	No	5	129	No

Notes: 1. Turn lane is warranted if the design year's volumes are equal to or greater than the volumes provided in Table 4-19 of the NDOT AMSS. The volume in the adjacent through lane includes through vehicles and turning vehicles. The through volume in the right-most lane of US 50 was estimated as 1/2 of the total Opening Year through volumes in both westbound lanes.
Source: GCW, 2026

The table indicates that a turn lane is not warranted for the temporary condition. No other intersection improvements are warranted or needed. However, the TIS recommendations regarding the internal roadways are applicable at the County's discretion:

- Construct roadways to Lyon County standards from the site connecting to Carson Street / US 50.
- Construct a 26' wide, paved secondary emergency access if/as determined by Central Lyon County Fire Protection District.

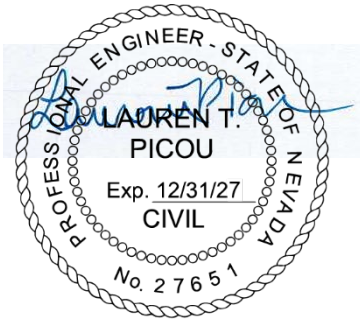
Conclusions

This preliminary and temporary phase of the Tract Shintaku project consists of a Compressed Natural Gas (CNG) trucking station associated with early construction activities and is expected to generate approximately 260 daily, 26 AM peak hour, and 26 PM peak hour trips. The trucking station will be decommissioned after 3-5 years and all associated trips ceased prior to the permanent project site opening. The temporary trucking station phase conforms to the TIS as the trip generation is far below the estimated trips of the overall project. A westbound right-turn lane at the US 50 / Carson Street intersection is not warranted for the preliminary phase. No other intersection improvements are needed for the preliminary phase. The recommendations from the TIS regarding the internal site roadways and secondary emergency access are applicable at the County's discretion.

The proposed preliminary phase is not expected to have any significant impact on local traffic operations. No further traffic analysis is recommended.

Please do not hesitate to contact us at (775) 834-0169 with any questions.

Sincerely,
GCW, Inc.



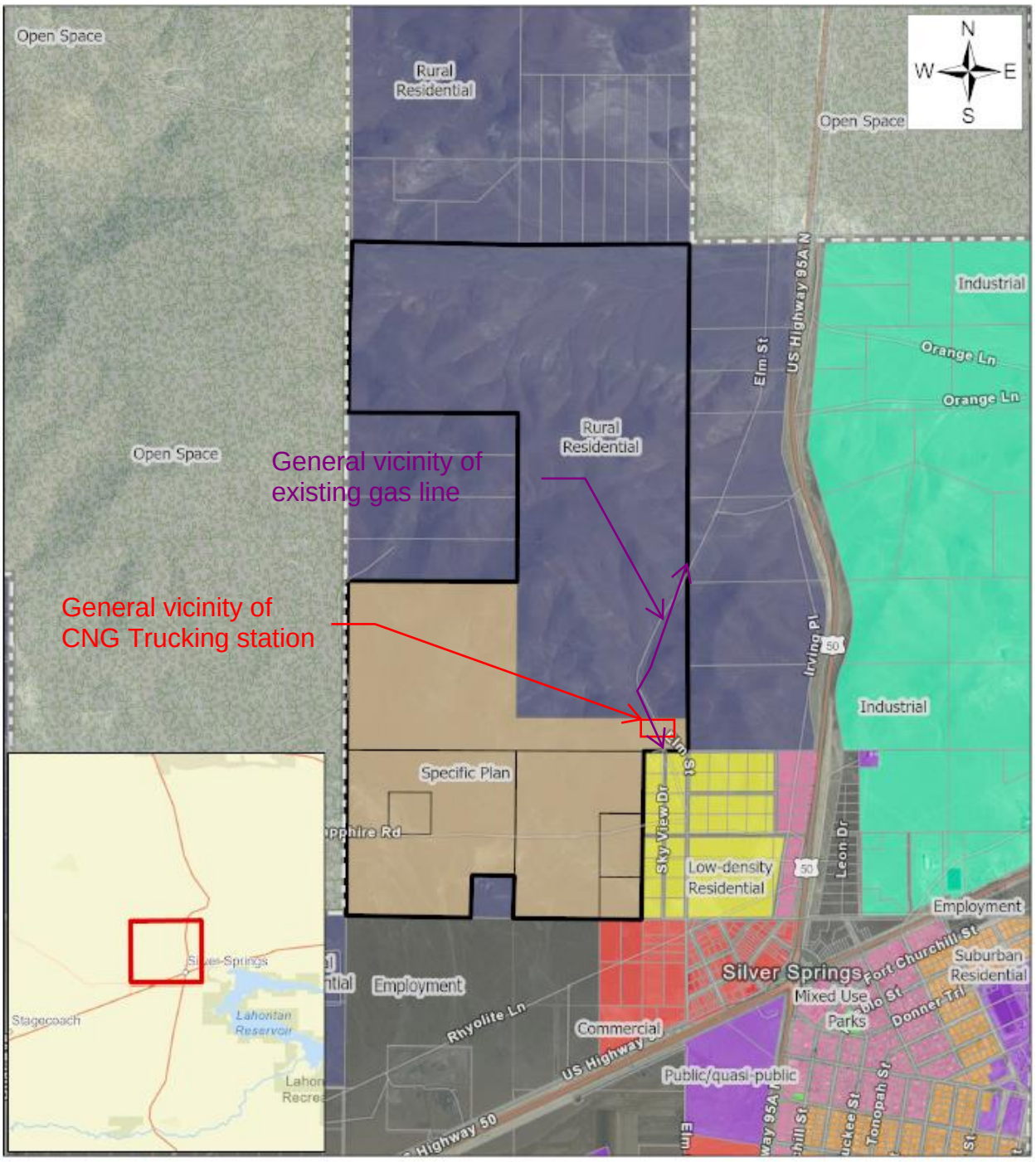
Lauren Picou

Digitally signed by Lauren Picou
Date: 2026.08.07 05:37:18 -07'00'

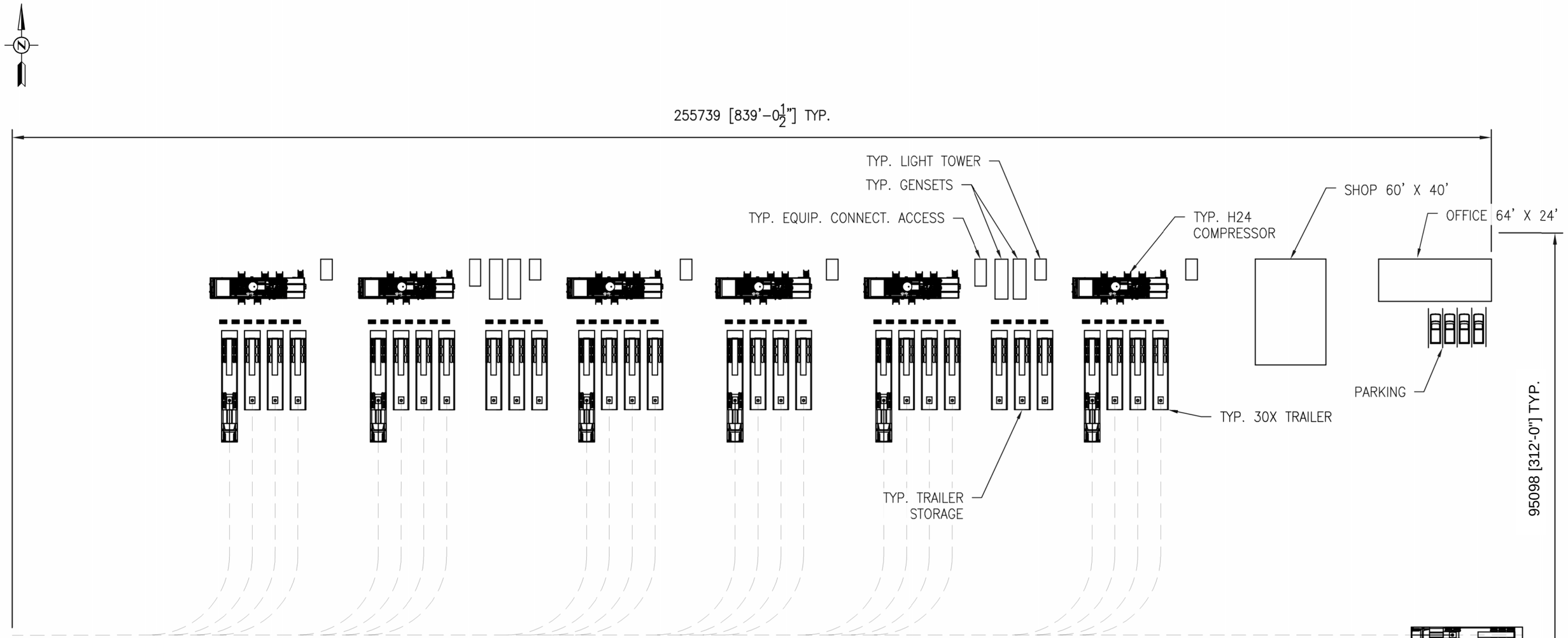
Lauren Picou, PE, PTOE
Senior Project Engineer

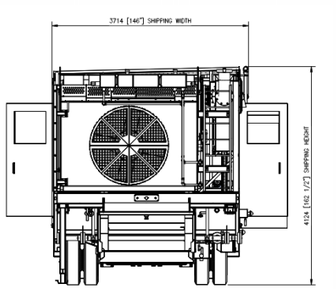
Attachments:
A – Preliminary Site Plan

Attachment A

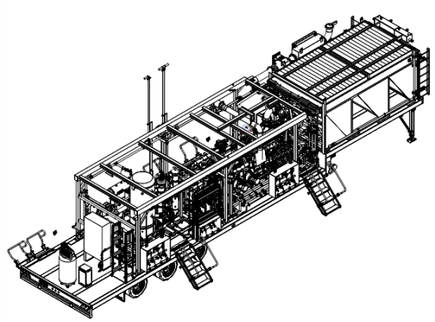


Manhard CONSULTING





SIDE VIEW – LOOKING TO WEST
SCALE 1:30



LAYOUT OPTION 1

NOTES:
–

NO.	REVISION	BY	DATE	CHK	APPD
A	ISSUED FOR INFORMATION	TBG	2026.02.17		

PERMIT STAMP

THE INFORMATION AND DESIGNS CONTAINED IN THIS DRAWING ARE CONFIDENTIAL AND THE PROPRIETARY PROPERTY OF CERTARUS LTD. NEITHER THIS DESIGN NOR ANY INFORMATION CONTAINED IN THIS DRAWING MAY BE REPRODUCED OR DISCLOSED TO OTHERS WITHOUT THE CONSENT OF CERTARUS LTD.

ENGINEER'S STAMP

PROFESSIONAL STAMP AFFIXED ABOVE SHALL ONLY APPLY TO REV(S):

CERTARUS LTD

GAS TAP INTERCONNECT
GENERALIZED LAYOUT

SCALE	DRAWING NUMBER	PAGE
NTS		1

Fire Prevention and Emergency Response Program

Summary of Initiatives and the Hazards Controlled

Applicant: NVLCO Lyon County, LLC • Operator: Certarus • Compressed Natural Gas Trucking Station, Silver Springs, Lyon County, Nevada

Purpose and Design Basis

This attachment summarizes the fire prevention and emergency response initiatives that will govern the proposed compressed natural gas trucking station and identifies the specific hazards each is intended to control. It supplements Section 8 of the Conditional Use Permit Narrative and serves both the fire authority's technical review and the public record of these proceedings.

The facility will be designed, constructed, and operated in accordance with the applicable editions of NFPA 52, NFPA 55, the International Fire Code, and Nevada and Lyon County requirements. The program below is the operator's established standard; final design, device counts, and placement remain subject to approval by the authority having jurisdiction.

1. Engineered and Design Controls

Initiative	Controlled Hazard
Emergency shutdown (ESD) stations at site and unit level	A gas release, fire, or equipment upset escalating while personnel search for a control point. Site ESD stations are distributed across the perimeter, process area, and office, and each compressor unit carries three of its own, so any worker can stop operations from where they stand.
Fail-safe logic with manual reset	An automatic restart re-pressurizing equipment into an unresolved hazard. ESD drives all devices to their fail position; restart requires deliberate human action.
Air-actuated facility ESD valve	Continued pipeline gas feeding a downstream leak or fire. A single isolation point on the inlet header at the meter skid cuts supply to the facility.
LEL gas detection interlocked with enclosure ventilation	An undetected flammable gas-air mixture accumulating inside an equipment enclosure. Each unit carries two detectors, one over the dryer skid and one over the compressor frame. At 10% LEL the exhaust fan starts automatically and the louvers open to dissipate the accumulation; at 20% LEL an immediate station shutdown occurs together with isolation of power to all components not rated for Class I Division 1 service inside the enclosure.
Fire detection on each compressor unit	Delay between ignition and isolation. The detector shuts the unit down automatically in the event of fire.
Incinerator with designated exclusion radius	Uncontrolled release of vented or purged gas. Gas is routed to an incinerator for controlled destruction, and a 150-foot radius exclusion area keeps equipment, personnel, and vehicles outside the thermal radiation zone.
Elevated vent stacks	Relief or purge gas discharging at grade and forming a ground-level flammable cloud. Natural gas is lighter than air, so elevated release promotes rapid upward dispersion. Compressor vents are a minimum of 15 ft above grade.
Hazardous area electrical classification	An electrical device acting as an ignition source in an atmosphere that can become flammable. A sealed classification drawing assigns every area of the facility a division, gas group, and temperature code, so only equipment rated for its location is installed. Classified radii extend 10 feet around medium-pressure screwed connections, flanges, and block and check valves, and 15 feet around relief and vent discharges, with defined envelopes at the truck-out connector and filling post.
Maintenance building classified as Class I Division 2	Ignition sources in the shop where fuel-system repairs occur. The entire maintenance space is classified per NEC 511.3(C) for repair garages.
Pressure relief on compressors, equipment, and trailers	Overpressure leading to vessel, piping, or cylinder rupture.
Four panic-bar emergency man gates	Personnel trapped inside a secured perimeter during an event. Egress is independent of the powered vehicle gate.
Equipment spacing, fire-apparatus access, jersey barriers, and reverse-parking signage	Vehicle strike on pressurized equipment, and responders unable to reach or position apparatus at the incident.

Initiative	Controlled Hazard
Secured and access-controlled perimeter	Unauthorized entry, tampering, or a third party introducing an ignition source. Six-foot chain link with barbed-wire extension, automatic keypad gate, and visitor sign-in. Gate key lock box provided for exclusive use by emergency responders.
Health & Safety hazards and communication signage	Personnel and visitors unaware of protocols and communication requirements on site. Signage includes but is not limited to vehicle speed limits, egress, ESDs, emergency contacts, check-in procedures, no smoking, first aid stations, etc.

2. Operational Controls and Site Safety Equipment

Initiative	Controlled Hazard
Designated smoking areas and no-smoking / no-open-flame signage	Introduction of an ignition source into a classified or process area.
Windsocks	Personnel and responders misjudging wind direction when approaching or evacuating a gas release.
Designated muster points and marked exits	Unaccounted personnel during an evacuation, and responders entering to search for people already out.
Fire extinguishers in mounted, designated locations	An incipient fire growing while equipment is located.
First aid kits, eye wash stations, and AEDs on site	Delayed medical intervention at a site remote from emergency medical services.
Safe Work Procedures for trailer filling, rig-in, disconnect, coupling, and trailer swap	Human error during the highest-frequency, highest-energy recurring task: connecting and disconnecting high-pressure CNG.
Lockout/Tagout program	Unexpected energization or re-pressurization of equipment during maintenance.
Field Level Hazard Assessment before tasks, plus Stop Work Authority	Changing site conditions going unassessed, and a recognized hazard proceeding unchallenged because no one is empowered to halt work.
Mechanical integrity program: scheduled maintenance, workplace inspections, vibration inspections, and fire-protection-system servicing	Progressive mechanical degradation developing into a loss of containment between overhauls. Dedicated engineering bulletins govern high-pressure hose strategy, hose permeation, whip checks and D-rings, breakaways, filters, and compressor tubing.
Mandatory re-evaluation of area classification on process change	Equipment or process modifications silently invalidating the basis on which electrical equipment was selected. Any change or alteration to the process design requires the hazardous area classification to be re-evaluated.
Incident reporting and safety-bulletin program	Recurrence of known failure modes. Operational learnings are issued to the field as safety bulletins and are mandatory training content.
Fitness for duty: drug and alcohol policy, hours of service, fatigue management	Impaired or fatigued personnel operating high-pressure equipment or heavy vehicles on a 24/7 schedule.

3. Training and Competency

Initiative	Controlled Hazard
Regional Technician Training (RT-1 & RT-2)	Inadequate technical competency in high-pressure gas operations, equipment maintenance, and troubleshooting.
Driver Operator Training (DO-1 & DO-2)	Unsafe vehicle handling, CNG transportation, trailer connections, and customer-site operations.
Emergency Response Training	Inadequate preparedness to respond to gas releases, equipment emergencies, and other critical incidents.
Training on fire extinguisher & trailer fire protection system	Improper response to incipient fires and inadequate knowledge of trailer fire protection systems.
Hazardous Materials & Transportation Safety	Regulatory noncompliance, transportation incidents, and improper handling of hazardous materials.

Initiative	Controlled Hazard
Tiered mentorship with hands-on sign-off	Personnel performing critical tasks without demonstrated practical competency and formal qualification.
Defensive driving (Smith Systems) and Advanced Skills Maneuver Training	Vehicle collisions, rollovers, backing incidents, and loss of control resulting from inadequate hazard recognition, situational awareness, and vehicle-handling skills.

4. Emergency Response and Agency Coordination

Initiative	Controlled Hazard
Site Emergency Action Plan (EAP) and Site Map	Confusion or delay during an emergency because evacuation routes, muster points, ESDs, emergency equipment, and response contacts are not clearly identified.
Site-specific EAP and emergency response procedures available on site	Delay in accessing emergency-response procedures or contact information when immediate action is required.
Pre-operational coordination and familiarization with the fire authority	Responders arriving at an unfamiliar industrial site without knowledge of its hazards, isolation points, or access routes.
Defined Certarus Emergency Response Leadership and 24-hour contact	Unclear incident leadership, delayed notifications, or difficulty reaching a responsible Certarus representative.
On-site collaboration with responding local fire districts	Emergency responders unaware of specific hazards and emergency response protocols. Operator to host emergency responders on facility site to review emergency plans and educate emergency responders on facility operation and emergency management.
Emergency plans submitted before permit issuance	Operations beginning ahead of an approved response program. A written emergency response assistance plan is provided before building or operational permits are issued.

Note on Fire Water Supply

Based on the operator's preliminary review of NFPA 52, NFPA 55, and the International Fire Code, a permanent fire-water system may not be a requirement for this facility. Natural gas releases are controlled by isolating and stopping the flow of gas rather than by extinguishment, which is the rationale underlying the emphasis on shutdown, isolation, detection, and elevated venting above. However, the final approach will be established through fire-code review, direct consultation with Central Lyon Fire District, and the applicant and operator will provide any additional facilities or procedures required as a condition of approval.

Lyon County Planning Commission Agenda Summary

Meeting Date: November 10, 2026

Agenda Item Number:
7.c

Subject:
For Possible Action: To approve the request from Vernon F. Bryan Inc. for a Tentative Parcel Map to merge and re-subdivide one (1) 231.00-acre parcel into two (2) parcels with differing acreages, the smallest being 20.0 acres, located at 539 Lower Colony Road in Smith Valley (APN 010-191-20); PLZ-2026-073.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS
- Staff Report
- Backup
- Backup Maps
- Public Comment

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-2026-073

Proposed Action	Tentative Parcel Map to Merge and Re-Subdivide a parcel to create two (2) parcels
Meeting Date	November 10, 2026
Property Owners	Vernon F. Bryan, Inc.
Applicant	Vernon F. Bryan, Inc.
Location	Smith Valley
Parcel Number	010-191-20
Parcel Size	231.00 acres
Master Plan	Agriculture
Current Zoning	Third Rural Residential District - 5 Acres (RR-3) and Fifth Rural Residential District – 20 acres (RR-5)
Flood Zone(s)	Zone X-Unshaded per FIRM 32019C0950E (eff. date 1/16/2009)
Case Planner	Lisa Nash

REQUEST

The Applicant requests a Tentative Parcel Map (TPM) to merge and re-subdivide an approximately 231.00-acre parcel into two (2) new parcels. The proposed Parcel 1 (211.00 acres on the north end of the parcel) is vacant and Parcel 2 (20.00 acres in the southeast corner of the property) is utilized for existing residential use.

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 Vernon F. Bryan Inc. for a Tentative Parcel Map to merge and re-subdivide one (1) 231.00-acre parcel into two (2) parcels with differing acreages, the smallest being 20.0 acres, located at 539 Lower Colony Road in Smith Valley (APN 010-191-20); PLZ-2026-073, subject to the following 14 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. 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. The project is within the jurisdiction of the Lyon County Roads Dept. and an Encroachment Permit for any new driveways will be needed to connect to County ROWs.
10. The applicant is required to submit for a separate and independent Fire and Life Safety Plan review by the Smith Valley Fire Protection District (SVFPD). Contact the SVFPD at (775) 465-2577 for more information and direction if necessary. No building or site permits will be issued prior to obtaining approval of the Fire Plan review.
11. 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.
12. 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.
13. 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.
14. 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 Vernon F. Bryan Inc. for a Tentative Parcel Map to merge and re-subdivide one (1) 231.00-acre parcel into two (2) parcels with differing acreages, the smallest being 20.0 acres, located at 539 Lower Colony Road in Smith Valley (APN 010-191-20); PLZ-2026-073, 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.

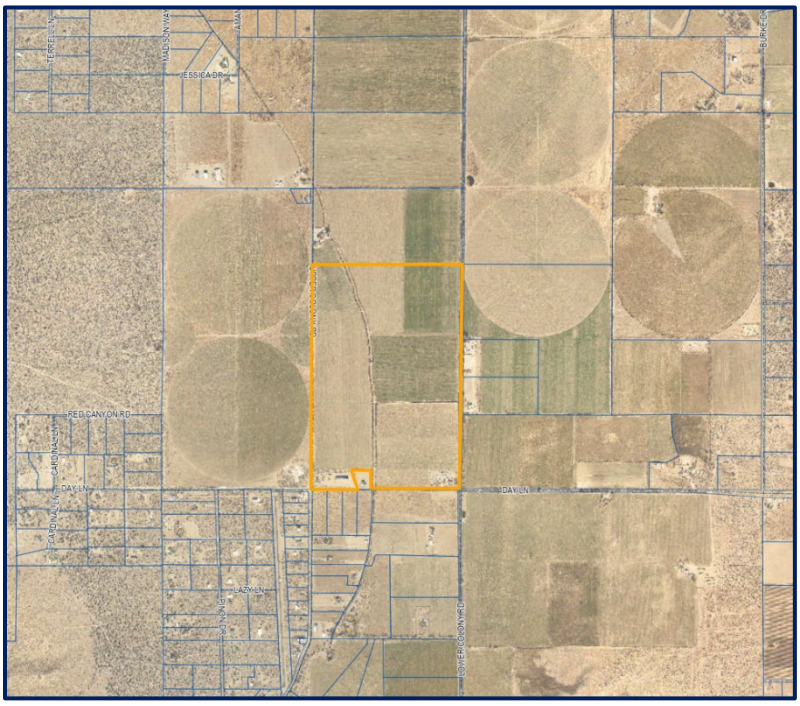
Based on the aforementioned Review Criteria, the Lyon County Planning Commission has determined that the Tentative Parcel Map would not be in conformance with the above-listed considerations and denies the request from Vernon F. Bryan Inc. for a Tentative Parcel Map to merge and re-subdivide one (1) 231.00-acre parcel into two (2) parcels with differing acreages, the smallest being 20.0 acres, located at 539 Lower Colony Road in Smith Valley (APN 010-191-20); PLZ-2026-073.

BACKGROUND INFORMATION

Location, Access, Topography and Existing Development

The subject property is located in the Smith Valley Rural Character District at 539 Lower Colony Road in Smith Valley (APN 010-191-20). The parcel is approximately 231.00 acres in size and is generally flat.

The parcel is surrounded by RR-5 and RR-20 zoned properties. The map on the following page displays the location of the property from the Assessor's site.



Vicinity Map

The Parcel 1 could be accessed from Lower Colony Road, Upper Colony Road, or Day Lane. Parcel 2 shows an access in existence off of Day Lane and at the intersection of Lower Colony Road and Day Lane.

The northern portion of the property, designated Parcel 1 on the TPM, is mainly farmland, with an outbuilding in the southwest corner of the site. The southeastern corner of the property, designated Parcel 2 on the TPM, is occupied by multiple residences and outbuildings.

Flood Zone Designation

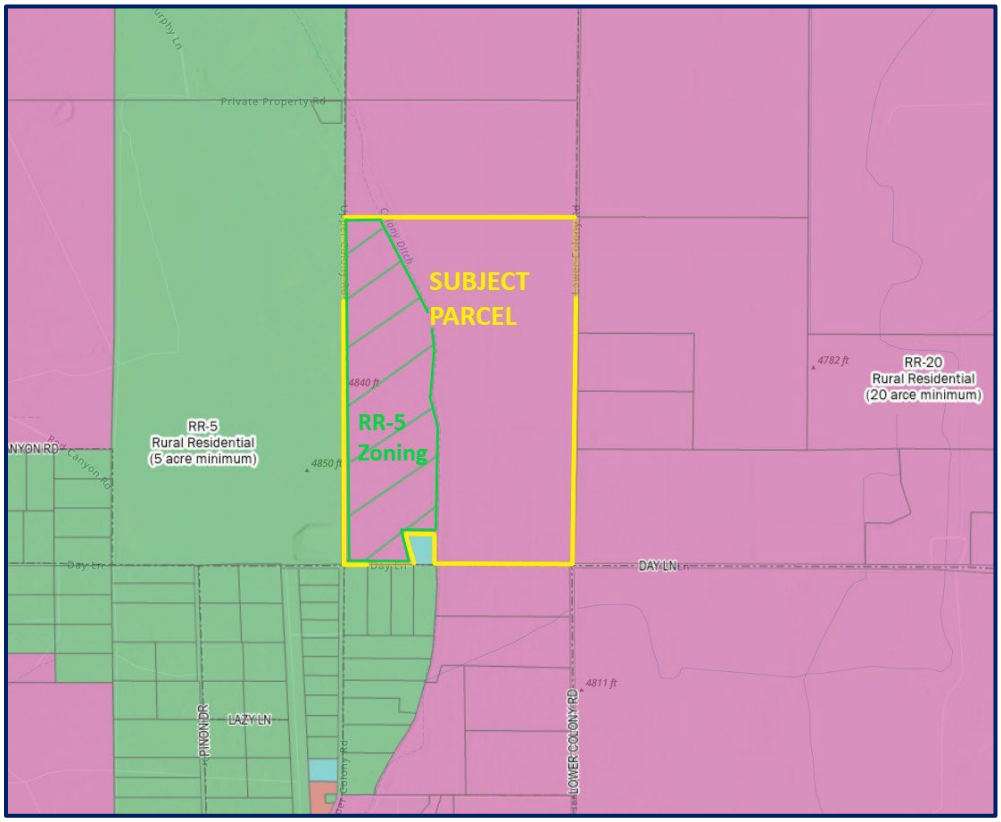
The subject site is located within Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) Panel 32019C0950E (effective date 1/16/2009). Per the FEMA FIRM Panel, the subject site is located in zone X-unshaded, meaning an area of minimal flood hazard with a 0.2% annual chance of flood hazard.

Public Facilities

The subject property is serviced by a well and septic system. Parcel 2 has an existing well and two septic systems. A new individual system for sewage disposal and well service would need to be added to Parcel 1 when future development is proposed.

Master Plan and Zoning

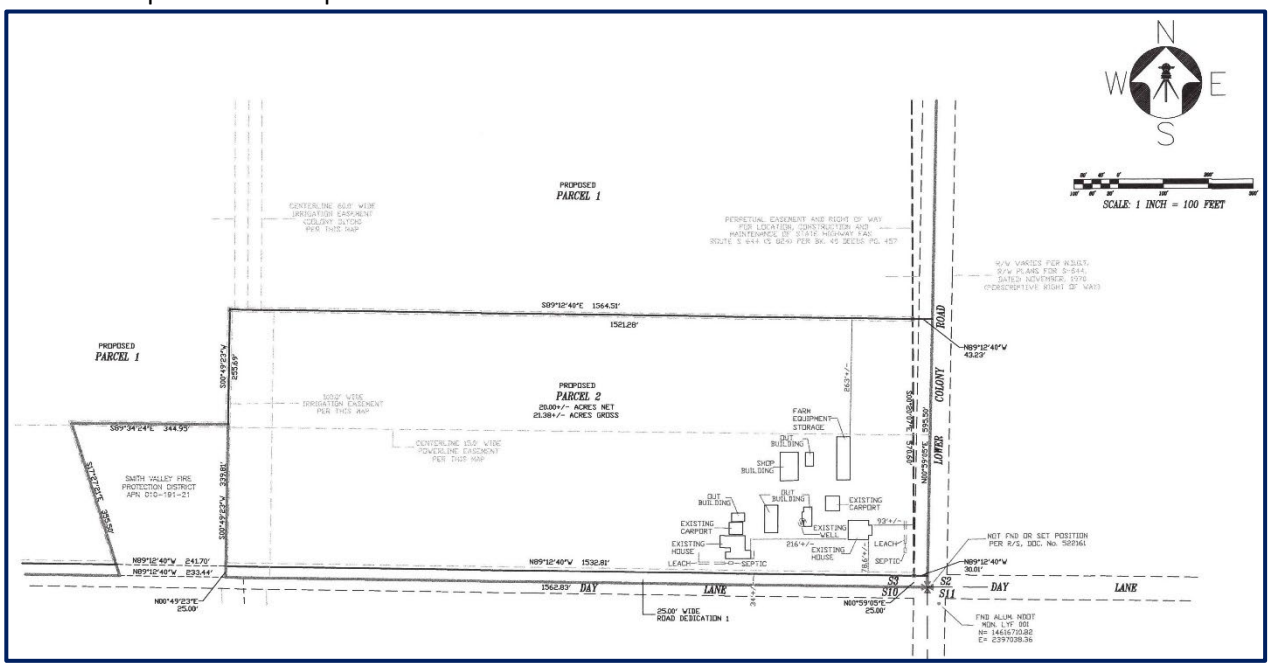
The Master Plan designation for the site is Agriculture within the Smith Valley Rural Character District. The zoning on the subject parcel is Third Rural Residential District - 5 Acres (RR-3) and Fifth Rural Residential District – 20 acres (RR-5) from the County's expired Development Code, Title 10. Per the Zoning Consistency Matrix, approved with the adoption of Title 15 in 2018, the zoning "converts" to Rural Residential, 5 Acre Minimum (RR-5) and Rural Residential, 20 Acre Minimum (RR-20) 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. From County records, the RR-5 zoning (approximately 85.5 acres) is present on the west side of the Colony Ditch and the RR-20 zoning (approximately 142.5 acres) is present east of the Colony Ditch.



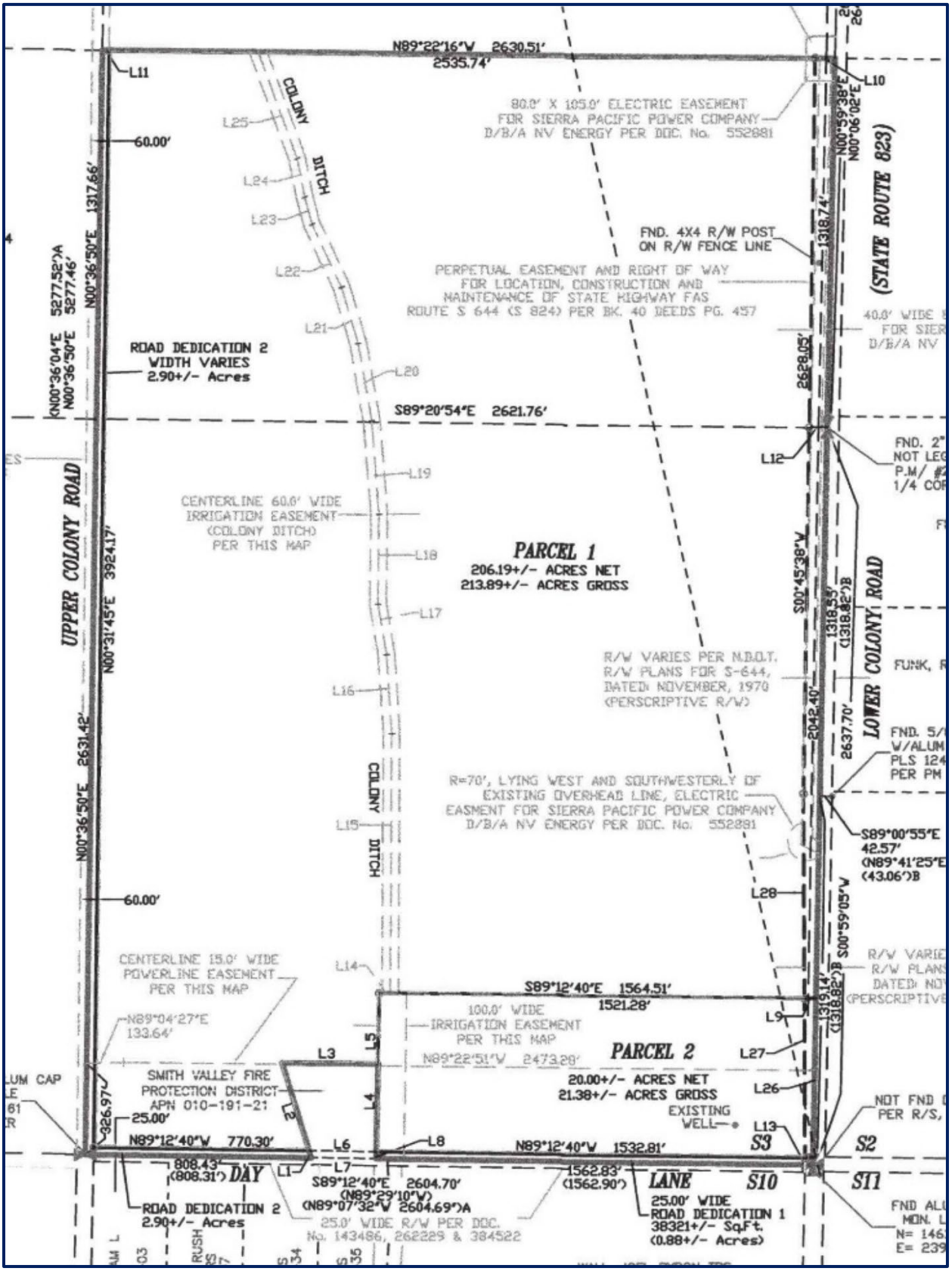
Zoning Map

PROPOSED TENTATIVE PARCEL MAP

Images of the attached Parcel Details and Tentative Parcel Map, displaying the proposed land division into two (2) parcels of approximately 211.00 and 20.00 acres, as shown below, on the following page, and attached as plans to this report.



Parcel Details Map



Tentative Parcel Map

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;

Applicant's Response

Potable water is currently supplied by Well (no will serve letter to be provided)
Sewage shall be via future septic systems for Parcel 1, the existing residences (Parcel 2) is served by a septic currently.
Solid waste shall be disposed of by the local solid waste company that services the area.

Staff Comment

The subject property is serviced by a well and individual systems for sewage disposal as shown on Proposed Parcel 2. A new well and septic system would need to be added to Parcel 1 if new development is proposed. This criteria is met.

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

Applicant's Response

Water is currently served to the property by well. There are no additional Water Rights required for the 20.0 acre being split from the parent parcel per Lyon County Planning.

Staff Comment

As described above in 1.a, this criteria can be met with a new well and individual septic system on Parcel 1 required with any new development.

c) Conformity with the zoning ordinances and master plan;

Applicant's Response

This parcel map conforms with current Lyon County zoning ordinances and master plan for the area that is being split off into a 20.0-acre Parcel.

Staff Comment

Zoning

The site is subject to the Development Standards of RR-5 (Rural Residential, 5 Acre Minimum) and RR-20 (Rural Residential, 20 Acre Minimum) zoning. The parcel map is proposing approximately 211.00 and 20.00 acre lots. The RR-5 and RR-20 zoning districts also state that the minimum lot frontage shall be sufficient to provide adequate access and utility development, and meet applicable building setback, buffer, and development standards of the district. Both proposed parcels exceed this requirement.

Master Plan

The Master Plan designation of Agriculture does accommodate the proposed parcel sizes and is compatible with surrounding properties, making the proposed land division compatible with the existing development. This criteria can be met.

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

Applicant's Response
This parcel map conforms with the current Lyon County master plan of street and highways.

Staff Comment
The site is already accessed by roadways that are maintained by the County and has private residences 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
This parcel is in Zone X. The slope is generally flat on both parcels (less than 0.5% slope), the land if agriculture use and there is no plan to modify from agricultural.

Staff Comment
As previously stated in this report, the site topography is very flat. The subject site is located within the X-Unshaded Flood Zone per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) Panel 32019C0950E (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
Any comments will be incorporated into the parcel map during review.

Staff Comment
The applicant's submittal was shared with Lyon County Road Department, Smith Valley Fire Protection District, Walker River Irrigation District, 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 parcel is served by Smith Valley Fire Protection District.

Staff Comment
As previously stated, the applicant's submittal was shared with the Smith Valley Fire Protection District (SVFPD). SVFPD 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
No parcels less than one acre are proposed for this parcel map.

Staff Comment
This Criteria does not apply as the smallest parcel being created is 5.11 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
Acknowledged.

Staff Comment
The applicant has acknowledged the criteria.

Denson Surveying

a professional corporation

SURVEYING MAPPING

PLANNING WATER RIGHTS

24 AUSTIN ST. WEED HEIGHTS

P.O. BOX 528 (775) 463-3611

Fax No. (775) 463-1175

YERINGTON, NEVADA 89447

September 11, 2026

To Lyon County Planning Department:

Description\Narrative
For proposed Parcel Map of APN 010-191-20:

The owner of the subject property, APN 010-191-20, located off Lower Colony Road, Day Lane & Upper Colony Road, is wishing to create Two (2) nominal 20 acre or more parcels.

There are currently only existing structures on the proposed 20.0 acre parcel on the subject property.

The intent of this Parcel Map is to create Two (2) nominal 20 acre or more parcels.

Water is currently served to the property by wells. There are no additional Water Rights required for the 20.0 acre being split from the parent parcel per Lyon County Planning.

Electricity is provided by NV Energy. There are existing services to the parcel at this time. The owner will have to acquire the needed permits if they chose to develop the property further.

Propane is currently serving the property. The owner will have to acquire the needed permits if they chose to develop the property further.

Sewage is by a septic & leach field system. The owner will have to acquire the needed permits if they chose to develop the property further.

Fire protection is in the Smith Valley Fire Protecting District.

The legal accesses for this property (APN 010-191-20) are per Lower Colony Road, Day Lane & Upper Colony Road as shown on the Parcel Map as presented.

If you have any questions or if you would like to meet and discuss this any further please contact my office.

Sincerely

Rick P. Christian, PLS 11178

Denson Surveying

a professional corporation

SURVEYING MAPPING

PLANNING WATER RIGHTS

24 AUSTIN ST. WEED HEIGHTS

P.O. BOX 528 (775) 463-3611

Fax No. (775) 463-1175

YERINGTON, NEVADA 89447

September 11, 2026

To Lyon County Planning Department
For proposed Parcel Map of APN 010-191-20:

Justification:
The Applicants are creating a nominal 20 acre+/- Parcel from the parent Parcel of 235.27+/- acre by the Parcel map presented on APN 010-191-20. They are in accordance with Lyon County Code and the Nevada Revised Statutes.

Zoning:
RR-3 west side of the Colony Ditch – RR-5east side of the Colony Ditch.

Sincerely

Rick P. Christian, PLS 11178
Representative

Denson Surveying

a professional corporation

SURVEYING MAPPING

PLANNING WATER RIGHTS

24 AUSTIN ST. WEED HEIGHTS

P.O. BOX 528 (775) 463-3611

Fax No. (775) 463-1175

YERINGTON, NEVADA 89447

September 11, 2026

To Lyon County Planning Department:

Traffic Analysis
For proposed Parcel Map of APN 010-191-20:

The amount of traffic should not change with the creation of the parcels as shown on this Parcel Map (APN 010-191-20). This Parcel Map does not exceed the county's requirements to trigger a formal traffic study.

Sincerely

Rick P. Christian, PLS 11178

Denson Surveying
a professional corporation
SURVEYING MAPPING
PLANNING WATER RIGHTS
24 AUSTIN ST. WEED HEIGHTS
P.O. BOX 528 (775) 463-3611
Fax No. (775) 463-1175
YERINGTON, NEVADA 89447
September 11, 2026

To Lyon County Planning Department:

Drainage & Slope Analysis
For proposed Parcel Map of APN 010-191-20:

There is no existing drainage identified on the subject property (APN 010-191-20). The Parcel Map as submitted is not purporting to increase or decrease the drainage on the subject property. This parcel map is being done to create two (2) parcels. There are existing structures on the 20.0 AC. (Parcel 2) parcel, there are no structures on the 206.19 AC. (Parcel 1) parcel, being the subject of this parcel map. There is no grading to being prposed for the development of this Parcel Map as being presented.

There is no portion of the lands as shown on this parcel map that show any evidence of any flood hazard, geological hazard, landslides or similar hazards to the public safety.

Sincerely

Rick P. Christian, PLS 11178

Denson Surveying
a professional corporation
SURVEYING MAPPING
PLANNING WATER RIGHTS
24 AUSTIN ST. WEED HEIGHTS
P.O. BOX 528 (775) 463-3611
Fax No. (775) 463-1175
YERINGTON, NEVADA 89447
September 11, 2026

To Lyon County Planning Department:

Soil Report
For proposed Parcel Map of APN 010-191-20:

A soils report will have to be presented to the Lyon County Building Department at the time of development of these parcels for residential use. Any future development of these parcel for residential use will have to meet all Lyon County and State of Nevada requirements and standards.

Sincerely

Rick P. Christian, PLS 11178

Denson Surveying

a professional corporation

SURVEYING MAPPING

PLANNING WATER RIGHTS

24 AUSTIN ST. WEED HEIGHTS

P.O. BOX 528 (775) 463-3611

Fax No. (775) 463-1175

YERINGTON, NEVADA 89447

September 24, 2026

To Lyon County Planning Department:

Justification:

For proposed Parcel Map of APN 010-191-20

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;*

Potable water is currently supplied by Well (no will serve letter to be provided)

Sewage shall be via future septic systems for Parcel 1, the existing residences (Parcel 2) is served by a septic currently.

Solid waste shall be disposed of by the local solid waste company that services the area.

B: *The availability of water which meets applicable heath standards and is sufficient for the reasonably foreseeable future needs to the subdivision;*

Water is currently served to the property by well. There are no additional Water Rights required for the 20.0 acre being split from the parent parcel per Lyon County Planning.

C: *Conformity with the zoning ordinances and master plan;*

This parcel map conforms with current Lyon County zoning ordinances and master plan for the area that is being split off into a 20.0 acre Parcel.

D: *General conformity with the Governing Body's master plan of streets and highways;*

This parcel map conforms with the current Lyon County master plan of street and highways.

E: *Physical characteristics of the land such as floodplains, slope and soil;*

The parcel is in Zone X. The slope is generally flat on both parcels (less than 0.5% slope), the land is agricultural use and there is no plan to modify from agricultural.

F: *The recommendations and comments of those entities reviewing the tentative parcel map;*

Any comments will be incorporated into the parcel map during review.

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 Parcel is served by Smith Valley Fire Protection District.

H: *Where an applicant proposes to create parcels 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.*

No parcels less than one acre are proposed for this parcel map.

I: *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 subdivision.*

Acknowledged.

Additional Information:

There are currently only existing structures on the proposed 20.0 acre parcel on the subject property.

The intent of this Parcel Map is to create One (1) nominal 20 acre and a remainder.

Electricity is provided by NV Energy. There are existing services to the parcel at this time. The owner will have to acquire the needed permits if they chose to develop the property further.

Propane is currently serving the property. The owner will have to acquire the needed permits if they chose to develop the property further.

The legal accesses for this property (APN 010-191-20) are per Lower Colony Road, Day Lane & Upper Colony Road as shown on the Tentative Parcel Map as presented.

If you have any questions or if you would like to meet and discuss this any further please contact my office.

Sincerely

Rick P. Christian, PLS 11178

Denson Surveying

a professional corporation

SURVEYING MAPPING

PLANNING WATER RIGHTS

24 AUSTIN ST. WEED HEIGHTS

P.O. BOX 528 (775) 463-3611

Fax No. (775) 463-1175

YERINGTON, NEVADA 89447

September 28, 2026

To Lyon County Planning Department:

Not Applicable:

***Traffic Analysis**: the amount of traffic should not change with the creation of the parcels shown on this Parcel Map. This Parcel Map does not exceed the county's requirement to trigger a formal traffic study.*

***Geotechnical Report**: There is no development being proposed at this time, any future development will have to meet county and state requirement standards.*

***Drainage Report**: There is no existing drainage issues identified on the subject property. The Parcel Map as submitted is not purporting to increase or decrease the drainage on the subject property. This parcel map is being done to create one 20 acre parcel separate from the parent parcel. There is no grading that will be done at this time. If future owners wish to develop the property they will have to adhere to all building and grading requirements. There is no portion of the lands as shown on this parcel map that show any evidence of any flood hazard, geological hazard, landslides or similar hazards to the public safety.*

***Street Name Request**: There are no new roads being established on this Parcel Map.*

***Intent to serve/will serve letter/ Utility Statement**: We are not requesting to abandon or relocate any of the easements; we are declaring new easements along the new boundary lines of the parcels and along an existing ditch that is located on the property per WRID specifications. The property is being currently served by well as there is no community water services in this area.*

If you have any questions or if you would like to meet and discuss this any further please contact my office.

Sincerely

Rick P. Christian, PLS 11178

VERNON F. BRYAN, INC.

PACEL MAP; NORTHWEST CORNER LOOKING SOUTHEAST



VERNON F. BRYAN, INC.

PARCEL MAP, NORTHEAST CORNER LOOKING SOUTHWESTWEST



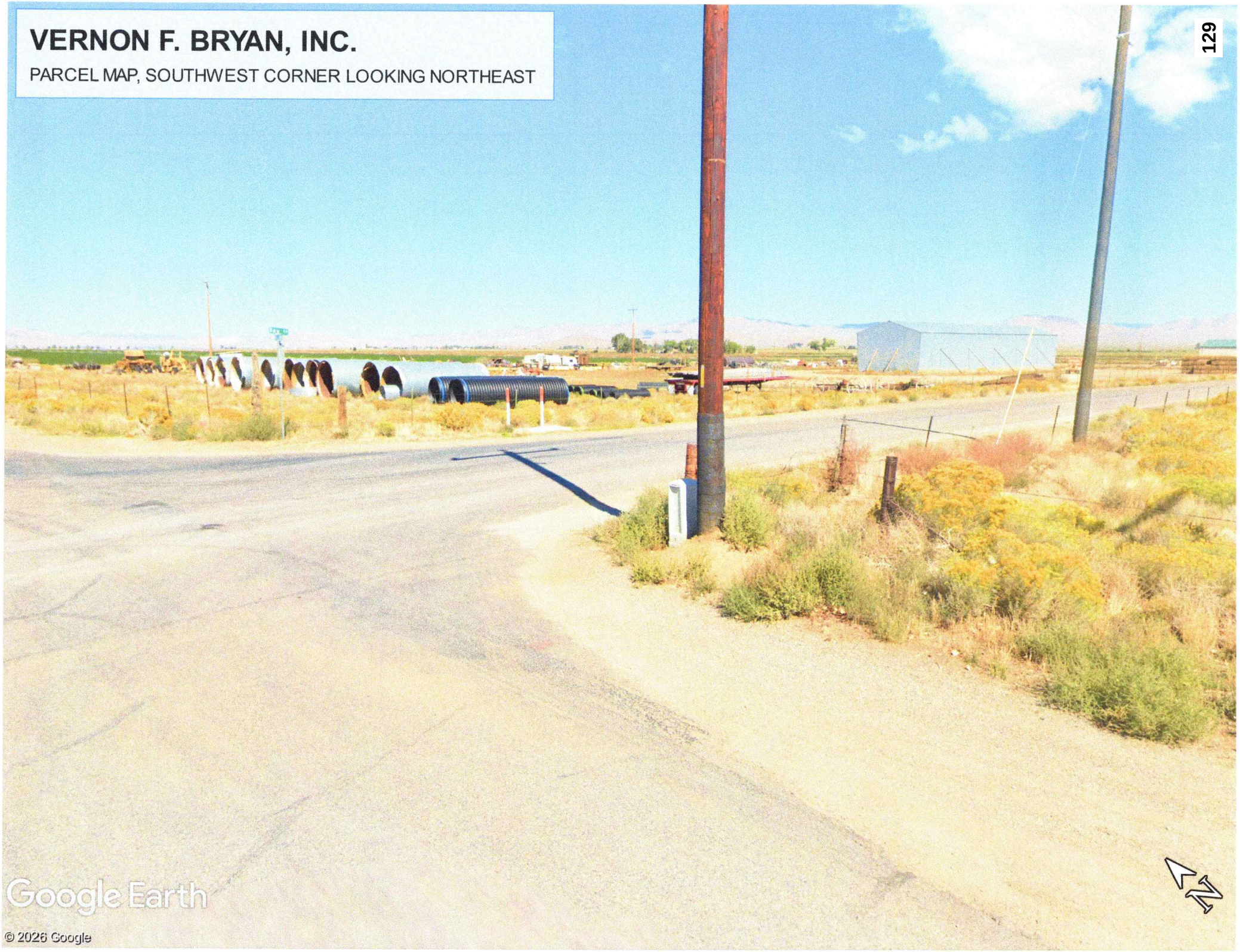
VERNON F. BRYAN, INC.

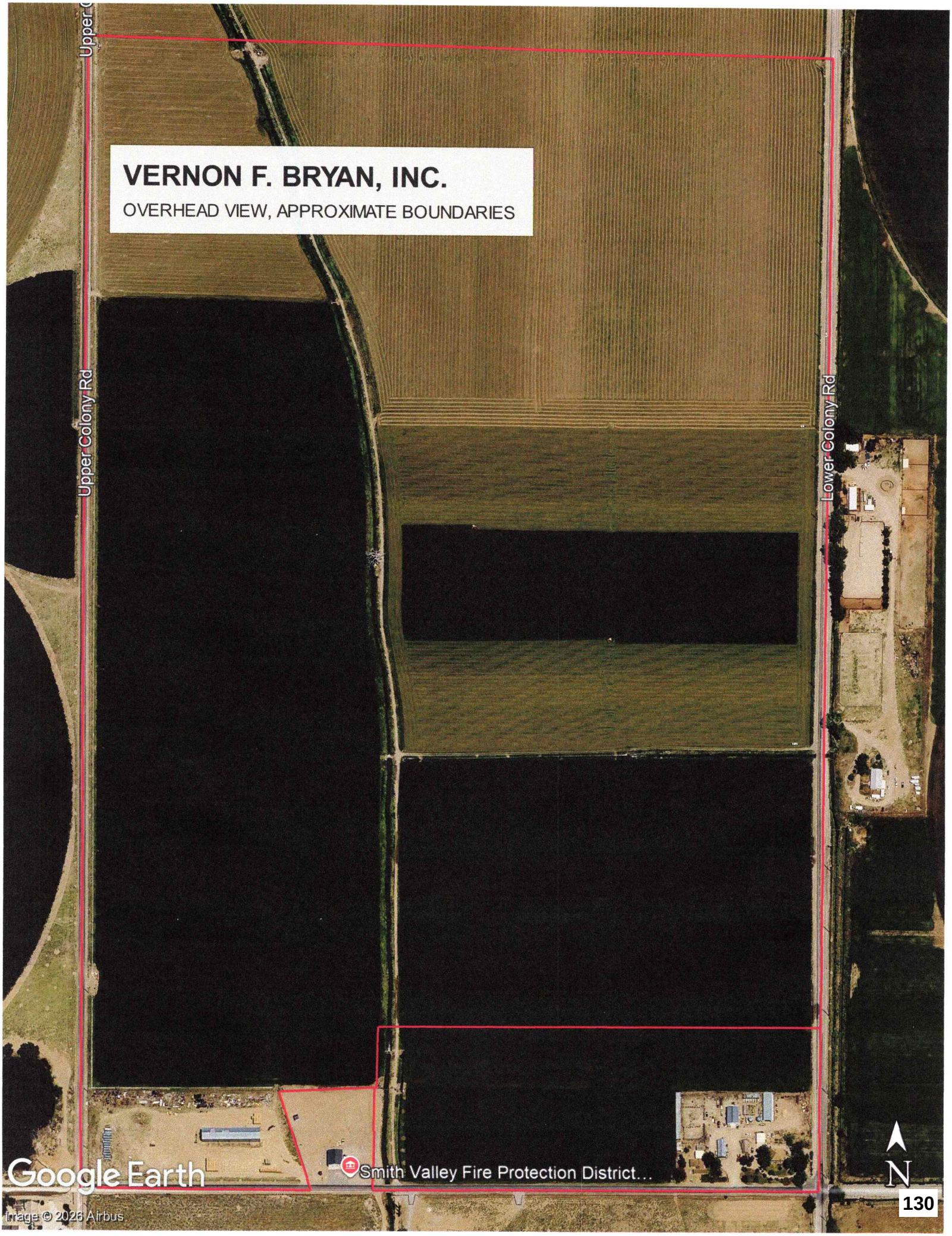
PARCEL MAP, SOUTHEAST CORNER LOOKING NORTHWEST

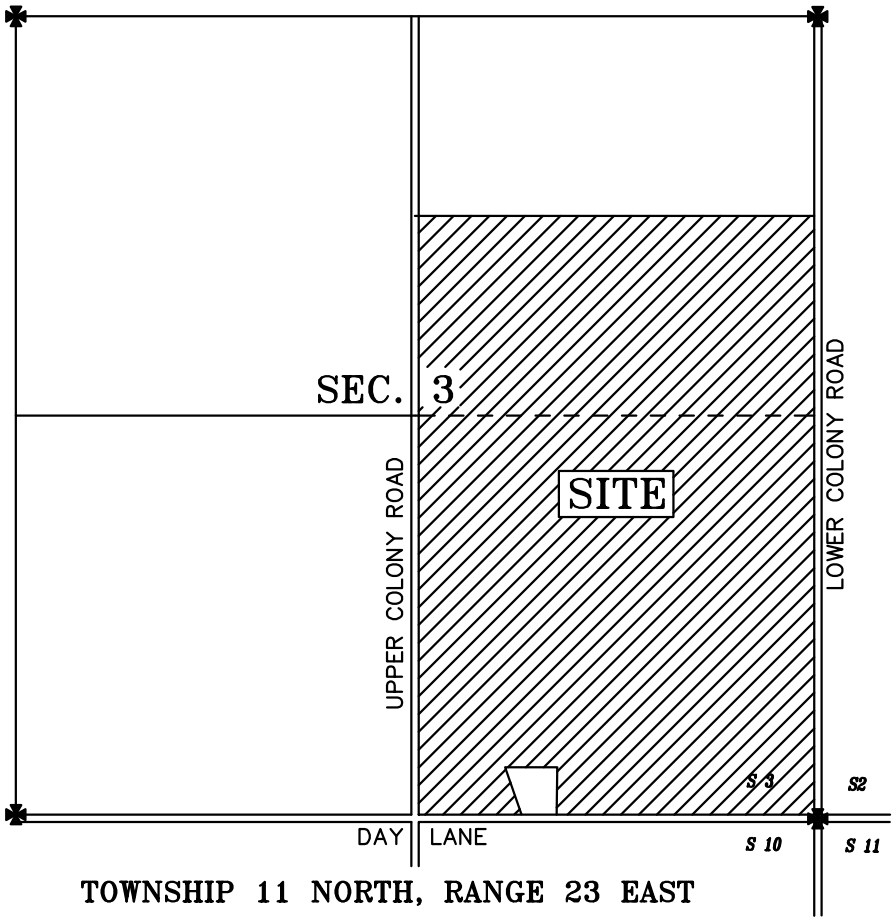


VERNON F. BRYAN, INC.

PARCEL MAP, SOUTHWEST CORNER LOOKING NORTHEAST




VERNON F. BRYAN, INC.
OVERHEAD VIEW, APPROXIMATE BOUNDARIES
Upper Colony Rd
Lower Colony Rd
Smith Valley Fire Protection District...
Google Earth
Image © 2026 Airbus
N



TOWNSHIP 11 NORTH, RANGE 23 EAST

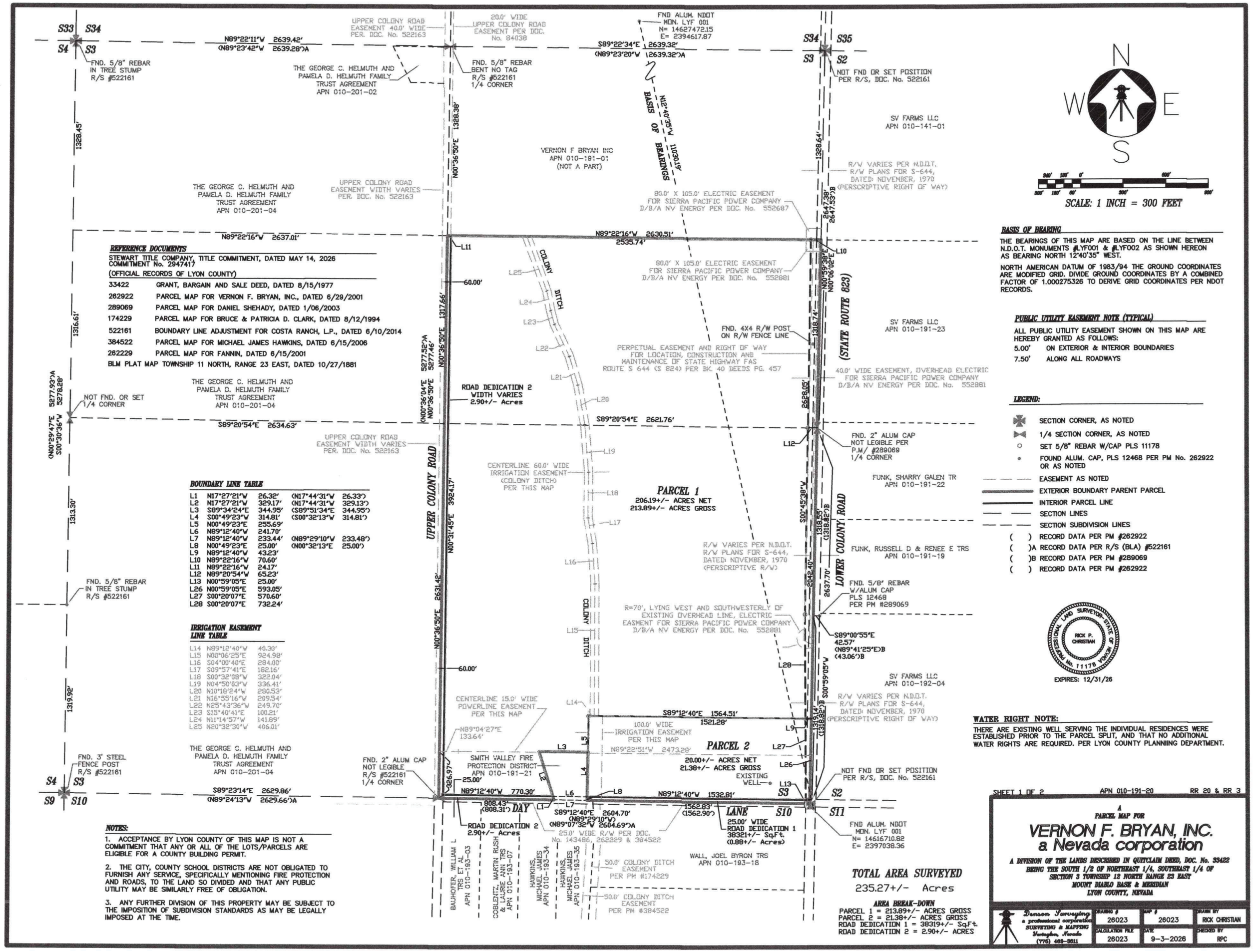
NOT TO SCALE

VICINITY MAP

Denson Surveying
a professional corporation
SURVEYING & MAPPING
Yerington, Nevada
(775) 463-3611

FOR: VERNON F. BRYAN, INC.
a Nevada corporation

DATE: 9/11-2026	DRAWN BY: RICK CHRISTIAN
JOB NO. 26023	CHECKED BY: R.P.C.



REFERENCE DOCUMENTS

STEWART TITLE COMPANY, TITLE COMMITMENT, DATED MAY 14, 2026
COMMITMENT No. 2947417

(OFFICIAL RECORDS OF LYON COUNTY)

33422	GRANT, BARGAIN AND SALE DEED, DATED 8/15/1977
262922	PARCEL MAP FOR VERNON F. BRYAN, INC., DATED 6/29/2001
289069	PARCEL MAP FOR DANIEL SHEHADY, DATED 1/06/2003
174229	PARCEL MAP FOR BRUCE & PATRICIA D. CLARK, DATED 8/12/1994
522161	BOUNDARY LINE ADJUSTMENT FOR COSTA RANCH, L.P., DATED 6/10/2014
384522	PARCEL MAP FOR MICHAEL JAMES HAWKINS, DATED 6/15/2006
262229	PARCEL MAP FOR FANNIN, DATED 6/15/2001

BLM PLAT MAP TOWNSHIP 11 NORTH, RANGE 23 EAST, DATED 10/27/1881

BOUNDARY LINE TABLE

L1	N17°27'21"W	26.32'	(N17°44'31"W	26.33')
L2	N17°27'21"W	329.17'	(N17°44'31"W	329.13')
L3	S89°34'24"E	344.95'	(S89°51'34"E	344.95')
L4	S00°49'23"W	314.81'	(S00°32'13"W	314.81')
L5	N00°49'23"E	255.69'		
L6	N89°12'40"W	241.70'		
L7	N89°12'40"W	233.44'	(N89°29'10"W	233.48')
L8	N00°49'23"E	25.00'	(N00°32'13"E	25.00')
L9	N89°12'40"W	43.23'		
L10	N89°22'16"W	70.60'		
L11	N89°22'16"W	24.17'		
L12	N89°20'54"W	65.23'		
L13	N00°59'05"E	25.00'		
L26	N00°59'05"E	593.05'		
L27	S00°20'07"E	570.60'		
L28	S00°20'07"E	732.24'		

IRRIGATION EASEMENT LINE TABLE

L14	N89°12'40"W	40.30'
L15	N00°06'25"E	924.98'
L16	S04°00'40"E	284.00'
L17	S09°57'41"E	182.16'
L18	S00°32'08"W	322.04'
L19	N04°50'03"W	336.41'
L20	N10°18'24"W	280.53'
L21	N16°55'16"W	209.54'
L22	N29°43'36"W	249.70'
L23	S15°40'41"E	100.21'
L24	N11°14'57"W	141.69'
L25	N20°32'30"W	406.01'

NOTES:

1. ACCEPTANCE BY LYON COUNTY OF THIS MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS/PARCELS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.
2. THE CITY, COUNTY SCHOOL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO DIVIDED AND THAT ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.
3. ANY FURTHER DIVISION OF THIS PROPERTY MAY BE SUBJECT TO THE IMPOSITION OF SUBDIVISION STANDARDS AS MAY BE LEGALLY IMPOSED AT THE TIME.

BASIS OF BEARING

THE BEARINGS OF THIS MAP ARE BASED ON THE LINE BETWEEN N.D.O.T. MONUMENTS #LYF001 & #LYF002 AS SHOWN HEREON AS BEARING NORTH 12°40'35" WEST.

NORTH AMERICAN DATUM OF 1983/94 THE GROUND COORDINATES ARE MODIFIED GRID. DIVIDE GROUND COORDINATES BY A COMBINED FACTOR OF 1.000275326 TO DERIVE GRID COORDINATES PER NDOT RECORDS.

PUBLIC UTILITY EASEMENT NOTE (TYPICAL)

ALL PUBLIC UTILITY EASEMENT SHOWN ON THIS MAP ARE HEREBY GRANTED AS FOLLOWS:

5.00' ON EXTERIOR & INTERIOR BOUNDARIES
7.50' ALONG ALL ROADWAYS

LEGEND:

- SECTION CORNER, AS NOTED
- 1/4 SECTION CORNER, AS NOTED
- SET 5/8" REBAR W/CAP PLS 11178
- FOUND ALUM. CAP, PLS 12468 PER PM No. 262922 OR AS NOTED
- EASEMENT AS NOTED
- EXTERIOR BOUNDARY PARENT PARCEL
- INTERIOR PARCEL LINE
- SECTION LINES
- SECTION SUBDIVISION LINES
- ( ) RECORD DATA PER PM #262922
- ( )A RECORD DATA PER R/S (BLA) #522161
- ( )B RECORD DATA PER PM #289069
- ( ) RECORD DATA PER PM #262922

NEVADA PROFESSIONAL LAND SURVEYOR STATE OF NEVADA RICK P. CHRISTIAN No. 11178 POWER
EXPIRES: 12/31/26

WATER RIGHT NOTE:

THERE ARE EXISTING WELL SERVING THE INDIVIDUAL RESIDENCES WERE ESTABLISHED PRIOR TO THE PARCEL SPLIT, AND THAT NO ADDITIONAL WATER RIGHTS ARE REQUIRED. PER LYON COUNTY PLANNIING DEPARTMENT.

TOTAL AREA SURVEYED

235.27+/- Acres

AREA BREAK-DOWN

PARCEL 1 = 213.89+/- ACRES GROSS
PARCEL 2 = 21.38+/- ACRES GROSS
ROAD DEDICATION 1 = 38319+/- SqFt.
ROAD DEDICATION 2 = 2.90+/- ACRES

SHEET 1 OF 2 APN 010-191-20 RR 20 & RR 3

A
PARCEL MAP FOR

VERNON F. BRYAN, INC. a Nevada corporation

A DIVISION OF THE LANDS DESCRIBED IN QUITCLAIM DEED, DOC. No. 33422 BEING THE SOUTH 1/2 OF NORTHEAST 1/4, SOUTHEAST 1/4 OF SECTION 3 TOWNSHIP 12 NORTH RANGE 23 EAST MOUNT DIABLO BASE & MERIDIAN LYON COUNTY, NEVADA

Dawson Surveying a professional corporation SURVEYING & MAPPING Yerington, Nevada (775) 463-8811	DRAWING # 26023	MAP # 26023	DRAWN BY RICK CHRISTIAN
	CALCULATION FILE 26023	DATE 9-3-2026	CHECKED BY RPC

SV Farms LLC

11/03/2026

Lyon County Community Development Dept

Lyon County Planning Commission

Lyon County Planning Department

To whom it may concern,

Scheduled to be discussed during your upcoming meeting on November 10, 2026 is a boundary line adjustment/re-subdivision proposal requested by Vernon F. Bryan INC on/associated with parcel number # 010-191-20. We highly recommend that you, the Lyon County Community Development Department, the Lyon County Planning Commission as well as the Lyon County Planning Department postpone and or reject any action to be made regarding this proposal. The parcel named in this request 010-191-20 as well as 010-191-01 are both subject to ongoing litigation and a Lis Pendens has been recorded at the county on both parcels. Once again, it is our recommendation that the county refrain from making any decision regarding these parcels until litigation is complete.

Respectfully,



Cole T. Vlot

SV Farms LLC

Lyon County Planning Commission Agenda Summary

Meeting Date: November 10, 2026

Agenda Item Number:
7.d

Subject:
For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Lyon County School District for a Conditional Use Permit for a Pre-K Modular Classroom at the existing Riverview Elementary School, located at 1200 Ferretto Parkway in Dayton on an approximately 10.76-acre parcel (APN 016-022-39), PLZ-2026-070.

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

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

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

PLANNING COMMISSION

PLZ-2026-070

Proposed Action	Conditional Use Permit for a Pre-k Modular Building Addition to the Existing Riverview Elementary School
Meeting Date	November 10, 2026
Property Owners	Lyon County School District
Applicant	Lyon County School District
Community	Dayton
Location	1200 Ferretto Parkway
Parcel Number(s)	016-022-39
Parcel Size(s)	10.76 acres
Master Plan	Public/Quasi-Public
Current Zoning	First Estates Residential District (E-1)
Flood Zone(s)	AE and X-Shaded per FIRM 32019C0292F (effective 10/20/2016)
Case Planner	Lisa Nash

REQUEST

The applicant requests a Conditional Use Permit (CUP) to install a Pre-K Modular Building on the existing Riverview Elementary School campus.

PROJECT SUMMARY

The applicant requests a Conditional Use Permit (CUP) to install a 24’ x 60’ Pre-K Modular Building on the existing Riverview Elementary School campus. The parcel is approximately 10.76 acres located at 1200 Ferretto Parkway in the Dayton area. The site is zoned First Estates Residential District (E-1) and has the Master Plan Designation of Public/Quasi-Public.

RECOMMENDED MOTION

If the Planning Commission determines that they will forward a recommendation of approval of the requested Conditional Use Permit application to the Board of County Commissioners, then the Planning Commission should make 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 and the following 12 Conditions of Approval, I move that the Planning Commission forward a recommendation of approval to the Board of County Commissioners of the request from Lyon County School District for a Conditional Use Permit for a Pre-K Classroom at the existing Riverview Elementary School, located at 1200 Ferretto Parkway in Dayton on an approximately 10.76-acre parcel (APN 016-022-39), PLZ-2026-070.

CONDITIONS OF APPROVAL

1. No change in the terms and conditions of the Conditional Use Permit (CUP), as approved, shall be undertaken without first submitting the changes to Lyon County Community Development and having them modified in conformance with Lyon County Code.
2. The applicant shall comply with all applicable Fire, building, zoning and improvement code requirements and obtain any necessary public inspections. All construction documents and separate applications must be submitted to the Central Lyon County Fire Protection District and the Lyon County Building Department for review and approval to obtain any required building and grading permits.
3. The applicant is required to submit for a separate and independent Fire Plan review and will be required to comply with the 2024 Central Lyon Fire Code Amendments package including 2024 IFC, 2024 IBC, 2024 IWUIC and all applicable referenced standards. Our applications can be found at www.centrallyonfire.org under the Construction drop down menu. Contact the CLCFPD Fire Prevention Division at (775)246 6209 for more information and direction if necessary.
4. The applicant shall acquire all Lyon County, state and federal permits necessary for the proposed modular building, as well as obtain any necessary public inspections.

5. Prior to issuance of any future mass grading permits and/or building permits for the project, the developer shall submit documentation of approval by the Nevada Division of Environmental Protection (NDEP) Surface Area Disturbance permit and the Stormwater Pollution Prevention Plan (SWPPP) permit, if required.
6. The applicant shall comply with the Storm Drainage Guidelines for Lyon County, dated September 20, 2024 to the satisfaction of the County Engineer prior to issuance of any Site Improvement Permit, Grading Permit, and/or Building Permit. Drainage report and plans must be submitted concurrently with any Site Improvement Plans, Grading Plans, and/or Building Permit applications if future development is required.
7. In accordance with 15.800.08(A), the Applicant shall file for a flood plain development application prior to any new development.
8. The applicant shall comply with the Performance Standards as listed in Chapter 15.336 of the Lyon County Development Code.
9. Any exterior lighting shall be downward facing and shielded such that light is not shed onto adjacent properties and public rights-of-way
10. The applicant shall comply with all applicable environmental and health laws and regulations concerning water quality, air quality, solid waste disposal, and wastewater management.
11. All contractors doing any construction, modifications, or remodels must be licensed in Lyon County and the State of Nevada.
12. 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.**

ALTERNATIVES TO RECOMMENDATION OF APPROVAL

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 Lyon County School District for a Conditional Use Permit for a Pre-K Classroom at the existing Riverview Elementary School, located at 1200 Ferretto Parkway in Dayton on an approximately 10.76-acre parcel (APN 016-022-39), PLZ-2026-070 for ____ days.

Alternative Motion for Denial

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

The Lyon County Planning Commission has considered:

15.230.06: FINDINGS:

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:

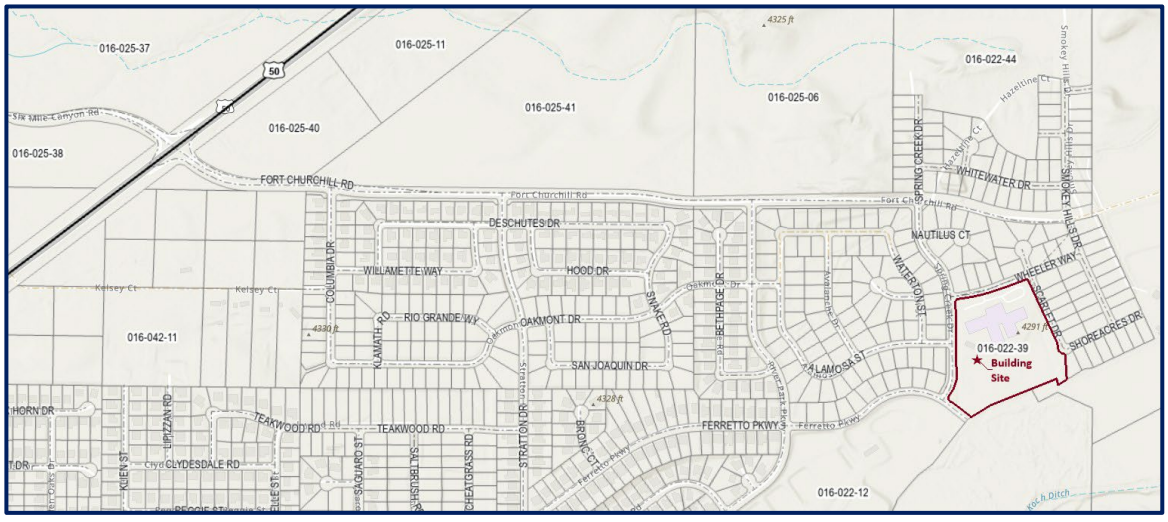
A. The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;
B. The proposed use is compatible with the character and integrity of adjacent development and neighborhoods and 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.

After consideration of the above-listed findings, I move that the Planning Commission recommend <u>denial</u> to the Board of County Commissioners for the request from Lyon County School District for a Conditional Use Permit for a Pre-K Classroom at the existing Riverview Elementary School, located at 1200 Ferretto Parkway in Dayton on an approximately 10.76-acre parcel (APN 016-022-39), PLZ-2026-070.

BACKGROUND AND PARCEL INFORMATION

<u>Location and Size</u>

The subject parcel is located in Dayton at 1200 Ferretto Parkway. The parcel is 10.76 acres in size per the County Assessor. The Vicinity Map below shows the location of the property.



Existing Uses and Access

The proposed building site is located at 1200 Ferretto Parkway, on the Riverview Elementary School campus. The site has access from Ferretto Way and Spring Creek Drive. The assessor's map showing the parcel is shown below.



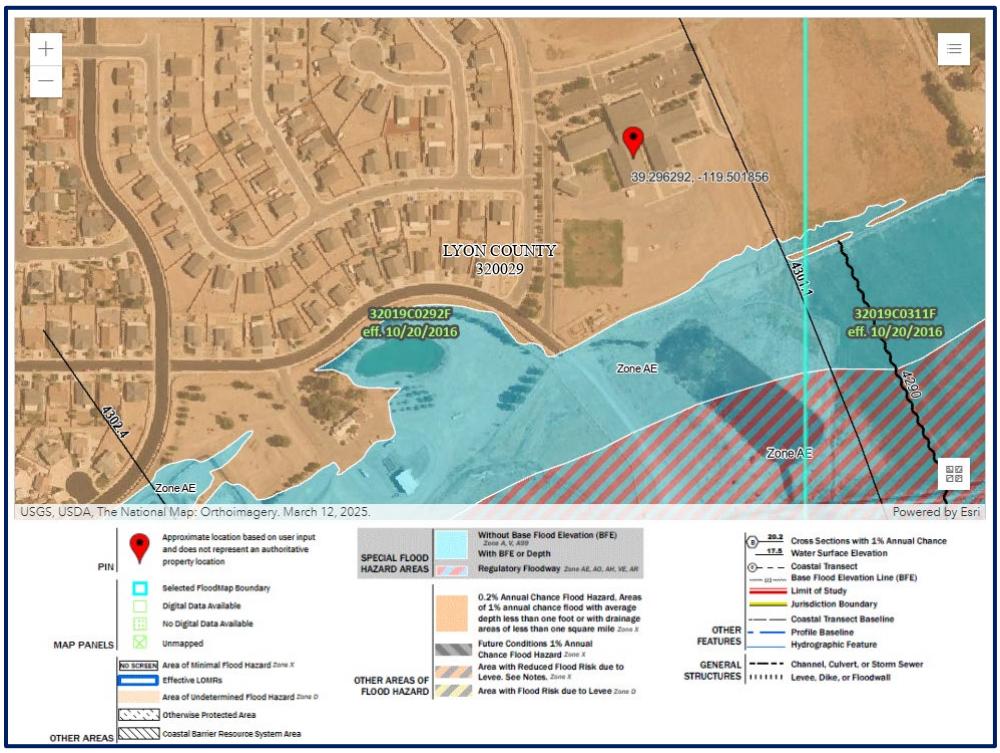
Public Facilities

The subject site is located within Lyon County Utility District's (LCUD) sanitary sewer and water service area and has current municipal water and sewer service.

Flood Zone Designation

Per the FEMA (Federal Emergency Management Agency) Flood Insurance Rate Map (AE and X-Shaded per FIRM 32019C0292F effective 10/20/2016) shown on the following page, the project site is within the X-Shaded zone. Section 15.800.08(A) of the Lyon County Code states that a floodplain development permit must be approved before construction or development is allowed to begin within any area of special flood hazard established in subsection 15.800.07(A), such as Flood Zone X-Shaded.

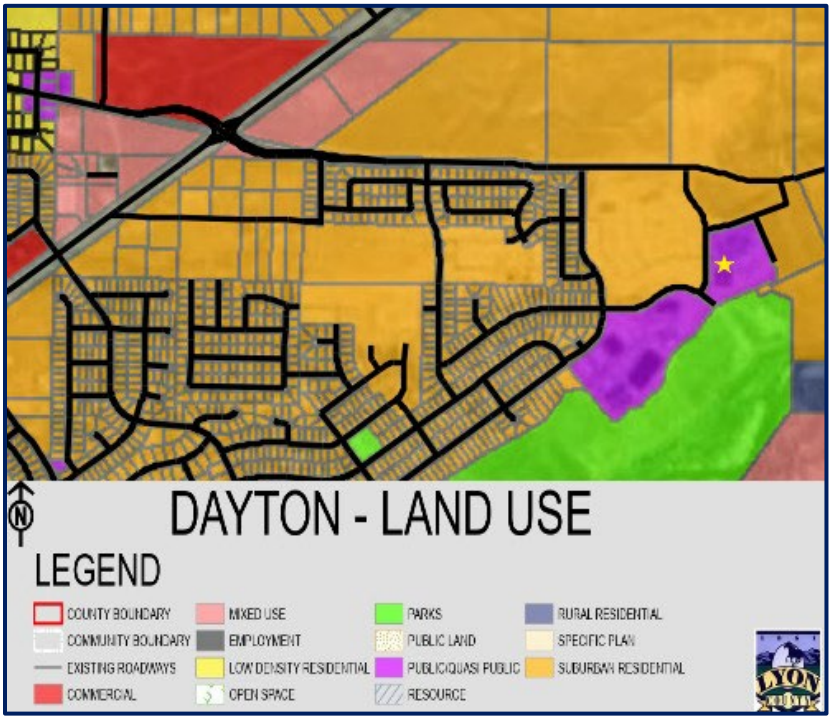
The floodplain development permit is required for all structures as well as for all development including fill and other activities as defined in 15.1200. In accordance with 15.800.08(A) and as a Condition of Approval for the proposed project, the Applicant shall obtain approval of a flood plain development permit prior to any development.



Master Plan and Zoning

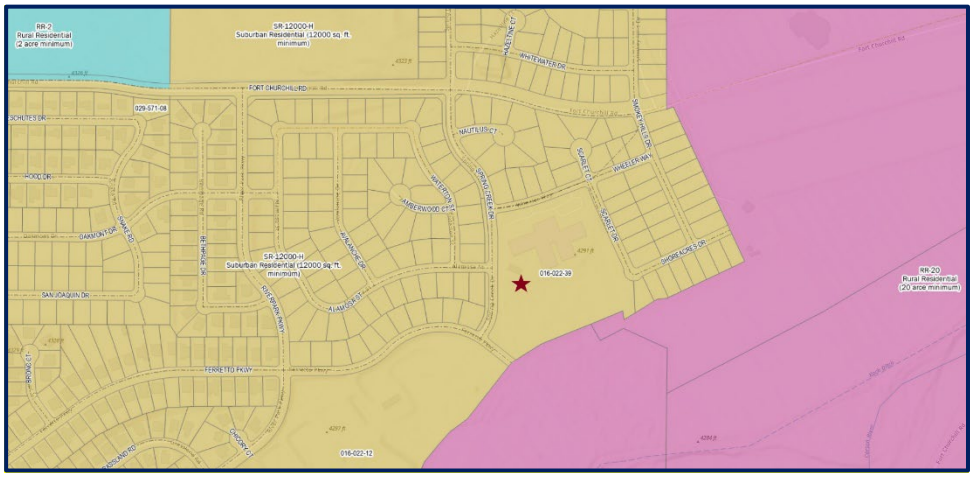
Master Plan

The site is located within the Suburban Character District for Dayton. The Master Plan designation for the site is Public/Quasi-Public, consistent with the existing use of an elementary school. This region of Dayton has Master Plan designations of Parks, Public/Quasi Public, and Suburban Residential per the 2020 Master Plan.



Zoning

The subject parcel is currently zoned First Estates Residential District (E-1) from the County's expired development code, Title 10, and is subject to Suburban Residential, 12,000 sq. ft. Minimum (SR-12000) zoning per the current code, Title 15, and the Zoning Consistency Matrix (adopted in 2018 with Title 15). The image below displays the current zoning after conversion through the Matrix.



STAFF REVIEW AND COMMENTS

The use of a Commercial Coach on a School, K-12 Land Use on property subject to SR-12000 zoning requires a Conditional Use Permit per Land Use Table 15.320-2, as depicted below and in Title 15 of Lyon County Code (LCC).

TABLE 15.320-2
TABLE OF ALLOWED USES - SUBURBAN RESIDENTIAL, MIXED USE AND COMMERCIAL ZONING DISTRICTS

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

Use Category	*Use Type*	*Suburban Residential*								*Specific Use Regulations (Code Reference)*
		SR-2	*SR-1*	*SR-½*	*SR-12000*	*SR-9000*	*NR*	*MFR*	*RMU*	
Educational facilities	School, K - 12 (private or public)	C	C	C	C	C	C	C	-	Chapter 336 (Use of a commercial coach requires a CUP)

PROJECT DESCRIPTION

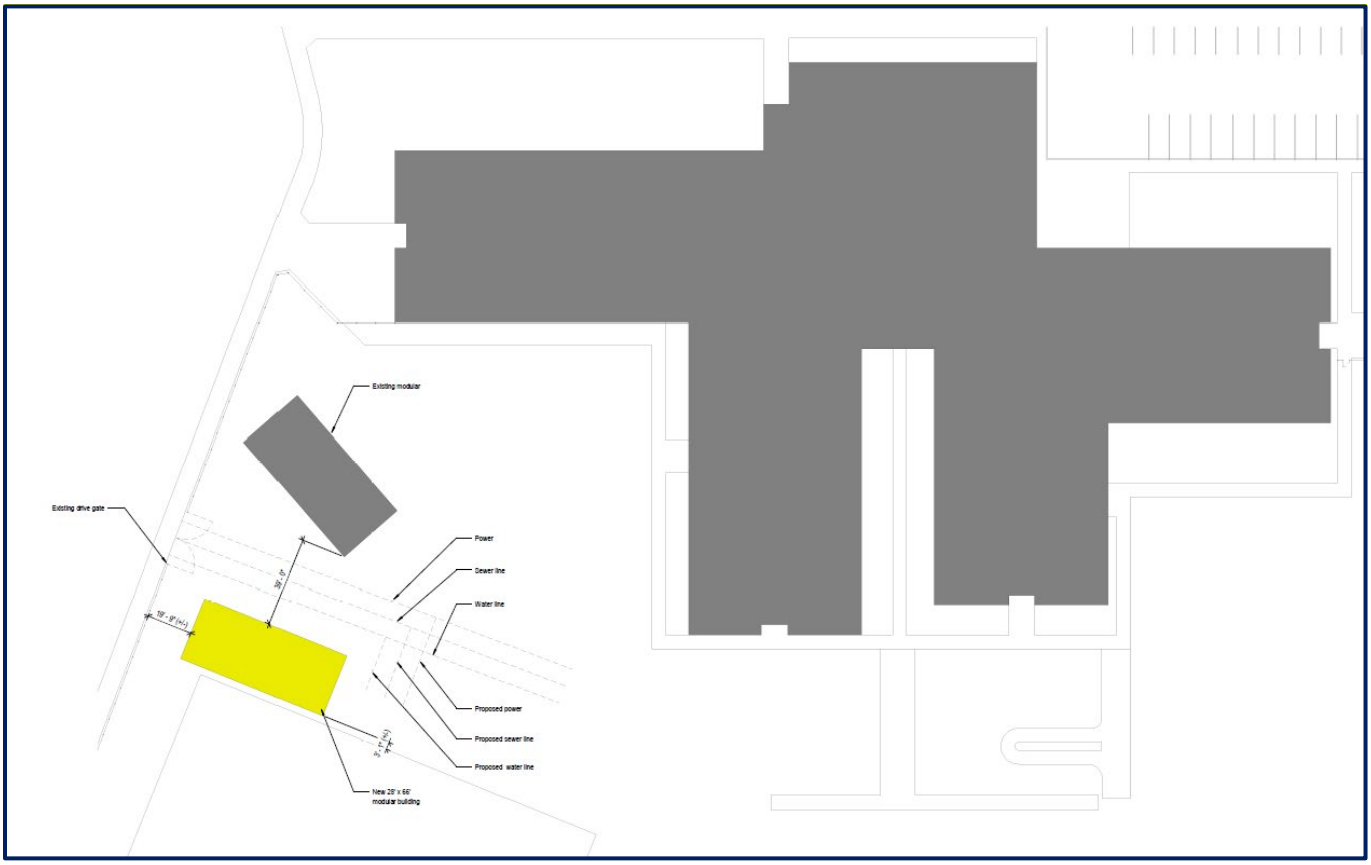
Applicants Narrative

Per the applicant, Darrell Bluhm, Project Facilitator of the Lyon County School District, the proposed development is described as follows:

> *"I'm writing this letter to inform you that LCSD would like to place a Pre-k Classroom on the site of Riverview Elementary School adjacent to the one currently there to accommodate the growing need of affordable classroom space."*

Per Mr. Bluhm, the building will be a 24' x 60' modular building for a Pre-K Classroom. This type of facility requires a Conditional Use Permit, but since the location is within an established and functioning campus, the impacts will be minimal.

The applicant's conceptual plan is displayed on the following page.

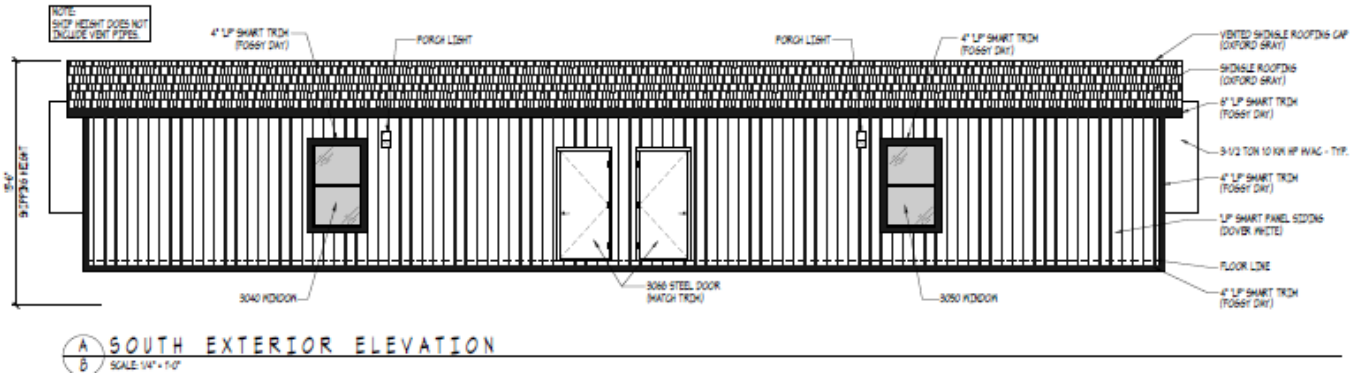


Parking

The existing parking lots for the school will provide more than sufficient parking for the Pre-k building.

Preliminary Elevation

The image below was provided by the applicant as an example of the proposed building.



CONDITIONAL USE PERMIT

When considering applications for a CUP, staff, the Planning Commission, and the Board must evaluate the impact of the conditional use on, and its compatibility with, surrounding properties and neighborhoods in order 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.

FINDINGS

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

LCSD has followed all of the zoning requirements associated with the placement of this building on this school site.

Staff Comment

The proposed use is associated with the existing LCSD educational facility and will not introduce a new use that might be incompatible with the intent of the Master Plan or zoning. The building would be supportive of efforts to provide adequate school facilities for Lyon County residents. This Finding is met in the affirmative.

Finding 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

LCSD has looked at all aspects of the above related questions and deems there will not be any impact as such.

Staff Comment

The new building represents a minor expansion of the educational facility use that already exists, resulting in no notable new impacts to properties that are contiguous with the subject parcel. This Finding is met.

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

Applicant's Response

LCSD has reviewed and no related impacts will be incurred due to this as related to the question.

Staff Comment (Finding C and D)

The proposed use would not result in a significant increase to vehicular traffic. All required parking will be provided on-site and accessed through existing infrastructure. This Finding is met.

Finding 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

LCSD does not see any impacts as above mentioned.

Staff Comment (Finding C and D)

The proposed new building would not increase or impact area traffic flow such that mitigation would be necessary. This Finding is met.

Finding 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

LCSD is placing an identical structure adjacent to one currently there to make sure of no visual impacts.

Staff Comment

The CUP request is for a new 24' x 60' modular building. The project would not introduce a new use that would be generate visual impacts and noise effects on adjacent properties that differ from the school campus use. As conditioned, lighting for the project shall be screened to ensure there is no light spillage on adjacent properties. This Finding is met.

Finding 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

And

Finding 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

This new building will not be detrimental in that all codes will be followed to assist in this placement.

Staff Comment (Finding F and G)

The proposal is for an area of a functioning school campus and will be subject to further review in the building permit phase, which will ensure that the structure will not be detrimental to health and safety. Public utilities are in place for connection and access is provided. These Findings are met.

LCSD RES Pre-K Classroom

To whom it may concern;

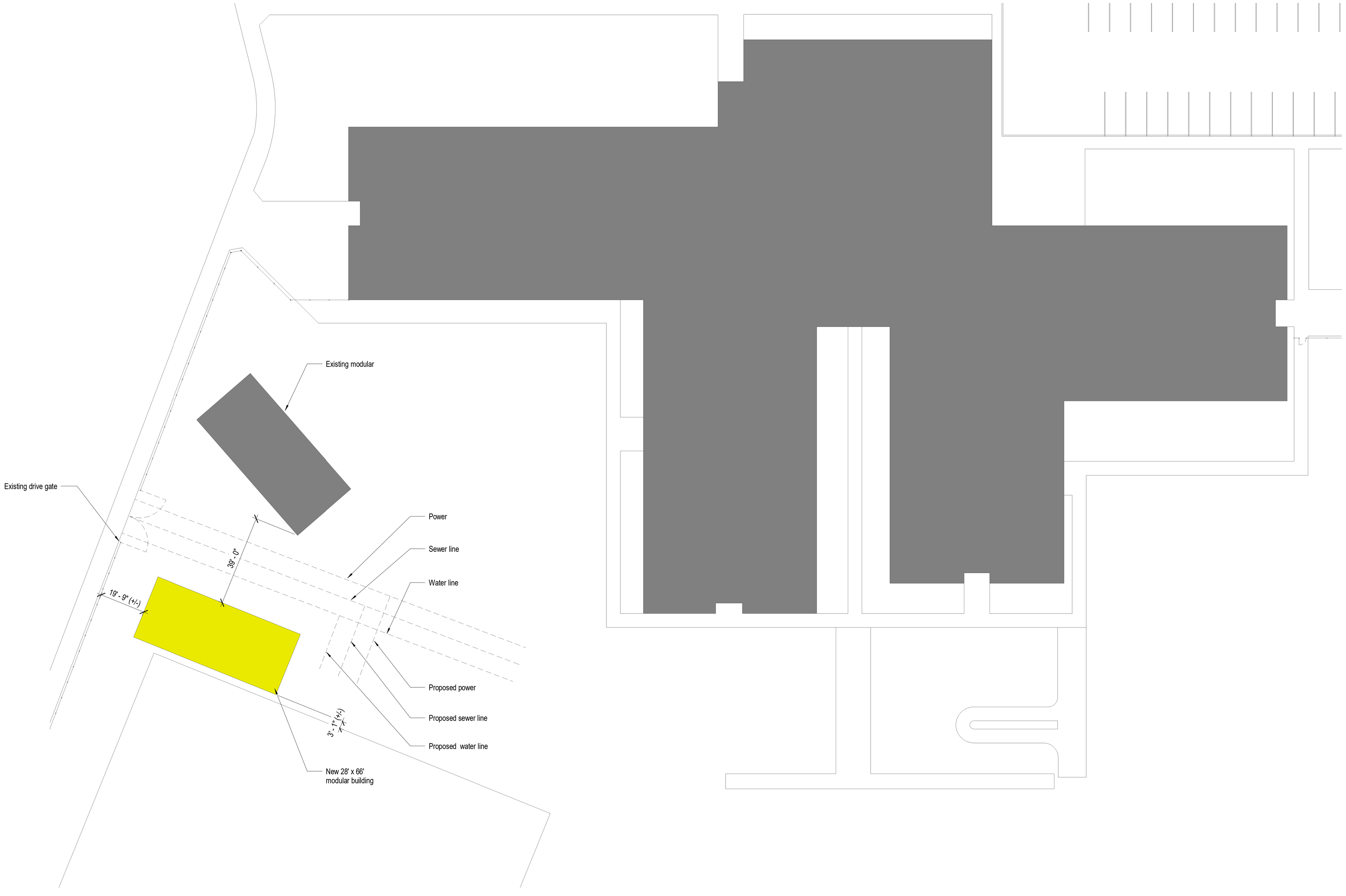
I'm writing this letter to inform you that LCSD would like to place a Pre-k Classroom on the site of Riverview Elementary School adjacent to the one currently there to accommodate the growing need of affordable classroom space.

Thank you for your consideration in this manner.

Respectfully,

Darrell Bluhm

LCSD Project Facilitator



D5 Overall Architectural Site Plan
1" = 20'-0"

North

Paul Cavin Architect LLC

575 Double Eagle Court, Suite 220
Reno, Nevada 89521

office: (775) 284-7083

www.paulcavindesign.com
paul@paulcavindesign.com

professional seal

PRELIMINARY
NOT FOR CONSTRUCTION

consultant

project

Lyon County School District:
Riverview Elementary School Modular Site Plan Assistance
Project Name-Line 3
Client Project Number

Riverview Elementary School
1200 Ferretto Pkwy
Dayton, NV 89403

revisions

No.	Description	Date

drawn by	CT
reviewed by	PAC
date	10/08/2026
project number	26035

drawing name

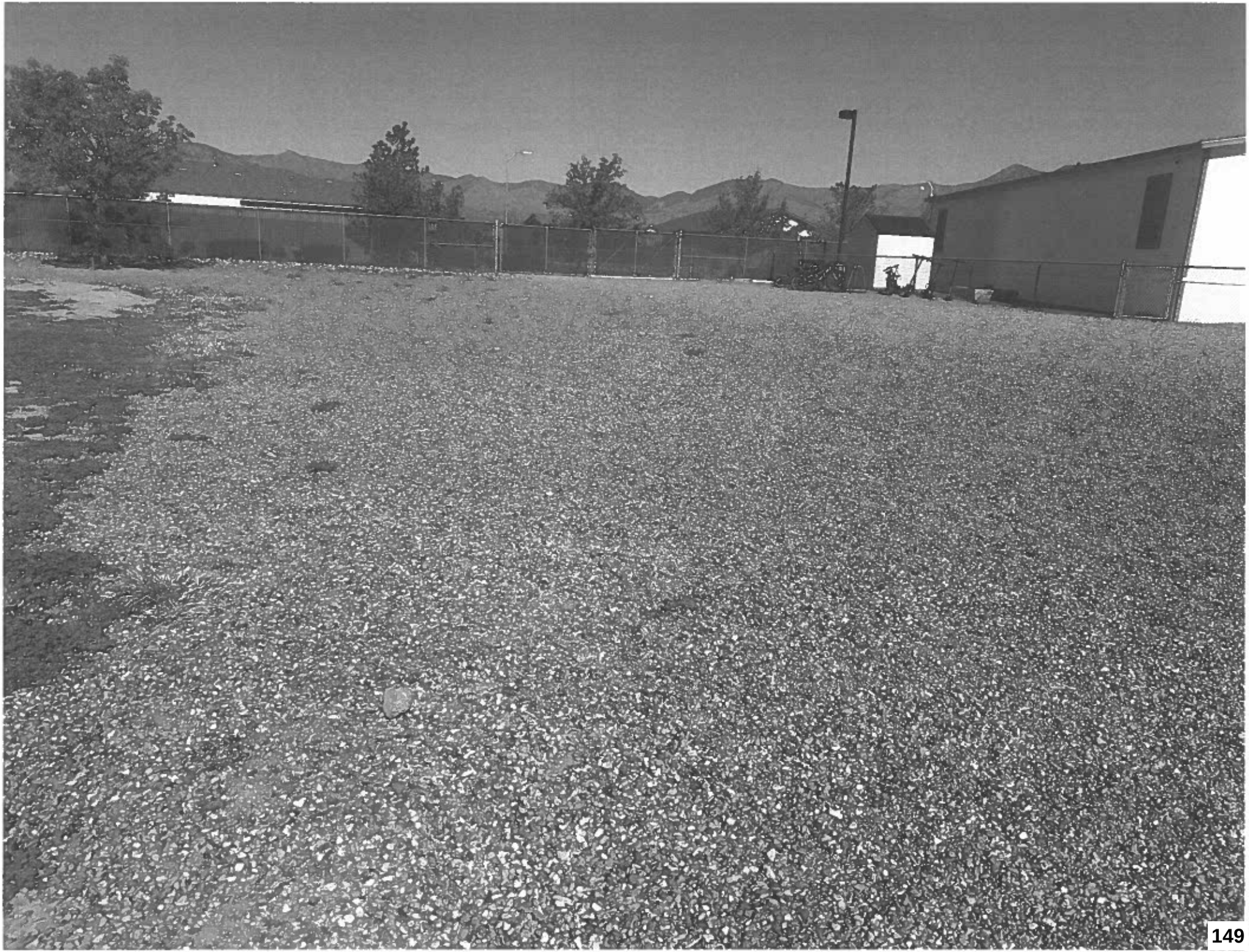
Architectural Site Plan

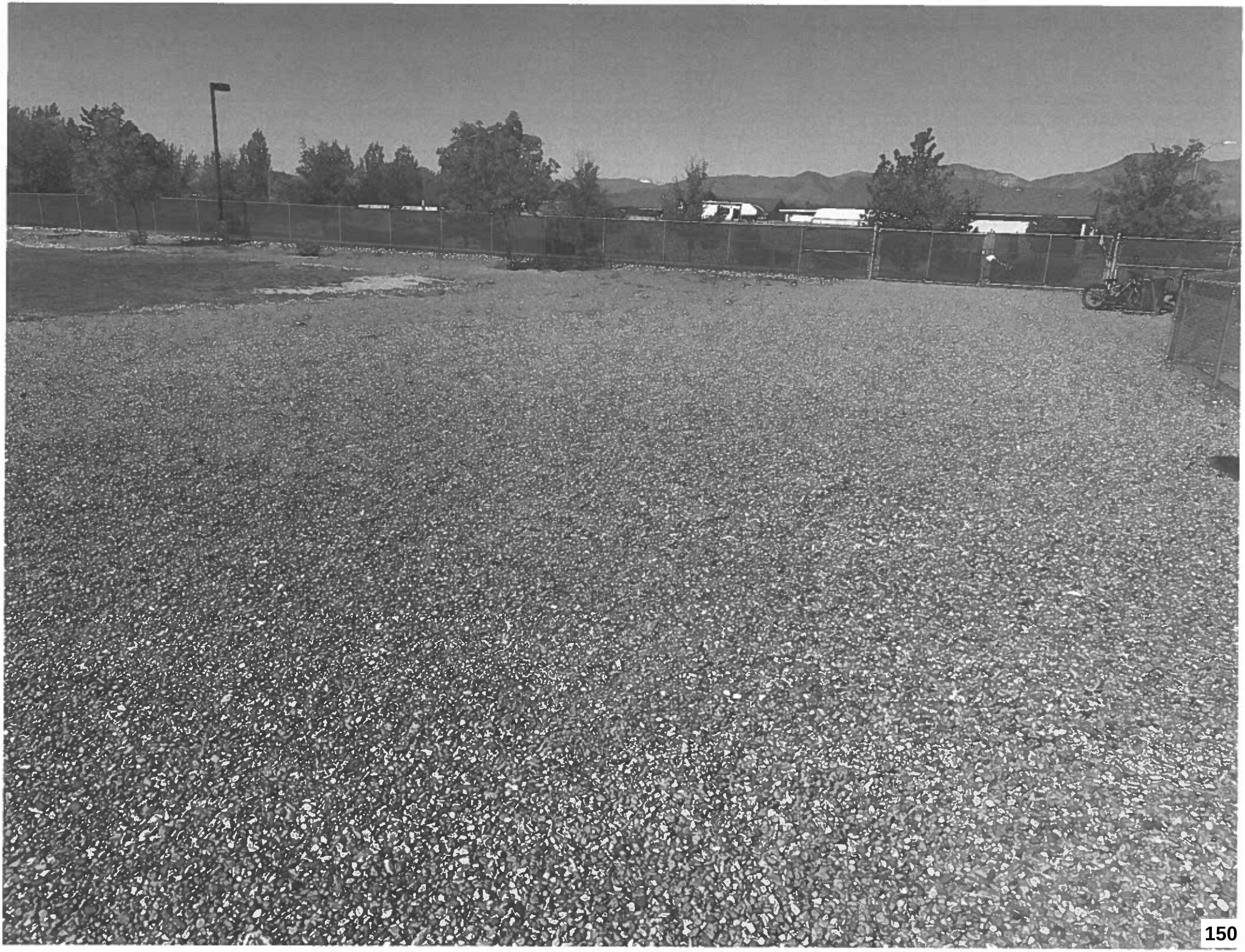
sheet number

A001



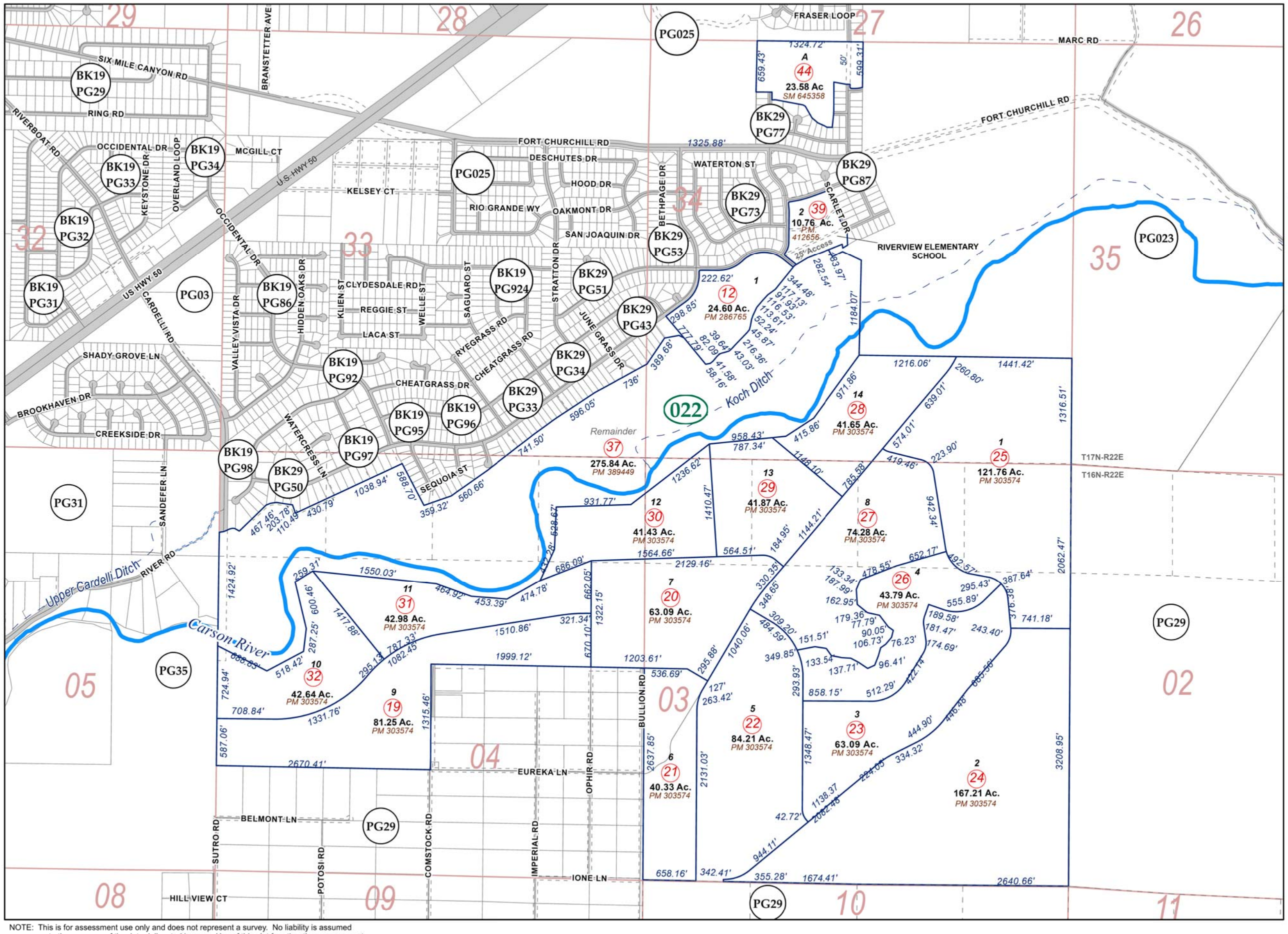


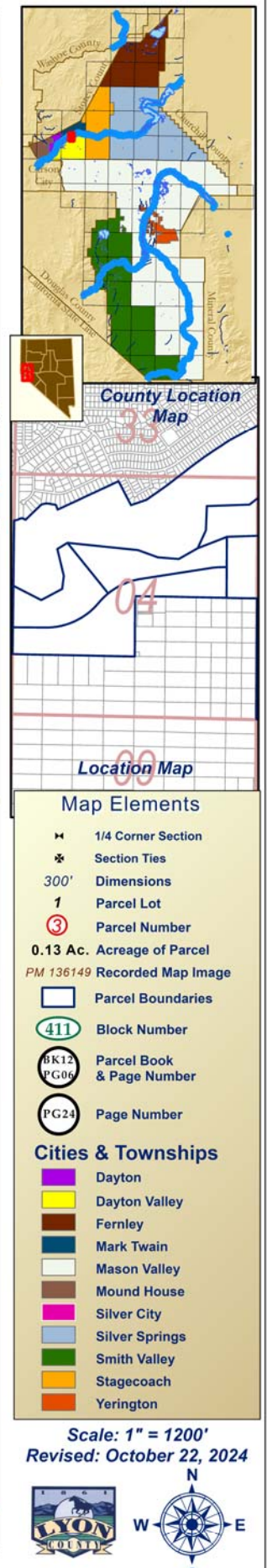




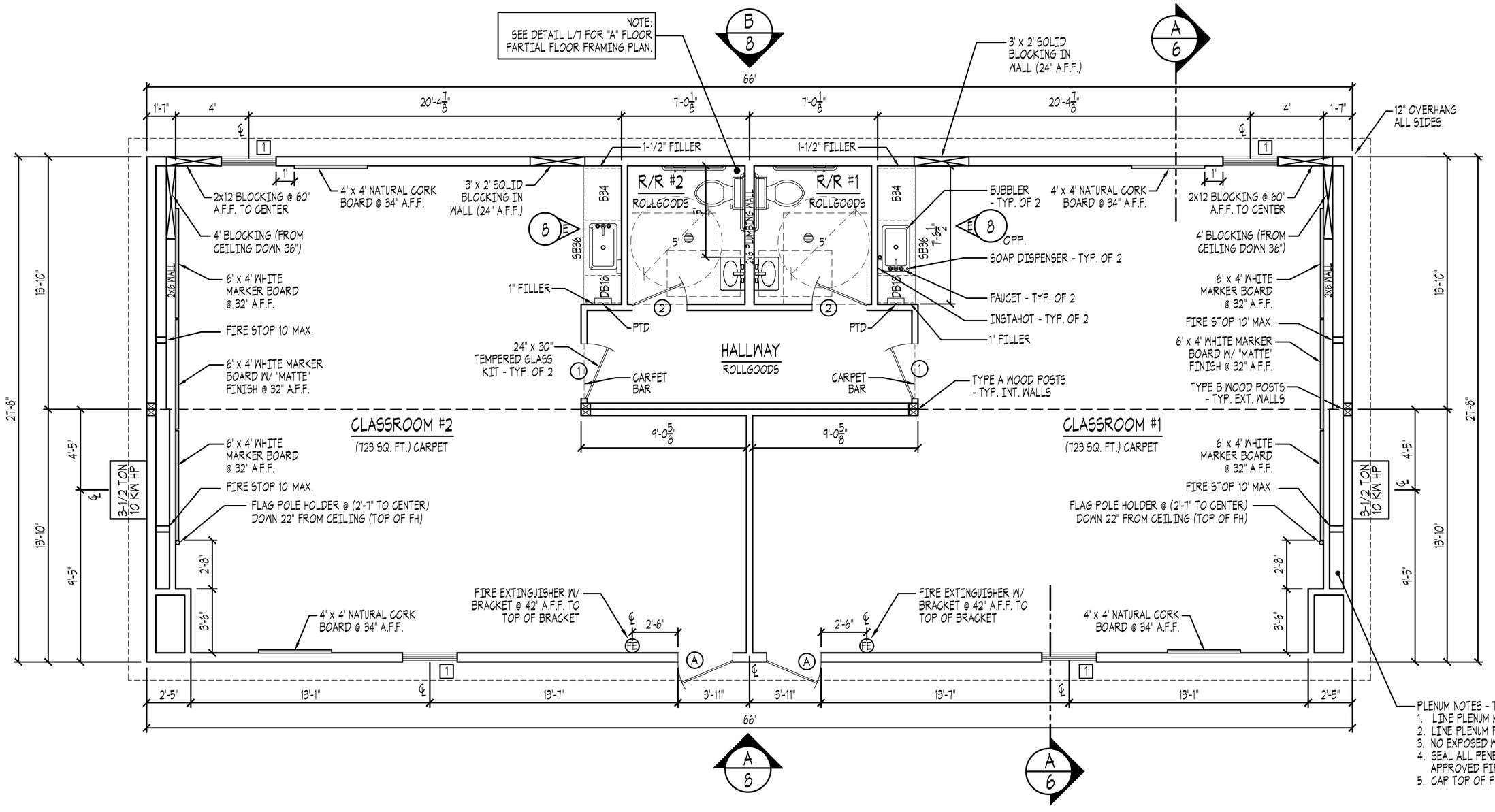
All Sec. 3, Portion Sec. 4, T16N-R22E & Portion Secs. 33 & 34, T17N-R22E, MD&M.

16-022





NOTE: This is for assessment use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon. Use of this plat for other than assessment purposes is forbidden unless approved by the Lyon County Assessor's Office.



HITCH-END

NORTH ARROW FOR MANUFACTURING PURPOSES ONLY.

NOTE:
FACTORY TO INSTALL BATTENS @ 2' A.F.F.
NO NAILS TO BE INSTALLED BY FACTORY BELOW 12" A.F.F. RUBBER BASE TO BE INSTALLED ON SITE BY DEALER.

ALL WALLS TO BE FULL HEIGHT WALLS
ALL MOD-LINE WALLS ARE TO BOTTOM OF BEAM

ALL WALLS INSULATED W/ R-11 BATT INSULATION.

SERIAL NUMBERS:
ABFU-2870-6318 A/B

CUSTOMER APPROVAL
☑ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AS NOTED AND RESUBMIT

APPROVAL BY_____ DATE_____

IT IS UNDERSTOOD THAT THIS APPROVAL REPRESENTS THE FINAL AGREEMENT BETWEEN ALL PARTIES AS TO PROJECT SPECIFICATIONS AND METHODS OF CONSTRUCTION. ANY MODIFICATION TO THESE PLANS MUST BE MADE BY CHANGE ORDER AND HAVE THE SIGNATURE OF ALL PARTIES INVOLVED. THIS APPROVAL SUPERSEDES ALL OTHER PLANS AND SPECIFICATIONS.
THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO ADVANCED MODULAR MANUFACTURING
1166 S. LEGACY VIEW ST. • SALT LAKE CITY, UTAH 84104

NOTE: UNAUTHORIZED USE OF THIS ADVANCED MODULAR MANUFACTURING PLAN, OR MAKING COPIES OF THIS PLAN, IS PROHIBITED BY LAW. WRITTEN PERMISSION FROM ADVANCED MODULAR MANUFACTURING IS REQUIRED TO REPRODUCE ANY PART OF THIS PLAN.

OCCUPANCY LOAD PER IBC/TABLE 1004.5
CLASSROOM AREA = 20 SQ. FT. NET = 72.3 OCCUPANTS
TOTAL OCCUPANT LOAD PER TABLE 1004.5 = 73 OCCUPANTS

GENERAL NOTES -- NEVADA --

1. CODES: 2018 IBC. 2018 IMC. 2018 UPC. 2020 NEC. 2018 IECC.
2. OCCUPANCY: E DIVISION:
3. CONSTRUCTION TYPE: VB USEABLE SQ. FT.: 1848
4. OCCUPANCY LOAD: ACTUAL LOAD: 73 MAX.
5. HANDICAP REQUIREMENTS: ANSI A117.1-2009
6. DESIGN LOADS: LIVE FLOOR: 50 LBS/SQ. FT./1000# CONC.
   EXIT WAY: N/A LBS/SQ. FT.
   LIVE ROOF: 30 LBS/SQ. FT.
   GROUND SNOW: 36 LBS/SQ. FT.
   ULT. WIND: 115 MPH; EXPOSURE 'C'
   SEISMIC DESIGN: D, Ss=1.50g, S1=0.60g.
7. ELECTRICAL SYSTEMS: AS SHOWN
8. PLUMBING SYSTEMS: AS SHOWN
9. MECHANICAL SYSTEMS: AS SHOWN
10. ADA CODES REQUIRE ACCESSIBILITY FOR THE PHYSICALLY CHALLENGED. ACCESSIBILITY IS THE RESPONSIBILITY OF THE LOCAL USER. ANY RAMP STRUCTURE SHOULD BE APPROVED BY THE LOCAL BUILDING AUTHORITY.
11. STATE INSPECTIONS: (3RD. PARTY) ICC CERTIFIED

GENERAL SPECIFICATIONS

1. REFER TO THESE PLANS PLANS FOR SPECIFICATIONS & LOCATIONS OF ALL WALLS, PARTITIONS, DOORS, WINDOWS, & OTHER ARCHITECTURAL ELEMENTS.
2. BUILDING TO HAVE A GENERAL MANUFACTURES WARRANTY OF ONE (1) YEAR.
3. BUILDING SECTIONS TO BE DELIVERED TO SITE WATER TIGHT.
4. ALL LUMBER SHALL BE GRADED STAMPED BY AN APPROVED AGENCY. (WWPA, WCLIB, OR EQUAL) WHERE HEM FIR IS SPECIFIED ON THE PLANS, THE SAME GRADE OF DOUGLAS FIR-LARCH MAY BE USED.
5. ALL SHEATHING SHALL BE APA APPROVED SHEATHING
6. ALL NAILS SHOWN ON PLANS ARE BOX NAILS (UNLESS NOTED OTHERWISE).
   NAIL SIZES TO BE AS FOLLOWS:
   8d BOX NAILS: 0.099" Ø x 2" LONG
   8d BOX NAILS: 0.113" Ø x 2-1/2" LONG
   10d BOX NAILS: 0.128" Ø x 3" LONG
   16d BOX NAILS: 0.135" Ø x 3-1/2" LONG
7. 'PNEUTEK' FASTENERS MUST BE INSTALLED PER ICC-ES #ESR-2941.
8. 'HILTI' POWDER DRIVEN FASTENERS MUST BE INSTALLED PER ICC-ES #ESR-1663 OR #ESR-2269.
9. SELF DRILLING, SELF TAPPING SCREWS MUST BE INSTALLED IN ACCORDANCE W/ MFG'S RECOMMENDATIONS.
10. LAG SCREWS MUST BE INSTALLED W/ 3/16" Ø PILOT HOLES.
11. METAL FRAMING CONNECTORS MUST BE MANUFACTURED BY 'SIMPSON' OR MUST BE EQUIVALENT. FASTENERS MUST BE INSTALLED IN COMPLIANCE W/ THE MFG'S LISTING.
12. ALL STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36.
13. ALL LIGHT GAGE STEEL SHALL CONFORM TO ASTM A-570.
14. ALL WELDING SHALL BE BY ELECTRIC ARC PROCESS PER AWS D1.1. ALL WELDING SHALL BE W/ E70XX ELECTRODE. ALL WELDING SHALL BE PERFORMED BY CERTIFIED WELDERS.
15. ALL BOLTS SHALL CONFORM TO ASTM A307.
16. ALL HOLES IN CHASSIS TO BE PUNCHED OR DRILLED. ALL HOLES TO BE 1/16" Ø OVER BOLT SIZE.
17. CHASSIS SHALL BE COATED W/ 3 MIL BLACK LATEX PAINT.

FRAMING SPECIFICATIONS

1. FRAME: 12" 'PACO' I-BEAM, OUTRIGGER TYPE, DETACHABLE HITCH, T-AXLES (5-BRAKE; 2-IDLER), (14) 14-PLY TIRES.
   NOTE: OFFSET AXLES 6" TOWARDS OUTSIDES (SIDEWALLS).
2. FLOOR: JOISTS: 2x8's (DFL #2/BETTER) @ 16" O.C. DOUBLE RIM AROUND ENTIRE PERIMETER;
   NOTE: SEE DETAIL L/7 FOR 'A' FLOOR PARTIAL FLOOR FRAMING PLAN.
   INSULATION: R-30 UNFACED FIBERGLASS BATTS;
   FLOOR BOTTOM: SHEPHEAVE II 3-MIL CLASS 'A' PLASTIC;
   NOTES: (1) PLASTIC LOOPED TO ACCOMMODATE R-30 INSULATION;
   (2) ALL PENETRATIONS THROUGH FLOOR BOTTOM MUST BE COMPLETELY SEALED FOR RODENT PROTECTION.
   DECKING: 1-1/8" APA RATED T&G PLYWOOD; NOTE: DECKING MUST BE GLUED & SCREWED;
   SEE FINISHES FOR FLOOR PREPARATION.
3. ROOF: JOISTS: 2x12's (DFL #2/BETTER) @ 24" O.C.; W/ 2.25/12 SLOPE; SEE SHEET 6;
   INSULATION: R-30 UNFACED FIBERGLASS BATTS;
   ROOF BOTTOM: TWO (2) LAYERS OF 5/8" TYPE 'X' GYPSUM OVER VAPOR BARRIER ON INTERIOR SIDE;
   EAVES/OVERHANGS: 12" ON ALL SIDES;
   SHEATHING: 19/32" APA RATED OSB/EQ.
4. SUPPORT POSTS: SEE DETAILS ON SHEET 6, FOR MATERIALS AND CONSTRUCTION.
5. WALLS: EXTERIOR: 2x6 (SPF STUD GRADE) @ 16" O.C.;
   INTERIOR: 2x4 (SPF STUD GRADE) @ 16" O.C. (U.N.O.);
   PLATES: TOP: DOUBLE 2x, BOTTOM: SINGLE 2X.
6. RETURN AIR: 24" x 24" METAL STYLE GRILLES IN CEILING. DUCTED TO PLENUM WALLS - SEE SHEET 5.
7. ROOF VENTILATION: CONTINUOUS SOFFIT VENTING AND CONTINUOUS RIDGE VENTING - SEE SHEET 6.

FINISH SPECIFICATIONS

1. EXTERIOR
   WALLS: INSULATION: R-21 UNFACED FIBERGLASS BATTS;
   SUB-SHEATHING: 7/16" APA RATED OSB/EQ. ON ENDWALLS ONLY;
   SHEATHING: 5/8" TYPE 'X' EXTERIOR GRADE GYPSUM;
   BUILDING WRAP: TYVEK OR EQUAL;
   SIDING: 4' x 10' x 3/8" LP 'SMART SIDING' /EQ. W/ 8" O.C. GROOVE PATTERN
   (COLOR: SHERWIN WILLIAMS #SW6385 DOVER WHITE)
   NOTE: 'Z' METAL FLASHING REQUIRED AT ALL HORIZONTAL SEAMS.
   TRIM: 6' x 5/8" LP 'SMART TRIM' @ TOP (FASCIA)(COLOR: 'SW' #SW6235 FOGGY DAY);
   4' x 5/8" LP 'SMART TRIM' REMAINDER (COLOR: 'SW' #SW6235 FOGGY DAY).
   NOTE: BOTTOM TRIM TO BE SHIPPED LOOSE.
   ROOF: ROOFING: CERTAINTEED 'NORTHGATE' CLASS IV IMPACT RESISTANT, ARCHITECTURAL ASPHALT SHINGLES OVER FULL ICE & DAM UNDERLAYMENT (COLOR: MAX DEF PEWTER).
2. INTERIOR:
   FLOOR: CARPET: PROVIDED AND INSTALLED ON SITE BY DEALER;
   ROLLGOODS: 'AHF CONTRACT' 'MIXED AND VARIEGATED' 80-MIL W/ WELDED SEAMS
   (COLOR: #1HG2M013 UNCOMMON GRAY);
   ROD: (IF APPLICABLE) (COLOR: TO MATCH ROLLGOODS);
   WALLS: FINISH: 5/8" VGG W/ BATTENS @ SEAMS (COLOR: 'GRANITE 'MAYAN BUFF');
   INSULATION: R-11 UNFACED FIBERGLASS BATTS IN ALL WALLS;
   BASE: 6' SELF-COVE IN ROLLGOODS AREAS;
   4" RUBBER BASE IN CARPET AREAS; PROVIDED AND INSTALLED ON SITE BY DEALER;
   WAINSCOAT: 4'-0" HIGH FRP AROUND PLUMBING FIXTURES; MUST EXTEND MIN. 24" BEYOND FIXTURES, (COLOR: WHITE);
   MOULDINGS: VINYL-WRAPPED BATTENS, & FACTORY STANDARD PRE-FINISHED WOODGRAIN' WHERE REQUIRED.
   CEILING: FIRE RATED T-GRID SUSPENDED CEILING SYSTEM @ 45" A.F.F. SEE SHEET 4.

DOORS & WINDOWS

1. EXTERIOR DOORS: (A) 3068 'ARTEK' 18-GA STEEL DOOR IN 16-GA KD ADJUSTABLE STEEL FRAME (COLOR: TO MATCH TRIM) (TOTAL: 2).
   HARDWARE: HINGES: 'HAGER' 4.5x4.5 NRP, #26D;
   DOOR VIEWER: 'CAL-ROYAL' #ULDV200;
   CLOSURE: LCN #4040XPH CUSH GRADE 1 (H/C);
   PANIC: 'P.H.I.' #2108CD W/ #49094 EXTERIOR 'A' LEVER
   NOTE: RIM CYLINDER TO BE COMPATIBLE W/ 'KEYMARK MEDEGO' INTERCHANGABLE SMALL FORMAT #33K0T6031-26-CT-Y02.
   WEATHERSTRIP: 'HAGER' #8915V, #AL, (HEAD & JAMB);
   SWEEP: 'HAGER' #T50SXN, #AL, DOOR WIDTH;
   THRESHOLD: 'HAGER' #4125A, AL, DOO, #AL;
   DRIP CAP: MANUFACTURER'S STANDARD.
   NOTE: PROVIDE 45 MINUTE FIRE RATED LABEL ON EXTERIOR DOORS AND FRAMES.
2. INTERIOR DOORS: 3068 1-3/4" SC, 'LYNDENDOOR' #SD20 SERIES PRE-FINISHED OAK W/ 'BROWNTONE' 'TIMELY' STEEL FRAMES, & WALL MOUNT DOOR STOPS; (DOOR COLOR: ALPINE OAK).
   HARDWARE: (1) LOCKSET: 'S-PARKER' #SL8160 H/D GRADE 2 LEVER PASSAGE (TOTAL: 2);
   CLOSURE: LCN #4040XPH CUSH GRADE 1 (H/C) (TOTAL: 2);
   GLASSKIT: 24x30 TEMPERED (TOTAL: 2);
   PROVIDE 20 MINUTE FIRE RATED LABEL ON DOOR AND FRAME.
   (2) LOCKSET: 'S-PARKER' #SL8160 H/D GRADE 2 LEVER PRIVACY (TOTAL: 2).
   HARDWARE: LEVER PASSAGE LOCKSET (TOTAL: 2).
3. WINDOWS: (1) 3050 'AMSCO' 'ALMOND' VINYL FRAME, SINGLE HUNG VS, W/ INSULATED BRONZED 'LOW-E' GLASS & INSECT SCREEN (TOTAL: 4).
   NOTE: WINDOW HEADERS TO BE @ 84" A.F.F.;
4. BLINDS: 1" METAL SLAT TYPE ALL WINDOWS (COLOR: WHITE)
5. SECURITY SCREEN: PROVIDED AND INSTALLED BY FACTORY (COLOR: MATCH TRIM) - SEE DETAIL, SHEET 8.

CABINETRY & APPLIANCES

1. CABINETS: HIGH PRESSURE LAMINATE BASE CAB W/ADJUSTABLE SHELVES (COLOR: WILSONART #1459-38 HAVEST MAPLE).
2. COUNTERTOP: LAMINATE 3" ROLLED BACKSPLASH W/ BULLNOSE FRONT (COLOR: WILSONART #4424-38 BORDEAUX JUPARANA).
3. TACKBOARDS: BEST-RITE # 312AD, VINYL WRAPPED 4' x 4' INSTALLED @ 32" A.F.F. IN FACTORY; (COLOR: #56 PLATINUM) (TOTAL: 4).
4. WHITEBOARDS: BEST-RITE #202, 6' x 4' W/ ALUM. FRAMES, MARKERTRAYS & MAP RAILS; INSTALLED @ 32" A.F.F. IN FACTORY (TOTAL: 6).
   NOTES: 1. WHITEBOARD ON MOD-LINE TO BE SHIPPED LOOSE AND SITE INSTALLED
   2. PROVIDE TWO (2) W/ 'MATTE' FINISH AS PER PLAN.
5. FIRE EXTINGUISHER: 5 LB. 'SENTRY' MODEL #AA05; CLASSIFICATION 3-A:40-B:C; (TOTAL: 2).
6. SEE SHEET 5 FOR WATER HEATER SPECS.

SKIRTING

1. SHIP LOOSE TWENTY-FOUR (24) SHEETS OF 4' x 8' x 5/16' 'HARDIPANEL' SIDING W/ 8" O.C. GROOVE PATTERN TO MATCH EXTERIOR SIDING (PAINT TO MATCH SIDING).
2. SHIP LOOSE ONE (1) 12-0" PRE-MADE OUTSIDE CORNER TO MATCH TRIM.
3. SHIP LOOSE FOUR (4) 36" x 12' SKIRTING VENTS - SEE DETAIL, SHEET 8.

REVISIONS	DATE
(1)	03/05/2026

SHEET CONTENTS: FLOOR PLAN

PROJECT TITLE:
28' X 66'
LYON COUNTY SCHOOL DISTRICT
CLASSROOM BUILDING
MODULAR CLASSROOM

PRESENTED BY:
US MODULAR GROUP, BOISE ID.

ADVANCED MODULAR MANUFACTURING
1166 SOUTH LEGACY VIEW STREET
SALT LAKE CITY, UTAH 84104
PH. (801) 571-9841
FAX (801) 456-7699

DRAWN BY: THE GHOST
CHECKED BY: C.J.J.

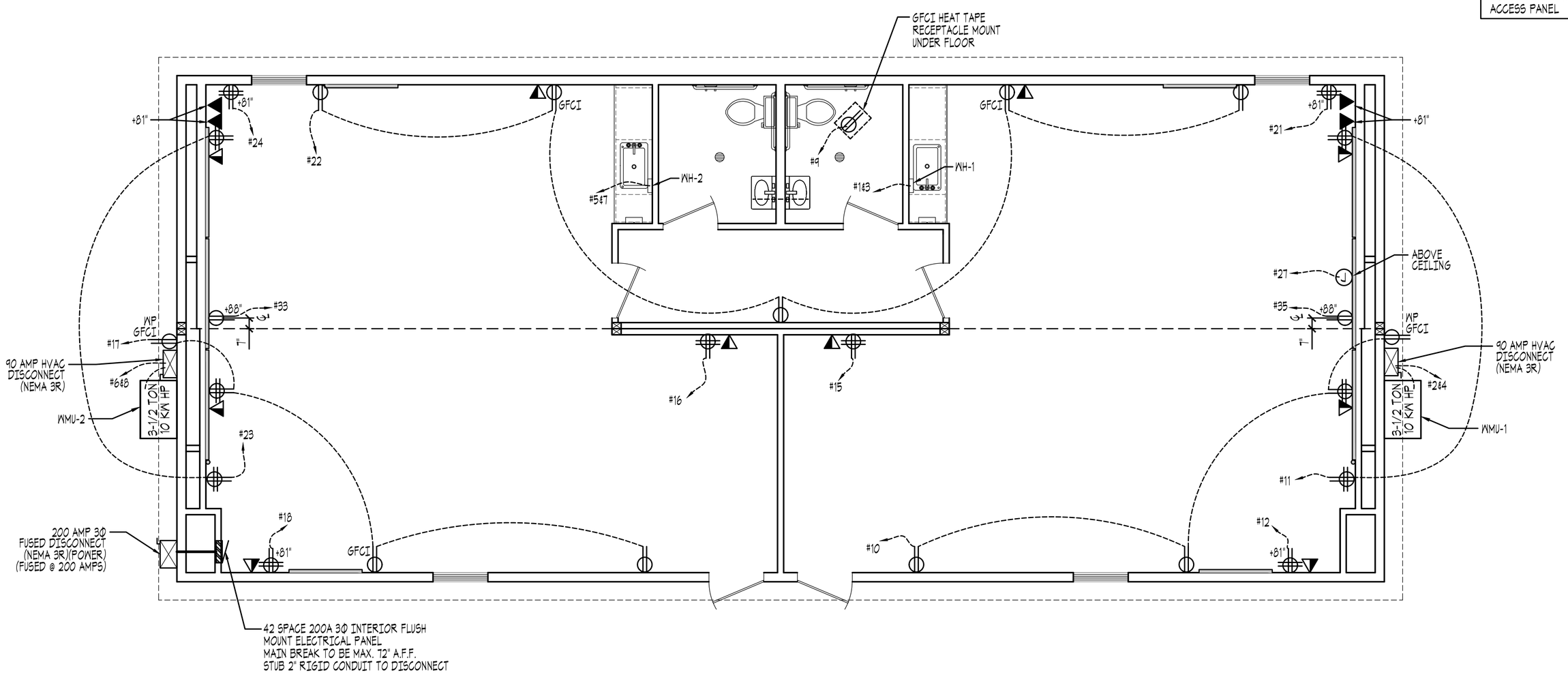
DATE.
FEBRUARY 11, 2026

SHEET 1 OF 8

USMOD2866LYON26'

SCALE:
1/4" = 1'-0"

FLOOR PLAN



NOTE:
BARD UNITS HAVE AN INTERNAL DISCONNECT BEHIND A MARKED ACCESS PANEL

HITCH-END

NORTH ARROW FOR MANUFACTURING PURPOSES ONLY.

NOTE: STUB TWO (2) SPARE 1" EMT CONDUITS & TWO (2) SPARE 3/4" EMT CONDUITS INTO CELING CAVITY & THRU FLOOR FROM PANEL FOR FUTURE USE BY OWNER.

NOTE:
THE FACTORY PROVIDES 1 PANEL W/ CONDUIT STUBS OUT BACK. PERMANENT POWER PROVIDED TO PANELS ON SITE BY OTHERS. FACTORY TAKES NO RESPONSIBILITY FOR PROBLEMS RESULTING FROM IMPROPER SITE INSTALLATION.

NOTE:
DISCONNECT WTR. HTR. WIRING FROM BREAKERS; CAP WIRE.

PANEL # "MAIN"

VOLTS 120-208 Y PHASE 3 , WIRES 4 MCB 200 A. 10,000 AIC SYMMETRICAL

CIRC NO.	TRIP AMPS	NO. POLES	LOAD SERVED	PHASE LOAD-VA A	PHASE LOAD-VA B	PHASE LOAD-VA C	LOAD SERVED	CIRC NO.	TRIP AMPS	NO. POLES
*1	30	2	EEMAX (WH-1)	2250 / 4500			HVAC (NMU-1)	2	90	2 *
3	-	-	-		2250 / 4500		-	4	-	-
*5	30	2	EEMAX (WH-2)			2250 / 4500	HVAC (NMU-2)	6	90	2 *
7	-	-	-	2250 / 4500			-	8	-	-
GFEP 9	20	1	HEAT TAPE		500 / 500		RECEPTACLES	10	20	1
11	20	1	RECEPTACLES			720 / 900	RECEPTACLES	12	20	1
13				540 / 900				14		
15	20	1	RECEPTACLES		540 / 900		RECEPTACLES	16	20	1
17	20	1	RECEPTACLES			540 / 900	RECEPTACLES	18	20	1
19				540 / 900				20		
21	20	1	RECEPTACLES		360 / 900		RECEPTACLES	22	20	1
23	20	1	RECEPTACLES			720 / 900	RECEPTACLES	24	20	1
25				540 / 900				26		
27	20	1	J-BOX		500 / 720		LIGHTING	28	20	1
29	20	1	LIGHTING			450 / 720	EXT. LIGHTS	30	20	1
31				720 / 900				32		
33	20	1	PROJECTOR		500 / 900			34		
35	20	1	PROJECTOR			500 / 900		36		
37				900 / 900				38		
39					900 / 900			40		
41						900 / 900		42		
				24,590	18,529	17,209				

TOTAL CONNECTED LOAD 60.33 KVA TOTAL CONNECTED LINE AMPS 167.7

FEEDER: 2" CONDUIT THRU BACK W/ (3) 3/0, (1) 3/0 NEUT & (1) #2 GND

NOTE: FEEDER WIRES TO BE PROVIDED ON SITE BY OTHERS.

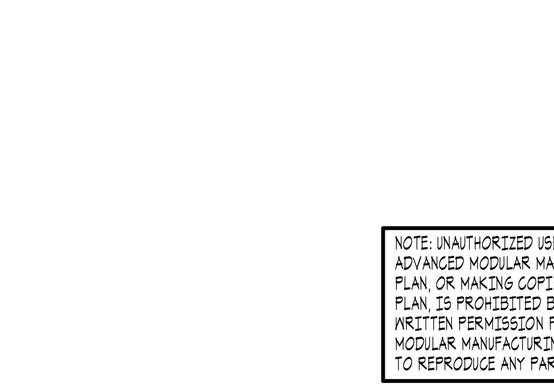
NOTE:
FACTORY TO PROVIDE FEEDER WIRE FROM PANEL TO DISCONNECT.

* BREAKER & WIRE/CONDUCTOR SIZE SHALL BE CHECKED & CHANGED, IF REQUIRED, AFTER EQUIPMENT HAS BEEN PURCHASED.

ELECTRICAL SPECIFICATIONS

1. ALL WIRING TO COMPLY WITH CODES LISTED ON SHEET 1.
2. ALL WIRING TO BE IN 'ENCORE MC CABLE OR 'ALLIED' 'EZ-PULL' EMT CONDUIT.
   ALL WIRE/CONDUCTORS TO BE #12 OR LARGER.
   ALL WIRING MEETS ALL CURRENT NEC REQUIREMENTS INCLUDING NEC 550.
3. LIGHTS: SEE REFLECTED CEILING PLAN, SHEET 3.
4. COVER PLATES: ALL TO BE UNBREAKABLE NYLON (COLOR: TO MATCH DEVICE).
5. RECEPTACLES: 'PASS & SEYMOUR'
   20 AMP SPEC GRADE DUPLEX TYPE @ 18" A.F.F. (U.N.O.) (COLOR: WHITE).
   20 AMP SEPC GRADE DOUBLE DUPLEX TYPE @ 18" A.F.F. (U.N.O.) (COLOR: WHITE).
   NOTES: (A) ALL RECEPTACLED TO BE 'TAMPER-RESISTANT (TR) TYPE.
   (B) WET AREA(S) TO BE GFCI PROTECTED.
   (C) INSTALL DEDICATED GFCI RECEPTACLE UNDER BUILDING FOR HEAT TAPE (120V, 960W).
   (D) EXTERIOR RECEPTACLES TO BE 'WEATHER-RESISTANT' (WR) TYPE.
   (E) PROVIDE 'WHILE-IN-USE' COVERS IN ALL EXTERIOR RECEPTACLES.
6. COMMUNICATION JACKS:
   4-SQ. DEEP W/ SINGLE GANG MUD RING @ 18" A.F.F. (U.N.O).
   3/4" EMT STUB THROUGH CEILING; SEE DETAIL #1, SHEET 3.
   1" EMT STUB THROUGH CEILING; SEE DETAIL #2, SHEET 3.
7. JUNCTION BOXES:
   (J) 4-SQ. W/ BLANK COVER AS PER PANEL SCHEDULES - SEE THIS SHEET;
   CAP WIRES, COVER, LABEL COVER W/ CIRCUIT NUMBER.
8. ELECTRICAL PANEL:
   'SIEMENS' #54260B3200 (ES SERIES, 120/208v, 200A MAIN, 3PH, NEMA 1) 42 SPACE LOAD CENTER W/ 'SIEMENS' 'QP' 10,000A IR STYLE BREAKERS' (TOTAL: 1).
9. ---------- DASHED LINE DENOTES RECEPTACLE CIRCUITS.
10. DIMENSIONS ARE TO BOTTOM OF BOX U.N.O.
11. ALL DEDICATED CIRCUITS CALCULATED AT 960WATTS 8AMPS.
12. SEE SHEET 5 FOR WATER HEATER (WH) SPECS.
13. SEE SHEET 5 FOR WALL MOUNT HVAC (NMU) SPECS.

(A) DEVICE GROUNDING DETAIL



CUSTOMER APPROVAL

☒ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AS NOTED AND RESUBMIT

APPROVAL BY_____ DATE _____

IT IS UNDERSTOOD THAT THIS APPROVAL REPRESENTS THE FINAL AGREEMENT BETWEEN ALL PARTIES AS TO PROJECT SPECIFICATIONS AND METHODS OF CONSTRUCTION. ANY MODIFICATION TO THESE PLANS MUST BE MADE BY CHANGE ORDER AND HAVE THE SIGNATURE OF ALL PARTIES INVOLVED. THIS APPROVAL SUPERSEDES ALL OTHER PLANS AND SPECIFICATIONS.
THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO ADVANCED MODULAR MANUFACTURING
1168 S. LEGACY VIEW ST. • SALT LAKE CITY, UTAH 84104

NOTE: UNAUTHORIZED USE OF THIS ADVANCED MODULAR MANUFACTURING PLAN, OR MAKING COPIES OF THIS PLAN, IS PROHIBITED BY LAW. WRITTEN PERMISSION FROM ADVANCED MODULAR MANUFACTURING IS REQUIRED TO REPRODUCE ANY PART OF THIS PLAN.

REVISIONS	DATE
(1)	03/05/2026

SHEET CONTENTS: ELECTRICAL PLAN

PROJECT TITLE:
28' X 66'
LYON COUNTY SCHOOL DISTRICT
MODULAR CLASSROOM BUILDING

PRESENTED BY:
US MODULAR GROUP, BOISE ID.

ADVANCED MODULAR MANUFACTURING
1168 SOUTH LEGACY VIEW STREET
SALT LAKE CITY, UTAH 84104
PH. (801) 571-9841
FAX (801) 456-7699

DRAWN BY: THE GHOST
CHECKED BY: C.J.J.

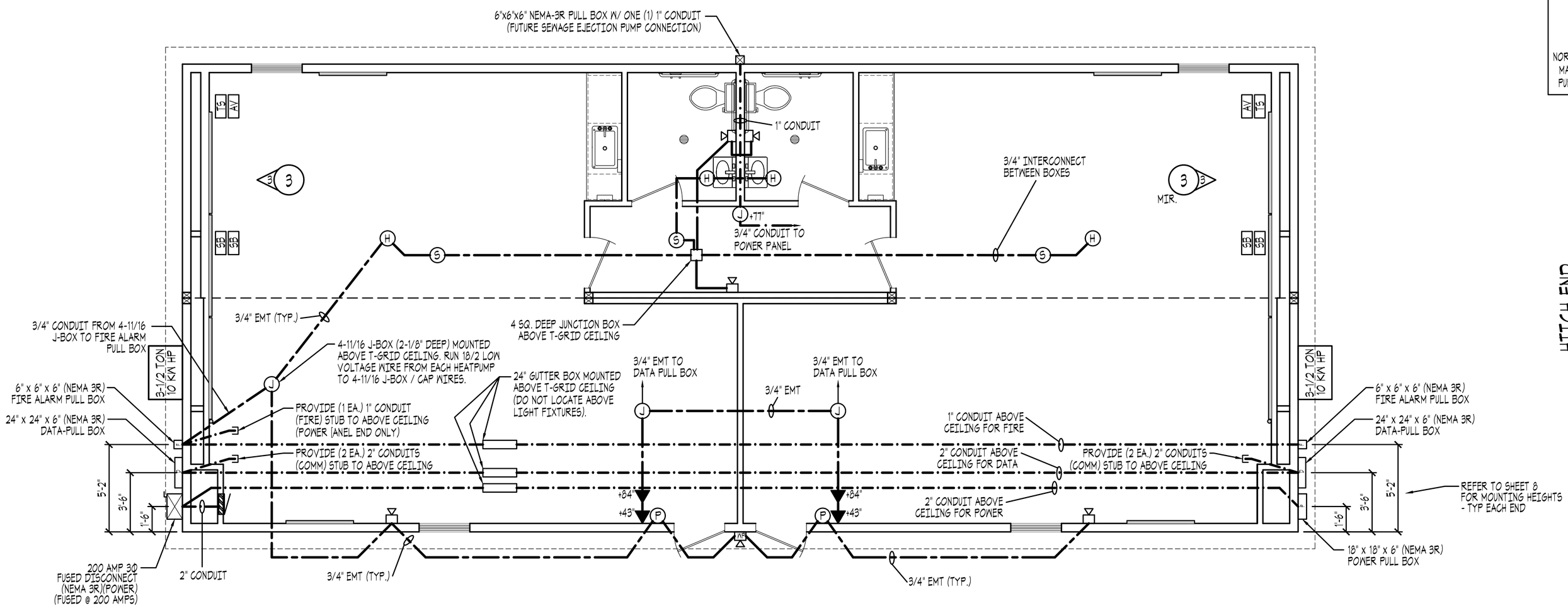
DATE.
FEBRUARY 18, 2026

SHEET
2 OF 8

USMOD2866LYON26'

SCALE:
1/4" = 1'-0"

ELECTRICAL PLAN



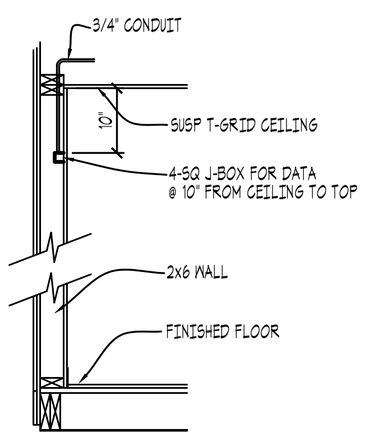
HITCH-END

NORTH ARROW FOR MANUFACTURING PURPOSES ONLY.

FIRE ALARM SPECIFICATIONS

1. PULL STATION:
   (P) 4 SQ. W/ SINGLE GANG MUD RING @ 44" A.F.F.
2. WEATHER PROOF HORN STROBE:
   4 SQ. W/ SINGLE GANG MUD RING @ 84" A.F.F.
3. HORN STROBE:
   4 SQ. W/ SINGLE GANG MUD RING @ 84" A.F.F.
4. HEAT DETECTOR:
   (H) 4 SQ. BOX W/ COVER ABOVE CEILING.
5. SMOKE DETECTOR:
   (S) 4 SQ. BOX W/ COVER ABOVE CEILING.

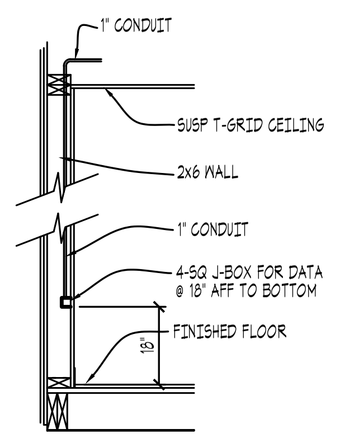
NOTE:
CONDUITS SHALL HAVE A MAXIMUM OF 180-DEGREES OF BENDS IN THE RACEWAY. WHEN THERE ARE MORE THAN 180-DEGREES OF BENDS, PROVIDE JUNCTION BOXES.



DETAIL #1

SCALE: NONE

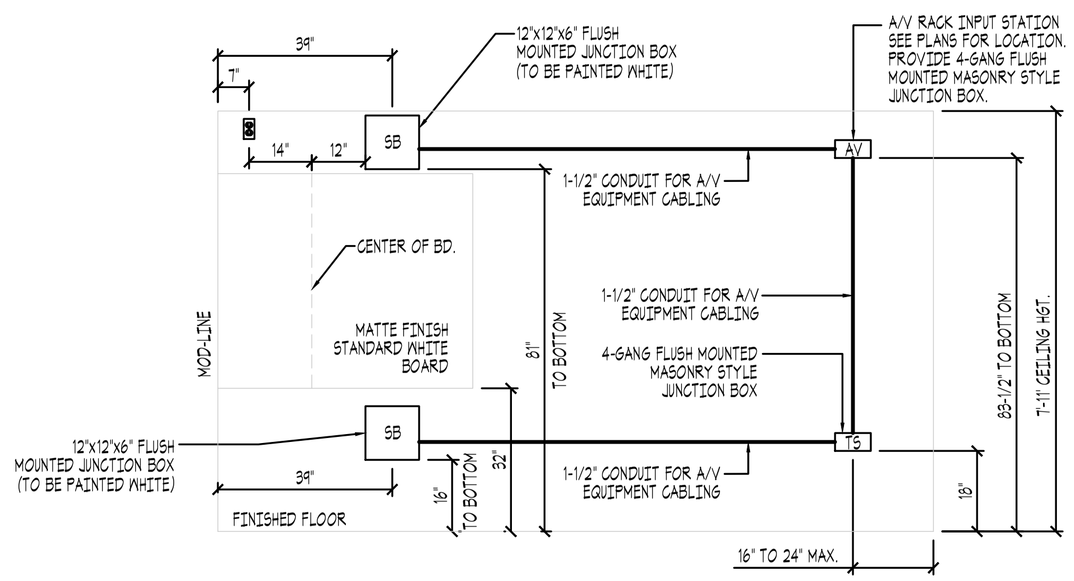
NOTE:
ALL 4-SQ. JUNCTION BOXES FOR FUTURE TV/VIDEO SHALL HAVE A 3/4" CONDUIT STUBBED TO THE CEILING SPACE PER DETAIL #1.



DETAIL #2

SCALE: NONE

NOTE:
ALL 4-SQ. JUNCTION BOXES FOR FUTURE DATA SHALL HAVE A 1" CONDUIT STUBBED TO THE CEILING SPACE PER DETAIL #2.



DETAIL #3

SCALE: NONE

CUSTOMER APPROVAL

☑ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AS NOTED AND RESUBMIT

APPROVAL BY_____ DATE _____

IT IS UNDERSTOOD THAT THIS APPROVAL REPRESENTS THE FINAL AGREEMENT BETWEEN ALL PARTIES AS TO PROJECT SPECIFICATIONS AND METHODS OF CONSTRUCTION. ANY MODIFICATION TO THESE PLANS MUST BE MADE BY CHANGE ORDER AND HAVE THE SIGNATURE OF ALL PARTIES INVOLVED. THIS APPROVAL SUPERSEDES ALL OTHER PLANS AND SPECIFICATIONS.

THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO ADVANCED MODULAR MANUFACTURING 1168 S. LEGACY VIEW ST. • SALT LAKE CITY, UTAH 84104

NOTE: UNAUTHORIZED USE OF THIS ADVANCED MODULAR MANUFACTURING PLAN, OR MAKING COPIES OF THIS PLAN, IS PROHIBITED BY LAW. WRITTEN PERMISSION FROM ADVANCED MODULAR MANUFACTURING IS REQUIRED TO REPRODUCE ANY PART OF THIS PLAN.

REVISIONS	DATE
(1)	03/05/2026

SHEET CONTENTS: CONDUIT / SIGNAL PLAN

PROJECT TITLE:
28' X 66'
LYON COUNTY SCHOOL DISTRICT
MODULAR CLASSROOM BUILDING

PRESENTED BY:
US MODULAR GROUP, BOISE ID.

ADVANCED MODULAR MANUFACTURING
1168 SOUTH LEGACY VIEW STREET
SALT LAKE CITY, UTAH 84104
PH. (801) 571-9841
FAX (801) 456-7699

DRAWN BY: THE GHOST
CHECKED BY: C.J.J.

DATE.
FEBRUARY 18, 2026

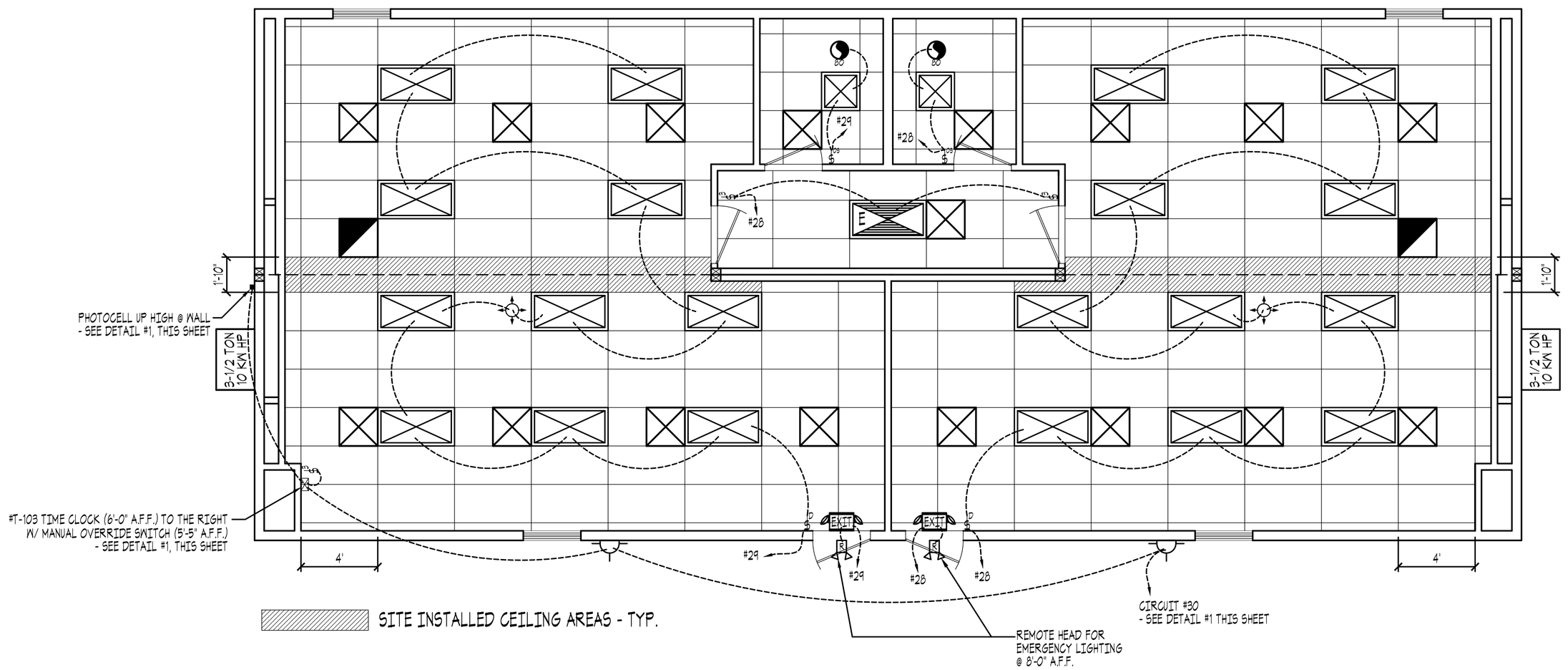
SHEET
3 OF 8
USMOD2866LYON26'

SCALE:
1/4" = 1'-0"

CONDUIT / SIGNAL PLAN

NOTE:
SEE SHEET 2, FOR ELECTRICAL PANEL SCHEDULES.

NORTH ARROW FOR MANUFACTURING PURPOSES ONLY.



SITE INSTALLED CEILING AREAS - TYP.

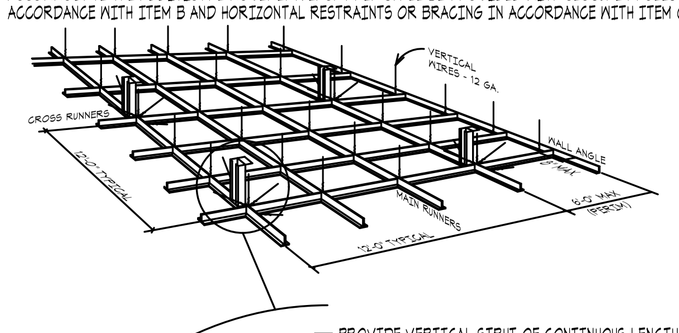
NOTE: UNAUTHORIZED USE OF THIS ADVANCED MODULAR MANUFACTURING PLAN, OR MAKING COPIES OF THIS PLAN, IS PROHIBITED BY LAW. WRITTEN PERMISSION FROM ADVANCED MODULAR MANUFACTURING IS REQUIRED TO REPRODUCE ANY PART OF THIS PLAN.

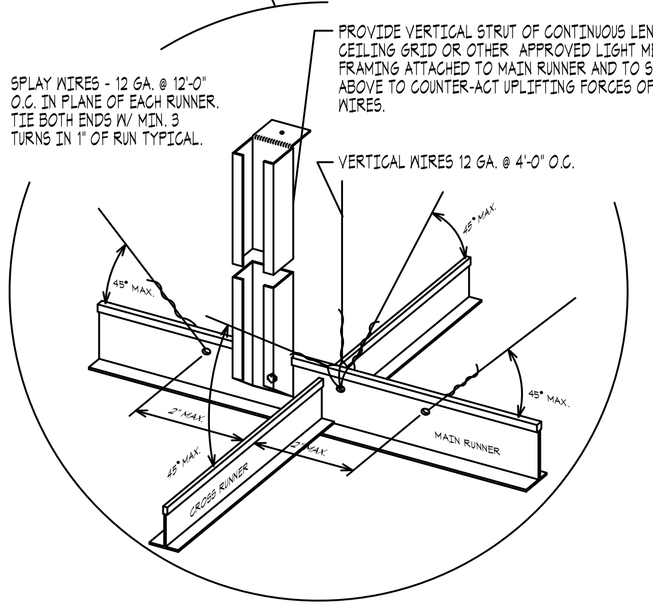
REFLECTED CEILING SPECIFICATIONS

1. REFLECTED CEILING TO CODES LISTED ON SHEET 1.
2. TYPICAL 2' X 4' SUSPENDED T-GRID PATTERN.
3. 2' X 4' ACOUSTICAL CEILING TILES; 'CERTAINTEED' 'BAROQUE' #BET-197/EQ.
4. SUSPEND USG' #DX/DXL HEAVY DUTY TRACK W/ #12 GAUGE WIRE.
5. BRACE TRACK PER SEISMIC ZONE D2.
6. LIGHTS TO BE MECHANICALLY FASTENED TO T-GRID W/ SCREWS - PROVIDE ONE (1) PER END OF FIXTURE; & HAVE TWO (2) LIGHT WIRES INDEPENDANT OF T-GRID PROVIDE ONE (1) AT OPPOSITE CORNERS OF EACH LIGHT.
7. FINISH CEILING HEIGHT: 9'5" A.F.F.
8. 'LEDONE' #LOG-24AJPL-MN(30/35/40)MCGT(35/40/50)D-V2; 2' x 4' (40W TOTAL; 4000K) LED BACK-LIT PANEL, LAY-IN TROPHER (TOTAL: 20);
   'LEDONE' #LOG-24AJPL-MN(30/35/40)MCGT(35/40/50)D-V2; 2' x 4' (40W TOTAL; 4000K) LED BACK-LIT PANEL, LAY-IN TROPHER W/ #LOD-EXTED-M20W EMERGENCY BATTERY BACK-UP (TOTAL: 1)
   'LEDONE' #LOG-22AJPL-MN(20/25/30)MCGT(35/40/50)D-V2; 2' x 2' (30W TOTAL, 4000K, 3150 LUMENS) LED BACK-LIT PANEL, LAY-IN TROPHER (TOTAL: 2).
9. EXTERIOR LIGHT:
   'DECO', #D444-LED-30-40-UNV-T2-BZ-EM (30W) WALL MOUNT LED FIXTURE @ 8'4" A.F.F. (TOTAL: 2).
10. EXIT/EMERGENCY COMBO:
    'NICOR' #EGL1-20-UNV-WH-S-2-R (4.0W); WALL MOUNT, REMOTE CAPABLE COMBO UNIT, ELECTRIC ILLUMINATED W/ BATTERY BACK-UP & DIRECTIONAL ARROWS, RED LETTERING (TOTAL: 2).
11. EMERGENCY REMOTE HEAD:
    'NICOR' #EGL12ORHWP1; MOUNT HEAD ABOVE EXTERIOR DOORS AS SHOWN ON PLAN (TOTAL: 2).
12. OCCUPANCY SENSORS;
    'WATTSTOPPER' #CI-305; CEILING MOUNT PIR SENSOR W/ 'WATTSTOPPER' #BZ-150 POWER PACK (TOTAL: 2);
    'WATT STOPPER' 'WS-250'; PIR WALL SWITCH SENSOR @ 42" AFF. (COLOR: WHITE).
13. SWITCHES:
    20-AMP SPEC GRADE TOGGLE TYPE @ 42" AFF. (COLOR: WHITE);
    20-AMP SPEC GRADE 3-WAY TOGGLE TYPE @ 42" AFF. (COLOR: WHITE);
    20-AMP DIMMABLE TYPE, 'COOPER' #DF10P-C2/EQ. @ 42" A.F.F. (COLOR: WHITE) (TOTAL: 2).
14. ------ HIDDEN LINE DENOTES LIGHT SWITCHING.
15. SEE SHEET 5 FOR EXHAUST FAN SPECS.

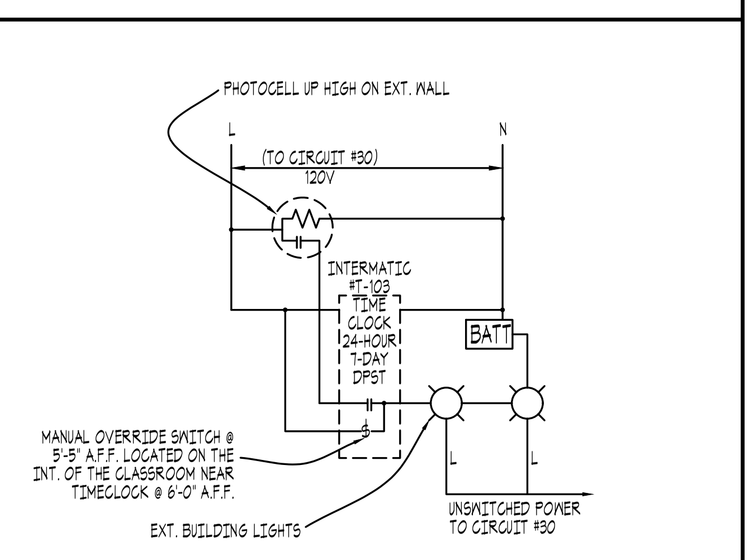
CEILING GRID NOTES

1. A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED.
2. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 7/8 IN. IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE, THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A SEISMIC CLIP WITH A 3/8 IN. CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE.
3. FOR CEILING AREAS EXCEEDING 1000 ft² (92.9 m²), HORIZONTAL RESTRAINT OF THE CEILING TO THE STRUCTURAL SYSTEM SHALL BE PROVIDED, PER DETAIL SHOWN BELOW.
4. FOR CEILING AREAS EXCEEDING 2500 ft² (232 m²) A SEISMIC SEPARATION JOINT OR FULL HEIGHT PARTITION THAT BREAKS THE CEILING UP INTO AREAS NOT EXCEEDING 2500 ft² SHALL BE PROVIDED UNLESS STRUCTURAL ANALYSES ARE PERFORMED OF THE CEILING BRACING SYSTEM FOR THE PRESCRIBED SEISMIC FORCES WHICH DEMONSTRATE CEILING SYSTEM PENETRATIONS AND CLOSURE ANGLES PROVIDE SUFFICIENT CLEARANCE TO ACCOMMODATE THE ADDITIONAL MOVEMENT. EACH AREA SHALL BE PROVIDED WITH CLOSURE ANGLES IN ACCORDANCE WITH ITEM B AND HORIZONTAL RESTRAINTS OR BRACING IN ACCORDANCE WITH ITEM C.

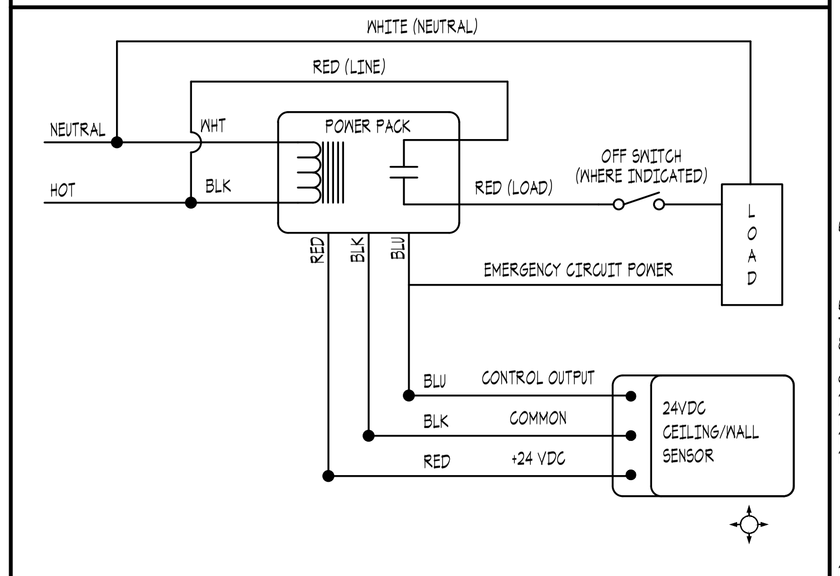




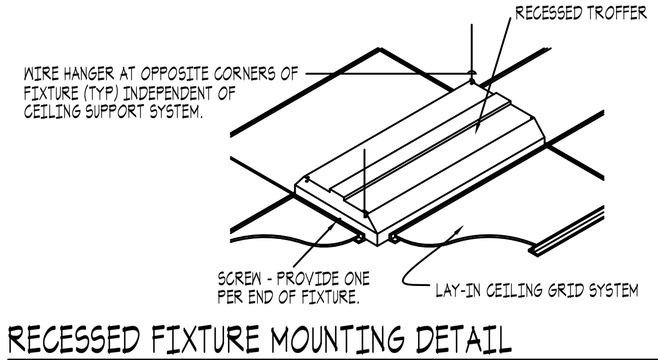
6. EXCEPT WHERE RIGID BRACES ARE USED TO LIMIT LATERAL DEFLECTIONS, SPRINKLER HEADS AND OTHER PENETRATIONS SHALL HAVE A 2 in. (50mm) OVERSIZE RING, SLEEVE, OR ADAPTER THROUGH THE CEILING TILE TO ALLOW FOR FREE MOVEMENT OF AT LEAST 1 IN. (25 mm) OF CEILING MOVEMENT IN ALL HORIZONTAL DIRECTIONS ARE PERMITTED TO BE PROVIDED AT THE TOP OF THE SPRINKLER HEAD EXTENSION.
7. CHANGES IN CEILING PLAN ELEVATION SHALL BE PROVIDED WITH POSITIVE BRACING.
8. CABLE TRAYS AND ELECTRICAL CONDUITS SHALL BE SUPPORTED INDEPENDENTLY OF THE CEILING.
9. CEILING AREAS OF 144 SQ. ft. OR LESS SURROUNDED BY WALLS WHICH CONNECT DIRECTLY TO THE STRUCTURE ABOVE SHALL NOT REQUIRE THE DIAGONAL BRACING WIRES.
10. EACH VERTICAL WIRE SHALL BE ATTACHED EACH END WITH MIN. 3 TURNS.
11. CEILING GRID SHALL BE INSTALLED LEVEL TO WITHIN 1/8" IN 12 FEET.
12. LOCAL KINKS OR BENDS SHALL NOT BE MADE IN HANGER WIRES AS A MEANS OF LEVELING MAIN RUNNERS.
13. ALL WIRE LOOPS SHALL BE TIGHTLY WRAPPED AND SHARPLY BENT.15. INTEGRAL CEILING/SPRINKLER CONSTRUCTION.
    AS AN ALTERNATIVE TO PROVIDING LARGE CLEARANCES AROUND SPRINKLER SYSTEM PENETRATIONS THROUGH CEILING SYSTEMS, THE SPRINKLER SYSTEM AND CEILING GRID ARE PERMITTED TO BE DESIGNED AND TIED TOGETHER AS AN INTEGRAL UNIT. SUCH A DESIGN SHALL CONSIDER THE MASS AND FLEXIBILITY OF ALL ELEMENTS INVOLVED, INCLUDING: CEILING SYSTEM, SPRINKLER APPURTENANSCES. THE DESIGN SHALL BE PERFORMED BY A REGISTERED DESIGN PROFESSIONAL.
14. CEILING MOUNTED LIGHT FIXTURES
    ALL CEILING MOUNTED LIGHT FIXTURES SHALL BE ATTACHED TO SUSPENDED CEILING GRID, IN ADDITION 12 GA. HANGER WIRES SHALL BE ATTACHED AT OPPOSITE CORNERS TO THE GRID WITHIN 3' OF EACH CORNER OF THE FIXTURE. TWO ADDITIONAL WIRES SHALL BE CONNECTED TO THE LIGHT HOUSING AND TO THE STRUCTURE ABOVE (THESE WIRES MAY BE SLACK). WIRES SHALL NOT ATTACH TO OR BEND AROUND INTERFERING MATERIAL OR EQUIPMENT. NOR SHALL THEY BE CLOSER THAN 6" FROM ANY UN-BRACED HORIZONTAL PIPING OR DUCTWORK. A TRAPEZE OR SIMILAR DEVICE SHALL BE USED WHERE OBSTRUCTIONS OCCUR. IBC 1621.2.5.2.2 SEISMIC DESIGN CATEGORIES D, E, OR F



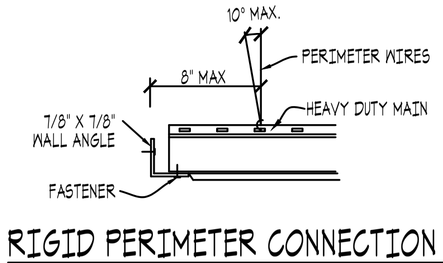
DETAIL #1 - EXTERIOR LIGHT CONTROL
-- SCALE: NONE --



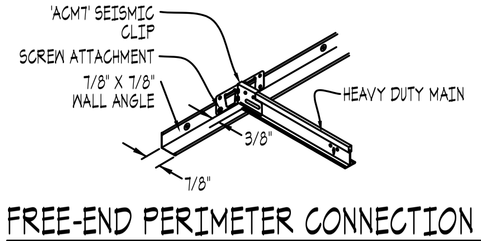
SINGLE SWITCH LOAD OCCUPANCY SENSOR WIRING DIAGRAM
-- SCALE: NONE --



RECESSED FIXTURE MOUNTING DETAIL
-- SCALE: NONE --



RIGID PERIMETER CONNECTION
-- SCALE: NONE --



FREE-END PERIMETER CONNECTION
-- SCALE: NONE --

CUSTOMER APPROVAL
☑ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AS NOTED AND RESUBMIT

APPROVAL BY_____ DATE _____

IT IS UNDERSTOOD THAT THIS APPROVAL REPRESENTS THE FINAL AGREEMENT BETWEEN ALL PARTIES AS TO PROJECT SPECIFICATIONS AND METHODS OF CONSTRUCTION. ANY MODIFICATION TO THESE PLANS MUST BE MADE BY CHANGE ORDER AND HAVE THE SIGNATURE OF ALL PARTIES INVOLVED. THIS APPROVAL SUPERSEDES ALL OTHER PLANS AND SPECIFICATIONS. THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO ADVANCED MODULAR MANUFACTURING 1168 S. LEGACY VIEW ST. • SALT LAKE CITY, UTAH 84104

SCALE:
1/4" = 1'-0"

REFLECTED CEILING PLAN

REVISIONS	DATE
(1)	03/05/2026

SHEET CONTENTS: REFLECTED CEILING PLAN

PROJECT TITLE:
28' X 66'
LYON COUNTY SCHOOL DISTRICT
MODULAR CLASSROOM BUILDING

PRESENTED BY:
US MODULAR GROUP, BOISE ID.

ADVANCED MODULAR MANUFACTURING
1168 SOUTH LEGACY VIEW STREET
SALT LAKE CITY UTAH 84104
PH. (801) 571-9841
FAX (801) 456-7699

DRAWN BY: THE GHOST
CHECKED BY: C.J.J.

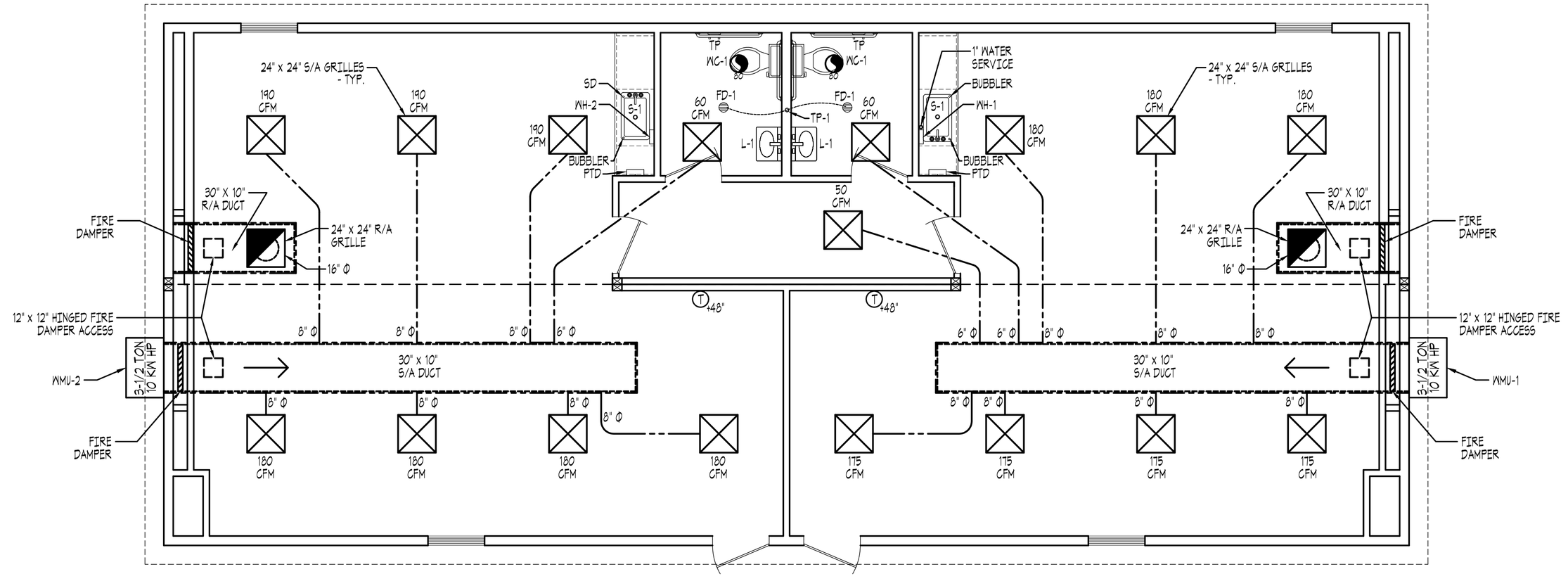
DATE.
FEBRUARY 18, 2026

SHEET
4 OF 8
USMOD2866LYON26'

NOTE:
FAUCETS FOR ALL SINKS AND LAVATORIES TO BE EQUIPPED WITH A MIXING VALVE CONFORMING TO ASSE 1070 ANS SET TO NO GREATER THAN 110 DEG. F.

NOTE:
BARD UNITS HAVE AN INTERNAL DISCONNECT BEHIND A MARKED ACCESS PANEL.

NOTE:
FACTORY TO MANIFOLD WASTE AND VENT LINES FOR SINGLE POINT CONNECTION.



NORTH ARROW FOR MANUFACTURING PURPOSES ONLY.

HITCH END

NEVADA

33,100 BTUS HEATING NEEDED
34,000 BTUS AVAILABLE (10KW)
31,700 BTUS COOLING NEEDED
41,500 BTUS AVAILABLE (3-1/2 TON TOTAL)

NEVADA

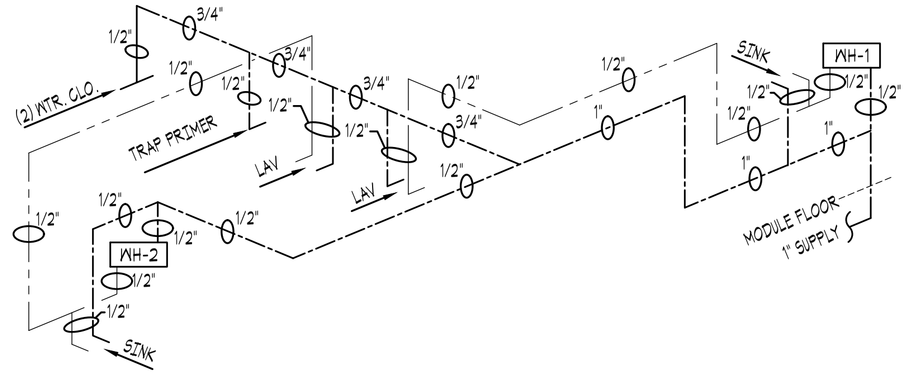
32,800 BTUS HEATING NEEDED
34,000 BTUS AVAILABLE (10KW)
32,700 BTUS COOLING NEEDED
41,500 BTUS AVAILABLE (3-1/2 TON TOTAL)

MECHANICAL SPECIFICATIONS

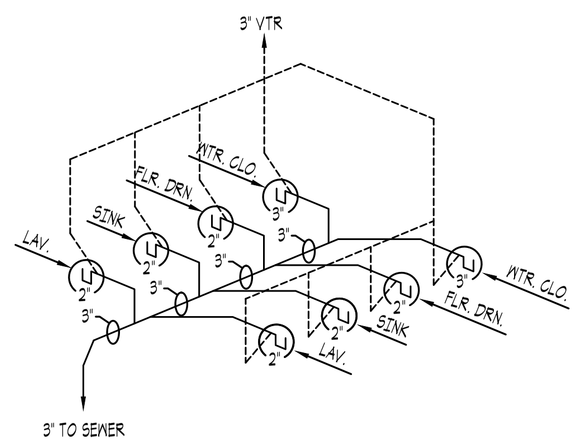
1. ALL MECHANICAL TO CODES NOTED ON SHEET 1.
2. HVAC UNIT: XMU-1 & 2: 'BARD' #VA42HF-A10MP4XXX; WALL MOUNT STYLE; (230/208v, 1Ø, 83a) 3-1/2 TON COOLING, HEAT PUMP UNIT W/ 10 KW HEAT STRIPS & COMMERCIAL ROOM VENTILATOR (CRV) (TOTAL: 2).
3. THERMOSTAT:
   (T) HONEYWELL' #TH2320U4008/U; FLEX PROGRAMMABLE; MOUNT TOP @ 48" AFF. MAX. (TOTAL: 2).
4. SUPPLY AIR DUCT: 30" x 10" x 1" FIBERGLASS; SIZES ARE INTERIOR DIMENSIONS; 8" Ø GALVANIZED RUNS TO DIFFUSERS (U.N.O.).
5. RETURN AIR DUCT: 30" x 10" x 1" FIBERGLASS; SIZES ARE INTERIOR DIMENSIONS; 16" Ø GALVANIZED TO R/A GRILLES (U.N.O.).
6. DIFFUSERS:
   ☒ 24" x 24" METAL LAY-IN 4-WAY STYLE W/ BUTTERFLY DAMPERS (TOTAL: 13).
7. RETURN AIR GRILLES:
   ◩ 24" x 24" METAL STYLE GRILLES IN T-GRID CEILING SYSTEM; DUCTED TO PLENUM WALL (TOTAL: 2).
8. EXHAUST FAN:
   80 CFM 'PANASONIC' #FV-0511VQ1/EQ (.27A 120V); 6" VENT THROUGH ROOF (TOTAL: 2).
9. FIRE DAMPERS: ONE (1) EACH IN R/A DUCT AND S/A DUCT - SIZED PER DUCT (TOTAL: 4).
10. INSPECTION PORTS: PROVIDE ONE AS PER PLAN CAPABLE OF INSPECTING FIRE DAMPERS (TOTAL: 4).

PLUMBING SPECIFICATIONS

1. ALL PLUMBING TO COMPLY WITH CODES LISTED ON SHEET 1.
2. WASTE LINES: ABS-DWV SCHEDULE 40; 3" DRAIN LINE.
3. WATER LINES: PEX; RED = HOT; WHITE = COLD;
   NOTES: (1) 1" TYPE 'M' COPPER W/ SWEAT FITTINGS SERVICE W/ SHUTOFF VALVE IN CABINET OF WH-1;
   (2) PROVIDE 1-1/2" PIPING INSULATION ON ALL HOT WATER LINES 1-1/2" AND LARGER;
   (3) PROVIDE 1" PIPING INSULATION ON ALL HOT WATER LINES 1-1/4" AND SMALLER;
   (4) PIPING INSULATION NOT REQUIRED ON PIPES IN INSULATION WALLS.
4. WATER CLOSET: WC-1: 'AMERICAN STANDARD' 'CADET' #2811.100; 16-1/2" HIGH ELONGATED BOWL, 1.6 GPM PRESSURE ASSISTED TANK STYLE W/ SPLIT SEAT (TOTAL: 2).
5. LAVATORY: L-1: 'KOHLER' 'KINGSTON' #K-2005; VITREOUS CHINA WALL HUNG STYLE; RIM HEIGHT PER ADA DETAIL - THIS SHEET (TOTAL: 2);
   FAUCET: 'AMERICAN STANDARD' 'MONTERREY' #7500.175.0B GPM W/ DUAL WRIST BLADE HANDLES.
   NOTE: PROVIDE MIXING VALVE ON FAUCETS PER IPC 607.1.
6. CLASSROOM SINKS: S-1: 'JUST' #CRA 1931-A (19X31X6) STAINLESS STEEL DROP IN (TOTAL: 2);
   FAUCET: 'CHICAGO' #350-ABCP, GOOSENECK STYLE (TOTAL: 2).
   NOTE: PROVIDE MIXING VALVE ON FAUCETS PER IPC 607.1.
7. BUBBLER: 'CHICAGO' #T48-244ABCP, MOUNTED ON SINK, NOT IN COUNTER (TOTAL: 2).
8. WATER HEATERS: WH-1 & WH-2: 'EEMAX' #EX55-DL (240V 5500W); LOCATED AS SHOWN (TOTAL: 2).
9. FLOOR DRAINS: FD-1: 'WATTS' #FD-100-FC, ROUND NICKEL BRONZE W/ 2" DRAIN & TRAP PRIMER PORT (TOTAL: 2).
10. TRAP PRIMERS: TP-1: DUAL-PORT STYLE; MOUNT ABOVE FINISH FLOOR, PROVIDE ACCESS COVER ON WALL (TOTAL: 1).
11. ACCESSORIES: GRAB BARS: 'PAMEX' #BGB36-XXXX; ONE (1) EACH 42", 36" AND 18" WHERE SHOWN, SEE ADA RESTROOM ELEVATIONS THIS SHEET. (TOTALS: 2 EA. SIZE);
    MIRROR: 'BRADLEY' #781; ONE (1) EACH 18" x 36" FRAMED STYLE ABOVE EACH LAVATORY AND CLASSROOM SINK (TOTAL: 4);
    TOILET PAPER: TP: PROVIDED AND INSTALLED ON SITE BY OTHERS; FACTORY TO PROVIDE BLOCKING, SEE DETAIL, THIS SHEET (TOTAL: 2);
    SOAP DISPENSER: SD: PROVIDED AND INSTALLED ON SITE BY OTHERS;
    PAPER TOWEL DISPENSER: PTD: PROVIDED AND INSTALLED ON SITE BY OTHERS; FACTORY TO PROVIDE BLOCKING;
    ADA PIPING PROTECTION: ONE (1) KIT PER ADA LAVATORY (TOTAL: 2).
    NOTE: ANY AND ALL ADDITIONAL ACCESSORIES TO BE PROVIDED AND INSTALLED ON SITE BY OTHERS.



WATER DISTRIBUTION DIAGRAM -
SCALE: NONE

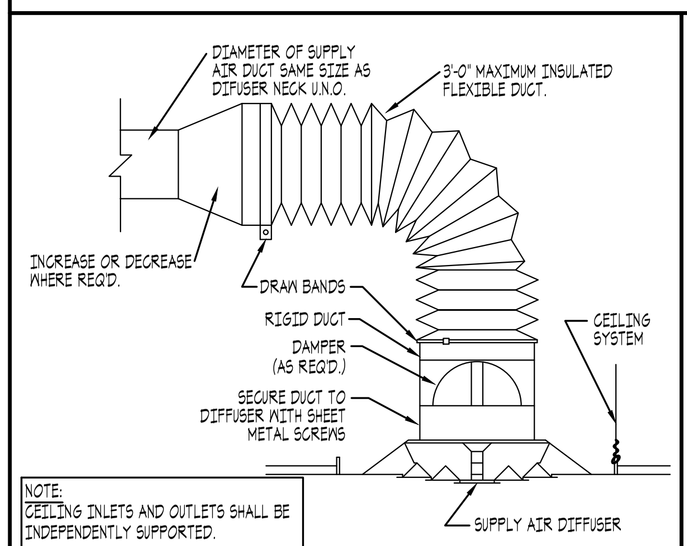


DWV DIAGRAM
SCALE: NONE

LEGEND							
ITEM	FIXTURE UNITS					SIZE	
	H	C	T	W	V	W	V
WTR CLO	--	5	5	8	8	3"	3"
SINKS	1.5	1.5	3	4	4	2"	2"
LAVS	1	1	2	2	2	2"	2"
FLR DRN(S)	--	--	--	4	4	2"	2"
TOTALS	2.5	7.5	10	18	18	--	--

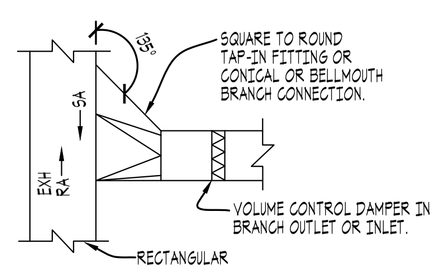
COLD WATER
HOT WATER

CUSTOMER APPROVAL
☑ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AS NOTED AND RESUBMIT
APPROVAL BY_____ DATE_____
IT IS UNDERSTOOD THAT THIS APPROVAL REPRESENTS THE FINAL AGREEMENT BETWEEN ALL PARTIES AS TO PROJECT SPECIFICATIONS AND METHODS OF CONSTRUCTION. ANY MODIFICATION TO THESE PLANS MUST BE MADE BY CHANGE ORDER AND HAVE THE SIGNATURE OF ALL PARTIES INVOLVED. THIS APPROVAL SUPERSEDES ALL OTHER PLANS AND SPECIFICATIONS.
THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO ADVANCED MODULAR MANUFACTURING
1166 S. LEGACY VIEW ST. • SALT LAKE CITY, UTAH 84104

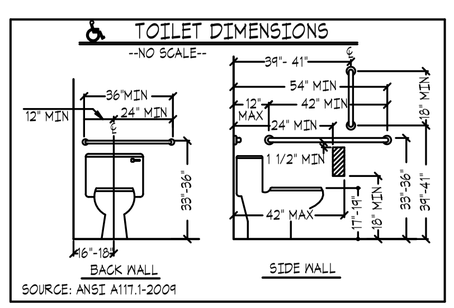


NOTE:
CEILING INLETS AND OUTLETS SHALL BE INDEPENDENTLY SUPPORTED.

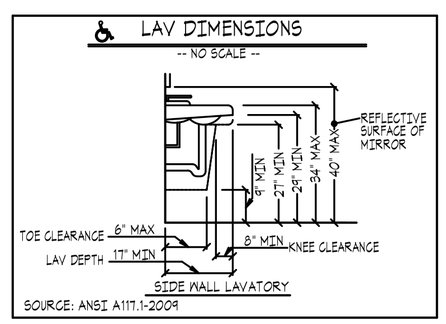
SCALE: NONE
SUPPLY AIR DIFFUSER DUCT



SCALE: NONE
TYP. LOW PRESSURE BRANCH DUCT



SOURCE: ANSI A117.1-2009



SOURCE: ANSI A117.1-2009

SCALE: 1/4" = 1'-0"
MECHANICAL PLAN

NOTE: UNAUTHORIZED USE OF THIS ADVANCED MODULAR MANUFACTURING PLAN, OR MAKING COPIES OF THIS PLAN, IS PROHIBITED BY LAW. WRITTEN PERMISSION FROM ADVANCED MODULAR MANUFACTURING IS REQUIRED TO REPRODUCE ANY PART OF THIS PLAN.

REVISIONS: (1) — DATE: 03/05/2026

SHEET CONTENTS: MECHANICAL PLAN

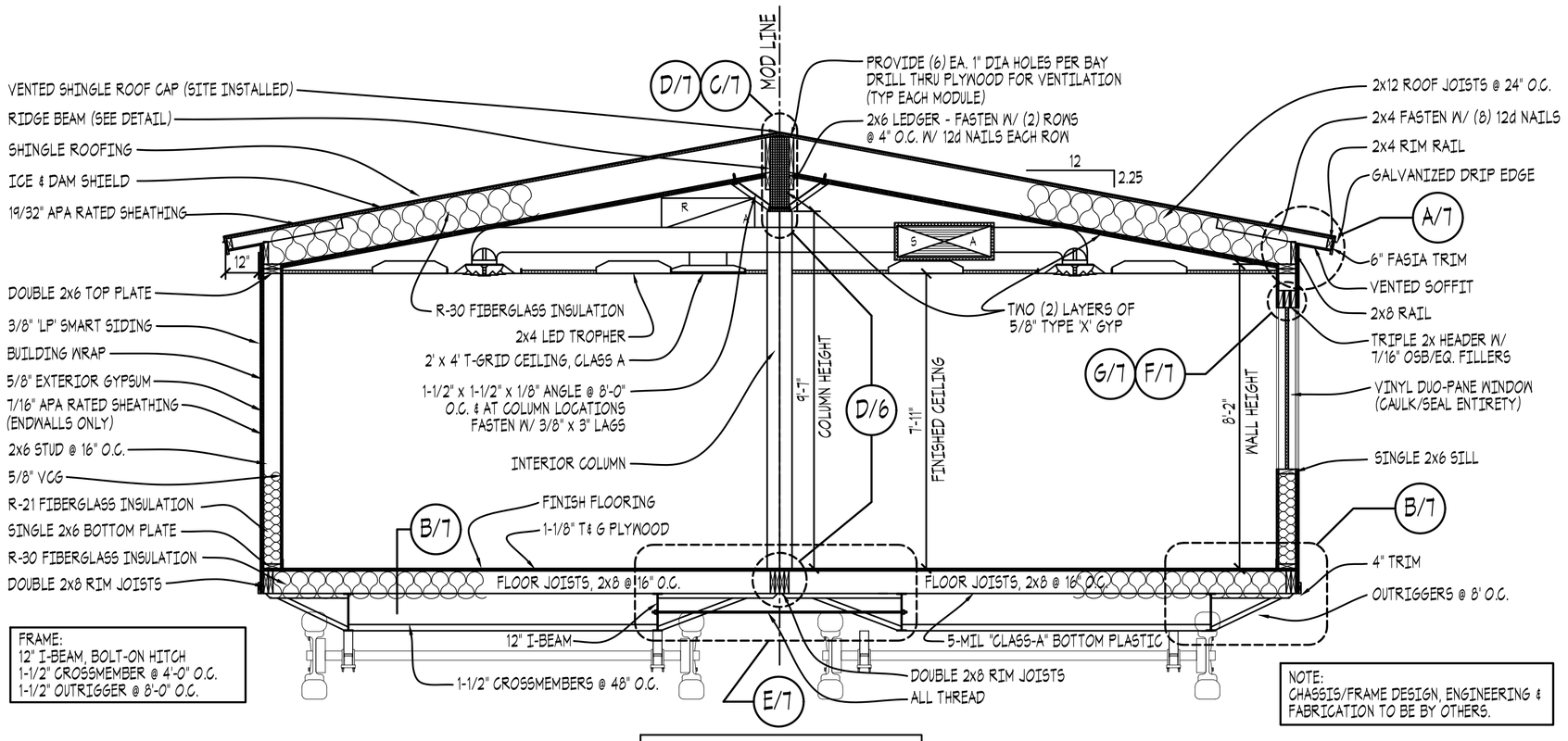
PROJECT TITLE:
28' X 66'
LYON COUNTY SCHOOL DISTRICT
MODULAR CLASSROOM BUILDING
PRESENTED BY:
US MODULAR GROUP, BOISE ID.

ADVANCED MODULAR MANUFACTURING
1166 SOUTH LEGACY VIEW STREET
SALT LAKE CITY, UTAH 84104
PH. (801) 571-9841
FAX (801) 456-7699

DRAWN BY: THE GHOST
CHECKED BY: C.J.J.

DATE.
FEBRUARY 18, 2026

SHEET
5 OF 8
USMOD2866LYON26'



NOTE:
OFFSET AXLES 6" TOWARDS OUTSIDE (SIDEWALLS).

NOTE:
CHASSIS/FRAME DESIGN, ENGINEERING & FABRICATION TO BE BY OTHERS.

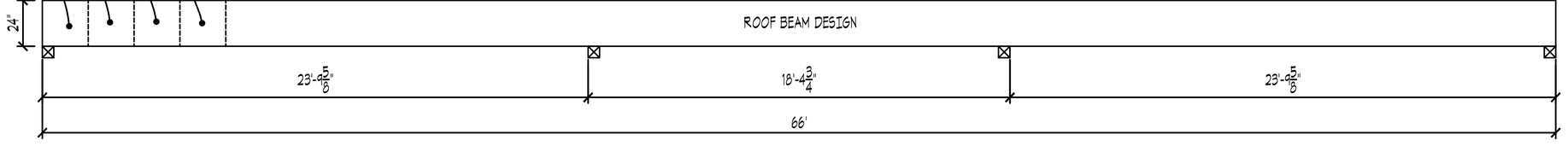
A/6 CROSS SECTION

SCALE: NONE

FASTENING SCHEDULE		
CONNECTION	FASTENING	SPACING
FLOORS		
1. FLOOR JOIST TO FRAME.	3/8" X 3" LAG SCREW.	32" OC.
2. RIM JOIST TO FLOOR JOIST.	4 EACH 16d NAIL	16" OC.
3. DOUBLE RIM JOIST TO FLOOR JOIST.	4 EACH 16d NAIL	16" OC.
4. 5-MIL CLASS "A" VAPOR BARRIER	1-1/2" X 16-GAUGE STAPLE.	8" OC.
5. FLOOR DECK TO FLOOR JOIST.	GLUED & SCREWED W/ #8 SCREW	10" OC. FIELD. 8" OC. EDGES.
WALLS		
1. BOTTOM PLATE TO FLOOR.	3 EACH 16d NAIL	16" OC.
2. STUD TO BOTTOM PLATE.	16d NAIL: EXT: 3 EACH; INT.: 2 EACH.	
3. TOP PLATE TO STUD.	16d NAIL: EXT: 3 EACH; INT.: 2 EACH.	
4. DOUBLE TOP PLATE TO STUD.	3 EACH 16d NAIL.	16" OC.
5. TOP PLATE, LAP & INTERSECTION.	16d NAIL: EXT: 3 EACH; INT.: 2 EACH.	
6. HEADER W/ FILLER.	3 EACH 16d NAIL.	16" OC. EDGES.
7. SILL TO STUD.	3 EACH 16d NAIL.	
8. STUD TO HEADER.	EXT: 3 EACH 16d NAIL/EACH 2x6. INT.: 2 EACH 16d NAIL/EACH 2x4.	
9. SILL TO STUD.	EXT: 3 EACH 16d NAIL. INT: 3 EACH 16d NAIL.	
10. INTERIOR SHEATHING TO STUD.	N/A.	
11. INTERIOR PANEL TO STUD.	1-1/2" DRYWALL NAILS. CONSTRUCTION ADHESIVE	8" OC. EDGES. FIELD.
12. EXTERIOR SHEATHING TO STUD. (ENDWALLS ONLY)	8d GALVANIZED NAILS.	12" OC. FIELD. 8" OC. EDGES.
13. EXTERIOR SIDING TO STUD.	10d GALVANIZED NAILS.	10" OC. FIELD. 4" OC. EDGES.
14. 1X TRIM TO EXTERIOR SIDING.	8d GALVANIZED NAILS.	8" OC. FIELD.
15. WALL TIE-IN TO FLOOR.	EXTERIOR SIDING/SHEATHING	
16. INTERIOR TRIM.	4d FINISH NAILS.	8" OC. FIELD.
ROOF		
1. RIM JOIST TO TOP PLATE.	16d TOE-NAIL.	8" OC.
2. RIM JOISTS TO ROOF TRUSS.	8 EACH 16d NAIL.	24" OC.
3. CEILING TO ROOF TRUSS.	#12 WIRE W/ LAG FASTENER.	AS PER 2018 IBC.
4. ROOF SHEATHING TO ROOF TRUSS.	8d NAIL	10" OC. FIELD 8" OC. EDGES.
4. ROOFING TO ROOF.	COMPATIBLE W/ ROOFING.	PER MFG. SPECS.
5. WALL TIE-IN TO ROOF.	EXTERIOR SIDING/SHEATHING	
6. ROOF CAP TO ROOF @ MODULE LINE.	COMPATIBLE W/ ROOFING.	CONTINUOUS

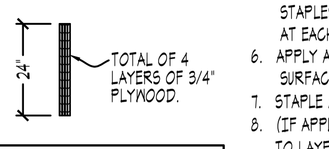
STRUCTURAL NOTES:

1. ROOF JOISTS: 2x12s; DFL #2/BETTER, PLACE @ 24" O.C.; USE 2x RIM JOINTS.
2. STRUCTURAL LUMBER REQUIRED;
   A. FLOOR JOISTS: 2x6 (DFL #2/BETTER) @ 16" O.C.
   B. WALL STUDS: EXT.: 2x6 SPF STUD GRADE; INT.: 2x4 SPF STUD GRADE, (U.N.O.); ADDITIONAL 2x'S: SPF #2/BETTER. ALL SHEATHING: APA RATED.
   C. FLOOR DECKING: 1-1/8" T&G PLYWOOD/EQUAL; 24" MINIMUM SPAN INDEX APA RATED;
   D. WALL SHEATHING: (ENDWALLS ONLY) 7/16" APA RATED;
   E. WALL SIDING: 3/8" LP 'SMARTSIDING' W/ 16" SPAN INDEX.
   F. ROOF SHEATHING: 19/32" APA RATED OSB/EQUAL W/ 24" SPAN INDEX.
3. STRUCTURAL MEMEBERS CANNOT BE RIPPED OR ALTERED W/ OUT PRIOR APPROVAL FROM ENGINEER ON RECORD.



B/6 ROOF BEAM DESIGN

SCALE: NONE



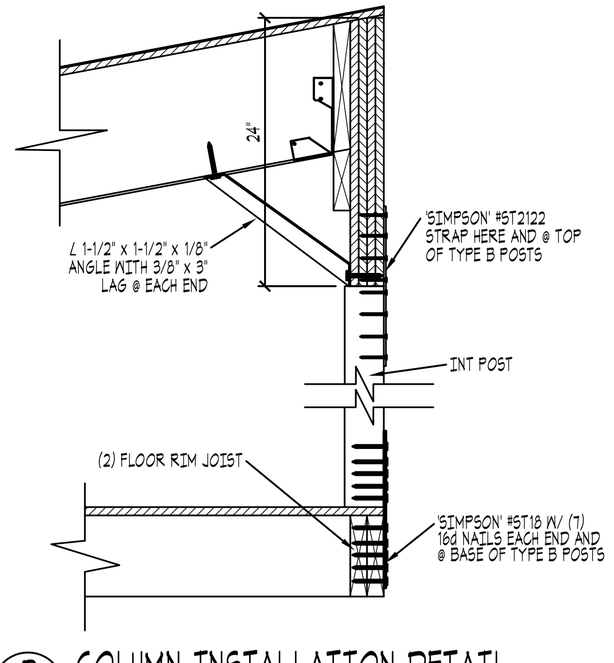
NOTE: GROUP 1 STRUCTURAL PLYWOOD (DOUG FIR 5-PLY) MUST BE USED!!

BEAM ASSEMBLY:

1. CUT PLYWOOD TO DIMENSIONS NEEDED.
2. OFFSET SPLICES AT LEAST 24"
3. ARRANGE 1ST LAYER ON ASSEMBLY TABLE.
4. APPLY APA SPEC. AFG-01 WOOD ASSEMBLY GLUE TO MATING SURFACES OF TWO(2) LAYERS OF 3/4" PLYWOOD.
5. APPLY #16 GA. X 1-1/2" LG X 7/16" CROWN STAPLES TO CONNECT (2) LAYERS TOGETHER. USE A MINIMUM OF 25 STAPLES PER FOOT TO A MAXIMUM OF 35 STAPLES PER FOOT AT EACH LAYER CONNECTION.
6. APPLY APA SPEC. AFG-01 WOOD ASSEMBLY GLUE TO MATING SURFACES OF LAYERS 2 & 3 OF 3/4" PLYWOOD.
7. STAPLE AS NOTED IN (5) ABOVE.
8. (IF APPLICABLE) APPLY APA SPEC. AFG-01 WOOD ASSEMBLY GLUE TO LAYERS 3 & 4 AS NOTED IN (4) AND (6) ABOVE.
9. STAPLE AS NOTED IN (5) ABOVE.
10. TURN BEAM OVER AND STAPLE FIRST SIDE TO OTHER ASSEMBLED BEAM AS NOTED IN (5) ABOVE.
11. DO NOT INSTALL BEAM UNTIL ADHESIVE HAS SET (SEE MFGR'S INSTRUCTIONS).
12. PLYWOOD BEAMS TO BE GROUP 1 STRUCTURAL (DOUG FIR 5 PLY).

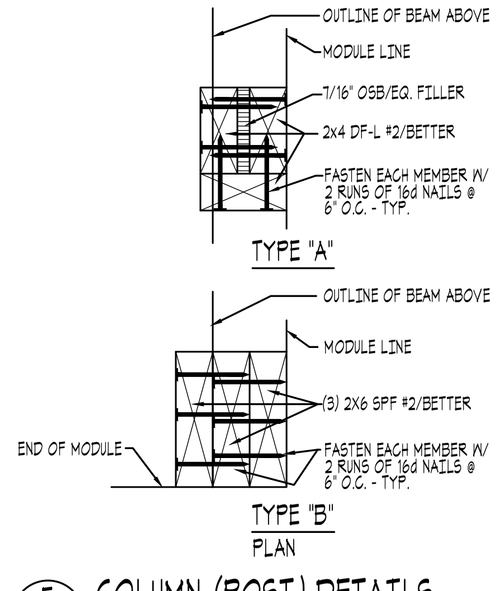
C/6 BEAM CROSS SECTION

SCALE: NONE



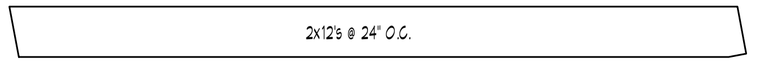
D/6 COLUMN INSTALLATION DETAIL

SCALE: NONE



E/6 COLUMN (POST) DETAILS

SCALE: NONE



F/6 ROOF RAFTER DETAIL

SCALE: NONE

CUSTOMER APPROVAL

☑ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AS NOTED AND RESUBMIT

APPROVAL BY_____ DATE _____

IT IS UNDERSTOOD THAT THIS APPROVAL REPRESENTS THE FINAL AGREEMENT BETWEEN ALL PARTIES AS TO PROJECT SPECIFICATIONS AND METHODS OF CONSTRUCTION. ANY MODIFICATION TO THESE PLANS MUST BE MADE BY CHANGE ORDER AND HAVE THE SIGNATURE OF ALL PARTIES INVOLVED. THIS APPROVAL SUPERSEDES ALL OTHER PLANS AND SPECIFICATIONS.
THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO ADVANCED MODULAR MANUFACTURING
1166 S. LEGACY VIEW ST. • SALT LAKE CITY, UTAH 84104

NOTE: UNAUTHORIZED USE OF THIS ADVANCED MODULAR MANUFACTURING PLAN, OR MAKING COPIES OF THIS PLAN, IS PROHIBITED BY LAW. WRITTEN PERMISSION FROM ADVANCED MODULAR MANUFACTURING IS REQUIRED TO REPRODUCE ANY PART OF THIS PLAN.

SCALE: NONE

CROSS SECTIONS

DATE 03/05/2026
REVISIONS (1)

SHEET CONTENTS: CROSS SECTION

PROJECT TITLE:
28' X 66'
LYON COUNTY SCHOOL DISTRICT
MODULAR CLASSROOM BUILDING

PRESENTED BY:
US MODULAR GROUP, BOISE ID.

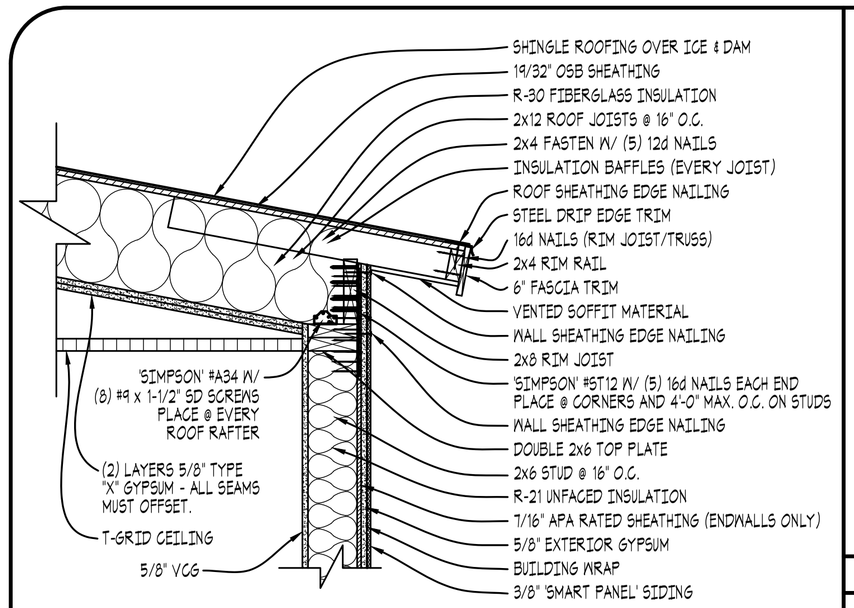
ADVANCED MODULAR MANUFACTURING
1166 SOUTH LEGACY VIEW STREET
SALT LAKE CITY, UTAH 84104
PH. (801) 571-9841
FAX (801) 456-7699

DRAWN BY: THE GHOST
CHECKED BY: C.J.J.

DATE.
FEBRUARY 12, 2026

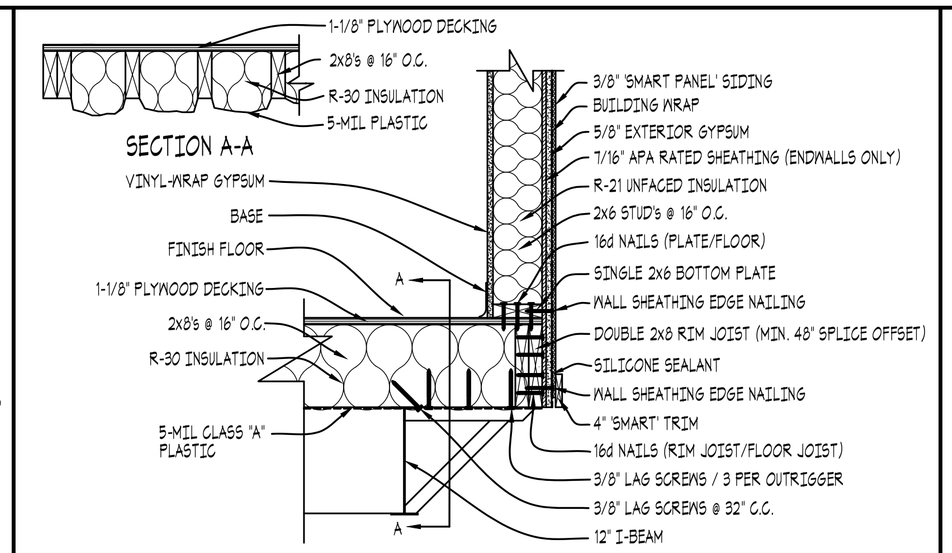
SHEET
6 OF 8

USMOD2866LYON26'



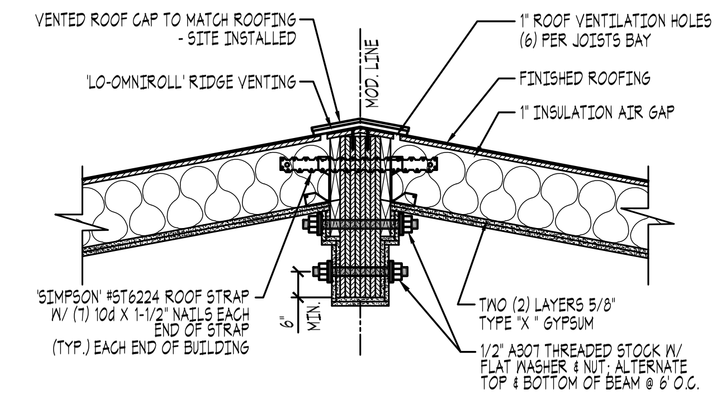
SCALE: NONE

(A) ROOF TO SIDEWALL DETAIL



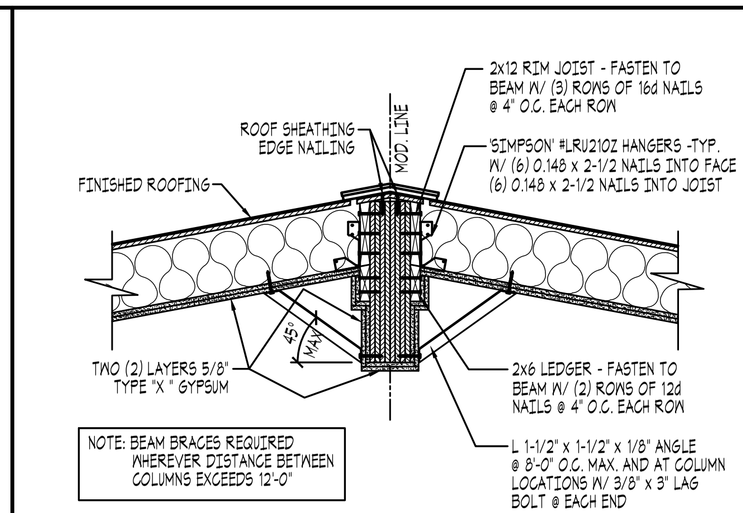
SCALE: NONE

(B) EXTERIOR WALL TO FLOOR DETAIL



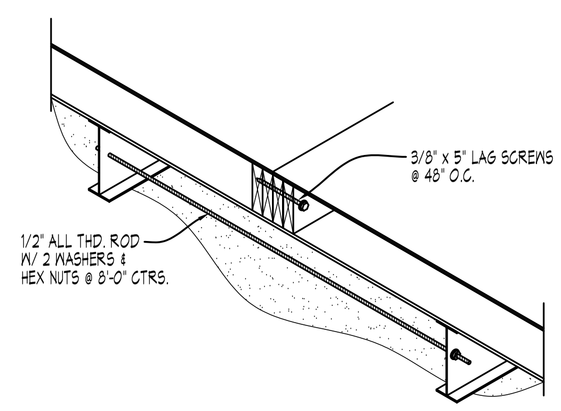
SCALE: NONE

(C) BEAM CONNECTION @ MOD LINE DETAIL



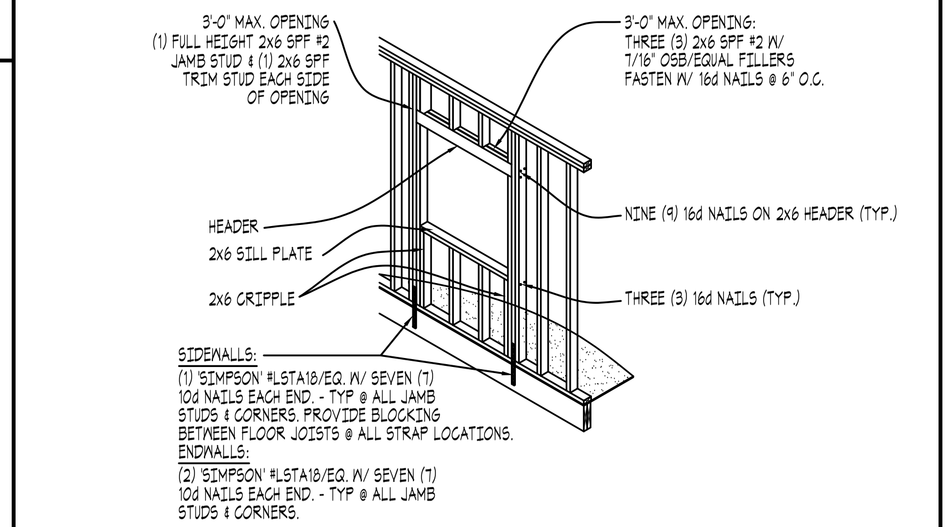
SCALE: NONE

(D) SUPPORT BEAM TO ROOF DETAIL



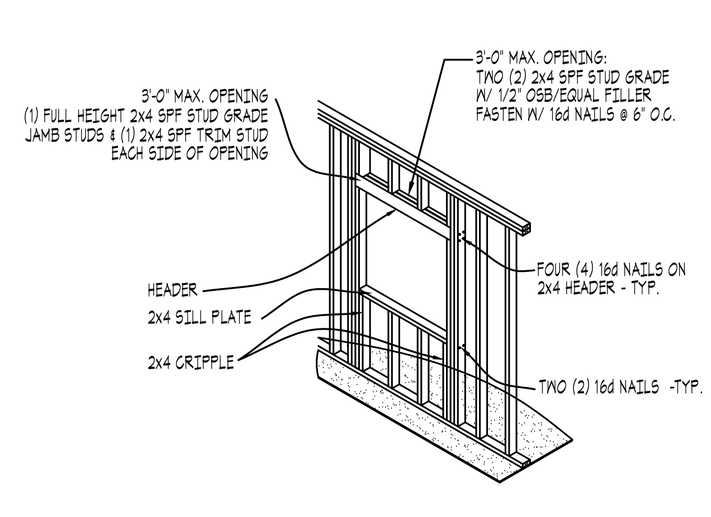
SCALE: NONE

(E) FLOOR/FRAME CONNECTION @ MOD LINES



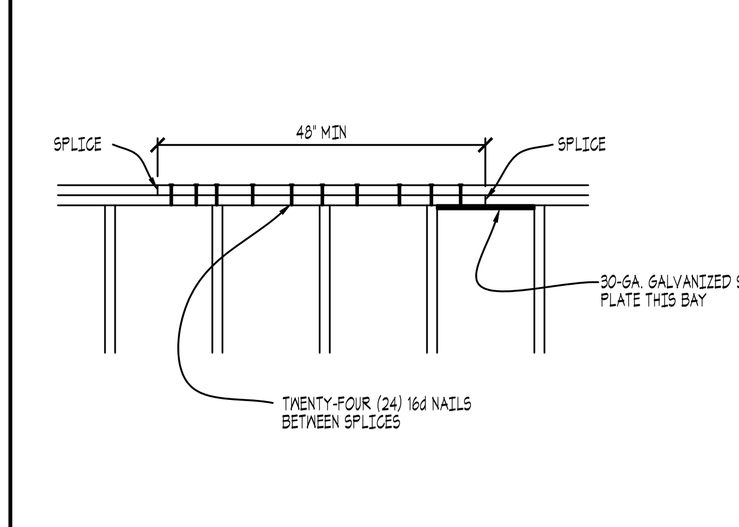
SCALE: NONE

(F) EXTERIOR WALLS HEADER DETAIL



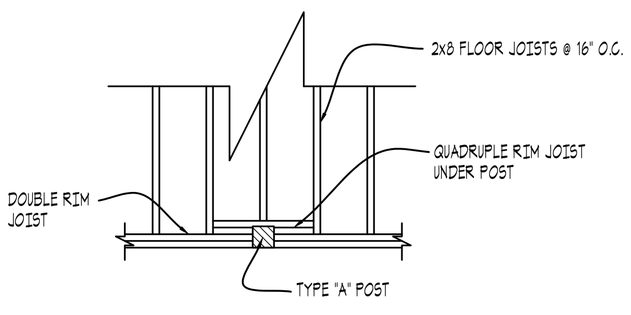
SCALE: NONE

(G) INTERIOR WALLS HEADER DETAIL



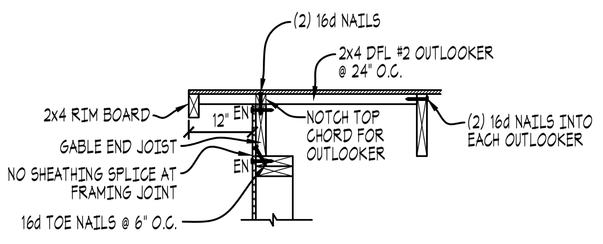
SCALE: NONE

(H) DOUBLE PLATE SPLICE DETAIL



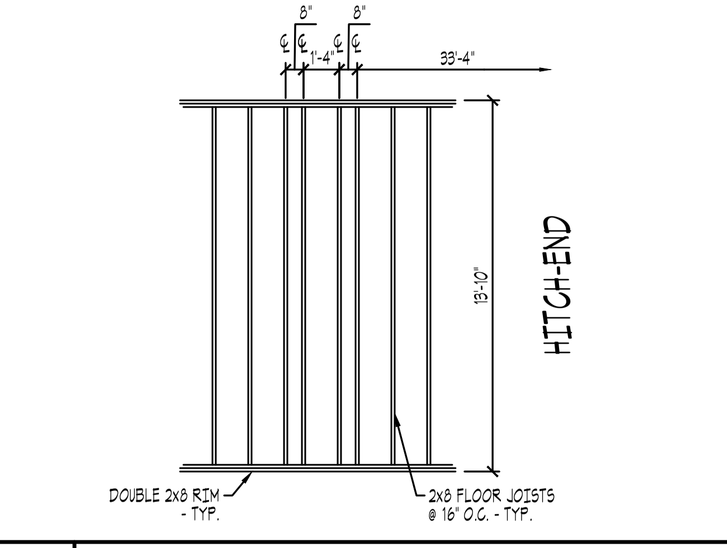
SCALE: NONE

(J) INT. COLUMN SUPPORT (TYP. EACH SIDE OF MOD LINE)



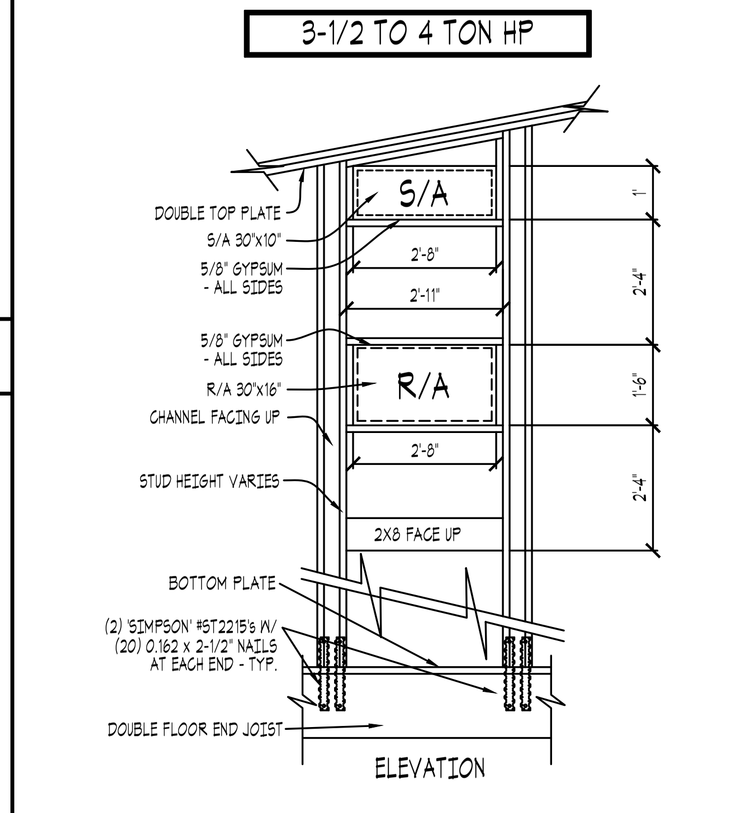
SCALE: NONE

(K) GABLE END FRAMING



SCALE: NONE

(L) PARTIAL FLOOR FRAMING PLAN ("A" FLOOR)



SCALE: NONE

(Q) HVAC FRAMING DETAIL

SCALE: NONE

(M) DESCRIPTION

SCALE: NONE

(N) DESCRIPTION

CUSTOMER APPROVAL

☑ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AS NOTED AND RESUBMIT

APPROVAL BY_____ DATE_____

IT IS UNDERSTOOD THAT THIS APPROVAL REPRESENTS THE FINAL AGREEMENT BETWEEN ALL PARTIES AS TO PROJECT SPECIFICATIONS AND METHODS OF CONSTRUCTION. ANY MODIFICATION TO THESE PLANS MUST BE MADE BY CHANGE ORDER AND HAVE THE SIGNATURE OF ALL PARTIES INVOLVED. THIS APPROVAL SUPERSEDES ALL OTHER PLANS AND SPECIFICATIONS.
THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO ADVANCED MODULAR MANUFACTURING
1166 S. LEGACY VIEW ST. • SALT LAKE CITY, UTAH 84104

SCALE: NONE

(P) DESCRIPTION

REVISIONS	DATE
(1)	03/05/2026

SHEET CONTENTS: DETAILS

PROJECT TITLE:
28' X 66'
LYON COUNTY SCHOOL DISTRICT
MODULAR CLASSROOM BUILDING

PRESENTED BY:
US MODULAR GROUP, BOISE ID.

ADVANCED MODULAR MANUFACTURING
1166 SOUTH LEGACY VIEW STREET
SALT LAKE CITY, UTAH 84104
PH. (801) 571-9841
FAX (801) 456-7699

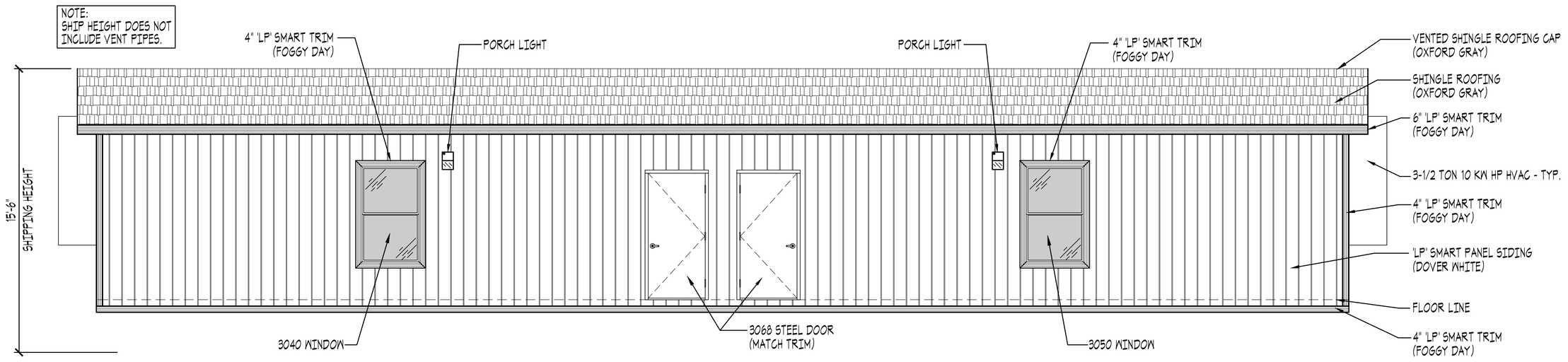
DRAWN BY: THE GHOST
CHECKED BY: C.J.J.

DATE.
FEBRUARY 12, 2026

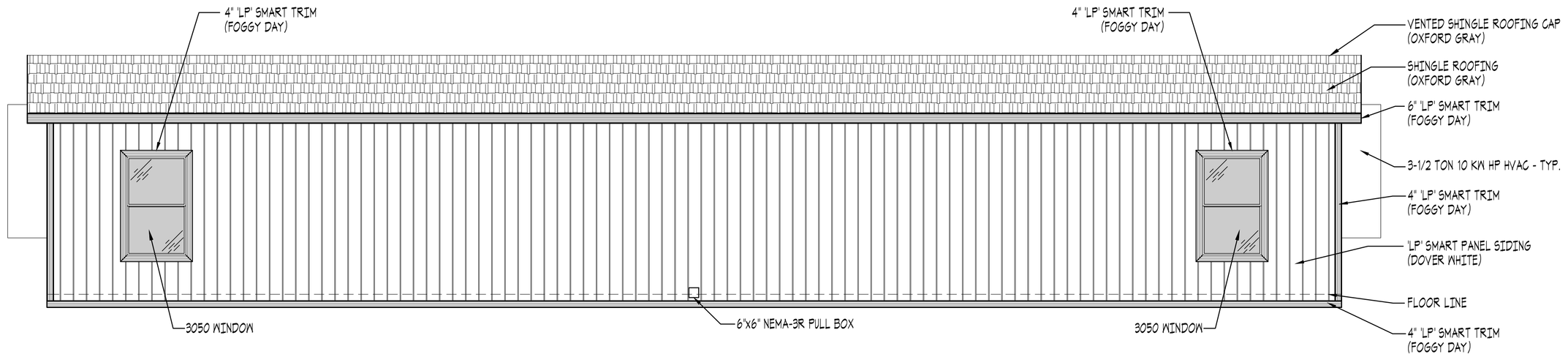
SHEET
7 OF 8

USMOD2866LYON26'

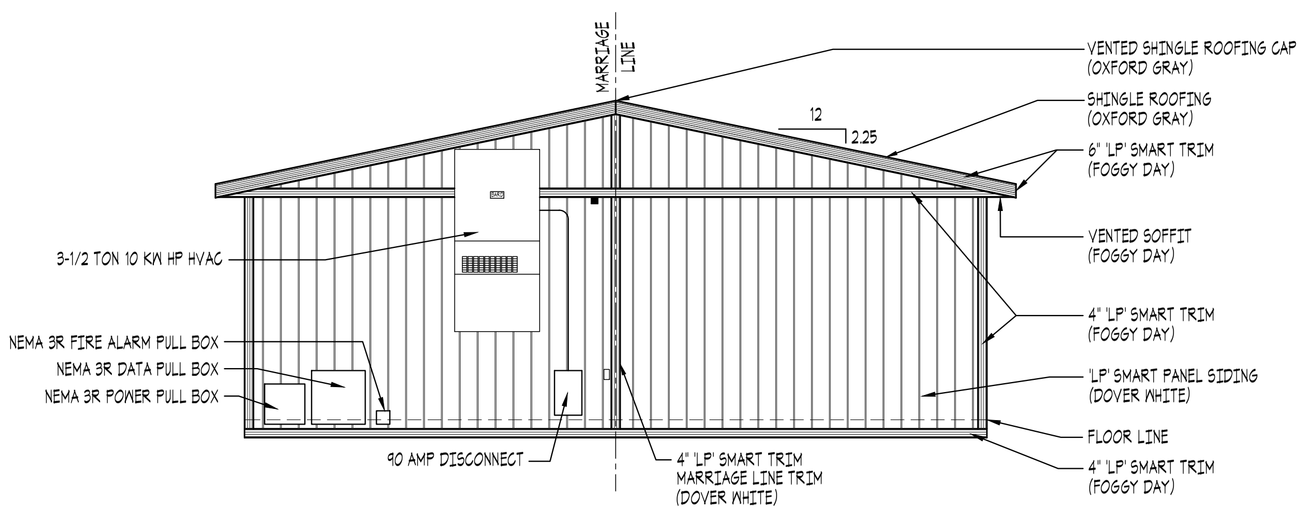
NOTE:
SHIP HEIGHT DOES NOT INCLUDE VENT PIPES.



A/8 SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



B/8 NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

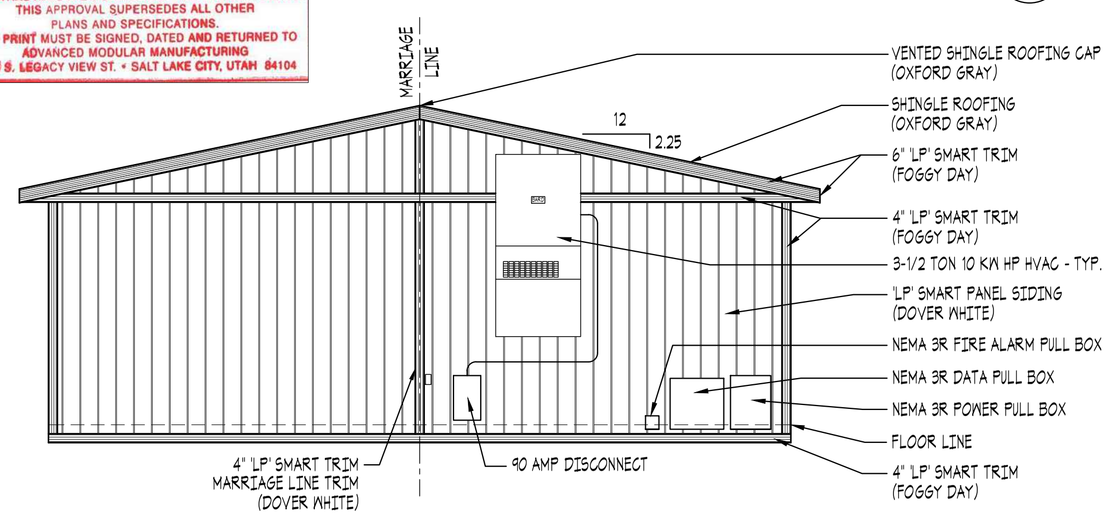


C/8 EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

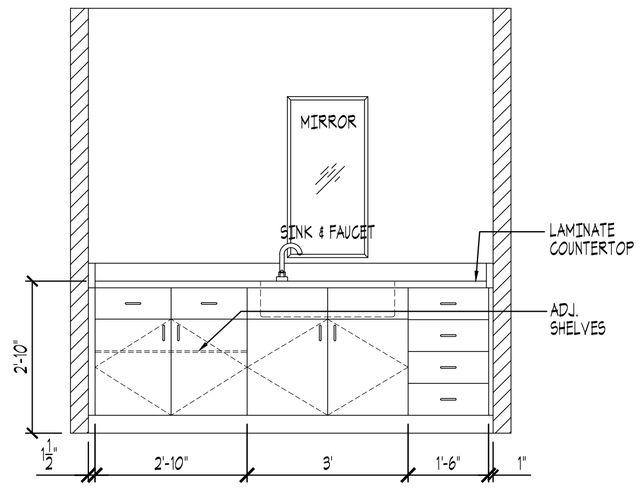
CUSTOMER APPROVAL
☑ APPROVED
☐ APPROVED EXCEPT AS NOTED
☐ REVISE AS NOTED AND RESUBMIT

APPROVAL BY: _____ DATE _____

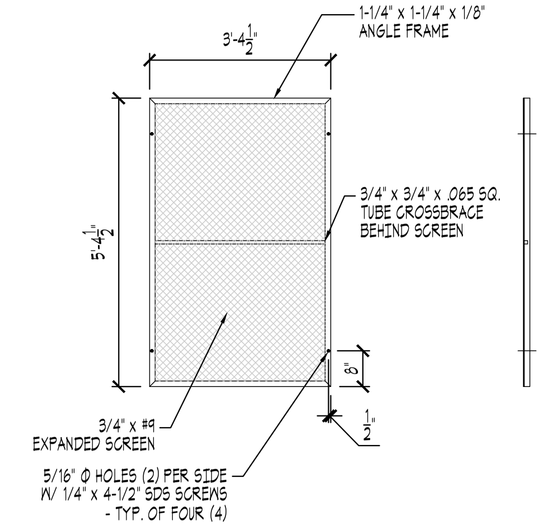
IT IS UNDERSTOOD THAT THIS APPROVAL REPRESENTS THE FINAL AGREEMENT BETWEEN ALL PARTIES AS TO PROJECT SPECIFICATIONS AND METHODS OF CONSTRUCTION. ANY MODIFICATION TO THESE PLANS MUST BE MADE BY CHANGE ORDER AND HAVE THE SIGNATURE OF ALL PARTIES INVOLVED. THIS APPROVAL SUPERSEDES ALL OTHER PLANS AND SPECIFICATIONS.
THIS PRINT MUST BE SIGNED, DATED AND RETURNED TO ADVANCED MODULAR MANUFACTURING
1168 S. LEGACY VIEW ST. • SALT LAKE CITY, UTAH 84104



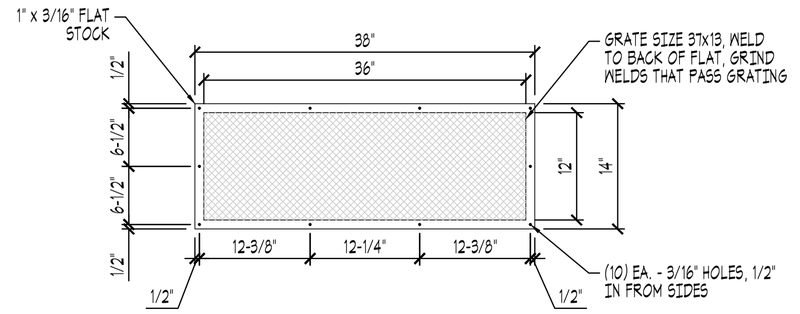
D/8 WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



E/8 CABINET ELEVATION
SCALE: 1/2" = 1'-0"



F/8 WINDOW SCREEN DETAIL
SCALE: 1/2" = 1'-0"



G/8 SKIRTING VENT DETAIL
SCALE: 1" = 1'-0"

ELEVATION NOTES:
1. 4" TRIM @ CORNERS, WINDOWS, BOTTOM & MODLINES; 6" TRIM @ FASCIA.
2. SHIP LOOSE 4" BOTTOM TRIM W/ 5/16" 'HARDIPANEL' SKIRTING.
3. ALL HORIZONTAL SIDING SEAMS TO HAVE Z-METAL & CONT. CAULKING
4. EXTERIOR COLORS:
   SIDING: #SW6385 DOVER WHITE;
   DOORS & FRAMES: #SW6235 FOGGY DAY;
   WINDOW & FASCIA TRIM: #SW6235 FOGGY DAY;
   CORNER TRIM: #SW6235 FOGGY DAY;
   BOTTOM TRIM: #SW6235 FOGGY DAY;
   MOD-LINE TRIM: #SW6385 DOVER WHITE.
5. HEAT PUMP & MAIN DISCONNECT TO BE MOUNTED @ 3'-0" FROM BOTTOM OF BUILDING TO TOP OF DISCONNECT.
6. REMAINING J-BOXES TO BE MOUNTED EVEN WITH BOTTOM OF MAIN DISCONNECT.
7. ALL WINDOWS TO HAVE SECURITY SCREENS (COLOR: #SW6235 FOGGY DAY).

NOTE: UNAUTHORIZED USE OF THIS ADVANCED MODULAR MANUFACTURING PLAN, OR MAKING COPIES OF THIS PLAN, IS PROHIBITED BY LAW. WRITTEN PERMISSION FROM ADVANCED MODULAR MANUFACTURING IS REQUIRED TO REPRODUCE ANY PART OF THIS PLAN.

REVISIONS	DATE
(1)	03/05/2026

SHEET CONTENTS:
EXTERIOR ELEVATIONS
INTERIOR ELEVATIONS

PROJECT TITLE:
28' X 66'
LYON COUNTY SCHOOL DISTRICT
MODULAR CLASSROOM BUILDING

PRESENTED BY:
US MODULAR GROUP, BOISE ID.

ADVANCED MODULAR MANUFACTURING
1168 SOUTH LEGACY VIEW STREET
SALT LAKE CITY, UTAH 84104
PH. (801) 571-9841
FAX (801) 456-7699

DRAWN BY: THE GHOST
CHECKED BY: C.J.L.

DATE.
FEBRUARY 12, 2026

SHEET
8 OF 8

USMOD2866LYON26'

SCALE:
NOTED

EXTERIOR & INTERIOR ELEVATIONS

Lyon County Planning Commission Agenda Summary

Meeting Date: November 10, 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: