



## LYON COUNTY PLANNING COMMISSION

TUESDAY, JANUARY 13, 2026

9:00 AM

LYON COUNTY ADMINISTRATIVE COMPLEX

27 S. MAIN STREET

YERINGTON, NV 89447

Join Zoom Meeting

<https://us02web.zoom.us/j/86099991604?pwd=czk2NFhtUXViZ3d3YWw4NGdNTFJLUT09>

Meeting ID: 860 9999 1604

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Planning Commission meetings are open to the public and members of the public may attend in person and the meetings are also virtual and the public may attend via Virtual Zoom.

Public Comment: Lyon County allows the following alternatives for public comment. If you are attending the virtual Zoom meeting, public comment may be provided by raising your hand and requesting to provide public comment. This can occur in several ways, including by dialing \*9 from your phone to raise your hand and request to speak for public comment. To unmute yourself, dial \*6. You can also provide public comment for this meeting by sending an email to [countyclerks@lyon-county.org](mailto: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: Election of Officers**

- 5.a For Possible Action: Elect the Planning Commission Chair with the term expiring January 12, 2027.
- 5.b For Possible Action: Elect the Planning Commission Vice Chair with the term expiring January 12, 2027.
- 5.c For Possible Action: Elect the Planning Commission Secretary with the term expiring January 12, 2027.

#### **6. For Possible Action: Approval of Minutes**

- 6.a For Possible Action: To approve the minutes from the December 9, 2025 meeting.
  - [December 9, 2025 Minutes](#)

#### **7. Advisory Board Reports**

#### **8. Public Hearing Items**

- 8.a For Possible Action: To approve the request from Richard Phelps for a Tentative Parcel Map to subdivide an approximately 15.00-acre parcel into two (2) parcels, the smallest being 6.32 acres, located at 10 PPF Way in Mound House (APN 016-422-01); PLZ-2025-097.
  - [Staff Report](#)
  - [Backup](#)
- 8.b For Possible Action: To approve the request from Stanton Park Development Inc. for a Tentative Parcel Map to subdivide an approximately 12.41-acre parcel into two (2) parcels, the smallest being 5.92 acres, located in the southwest corner of the intersection of Six Mile Canyon and Highway 50 in Dayton (APN 016-025-38); PLZ-2025-092.
  - [Staff Report](#)
  - [Backup](#)
- 8.c For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Outpost Land Company LLC for a Zoning Map Amendment to amend the Zoning designation from C-2 (General Commercial) to SR-1/2 (Suburban Residential, 1/2 acre minimum) on two parcels that total approximately 1.02 acres in Silver Springs at 3845 and 3855 Elm Street (APNs 018-405-49 and 018-405-50); PLZ-2025-090.
  - [Staff Report](#)
  - [Project Narrative](#)
  - [Photos of 3845 & 3855 Elm St](#)
- 8.d For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Sierra View Materials for a Conditional Use Permit for an aggregate pit and an asphalt batch plant on two parcels that total approximately 241 acres subject to Rural Residential, 20-acre minimum (RR-20) zoning in Moundhouse at 200 and 350 Industrial Parkway (APNs 016-111-06 and 016-111-07); PLZ-2025-091.

- [Staff Report](#)
- [Project Description](#)
- [Site Plan](#)
- [Grading Plan](#)

8.e For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Lux Solar Center, LLC for a Major Variance application to allow for a reduction in setbacks for an expansion to the existing Lux Solar Project approved in 2023, to construct and operate a photovoltaic (PV) solar energy facility, on land subject to RR-20 (Rural Residential, 20 Acre Minimum) zoning located in the northern portion of the parcel at 55 Butte Way in Wabuska, Mason Valley on an approximately 280-acre portion of a 1,593-acre parcel (APN 014-091-20); PLZ-2025-096.

- [Continuance Request](#)

8.f For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Lux Solar Center, LLC for a Conditional Use Permit for an expansion to the existing Lux Solar Project approved in 2023, to construct and operate a photovoltaic (PV) solar energy facility, on land subject to RR-20 (Rural Residential, 20 Acre Minimum) zoning located in the northern portion of the parcel at 55 Butte Way in Wabuska, Mason Valley on an approximately 280-acre portion of a 1,593-acre parcel (APN 014-091-20); PLZ-2025-085.

- [Continuance Request](#)

## 9. Community Development Director

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

## 10. Commissioner Comments and Agenda Requests

**11. 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.*

## 12. ADJOURNMENT

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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](mailto: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.

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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](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](mailto:program.intake@usda.gov)

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

Lyon County is an equal opportunity provider.

**Agenda and Backup Material is  
Available at [www.lyon-county.org](http://www.lyon-county.org)**



# **Lyon County Planning Commission Agenda Summary**

Meeting Date: January 13, 2026

## **Agenda Item Number:**

5.a

## **Subject:**

For Possible Action: Elect the Planning Commission Chair with the term expiring January 12, 2027.

## **Summary:**

## **Financial Department Comments:**

## **Approved As To Legal Form:**

## **County Manager Comments:**

## **Recommendation:**

# **Lyon County Planning Commission Agenda Summary**

Meeting Date: January 13, 2026

## **Agenda Item Number:**

5.b

## **Subject:**

For Possible Action: Elect the Planning Commission Vice Chair with the term expiring January 12, 2027.

## **Summary:**

## **Financial Department Comments:**

## **Approved As To Legal Form:**

## **County Manager Comments:**

## **Recommendation:**

# **Lyon County Planning Commission Agenda Summary**

Meeting Date: January 13, 2026

## **Agenda Item Number:**

5.c

## **Subject:**

For Possible Action: Elect the Planning Commission Secretary with the term expiring January 12, 2027.

## **Summary:**

## **Financial Department Comments:**

## **Approved As To Legal Form:**

## **County Manager Comments:**

## **Recommendation:**

# **Lyon County Planning Commission Agenda Summary**

Meeting Date: January 13, 2026

## **Agenda Item Number:**

6.a

## **Subject:**

For Possible Action: To approve the minutes from the December 9, 2025 meeting.

## **Summary:**

## **Financial Department Comments:**

## **Approved As To Legal Form:**

## **County Manager Comments:**

## **Recommendation:**

## **ATTACHMENTS**

- [December 9, 2025 Minutes](#)

## LYON COUNTY PLANNING COMMISSION MEETING MINUTES

December 9, 2025

The December 9, 2025 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.

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

1. **Roll Call:** Members present: Commissioners Shannon Ceresola, Loretta Sell, Wendy Loomis, Audrey Allan, Mark Jones, Andrew Merritt and Katie Baker attended in chambers. A quorum was noted.
2. **Pledge of Allegiance**
3. **Public Participation – None**
4. **Review and Adoption of the Agenda**

Commissioner Allan motioned to adopt the agenda as presented.

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

**Public Comment** – Scott Lommori of Yerington discussed Chapter 3.02.01 for the creation of a Commission and discussed possibly being in violation of NRS 278.02.64. Concerns about the appointments to the Commission. Would like to see a representative from Yerington on the Planning Commission.

### 5. **For Possible Action: Approval of Minutes**

#### 5.a. **For Possible Action: To approve the minutes from the November 10, 2025 meeting.**

Commissioner Loomis motioned to approve the minutes from the November 10, 2025 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 forward a recommendation to the Board of County Commissioners for the request from Winston FC Solar, LLC, for a Planned Unit Development for the Winston Solar Project. The Project consists of a 400-megawatt photovoltaic solar energy facility with approximately 780,000 solar panels, a battery energy storage system, an electrical substation, high voltage power lines, and an operations and maintenance building on 11 parcels totaling approximately 2,374-acres in Mason Valley subject to Heavy Industrial-Suburban (HI-S) and Rural Residential, 20-acre minimum (RR-20) zoning (APNs 014-091-[13, 15, 16, 17, 22], 014-201-[14, 17, 18, 32, 33, 35]; PLZ-2025-084.**

Senior Planner Louis Cariola gave a presentation of the item. The Applicant requests approval of a Tentative Planned Unit Development (PUD) for a 400-megawatt photovoltaic solar energy facility with approximately 780,000 solar panels, a battery energy storage system, an electrical substation, high voltage power lines, and an operations and maintenance building on 11 parcels totaling approximately 2,374 acres in Mason Valley. There was a project previously approved for this expansion project in 2022. A portion of the previously approved project is no longer available to the applicant. The construction phase would be 18-24 months, and would not require additional water rights. The proposed setbacks are an area of concern for staff's recommendation. The Board of County Commissioners adopted a new standard for setbacks in June 2025 for solar projects to a minimum ½ mile setback, this project proposes an 88% setback reduction.

There is a residence within the proposed setbacks so staff does not support the electrical substation as being sufficient as a visual barrier for this residence. Staff is not aware of a submittal to NDOT for a Traffic Impact Study. Staff recommended denial of this item.

Commissioners and Senior Planner Louis Cariola discussed the requirement of an NDOT report. Commissioner Loomis asked if this item can be tabled or if the item must move forward. Andrew Haskin responded that the applicant must agree to the item being tabled. Commissioner Allan had questions around the applicant not complying with NDOT requirements, which raised questions if they would comply with conditions put forward by the Commission.

Scott Whittemore, on behalf of the applicant discussed the Conditions of Approval being written obligations that would be complied with. The applicant is willing to comply with conditions as well as additional conditions they would put forward. Commissioners Allan and Ceresola discussed the process the Commission follows and the applicant going outside of the normal process and providing an incomplete application. County Manager Andrew Haskin and the Commissioners discussed the Traffic Impact Study being a requirement during the application submittal process.

Scott Whittemore turned the presentation over to Devon Muto who also gave a presentation of the item. He discussed the impacts their company has provided with 2 operating plants in Nevada currently. This project would be entirely on private land and not on federal land. The applicant is asking for leniency from the current standards as they had done a lot of work prior to the standards changing in June 2025. The applicant has done 3 Traffic Impact Studies but did not believe they had enough time to provide a completed Traffic Impact Study to the County. Commissioner Allan had questions around why the Traffic Impact Study was not completed prior to the submittal. Devon Muto clarified they were requested to add other projects to their traffic study during the process but are committed to completing the Traffic Impact Study and completing improvements requested.

Commissioner Chairwoman Ceresola discussed that the board as a whole does not agree with the applicant's project moving forward without NDOT's approval. She discussed the board being in agreement to offer a continuance, Devon Muto requested to continue with his presentation and move forward to the Board of County Commissioners without a continuance at the Planning Commission to have the opportunity to receive input from the Board.

County Manager Andrew Haskins recommended the Commissioners allow the applicant to finish their presentation.

Commissioner Loomis discussed the applicants request for leniency, Devon Muto clarified the applicant is requesting an exception to the Traffic Impact Study not being available at the time of submittal.

Scott Whittemore discussed the applicant's willingness to provide highway improvements and their commitments to meet conditions put forward. Commissioner Loomis had questions around if the applicant requested variances in other areas where they have projects or if they followed their processes.

Devon Muto discussed Traffic Studies being done on past projects but it was rare they trigger improvements, but they are willing to make these improvements. He also discussed setbacks and unique circumstances with this project. Approximately 400 construction jobs would be created at peak construction which would be 6 months.

Sriram Bala, Traffic Consultant, discussed the process for getting a Traffic Impact Study and the applicants communication with NDOT. He also discussed a Traffic Analysis that has been done. Winston Solar is including three other projects coming into the area in the coming years in their Traffic Impact Study with NDOT. The Winston project alone does not require improvements on three of four intersections, but they are willing to provide the requested improvements. Commissioner Allan had questions about if this information will be provided in the Traffic Impact Study when it is complete.

Scott Whittemore discussed the new solar ordinance requiring two separate traffic studies. They submitted

a traffic analysis with their application, staff then required an approved NDOT Traffic Impact Study.

Senior Planner Louis Cariola discussed a Round Table Meeting held on June 17, 2025. The applicant was told a Traffic Impact Study would be required during the application process. Scott Whitmore agreed with Louis' comments and is aware the applicant must provide an approved NDOT Traffic Impact Study. They will provide \$2 million for improvements to roadways. He discussed the setbacks for this project and the applicant is proactively addressing community concerns. He also discussed the Findings listed in the Staff Report, the Solar Ordinance, and the applicant's mitigation efforts. The applicant has discussed the project with the surrounding residences and held a public town meeting without any opposing comments surrounding setbacks.

Commission Chairwoman Ceresola and Scott Whittemore discussed the setbacks and reasoning behind the ordinance and a PUD process for allowing for a zero setback on a case by case basis. Ceresola's reasoning for disagreeing is not just the visual view from the highway but also from surrounding residences and a safety aspect. They discussed the project being different than previously approved and the County's adoption of a Setback Ordinance.

Commissioner Jones questioned how much power from this project would stay within Lyon County. Scott Whittemore could not guarantee the physical electrons would stay in Lyon County. Commission Chairwoman Ceresola asked about duration of the project, in which Scott said 40 years.

Staff discussed that the Alternate for Approval is provided as a way to ensure the Final PUD would be amended to reflect the itemized list of conditions.

Loomis had questions on if the applicants project would still move forward if this item is not approved. Devon Muto responded they would still have a project but on a much smaller size that is less economically viable.

Commissioners Merritt and Ceresola had questions around setbacks and what is proposed to be constructed within that area. Muto responded with there being only solar panels built.

**Public Comment** – Bryson Masini is involved with this project extensively. He discussed his involvement with this land, the applicant is working with surrounding projects to ensure cohesive projects moving forward, as well as future jobs within the community.

Lawrence Masini discussed there being no diversification in the valley. He discussed solar using zero water, making it perfect for Mason Valley.

Jeff Rife is in strong support of this project. It brings in tax revenue, is an ideal location, no water, minimal residential impact, and the applicant has shown strong community support.

Kayla Alm, Health Safety and Environmental Permitting for Comstock Metals, had questions around the panel decommissioning plan. Her company offered to help with this process.

Andrew Haskin discussed whether or not there could be an additional hearing on the TIS. There is not a process for that but the Board can condition that the final PUD come back to the Planning Commission and the Board of County Commissioners instead of staff. Staffs position is still recommending denial due to the TIS not being included.

Commission Chairwoman Ceresola had comments about diversity and economic growth being important to the community, but there are long term visual impacts to the area.

Commissioner Loomis motioned to forward a recommendation of approval the request from Winston FC Solar, LLC, for a Planned Unit Development for the Winston Solar Project. The Project consists of a 400-megawatt photovoltaic solar energy facility with approximately 780,000 solar panels, a battery energy storage system, an electrical substation, high voltage power lines, and an operations and maintenance building on 11 parcels totaling approximately 2,374-acres in Mason Valley subject to Heavy Industrial-Suburban (HI-S) and Rural Residential, 20-acre minimum (RR-20) zoning (APNs 014-091-[13, 15, 16, 17,

22], 014-201-[14, 17, 18, 32, 33, 35]; PLZ-2025-084. Subject to the following additional conditions to be incorporated in conditions.

1. The Applicant shall provide, and comply with, review comments from NDOT and include those in the Final PUD;
2. The Applicant agrees to meet the standards of NDOT and the County's review comments of the TIS and such shall be included in the final PUD;
3. The PUD shall include rationale and justification for any deviation from standards that the County would consider adequate and appropriate.
4. The Final PUD application and PUD shall reflect the Walker River Irrigation District comments and standards.
5. Traffic Control Plan (TCP) and Necessary NDOT Permits.
  - a. Prior to initiation of project construction, the applicant shall submit and obtain approval from NDOT a detailed Traffic Control Plan (TCP). The TCP may include signage, flagging protocols, public notification procedures, and other measures as approved by NDOT necessary to minimize traffic impacts and enhance public safety during construction.
  - b. Prior to initiation of project construction, the applicant shall obtain all necessary Right-of-Way Occupancy/Encroachment Permits as required by NDOT.

Commissioner Jones seconded and the motion passed by unanimous vote (6 Ayes, 1 Nay-Ceresola, 0 Abstentions).

Commission Chairwoman Ceresola took a break at 11:20 a.m.

Commission Chairwoman called the meeting back at 11:26 a.m.

**7.b. For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Stanton Park Development Inc. for a Conditional Use Permit for a Chevron Truck Stop/Convenience Store on land subject to CC (Community Commercial) zoning located in the southwest corner of the intersection of Six Mile Canyon and Highway 50 in Dayton on an approximately 12.41-acre parcel (APN 016-025-38); PLZ-2025-078.**

Senior Planner Lisa Nash gave a presentation of the item. The applicant requests a Conditional Use Permit (CUP) to operate a Chevron Truck Stop/Convenience Store on an approximately 12.41-acre parcel located in the southwest corner of the intersection of Six Mile Canyon and Highway 50 in Dayton. The applicant is working on a TPM which will be heard at the Planning Commission next month. There was an error on page 8 of the Staff Report which Senior Planner Lisa Nash clarified. She discussed the findings and mitigation efforts for neighboring properties. She thanked the public for their public comments and confirmed these were provided to the Planning Commission for consideration.

Commissioners and Senior Planner Lisa Nash discussed the traffic at this intersection.

Chris Moltz with Heartfelt Engineering discussed the Advisory Board meeting being cancelled so they were unable to attend. He discussed the traffic, noise, and light concerns. Commissioner Loomis asked about the 24 hour use. Chris clarified there will be approximately a 300 ft buffer between the truck stop and residences.

Commissioner Jones had questions around where RV dump sites are located within the project, and if there would be gaming inside the truck stop. Commissioner Allan had comments around traffic and the speed through the area. Commissioner Loomis discussed the public's concern around activity at the proposed site.

**Public Comment-** Wes Allan discussed the traffic and accidents in the area.

Commissioner Merritt had questions on NDOT timelines for a traffic light, Senior Planner Lisa Nash responded with next fall.

Commissioner Sell motioned to approve the request from Stanton Park Development Inc. for a Conditional



Use Permit for a Chevron Truck Stop/Convenience Store on land subject to CC (Community Commercial) zoning located in the southwest corner of the intersection of Six Mile Canyon and Highway 50 in Dayton on an approximately 10.94-acre parcel (APN 016-025-38); PLZ-2025-078 based on the conditions listed in the Staff Report.

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 the required Mass Grading Permit.
3. The applicant is required to submit for a separate and independent Fire Plan review by the Central Lyon County Fire Protection District (CLCFPD) and will be required to comply with the 2018 Northern Nevada Code Amendments package including 2018 IFC, 2018 IBC, 2018 IWUIC and all applicable NFPA standards. Applications can be found at [www.centrallyonfire.org](http://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 proposed building shall meet all the requirements of the Lyon County Building Department and is subject to the following Conditions.
  - a. All grading, site improvement, utilities and structures must adhere to the current Nevada State Revised Statutes (NRS), Lyon County Title 15 & the 2018 Northern Nevada Amendments.
  - b. All structures must be designed to Lyon County specific design criteria or greater. This information may be found on the Lyon County website under the building department tab.
  - c. This project shall comply with the 2018 IBC & ICC A117 code for accessibility as applicable.
  - d. All work is to be performed by licensed professionals. All licensed professionals shall carry state and local licenses.
  - e. Applicant will need to provide an accurate occupancy count to required toilet count at the time of the building permit application.
  - f. Prior to requesting a building permit for this project, the applicant must submit an application and receive an approval letter and approved set of plans from the local Fire Department and submit these documents with the building permit application.
  - g. Submit a full and complete building permit application packet for review. The minimum requirements for this may be found on the Lyon County website under the building department tab.
5. This project is within the water and sewer service boundaries of the Lyon County Utilities Department (LCUD). The applicant is required to submit an application to the Utilities Department, and is subject to the following Conditions.
  - a. There is a 12" water main located across Six Mile Canyon Rd.
  - b. There is a sewer main located across Six Mile Canyon Rd.
  - c. Any proposed connection to the existing LCUD water system will require a permit submission and approval prior to construction.
  - d. All connections to the LCUD water infrastructure will require an approved backflow preventer.
  - e. Any connection to the existing water main will require a submittal and approval to Nevada Division of Environmental Protection Bureau of Safe Drinking Water (NDEP BSDW), NDEP BSDW requires an NAC letter from the utility, this letter is generated by our County Engineer's office (DOWL). DOWL will need the project information including plans, fire flow requirements and domestic and irrigation fixture unit calculations. Please be aware the NAC

- letter may take 3-4 weeks to receive, then the applicant can submit to NDEP BSDW which can also take an additional 3-4 weeks of review and approval. It's recommended to contact Sean Sinclair with LCUD directly to discuss if this project will be connected to the existing LCUD water system to help navigate the NAC letter and NDEP BSDW submittal process.
- f. Water Rights will be required for any commercial/Industrial and/or irrigation use.
  - g. Water & sewer connection fees will be required for any commercial and irrigation needs.
6. The project is within the jurisdiction of the Lyon County Roads Dept. and is subject to the following Conditions.
    - a. Existing/Proposed driveway may need to be widened for truck traffic. Currently it is only 24" wide. If this is the case, an Encroachment Permit will need to be obtained through the Road Department.
    - b. County ROW ditch lines in front of the property on Six Mile Canyon Road may need to be redefined by the developer/contractor.
    - c. If the current driveway approach in County ROW is used and not replaced, it is the responsibility of the developer/owner to slurry the asphalt of the driveway. Lyon County will not slurry driveway approaches into private property.
    - d. The power pole at this driveway approach/exit may need to be protected per NV Energy.
    - e. The newly installed LED "No Truck" sign, directly across the intersection of this driveway and 6 Mile Canyon Road, will need to be relocated further up 6 Mile by the developer/contractor. The new location for this sign will be called out for by Lyon County and Storey County, as the new sign belongs to Storey County.
  7. The applicant shall acquire all Lyon County, state and federal permits necessary for the operation of the truck stop/convenience store and any accessory uses as well as obtain all of the necessary public inspections.
  8. Prior to issuance of a mass grading permit and/or building permit 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.
  9. 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 a 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.
  10. In accordance with 15.800.08(A), the Applicant shall obtain approval of a flood plain development permit prior to any development.
  11. The applicant shall comply with the Performance and Design Standards for "Community Commercial Uses" as listed in Chapter 15.335 and Chapter 15.360.04 and 15.360.05 of Lyon County Development Code.
  12. The proposed use shall comply with all of the Performance Requirements for Commercial Uses provided in Lyon County code section 15.335.03(HHH), including but not limited to all requirements pertaining to outdoor storage areas, fencing and buffering, and lighting.
  13. The applicant shall comply with the parking standards as set forth in Title 15, Chapter 15.401 to the satisfaction of the Community Development Director or their designee prior to issuance of the Certificate of Occupancy. The proposed development requires 43 parking stalls, with a minimum of 2 ADA compliant stalls required. The applicant is proposing 42 stalls with an additional 10 (ten) overnight truck parking spaces and 5 (five) RV parking spaces.
  14. The application shall comply with the landscape standards as set forth in Title 15, Chapter 15.402 to the satisfaction of the Community Development Director or their designee prior to issuance of the Certificate of Occupancy for the truck stop and convenience store. This will include landscape buffers

between the parking area and the Hwy 95A frontage as per LCDC 15.360.05 and screening of headlights etc. will be required between the Truck and RV parking areas and the adjacent residential development to the south.

15. Landscape and buffering plans must be submitted concurrently with any Building Permit applications.
16. Any exterior site and building 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 prior to the issuance of the Certificate of Occupancy. Lighting plans must be submitted concurrently with any Building Permit applications.
17. The project is within the jurisdiction of the Nevada Department of Transportation (NDOT) District II. The applicant is required to submit a Traffic Impact Study (TIS) to NDOT and Lyon County. The TIS will need to be reviewed and approved by NDOT and Lyon County to meet NDOT Access Management and other applicable standards before site improvement, grading, and building permits will be issued. Any required permits by NDOT must be obtained prior to issuance of the Certificate of Occupancy.
18. The applicant shall comply with all applicable environmental and health laws and regulations concerning water quality, air quality, solid waste disposal, and wastewater management.
19. The applicant shall maintain a Lyon County business license for the use while occupying the site. The Business License shall not be approved by the Planning Department until all of these conditions are met.
20. All contractors doing any construction, modifications, or remodels must be licensed in Lyon County and the State of Nevada.
  - a. A separate building permit will be required for any/all building and freestanding signs.
21. 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.**

Lisa Nash corrected the motion to read 12.41-acres and not 10.94-acres.

Commissioner Loomis seconded with the correction and the motion passed by unanimous vote (7 Ayes, 0 Nay, 0 Abstentions).

## **8. Community Development Director**

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

Community Development Director Gavin Henderson did not have any updates but was available for comments and questions.

## **9. Commissioner Comments and Agenda Requests**

10. **Public Participation** – Andrew Haskin commented on the composition of the Planning Commission that was brought up at the beginning of the meeting. The statute mentioned does not apply to Lyon County, it is for Counties with 100,000-700,000. There is a different process for larger Counties.

## **11. Adjournment at 11:57**

# **Lyon County Planning Commission Agenda Summary**

Meeting Date: January 13, 2026

## **Agenda Item Number:**

8.a

## **Subject:**

For Possible Action: To approve the request from Richard Phelps for a Tentative Parcel Map to subdivide an approximately 15.00-acre parcel into two (2) parcels, the smallest being 6.32 acres, located at 10 PPF Way in Mound House (APN 016-422-01); PLZ-2025-097.

## **Summary:**

## **Financial Department Comments:**

## **Approved As To Legal Form:**

## **County Manager Comments:**

## **Recommendation:**

## **ATTACHMENTS**

- [Staff Report](#)
- [Backup](#)



# LYON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING \* DEVELOPMENT ENGINEERING \* PLANNING  
CODE ENFORCEMENT \* ECONOMIC DEVELOPMENT

27 SOUTH MAIN STREET, YERINGTON, NV 89447

PHONE: 775-463-6592 FAX: 775-463-5305

WEBSITE: [www.lyon-county.org](http://www.lyon-county.org)

## PLANNING COMMISSION

**PLZ-2025-097**

|                        |                                                                                |
|------------------------|--------------------------------------------------------------------------------|
| <b>Proposed Action</b> | <u>Tentative Parcel Map to divide a 15.00-acre parcel into two (2) parcels</u> |
| <b>Meeting Date</b>    | <u>January 13, 2026</u>                                                        |
| <b>Property Owners</b> | <u>Production Pattern &amp; Foundry Co.</u>                                    |
| <b>Applicant</b>       | <u>Richard Phelps, PLS</u>                                                     |
| <b>Location</b>        | <u>Mound House</u>                                                             |
| <b>Parcel Number</b>   | <u>016-422-01</u>                                                              |
| <b>Parcel Size</b>     | <u>15.00 acres</u>                                                             |
| <b>Master Plan</b>     | <u>Employment</u>                                                              |
| <b>Current Zoning</b>  | <u>M-1 (General Industrial District)</u>                                       |
| <b>Flood Zone(s)</b>   | <u>Zone X-Unshaded per FIRM 32019C0435F (effective date 1/16/2009)</u>         |
| <b>Case Planner</b>    | <u>Lisa Nash</u>                                                               |

## REQUEST

The Applicant requests a Tentative Parcel Map (TPM) to subdivide an approximately 15.00-acre parcel into two (2) new parcels. The proposed Parcel A (8.68 acres on the west end of the parcel) is utilized for an existing industrial use and Parcel B (6.32 acres on the east side of the property) is vacant.

## 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 approve the request from Richard Phelps, PLS for a Tentative Parcel Map to subdivide an approximately 15.00-acre parcel into two (2) parcels, the smallest being 6.32 acres, located at 10 PPF Way in Mason Valley (APN 016-422-01); PLZ-2025-097, subject to the 13 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. Per Lyon County Utilities Department (LCUD), the subject parcel is located within LCUD's water service area and LCUD does not require a dedication or relinquishment of water rights during the Tentative Parcel Map stage. Once the parcel map is created, as part of the final parcel map application process, the applicant will be required to provide the appropriate water rights.

7. The developer shall comply with Lyon County's storm drainage guidelines (dated September 20, 2024).
8. The project is within the jurisdiction of the Lyon County Roads Dept. and is subject to the following Conditions.
  - a. Orange book standards for a commercial driveway will be required.
  - b. Driveway no less than 24' wide but it is recommended to have it at 32' wide, depending on what type of business will be located there.
  - c. County Row ditch lines that border the entire property will need to be redefined by the owner/contractor. This includes Cygnet, PPF and North Julius.
  - d. It will be required to install a 15" Culvert at any new entrances. CMP, RCP or HDPE pipe is acceptable.
9. The applicant is required to submit for a separate and independent Fire Plan review and will be required to comply with the 2018 Northern Nevada Code Amendments package including 2018 IFC, 2018 IBC, 2018 IWUIC and all applicable NFPA standards. Central Lyon Fire Protection District is accepting projects designed to the 2024 Central Lyon Fire Code Amendments package including 2024 IFC, 2024 IBC, 2024 IWUIC and all applicable referenced standards. Applications can be found at [www.centrallyonfire.org](http://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.
10. 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.
11. 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.
12. 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.
13. 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 Richard Phelps, PLS for a Tentative Parcel Map to subdivide an approximately 15.00-acre parcel into two (2) parcels, the smallest being 6.32 acres, located at 10 PPF Way in Mason Valley (APN 016-422-01); PLZ-2025-097, 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 Richard Phelps, PLS for a Tentative Parcel Map to subdivide an approximately 15.00-acre parcel into two (2) parcels, the smallest being 6.32 acres, located at 10 PPF Way in Mason Valley (APN 016-422-01); PLZ-2025-097.**



## BACKGROUND INFORMATION

### Location, Access, Topography and Existing Development

The subject property is located in the Mound House Suburban Character District at 10 PPF Way in Mound House (APN 016-422-01). The parcel is approximately 15.00 acres in size and slopes from the northwest to the southeast. The proposed Parcel B has a slope from the northwest to southeast at 5% +/-.

The parcel is surrounded by HI-S zoned properties with Bureau of Land Management properties to the south and west of this portion of the industrial development. The map on the following page displays the location of the property from the Assessor's site.



**Vicinity Map**

The new parcel is proposed to be accessed from North Julius Lane, off of Rattler Way.

The western portion of the property, designated Parcel A on the TPM, is occupied by an approximately 100,000-sf building utilized for light industrial. The eastern portion of the property, designated Parcel B on the TPM, is vacant and undeveloped.

### Flood Zone Designation

The subject site is located within the X-Unshaded Flood Zone per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) Panel 32019C0435F (effective date 1/16/2009). The site is outside the 500-year flood plain and no Floodplain Development permit will be necessary for future development on site. The FEMA FIRM map is shown on the following page.



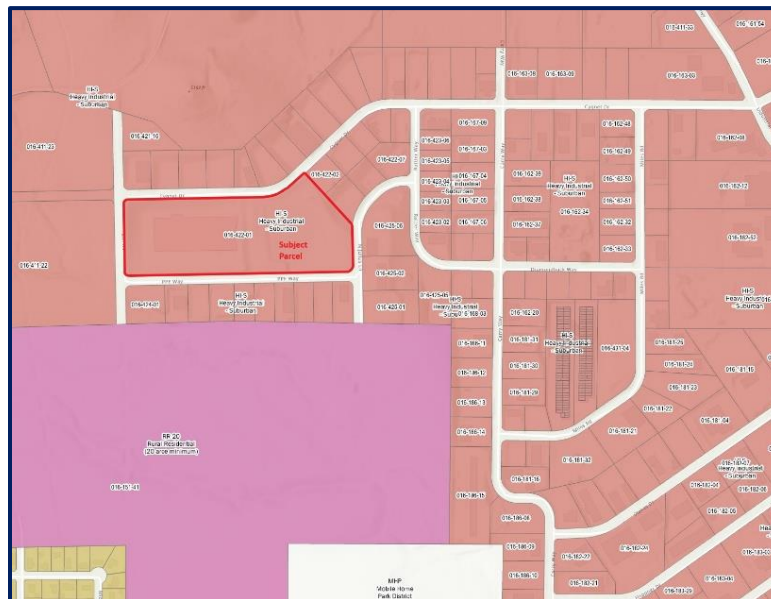
**FEMA Map**

### Public Facilities

The subject site is located within the Lyon County Utility District (LCUD) service area for water. Existing water lines are in place along all of the property frontages. A new water connection and commercial septic system would be required to serve any future development. Parcel A has an existing water main connection off of PPF Way and septic system as shown on the Parcel Detail Map, displayed on the following page.

### Master Plan and Zoning

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



**Zoning Map**



Images of the attached Parcel Details and Tentative Parcel Map, displaying the proposed land division into two (2) parcels of approximately 8.68 and 6.32 acres, are shown below, and attached to this report.



## 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 will be supplied by Lyon County Utilities; a will serve letter will be provided.*
- *Wastewater will be addressed with a future septic system for the new parcel. The existing commercial building utilizes a septic system located on the South side of the parent parcel.*
- *Solid waste and recycling will be disposed of by Waste Management or other local solid waste disposal company.*

#### **Staff Comment**

##### Environmental and Health Regulations

Water Pollution and Air Quality: The Nevada Division of Environmental Protection (NDEP) is the governing body for water and air quality.

##### Solid Waste Disposal

Lyon County has a franchise agreement with Waste Management to deal with solid waste disposal.

##### Sewage Disposal

The Lyon County Utility District (LCUD) does not provide sewer service to the area. Any future development that requires a new commercial septic system will require approval from the Nevada Division of Environmental Protection and Lyon County.

##### Water Supply

The site is within the LCUD service area for water. LCUD does not require a dedication or relinquishment of water rights for the Tentative Parcel Map. Once the parcel map is created, as part of the final parcel map application process, the applicant will be required to provide the appropriate water rights.

- 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 to be supplied by Lyon County Utilities.*

#### **Staff Comment**

As described above in 1.a, this criteria can be met.

- 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.*

### **Staff Comment**

#### **Zoning**

The site is subject to the Development Standards of HI-S (Heavy Industrial - Suburban) zoning which has a minimum lot size of 7,000 square feet. The parcel map is proposing 6.32 and 8.68 acre lots. The HI-S zoning also states 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. In no case shall the frontage be less than thirty feet (30'). Both proposed parcels exceed this requirement.

#### **Master Plan**

The Master Plan designation of Employment 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 current Lyon County master plan of streets and highways.*

### **Staff Comment**

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

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

##### **Applicant's Response**

*The parent parcel has a commercial building on the Western portion that is built on a pad cut into the native slope. The proposed parcel has a slope from Northwest to Southeast at 5% +/- . The FEMA flood plain designation for the parcel is Zone "X". The soil type is generally the Lapon-Fulstone-Old Camp association consisting of 0-5 inches of cobbly loam, 5-18 inches of clay overlaying cemented material 18-30 inches and at 30-48 inches very cobbly sandy loam with areas of bedrock within 30 inches of grade.*

### **Staff Comment**

As previously stated in this report, the site topography has about a 5% slope. The site is located in an X Unshaded Flood Area and outside the 500-year flood plain. Therefore, no Floodplain Development permit will be necessary for future development on site. This criteria can be met.

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

##### **Applicant's Response**

*Any recommendations or comments will addressed and included in the parcel map before recording.*

### **Staff Comment**

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

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

**Applicant's Response**

*The Parcel is near Mound House Fire Station and Central Lyon County Fire Station 36. There are 5 fire hydrants adjacent to the parcel, 4 on the Northerly Right of Way of PPF Way and 1 on the Southerly Right of Way of Cygnet.*

**Staff Comment**

As previously stated, the applicant's submittal was shared with the Central Fire Protection District (CLFPD). CLFPD had no comments at this stage, but the applicant will need to submit a Plan Review Application to CLFPD 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**

*The proposed parcel contains 6.32 acres +/-.*

**Staff Comment**

This Criteria does not apply as the smallest parcel being created is 6.32 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.

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNERS OF THAT TRACT OF LAND DESCRIBED IN PARAGRAPH ONE HEREIN AND THAT THEY HAVE AGREED TO THE REDEVELOPMENT AND REZONATION OF THIS PLAT AND THAT THE SAME IS BEING DONE IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF MRS CHAPTER 278 AND LYON COUNTY CODE WHICH PROVIDE FOR THE GRANTING OF EASEMENTS FOR PUBLIC UTILITIES AND EASEMENTS AS DESCRIBED ON THIS MAP.

I, \_\_\_\_\_, THE OWNER OF THIS PARCEL MAP AND THEIR HEIRS, ASSIGNS AND SUCCESSORS HERETO, DO HEREBY AGREE TO THE REDEVELOPMENT AND REZONING OF THIS PARCEL MAP OF THE LYON COUNTY CODE TO ANY AND ALL SUBSEQUENT PURCHASERS.

\_\_\_\_\_ \$\_\_\_\_\_  
DATE OF SIGNATURE DATE OF SIGNATURE  
\$15.00

WE DECLARE THAT WE EXECUTE THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN.  
IN WITNESS WHEREOF, THE UNDERSIGNED HAVE AFFIXED THEIR NAMES.

PRODUCTION PATTERN & FOUNDRY COMPANY, INC., A NEVADA CORPORATION

BY: JOHN WASSON, PRESIDENT DATE: \_\_\_\_\_

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF NEVADA }  
COUNTY OF \_\_\_\_\_ }  
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ OF \_\_\_\_\_  
EQUINITY COMPANY, INC., A NEVADA CORPORATION, OF PRODUCTION WATER &

NOTARY PUBLIC \_\_\_\_\_

DATE: \_\_\_\_\_

KARA M. HAYES, BOARD OF DIRECTORS SECRETARY \_\_\_\_\_

NOTARY PUBLIC ACKNOWLEDGMENT

STATE OF NEWJERSEY \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON \_\_\_\_\_ OF \_\_\_\_\_  
\_\_\_\_\_ OF PRODUCTION PATENTERS &  
FOUNDRY COMPANY, INC., A NEWJERSEY CORPORATION.

NOTARY PUBLIC \_\_\_\_\_

**TITLE COMPANY CERTIFICATE:**

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS HAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON, IS THE OWNER OF SAID LAND; THERE ARE NO LENS OF ENCUMBRANCE, TAXES, EASEMENTS, RIGHTS, CLAIMS, LIENS, TAXES, MUNICIPAL, FEDERAL OR STATE TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

STEWART TITLE GUARANTY COMPANY

By: \_\_\_\_\_

NAME/TITLE PRINTED \_\_\_\_\_

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT THE OWNER SHOWN HEREON, IS THE OWNER OF SAID LAND; THERE ARE NO LIENS OF RECORD AGAINST THE OWNER FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS.

NAME/TITLE PRINTED \_\_\_\_\_

BY: \_\_\_\_\_ STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT BANK OF THE WEST HOLDS A SECURITY INTEREST IN THE TRACT OF LAND REFERRED ON THIS MAP, AND ACKNOWLEDGE THAT THEY CONSENT TO THE PREPARATION AND RECORDED OF THIS MAP BY SEPARATE DOCUMENT NO. \_\_\_\_\_, YUBA COUNTY RECORDS (REFERENCE IS HEREBY MADE TO DOCUMENT NO. 3455910).

THIS PLAT HAS BEEN EXAMINED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE PARCEL MAP APPROVED BY THE PLANNING COMMISSION ON \_\_\_\_\_ AND ALL CONDITIONS IMPOSED UPON ITS APPROVAL HAVE BEEN SATISFIED.

DATE: \_\_\_\_\_

DATE: \_\_\_\_\_

COMMUNITY DEVELOPMENT DIRECTOR

PLANNING COMMISSION CHAIRMAN

**UTILITY COMPANIES CERTIFICATE:**

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

|     |                                              |                    |       |
|-----|----------------------------------------------|--------------------|-------|
| 87: | NEVADA BELL TELEPHONE COMPANY<br>DENVER AREA | NAME/TITLE PRINTED | DATE: |
| 87: | LYON COUNTY UTILITIES                        | NAME/TITLE PRINTED | DATE: |
| 87: | CHARTER COMMUNICATIONS                       | NAME/TITLE PRINTED | DATE: |
| 87: | SIERRA PACIFIC POWER COMPANY 416/6 NW ENERGY | NAME/TITLE PRINTED | DATE: |
| 87: | SOUTHWEST GAS CORPORATION                    | NAME/TITLE PRINTED | DATE: |

FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025 AT \_\_\_\_\_ MINUTES  
PAST \_\_\_\_\_ O'CLOCK OFFICIAL RECORDS AS DOCUMENT NO. \_\_\_\_\_ RECORDED  
AT THE REQUEST OF PRODUCTION, PATTERN & FOUNDRY COMPANY, INC., A NEVADA  
CORPORATION.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

1. RICHARD L. PHELPS, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA  
 2. COUNTY OF CLATSOP, WASHINGTON  
 3. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED 06/02/2025 UNDER MY  
 4. DIRECT SUPERVISION AT THE INSTANCE OF PRODUCTION PATERN AND FOUNDRY CO., INC.  
 5. THE LANDS SURVEYED LE WITHIN THE SOUTH HALF (51%) OF SECTION 10, TOWNSHIP 14  
 6. NORTH, RANGE 21 EAST, M.D.M. COUNTY OF LYON, STATE OF NEVADA, AND THE SURVEY WAS  
 7. COMPLETED ON \_\_\_\_\_.

## RIGHT TO FARM:

THE LANDS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES CHAPTER 40, AND CHAPTER 18.20 OF THE LYON COUNTY CODE, THE RIGHT TO MINING UNDER THESE LAWS BEING RESERVED. THE HIGHEST AND BEST USE FOR AGRICULTURAL PURPOSES IS SPECIFICALLY NOT OFFERED OR PRESENTLY CLAIMED BY THE PURPOSERS OF THIS MAP. IT WILL NOT BE CONSIDERED THAT THE INCONVENIENCES OR DISCOMFORTS ARISING FROM OR RELATED TO AGRICULTURAL OPERATIONS TO BE PERCEIVED NUISANCE IF SUCH OPERATIONS ARE LEGAL CONSISTENT WITH ACCEPTED CUSTOMS AND STANDARDS OPERATED IN A NON-NEGLECTIVE MANNER.

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

DATE: \_\_\_\_\_

BY: AIC COORDINATOR \_\_\_\_\_

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DIVISION OF WATER RESOURCES

THE UNDERSIGNED HEREBY CERTIFIES THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON THE PROPERTY, THE SUBJECT OF THIS MAP.

APN's: 016-422-01

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

BY: \_\_\_\_\_ DATE: \_\_\_\_\_

HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT OF PARCEL 3 OF RECORD OF SURVEY NO. 313647, DISCLOSING THE CREATION OF NEW PARCELS WITHIN AN INDUSTRIAL SUBDIVISION FOR PRODUCTION PATTERN AND FOUNDRY CO., LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 19, T16N, R21E, M.D.M., AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

DATE:

NAME/TITLE PRINTED

A DIVISION OF PARCEL 3 OF RECORD OF SURVEY  
FILE #313647, LYON COUNTY RECORDS  
SITUATE WITHIN THE SOUTH HALF (S1/2) OF SECTION 19,



T. 16 N., R. 21 E., M.D.M.,  
NEVADA

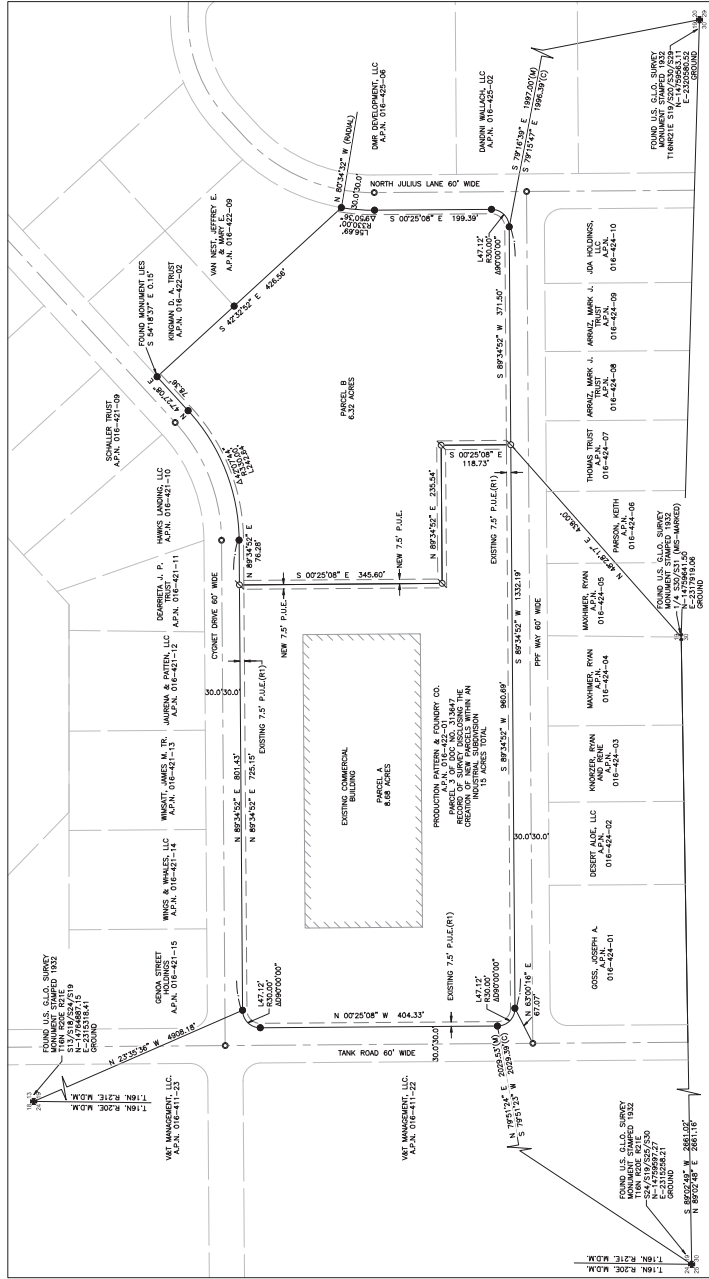
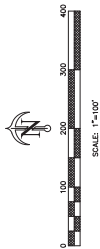
**polcon**  
848 VICTORIAN AVENUE  
SPRINGFIELD, NJ 07081  
PROJ. # 1-2922-01.001  
PROJ. CODE: PPF-PM  
DATE: 08/15/2025  
DRAWN BY: RLP

ABBREVIATIONS:

|          |                                 |
|----------|---------------------------------|
| A.P.N.   | ASSESSORS PARCEL NUMBER         |
| B.R.C.   | BEARING                         |
| C.O.D.   | CREATED                         |
| F.N.D.   | FOUND MONUMENT (AS DESCRIBED)   |
| G.L.O.   | GENERAL LAND OFFICE             |
| L.O.C.   | LYON COUNTY                     |
| M.O.M.   | MOUNT DABLO MERIDIAN            |
| O.R.L.C. | OFFICIAL RECORDS OF LYON COUNTY |
| P.R.S.   | PLASTERED SURVEY                |
| P.U.E.   | PUBLIC UTILITY EASEMENT         |
| R.#      | REFERENCE NUMBER                |
| TAN      | TANGENT                         |

BASES OF BEARINGS:

IDENTICAL TO THE BASIS OF BEARING OF RECORD OF SURVEY  
DISCLOSING THE CREATION OF NEW PARCELS WITHIN AN INDUSTRIAL  
SUBDIVISION. SEE RECORD OF SURVEY FILE #137547.  
ALL DISTANCES SHOWN HEREON ARE GROUND.



LEGEND:

- FOUND 5/8" REBAR WITH ALUMINUM CAP STAMPED PLS 5547
- FOUND 5/8" REBAR WITH PLASTIC CAP PLS 32895
- ⊗ SET 5/8" REBAR & PLASTIC CAP PLS 32895 OR NAIL & TAG
- ⊕ QUARTER SECTION CORNER (AS DESCRIBED)
- SUBJEC PARCEL BOUNDARIES
- BOUNDERS PARCEL BOUNDARIES
- PUBLIC UTILITY EASEMENT
- CENTERLINE 60' WIDE ACCESS & P.U.E.

NOTES:

- THE SUBJECT PARCELS ARE DESIGNATED ZONE "X" AREAS OF MINIMAL FLOOD HAZARD, PER FEMA FLOOD INSURANCE RATE MAP NO. 32018C0435E.
- A 15' WIDE REBAR EASEMENT AND DRAINAGE EASEMENT IS HEREIN SHOWN FOR THE 7.5' P.U.E. PARCELS. THE 7.5' P.U.E. PARCELS ARE TO BE USED FOR THE PUBLIC UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAN INCLUDE USE FOR DRAINAGE FACILITIES AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL WITH THE RIGHT TO EXIT ADJACENT PARCELS.
- THE UTILITY EASEMENTS SHOWN HEREON ARE FOR THE EXCLUSIVE PURPOSE OF MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL WITH THE RIGHT TO EXIT ADJACENT PARCELS.
- WITHIN EACH PARCEL SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL WITH THE RIGHT TO EXIT ADJACENT PARCELS.
- DESIGNATION OF "X" AREAS OF MINIMAL FLOOD HAZARD IS NOT BEING MADE DURING ANY DEVELOPMENT OF THE SUBJECT PARCELS.
- ACCEPTANCE BY LYON COUNTY OF THIS PLAN IS NOT A COMMITMENT THAT ANY OR ALL OF THE SUBJECT PARCELS WILL BE USED FOR THE PURPOSES SET FORTH IN THE COUNTY, CITY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICES, SPECIALLY MENTIONING FIRE PROTECTION AND ROADS.
- THE SUBJECT PARCELS ARE NOT BEING SUBMITTED FOR THE PURPOSE OF OBLIGATION.
- IMPROVEMENT STANDARDS AS MAY BE IMPOSED AT THAT TIME.

REFERENCES:

- RECORD OF SURVEY, DISCLOSING THE CREATION OF NEW PARCELS FILE #137547, RECORDED 2/10/2004.
- RECORD OF SURVEY, DISCLOSING THE CREATION OF NEW PARCELS INC., FILE #337592, RECORDED 12/8/2004.

AREAS:

PARCEL A: 8.68 ACRES  
PARCEL B: 6.32 ACRES  
TOTAL AREA: 15.00 ACRES

LYON COUNTY ZONING & SETBACK REQUIREMENTS

ZONING CODE: HEAVY INDUSTRIAL - SUBURBAN  
SETBACKS: 50' ABUTTING RESIDENTIAL, 20' ABUTTING PUBLIC ROW, 20' FROM, 0' ABUTTING COMMERCIAL OR INDUSTRIAL ZONES AND REAR.

TENTATIVE PARCEL MAP FOR PRODUCTION PATTERN & FOUNDRY

A DIVISION OF PARCEL 3 OF RECORD OF SURVEY  
SITUATE WITHIN THE SOUTH HALF (S1/2) OF SECTION 18,  
T. 18 N., R. 21 E., M.6M.  
LYON COUNTY, NEVADA



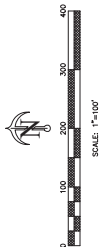
DRAWN BY: REP  
DATE: 08/15/2004  
PROJECT: 137547  
SHEET 2 OF 2



ABBREVIATIONS:

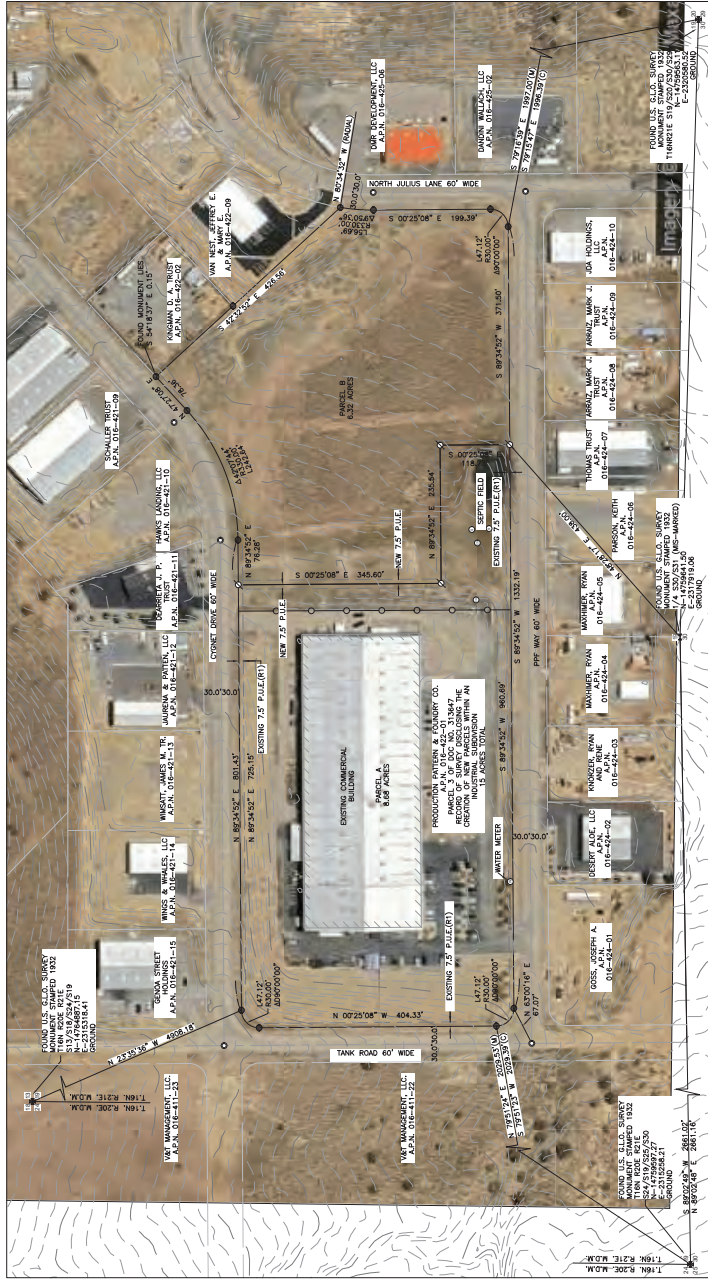
- A.P.N. ASSESSORS PARCEL NUMBER  
BRC BEARING  
FND FOUND MONUMENT (AS DESCRIBED)  
GLO GENERAL LAND OFFICE  
GLO GENERAL LAND OFFICE  
M.D.M. MOUNT DABLO MERIDIAN  
O.R.L.C. OFFICIAL RECORDS OF LYON COUNTY  
P.B.S. PLAT BOOKS  
P.O.B. POINT OF BEGINNING  
P.U.E. PUBLIC UTILITY EASEMENT  
R.# REFERENCE NUMBER  
TAN TANGENT

CUT OFF



BASIS OF BEARINGS:

IDENTICAL TO THE BASIS OF BEARING OF RECORD OF SURVEY  
DISCLOSING THE CREATION OF NEW PARCELS WITHIN AN INDUSTRIAL  
ZONING DISTRICT, THE DISTANCES SHOWN HEREON ARE CORRECT.



LEGEND:

- FOUND 5/8" REBAR WITH ALUMINUM CAP  
STAMPED PLS 5547  
IN CASE WELL MONUMENT  
SET 5/8" REBAR & PLASTIC CAP PLS 32895\*  
OR NAIL & TAG  
QUARTER SECTION CORNER (AS DESCRIBED)  
SUBJECT PARCEL BOUNDARIES  
BOUNDERS PARCEL BOUNDARIES  
PUBLIC UTILITY EASEMENT  
CENTERLINE 60' WIDE ACCESS & P.U.E.

REFERENCES:

- RECORD OF SURVEY, DISCLOSING THE CREATION OF NEW PARCELS  
1. FILE #137547, RECORDED 2/10/2004.  
2. FILE #137547, RECORDED 2/10/2004.  
3. FILE #137547, RECORDED 2/10/2004.  
4. INC. FILE #137592, RECORDED 12/9/2004

NOTES:

1. THE SUBJECT PARCELS ARE DESIGNATED ZONE "A" AREAS OF MINIMAL FLOOD  
HAZARD, PER FEMA FLOOD INSURANCE RATE MAP NO. 1301800435E.  
2. A 10' WIDE PUBLIC UTILITY EASEMENT AND DRAINAGE EASEMENT IS HEREBY  
GRANTED TO THE PUBLIC UTILITIES OF THE COUNTY OF LYON, CALIFORNIA, FOR THE  
PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THE  
PUBLIC UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAT INCLUDE USE FOR  
DRAINAGE FACILITIES AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND  
MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL WITH THE RIGHT TO EXIT  
ADJACENT PARCELS AND UTILITIES FACILITIES FOR THE PURPOSE OF SERVING  
ADJACENT PARCELS.  
3. THE PUBLIC UTILITY EASEMENTS SHOWN OR NOTED ON THIS PLAT INCLUDE USE FOR  
DRAINAGE FACILITIES AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND  
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ADJACENT PARCELS.  
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ADJACENT PARCELS AND UTILITIES FACILITIES FOR THE PURPOSE OF SERVING  
ADJACENT PARCELS.  
7. THE COUNTY, CITY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED  
TO FURNISH ANY SERVICE, SPEED CALL, MAINTENANCE, PROTECTION AND ROADS  
OBLIGATION OR SERVICE OF THESE PARCELS MAY BE SUBJECT TO SUBMISSION  
IMPROVEMENT STANDARDS AS MAY BE IMPOSED AT THAT TIME.

AREAS:

PARCEL A: 8.68 ACRES  
PARCEL B: 6.32 ACRES  
TOTAL AREA: 15.00 ACRES

LYON COUNTY ZONING & SEBACK REQUIREMENTS

ZONING CODE: HEAVY INDUSTRIAL - SUBURBAN  
SEBACKS: 50' ABUTTING RESIDENTIAL, 20' ABUTTING PUBLIC ROW, 20' FROM,  
0' ABUTTING COMMERCIAL OR INDUSTRIAL ZONES AND REAR.

TENTATIVE PARCEL MAP FOR  
PRODUCTION PATTERN & FOUNDRY

A DIVISION OF PARCEL 3 OF RECORD OF SURVEY  
SITUATE WITHIN THE SOUTH HALF (S1/2) OF SECTION 18,  
T. 18 N., R. 21 E., M.D.M.

LYON COUNTY  
DRAWN BY: REP  
DATE: 08/15/2004  
PROJECT: 137547  
SHEET: 2 OF 2  
PROJ. # 137547  
SHEET: 2 OF 2

Robison Engineering Company, Inc  
846 Victorian Avenue, Suite 20  
Sparks, NV US

www.robisoneng.com



Lyon County Planning  
27 South Main Street  
Yerington, NV 89447

Date: 2025-08-15

**Subject:** Tentative Parcel Map for  
Production Pattern & Foundry  
10 PPF Way, Mound House, NV 89706  
Lyon Co A.P.N. 016-422-01

**RENG Project**  
**No.**  
**1-2922-01.001**

**To Whom It May Concern:**

This letter is to address submittal requirements for a Project Description / Narrative & Justification, Drainage Report, Traffic Study and Soils Report (items 6, 12, 13, and 14 of the Tentative Parcel Map Submittal Requirements per the 2005-07 Lyon County Development Application).

Justification: The Owner of the subject parcel operates an established commercial business, "Production Patter & Foundry Co." and is an upstanding member of the Lyon County / Moundhouse business community. The easterly portion of their 15-acre parcel is undeveloped and unused, and has frontage to three public streets and is thus desirable as a separate commercial development. The land is appropriately zoned for this purpose. Twenty-three (23) adjacent parcels used for existing commercial, light industrial, and storage uses will be unaffected by the addition of a 24<sup>th</sup> business to the neighborhood.

Drainage: We have included a topographic map in the submittal to present the existing site conditions. The site is developed on the Western side for commercial/manufacturing purposes, slopes generally from Northwest to Southeast, and has a graded building pad for the existing building, exterior use and parking area. There is no direct impact of drainage on adjoining parcels from this parcel map, and any future improvements to the new parcel will be subject to Lyon County's development standards including mitigation of additional hardscape, preservation of drainage patterns, and other requirements. The new parcel will receive surface runoff, but no concentrated runoff from the existing developed Foundry remainder parcel. The new parcel has one significant drainage feature: a gentle swale / basin which appears to be a remnant of natural topography prior to development of the area; this feature serves to divert surface drainage from Cygnet Drive to the north, towards PPF Way to the south, and presents an opportunity for stormwater management with the future development of the new parcel.

Traffic: The creation of a single parcel will have a negligible effect on trip generation and traffic on the existing street surrounding the parcel which accesses it. Any future use

**Robison Engineering Company, Inc**  
**846 Victorian Avenue, Suite 20**  
**Sparks, NV US**

**[www.robisoneng.com](http://www.robisoneng.com)**



will be subject to Lyon County Development Code including limitations on traffic generation if the proposed use is unusually intense. At current rates, both large-truck and passenger vehicle traffic regularly access the Foundry and adjacent businesses, generating approximately 100 peak trips per day, based on counting parking spaces; the construction of a relatively intense commercial use such as the Foundry would create another 20-30 parking spaces and trips per day; other uses (outdoor storage, warehousing, etc) may be much lower.

Soils: The soil type is generally the Lapon-Fulstone-Old Camp association consisting of 0-5 inches of cobbly loam, 5-18 inches of clay overlaying cemented material 18-30 inches and at 30-48 inches very cobbly sandy loam with areas of bedrock within 30 inches of grade. No barriers to commercial building construction and other improvements have been encountered, and existing hardscape and other features sensitive to soil instability are in good condition without signs of expansive clay heave, excessive settlement, etc. On-site wastewater disposal has been successfully developed by adjacent commercial/manufacturing businesses. Any future use will be subject to Lyon County Development Code including a formal Geotechnical report and conformance with its recommendations and the adopted building code at that time.

Respectfully.

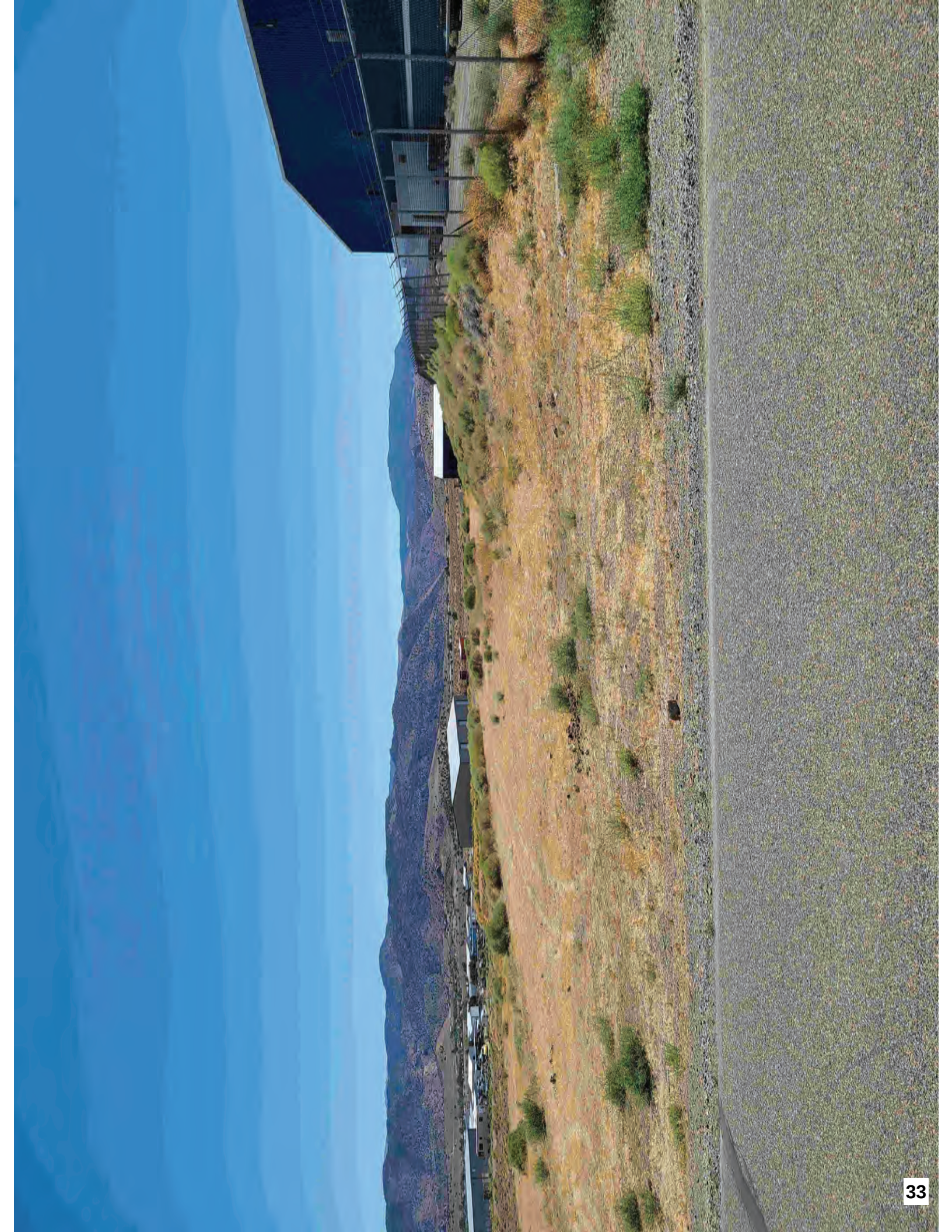
**Robison Engineering Company, Inc**

Richard Phelps, PLS  
Office 775-852-2251 x 719  
Cell 775-842-5925  
[rich@robisoneng.com](mailto:rich@robisoneng.com)

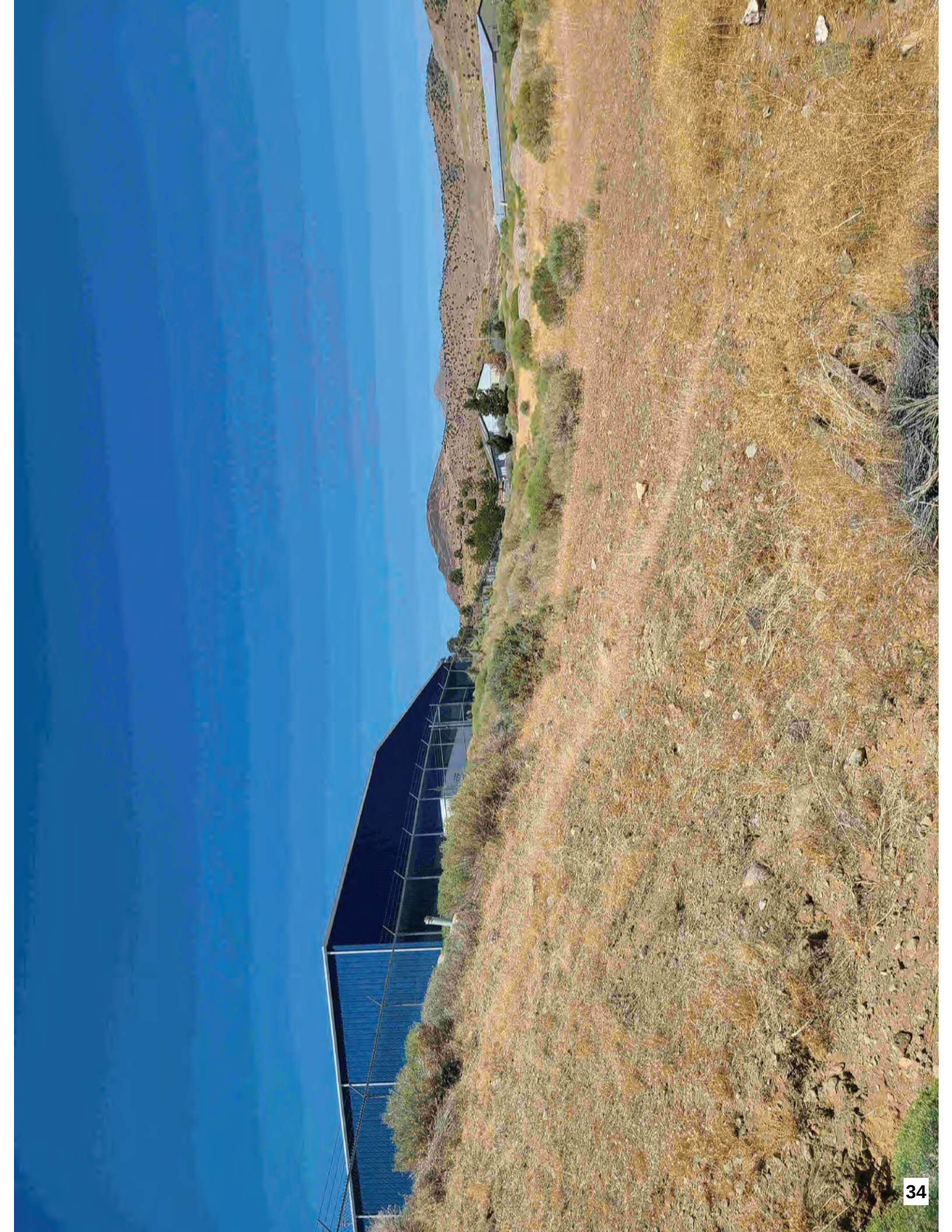








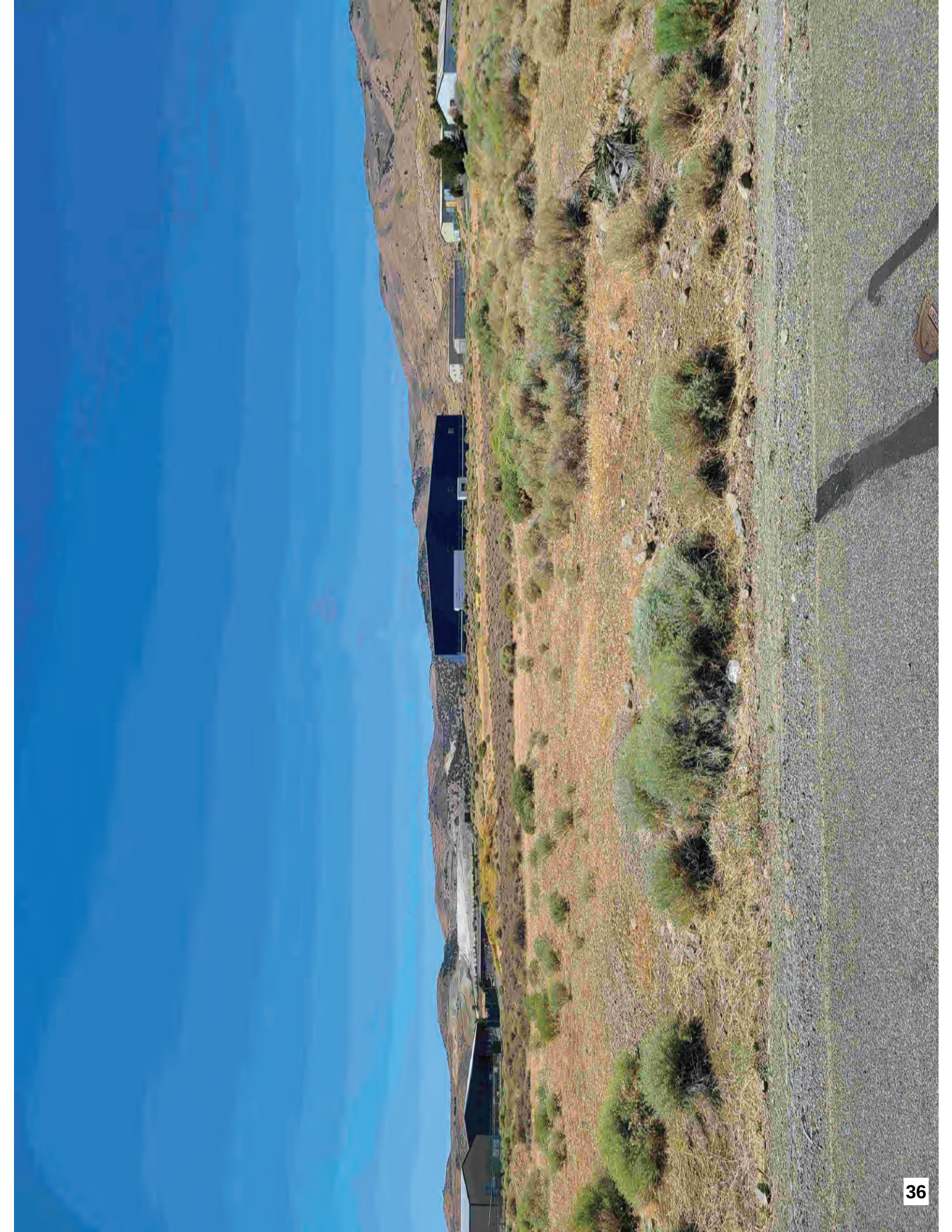














# **Lyon County Planning Commission Agenda Summary**

Meeting Date: January 13, 2026

## **Agenda Item Number:**

8.b

## **Subject:**

For Possible Action: To approve the request from Stanton Park Development Inc. for a Tentative Parcel Map to subdivide an approximately 12.41-acre parcel into two (2) parcels, the smallest being 5.92 acres, located in the southwest corner of the intersection of Six Mile Canyon and Highway 50 in Dayton (APN 016-025-38); PLZ-2025-092.

## **Summary:**

## **Financial Department Comments:**

## **Approved As To Legal Form:**

## **County Manager Comments:**

## **Recommendation:**

## **ATTACHMENTS**

- [Staff Report](#)
- [Backup](#)



# LYON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING \* DEVELOPMENT ENGINEERING \* PLANNING  
CODE ENFORCEMENT \* ECONOMIC DEVELOPMENT

27 SOUTH MAIN STREET, YERINGTON, NV 89447

PHONE: 775-463-6592 FAX: 775-463-5305

WEBSITE: [www.lyon-county.org](http://www.lyon-county.org)

## PLANNING COMMISSION

PLZ-2025-092

|                 |                                                                                |
|-----------------|--------------------------------------------------------------------------------|
| Proposed Action | <u>Tentative Parcel Map to divide a 12.41-acre parcel into two (2) parcels</u> |
| Meeting Date    | <u>January 13, 2026</u>                                                        |
| Property Owners | <u>Stanton Park Development Inc.</u>                                           |
| Applicant       | <u>Stanton Park Development Inc.</u>                                           |
| Representative  | <u>Heartfelt Engineering, LLC / Christopher Moltz, PE</u>                      |
| Community       | <u>Dayton</u>                                                                  |
| Location        | <u>Southwest Corner of Intersection of Six Mile Canyon Road and Highway 50</u> |
| Parcel Number   | <u>016-025-38 (formerly 016-025-16)</u>                                        |
| Parcel Size     | <u>12.41-acre parcel</u>                                                       |
| Master Plan     | <u>Mixed Use</u>                                                               |
| Current Zoning  | <u>C-2 (General Commercial District)</u>                                       |
| Flood Zone(s)   | <u>X-Shaded per FIRM 32019C0292F (effective 10/20/2016)</u>                    |
| Case Planner    | <u>Lisa Nash</u>                                                               |

## REQUEST

The Applicant requests a Tentative Parcel Map (TPM) to subdivide an approximately 12.41-acre parcel into two (2) new parcels, the smallest being 5.92 acres. The proposed Parcel B-1 (5.92 acres on the east side of the parcel) is in the process of applying for a Conditional Use Permit to operate a Chevron Truck Stop/Convenience Store. Parcel B-2 (6.49 acres on the west side) is vacant and has no current plan for development.

## 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 approve the request from Stanton Park Development Inc. for a Tentative Parcel Map to subdivide an approximately 12.41-acre parcel into two (2) parcels, the smallest being 5.92 acres, generally located in the southwest corner of the intersection of Six Mile Canyon Road and Highway 50 in Dayton (APN 016-025-38), PLZ-2025-092, subject to the 15 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. Dedication of water rights may be necessary to serve the newly created parcels. Prior to the recordation of a Final Map, the applicant shall relinquish any required and appropriate water rights to the State of Nevada.
5. 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.
6. 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.
7. The developer shall pay the required recording fees at time of final parcel map recordation.



8. 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.
9. The applicant is required to submit for a separate and independent Fire Plan review and will be required to comply with the 2018 Northern Nevada Code Amendments package including 2018 IFC, 2018 IBC, 2018 IWUIC and all applicable NFPA standards. Central Lyon Fire Protection District is accepting projects designed to the 2024 Central Lyon Fire Code Amendments package including 2024 IFC, 2024 IBC, 2024 IWUIC and all applicable referenced standards. Applications can be found at [www.centrallyonfire.org](http://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.
10. The project is within the jurisdiction of the Lyon County Roads Dept. and is subject to the following Conditions.
  - a. An Encroachment Permit will be required from the Lyon County Road Dept.
  - b. Submit a detail, including MUTCD pavement markings and Long Lines of the turn pockets from Six Mile Canyon Rd into the property for Approval by the Lyon County Road Dept. Long line and pavement markings on Six Mile Canyon Road from the commercial driveway to HWY 50 will be required to be freshly painted and conform to MUTCD standards. Existing pavement markings shall be grinded or milled to completely remove markings/stripping.
  - c. Submit a Commercial Driveway Detail for approval by the Lyon County Road Dept. The Existing/Proposed driveway needs to be widened with an exit right hand turn lane out of the property onto Six Mile Canyon for truck traffic.
  - d. County ROW ditch lines and shoulders in front of the property on Six Mile Canyon Road may need to be redefined by the developer/contractor.
  - e. The power pole at the existing/proposed driveway may need to be protected per NV Energy.
  - f. The newly installed LED "No Truck" sign and "Turn Around" sign, coming off HWY 50 onto Six Mile Canyon and directly across the intersection of this proposed/existing driveway on Six Mile Canyon, will need to be relocated with a concrete anchor further up 6 Mile by the developer/contractor. The new location for this sign will be called out for by Lyon County Road Dept and Storey County Public Works, as the new sign belongs to Storey County.
  - g. At the intersection of Six Mile Canyon Rd and HWY 50, in the right-hand turn pocket to head west on HWY 50 there is a street light approximately 2'-4' from the edge of pavement. This light needs to be relocated further off the shoulder and will require an NDOT permit.
11. The developer shall comply with Lyon County's storm drainage guidelines (dated September 20, 2024).
12. Per Lyon County Utilities Department (LCUD), the subject parcel is located within LCUD's water and sewer service area. Once the parcel map is created, as part of the final parcel map application process, the applicant will be required to provide any required water rights.
13. In accordance with Lyon County Code Chapter 15.800.08(A), the Applicant shall obtain approval of a flood plain development permit prior to any development.
14. The final parcel map will comply with the current Lyon County standards requiring a 7.5-foot public utility easement along the front property lines and 5-foot public utility easement along all side property lines for the proposed parcels prior to recordation.
15. Approval of the tentative parcel map shall not constitute acceptance of the final parcel map. **Failure to submit a complete final parcel map and pay the required fees within one (1) year from the date of approval shall render the tentative parcel map approval as expired.** No extension may be granted after receiving approval of the tentative parcel map.

## 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 Stanton Park Development Inc. for a Tentative Parcel Map to subdivide an approximately 12.41-acre parcel into two (2) parcels, the smallest being 5.92 acres, generally located in the southwest corner of the intersection of Six Mile Canyon Road and Highway 50 in Dayton (APN 016-025-38), PLZ-2025-092, 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:**

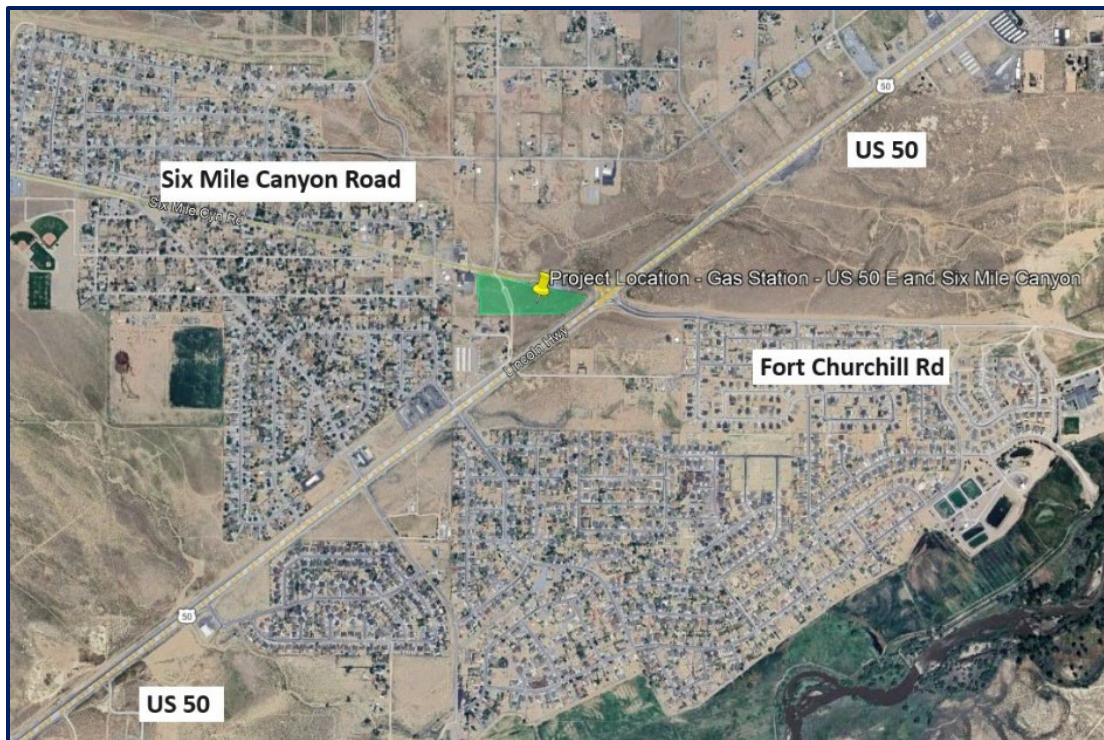
1. General improvement considerations for all parcel maps including, but not limited to:
  - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual 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 Stanton Park Development Inc. for a Tentative Parcel Map to subdivide an approximately 12.41-acre parcel into two (2) parcels, the smallest being 5.92 acres, generally located in the southwest corner of the intersection of Six Mile Canyon Road and Highway 50 in Dayton (APN 016-025-38), PLZ-2025-092.**

## BACKGROUND INFORMATION

### Location and Size

The subject parcel is located in Dayton, in the southwest corner of the intersection of Six Mile Canyon Road and Highway 50. The parcel is 12.41 acres in size per the County Assessor.



**Vicinity Map (Provided by Applicant)**

### Development History

This parcel was recently part of the Six Mile Canyon Road/Fort Churchill Road abandonment and dedication. It was then subsequently part of a Record of Survey that combined the separated portion of APN 016-025-13 on the south side of the Six Mile Canyon Road into APN 016-025-16, creating the new parcel APN 016-025-38.

The applicant has also submitted an application for a Conditional Use Permit (CUP) for the site. The CUP (PLZ-2025-078) is for a Chevron with associated convenience store with petroleum sales (20 passenger vehicle fueling positions and 6 truck fueling stations), overnight truck and RV parking, two quick serve restaurants, a pretzel stand, automatic car wash with vacuum stalls, RV dump station, propane sales, and limited gaming. The CUP application covers the portion of the property that is the proposed Parcel 1 of this TPM application.

The CUP application was heard by the Planning Commission on December 18, 2025 and will be heard by the Board of County Commissioners on January 5, 2026.

### Existing Uses and Access

The vacant project site currently has right-in and right-out access from Six Mile Canyon Road. Six Mile Canyon Road has access from US Highway 50. The assessor's map showing the parcel is shown on the following page.





**Assessor's Map**

**Flood Zone Designation**

The subject site is located within Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) 32019C0292F (effective 10/20/2016). Per the FEMA FIRM Panel, the parcel is located in the X-Shaded Flood Zone. Any new construction or land disturbance on the site will be subject to review via a Floodplain Development Permit for compliance with Lyon County Code (LCC) Chapter 15.800. The FEMA FIRM map is shown below.



**FEMA Map**



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.

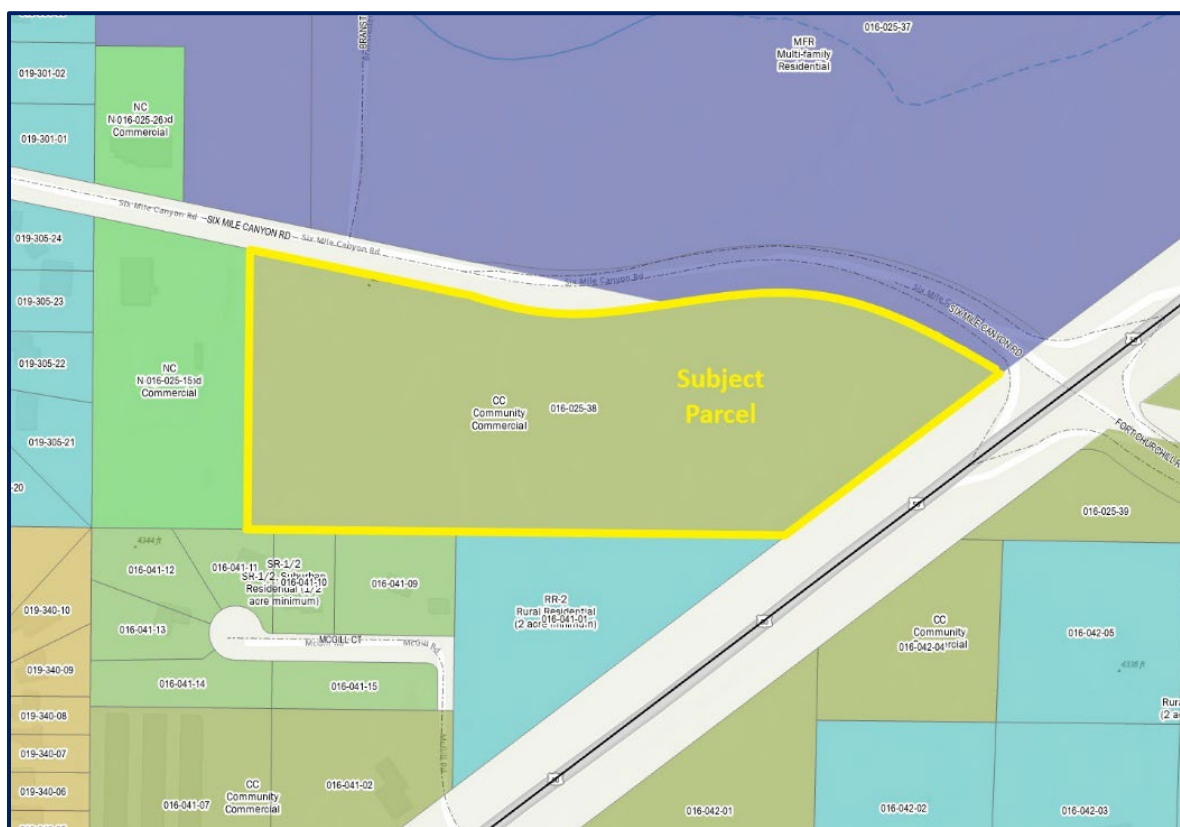
#### Public Facilities

The subject property is within the Lyon County Utility District service area for water and sewer. The applicant will be required to submit an application to the Lyon County Utilities Department (LCUD) for water and sewer service for any future development.

#### Master Plan and Zoning

The site is located within the Suburban Character District for Dayton. The Master Plan designation for the site is Mixed Use.

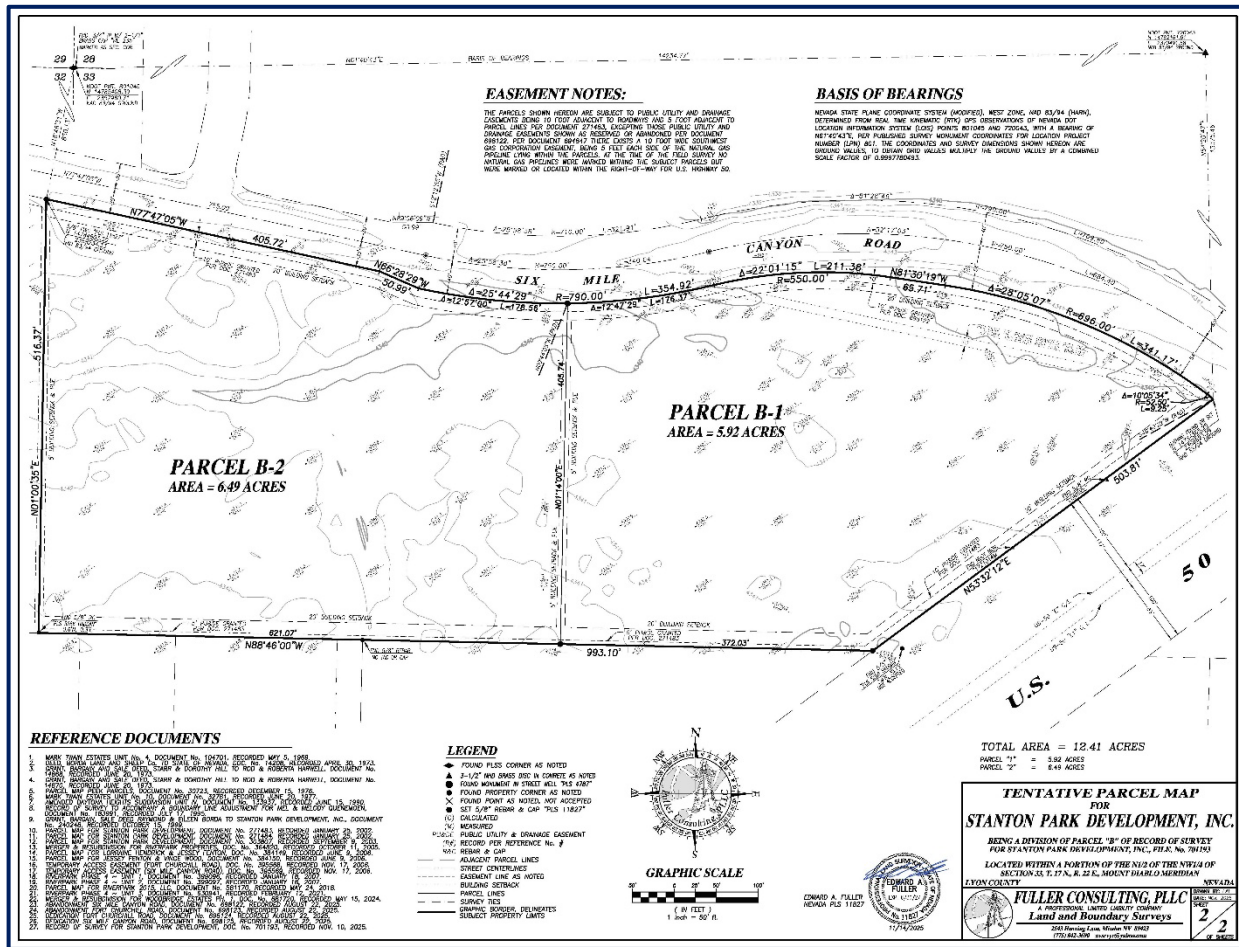
The subject parcel is zoned C-2 (General Commercial District) from the County's expired development code, Title 10, and is subject to CC (Community Commercial) zoning development standards per the current code, Title 15, and the Zoning Consistency Matrix (adopted in 2018 with Title 15). The existing Title 15 zoning of the subject parcel and the surrounding parcels are displayed in the Current Zoning image shown on the following page.



**Zoning Map**

#### **PROPOSED TENTATIVE PARCEL MAP**

The Tentative Parcel Map displays the proposed land division into two (2) parcels of approximately 5.92 and 6.49 acres, as shown on the following page and attached to this report as backup.



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:

- 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

*The site will be served by public water and sewer (Lyon County Utility District). No concerns were brought to our attention by LCUD; however, when asked about will serves we obtained the following response "...an Intent to Serve will not be required for the tentative parcel map. LCUD comments will be provided with the CUP application." Solid waste disposal would be provided through the County's franchised solid waste service provider. NDEP permits will be obtained for any requirements associated with fuels, water quality, air quality, or dust control. Any future development will be designed in accordance with applicable environmental and health laws.*

### **Staff Comment**

In regard to water supply and sewer, the subject site is currently vacant and as stated above, will be served by the Lyon County Utility District. The applicant has addressed the solid waste disposal and is correct in their statement. This criteria can be 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**

*The site will be served by public water and sewer (Lyon County Utility District). No concerns were brought to our attention by LCUD; however, when asked about will serves we obtained the following response "...an Intent to Serve will not be required for the tentative parcel map. LCUD comments will be provided with the CUP application."*

### **Staff Comment**

As described above in 1.a, this criteria can be met.

- c) Conformity with the zoning ordinances and master plan;**

#### **Applicant's Response**

*The parcel is designated as C2 (Commercial) in the County Assessor's records, with a Mixed Use Master Plan designation. The proposed parcels in the Parcel Map are in conformance, and any future development would be designed in conformance with the PUD, zoning ordinance, and master plan.*

### **Staff Comment**

Zoning – The site is subject to the Development Standards of CC (Community Commercial) zoning which has no minimum lot size requirements. The parcel map is proposing 5.92 and 6.49 acre lots. The CC zoning also requires a 50-foot minimum frontage and both proposed parcels exceed this requirement.

Master Plan - The Master Plan designation of Mixed Use does accommodate the proposed parcel sizes, 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 Lyon County's master plan of streets and highways, as shown in the Lyon County 2020 Comprehensive Master Plan; Transportation Network Plan.*

### **Staff Comment**

At this time, the particulars of the ingress, egress and any roadway improvements that may be required by NDOT are unknown. Per Condition of Approval 10, Lyon County Roads Department (LCRD) will be requiring improvements to the ingress and egress as well as additional LCRD permits, in addition to any NDOT requirements, for future development. With these conditions, this criteria can be met.

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

#### **Applicant's Response**

*The site is generally flat and is located in an area of minimal flood risk per FEMA Floodplain maps (designated X-Shaded per FEMA FIRM Panel 32019C0292F). Any future development of the site will include required reports (i.e. Geotechnical Report, Drainage Master Plan) that demonstrate that the physical characteristics of the land are suitable for the proposed development.*

### **Staff Comment**

As previously stated in this report, the site topography is relatively flat. The site is located in a X-Shaded Zone and will require a floodplain development permit to be submitted for any development, including structures, fill, and other activities as defined in Lyon County Code Chapter 15.800. With the required condition, this criteria can be met.

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

##### **Applicant's Response**

*We originally reached out to Lyon County Planning Department to talk to them about the Tentative Parcel Map. Based on their initial review, we went from a three parcel split to a two parcel split. Accordingly, the recommendations and comments from reviewing entities (Lyon County) have been incorporated in the Parcel Map.*

### **Staff Comment**

The applicant's submittal was shared with Lyon County Road Department (LCRD), Central Lyon Fire Protection District (CLFPD), Lyon County Utilities Department, and other reviewing agencies. The comments provided from LCRD and CLFPD 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 applicant previously held a Roundtable Meeting which included comments from Central Lyon Fire District staff. A 12" water main exists in Six Mile Canyon Road with adequate supply. No concerns were brought up by the fire department other than making sure adequate access, fire sprinklers, fire alarm, the potential for on-site hydrants are required, and plans are submitted as part of the permitting process. The proposed parcels are in conformance with the International Fire Code (IFC) and International Wildland-Urban Interface Code (IWUIC), as applicable. Any future development will be sent to CLFPD for review with IFC and IWUIC, as applicable, and CLFPD has the ability to condition projects to ensure adequate levels of service are maintained.*

### **Staff Comment**

As previously stated, the applicant's submittal was shared with the Central Lyon Fire Protection District (CLFPD). CLFPD has stated that they 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**

*N/A.*

### **Staff Comment**

This Criteria does not apply as the smallest parcel being created is 5.92 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**

*Noted.*

### **Staff Comment**

The applicant has noted the criteria.



COUNTY ENGINEER'S CERTIFICATE

I, CHARLES L. RENO, P.E., HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP FOR STANTON PARK DEVELOPMENT, INC., A NEVADA CORPORATION, LOCATED WITHIN A PORTION OF THE NW1/4 OF THE NW1/4 SUBSECTIONALLY AS IT APPEARS ON THE APPROVED TENTATIVE MAP AND I AM SATISFIED THAT THIS MAP IS TECHNICALLY CORRECT.

CHARLES L. RENO, P.E., LYON COUNTY ENGINEER DATE

COMMUNITY DEVELOPMENT & PLANNING COMMISSION CERTIFICATE

THIS PLAT HAS BEEN EXAMINED AND FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE TENTATIVE PARCEL MAP APPROVED BY THE PLANNING COMMISSION ON THE DAY OF 2025, AND ALL CONDITIONS IMPOSED UPON ITS APPROVAL HAVE BEEN SATISFIED.

BY: GAVIN HENDERSON COMMUNITY DEVELOPMENT DIRECTOR DATE

BY: PLANNING COMMISSION CHAIRPERSON DATE

CLERK/TREASURER'S CERTIFICATE

I, STACY LINDBERG, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIES FOR UNPAID STATE COUNTY COPIES OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID FOR THE SUBJECT PROPERTY.

APN: 016-025-16

STACY LINDBERG, LYON COUNTY CLERK/TREASURER DATE

UTILITY COMPANIES' CERTIFICATE

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED WITHIN EACH PARCEL FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIST THAT EASEMENT WITHIN THE PARCEL, AND THE RIGHT TO ENTER THE PARCEL AT ANY TIME FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, OR REMOVING SUCH FACILITIES, AND THAT ALL UTILITIES HAVE MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY.

SERRA PACIFIC POWER CO. D/B/A NV ENERGY DATE

NAME / TITLE (PRINT)

A PUBLIC UTILITY EASEMENT IS HEREBY GRANTED TO SOUTHWEST GAS CORPORATION WITHIN EACH PARCEL AS SHOWN FOR THE EXCLUSIVE PURPOSE OF INSTALLING AND MAINTAINING UTILITY SERVICE FACILITIES TO THAT PARCEL, WITH THE RIGHT TO EXIST THAT EASEMENT WITHIN THE PARCEL, AND THE RIGHT TO ENTER THE PARCEL AT ANY TIME FOR THE PURPOSES OF INSTALLING, MAINTAINING, REPAIRING, REPLACING, OR REMOVING SUCH FACILITIES, AND THAT ALL UTILITIES HAVE MUTUALLY AGREED UPON BY THE OWNER OF RECORD AT THE TIME OF INSTALLATION AND THE UTILITY.

SOUTHWEST GAS CORPORATION DATE

NAME / TITLE (PRINT)

THE UTILITY EASEMENTS SHOWN HEREON HAVE BEEN CHECKED, ACCEPTED AND APPROVED BY THE UNDERSIGNED PUBLIC UTILITY COMPANIES. THIS APPROVAL DOES NOT GUARANTEE ACCESSIBILITY FOR SERVICE. ALL PUBLIC UTILITY EASEMENTS INCLUDE C.A.T.V.

NEVADA BELL TELEPHONE Co. D/B/A AT&T NEVADA DATE

NAME / TITLE (PRINT)

CHARTER COMMUNICATIONS DATE

NAME / TITLE (PRINT)

DIVISION OF WATER RESOURCES CERTIFICATE

THIS FINAL MAP IS APPROVED BY THE DIVISION OF WATER RESOURCES OF THE DEPARTMENT OF CONSERVATION AND NATURAL RESOURCES CONCERNING WATER QUANTITY, SUBJECT TO THE REVIEW OF APPROVAL ON FILE IN THIS OFFICE.

DIVISION OF WATER RESOURCES DATE

NAME / TITLE (PRINT)

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED DWIGHT C. MILLARD, PRESIDENT OF STANTON PARK DEVELOPMENT, INC., A NEVADA CORPORATION, HAS REVIEWED AND APPROVED THE TENTATIVE PARCEL MAP AND HAS CONSENTED TO THE PREPARATION OF THIS PARCEL MAP AND THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.E.S. CHAPTER 278 AND LYON COUNTY CODE TITLE 15, AND HEREBY GRANT TO ALL PUBLIC UTILITIES AND LYON COUNTY AND NEVADA BELL TELEPHONE COMPANY THE RIGHT OF ACCESS TO THE LANDS AND UTILITY SYSTEMS TOGETHER WITH THE RIGHT OF ACCESS HERETO FOREVER.

THE OWNER OF THIS PARCEL MAP AND THEIR HEIRS, ASSIGNS AND SUCCESSORS, AGREE TO PROVIDE NOTICE OF THE PROVISIONS OF NRS 40.140 AND CHAPTER 15.20 OF THE LYON COUNTY CODE TO ANY AND ALL SUBSEQUENT PURCHASERS.

I DECLARE THAT I HAVE EXECUTED THIS CERTIFICATE FOR THE PURPOSE STATED HEREIN. IN WITNESS WHEREOF, THE UNDERSIGNED HAS AFFIXED HIS NAME.

STANTON PARK DEVELOPMENT, INC.

A NEVADA CORPORATION

DWIGHT C. MILLARD, PRESIDENT DATE

NOTARY'S CERTIFICATE

STATE OF NEVADA

COUNTY OF CARSON CITY

ON THIS DAY OF 2025, PERSONALLY APPEARED BEFORE ME, A NOTARY PUBLIC, DWIGHT C. MILLARD, PRESIDENT OF STANTON PARK DEVELOPMENT, INC., A NEVADA CORPORATION, AND HE HAS DECLARED UNDER OATH THAT HE IS THE PERSON WHOSE NAME IS APPEARED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME IN HIS AUTHORIZED CAPACITY, AND THAT BY HIS SIGNATURE ON THE INSTRUMENT, THE PERSON, OR THE ENTITY UPON BEHALF OF WHICH THE PERSON ACTED, EXECUTED THE INSTRUMENT.

IN WITNESS WHEREOF, I HEREBY SET MY HAND AND AFFIX MY OFFICIAL SEAL ON THE DATE AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC

MY COMMISSION EXPIRES.

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PARCEL MAP HAS BEEN EXAMINED AND THAT STANTON PARK DEVELOPMENT, INC., A NEVADA CORPORATION, IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON AND THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS SHOWN HEREON. THE UNDERSIGNED HEREBY CERTIFIES THAT THE PARCEL MAP HAS BEEN EXAMINED AND THAT THE PARCEL MAP IS IN COMPLIANCE WITH THE PROVISIONS OF NRS 40.140 AND CHAPTER 15.20 OF THE LYON COUNTY CODE. THE UNDERSIGNED HEREBY CERTIFIES THAT THE PARCEL MAP IS IN COMPLIANCE WITH THE PROVISIONS OF NRS 40.140 AND CHAPTER 15.20 OF THE LYON COUNTY CODE.

CORE TITLE GROUP LLC, ISSUING AGENT FOR WESTCORN LAND TITLE INSURANCE COMPANY

BY: CHRISTINE BURNAL, REGIONAL COUNTY MANAGER DATE

RIGHT TO FARM

THE LANDS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND CHAPTER 15.20 OF THE LYON COUNTY CODE. THE LANDS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND CHAPTER 15.20 OF THE LYON COUNTY CODE. THE LANDS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND CHAPTER 15.20 OF THE LYON COUNTY CODE. THE LANDS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND CHAPTER 15.20 OF THE LYON COUNTY CODE.

G.I.S. CERTIFICATE

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

BY: POLLY VILINES G.I.S. COORDINATOR DATE

TENTATIVE PARCEL MAP FOR STANTON PARK DEVELOPMENT, INC.

BEING A DIVISION OF PARCEL "B" OF RECORD OF SURVEY FOR STANTON PARK DEVELOPMENT, INC., FILE NO. 70103 LOCATED WITHIN A PORTION OF THE NW1/4 OF SECTION 33, T. 17 N., R. 22 E., MOUNT DIABLO MERIDIAN LYON COUNTY



FULLER CONSULTING, PLLC  
A PROFESSIONAL LIMITED LIABILITY COMPANY  
Land and Boundary Surveys

2544 Hunting Lane, Minden, NV 89423  
(775) 842-6000  
info@fullerconsulting.com

NEVADA  
DATE: NOV. 2025  
SHEET  
1  
OF 2 SHEETS

RECORDER'S CERTIFICATE

FILE NO.

RECORDING FEE: \$

FILED FOR RECORD AT THE REQUEST OF

ON THIS DAY OF 2025, AT

MINUTES PAST O'CLOCK, M

OFFICIAL RECORDS OF LYON COUNTY, NV.

ANITA TALBOT

LYON COUNTY RECORDER

BY:

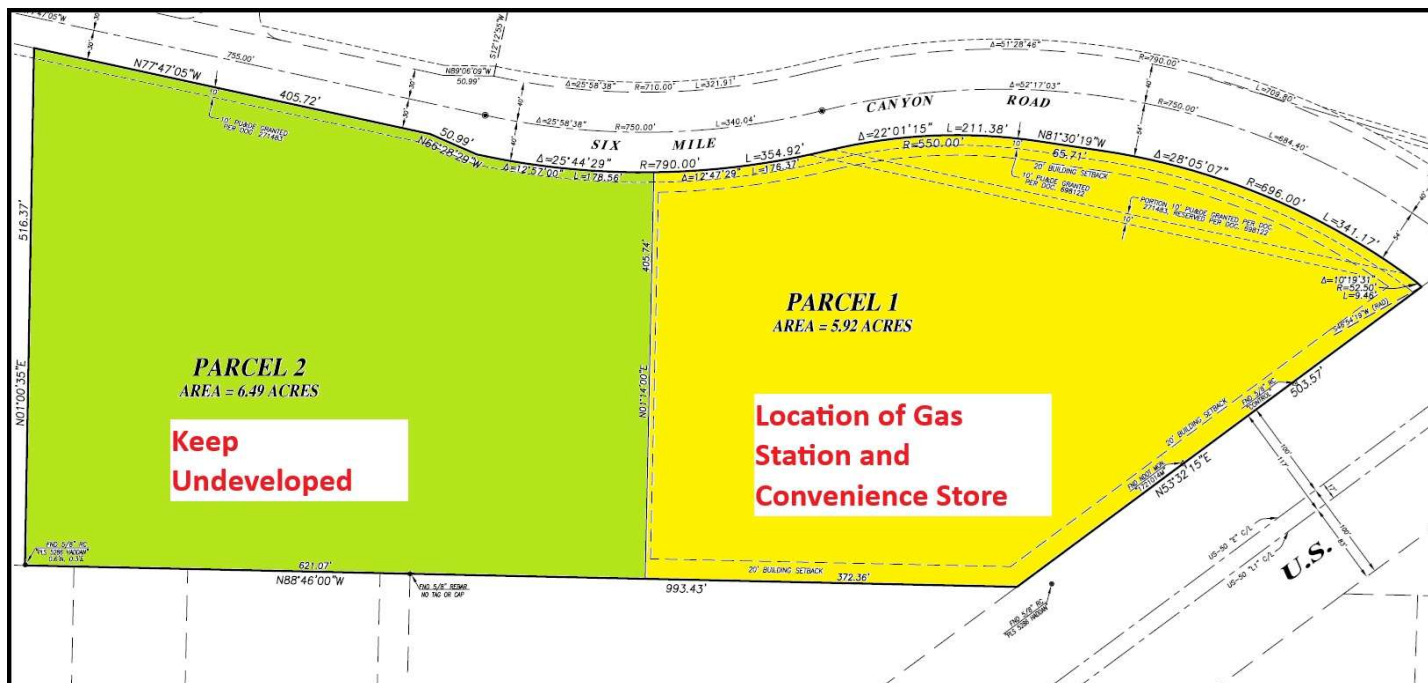


## **Project Description / Narrative for Six Mile Canyon Chevron**

The proposed Tentative Parcel Map is the parceling of an existing 12.41 Acre parcel owned by the Applicant into two Parcels. One 5.92 Acres in Size, and another 6.49 Acres in size. The existing parcel is the result of the realignment of Six Mile Canyon Road which was physically completed a few years ago, but legally was never realigned. The proposed project and purpose of the parceling is for a new fueling station / convenience store to be located in Dayton, Nevada, of which a Special Use Permit is being applied for concurrently.

The project is located at the W1/4 Corner of US HWY 50 and Six Mile Canyon Road (project location is north of US 50 and south of Six Mile Canyon Road). As part of this project, Six Mile Canyon Road was previously realigned; however, the parcel lines were only recently realigned to match the physical roadway in August of 2025.

All development will occur on new Parcel 2 (eastern portion of the existing lot, 5.92 acres in size). Remaining Parcel 2 (6.49 Acres on the west side of the current parcel) is to remain undeveloped at this time. Please see Figure 1 on the following page. The proposed project intends to have petroleum sales with a convenience store, which requires a conditional use permit to be constructed if adjacent to residential. Additionally overnight Truck and RV Parking is proposed as well (which also requires a conditional use permit). All petroleum sales and the entirety of the convenience store will be located on Parcel 1 (eastern portion of the existing lot, 5.92 acres in size). The property is currently vacant with no structures. The property abuts both US HWY 50 and Six Mile Canyon Road. There is an existing paved approach off Six Mile Canyon Road that is to serve as the main approach for this project. Emergency access will be provided as needed, but all commercial access will be off the existing Six Mile Canyon Road approach. No utilities are currently in use, but utilities are available to the property. No existing drainage facilities are identified on site. Because the lot is not only extremely flat, but is also lower in elevation than much of US HWY 50, a combination of detention basins and retention basins will need to be provided on site.



**FIGURE 1 – Proposed Parcel Split.**

Please reference attached Site Plan for the proposed / conceptual site layout

The proposed project has the following elements:

- New 13,420 ft<sup>2</sup> Convenience Store including two walk in Quick Serve Restaurants and a Pretzel Stand.
- Diesel Truck Canopy for Truck Fueling (6 Fueling Positions)
- Passenger Vehicle Gas / Diesel Canopy (20 Fueling Positions)
- 1,500 ft<sup>2</sup> Automatic Car Wash with vacuum stalls. Automatic Car Wash will not have an on-site employee.
- Dual RV Dump Stations
- Propane sales
- Approximately 10 Truck Parking Spaces (with Overnight Truck Parking)
- Overnight Truck Parking to be screened by Evergreen Hedge
- Approximately 5 RV Parking Spaces (Day Use Only – No Overnight Parking)
- 12 gaming stations within the Convenience Store. Gaming stations will require full time worker / attendee.
- Dog Walk Area
- 10ft Min Landscaping Strips along US 50 and Six Mile Canyon Road.

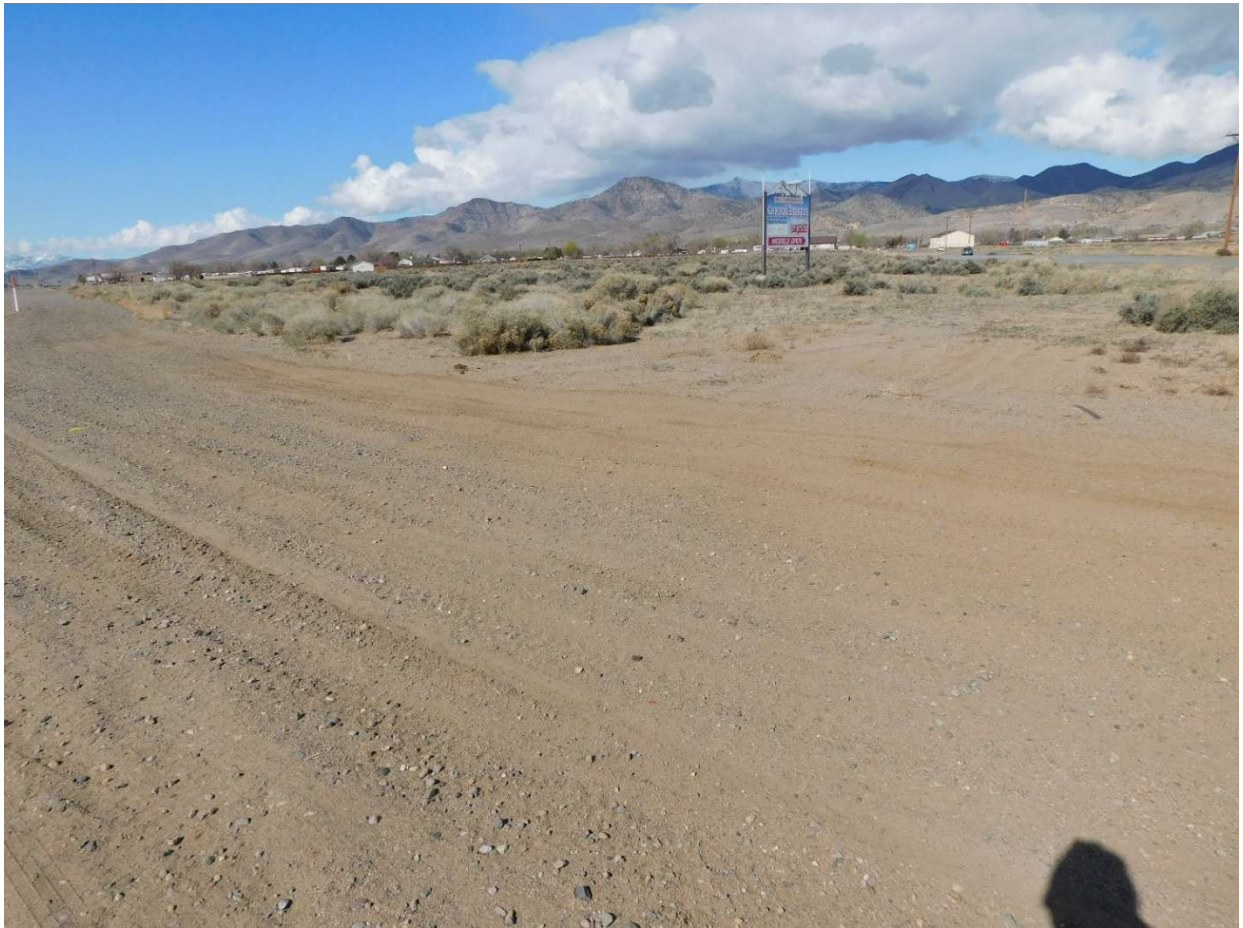


- 26ft wide drive aisle along US 50 for potential future frontage road along US 50 (to be on private property, not within the US 50 ROW). This 26ft wide approach will also provided a secondary emergency access
- Two Truck Loading Zones behind the convenience store
- Large paving areas and drive aisles to facilitate truck movements and truck turning as well as RV turning and movements
- Site Lighting will be faced downwards
- Proposed signage is along US 50, on the opposite side of the store and on the opposite side of the parcel from Residential zoned neighboring parcels
- A maximum of 11 employees are anticipated at the peak hours of operations.
  - 3 for Quick Serve Restaurant 1
  - 2 for Quick Serve Restaurant 2
  - 1 for Pretzel Stand
  - 1 Employee for Gaming Area
  - 2 sales employees for Convenience Store
  - 2 Employees: 1 Manager and 1 Office Staff for Convenience Store (non-sales employee)

## Six Mile Canyon Chevron – Six Mile Canyon and HWY 50





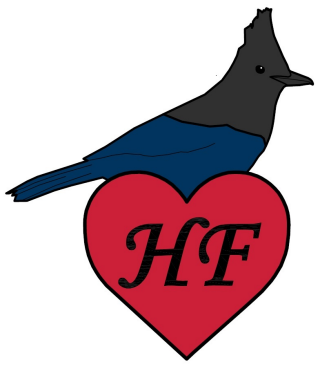












## Heartfelt Engineering, LLC

PO Box 2457

Carson City, Nevada 89702

[chris@heartfeltengineering.com](mailto:chris@heartfeltengineering.com)

775-546-5582

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November 18, 2025

Lyon County Planning Department

ATTN: Lisa Nash

27 S. Main Street

Yerington, NV 89447

[lnash@lyon-county.org](mailto:lnash@lyon-county.org)

(775) 463-6592 ext 2475

**Subject:** Not Applicable Letter for Tentative Parcel Map – PLZ-2025-092  
**Project Address:** West Corner of US 50 and Six Mile Canyon Road, Dayton, Nevada  
**Project APN:** Lyon County APN 016-025-16  
**Jurisdiction:** Lyon County  
**Property Owner(s):** Stanton Park Development, Inc

Greetings,

As engineer representing the property owner: Stanton Park Development Inc, we are submitting this Not Applicable Letter to accompany the Tentative Parcel Map submittal PLZ-2025-092.

### ITEMS NOT APPLICABLE TO THIS PROJECT ARE AS FOLLOWS:

#### 12 – DRAINAGE REPORT

**Comment:** A drainage report is not required at this time. A Drainage Report will be completed at the time civil improvement plans / building plans are applied for commercial development, but is not required as part of the parcel map. Therefore, this is not applicable at this time.

#### 13 – TRAFFIC STUDY

**Comment:** A Traffic Study is not required at this time. A Traffic Study will be completed at the time civil improvement plans / building plans are applied for commercial development. Please note that the parcel map does not affect the quantity or size of the proposed development (as it would when we are looking at residential uses). Therefore, this is not applicable at this time.

#### 14 – SOILS REPORT

**Comment:** A soils report or geotechnical report is not required at this time. A site specific soils report will be completed at the time civil improvement plans / building plans are applied for commercial development, but is not required as part of the parcel split. Therefore, this is not applicable at this time.

#### 18 – WATER RIGHTS

**Comment:** Lyon County Utilities appear to have adequate utilities to serve this project. No water rights are required to create commercial lots. This is not applicable to this project.

If you or any plan reviewers have any questions, please email me at [chris@heartfeltengineering.com](mailto:chris@heartfeltengineering.com) or call me at 775-546-5582.

Best Regards,



Christopher Moltz, P.E., W.R.S.  
Principal, Heartfelt Engineering



# **Lyon County Planning Commission Agenda Summary**

Meeting Date: January 13, 2026

## **Agenda Item Number:**

8.c

## **Subject:**

For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Outpost Land Company LLC for a Zoning Map Amendment to amend the Zoning designation from C-2 (General Commercial) to SR-1/2 (Suburban Residential, 1/2 acre minimum) on two parcels that total approximately 1.02 acres in Silver Springs at 3845 and 3855 Elm Street (APNs 018-405-49 and 018-405-50); PLZ-2025-090.

## **Summary:**

## **Financial Department Comments:**

## **Approved As To Legal Form:**

## **County Manager Comments:**

## **Recommendation:**

## **ATTACHMENTS**

- [Staff Report](#)
- [Project Narrative](#)
- [Photos of 3845 & 3855 Elm St](#)



# 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](http://www.lyon-county.org)

## PLANNING COMMISSION

PLZ-2025-090

|                  |                                                              |
|------------------|--------------------------------------------------------------|
| Proposed Action  | <u>Zoning Map Change</u>                                     |
| Meeting Date     | <u>January 13, 2026</u>                                      |
| Property Owners  | <u>Outpost Land Company, LLC (Dylan Blair)</u>               |
| Applicant        | <u>Outpost Land Company, LLC (Dylan Blair)</u>               |
| Representative   | <u>see above</u>                                             |
| Community        | <u>Silver Springs</u>                                        |
| Location         | <u>3845 and 3855 Elm Street</u>                              |
| Parcel Number(s) | <u>018-405-49 and 018-405-50</u>                             |
| Parcel Size(s)   | <u>0.51 acres each: approximately 1.02 acres in total</u>    |
| Master Plan      | <u>Suburban Residential</u>                                  |
| Current Zoning   | <u>Title 10 district of C2 (General Commercial District)</u> |
| Proposed Zoning  | <u>SR-1/2 (Suburban Residential, ½-acre minimum)</u>         |
| Case Planner     | <u>Louis Cariola</u>                                         |

## REQUEST

The Applicant requests a Zoning Map Amendment to amend the Zoning designation from C-2 (General Commercial) to SR-1/2 (Suburban Residential, 1/2 acre minimum) on two parcels, each approximately 0.51 acres in size.

## STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a recommendation of approval of the Zoning Map Amendment request based on the Findings as listed in the staff report as the request would be in general conformance with the 2020 Comprehensive Master Plan designation for the property. A Zoning Map Amendment request cannot be conditioned.

## RECOMMENDED MOTION

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

### **The Planning Commission finds that:**

- A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan;
- B. The proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title; and
- C. The proposed amendment is compatible with the actual or master planned adjacent uses.

**Based on the aforementioned Findings, I move that the Planning Commission forward a recommendation of approval to the Board of County Commissioners for the request from Outpost Land Company, LLC for a Zoning Map Amendment to amend the Zoning designation from C-2 (General Commercial) to SR-1/2 (Suburban Residential, 1/2 acre minimum) on two parcels that total approximately 1.02 acres (APNs 018-405-49 and 018-405-50); PLZ-2025-090.**

## Alternatives to Approval

### Alternative Motion for Continuance

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

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

### **The Lyon County Planning Commission finds that:**

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

**Based on the aforementioned finding, and with the applicant's concurrence, the Planning Commission continues the request from Outpost Land Company, LLC for a Zoning Map Amendment to amend the Zoning designation from C-2 (General Commercial) to SR-1/2 (Suburban Residential, 1/2 acre minimum) on two parcels that total approximately 1.02 acres (APNs 018-405-49 and 018-405-50); PLZ-2025-090 for \_\_\_ days.**

### Alternative Motion for Denial

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

### **The Lyon County Planning Commission has considered:**



15.210.03: FINDINGS: Double check this reference and the findings. I think there are only three findings for a ZMA  
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.

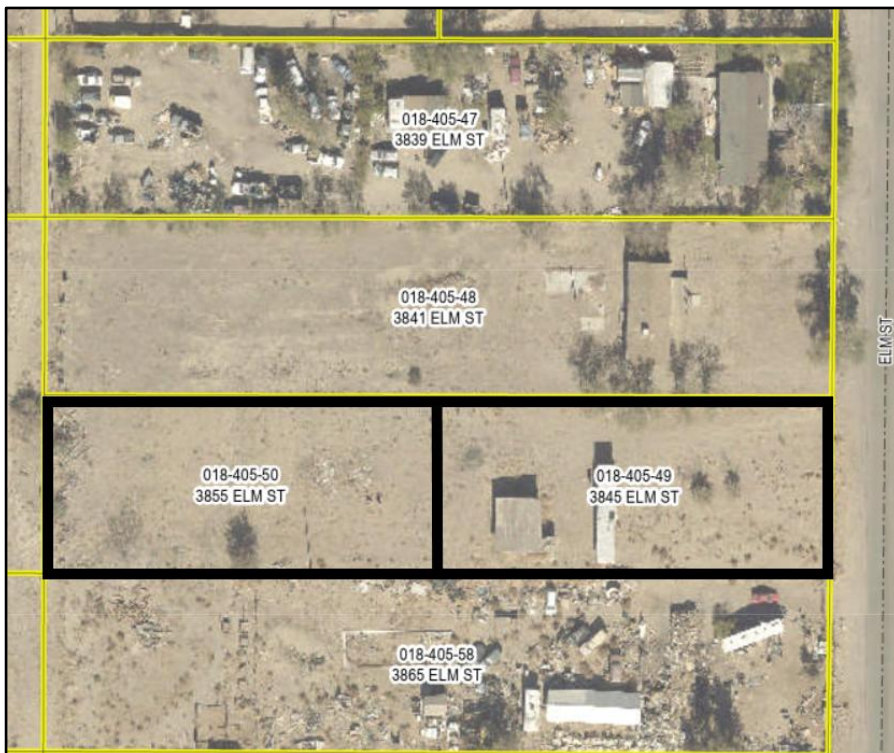
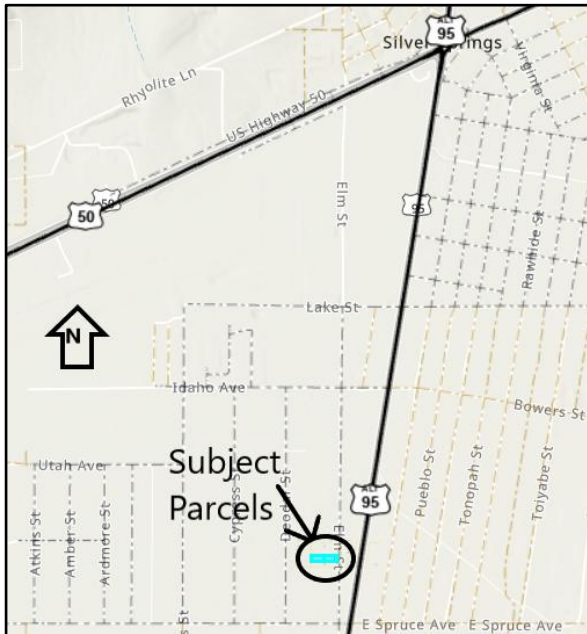
- A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan.
- B. The proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;
- C. That the proposed amendment is compatible with the actual or master planned adjacent uses.

**After consideration of the above-listed Findings, the Lyon County Planning Commission has determined that the Amendment would not be in conformance with the above-listed considerations and recommends denial for the request from Outpost Land Company, LLC for a Zoning Map Amendment to amend the Zoning designation from C-2 (General Commercial) to SR-1/2 (Suburban Residential, 1/2 acre minimum) on two parcels that total approximately 1.02 acres (APNs 018-405-49 and 018-405-50); PLZ-2025-090.**

## BACKGROUND INFORMATION

### Location, Size, Topography, and Use

The subject parcels are located in Silver Springs, west of US Highway 95A, and generally south of the intersection of the Highway 95A's intersection with US Highway 50. There are two subject parcels with common ownership, each approximately 0.51 acres in size with addresses of 3845 and 3855 Elm Street. Only 3845 has direct connection to Elm Street. Existing access to 3855 Elm Street is through 3845 Elm Street.



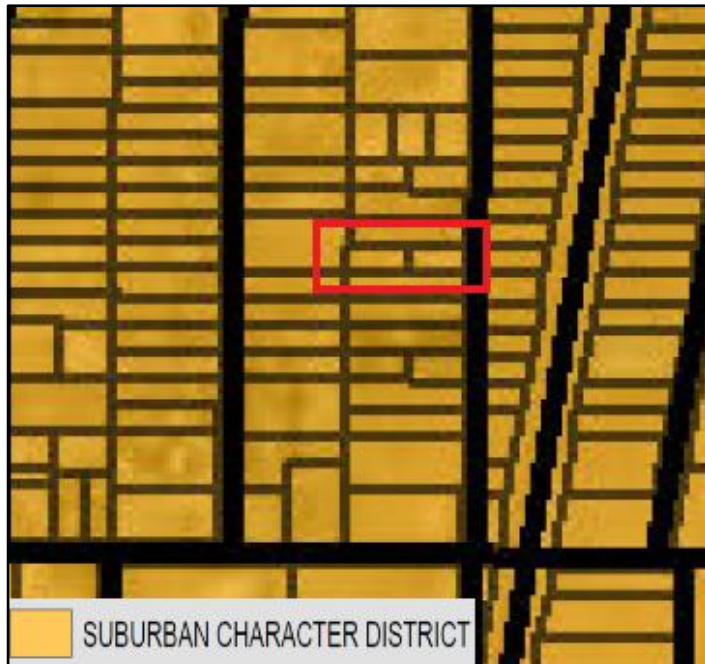
As depicted in the site plan below, provided by the applicant, there is a non-habitable manufactured home on 3845 Elm Street and an out building: 3855 Elm Street is vacant. Formal access to 3855 Elm Street will have to be established via an easement or other such instrument prior to approval of future development plans.



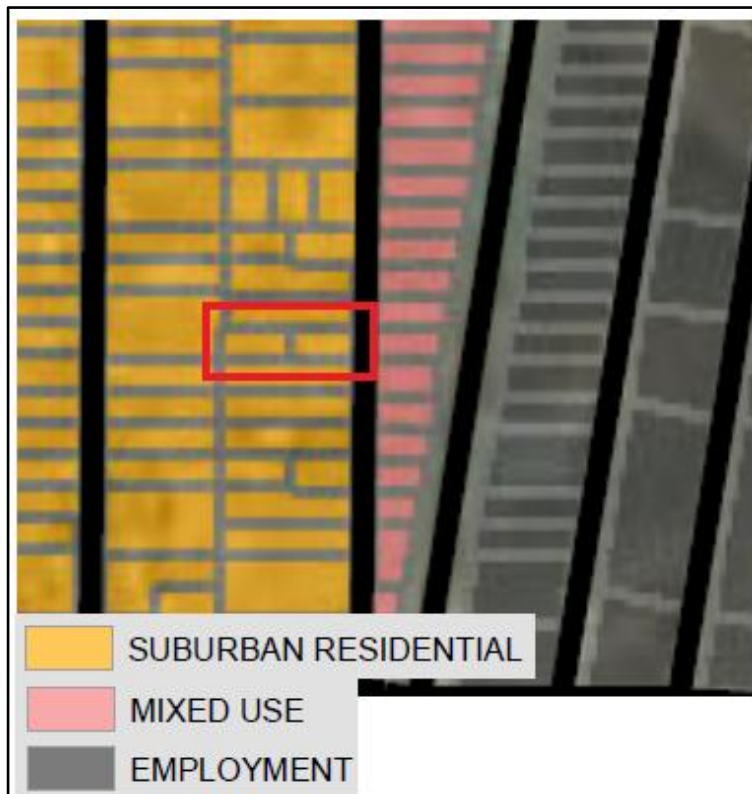
## MASTER PLAN AND ZONING

The site is within a homogenous region of Suburban Character District per the Silver Springs Character District Map adopted with the 2020 Master Plan.

Character District is Suburban



Master Plan is Suburban Residential



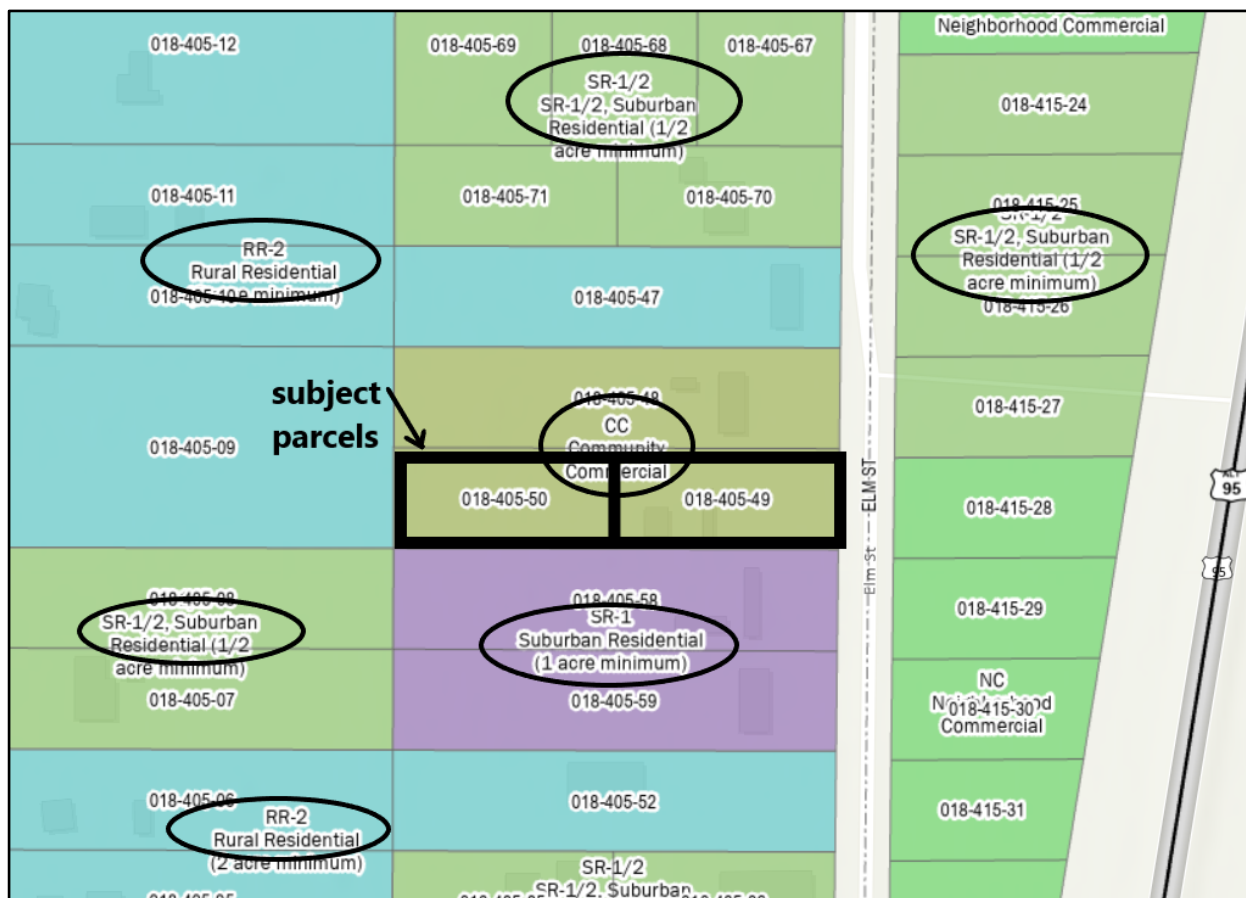


### Zoning: existing and proposed

The applicable zoning for the subject parcel is C2 (General Commercial District), a district name from the County's expired development code. In 2018 the County adopted Title 15 with Appendix A, the Zoning Consistency Matrix. The Matrix "converts" expired district names to the applicable and current Title 15 district. The applicable zoning today is CC (Community Commercial) for the subject parcels, a district that per the 2020 Master Plan, is not "compatible" with the existing Master Plan designation of Suburban Residential.

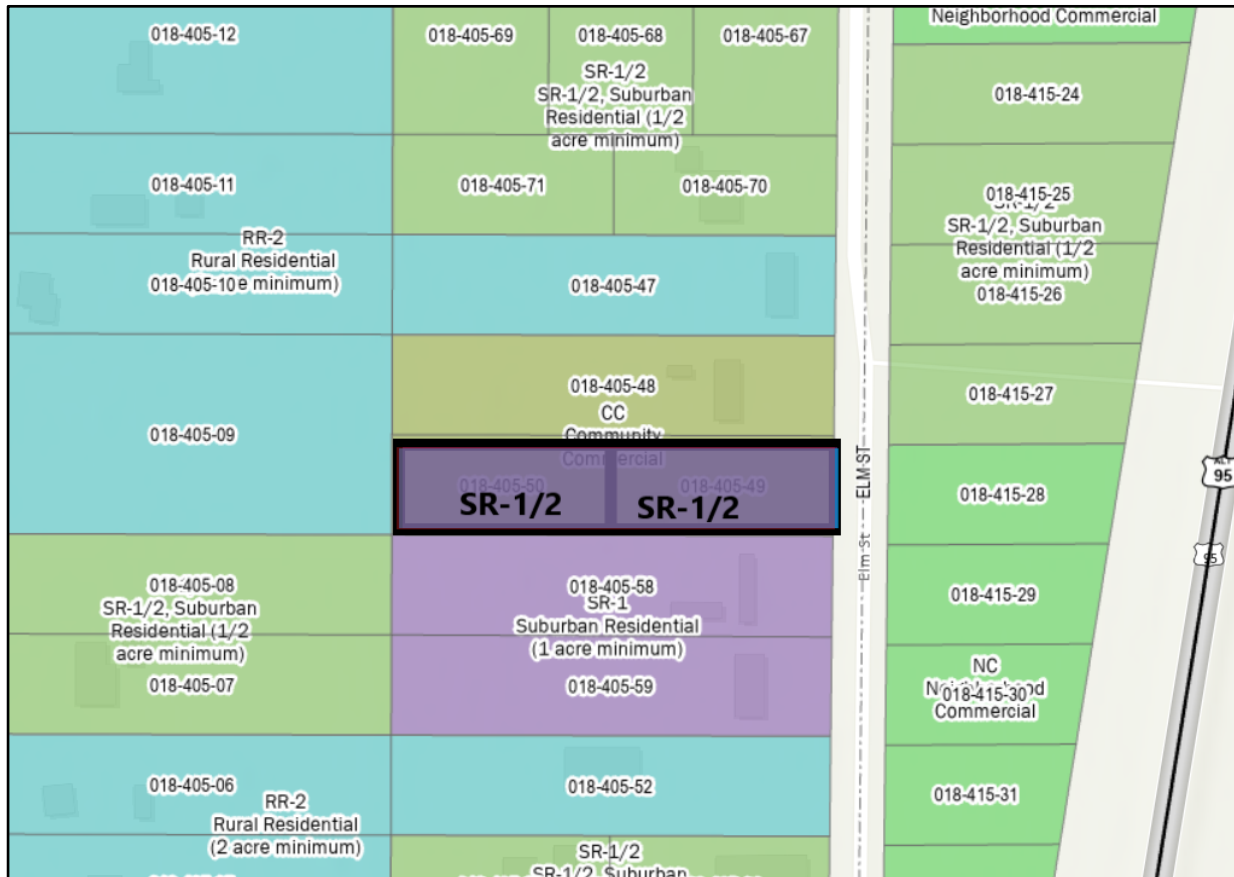
The listed zonings in the images that follow are the applicable districts for the subject parcel and surrounding parcels from Title 15, all converted through the Matrix. Surrounding zoning districts include SR-1/2, SR-1 (Suburban Residential, 1-acre minimum) and RR-2 (Rural Residential, 2-acre minimum). As seen below, the region has a patchwork of zoning districts with most of the existing designations being consistent with the Master Plan designation.

Current applicable zoning is CC



## Proposed Zoning is SR-1/2

The proposed zoning of SR-1/2 would provide for a compatible district with the Master Plan and the existing parcel size. Additionally, recognizing the existing zoning districts and uses in the region, the proposed residential district allows a maximum of one dwelling unit plus an one accessory dwelling unit per parcel, would provide for development potential that will complement the surrounding parcels.



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

### **15.312.03: SUBURBAN RESIDENTIAL, 1/2 ACRE MINIMUM (SR-1/2):**

*A. Purpose: This zone is intended for the development of a variety of single-family unit types in a suburban setting in close proximity to neighborhood service centers that include commercial, social, recreational, and civic services.....*

Per Title 15, the allowed uses in the SR-1/2 district are as listed below. Uses with a “C” indicate that approval of a Conditional Use Permit is required for the use to commence.

Home Based Business  
Residential Accessory Use/Structure  
Single Family Dwelling  
Public Assemble –(over 350 attendees: C)  
Daycare (less than 6 clients, children or adults)  
Community Gardens  
Parks/Playgrounds  
School (K-12) -C  
Transmission Lines – C

Home Occupation  
Accessory Dwelling Unit  
Group Living Facility (over 10 residents: C)  
Public Safety Facility  
Athletic fields or courts  
Golf Course  
Private Residential Recreation  
Power Substations – C

## STAFF REVIEW AND COMMENTS

The proposed zoning map amendments for the subject parcels are first reviewed by staff and the Planning Commission, who make recommendations to the Board of Commissioners. The Board makes the final vote on whether or not to approve the request.

## FINDINGS FOR REVIEWING A ZONING MAP AMENDMENT REQUEST

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

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

### **Applicant's Response**

*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. The Master Plan designation for both parcels is Suburban Residential, as are the designations of the surrounding parcels in the Silver Springs #2 Subdivision.*

### **Staff Comment**

The applicant's response is generally supported by staff as the existing zoning is not compatible with the Master Plan and the proposed zoning is compatible. The proposed zoning amendment to SR-1/2 supports the following Master Plan Policies:

- Policy LU 1.1: Follow Development Patterns as Established in the Land Use Plan
- Policy LU 1.2: Residential Development Patterns in Neighborhoods
- Policy LU 2.1: Residential Development in Areas with Services
- Policy LU 2.2: Service Levels to Vary by Character Areas

Staff is able to make this Finding in the affirmative.

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

### **Applicant's Response**

*The proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title. This site already is connected to Silver Springs Mutual Water, Lyon County Sewer and NV Energy. I also have the applicable "will serve" letters from the above utility companies to serve 3855 Elm St.*

### **Staff Comment**

Suburban Character areas are typically within or adjacent to public water and sewer facilities and have existing paved accesses. The site is within the service areas for the Silver Springs Mutual Water Company for water service and the Silver Springs GID for sewer service. Emergency services will be provided by the Central Lyon Fire Protection District and the Lyon County Sheriffs. Before future development is approved on 3855 Elm Street, the site will require a recorded easement to provide vehicular access to the site, most likely to be aligned through 3845 Elm Street. This Finding is met in the affirmative by staff.

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

**Applicant's Response**

*The proposed amendment is compatible with the actual or master planned adjacent uses. The proposed amendment will bring the parcel into conformance with its existing residential use and the surrounding neighborhood character as well as conform with the Lyon County Master Plan.*

**Staff Comment**

As stated by the Applicant above, the subject parcels are located in a region of Lyon County that is appropriate for the proposed zoning and would bring the parcels into compliance with the Master Plan. The requested zone change will also limit future development to those that are compatible with the existing neighborhood. This Finding is met in the affirmative by staff.



## **Project Narrative – Zoning Map Amendment**

**Applicant:** Outpost Land Company LLC

**Assessor's Parcel Number (APN):** 018-405-49 & 018-405-50

**Location:** 3845 & 3855 Elm St, Silver Springs NV

**Current Zoning:** C-2 (General Commercial)

**Proposed Zoning:** SR-½ (Suburban Residential – ½ Acre Minimum)

### **Project Description**

Outpost Land Company LLC is requesting a zoning map amendment from C-2 (General Commercial) to SR-½ (Suburban Residential – ½ Acre Minimum) for the subject parcels listed above. 3845 Elm St (APN# 018-405-49) is currently developed with a manufactured home on the parcel and is being used as a residential dwelling. 3855 Elm St (APN# 018-405-50) is currently raw vacant land with no structures or existing utilities. The proposed zoning change will bring both parcels into conformance with its existing land use/surrounding neighborhood character as well as conform with the 2020 Lyon County Master Plan.

The site is located within a developed residential subdivision where the adjacent and nearby parcels are zoned residential and are primarily occupied by single-family manufactured homes. The current C-2 zoning designation is not consistent with the Lyon County 2020 Master Plan, the Silver Springs Land Use Map and the parcel's existing use. The Master Plan and Silver Springs Land Use map have this parcel designated as Suburban Residential.

### **Intended Use**

Following approval of the zoning map amendment, the parcel will continue to be used for residential purposes. The applicant intends to maintain the residential use of 3845 Elm St and potentially place a brand new manufactured home on 3855 Elm St. No commercial development is proposed.

### **Infrastructure and Services**

3845 Elm St is already connected to Silver Springs Water, Lyon County Sewer, and NV Energy for Electricity. Access to the site is provided by an existing paved public roadway.

Applicable "Will Serve" letters have already been obtained for 3855 Elm St.

### **Justification for the Request**

The requested zoning map amendment aligns with the Lyon County Master Plan with its existing suburban residential use and the surrounding residential development. The Master Plan designation for both parcels is Suburban Residential, as are the designations of the surrounding parcels in the Silver Springs #2 Subdivision.

## 3845 & 3855 Elm Street Photos



## 3845 & 3855 Elm Street Photos





## 3845 & 3855 Elm Street Photos





## 3845 & 3855 Elm Street Photos





## 3845 & 3855 Elm Street Photos





# **Lyon County Planning Commission Agenda Summary**

Meeting Date: January 13, 2026

## **Agenda Item Number:**

8.d

## **Subject:**

For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Sierra View Materials for a Conditional Use Permit for an aggregate pit and an asphalt batch plant on two parcels that total approximately 241 acres subject to Rural Residential, 20-acre minimum (RR-20) zoning in Moundhouse at 200 and 350 Industrial Parkway (APNs 016-111-06 and 016-111-07); PLZ-2025-091.

## **Summary:**

## **Financial Department Comments:**

## **Approved As To Legal Form:**

## **County Manager Comments:**

## **Recommendation:**

## **ATTACHMENTS**

- [Staff Report](#)
- [Project Description](#)
- [Site Plan](#)
- [Grading Plan](#)



**LYON COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
BUILDING • DEVELOPMENT ENGINEERING • PLANNING

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## PLANNING COMMISSION

PLZ-2025-091

|                 |                                                                               |
|-----------------|-------------------------------------------------------------------------------|
| Proposed Action | <u>Conditional Use Permit for an aggregate pit and an asphalt batch plant</u> |
| Meeting Date    | <u>January 13, 2025</u>                                                       |
| Property Owners | <u>Comstock Exploration &amp; Development LLC</u>                             |
| Applicant       | <u>Sierra View Materials / Cody Ballard</u>                                   |
| Representative  | <u>Wood Rodgers Inc. / Stacie Huggins</u>                                     |
| Area Location   | <u>200 and 350 Industrial Parkway, Mound House, NV</u>                        |
| Parcel Numbers  | <u>016-111-06 and 016-111-07</u>                                              |
| Zoning          | <u>RR-5 (Fifth Rural Residential District – 20 acre minimum)</u>              |
| Master Plan     | <u>Resource</u>                                                               |
| Case Planner    | <u>Louis Cariola</u>                                                          |

## REQUEST

Sierra View Materials requests approval for a Conditional Use Permit to operate an aggregate pit and construct an asphalt batch plant on two parcels that total approximately 241 acres subject to Rural Residential, 20-acre minimum (RR-20) zoning located at 200 and 350 Industrial Parkway in Moundhouse. The development plan includes a permanent office and restrooms on site and approximately 100 acres are proposed for disturbance.

## RECOMMENDED MOTION

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

**The Lyon County Planning Commission finds that:**

- A. The proposed use at the specified location is consistent with the policies embodied in the adopted master plan and the general purpose and intent of the applicable district regulations;
- B. The proposed use is compatible with the character and integrity of adjacent development and neighborhoods and includes improvements or modifications either on-site or within the public rights-of-way to mitigate development related adverse impacts, such as traffic, noise, odors, visual nuisances, or other similar adverse effects to adjacent development and neighborhoods;
- C. The proposed use will not generate vehicular traffic which cannot be accommodated by the existing, planned or conditioned roadway infrastructure;



- D. The proposed use incorporates roadway improvements, traffic control devices or mechanisms, or access restrictions to control traffic flow or divert traffic as needed to mitigate the development impacts;
- E. The proposed use incorporates features to address adverse effects, including visual impacts and noise, of the proposed conditional use on adjacent properties;
- F. The proposed conditional use complies with all additional standards imposed on it by the particular provisions of this chapter and all other requirements of this title applicable to the proposed conditional use and uses within the applicable base zoning district, including but not limited to, the adequate public facility policies of this title; and
- G. The proposed conditional use will not be materially detrimental to the public health, safety and welfare, and will not result in material damage or prejudice to other properties in the vicinity.

**Based on the aforementioned Findings, I move that the Planning Commission recommend approval to the Board of Commissioners of the request from Sierra View Materials for a Conditional Use Permit for an aggregate pit and an asphalt batch plant on two parcels that total approximately 241 acres subject to Rural Residential, 20-acre minimum (RR-20) zoning located at 200 and 350 Industrial Parkway in Moundhouse (APNs 016-111-06 and 016-111-07); PLZ-2025-091.**

## **CONDITIONS OF APPROVAL**

- 1. The asphalt batch plant and resource extraction activities shall be constructed and operated in accordance with the conceptual site plan and construction drawings as submitted and reviewed as part of this approval. Any further expansion will require modification of this Conditional Use Permit or an additional Conditional Use Permit and/or other approvals.
- 2. Any modification, expansion, intensification or material change in use or operation shall require an application for, and public hearings on an amendment to the Conditional Use Permit use pursuant to Lyon County Code.
- 3. 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.
- 4. All construction documents, to include separate applications, must be submitted to Lyon County Utilities, Central Lyon Fire Protection District and Lyon County Building for review and approval to obtain a Building Permit.
- 5. The applicant is required to submit for a separate and independent Fire Plan review and will be required to comply with the 2018 Northern Nevada Code Amendments package including 2018 IFC, 2018 IBC, 2018 IWUIC and all applicable NFPA standards. Contact the CLCFPD Fire Prevention Division at (775) 246 6209 for more information and direction.
- 6. All contractors doing any construction, modifications, or remodel must be licensed in the State of Nevada.
- 7. The applicant shall maintain a Lyon County business license for the use while occupying the site.
- 8. The applicant shall install an office with permanent bathroom facilities for employees of the business. The structure must meet International Building Code (IBC) standards as applicable. Temporary bathrooms will only be permitted while permanent facilities are under construction and for no longer than one year from the issuance of the first permit associated with the project.

9. The applicant shall provide satisfactory evidence to the County of approval by the Nevada Division of Water Resources for a well to provide potable water for the facility prior to issuance of a building permit through the Lyon County Building Department.
10. The applicant shall provide satisfactory evidence to the County of approval by the Nevada Division of Environmental Protection's Bureau of Air Pollution Control division for a Class II Air Quality Operating Permit.
11. The applicant shall provide satisfactory evidence of approval by the Central Lyon Fire Protection District for the fire suppression system prior to issuance of a building permit through the Lyon County Building Department. This should include authorization to use the existing 100,000 gallon welded steel storage tank and the approval of the plan to install a fire hydrant within the project area.
12. The County will not accept maintenance responsibility for Industrial Parkway from the existing edge of pavement to the project site. The applicant shall be responsible for maintenance of Industrial Parkway from the end of pavement up to their facility, to include keeping a water truck on site to address dust control, and application of surface treatments and aggregate materials as needed to maintain safe passage. The County's Roads Director reserves the right to request a Traffic Impact Study if more than 500 Average Daily Trips or 80 peak hour trips are observed by the County. Peak hours are defined as between 7am and 9 am and 4pm and 6pm from Monday through Friday.
13. The operations authorized per this Conditional Use Permit shall not exceed 75 dBA (A-weighted decibel) during daytime hours or 70 dBA during night time hours as averaged from a two-hour monitoring period. The Community Development Director reserves the right to require a sound study to verify sound levels of the functioning operations. If a sound study determines that the use permitted per this Conditional Use Permit exceeds the limit allowed, the authorization may be rescinded at the discretion of the Director.
14. The applicant is granted no authority per this Conditional Use Permit to restrict the V&T Railway from continuing operations.
15. The hours of operation for on-site operations will be limited to 6am to 7pm Monday through Friday and 6am to 3pm on Saturdays. Occasional work on Sundays, also limited to 6am to 3pm, will be allowed to accommodate specific projects.
16. Exterior site and building lighting shall be installed as to eliminate any nuisance to adjoining properties. No unshaded light sources shall be permitted.
17. The applicant shall comply with the Lyon County drainage guidelines (2024 updated edition) to the satisfaction of the County Engineer. The property owner shall be responsible for maintenance of all roads, walks, parking areas and drainage facilities within the parcel, as well as the storm water detention facilities.
18. The substantial failure to comply with the conditions imposed on the issuance of this conditional use permit or the operation of the conditional use in a manner that endangers the health, safety or welfare of Lyon County or its residents or the violation of ordinances, regulations or laws in the conditional use may result in the institution of revocation proceedings. **Failure to initiate the conditional use permit within two (2) years from the date of approval will result in the expiration of the conditional use permit approval.**

## **Alternative Motions**

### **Alternative Motion for Continuance**

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

#### **The Planning Commission finds that:**

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

**Based on the above findings and with the applicant's concurrence, I move that the Planning Commission continues the request from Sierra View Materials for a Conditional Use Permit for an aggregate pit and an asphalt batch plant on two parcels that total approximately 241 acres subject to Rural Residential, 20-acre minimum (RR-20) zoning located at 200 and 350 Industrial Parkway in Moundhouse (APNs 016-111-06 and 016-111-07); PLZ-2025-091 for \_\_ days.**

### **Alternative Motion for Denial**

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

#### **The Planning Commission finds that the proposed use:**

- A. Will be detrimental to the use, peaceful enjoyment, economic value, or development of surrounding properties or the general neighborhood; and is incompatible with and detrimental to the character and integrity of adjacent development and neighborhoods, nor has the applicant proposed mitigation of adverse impacts such as noise, vibrations, fumes, odors, dust, glare or physical activity related to the proposed project.
- B. Will be detrimental to the public health, safety, convenience and welfare; and
- C. Will result in material damage or prejudice to other property in the vicinity.

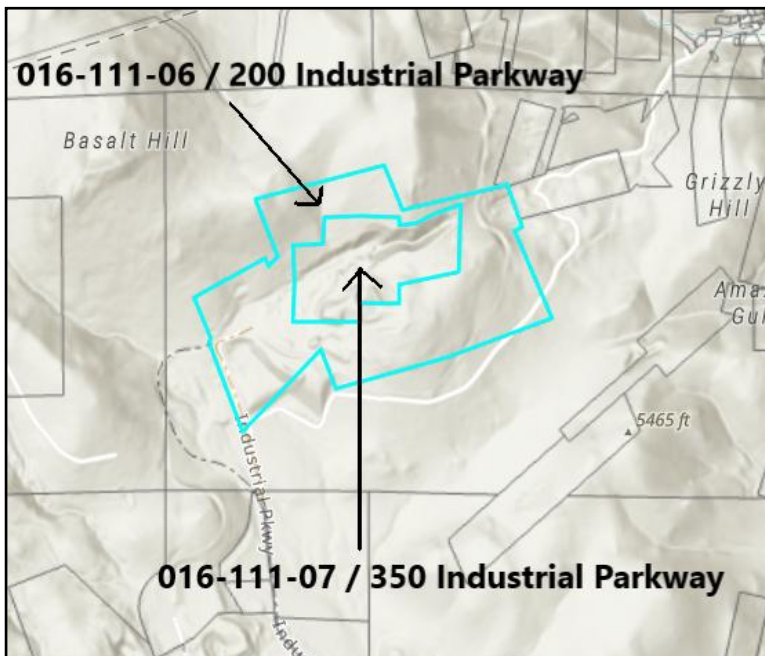
**Based on the aforementioned findings, I move that the Planning Commission recommend denial to the Board of Commissioners for the request from Sierra View Materials for a Conditional Use Permit for an aggregate pit and an asphalt batch plant on two parcels that total approximately 241 acres subject to Rural Residential, 20-acre minimum (RR-20) zoning located at 200 and 350 Industrial Parkway in Moundhouse (APNs 016-111-06 and 016-111-07); PLZ-2025-091.**

## BACKGROUND INFORMATION

### Location

The subject site is located at the terminus of Industrial Parkway in north Moundhouse west of US Highway 341 and north of US Highway 50 on two parcels located at 200 and 350 Industrial Parkway. A V&T Railway line, used for tourists, crosses access to the site (details follow).

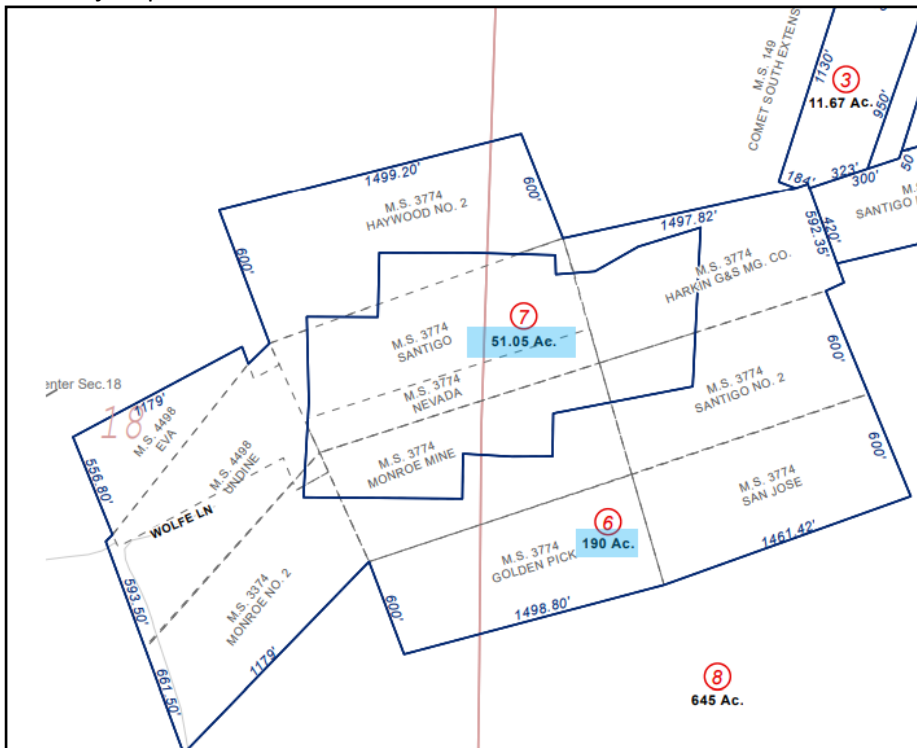
### Vicinity Map





## Size

The subject parcels are 190 and 51.05 acres in size for a total of 241.05 acres per the County Assessor.



### Flood Zone Designation

Per FEMA Flood Insurance Rate Maps (FIRMs) shown below, the subject parcels are located in the X Zone (area of minimal flood hazard). No Floodplain Development permits will be required.



### Access

Access to the parcels is via Industrial Parkway, which connects to Highway 50 via Highway 341. Industrial Parkway is paved with asphalt concrete up until approximately the last mile before the site access, where the surface converts to a gravel aggregate. The main entrance to the parcels is near an at-grade crossing over the reconstructed V&T Railway, approximately 1-mile north of the existing end-of-pavement.

### **V&T Railway crossing, looking north east towards the project site**



**Existing gate across Industrial Parkway, looking north towards the site**



#### Public Facilities

Lyon County Utilities Department has no sewer or water services available within this area of Mound House, meaning any proposed development will require approval from the Nevada Division of Environmental Protection (NDEP) for sewer service and NDEP and the Nevada Division of Water Resources for a well.

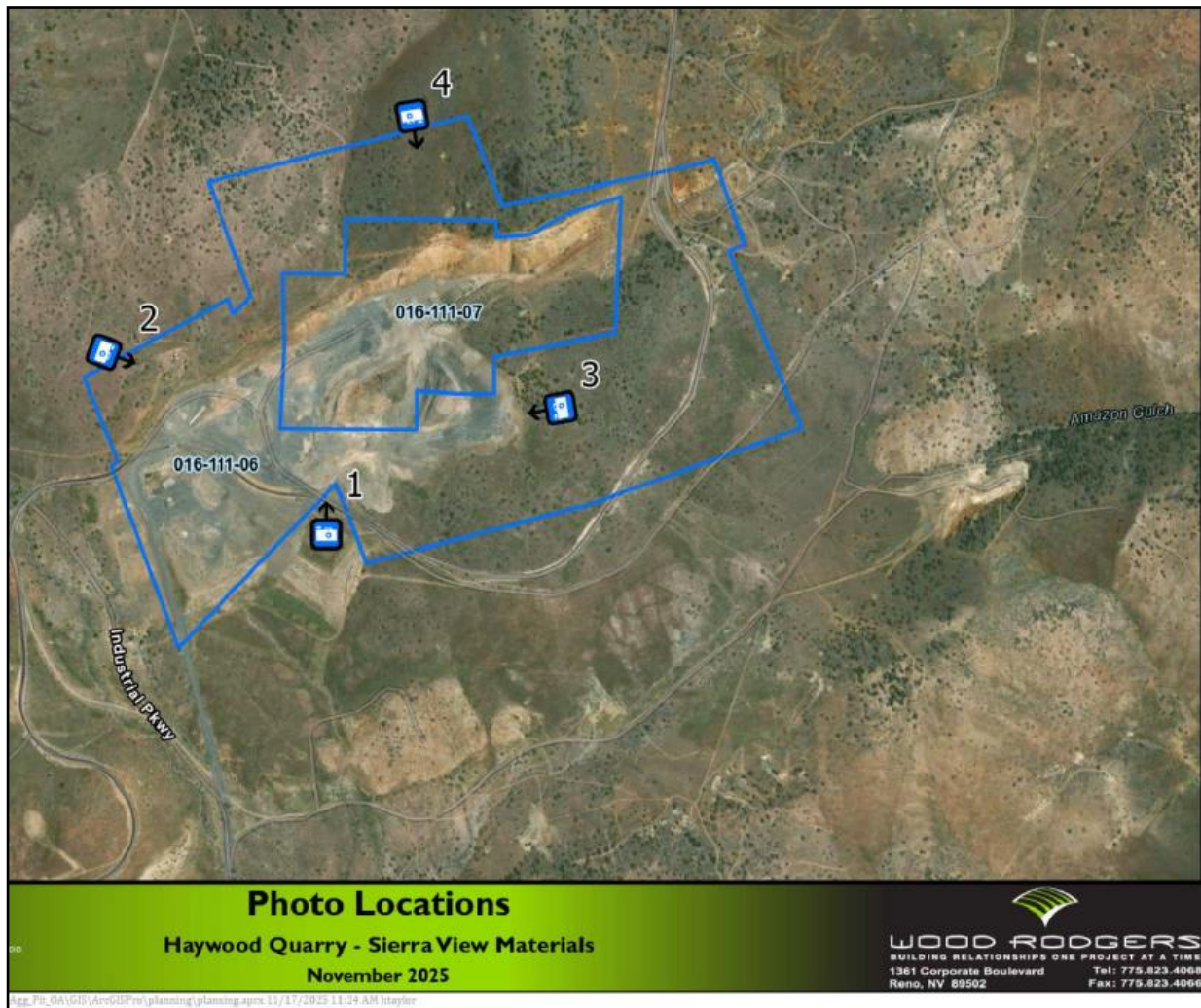
#### Existing/Previous Uses and Development

Several industrial/resource operations have used this site in the past, including, and most recently, aggregate extraction, crushing and processing, and asphalt hot plant operations. Portions of the property, known as the “Haywood Property/Quarry” have been mined intermittently since the early 1900’s and Lyon County previously used the site for a landfill and dump. There are no aggregate extraction or processing operations currently underway on the site.



## Site Photos

The applicant provided pictures of the site, which are included in this report. The image below displays the perspectives of each photo that follows.





## Location 1



*South of the V&T Railroad looking north*





## Location 2



*Western edge of site looking southeast*





### Location 3



*Eastern edge of aggregate area looking west*

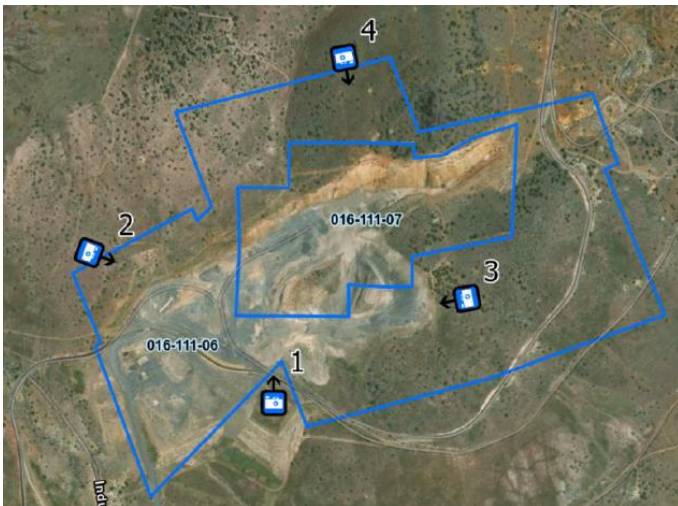




## Location 4



*North edge of site looking south*





## MASTER PLAN AND ZONING

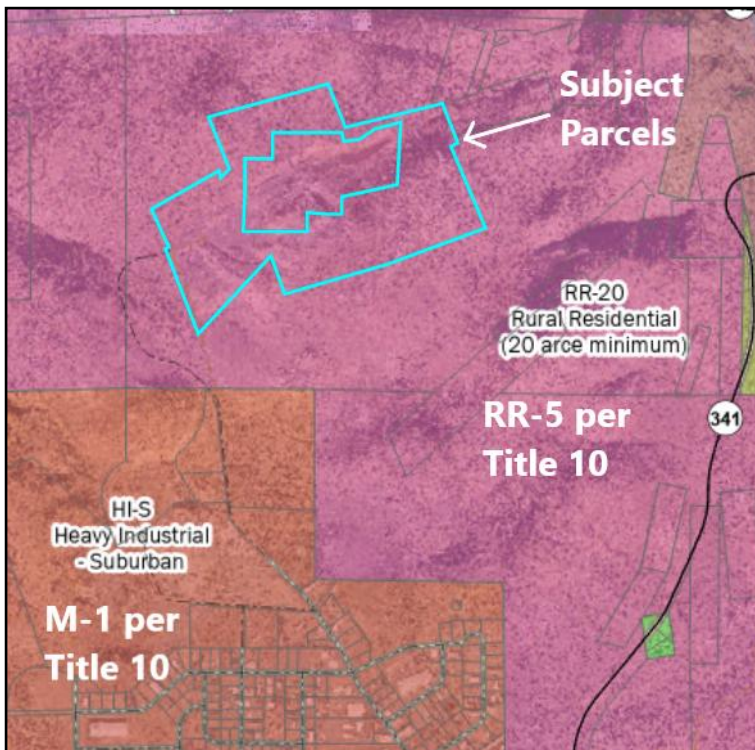
### Master Plan

The subject parcels are outside the Moundhouse Community boundary per the 2020 Master Plan and don't have a Character District designation. The *General Northerly* Master Plan map designates the parcels as Resource, surrounded by Open Space. The uses proposed are consistent with Resource-designated lands per the Master Plan.



### Zoning

The subject parcels are zoned RR-5 (Fifth Rural Residential-20 acre minimum) per Title 10, subject to RR-20 (Rural Residential-20 acre minimum) per Title 15 and the Zoning Consistency Matrix (adopted in 2018 with Title 15). The uses of “asphalt batch plant” and “aggregate, sand, and gravel extraction and processing” both require Conditional Use permits in the RR-20 district per Table 15.320-1. The same entitlement may authorize both uses.



## STAFF REVIEW AND COMMENTS

### Project Details

The applicant provided a full project description of the proposed uses, included as Attachment 1 of this report. Staff summarized the description below:

*The Applicant is proposing to develop a resource extraction and processing operation that will include two parts, the extraction of materials operations and asphalt batch plant operations, on the Project Site. These operations will provide a source of aggregate material and asphalt in the Mound House / Lyon County / Carson City region.*

*The aggregate excavation operation will run year-round, while the asphalt batch plant will only run in the warmer months, usually between April and November. Hours of operation are anticipated to be 6 a.m. to 7 p.m., Monday through Friday, and 6 a.m. to 3 p.m. on Saturdays. It is anticipated that occasional work may be necessary on Sundays to accommodate alternative schedules for government agency projects. The applicant anticipates approximately 6-8 employees, but per MSHA standards, there will be at least two employees on site during any period that operations are active. The various components of the proposed operations are further detailed below.*

*The area anticipated for aggregate extraction is identified on the site plan and includes the excavation of approximately 18,000,000 cubic yards of material. The aggregate excavated will be stockpiled on-site, to ultimately be used in the batch plant operations, or sold to customers as raw material. The aggregate retained for the asphalt plant operations will be processed through a rock crusher, which sizes the aggregate based on what is needed for the batch.*

*After the aggregate completes the rock crushing process, it is loaded into a cold-feed bin by a front-end loader, which dispenses the aggregate onto a collection belt in amounts determined by a control computer. The belt distributes the aggregate into a rotating drum that is heated with a propane burner to heat and dry the materials.*

*The operation will use recycled asphalt product from roads that have been replaced. This recycled asphalt will follow a similar process to the raw aggregate, going through a crusher before being added to the drying drum and ultimately, the mixing drum.*

*The hot asphalt cement, heated aggregate, processed recycled asphalt and any collected dust are combined in a mixing drum, then discharged onto a drag slat conveyor. The conveyor deposits the solution into a silo for storage until it is dispersed into a customer's transport truck. The silos needed for storage are approximately 75 feet high.*

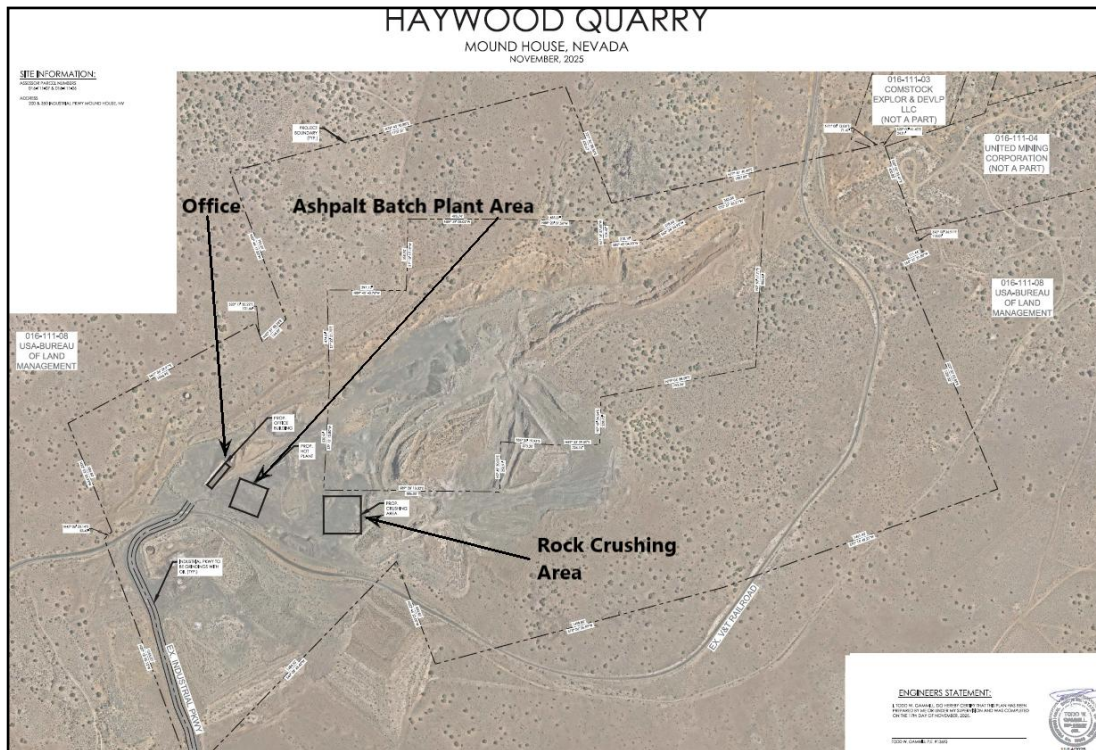
*In order to reduce the amount of dust released, the batch plant will utilize a baghouse air filter. The baghouse will capture dust particles in the air created during the heating and drying of aggregate and recycled asphalt. The dust that is collected is returned to the production process. The baghouse filter also helps to reduce any odors that are created during the process.*

### Operations Area

*In addition to the excavating and batch plant, the project includes an operations area that will provide support with a modular building serving as the office (Figure 4), placed on a concrete foundation, connected to a septic*

system and a well for water service. The building is approximately 750 square feet and will include two offices, a conference room and a restroom. Other support operations include an above-ground 30,000-gallon propane tank, a 10,000-gallon diesel tank, a truck scale/weigh station to weigh outgoing materials, material stockpiling, and on-site equipment storage for excavators, wheel loaders, water trucks, and other specialty equipment that pertain to these processing operations.

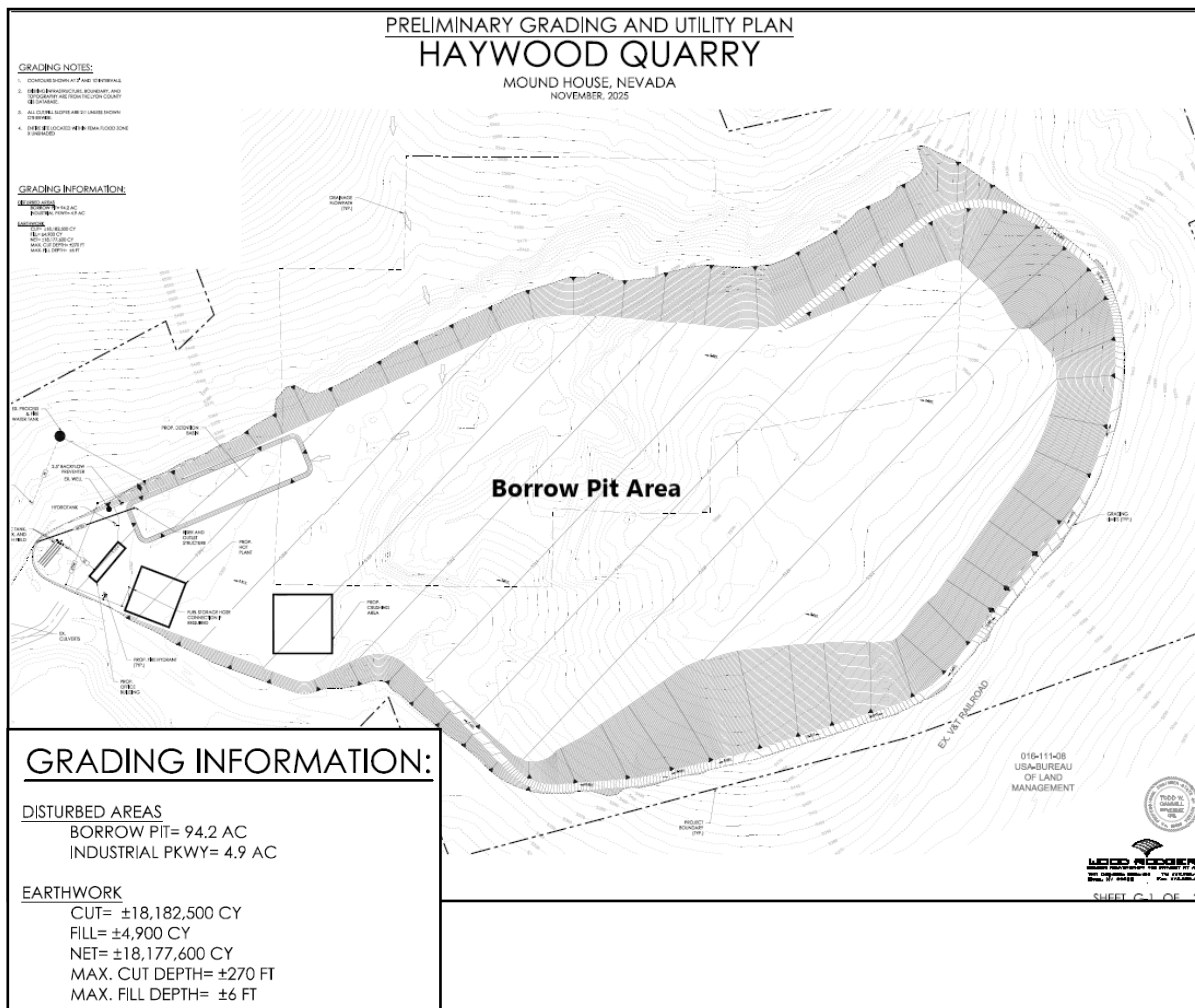
The areas proposed for the office building, the batch plant, and rock crushing are depicted below in the applicant's site plan, with additional labeling added by Lyon County staff. The site plans denote approximately 94 acres of area to be disturbed for the "borrow pit". Recognizing the surrounding topography and the remote location of the site at the terminus of a roadway used for industrial uses, the height of the silos at up to 75 feet is acknowledged as being permissible.







**Figure 3 – Example of an Asphalt Batch Plant operation**



## FINDINGS

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

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

### Applicant's Response

*The Comprehensive Master Plan designated the subject site as having a land use of Resource, which is compatible with the underlying Lyon County zoning designation of Rural Residential (RR-20) as provided in Title 15. As outlined in Table 15.320-1 of the Lyon County Code Title 15, Aggregate, sand and gravel extraction and processing (including asphalt batch plants) is permitted with approval of a Conditional Use Permit in the RR-20 zoning district.*

*The following Lyon County Master Plan policies support the proposed application:*

*Policy LU 1.1: Follow Development patterns as established in the Land Use Plan.*

- *The Lyon County Land Use Plan identifies the Site as Resource. This land use supports operations that include resource extraction and processing.*

*Policy LU 3.1: Diverse Economic Base.*

- *The proposed project supports a diverse economic base by developing a new aggregate materials resource and asphalt batch plant that can support roadway and other infrastructure projects in the Mound House and Carson City region.*

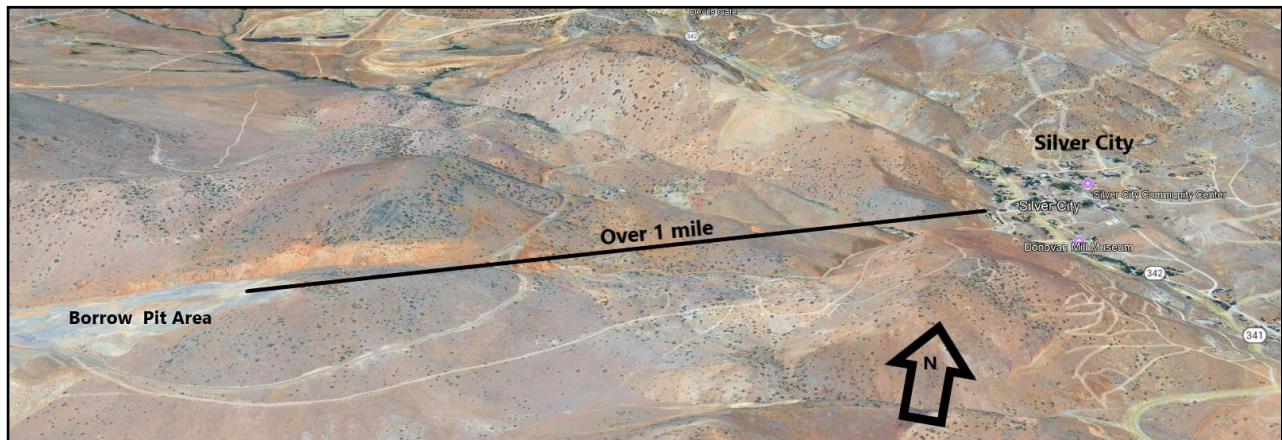
*Policy NR 9.3: Mitigate Operations (Mining and Resource Extraction)*

- *The proposed aggregate operation has been designed to mitigate adverse operational impacts such as traffic, residential land uses, noise, etc. The proposed project is over 5,000 feet from the residential area of Silver City and is located on the outer edge of a developed industrial area within Mound House. The project overall will not generate a significant amount of traffic on the existing roadway network.*

### Staff Comment

Staff believes the Goals above from the 2020 Master Plan (Chapter 3) are appropriately quoted by the applicant for the proposed project. The project site is within a region of the County where industrial uses are dominant and the section of Industrial Parkway that will be maintained by the applicants will not serve residential communities. The project site has been used for aggregate pit/extraction uses previously and were the requested CUP to be approved, the conditions of approval are intended to ensure compliance with County Code.

The image that follows shows a rough calculation of over one mile distance from the eastern side of the borrow pit area to Silver City residents. Notable topography also separates the borrow pit from residents, providing additional separation of potential conflicts in land use.



Staff feels this Finding may be met in the affirmative.

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

**Applicant's Response**

*The proposed aggregate excavation and asphalt batch plant operations are located a significant distance from any residential uses and is generally in a developed industrial area. The operation itself will utilize water trucks to limit dust and a baghouse filter to collect dust particles and contain odors that may be released during the batch plant operations. The design and placement of the V&T Railroad provides a screening mechanism to shield the less desirable aspects of the operation from the train passengers.*

**Staff Comment**

The location of the subject parcels and their historic uses make these properties appropriate for approval of the requested CUP. Staff has included recommended Conditions of Approval to address issues that could affect other properties. Specifically, screening of the use from the V&T Railway line, dust control for Industrial Parkway, and an allowance for the County to request a noise study if necessary. Air quality will be monitored through an NDEP Air Quality Operating Permit. Staff feels this Finding may be met in the affirmative.

**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 proposed use is not anticipated to have significant traffic impacts on the existing road network. It is anticipated that the project will generate between 50 and 80 peak hour trips, with approximately 150 daily trips. The Applicant is proposing to improve the unpaved portion of Industrial Parkway with asphalt grindings and oil, and will continuously maintain this segment. The proposed project is not anticipated to have an impact on the level of service of SR 341 or Highway 50.*

**Staff Comment**

Based on the proposed uses and review from the Lyon County Road Department Department, staff has included a recommended Condition of Approval that the roadway be maintained for dust control and replacement of aggregate/surface treatments as needed, but that no additional improvements are required as the existing roadway infrastructure is designed to accommodate the increase in traffic. The applicant will be responsible for



maintaining approximately one mile of Industrial Parkway and the County refuses maintenance responsibility. This Finding may be met in the affirmative.

**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**

*As previously mentioned, the unpaved portion of Industrial Parkway will be improved and maintained by the Applicant. Based on the anticipated trips generated by this project, no traffic control devices or access restrictions are expected to be needed.*

**Staff Comment**

The site is accessed by existing roadways that do not require any additional improvements but will require maintenance at the applicant's expense. The recommended Conditions of Approval address this Finding, which is made in the affirmative.

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

**Applicant's Response**

*Proposed aggregate operations and equipment are not anticipated to produce noise levels beyond standard construction levels. In addition, the nearest development is over 3,000 feet away and the nearest residential use is over 5,000 feet away. Visual impact on the V&T Railroad will be mitigated to the extent possible.*

**Staff Comment**

The V&T Railway line is the most directly impacted adjacent use in regard to visual impacts, but staff is in agreement that the proposed uses are not and would not substantially degrade the tourist experience. There are no authorizations made by this CUP for the applicant to restrict access to the Railway and existing safety protocols are to be maintained. Noise is limited by the recommended conditions of approval, drafted in accordance with Title 15 standards per chapter 15.337.03.H.

The most impactful result of the proposed use is additional traffic on Industrial Parkway, but the roadway will be improved by the applicant. Fire suppression systems will have to be approved by the Central Lyon County Fire Protection District. Recognizing that the recommended Conditions of Approval are specifically drafted to address the impacts of the proposed uses, staff feels this Finding is met in the affirmative.

**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 project has been designed to meet all applicable sections of Title 15.*

**Staff Comment**

Staff has included recommended Conditions of Approval that should address the proposed use and its potential impacts. At the site improvement stage, the applicant is required to submit for a separate and independent review by the Central Lyon County Fire Protection District to ensure the fire suppression system meets the District's standards. The County Engineer will review the drainage plans as that stage also and Building Department approval will be required for the structures.

The Central Lyon County Fire Protection District will provide fire and emergency medical services.

The Lyon County Sheriff's Office will provide law enforcement services.

The use is consistent with the zoning standards of Title 15 and staff feels this Finding may be met in the affirmative.

**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 project will not be materially detrimental to the public health, safety and welfare of other properties in the vicinity. The proposed facility is isolated from other developments and will be served by a haul road exclusive to the operation.*

**Staff Comment**

The existing roadway will be improved at the applicant's expense and the fire suppression plan will require approval by the Fire Protection District. NDEP will monitor air quality and review commercial septic applications. As conditioned, staff feels the CUP reasonably alleviates the potential to cause material damage or prejudice towards other properties, or be detrimental to the public health, safety and welfare of citizens.

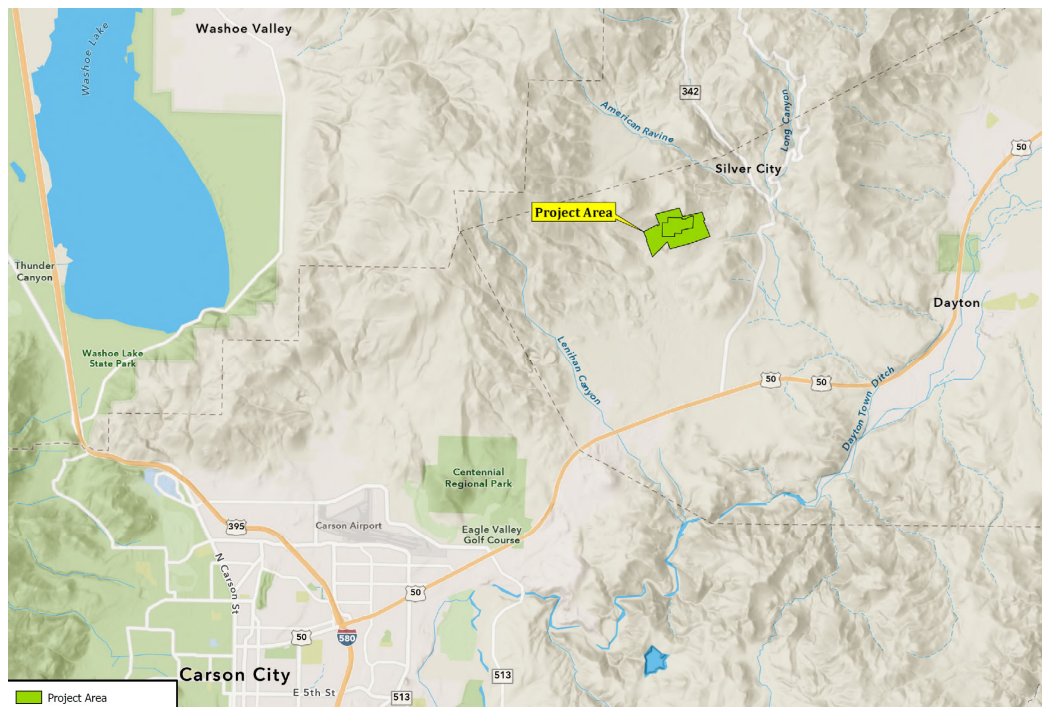
## **Executive Summary**

|               |                                                                                                                                                                                                                                                                                                                                     |
|---------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Project Name: | Haywood Quarry – Sierra View Materials                                                                                                                                                                                                                                                                                              |
| APN Numbers:  | 016-111-06 & 016-111-07                                                                                                                                                                                                                                                                                                             |
| Location:     | The Project Site is located at the terminus of Industrial Parkway, approximately two miles north of the intersection at Industrial Parkway and State Route 341 in Mound House.                                                                                                                                                      |
| Land Use:     | Resource                                                                                                                                                                                                                                                                                                                            |
| Zoning:       | Rural Residential – 20 acre minimum (RR-20)                                                                                                                                                                                                                                                                                         |
| Request:      | This is a request for a <b>Conditional Use Permit</b> to establish a commercial aggregate pit and asphalt batch plant that includes the use of heavy equipment, rock crushing, and stockpiling of material on-site in the RR-20 (Title 15)/ RR-5 (Title 10) zoning district on a portion of an approximately 241 total acre parcel. |

## **Background**

The project site is located approximately 2 miles northwest of State Route 341 between Mound House and Silver City (**Figure 1**). The site has a long history of mining operations. It was originally mined for gold and silver, known as the Haywood Group of Mines, consisting of several claims. As the ore became depleted, the site was converted to various support components of neighboring mining operations. More recently, the project site was utilized for aggregate operations. Currently, the project site is not being used and while disturbed, elements from prior operations have been removed, with the exception of stockpiled materials.

Plat maps from the early 1900s show the V&T Railroad traversing through the project site. When the V&T was reopened as a tourist railroad in 2009, the route navigated through the project site in generally the same location. Because of this, there is an existing railroad crossing on the project site. The crossing will not be disturbed, and all crossing signage will remain.



**Figure 1 – Vicinity Map**



### Land Use and Zoning

The project site, and the surrounding parcels, are zoned Rural Residential – 20 acre minimum (RR-20). Despite this zoning designation, there are no residential uses in the vicinity, and the area to the south would generally be classified as industrial. The project site has a Land Use designation of Resource, which supports extraction and processing uses.

Per Table 15.320-1 (**Figure 2**), a Conditional Use Permit is required to establish the use type “Aggregate, sand and gravel extraction and processing (including asphalt batch plants)” in the RR-20 zoning district.

| Use Category                                                               | Use Type                                                                              | Rural Residential |       |      |      |      | Commercial Mixed-Use |       | Agricultural/Resource |     |    |    | Commercial |      | Use Specific Regulations (Code Reference) |
|----------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-------------------|-------|------|------|------|----------------------|-------|-----------------------|-----|----|----|------------|------|-------------------------------------------|
|                                                                            |                                                                                       | RR-20             | RR-10 | RR-5 | RR-2 | RR-1 | CMU-R                | HMU-R | AG                    | NIA | RL | PL | NC         | TC-R |                                           |
| Industrial uses (also see <a href="#">table 15.320-4</a> of this section): |                                                                                       |                   |       |      |      |      |                      |       |                       |     |    |    |            |      |                                           |
| Resource extraction and processing                                         | Aggregate, sand and gravel extraction and processing (including asphalt batch plants) | C                 | C     | -    | -    | -    | -                    | -     | -                     | -   | C  | C  | -          | -    | Chapters 336 and 337                      |
|                                                                            | Wood treatment                                                                        | -                 | -     | -    | -    | -    | -                    | -     | -                     | -   | -  | -  | -          | -    | Chapter 337                               |
| Energy production and                                                      | Fossil or alternative fuel generating                                                 | -                 | -     | -    | -    | -    | -                    | -     | -                     | -   | C  | C  | -          | -    | Chapter 337                               |

**Figure 2 – Table 15.320-1 Table of Allowed Uses**

### Project Request

This request seeks approval of a **Conditional Use Permit** to establish a resource extraction and processing operation consisting of aggregate extraction and asphalt batch plant operations. Included in the proposed operations are the use of heavy equipment, rock crushing, and stockpiling of material on-site.

### Project Details

The Applicant is proposing to develop a resource extraction and processing operation that will include two parts, the extraction of materials operations and asphalt batch plant operations, on the Project Site (*Refer to Preliminary Site Plan in Section 3 of this submittal packet*). These operations will provide a source of aggregate material and asphalt in the Mound House / Lyon County / Carson City region. The Applicant is requesting the initial term for the Conditional Use Permit to be five years, with the potential to extend the approval as necessary prior to expiration.

The aggregate excavation operation will run year-round, while the asphalt batch plant will only run in the warmer months, usually between April and November. Hours of operation are anticipated to be 6 a.m. to 7 p.m., Monday through Friday, and 6 a.m. to 3 p.m. on Saturdays. It is anticipated that occasional work may be necessary on Sundays to accommodate alternative schedules for government agency projects. The applicant anticipates approximately 6-8 employees, but per MSHA standards, there will be at least two employees on site during any period that operations are active. The various components of the proposed operations are further detailed below.

**Aggregate Extraction and Processing**

The area anticipated for aggregate extraction is identified on the site plan and includes the excavation of approximately 18,000,000 cubic yards of material. The aggregate excavated will be stockpiled on-site, to ultimately be used in the batch plant operations, or sold to customers as raw material. The aggregate retained for the asphalt plant operations will be processed through a rock crusher, which sizes the aggregate based on what is needed for the batch.

**Asphalt Batch Plant**

The batch plant area (**Figure 3**) is identified on the site plan. The process requires asphalt oil, also called asphalt cement, which is a refined petroleum product that remains in a liquid state at elevated temperatures (300°F-350°F). Since the asphalt cement will begin to solidify as it cools, it must be imported to the site in heated trucks and stored in heated, insulated holding tanks that maintain a constant temperature by a propane-fueled heater.

After the aggregate completes the rock crushing process, it is loaded into a cold-feed bin by a front-end loader, which dispenses the aggregate onto a collection belt in amounts determined by a control computer. The belt distributes the aggregate into a rotating drum that is heated with a propane burner to heat and dry the materials.

The operation will use recycled asphalt product from roads that have been replaced. This recycled asphalt will follow a similar process to the raw aggregate, going through a crusher before being added to the drying drum and ultimately, the mixing drum.

In order to reduce the amount of dust released, the batch plant will utilize a baghouse air filter. The baghouse will capture dust particles in the air created during the heating and drying of aggregate and recycled asphalt. The dust that is collected is returned to the production process. The baghouse filter also helps to reduce any odors that are created during the process.

The hot asphalt cement, heated aggregate, processed recycled asphalt and any collected dust are combined in a mixing drum, then discharged onto a drag slat conveyor. The conveyor deposits the solution into a silo for storage until it is dispersed into a customer's transport truck. The silos needed for storage are approximately 75 feet high.



**Figure 3 – Example of an Asphalt Batch Plant operation**

### **Operations Area**

In addition to the excavating and batch plant, the project includes an operations area that will provide support with a modular building serving as the office (**Figure 4**), placed on a concrete foundation, connected to a septic system and a well for water service. The building is approximately 750 square feet and will include two offices, a conference room and a restroom. Other support operations include an above-ground 30,000-gallon propane tank, a 10,000-gallon diesel tank, a truck scale/weigh station to weigh outgoing materials, material stockpiling, and on-site equipment storage for excavators, wheel loaders, water trucks, and other specialty equipment that pertain to these processing operations.



**Figure 4 - Proposed Office Building**



**Access and Circulation**

The project site is accessed by Industrial Parkway, which connects to State Route 341. Industrial Parkway is a paved road from SR341 to approximately ¼ mile north of its intersection with Cygnet Drive, after which the road is comprised of an unimproved, gravel surface. The entrance to the project site is approximately 1 mile north of the end of pavement. The section of unpaved road will be improved with compacted asphalt grindings topped with oil to provide an all-weather surface, per discussions between the Applicant and the Lyon County Roads Department. This section of the road will be maintained by the Applicant to ensure that there is sufficient access to the site that does not cause damage to transport trucks.

Vehicles will access the site via a gated entry in the southwestern corner of the parcel. Although prior operations were conducted on the western portion of the site, the proposed project will not have any operations west of the V&T Railroad. There is an existing crossing over the V&T Railroad that will not be disturbed, and all crossing signage will remain.

Circulation throughout the site will be generally limited to areas graded from prior operations. The office building and batch plant areas are nearest to the site entrance. The excavation area will encompass the area within the grading limits as identified on the site plan.

**Proximity to V&T Railroad**

As previously stated, the V&T Railroad traverses the project site in generally the same location that it was originally built in the 1800s. The V&T Railroad was initially created to provide transport services to mining operations, and since this project site was established as a group of mines, having railroad access was vital. In current times, many aggregate pits and industrial areas have railroad access for simpler transport connections, so it is not unheard of that a rail line travels through these types of uses. Since this particular rail line serves as a tourist enterprise today, traveling through a historical group of mines turned aggregate facility will add to the experience by reminding passengers that these types of uses helped build the railroad in the first place.

As designed, there is a flat segment in the western portion of the overall parcel (where the crossing lies) that will not be able to be screened, but the less desirable areas will be shielded from the passengers by design of the railroad. The railroad “cuts” through the natural grade so the operations will be approximately 20-vertical-feet above the rail line, which is demonstrated with the below image overlooking the project site (**Figure 5**).



**Figure 5 – V&T Railroad traversing through the site**

### **Traffic**

Per the applicant, a traffic study was not provided as a result of the anticipated number of daily trips. Daily traffic in-bound and out-bound of the project site will consist of hauling trucks for raw aggregate and hot asphalt, and employee vehicles. It is anticipated that the aggregate operation will generate approximately 100 trips per day (ingress/egress) and the batch plant operations will generate approximately 50 trips per day, for a total of 150 daily trips with a conservative estimate of 50 trucks entering and exiting the site during the peak hour of operation.

### **Parking**

In terms of parking, ITE doesn't specifically include parking calculations for aggregate operations or a batch plant. As such, the most applicable Land Use for this site under the 6<sup>th</sup> Generation ITE Parking Manual is 140 Manufacturing, which requires .92 spaces per 1,000 sqft GFA. The only proposed building at the site is a modular office approximately 750 square feet in size. Between employees in the office, and various operations throughout the site, it is anticipated that 6-8 employees will be on-site.

As designed, the project includes a parking area adjacent to the office building that can provide sufficient parking for the employees..

### **Grading and Drainage**

Grading will generally be per the attached site and grading plans. The grading plan as shown can yield as much as 18,000,000 cubic yards through the life of the project.

A preliminary drainage letter has been prepared to evaluate the existing drainage conditions at the project site (*Refer to Preliminary Drainage Letter in Section 2 of this submittal package*).

## **Utilities and Public Facilities**

**Septic System:** Due to the project location and extent of the current utilities, the proposed project will need to provide sewer on-site. This will come in the form of a septic tank system.

**Water System:** The water system for Sierra View Materials will utilize an existing groundwater well located at the site. The existing well is a 6" well drilled to 532 feet below ground (NDWR Well Log 104042). The well is equipped with a 30 HP, 16 stage submersible pump. The well was previously tested to produce approximately 100 to 150 GPM. There are 8.06 acre-feet of water rights appurtenant to the well and property (NDWR permit 76291/certificate 20591). The site also has an above-grade 100,000 gallon welded steel storage tank. The tank and well are planned to be utilized to support operations at the site. The well head will be reconfigured to pump into a new 8" water main to fill the 100,000 gallon storage tank. A backflow preventer will be installed on the well head discharge to protect the domestic water from the fire and process water. The well will also be equipped with a new variable frequency drive and pressure transducer to maintain water pressure to the tank and to the domestic water system. This pressure system will maintain approximately 30 to 40 PSI of system pressure for the domestic water system and the height of the water tank will maintain 25 to 35 PSI for the process water and fire system. The 8" water main to the tank will also be extended over to the future asphalt plant area and at least one fire hydrant will be installed to provide up to 1,000 GPM of fire flow to protect the office and processing facilities. The fire system will be designed to comply with NFPA requirements, including NFPA 1142 for rural fire protection systems. Based preliminary analysis the largest fire flow demand for the site are 1,000 GPM for the office and 500 GPM for the processing plant (diesel/fuel storage). The 500 GPM flow rate is estimated to have a duration requirement of 120 minutes which equates to a total fire water storage requirement of 60,000 gallons. The NFPA 1142 analysis shows the fire water storage for the office is 1,481 gallons; therefore the 60,000 gallons is the estimated fire storage requirement for the site. During the operations of the site, if the water system needs to be shut down for maintenance or repairs, the facility and office at the site will be closed and the local fire department notified, until the system can be placed back into service.

With the planned improvements, the system will be an automatic water system which provides continuous water for all domestic, process and fire water requirements for the site. The well and tank are in good condition and with new water mains and fire hydrants, the system will provide a greatly improved fire protection for the site. In addition, the backflow preventer will ensure the domestic water to serve the office will be safe. The well and domestic system will also be disinfected in accordance with AWWA and the water sampled for bacteria to ensure it is safe prior to being placed online to serve the office. All planned improvements are summarized on the Shaw Engineering CO water system schematic included with this package (*Refer to Water System Schematic in Section 3 of this submittal packet*).

**Police and Fire:** Fire and sheriff service is currently provided by Lyon County and is available in the area. The nearest hydrant is over a mile away from the site entrance and will not satisfy fire suppression requirements. In lieu of extending the water lines, the Applicant is proposing to use an existing water tank located at the site, as detailed above.



PRELIMINARY SITE PLAN  
HAYWOOD QUARRY  
MOUND HOUSE, NEVADA  
NOVEMBER, 2025

SITE INFORMATION:  
ASSESSOR PARCEL NUMBERS  
016-111-07 & 016-111-06  
ADDRESS  
200 & 350 INDUSTRIAL PKWY MOUND HOUSE, NV



ENGINEERS STATEMENT:

I, TODD W. GAMMILL, DO HEREBY CERTIFY THAT THIS PLAN HAS BEEN  
PREPARED BY ME OR UNDER MY SUPERVISION AND WAS COMPLETED  
ON THE 17th DAY OF NOVEMBER, 2025.

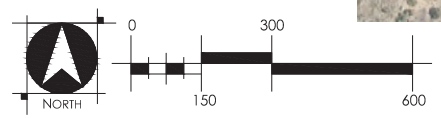
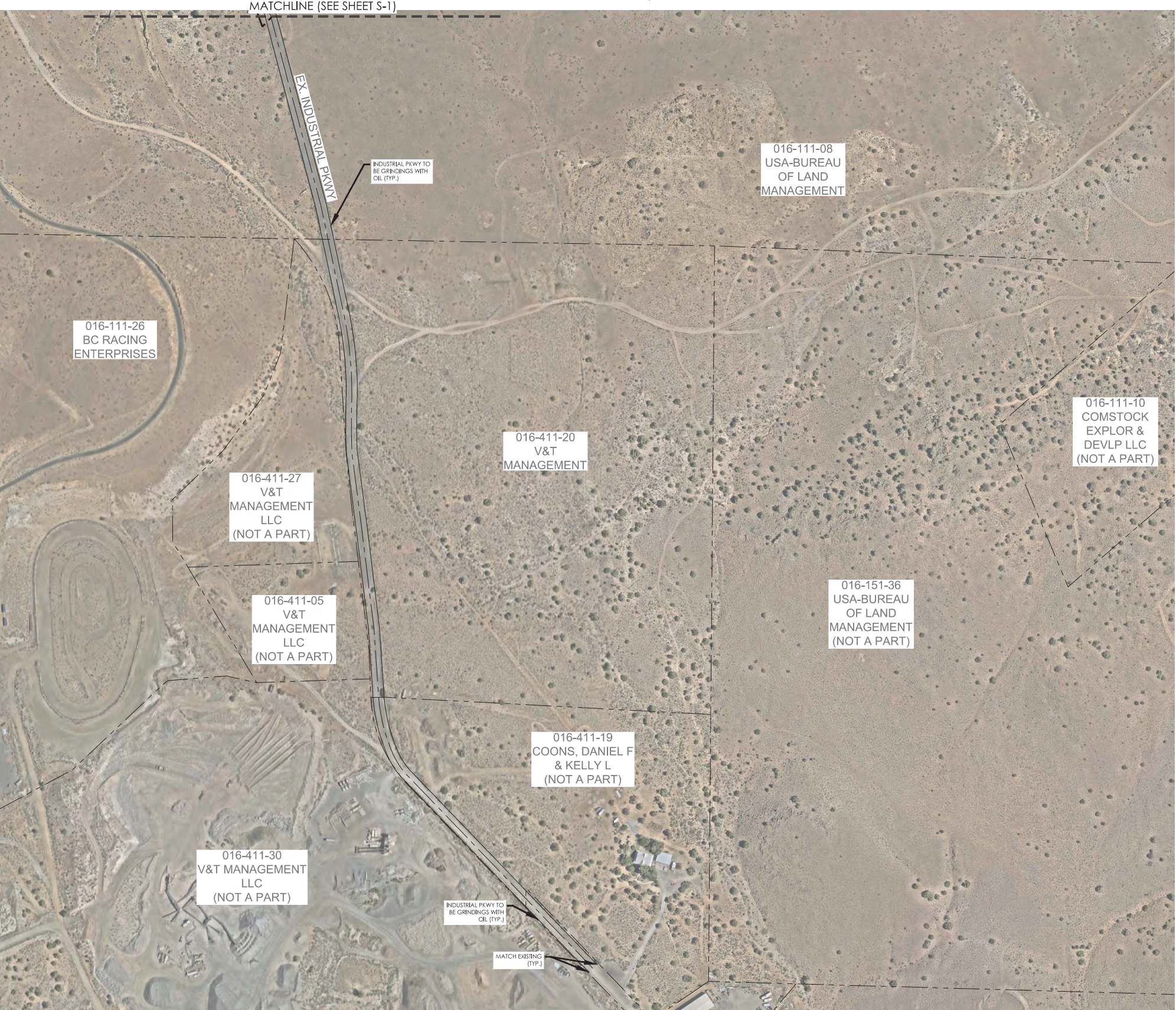
TODD W. GAMMILL P.E. #13693



**WOOD RODGERS**  
SUSTAINABLE RELATIONSHIPS ONE PROJECT AT A TIME  
1961 Corporate Boulevard  
Reno, NV 89502  
Tel 775.823.4068  
Fax 775.823.4066



PRELIMINARY SITE PLAN  
**HAYWOOD QUARRY**  
MOUND HOUSE, NEVADA  
NOVEMBER, 2025



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1961 Corporate Boulevard Reno, NV 89502 Tel 775.823.4068 Fax 775.823.4066

HAYWOOD QUARRY



PRELIMINARY GRADING AND UTILITY PLAN  
HAYWOOD QUARRY

MOUND HOUSE, NEVADA  
NOVEMBER, 2025

GRADING NOTES:

- 1. CONTOURS SHOWN AT 2' AND 10' INTERVALS.
- 2. EXISTING INFRASTRUCTURE, BOUNDARY, AND TOPOGRAPHY ARE FROM THE LYON COUNTY GIS DATABASE.
- 3. ALL CUT/FILL SLOPES ARE 2:1 UNLESS SHOWN OTHERWISE.
- 4. ENTIRE SITE LOCATED WITHIN FEMA FLOOD ZONE X UNSHADED

GRADING INFORMATION:

DISTURBED AREAS  
BORROW PIT= 94.2 AC  
INDUSTRIAL PKWY= 4.9 AC

EARTHWORK  
CUT= ±18,182,500 CY  
FILL= ±4,900 CY  
NET= ±18,177,600 CY  
MAX. CUT DEPTH= ±270 FT  
MAX. FILL DEPTH= ±6 FT



016-111-08  
USA-BUREAU  
OF LAND  
MANAGEMENT



**WOOD RODGERS**  
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME  
1961 Corporate Boulevard Reno, NV 89502 Tel 775.823.4068 Fax 775.823.4066

SHEET G-1 OF 3



# **Lyon County Planning Commission Agenda Summary**

Meeting Date: January 13, 2026

## **Agenda Item Number:**

8.e

## **Subject:**

For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Lux Solar Center, LLC for a Major Variance application to allow for a reduction in setbacks for an expansion to the existing Lux Solar Project approved in 2023, to construct and operate a photovoltaic (PV) solar energy facility, on land subject to RR-20 (Rural Residential, 20 Acre Minimum) zoning located in the northern portion of the parcel at 55 Butte Way in Wabuska, Mason Valley on an approximately 280-acre portion of a 1,593-acre parcel (APN 014-091-20); PLZ-2025-096.

## **Summary:**

## **Financial Department Comments:**

## **Approved As To Legal Form:**

## **County Manager Comments:**

## **Recommendation:**

## **ATTACHMENTS**

- [Continuance Request](#)



Lisa Nash &lt;lnash@lyon-county.org&gt;

---

**Ørsted - Lux Solar Center - CUP / Variance Applications**

1 message

**Thomas Gentry** <TGENT@orsted.com>

Tue, Dec 30, 2025 at 11:26 AM

To: Lisa Nash &lt;lnash@lyon-county.org&gt;

Cc: Gavin Henderson &lt;ghenderson@lyon-county.org&gt;, Nick Gebauer &lt;NIGEB@orsted.com&gt;, Amy Shanahan &lt;AMYSH@orsted.com&gt;

Lisa,

Pursuant to our discussions, the Orsted team is requesting a continuance on its existing CUP and Major Variance applications for the Lux Solar Center north of Yerington.

We are still pending formal feedback from NDOT on the Traffic Impact Study generated as part of the application process, so we are requesting that our project be moved to planning commission agenda scheduled for Tuesday, February 10.

Please let me know if you need any additional details as part of this request.

Thank you very much!

Best regards,

**Thomas Gentry**

Manager, Project Development

West Regional Development 2

Region Americas

Ørsted

+18479092694

[tgent@orsted.com](mailto:tgent@orsted.com)

# **Lyon County Planning Commission Agenda Summary**

Meeting Date: January 13, 2026

## **Agenda Item Number:**

8.f

## **Subject:**

For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Lux Solar Center, LLC for a Conditional Use Permit for an expansion to the existing Lux Solar Project approved in 2023, to construct and operate a photovoltaic (PV) solar energy facility, on land subject to RR-20 (Rural Residential, 20 Acre Minimum) zoning located in the northern portion of the parcel at 55 Butte Way in Wabuska, Mason Valley on an approximately 280-acre portion of a 1,593-acre parcel (APN 014-091-20); PLZ-2025-085.

## **Summary:**

## **Financial Department Comments:**

## **Approved As To Legal Form:**

## **County Manager Comments:**

## **Recommendation:**

## **ATTACHMENTS**

- [Continuance Request](#)





Lisa Nash &lt;lnash@lyon-county.org&gt;

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**Ørsted - Lux Solar Center - CUP / Variance Applications**

1 message

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To: Lisa Nash &lt;lnash@lyon-county.org&gt;

Cc: Gavin Henderson &lt;ghenderson@lyon-county.org&gt;, Nick Gebauer &lt;NIGEB@orsted.com&gt;, Amy Shanahan &lt;AMYSH@orsted.com&gt;

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Thank you very much!

Best regards,

**Thomas Gentry**

Manager, Project Development

West Regional Development 2

Region Americas

Ørsted

+18479092694

[tgent@orsted.com](mailto:tgent@orsted.com)

# **Lyon County Planning Commission Agenda Summary**

Meeting Date: January 13, 2026

## **Agenda Item Number:**

9.a

## **Subject:**

For Discussion Only: Community Development Director comments and updates.

## **Summary:**

## **Financial Department Comments:**

## **Approved As To Legal Form:**

## **County Manager Comments:**

## **Recommendation:**