



YERINGTON PLANNING COMMISSION

STEVE DOUGLAS, PRESIDENT
ROBERT ARIGONI, VICE PRESIDENT
TRAVIS CROWDER
ERIC BODENSTEIN
ELMER BULL
LACEY PARROTT

YERINGTON PLANNING COMMISSION MEETING AGENDA DECEMBER 27, 2023 at 4:00 PM – CITY HALL

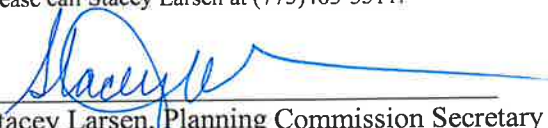
1. Meeting called to order, roll call reported and Pledge of Allegiance.
2. Public Participation/Comments: Public Comments(s) Shall not be Restricted Based on Content or View Point – No Action Will Be Taken
3. For Possible Action: Review and Approve the Agenda.
NOTICE RE: NRS 237: When the Planning Commission approves this agenda, it also approves a motion ratifying staff action taken pursuant to NRS 237.030 et seq. with respect to items on this agenda, and determines that each matter on this agenda for which a Business Impact Statement has been prepared does impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business, and each matter which is on this agenda for which a Business Impact Statement has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business. Public Comment on any item not on this agenda, and pertinent to the Planning Commission, will be received during the Public Participation/Comment portion of this meeting. This presiding officer will invite public comment pertaining to those matters on today's agenda during the planning commission's consideration of each individual matter, and before action, if any, is taken. Public comment is limited to three (3) minutes per person, per item, unless additional time is permitted, by the presiding officer.
4. For Possible Action: Approve the Planning Commission Minutes of December 4, 2023.
5. For Possible Action and recommendation to the Yerington City Council: Jamie Reizenstein on behalf of LSPI Exchange Corp. is proposing a Special Use Permit application with APN 001-231-25.
6. Public Participation/Comments: Public Comments(s) Shall not be Restricted Based on Content or View Point – No Action Will Be Taken

This is a tentative schedule for the meeting. The board reserves the right to take items in a different order to accomplish business in the most efficient manner and they may combine two or more agenda items for consideration. Items may also be removed from this agenda or delayed for later discussion.

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 Interim City Clerk at 463-3511 in advance so that arrangements may be conveniently made.

If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at: http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing all of the information requested in the form. Send your completed complaint form or letter to us by mail at U.S. Department of Agriculture, Director, Office of Adjudication, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, by fax (202) 690-7442 or email at program.intake@usda.gov.

I, Stacey Larsen, do certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 E. Goldfield Ave, Yerington, NV 89447 and also online at the Nevada State Department of Administration web site at notice.nv.gov and the City of Yerington website at www.yerington.net on the 21st of December 2023. For questions or supporting materials regarding this agenda, please call Stacey Larsen at (775)463-3511.


Stacey Larsen, Planning Commission Secretary

The City of Yerington is an equal opportunity provider

December 4, 2023

The Yerington Planning Commission met in the City Council Chambers at 4:00 pm with the following members present:

President Steve Douglas
Commissioner Elmer Bull
Commissioner Robert Arigoni
Commissioner Lacey Parrott via telephone
City Manager Robert Switzer
Building Inspector Joel Brown
Planning Commission Secretary Stacey Larsen

Absent:

Commissioner Travis Crowder
Commissioner Eric Bodenstein
City Clerk Sheema D. Shaw
Attorney Chuck Zumpft

Guests:

Eric Anderson from Bighorn Consulting Engineers, Inc.
John Mattice from Prime West Construction
Michelle Smith

Agenda Approval

Commissioner Arigoni made a motion to approve the agenda for the December 4, 2023 meeting as presented, seconded by Commissioner Bull. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

Minutes of October 25, 2023 meeting

Commissioner Arigoni made a motion to approve the minutes for the October 25, 2023 meeting as presented, seconded by Commissioner Bull. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

Special Use Permit—Eric Anderson with Bighorn Consulting Engineers, Inc. on behalf of Desert Pearl Farms, LLC is proposing a special use permit application APN 001-681-07.

Eric Anderson with Bighorn Consulting Engineers, Inc. addressed the commissioners on behalf of Desert Pearl Farms and Peri and Sons Farms for a special use permit for agricultural farm labor housing to include cooking facilities. He stated they are proposing four new farm labor housing kitchen buildings. Each new kitchen building will be about 7,875 square feet and will contain 28 individual kitchenettes and a dining hall area. He stated that they are not commercial kitchens, they are residential kitchens. Each kitchenette will have an electric stove top, two compartment sinks, some shelves and cabinets and a

refrigerator. He stated the entire project is on a 78-acre parcel and will use about five acres to construct the kitchen buildings.

Commissioner Bull asked if this is going to be located in the same area as the existing buildings that are already built on the 78-acre parcel. John Mattice with Peri and Sons Farms stated yes. Commissioner Bull asked if the existing buildings have cooking facilities in them and John Mattice stated that the membrane structures do not have kitchens but the rest of the facilities, the block units and stucco units do have kitchens. John Mattice stated that they are accommodating the membrane structure units with the right number of kitchens needed for the laborers living in the membrane structures.

President Douglas and City Manager Switzer had a discussion on the special use permit process. President Douglas believes there is a special use permit in place for this parcel for labor use housing. President Douglas asked if this would be an addendum or is this a new special use permit. He stated we could make this permit a subsection of the special use permit already in place or we could let it be a stand-alone special use permit. City Manager Switzer stated that special use permits are on a stated objected piece of property for a specific single use project.

President Douglas stated this will now have to go through the building department and NDEP. He stated that he sees that NDEP has already approved and Eric Anderson stated yes. President Douglas stated he wants to make sure we put in our special use requirements that it's only allowable for the workers and not to be used to host big parties. John Mattice stated it will only be occupied for two and a half months out of the year. Commissioner Bull asked if they will not be occupied the other 9 ½ months. John Mattice stated yes.

President Douglas asked Commissioner Parrott if the fire department has any concerns and Commissioner Parrott stated no. John Mattice stated they have put up a fire wall.

Special Use Permit-Eric Anderson with Bighorn Consulting Engineers, Inc. on behalf of Desert Pearl Farms, LLC is proposing a special use permit APN 001-681-07.

Commissioner Bull made a motion to approve the special use permit for APN 001-681-07 submitted by Desert Pearl Farms, LLC as presented, Commissioner Arigoni seconded the motion. President Douglas asked for public comments, there were no public comments and the motion carried unanimously.

There being no further business the meeting was adjourned.

Steve Douglas
Planning Commissioner President

Stacey Larsen
Planning Commission Secretary



**SPECIAL USE PERMIT APPLICATION
CITY OF YERINGTON
14 E. GOLDFIELD AVENUE
YERINGTON, NV 89447
(775)463-3511**

Applicant: Jamie Reizenstein Owner: LSPI EXCHANGE CORP
Address: 200 Densmore Ln Address: 20 S. SANTA CRUZ AVE #304
City/State/Zip: Yerington NV 89447 City/State/Zip: LOS ANGELES CA 90030
Telephone: 775-790-4458 Telephone: 408-395-7296

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-231-25
If within a Subdivision, Name: _____ Lot: _____ Block: _____
Street Address of Property: 861 W Bridge ST
Area of Property (Sq. Ft.): 13116.00 Deed Restrictions: Yes [] No [☒]
(If yes, copy attached)
Existing Zoning District: C1 Ordinance Section Proposed: _____
Explanation of Request: BUILD & OPERATE MINI STORAGE
FACILITY.

REQUIRED ITEMS FOR APPLICATIONS

1. Plot Plan: Drawn to scale showing property size, locations of existing buildings and proposed buildings, abutting streets and alleys, driveways and property ownerships within 300 feet of the exterior boundaries of the subject property.
2. One Plot set to be a minimum size of eleven inches by seventeen inches (11" x 17")
3. Application Fee: The fee shall be \$1,500.00 payable at the time of filing the application.
Non-refundable.
4. City staff will procure a list of names and addresses of property owners within 300 feet of the property listed above and mail notices to all names on the list.
5. Property Tax: Showing taxes are paid current on subject property.

Any person seeking issuance of a Permit shall file a request and shall present evidence to the Planning Commission as defined by all the following:

1. That the use is necessary to the public health, convenience, safety and welfare and to the promotion of the general good of the community, and;
2. That the use of the property for such purposes will not result in material damage or prejudice to other property in the vicinity, and;
3. That all owners of real property within 300 feet of the exterior limits of the property involved, as shown on the latest Assessor's ownership maps, have been notified of the intended use of such property and proposed construction or alteration of any building.

Owner's Certificate

I _____, Owner in fee of the described property, state
that this

application for a Special Use Permit has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Signature of Owner

State of _____
County of _____

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

Applicant's Certificate

~~All the facts as stated herein are correct to the best of my knowledge and belief.~~

Signature of Applicant

State of Nevada
County of Lyon

Subscribed and sworn to before me this 15th day of November, 2023.

Epin Chen
Notary Public



Recording Requested by:
LSPI Exchange Corp.
and when recorded mail to:

LSPI Exchange Corp.
20 South Santa Cruz Avenue, Suite 304
Los Gatos, California 95030

SPACE ABOVE THIS LINE FOR RECORDER'S USE

POWER OF ATTORNEY (Specific)


BY THIS POWER OF ATTORNEY LSPI EXCHANGE CORP. ("Principal"), does hereby appoint Jamie R. Reizenstein as it's true and lawful attorney. In Principal's name and for Principal's use and benefit, said attorney is authorized hereby:

- (1) to demand, sue for, collect and receive all money debts, accounts, rents, lease payments, refunds, rebates and compensation as are now or shall hereafter become due, payable, or belonging to Principal as a result of the operations and ownership of 861 West Bridge Street, Yerington, Nevada (hereafter known as "REPLACEMENT PROPERTY") and to take all lawful means for the recovery thereof and to compromise the same and give discharges for the same;
- (2) to pay all debts, accounts, payments and obligations arising from the ownership by Principal of REPLACEMENT PROPERTY;
- (3) to execute, acknowledge and deliver purchase and sale agreements (excluding contracts for deed / land sales contracts), construction agreements, leases, covenants, assignments of agreements, pull business licenses, and pull construction permits for property alterations and improvements.

THIS POWER OF ATTORNEY IS LIMITED TO ONLY THOSE MATTERS WHICH PERTAIN TO THE MANAGEMENT, OPERATION, AND IMPROVEMENT OF THE REPLACEMENT PROPERTY.

Giving and Granting to said attorney the power and authority to do all and every act and thing whatsoever requisite and necessary to be done relative to any of the foregoing as fully to all intents and purposes as Principal might or could do if personally present.

All that said attorney shall lawfully do or cause to be done under the authority of this Specific Power of Attorney is expressly approved.


LSPI Exchange Corp., a Nevada corporation

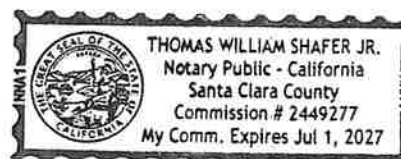
Dated October 30, 2023

STATE OF CALIFORNIA)
COUNTY OF SANTA CLARA) SS.

On November 3, 2023 before me, THOMAS WILLIAM SHAFER JR., a Notary Public in and for said County and State, personally appeared LARRY LAIDLAW

known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.


Notary's Signature



AFFIDAVIT

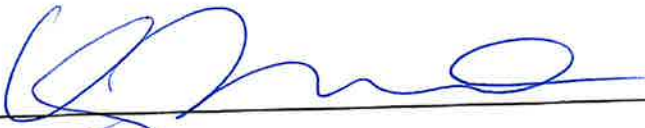
PROPERTY TAX:

I, Virginia Montoya, hereby
certify that all required property taxes are currently paid on Assessor's Parcel

Number(s):

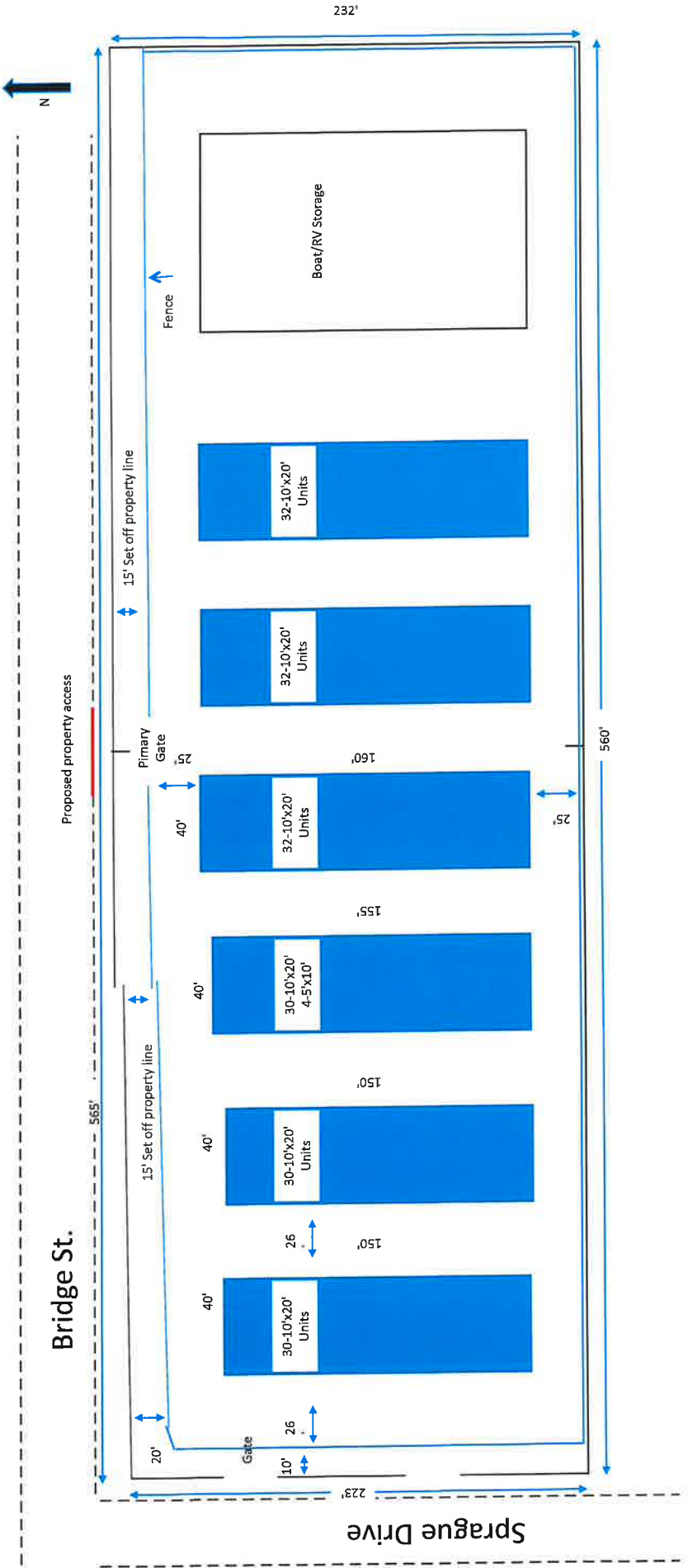
- 001-231-25
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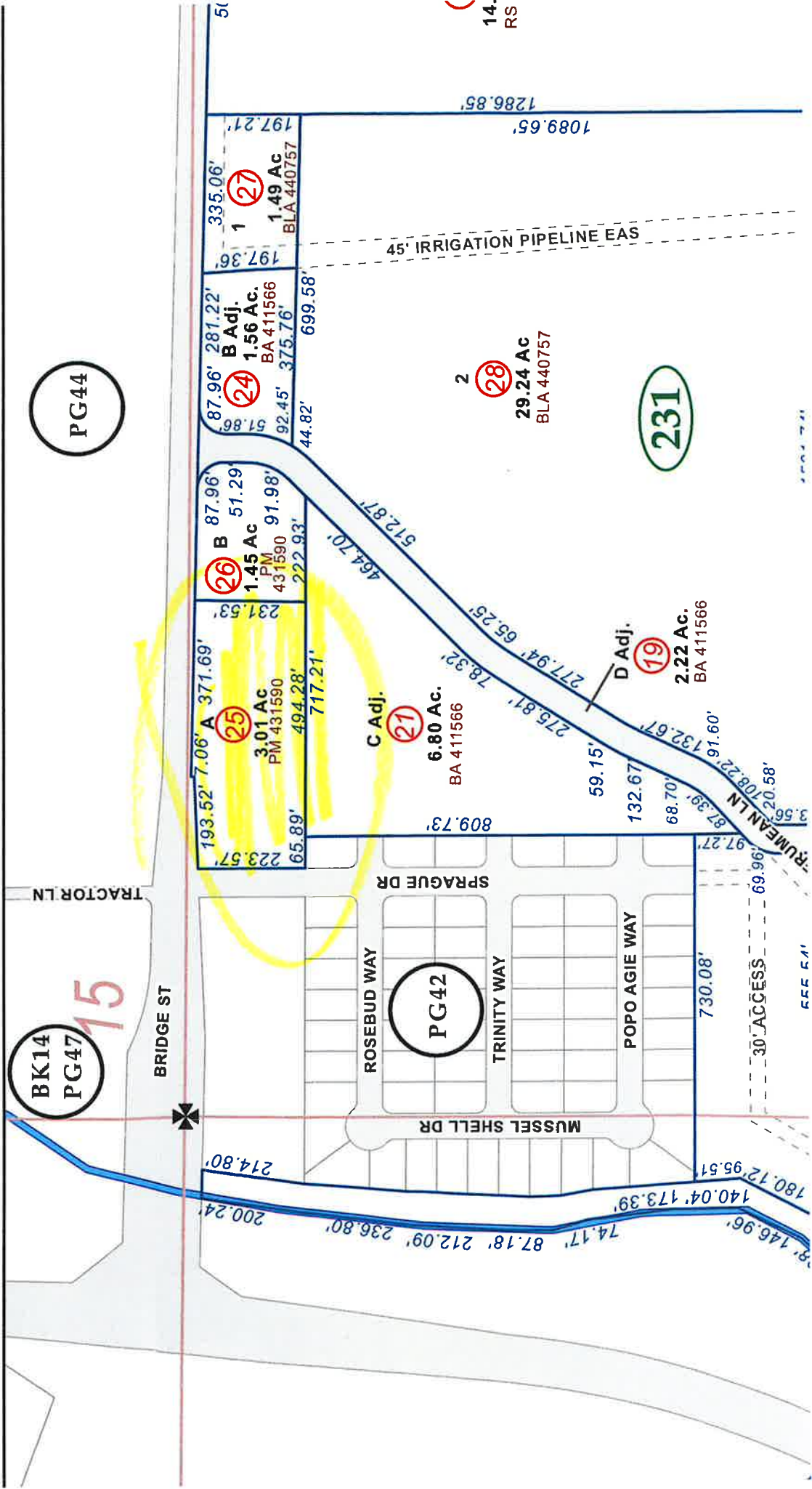
Dated this 1st day of November, 20 23.



Deputy Clerk

Proposed Plot Plan for 861 W Bridge St.
Mini Storage
Future Full Build Out
APN 001-231-25
State Route 340







400 square feet around APN 001-231-25

Jessica Moore
409 Sprague Dr
Yerington, NV 89447

John Temean
1016 Trinity Way
Yerington, NV 89447

Heriberto & Judith Tovar
402 Sprague Dr
Yerington, NV 89447

Ruben Rodarte-Castro & Marla Mendoza
1013 Rosebud Way
Yerington, NV 89447

Mark & Cindy Bridges
1009 Rosebud Way
Yerington, NV 89447

Selina Queior-Belt & Jean Cota
396 Sprague Dr
Yerington, NV 89447

Robert & Michelle Smith
19 Borsini Ln
Yerington, NV 89447

Phnug Bui & Huyen Nguyen
7750 Fowler Ave
Yerington, NV 89447

Barbara Smith
P.O. Box 119
Yerington, NV 89447

Steven & Laura Tomas
13 Nordyke Rd
Yerington, NV 89447

Joseph & Karen Roberge
1004 Trinity Way
Yerington, NV 89447

Omar Lopez
1001 Rosebud Way
Yerington, NV 89447

Ruth Ann Neal
1024 Rosebud Way
Yerington, NV 89447

Shane Wake
5185 Buffalo Dr
Stagecoach, NV 89429

Louise Littlejohn
397 Sprague Dr
Yerington, NV 89447

Jana Cox
1004 Rosebud Way
Yerington, NV 89447

Quail Run, LTD
220 Sheridan Creek Ct
Gardnerville, NV 89460

Snyder Livestock Co., Inc.
P.O. Box 550
Yerington, NV 89447

Pony Express Manufactured Homes, LLC
417 Silver Star Ct
Yerington, NV 89447