



# YERINGTON PLANNING COMMISSION

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

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

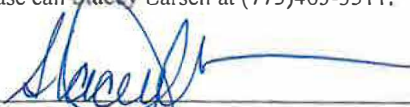
- i. Meeting called to order, roll call reported and Pledge of Allegiance.
2. Public Participation/Comments: Public Comments(s) Shall not be Restricted Based on Content or View Point – No Action Will Be Taken
3. For Possible Action: Review and Approve the Agenda.  
NOTICE RE: NRS 237: When the Planning 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 October 25, 2023.
5. For Possible Action and recommendation to the Yerington City Council: Eric Anderson with Bighorn Consulting Engineers, Inc. on behalf of Desert Pearl Farms, LLC is proposing a Special Use Permit application with APN 001-681-07.
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](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](mailto: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](http://notice.nv.gov) and the City of Yerington website at [www.yerington.net](http://www.yerington.net) on the 29<sup>th</sup> of November 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

October 25, 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 Eric Bodenstein  
Commissioner Lacey Parrott  
City Manager Robert Switzer  
Planning Commission Secretary Stacey Larsen  
Attorney Chuck Zumpft via telephone

Absent:

Commissioner Travis Crowder  
City Clerk Sheema D. Shaw  
Building Inspector Joel Brown

Guests:

Pat Riley with Smith Valley Realty

Agenda Approval

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

Minutes of July 26, 2023 meeting

Commissioner Bull made a motion to approve the minutes for the July 26, 2023 meeting as presented, seconded by Commissioner Parrott. President Douglas asked for public comments, there were no Public comments and the motion carried unanimously.

**Parcel Map–Rick Christian with Denson Surveying, Inc. on behalf of Irina Wright & John Cameron is proposing a parcel map application APN 001-481-06.**

President Douglas asked if anyone was present to represent Mr. Christian on behalf of Ms. Wright & Mr. Cameron. He stated that with no one here to represent them, we can go ahead and look through the packet. He stated that all the adjoining neighbors were notified. President Douglas stated the map is a little “vague”. He stated that they are parceling off the old golf course. This includes the club house going north to Fairway Drive and includes the old cart barn, and the locker room building. President Douglas asked if the City had any concerns and City Manager Switzer stated no. President Douglas asked if there were any public comments.

Guest Pat Riley, a broker with Smith Valley Realty, addressed the Commissioners. She stated she has been working for the last two months to find a buyer or investor to buy the entire golf course. Her concern is they are selling off the maintenance building and that she would like to see the golf course up and running again. President Douglas gave an over view of the history of the golf course. She asked if there are water rights that go with that parcel and President Douglas stated he does not know. City Manager Switzer stated that his understanding is that there is low or no water rights to the property, but this is not verified.

President Douglas stated that there is a public utility easement that would be running to the north that affronts Fairway Drive. Whoever buys that parcel will need to know they have a public utility easement running through the middle that will make it difficult to build a lot on that parcel. He doesn't know if it's an overhead or underground easement. He stated they are typically underground, so unless they move that easement you would not be able to build anything over that area.

Commissioner Bodenstein commented on the septic tank on the north end of parcel 2B regarding the leach lines. He doesn't know if there is going to be issues with the leach lines from the septic tank from one parcel being on another parcel.

President Douglas stated there is a little bit of utility infrastructure that would have to be cleaned up if either parcel were to be changed. President Douglas asked City Manager Switzer what the zoning is on Fairway Drive. Mr. Switzer stated it's zoned C2. President Douglas asked if there was any feedback from adjoining neighbors and Secretary Larsen stated no.

**Parcel Map-Rick Christian with Denson Surveying, Inc. on behalf of Irina Wright & John Cameron is proposing a parcel map APN 001-481-06.**

Commissioner Bodenstein made a motion to approve the parcel map for APN 001-481-06 submitted by Irina Wright & John Cameron with a notation that the commissioners have looked at the map and there may be an issue with possible existing utilities encryption on either one of the parcels and this also may not have power. Commissioner Bodenstein wants to make sure the potential buyers are aware of this issue. Commissioner Bull seconded the motion. President Douglas stated there is a motion and a second to approve the parcel map as presented with the notation attached that there could be some issues with the existing easements between the two parcels being split. 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***

***IN SUPPORT OF THE***

## ***PERI ~ SOUTH LABOR HOUSING FACILITY NEW KITCHEN BUILDINGS***

**PERI & SONS**  
F A R M S 

APN: 001-681-07

Address: 8 East Pursel Lane  
Yerington, NV 89447

**PREPARED FOR:**

*City of Yerington  
Planning Commission & City Council  
14 East Goldfield Avenue  
Yerington, NV 89447*

**PREPARED BY:**



P.O. BOX 18790 Reno, NV 89511  
(775) 827-6900 Office (775) 825-6166 Fax

***NOVEMBER 2023***

***SPECIAL USE  
PERMIT (SUP)  
APPLICATION***



**SPECIAL USE PERMIT APPLICATION  
CITY OF YERINGTON  
227 S. MAIN STREET  
YERINGTON, NV 89447  
(775)463-2729**

Applicant: Desert Pearl Farms LLC Owner: Desert Pearl Farms LLC  
Address: P.O. Box 35 Address: P.O. Box 35  
City/State/Zip: Yerington, NV 89447 City/State/Zip: Yerington, NV 89447  
Telephone: 775-781-1662 Telephone: 775-781-1662

**LEGAL DESCRIPTION OF PROPERTY**

Assessor's Parcel Number: 001-681-07

If within a Subdivision, Name: N/A Lot: N/A Block: N/A

Street Address of Property: 8 East Pursel Lane

Area of Property (Sq. Ft.): 78 Acres Deed Restrictions: Yes [ ] No [X]  
(If yes, copy attached)

Existing Zoning District: A Ordinance Section Proposed: Title 10, Chapter 8 (sup)  
Title 10, Chapter 13, section 10-13-4

Explanation of Request: A-Interim Agricultural District, section 10-13-4:

Special Uses: Farm Labor Housing to include cooking facilities.

We are proposing 4 new 7,875 square foot labor housing kitchen buildings with dining areas included within each building in compliance with the U.S. Department of Labor standards and requirements.

**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. Application Fee: The fee shall be ~~\$250.00~~ \$1,500.00 payable at the time of filing the application. Non-refundable.
3. The Public Works Department 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.
4. Property Tax: Showing taxes are paid current on subject property.

**JUSTIFICATION FOR SPECIAL USE PERMIT REQUIRED BY ORDINANCE**



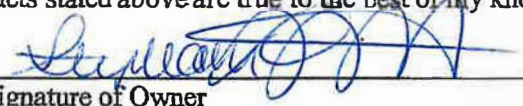
Any person seeking issuance of a Permit shall file a request and shall present evidence to the Planning Commission as defined by all the following:

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 Stephani Johnston, 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 Nevada  
County of Lyon

Subscribed and sworn to before me this 8<sup>th</sup> day of November, 20 23.

  
Notary Public

**Applicant's Certificate**

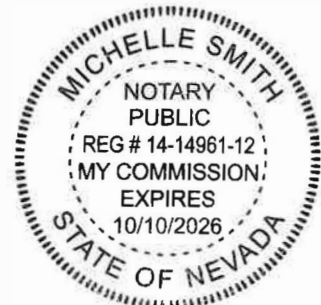
All the facts as stated herein are correct to the best of my knowledge and belief.

  
Signature of Applicant

State of Nevada  
County of Lyon

Subscribed and sworn to before me this 8<sup>th</sup> day of November, 20 23.

  
Notary Public



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 Stephani Johnston, 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]  
Signature of Owner

State of Nevada  
County of Lyon

Subscribed and sworn to before me this 8<sup>th</sup> day of November, 20 23.

[Signature]  
Notary Public

#### Applicant's Certificate

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

[Signature]  
Signature of Applicant

State of Nevada  
County of Lyon

Subscribed and sworn to before me this 8<sup>th</sup> day of November, 20 23.

[Signature]  
Notary Public





# AFFIDAVIT

## PROPERTY TAX:

I, Shelby Silveira, hereby  
certify that all required property taxes are currently paid on Assessor's Parcel  
Number(s):

- 001-681-07
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

☒ Per Computer   ☐ Per Telephone Call

Dated this 7th day of November, 2023.

Shelby Silveira, Deputy  
Deputy City Clerk

**Desert Pearl Farms LLC – Special Use Permit Application**– The applicant, Desert Pearl Farms LLC, is applying for a special use permit to construct four (4) new 7,875 square foot (each) farm labor housing kitchen/dining buildings at the existing Peri & Sons Farms ~ Pursel Lane Farm Labor Housing Facility located at 8 East Pursel Lane on Assessor's Parcel Number 001-681-07. The subject property is currently zoned A ~ Interim Agricultural District. Under the City of Yerington Municipal Code, Title 10 – Zoning Regulations, Chapter 13 ~ A Interim Agricultural District, Section 10-13-4: Special Uses, a Special Use Permit is required for farm labor housing; stating that landowners may provide buildings for use as farm labor housing for seasonal or temporary employees of the landowner. Such housing units may include cooking facilities and must comply with United States Department of Labor standards per title 20, chapter V of the Code of Federal Regulations. The proposed buildings will be serviced by City of Yerington domestic water and new on-site septic systems with grease interceptors and will meet all site and building requirements as set forth within the zoning district regulations. Action may be taken.

***PROJECT  
SUMMARY &  
REPORT***



November 1, 2023

**City of Yerington**  
14 East Goldfield Avenue  
Yerington, NV 89447

**RE: PERI ~ SOUTH LABOR HOUSING FACILITY  
NEW KITCHEN BUILDINGS**

**PROJECT SUMMARY & REPORT**  
**TO ACCOMPANY THE**  
**SPECIAL USE PERMIT APPLICATION**

**Parcel Address:** 8 EAST PURSEL LANE  
**Parcel Number:** 001-681-07  
**Parcel Area:** 78.0 acres  
**Zoning:** A – Agricultural District

**SUP References and Applicable Codes:**

*Under the City of Yerington Municipal Code, Title 10 – Zoning Regulations, Chapter 13 – A Interim Agricultural District, Section 10-13-4, within the A Interim Agricultural District, a Special Use Permit is required for Farm Labor Housing; Landowners may provide buildings for use as farm labor housing for seasonal or temporary employees of the landowner. Such housing units may include cooking facilities and must comply with United States Department of Labor standards per title 20, chapter V of the Code of Federal Regulations.*

*Under the City of Yerington Municipal Code, Title 10 – Zoning Regulations, Chapter 8 – Special Use Permits, Intent Section 10-8-1, (A) Every city contains certain buildings, structures and uses of land which are in a special category by reason of unusual dimensional or spatial requirements or shape; infrequent occurrence; unusual psychological, nuisance, or safety hazards to surrounding property; unique locational criteria not related to zoning district; or similar conditions. While such uses are normal and essential to city development, they nevertheless require special controls to assure their proper location with respect to the entire community and their development in such manner as to minimize their inherent incompatibility with surrounding uses and activities and (B) Every special use permit issued shall be personal to the permittee and applicable only to the specific use and the specific property for which issued.*

To Whom It May Concern:

We sincerely appreciate your consideration of the enclosed Special Use Permit Application and look forward to working with your staff on the proposed project. The applicant, Desert Pearl Farms LLC, is applying for a **Special Use Permit** to construct 4 new farm labor housing kitchen buildings in support of the agricultural laborers during harvest seasons. Each new kitchen building is 7,875 square feet in size and will contain 28 individual kitchenettes in combination with a centrally located dining hall area. The kitchenettes are similar to a residential kitchen in an apartment; consisting of an electric stove top, a two-compartment sink, shelving, cabinets, and two refrigerators. The proposed kitchen buildings will only be in use during the harvest season, which is typically for approximately 4 months each year.

The proposed Special Use Permit project is located in the eastern portion of APN 001-684-07 in a vacant field and will encompass approximately 5.0 acres of the 78.0 acre parcel. The subject project parcel, APN 001-681-07, was annexed into the City of Yerington on January 22, 2018.

To the immediate west of the current proposed Special Use Permit project site is the existing Peri South Labor Housing facility consisting of 11 labor housing tents, a shower building, and 13 labor housing buildings in support of housing the agricultural laborers during harvest seasons.

Please let the information contained within this report to serve as a Project Summary to accompany the Special Use Permit Application.

## **SURROUNDING PROPERTIES**

The property surrounding this project is as follows:

South:	East Pursel Lane and vacant agricultural fields
East:	Vacant agricultural fields
North:	Vacant agricultural fields
West:	McKenzie Lane and vacant agricultural fields

This project is within a portion of Section 36, Township 13 North, Range 25 East.



## SUP PLANS

Reference Appendix "A" for SUP ~ Site Plan and Building Rendering/Floor Plans

### This Special Use Permit Application is requesting the following:

- (1) To approve a **Special Use Permit** to construct 4 new farm labor housing kitchen buildings in support of the agricultural laborers during harvest seasons in conformance with the City of Yerington, the Mason Valley Fire Protection District, and the US Department of Labor standards and requirements. Each new kitchen building is 7,875 square feet in size.

### VICINITY MAP



**Under the City of Yerington Municipal Code, Title 10 – Zoning Regulations, Chapter 8 – SPECIAL USE PERMITS; SECTION 10-8-7: CONSIDERATIONS:**

- In its recommendation approving a special use permit, the planning commission and city council may consider the following:
  - A. Issuance of a special use permit for the proposed use in its proposed location is authorized by this title;
  - B. Upon compliance with special conditions specified, and with such additional conditions as the planning commission may impose, the use will be compatible with other permitted uses in and adjoining the district in which it is proposed;
  - C. Such use is necessary or desirable for development of the community, is in accordance with the general plan, and unlikely to be detrimental to existing uses or to any other uses specifically permitted in the district in which it is proposed;
  - D. Such use is in furtherance of incremental growth of the urban community and is in conformance with the staging plan contained in the general plan;
  - E. The proposed site is adequate in area, shape, dimensions and topographic characteristics to accommodate such use in accordance with all provisions;
  - F. The proposed site has satisfactory access by public streets and thoroughfares currently capable of carrying the type and volume of additional traffic generated or to be generated by the proposed use; and that the development of the site will not generate undesirable traffic through residential neighborhoods.

Per the City of Yerington Municipal Code; Title 10, Zoning Regulations; Chapter 13 – A Interim Agricultural District, below is a summary of the requirements as set forth in the above referenced code for compliance verification.

**10-13-5: DISTRICT REGULATIONS:**

The following regulations and requirements shall apply in the A Interim Agricultural District:

A. Site And Building Requirements:

**In Compliance**

Minimum Lot Area	1 acre	<b>YES</b>
Minimum Lot Width	None	<b>N/A</b>
Front Yard	20 feet	<b>YES</b>
Interior Side Yard	7 feet	<b>YES</b>
Rear Yard	20 feet	<b>YES</b>

B. Maximum Lot Area: Maximum area of a lot that may be covered by structures: 40%.

✓ **In Compliance (current building coverage = 4%)**

C. Crop, Barn, Stable Or Corral: No crop, barn, stable or corral shall be maintained closer than twenty feet (20') from any front lot line, or closer than ten feet (10') from any other lot line.

✓ **In Compliance**

D. Fences, Hedges And Walls: Fences, hedges, and walls may be erected and maintained to a height not to exceed three feet (3') in any required front yard and to a height not to exceed six feet (6') in any other location on the lot.

✓ **In Compliance**

**HISTORICAL USAGE:**

The subject project site is currently a vacant agricultural crop field with no other prior uses known.

**EMERGENCY MEDICAL SERVICES:**

The Mason Valley Fire Protection District is located approximately 4.4 miles northwest of the subject project site with emergency vehicles traveling on Main Street to Pursel Lane to the subject project site, which are both State highways. The South Lyon Medical Center is located on the corner of Bridge Street and Mountain View Street, approximately 4.4 miles northwest of the subject project site. The City of Yerington Police Department is located on Main Street, approximately 4.2 miles northwest of the subject project site.

## **LEGAL AND PHYSICAL ACCESS, TRAFFIC IMPACT, TRIP GENERATION**

Primary access will be perpetuated from an existing gravel driveway on the north side of East Pursel Lane. New gravel access roads will be connected to the existing main primary access road located on the east side of the existing labor housing tents and buildings and constructed around the perimeter of the proposed buildings in compliance with Mason Valley Fire Protection District requirements.

- A regular program is implemented for watering down the existing and proposed gravel access roads for dust prevention within the existing adjacent labor housing facility and within the proposed labor housing kitchen buildings facility.

## **PARKING AND LOADING**

Under the City of Yerington Municipal Code, *Title 10 – Zoning Regulations, Chapter 9 – Off-Street Parking; Section 10-9-5: Number of Spaces Required*: There is no requirement for the proposed building use.

- The proposed project is in compliance with this requirement.
  - Adequate parking and loading areas are also provided within the existing adjacent labor housing facility for labor employee transportation, typically consisting of school buses.

## **GENERAL IMPROVEMENTS**

Exterior site improvements will include gravel access roadways throughout the perimeter of the buildings area, concrete doorway stoops, storm drainage systems together with drainage swales, storm water retention facilities, and utilities such as potable domestic water, sanitary sewer via new OSDS septic systems, electric, and propane gas.

## **SIGNAGE**

It is anticipated that new “no parking – fire lane” signage will be located around the perimeter gravel access roads throughout the project site and will be in compliance with the City of Yerington Municipal Code.

## LANDSCAPING

*Under the City of Yerington Municipal Code, Title 10 – Zoning Regulations, Chapter 9 – Off-Street Parking; Section 10-9-6: Landscaping, Section A: Required: Parking areas shall include landscaping and shall include living tree and shrub plantings within the parking area. At least five percent (5%) of the total area used for parking and related activities shall be established in permanent living landscaping. Desert landscaping and artificial turf are permitted.*

- The proposed project isn't required to provide any new parking; therefore, any proposed landscaping will be minimal for this project.
  - The proposed project is in compliance with this requirement.

*Under the City of Yerington Municipal Code, Title 9 – Building Regulations, Chapter 6 – Landscaping; Section 9-6-6: Specific Standards, Section B: The minimum portion of the site area to be landscaped shall be as follows: There is no requirement for landscaping to be provided in the A Agricultural District.*

- The proposed project is in compliance with this requirement.

## FIRE PROTECTION:

The proposed labor housing kitchen buildings are going to include a fire rated wall in the middle of each building, which will create two classified occupancy/use areas within each building at 3,937 square feet each side. The International Fire Code requires all buildings with the proposed occupancy/use/construction type over 5,000 square feet to have fire sprinkler suppression systems and fire alarm systems. The fire rated wall creating the occupancy and use separation was discussed with and approved by the Mason Valley Fire Protection District; therefore the proposed buildings will not require fire sprinkler suppression systems and fire alarm systems.

- Each electric range hood will include a kitchen fire suppression and containment system. Once a fire is detected, the system's nozzles discharge wet chemicals from above the appliance. The wet chemicals cover the flames and starve the fire. Once the system is activated, it will disconnect the electric power source to the range appliance.
- The adjacent existing labor housing facility has two existing fire suppression water storage tanks (25,000 and 50,000 gallons) that will also serve the proposed project.



## **WATER AVAILABILITY:**

The City of Yerington is the water purveyor for this project. The proposed domestic water services (meters and backflow prevention assemblies) connections will be made to the existing 6 inch water main located in the frontage road along the west boundary of the subject project site and on the east side of the existing labor housing buildings.

## **SEWAGE DISPOSAL AVAILABILITY:**

The 4 new kitchen buildings will each have their own respective OSDS septic system for sewage disposal. The 4 new OSDS septic systems will be permitted and approved by NDEP. The subject parcel has an existing Groundwater Discharge Permit (# NS2014505) with the State of Nevada (NDEP) for the approved discharge of all the existing farm labor housing buildings' OSDS septic systems. NDEP has acknowledged that adding the 4 new septic systems from the 4 proposed kitchen buildings is acceptable. Once the 4 new septic systems are approved for construction, the applicant will coordinate and work with NDEP to add the 4 new systems to the existing Groundwater Discharge Permit.

Each building will include an individual grease interceptor from the building drain line and located prior to the drain line entering each building's respective septic tank.

## **ELECTRICAL AVAILABILITY:**

NV Energy will provide the electric service for this project. NV Energy's electric service design will determine the extent of the improvements required to provide adequate service to this project.

## **NATURAL GAS AVAILABILITY:**

There is no natural gas available at the subject project site. Therefore, the new kitchen buildings will each be serviced by individual propane tanks. The propane supplier will determine the extent of the improvements required to provide adequate service to this project.

## **LIGHTING**

LED lights will be installed on the proposed buildings with down-shielded fixtures (dark-sky type) for safety lighting adjacent to the proposed buildings.

## CONCLUSION

- We sincerely appreciate your consideration of the Special Use Permit Application.
- The applicant, Desert Pearl Farms LLC, is applying for a **Special Use Permit** to construct 4 new farm labor housing kitchen buildings in support of the agricultural laborers during harvest seasons. Each new kitchen building is 7,875 square feet in size and will contain 28 individual kitchenettes in combination with a centrally located dining hall area. The kitchenettes are similar to a residential kitchen in an apartment; consisting of an electric stove top, a two-compartment sink, shelving, cabinets, and two refrigerators. The proposed kitchen buildings will only be in use during the harvest season, which is typically for approximately 4 months each year.
- We feel the information contained within this project summary meets or exceeds the requirements of the Special Use Permit Application and provides your staff with accurate and responsible responses/answers to satisfy an approval of the Special Use Permit.
- There are no variances to the Special Use Permit requirements being requested as part of this application.

Please let us know if you have any questions or require any additional information.

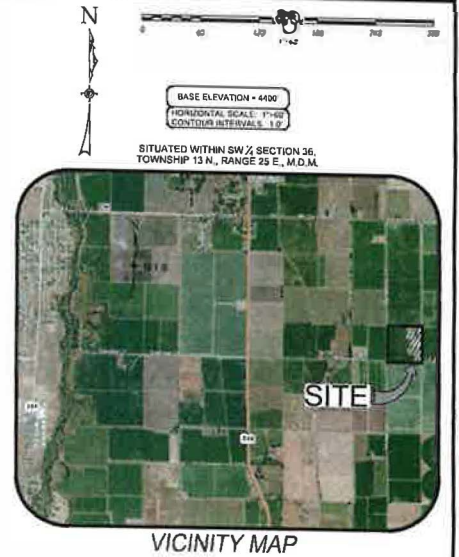
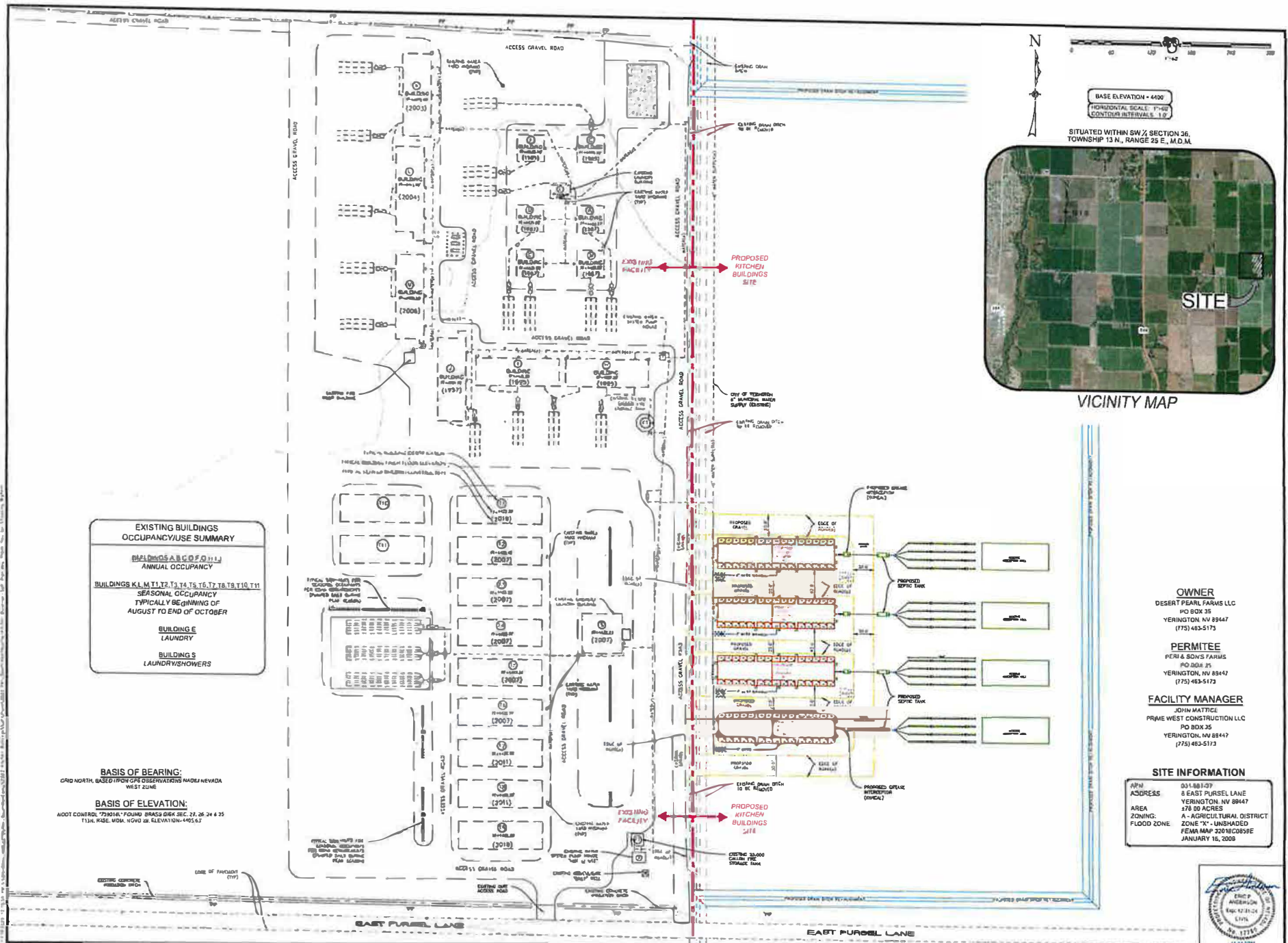
Sincerely,  
**Bighorn Consulting**

A handwritten signature in blue ink that reads "Eric Anderson". The signature is fluid and cursive, with the first name "Eric" and last name "Anderson" clearly distinguishable.

Eric Anderson, P.E.  
Principal

# ***APPENDIX “A”***

**SUP SITE PLANS &  
BUILDING ELEVATION/FLOOR PLANS**



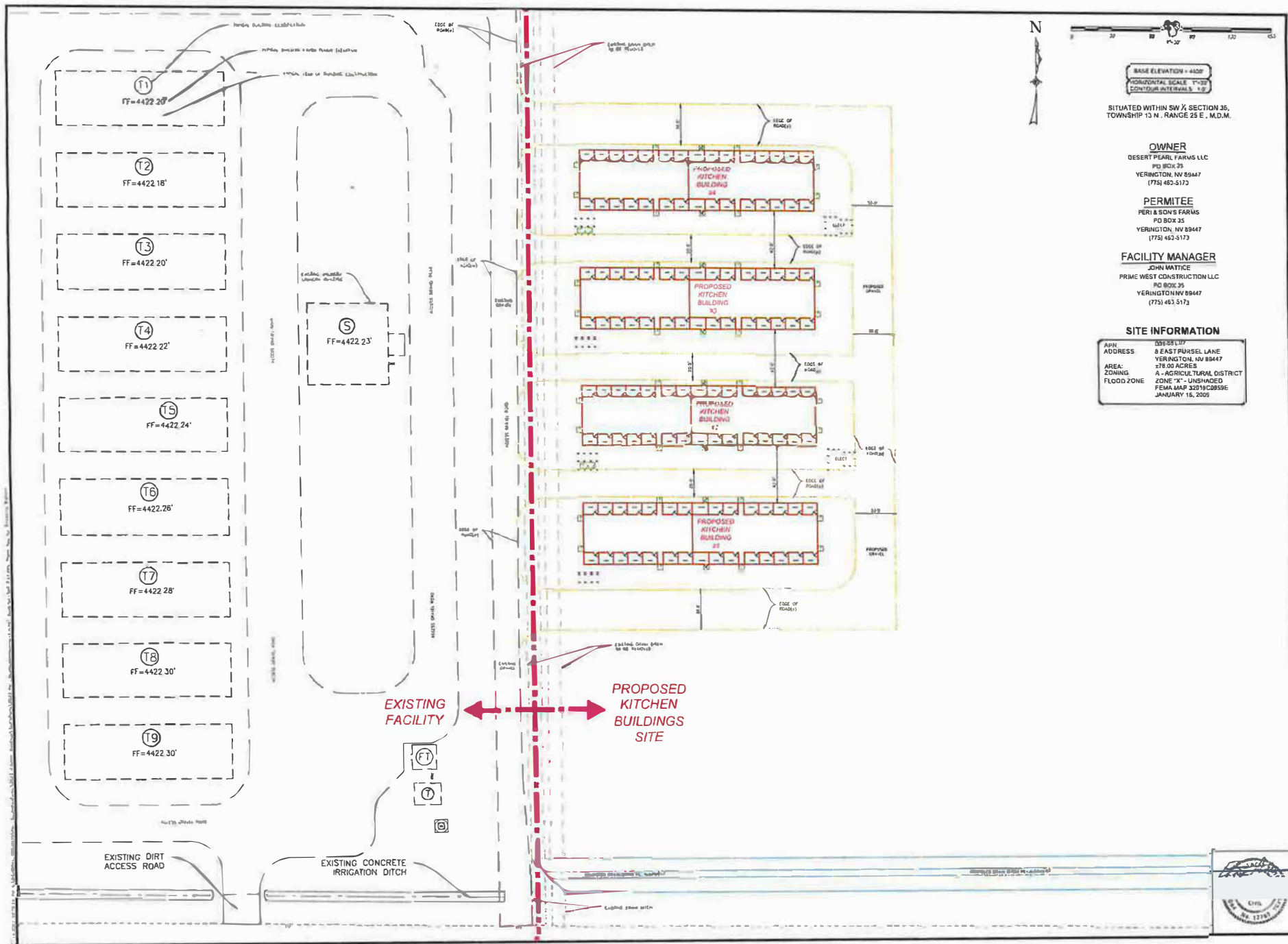
**BIGHORN**  
C.O.N.S.U.L.T.I.N.G.  
1000 N. 10TH ST. SUITE 100  
DENVER, CO 80202  
303.733.8888

SPECIAL USE PERMIT APPLICATION FOR THE  
PERI - SOUTH LABOR HOUSING FACILITY NEW KITCHENS BUILDINGS  
OVERALL DEVELOPMENT PLAN

CITY OF YERINGTON / HENR COUNTY

Date: 11.14.2023  
Drawn By: EPA  
Designed By: EPA  
Checked By: EPA

**SUP-1**  
1 OF 2



BASE ELEVATION = 4400'  
HORIZONTAL SCALE = 1"=20'  
CONTIGUOUS INTERVALS = 1.0'

SITUATED WITHIN SW 1/4 SECTION 35,  
TOWNSHIP 13 N., RANGE 25 E., M.D.M.

**OWNER**  
DESERT PEARL FARMS LLC  
PO BOX 25  
VERINGTON, NV 89447  
(775) 453-5173

**PERMITEE**  
PERI & SON'S FARMS  
PO BOX 35  
VERINGTON, NV 89447  
(775) 453-5173

**FACILITY MANAGER**  
JOHN MATTHEW  
PRIME WEST CONSTRUCTION LLC  
PO BOX 35  
VERINGTON NV 89447  
(775) 453-5173

**SITE INFORMATION**

APN: 001-05-1-07  
ADDRESS: 8 EAST PURSEL LANE  
VERINGTON, NV 89447  
AREA: 218.00 ACRES  
ZONING: A - AGRICULTURAL DISTRICT  
FLOOD ZONE: ZONE "X" - UNDEVELOPED  
FEMA MAP: 32019C0650E  
JANUARY 15, 2005



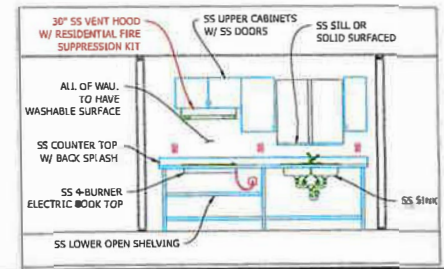
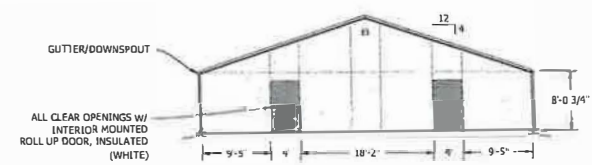
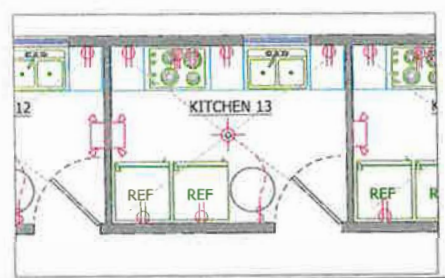
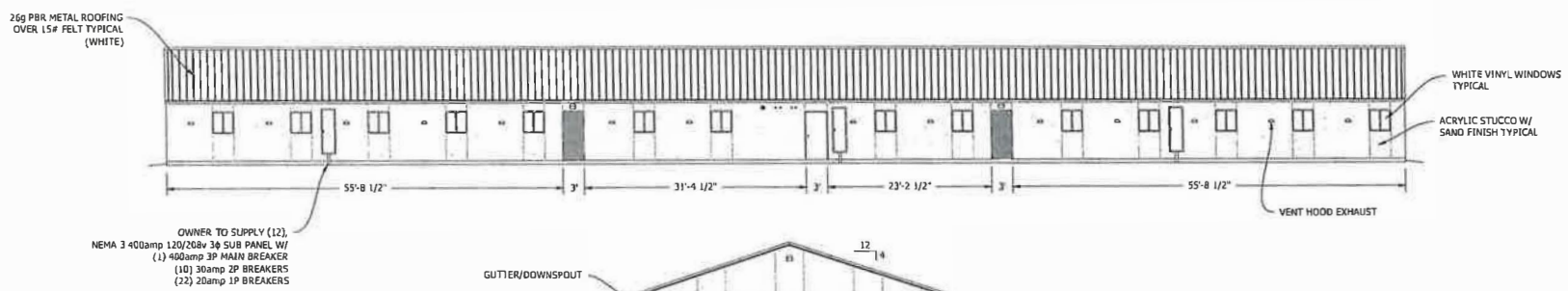
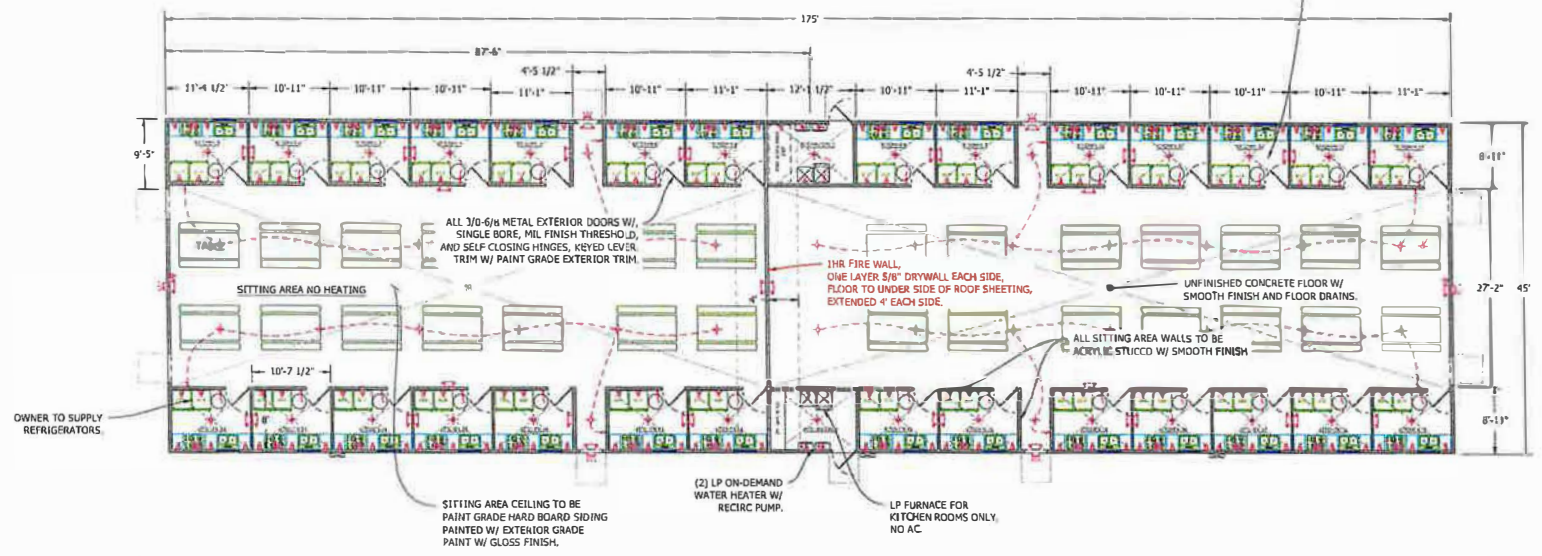
SPECIAL USE PERMIT APPLICATION FOR THE  
PERI - SOUTH LABOR HOUSING FACILITY NEW KITCHENS BUILDING GS  
SITE PLAN

Date: 11.14.2006  
Drawn By: EP  
Designed By: EP  
Red By: EP

**SUP-2**  
2 OF 2



ALL KITCHENS TO HAVE:  
 UNFINISHED CONCRETE FLOOR W/ SMOOTH FINISH AND FLOOR DRAIN.  
 5/8 DRYWALL TAPED W/ SMOOTH FINISH.  
 PAINT W/ EXTERIOR GRADE PAINT W/ GLOSS FINISH.  
 4" VINYL COVE BASE.  
 ONLY THE CABINET/SHELVING WALL TO HAVE WASHABLE SURFACE  
 (SS, RFP, 7"X17") FLOOR TO CEILING AND WALL TO WALL W/ SS OPEN  
 SHELVING OR SS CABINETS W/ SS COUNTER TOP AND BACK SPLASH  
 OVER WASHABLE SURFACE.  
 SS (4) BURNER COOK TOP 30amp MAX.  
 DB BOWL SS SINK W/ CHROME FAUCET TYPICAL.



2024 NEW SOUTH LABOR KITCHEN UNITS FOR  
 PERI AND SONS FARMS  
 8 EAST PURSEL LN.  
 YERINGTON NV 89447

1204	1/8" = 1'-0"
DATE	11-7-23
DESIGNED BY	KOMAR MAY TREY
CHECKED BY	J.M.
DRAWING	DWR
SHEET	3.0 OF 0.0

**Carol & Maria Masini  
230 Hwy 208  
Yerington, NV 89447**

**LJ Land, LTD  
P.O. Box 550  
Yerington, NV 89447**