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11
12 IN THE SUPREME COURT OF THE STATE OF NEVADA

13 COMSTOCK RESIDENTS ASSOCIATION,
14 JOE McCARTHY

15 Appellants,
16 00128

No. 68433
District Court Case No. 14-CV-

17 v.

18 LYON COUNTY BOARD OF
19 COMMISSIONERS; COMSTOCK
20 MINING INCORPORATED

21 Respondents,
22 _____/

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Town of Dayton Master Plan Goals

What should the goals of the land use component of the Master Plan be for the Town of Dayton?

Goal 1: To provide for the orderly growth of the Town of Dayton in keeping with the natural and environmental constraints of the area.

Actions:

- To promote planned development or developments that take into account topographic variations, flooding issues, common open space, and adjoining uses.
- To allow for developments that are mixed use in nature that incorporate neighborhood services such as support commercial or offices within a residential concept.
- To insure that utilities are adequately sized and installed in relation to the build out of a specific development.
- To promote a land development pattern that reflects the surrounding and adjoining uses, incorporates buffers and creates a coherent pattern.
- To evaluate existing regulatory conditions as to the placement and conditioning of multi-family developments especially within existing single-family areas.

Goal 2: To coordinate the sizing and installation of necessary utilities to support the plan area growth at build-out.

Actions:

- To evaluate the existing capital improvements program and utility program in light of the land use program.
- To identify locations for water tanks, sewer lift stations, future sewer ponds, etc, in light of the infrastructure sizing requirements and location of development.
- To determine the appropriate utility corridors, right-of-way, and easements necessary to accomplish the goals of the plan and protect them.
- To establish the proper river/bridge crossing in light of the need to establish a 2nd connection from east to west across the river.

Goal 3: To preserve the environmental setting of the community by protecting the river corridor in terms of limiting any development in the floodway and minimizing impacts in the floodplain. Also, protecting scenic vistas and natural features by limiting physical development that results in scarring.

Actions:

- That Lyon County work with FEMA, the State and the Army Corps of Engineers to develop a corridor protection program to preserve open space, identify/protect flood prone areas, and to allow for a system that allows for development but that protects the river corridor.
- To establish on-site density transfer from areas that are "non" developable to areas that are. This is particularly important in the river corridor area. It is also important when the community moves into the foothills.

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The example of this on site density transfer would be if the acreage is, for example 600 acres and that the intensity allowable relative to density is two units per acre, that the development would be allowed 1,200 units. The projected areas would not be penalized relative to land use intensity and the intensity is transferred to the more developable portions of the site.

- To work with Bureau of Land Management to establish an open space plan that takes into account protection of the foothills and mountains in the Dayton Valley. This plan would create linkages in the open space along the river up into the foothills.

Goal 4: Providing for a variety of housing in the community to address the needs of all segments of the Dayton community.

Actions:

- To critically evaluate the existing lot size categories, allowable uses, developmental controls within the existing Lyon County regulations.
- To determine which housing types are to be encouraged in specific areas given surrounding land uses, topography, etc.

Goal 5: To create a permanent open space program that protects environmentally sensitive areas, allows for neighborhood park, and allows for community park facilities that appear the 20 year need.

Actions:

- To create a system that allows for open space to be protected that does the following:
 1. not unduly burden the public
 2. has a maintenance and funding source
 3. is a combination of privately and publically maintained lands
 4. to encourage the utilization of conservation easements to protect open space but to also compensate landowners for some land value
 5. to locate neighborhood parks that are convenient to existing and future neighborhoods
 6. that the Board of County Commissioners establishes a park district and create an ordinance creating a park construction tax for the purposes of open space in residential areas.
 7. to create an open space network that connects the river, through developments to the foothills, where possible.
 8. to work with BLM to identify properties to be converted from BLM to Lyon County, Nature Conservancy, State lands, or other methods of permanent open space.
 9. to establish equitable funding systems for identification, acquisition and perpetuation of regional open space.
 10. that all developments provide a minimum of 20 percent open space.

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11. that Lyon county create a landscaping ordinance that specifies that residential, commercial or industrial development have amounts of open space.

Recommended minimums are:

- Residential	20%
- Multi-family	25%
- Professional Office	25%
- Commercial	15%
- Industrial	10%
- Public Facilities	20%

Goal 6: To allow for a transportation network that allows for a coherent 20 year build out in the community.

Actions:

- To protect all proposed transportation corridors in light of future private and public land use actions.
- To work closely with NDOT. To define the Highway 50 corridor including:
 1. protected right-of-way necessary for plan build out.
 2. exploration of frontage road potential along Highway 50 corridor.
 3. definition of the roadway section of Highway 50 allowing for:
 - a. ultimate right-of-way
 - b. pedestrian/bicycle lane
 - c. openings to cross streets
 - d. deceleration lanes
 - e. landscaping buffer
 - f. soundwalls for residential developments
- Connection of Master Plan roadway corridors with capital improvement program.
- Develop an understanding of long term of the cost of roadway improvements in today's dollars for 20 year projection.
- Coordinate with NDOT relative to the 2nd bridge crossing as to its location in relation to Highway 50.
- Model traffic projections from land use to determine required land widths and other potential forms of transportation improvements.

Goal 7: To protect and enhance the existing historical context and identity of the community in its relationship to the Comstock as well as its connections to other component parts of the Comstock within Lyon County (Silver City) and outside (Virginia City).

Actions:

- To establish a mixed use zoning classification for historical Dayton that allows for the combination of commercial, retail, public facilities, residential, and even to allow for residential above and commercial below in the same structures.
- To preserve the existing character and identity of the Historic Core of Dayton by promoting in-fill that is historically authentic.
- To preserve the character by promoting infrastructure design that is compatible with the existing.
- To promote the availability of off street parking by acquiring vacant lots in concert with the plan and landscaping/paving/stripping and providing it to the general public.

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- To develop a "main street" program that promotes small business, historic rehabilitation complimentary street furniture, lighting, and the like in a Handbook available to all private development and followed by the public agencies.
- To pursue securing grant monies to allow for facade loans to property/business owners to upgrade their properties.
- To promote the location of public facilities that compliment the long term strengthening of the historic Comstock theme. These facilities could include:
 1. replication of structures/business operating in the 19th century
 2. a train station connected back to the Virginia City/Moundhouse program
- To secure architectural services from professional who can work with private landowners to refine their developmental concepts.
- To do a complete infrastructure inventory to determine what deficiencies exist and which should be corrected by the public and which should be privately corrected as a condition of approval.

Goal 8: To allow for the orderly placement and coordination of necessary public facilities, i.e., schools, fire stations, governmental permitting offices, courts, senior citizens facilities, libraries that create and enhance the "quality of life" of Dayton.

Actions:

- To have any or all plans indicating future potential public facilities reviewed by the appropriate agencies, i.e., School Board, Board of Directors of the Fire District, as well as the Board of County Commissioners.
- To recommend to the Lyon County Board of County Commissioners that a permit center be set-up in Dayton that has public information relating to planning/zoning, permit processing and any other land use information pertinent to this portion of the County. It is further recommended that a satellite planning, building, development review office be set up in Dayton to respond to the needs of the public where much of Lyon County's growth is occurring.
- That the Dayton utilities incorporate prior to public review and approval by the board of the County Commissioners the location of proposed/required public infrastructure.
- That the County Commissioners evaluate growth demands upon existing facilities such as the Senior Citizens center and develop a facilities plan.
- That purveyors of private utilities such as Sierra Pacific Power, the telephone, and cable companies utilize the plan map to determine their future needs relative to utility growth.

Goal 9: To encourage "Smart Growth" initiatives that conserve land, protect open space, and reduce energy consumption.

Actions:

- To promote land use decisions that reduce unnecessary trips leading to unnecessary consumption of fuel.
- To limit construction in the flood plain and eliminate it in the floodway. To future refine Carson River hydrology in anticipation of the next flood.
- To promote entrance statements, landscape buffers and other quality of line design measures public or privately designed.
- To maximize the utilization of the existing state park within the plan area boundaries.
- To promote the existing industrial/employment/business center and create a similar

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complimentary employment center on the west side of Highway 50.

Goal 10: To disseminate the contents of the plan to elicit broad based understanding and support for the contents of the plan.

Actions:

- To disseminate the contents of the plan during the next few months through newspapers, school bulletins, radio, television, and town meetings so that the public has a strong understanding of the plan contents.

Goal 11: To promote coordination of the plan contents with various regulatory agencies that affect the future development of the community including:

1. Nevada Department of Transportation
2. Subconservancy District
3. Comstock Historic District
4. Dayton Fire District

Actions:

- To make available plan contents to the various agencies for their review and comment prior to public approval of the plan.

Goal 12: To encourage the creation of an equitable impact fee system.

Actions:

- To evaluate the infrastructure requirements necessary to support the 20 year plan build-out and to address needs for water, sewer, storm drainage, transportation, police, fire, and public works.
- That the infrastructure be sized properly and that the fee system allow for credits for over sized installations.

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Dayton Master Plan Conclusions

- The agricultural base of the community is gradually being converted to suburban land uses.
- The water rights must be protected relative to retention in the basin.
- There is a critical need to create a corridor plan for Highway 50 and the land uses that front/interface on a cooperative basis between the Nevada Department of Transportation and Lyon County.
- There is a critical need to define the river corridor relative to open space, flood control, and adequate setbacks of development.
- The Dayton area is projected to grow in a mixed use pattern with a forecast population of 30,000 to 35,000 within the 20 year horizon.
- The historic connection of the Comstock with Silver City, Dayton, and Moundhouse connecting by Historic Railroad corridors and significant places compliments the existing character and enhances tourism.
- Neighborhood parks should be located in newly developing residential areas at a size of three (3) to five (5) acres. These should be placed approximately in relation to 400 to 500 homes. The committee strongly urges the County Commission to adopt the park construction tax for this plan area.
- That the County Commission seriously study existing animal migration patterns within Dayton Valley, Moundhouse, and Silver Springs and seek measures that protect these corridors.
- That Lyon County put in place land use review mechanisms that allow for planned unit developments that promotes privately provided, dedicated open space.

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Moundhouse

The Moundhouse Community has been an industrial area since the early Comstock mining boom. The flattened land between the mines and the river became a staging area for oar processing for the Comstock. Today, the area is a mixture of older industrial, mining uses, a variety of residential housing, and newer industrial uses with an industrial, commercial strip bisecting the area.

Moundhouse has a number of land use challenges. First, there is a need to create a clear corridor definition along the Highway 50 interface. This condition warrants the creation of an industrial, commercial zoning category.

Second, the quality of residential housing must be elevated by better conditioning, approval conditions, and code enforcement policies for existing properties.

Third, the residential and industrial uses require better buffers. This is especially true in the south Moundhouse area with its wrecking and junk yards.

Fourth, like Silver City and Dayton, the Comstock historic connection must be maintained to establish linkage and future tourism activities. Hence, the identification of existing and proposed railroad corridors and train station locations.

Fifth, it is the stated goal of the Advisory Committee that the brothel, as land use, be located on the south-side of Highway 50. This means that within the Moundhouse area that any future expansions or additions be limited to the area south of Highway 50 in the industrial zone.

Sixth, the Moundhouse area will also have protected open space corridors to allow for access to the foothills, animal migration, and an open space buffer.

Seventh, it is urged that Lyon County soon approach BLM to earmark and identify properties that should be preserved for permanent open space.

Moundhouse Master Plan Goals

What should the goals of the land Use component of the Master Plan be for Moundhouse?

Goal 1: To create an orderly pattern that protects existing uses and allows for a constructive build out scenario.

Actions:

- To evaluate the existing Lyon County developmental requirements in light of Moundhouse industrial development and to strengthen design review.
- To consider a zoning/code enforcement program that cleans up certain eyesores and substandard properties.

Goal 2: To create better boundaries between the various land use districts.

Actions:

- To promote landscape and perimeter wall buffers between the various use districts. This is strongly recommended where industrial butts up against residential. These buffers between private property can be 20' - 40" with trees and masonry walls.

Goal 3: To better define the Highway 50 corridor as it traverses the community.

Actions:

- To define the land use mix in the industrial commercial land use.
- To establish the depth of the industrial commercial corridor along Highway 50.
- To determine appropriate signage along Highway 50 relative to land use.
- To study the existing driveway pattern and with NDOT determine if there is any opportunity for consolidation of driveways, better setbacks for future developments, and shared driveways.
- To determine as in the case of Dayton, what the roadway section should be, relative to the following:
 1. right-of-way
 2. turning pockets
 3. bicycle paths/pedestrian corridor
 4. landscaping
 5. deceleration lanes

Goal 4: To upgrade or remove land uses that are detrimental to the highest and best uses of land within the community

Actions:

- To work with Lyon County Administration to do the following:
 1. Clarify and define what constitutes a zoning violation.
 2. Incorporate the language into ordinance with enforcement power.
 3. Secure support from the District/County Attorney as to seeking compliance with the ordinance.
 4. Approach the property owners and business owners about property maintenance standards should be followed.
 5. Secure a commitment from Lyon County to fund a code enforcement program.

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Goal 5: To work with the existing utility providers within Lyon County or with adjoining communities to correct the sanitary sewer/water supply issues long term in the community.

Actions:

- To coordinate with Lyon County utilities in terms of creating an equitable solution to the long term utilities needs of Moundhouse including:
 1. Exploring the possibility of constructing a sewer line pumping effluent to Dayton.
 2. Exploring same with Carson City.
- To coordinate with State Environmental Protection Services relative to water quality/groundwater protection standards relative to future development.

Goal 6: To continue the industrial employment base, strengthen the newly developing areas and generally upgrade developmental expectations in this area.

Actions:

- To evaluate developmental standards within the industrial districts relative to the following:
 1. allowable uses
 2. uses requiring a Special Use Permit
 3. prohibited uses
 4. parking requirements
 5. landscaping requirements
 6. building types

Goal 7: To protect the historic rail corridors that exist within the community and their linkages to Virginia City - Carson - Dayton.

Actions:

- To identify and protect those Historic Rail corridors that exist and to establish corridor connections or linkages that are currently missing.
- To determine what future facilities may be appropriate in the Moundhouse venue that connect with Silver City, Dayton, and eventually Carson City.

Goal 8: To promote an industrial commercial land use classification that takes into account the industrial nature of the corridor but does it within a Highway commercial context.

Actions:

- To evaluate sample ordinances that create an industrial and commercial district and to tailor make a district that meets the needs of Moundhouse. This would include residents, business owners, land owners, and people traversing the central corridor.

Goal 9: To incorporate in all new developments better buffer standards specifically between residential and industrial as well as along Highway 50. These standards should focus upon:

- appropriate wall treatments
- appropriate landscaping widths
- appropriate landscaping materials
- open space buffer with natural materials

Goal 10: To respect the role that mining has played in the history of the community.

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Silver City

Silver City was first settled by placer miners working in Gold Canyon in the late 1850s. It was the second community to be settled in the area after the discovery of placer gold near Dayton in 1849. Numerous mining claims were and are located in and about the town but, perhaps, its major contribution to the development of the Comstock Lode was as a supply and freighting center. As such, it is an integral part of the Comstock Lode and the history of Nevada.

The town is located about 4 miles northwest of Dayton and 3 miles south of Virginia City. Both State Highways 341 and 342 pass through the community. Highway 342 begins in Silver City and follows a very steep route up Gold Canyon to Virginia City. Highway 341 connects with U.S. Highway 50 four miles south of town and, after passing through the town, follows a more moderate grade to Virginia City and beyond to Reno.

The residential component of the community has approximately 200 home-sites or lots, of which approximately 100 are developed. The architecture of the area has a historic leaning and is somewhat eclectic. The Community is located within the state Comstock Historic District and the federal Virginia City National Historic Landmark District (see: <http://tps.or.nps.gov/nhi>). The Comstock Historical District Commission was formed (N.R.S. 384) in 1971 by the Nevada Legislature and is responsible for maintaining the historical integrity of the exterior facade of buildings and other structures in the District. The commission acts as an architectural review board and a Certificate of Appropriateness must be received before exterior repair, remodel, restoration or new work is started on any building in the District.

In addition to the two state highways there are only about 1500 feet of paved streets in the town and some of the old roads are hardly more than tracks weaving around sagebrush and rock outcroppings. Before additional streets are paved it will be necessary to develop a storm drainage system since flooding often accompanies summer thunderstorms. During winter and when covered with snow and/or ice some of these roads are very hazardous.

The water supply of the community is a part of the Virginia City water supply system, maintained and operated by the Storey County Public Works Department. Although few serious problems have resulted from this arrangement, some residents believe that ultimate control of the town's water system should be exercised by Lyon County elected officials. The original system was constructed in the 1870's; repairs and upgrading have been undertaken on an "as needed" basis and it should be recognized that the needs of Storey County water consumers are, due to political necessity, paramount to those of Silver City. At present Storey County allows only two "will serve" water permits per year to the town. A Nevada supreme Court decision (Franktown Water Agreement).

Significant capital improvements will be required to the existing system sometime in the near future and Lyon County officials should be prepared to help finance these improvement. Since Storey County's policy of allowing only two "will serve" water permits per year to Silver City, it appears that the available water will allow for the infill development of existing lots.

The town does not have a community sewage collection system or treatment facility. Septic tanks on individual parcels are used throughout the town. Even with highly mineralized ground, no significant problems have occurred to date. With a limited and widespread number of potential building lots

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available, this situation should not change in the future. However, future clean water or other environmental legislation could foreseeable create problems for owners of existing septic systems.

As with Virginia City, portions of Dayton, and Moundhouse, there are railroad corridors, historic trails, and old wagon roads into and through the community that physically form a connection to the mining past. These transportation routes comprise an important element in the historic fabric of the community. Protection of these corridors and rail right-of-ways must be perpetuated.

The northern boundary of Silver City approximates the boundary between Lyon and Storey counties. Geographically and historically, the town is more closely aligned to Virginia City than the burgeoning community of Dayton.

The Community Center located in the original 1867 School House adjacent to the historic town park. Recently completely renovated, this is the symbolic and cultural center of the community and a source of pride to residents. About 1/4 mile to the south of the Community Center is Silver City's new three-bay firehouse manned by solely volunteer firefighters. The town's cemetery is well maintained and contains graves dating back to 1857, two years before the discovery of the Comstock Lode and seven years prior to Nevada achieving statehood.

Two canyons (American Ravine and Gold Canyon) traverse Silver City. The head of American Ravine is in American Flat, about two miles to the west of the town. Numerous springs in American Flat and in the ravine provide a fairly steady flow of water sufficient in quantity to provide the kids in town their first experience with a fishing pole; in the past the stream has been stocked by Nevada Fish and Game. There are no flood cone designations on this creek.

The head of Gold Canyon is in Gold Hill about three miles to the north. Water flows in the bed of the canyon very rarely and it can be completely dry for several years running. Occasional flash flooding during summer thunderstorms has resulted in about a mile of the normally dry streambed being designated a 100 year flood zone by the Federal Emergency Management Agency (see: Lyon Co., Nevada, Unincorporated Areas, Panel 137, Community Panel Number 320029 0137 B). Gold Canyon continues southeasterly to Dayton, about five miles distant.

Discovering gold in the creek gravels in 1849 at Dayton, early placer miners and prospectors followed this canyon upward to Gold Hill where the momentous discovery of the Comstock Lode was made. The southern portion of the creek, below town, offers a potential recreation amenity and there is considerable support in the town for a historic trail leading up the canyon from Dayton to Silver City. Most of the riparian land, outside the town limits, is presently undeveloped.

Currently there are three General Land Use categories that guide future infill development of Silver City. The predominant land use is residential and this land use category affects about 80 percent of the total land. The zoning classifications of NR-1 and RR-1 have been assigned to the properties and this is a typical low traditional density residential community. The second classification is General Commercial of C-2 that forms a one block deep corridor on either side of Highway 342 through the center of town. The third is a M-1, industrial land use classification that occupies a southern central position around historically valuable mine and mill properties.

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Analysis

The community has some unique characteristics which are the direct result of the discovery in 1859 and development of the Comstock Lode. The town was surveyed, patented and developed well before the existence of local, state and federal government imposed zoning, parceling, and environmental regulations. A considerable part of the town's historical significance can be attributed to this fact and which results in an intermix of land uses and lot sizes not to be found in 20th century communities.

Patented and unpatented mining claims exist within and adjacent to the town boundaries which act to limit potential growth. Topographic and geological factors also create barriers to profitable land development of the type transforming the Dayton Valley.

Silver City's water supplier, Storey County Public Works Department, limits the number of new hook-ups to two per year. Sewage disposal is limited to septic tanks and only on those parcels having soils which meet Nevada State Environmental Health percolation rates.

The community has retained much of its historic heritage. The commercial corridor, along Hwy 342, has seen better days but there are functioning businesses. Some financial planning and support by the county would benefit the commercial district.

The industrial land classification of M-1 at the southern entrance of the town site gives pause for reflection in that it is an entrance corridor to the community. The initial view is of the buildings and hoisting frame of the historic 'Dayton Consolidated Mine and Mill'. Several hundred yards further is the mill property. The buildings on both of these properties are in a state of deterioration. These properties are of significant historical value. Restoration or renovation of these properties would definitely enhance the historic fabric and economic potential of the community.

Silver City appears to have a high percentage of eclectic and unique housing constructed since the 1960's. Most of this housing is out of the viewshed of the major arteries leading to Virginia City and the corridor used by visiting tourists largely reflects the historic nature of the area.

Silver City Master Plan Goals

What should the goals of the land use component of the Master Plan be for Silver City?

Goal 1: To recognize, enhance, and protect the unique character of Silver City.

Actions:

- To generate architectural guidelines and building codes that compliment and promote the current character of this community.
- To maintain that scale and primary residential character by retaining the existing Master Plan designation and zoning categories.
- To notify the Silver City Town Advisory Board of building restoration/improvement programs which would be of benefit to the community and property owners.

Goal 2: To preserve the scale of the community by architectural review that is sensitive to how new structures fit into the existing fabric.

Actions:

- To compliment the existing architectural review (Comstock Historic District Commission) by generating, at some point in time, desirable visual representations.
- To preserve the existing pedestrian character by maintaining alleys, soft paving approaches, and relatively narrow streets.

Goal 3: To promote the revitalization of the commercial corridor by promoting reinvestment.

Actions:

- To address the commercial corridor to potential users encouraging some mixed uses, i.e., commercial, professional, office, and housing.
- To request from Lyon County to create a Loan or incentive program for commercial rehabilitation. This program can focus on needed structural repairs, seismic retrofits, historical building facades, etc. This would be architecturally consistent with adopted standards.
- To ensure that all county departments notify the Silver City Town Advisory Board of new, expanded or otherwise modified development programs of potential benefit to the town and commercial property owners.

Goal 4: To preserve and strengthen the existing infrastructure, i.e., water, roadways, drainage and public facilities.

Actions:

- Lyon County shall provide an infrastructure inventory and deficiency evaluation and report.
- To determine design criteria for street pavement sections, drainage improvements, pedestrian connections, etc.
- Lyon County shall provide a long term if modest capital improvement commitment (i.e., 20 years) that methodically addresses these deficiencies.
- To implement and actively oversee the 'dark sky' ordinance.

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Goal 5: To focus on encouraging tourist oriented historic activities that do not degrade the quality of life keying on Silver City's uniqueness.

Actions:

- To pursue any complimentary historical experiences, I.E., walking tours, hiking trails, significant building identification, history/information kiosk, etc.
- To actively support the efforts of residents to preserve and improve their property.
- To advertise community activities that promote the historical authenticity of the community.

Goal 6: To recognize and support improvements to and maintenance of historical transportation routes, railroad connections, and other public facilities that link Silver City to its surroundings.

Actions:

- To document corridor connections to Virginia City, Moundhouse, and Dayton of the various railroad corridors that traverse the area.
- To document and preserve historic transportation routes, i.e. Dayton-Silver City Toll Road, Virginia & Truckee Ry right-of-way.
- To include a Gold Canyon historic interpretative trail in the county Recreation Plan.
- Include final restoration of Silver City's original firehouse in budgetary considerations as appropriate and support efforts to utilize this structure as a cultural resource for the benefit of the community.

Goal 7: To promote the preservation of existing public facilities.

Actions:

- To critically evaluate those essential public facilities and the types of physical/preservationist up-grades that they require.
- To pursue a variety of funding sources, i.e., CDBG, State of Nevada, EDA, etc., that can be used to preserve, improve and upgrade public facilities.

Goal 8: To limit any earth disturbance or above ground mining activities that create visual scaring or that disrupt the fabric of the community.

Actions:

- Lyon County shall establish a land use policy that minimizes the impact of mining and other significant earth disturbing activities that degrade quality of life.

Goal 9: To encourage continued citizen participation in the planning process.

Actions:

- To continue the broad based citizen participation process in terms of high levels of participation and involvement in what occurs in the community.

Goal 10: To maintain the primary focus of the community as residential.

Actions:

- To urge the Board of County Commissioners to carefully consider all zone changes or Master Plan amendments that would substantially alter the character and identity of Silver City.

WEST CENTRAL LYON COUNTY FINAL DRAFT LAND USE PLAN

JA3140

CV 00128 - 003035

LYON COUNTY

14 CV 00128 - 003035
LYON COUNTY



Bob Hastings <ninergold3@gmail.com>

Re: 2002 Master Plan

1 message

Rob Loveberg <rloveberg@lyon-county.org>
To: County Commission <ninergold3@gmail.com>
Cc: Jeff Page <jpage@lyon-county.org>, Kerry Page <kpage@lyon-county.org>

Fri, Dec 27, 2013 at 8:57 AM

Bob,

The 2002 West Central Land Use Plan revised the 1990 Lyon County Master Plan for the areas covered. The 2002 West Central Land Use Plan became the master plan land use plan for the Dayton, Mound House and Silver City areas upon adoption by the Board of Commissioners, and it was in effect until the County-wide Component of the Lyon County Comprehensive Master Plan was adopted by the Board on December 23, 2010.

On Fri, Dec 27, 2013 at 8:47 AM, County Commission <ninergold3@gmail.com> wrote:

Rob -

I may have misstated my request. Please help me understand. The West Central plan was a revision to the Master Plan - is that a correct statement? If not any background you can supply will be greatly appreciated.

Bob Hastings
775-771-9848
Sent from my iPhone

On Dec 27, 2013, at 8:37 AM, Rob Loveberg <rloveberg@lyon-county.org> wrote:

Bob,

The text of the approved West Central Lyon County Final Land Use Plan, November 2002, is attached. The Lyon County Planning Commission approved the final draft Plan and recommended it to the Board of Commissioners on September 10, 2002. The Board of Commissioners unanimously approved the Plan on November 7, 2002.

I am unsure what you are looking for regarding revisions and revision history. Please provide me with some additional description of what you are seeking so I can get you the information you are looking for. Do you want a history of all of the subsequent master plan amendments affecting the West Central Lyon County Land Use Plan (i.e., Dayton, Mound House and Silver City)? Only the amendments in the Silver City area? Please advise.

On Thu, Dec 26, 2013 at 6:49 PM, Bob Hastings <ninergold3@gmail.com> wrote:

Gentlemen -

I am trying to get a copy and information regarding the 2002 Master Plan. I'm particularly interested in the original approval date, revisions and revision history. Can either of you help me?

—

Bob Hastings
Lyon County Commissioner - District 1

14 CV 00128 - 003037
eff&search=cat&th=14334fcf260983de&siml=
LYON COUNTY

www.bobhastingsnv.com
em ail: ninergold3@gm ail.com
775-771-9848

PO Box 686
Dayton, NV 89403

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—

Rob Loveberg
Planning Director/Emergency Management Coordinator
Lyon County
27 South Main Street
Yerington, Nevada 89447
[775.463.6592](tel:775.463.6592) office
[775.302.6051](tel:775.302.6051) cell
[775.463.5305](tel:775.463.5305) fax
rloveberg@lyon-county.org

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<2002 West Central Lyon County Final Land Use Plan.pdf>

■■■■■

Rob Loveberg
Planning Director/Emergency Management Coordinator
Lyon County
27 South Main Street
Yerington, Nevada 89447
775.463.6592 office
775.302.6051 cell
775.463.5305 fax
rloveberg@lyon-county.org

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Bob Hastings <ninergold3@gmail.com>

Fwd: FW: Com stock Mining MPA/Z one Change

1 message

Jeff Page <jpage@lyon-county.org>

Wed, Jan 1, 2014 at 12:41 PM

To: bocc@lyon-county.org, Maureen Williss <mwilliss@lyon-county.org>

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531 Office
(775) 302-7088 Cell

----- Forwarded message -----

From: "Jack Randell" <rpse0503@pyramid.net>

Date: Jan 1, 2014 12:15 PM

Subject: FW: Comstock Mining MPA/Zone Change

To: "Page, Jeff" <jpage@lyon-county.org>

Cc:

From: Jack Randell [mailto:rpse0503@pyramid.net]

Sent: Wednesday, January 1, 2014 10:59 AM

To: Hastings Bob (bhastings@lyon-county.org); Fierro Ray (rfierro@lyon-county.org); (varellano@lyon-county.org); (vkeller@lyon-county.org); Joe Mortensen (jmortensen@lyon-county.org); Maureen Williss

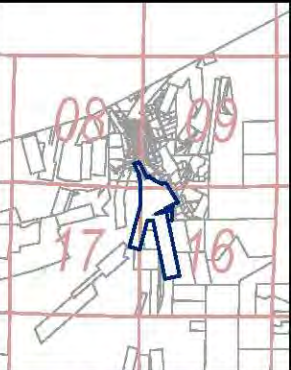
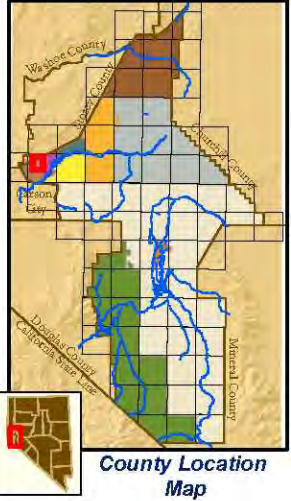
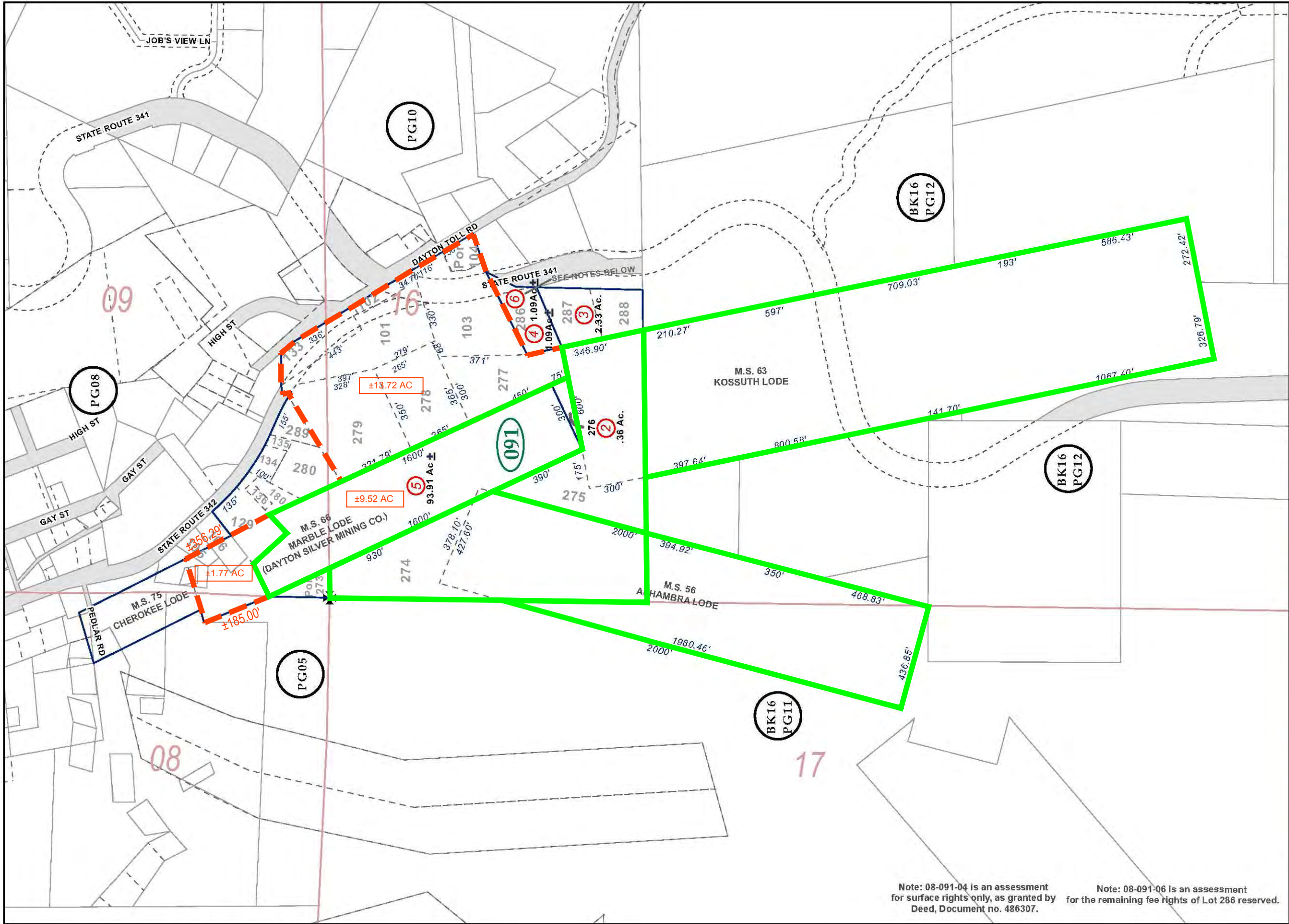
Subject: Comstock Mining MPA/Zone Change

Commissioners;

I wish to express my support for Comstock Mining's application for a Master Plan Amendment and Zone change. Any consideration of planning practice (whether accepted or prudent) should cause you to agree and vote in favor of their application(s).

Jack Randell RCE/PLS
R.P. Surveying & Engineering
P.O. Box 907
Dayton, NV 89403
775-246-5148

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Location Map

Map Elements

- 1/4 Corner Section
- Section Ties
- Dimensions
- Parcel Lot
- Parcel Number
- 0.13 Ac. Acreage of Parcel
- PM 136149 Recorded Map Image
- Parcel Boundaries
- Block Number
- Parcel Book & Page Number
- Page Number
- Cities & Townships
- Dayton
- Dayton Valley
- Fernley
- Mark Twain
- Mason Valley
- Mound House
- Silver City
- Silver Springs
- Smith Valley
- Stagecoach
- Yerington

Scale: 1" = 400'
Revised: May 22, 2012



Note: 08-091-04 is an assessment for surface rights only, as granted by Deed, Document no. 486307.
Note: 08-091-06 is an assessment for the remaining fee rights of Lot 286 reserved.

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



Bob Hastings <ninergold3@gmail.com>

Fwd: Revised Parcel Exhibit for Comstock Mining

1 message

Jeff Page <jpage@lyon-county.org>

Wed, Jan 1, 2014 at 7:15 PM

To: bocc@lyon-county.org, Rob Loveberg <rloveberg@lyon-county.org>

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531 Office
(775) 302-7088 Cell

----- Forwarded message -----

From: "Andrew Motter" <amotter@manhard.com>

Date: Jan 1, 2014 7:14 PM

Subject: Revised Parcel Exhibit for Comstock Mining

To: <jpage@lyon-county.org>

Cc: <DeGasperis@comstockmining.com>, "Mark Rotter" <MRotter@manhard.com>

Jeff,

Attached is a revised exhibit for the Comstock Mining Masterplan Amendment and Zone Change application. This exhibit shows the proposed revised parcel configuration superimposed on the County's Assessor Map.

If you have any questions, please feel free to email or call.

Andrew Motter, P.E.

Senior Project Manager

Manhard Consulting, Ltd.

9850 Double R Blvd., Suite 101

Reno, NV 89521

office: 775.746.3500 ext. 4711

cell: 775.745.3826

fax: 775.746.3520



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Assessor Map with Revised and Original.pdf
405K



Bob Hastings <ninergold3@gmail.com>

Fwd: Com stock Mining' s application

1 message

Jeff Page <jpage@lyon-county.org>
To: bocc@lyon-county.org

Thu, Jan 2, 2014 at 5:33 PM

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531 Office
(775) 302-7088 Cell

----- Forwarded message -----

From: "Commission" <bhastings@lyon-county.org>
Date: Jan 2, 2014 5:18 PM
Subject: Fwd: Comstock Mining's application
To: "Jeff Page" <jpage@lyon-county.org>
Cc:

I don't know if you want to share this with the board?

Bob Hastings
775-771-9848
Sent from my iPhone

Begin forwarded message:

From: Steve Vogel <steve_v45@hotmail.com>
Date: January 2, 2014 at 4:46:13 PM PST
To: "bhastings@lyon-county.org" <bhastings@lyon-county.org>
Subject: Comstock Mining's application

Comstock Mining's application

The board just committed a criminal conspiracy to commit crimes against Democracy.

I went back through family history, Charters of Freedom, Constitution as you know it. They are different from you/us know of today.

I am related to two past Presidents and two Vice presidents of the United States. I am also related to J. Reuben Clark who was a legal adviser under 7 Presidents and an ambassador to Mexico. My many great grandfather Edmund Woolley planned the building and supervise the construction of

Independence Hall. Edmund Woolley was given credit for the hanging of the Liberty Bell. He was also responsible for the construction of Carpenter's Hall the scene of the first continental congress. I am also related to a past president of the Mormon church and my family can be traced back before the beginning of the church. I have many family members in Congress, FBI, the Justice Department and Corporations.

Steve Vogel

steve_v45@hotmail.com

To unsubscribe from this group and stop receiving emails from it, send an email to bocc+unsubscribe@lyon-county.org.

The cost is \$20 and players can register the morning of the clinic or at the Law Offices of John P. Schlegelmilch.

put together at the end, so it was a good way to end things."

February 19, 2014

mstock

ued from Page 1A

ing law violation. McCarthy, Silver City and vice-chair of CRA, echoed Shers comments that he t feel what occurred consistent with what isparent government about." e said the lawsuit our effort to show e not going to take lying down." McCarthy said they e asking the court, an pendent third party, judicial review of the

county's decision.

The lawsuit also charges that CMI since it came to the area "has sought to purchase influence in a variety of ways in Storey County and then perfected in Lyon County."

The complaint cites campaign contributions to Commissioner Bob Hastings from CMI and related companies of \$17,500 during the election campaign in 2012, which Hastings addressed in a disclosure statement at the Jan. 2 meeting.

The suit also charges CMI "makes strategic hir-

ing decisions of those related to important decisions makers." It goes on to charge that CMI hired either Keller Rebuilders, owned by Scott and Commissioner Vida Keller, or Scott Keller himself, who later did work under contract with Comstock Foundation.

Vida Keller addressed this situation with a lengthy disclosure statement at the Jan. 2 meeting, explaining her husband's experience in restoration of historic structures and how his work was on old mining structures, not the mining itself.

Keller said she thought there were some inconsistencies in the lawsuit.

Hastings and CRA attorney John Marshall said the members of the Comstock Residents Association wanted to participate in development of a community plan for Silver City. However, he said Comstock Mining now is proceeding with Lyon County with talks toward a community plan but some in the Silver City community are not participating in that effort.

"It seems kind of strange to me that they (CRA) are the ones that don't want to come to the

table and come up with a plan that works for everybody," he charged.

"It's disappointing certain residents want to fight for the sake of fighting, since we have been emphasizing a collaborative, community approach that respects all property rights and prioritizes the quality of this community life as a common goal," De Gasparis said.

"The commissioners demonstrated thoughtful, considerate leadership," he said.

The lawsuit lists four causes of action, the first being violation of the

Open Meeting Law; second being denial of due process, citing what it called Keller's and Hastings' involvement with Comstock Mining; third being abuse of discretion, saying the vote is split zoning, which is contrary to the master plan; and fourth, charging the commission violated state law (NRS 278.220(4), saying the revised proposal should have first returned to the planning commission.

McCarthy emphasized that CRA turned in a petition that was signed by 75 percent of Silver City residents.



For over 20 years, Patient Families have relied on Dr. Steven M. Draper and his Staff to deliver the Valley's most rewarding Dental Services.

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Election

Continued from Page 1A

this year, the Mason Valley Swimming Pool General District Board has all five seats up for election this year. The board has one vacancy with the recent resignation of Kevin Chism, whose seat is up

two four-year term seats on the ballot in 2014, those now held by Tod McIntosh, whose District 3 includes precincts 18-20 (Mound House-Silver City), and the one held by Susan Lawson, whose District 5 includes precincts 21-22 (Stagecoach).

The Silver Springs-Stagecoach Hospital District Board has two four-year terms expiring this year,

Carolyn Strel-Smith up for four-year terms, and the seat of Judy Davis, who recently was appointed to the board, up for a two-year term.

The Mason Valley Fire Protection District Board has three four-year term seats on the ballot, those held by Jim DeChambeau, Timothy T. Ogle and Troy Villines. The Smith Valley Fire Protection District



Bob Hastings <ninergold3@gmail.com>

Mason Valley News article

1 message

Erich Obermayr <historicinsight@gbis.com>

Sun, Feb 23, 2014 at 10:12 AM

To: Jeff Page <jpage@lyon-county.org>

Cc: Pamela Abercrombie <pamabercrombie22@gmail.com>, Pamela Abercrombie

<pamela.communitychestnevada@gmail.com>, Cal Dillon <cdillon@gbis.com>, Bob Hastings

<ninergold3@gmail.com>, Chuck Davies <ced302@att.net>, Larry Wahrenbrock <nevadabead@aol.com>, Keith

Trout <ktrout@masonvalleynews.com>

Jeff,

I'm writing in regards to an article in the Mason Valley News of February 19, 2014, entitled "Up Against the County." I normally take news reports with a grain of salt, and obviously you did not write the article, however I'd really appreciate it if you could provide some clarification. Toward the end of the article, on page 8A, a statement is made to the effect that "... Comstock Mining now is proceeding with Lyon County with talks toward a community plan but some in the Silver City community are not participating in that effort." (I have attached a scan of this portion of the article.) It is not clear from the article whether Commissioner Hastings, or John Marshall, or both are the source of this statement. My question for you is: Is Lyon County currently having "talks" or any other contact with Comstock Mining regarding the Silver City Community Plan?

Thanks for your time,

Erich Obermayr

Chair

Silver City Citizen Advisory Board

Erich Obermayr

Historic Insight

Box 249

Silver City, NV 89428

[775-847-0344](tel:775-847-0344)Mason Valley News Feb 19, 2014.jpg
1500K



Bob Hastings <ninergold3@gmail.com>

Mason Valley news article

1 message

Erich Obermayr <historicinsight@gbis.com>

Tue, Feb 25, 2014 at 9:07 AM

To: Bob Hastings <ninergold3@gmail.com>

Cc: Pamela Abercrombie <pamabercrombie22@gmail.com>, Pamela Abercrombie <pamela.communitychestnevada@gmail.com>, Cal Dillon <cdillon@gbis.com>, Jeff Page <jpage@lyon-county.org>, Rob Loveberg <rloveberg@lyon-county.org>, Chuck Davies <ced302@att.net>, Larry Wahrenbrock <nevadabead@aol.com>

Bob,

I have not yet received a reply to my email of yesterday, however Keith Trout did inform me that you were the source of the statement about the community plan. My first question, of course given the nature of the news media, is whether or not the statement in the newspaper is accurate. If so, I need to ask you the same question I presented to Jeff yesterday: Is Lyon County currently having "talks" or any other contact with Comstock Mining regarding the Silver City Community Plan?

Thanks for your time,
Erich Obermayr
Chair
Silver City Citizen Advisory Board

Erich Obermayr
Historic Insight
Box 249
Silver City, NV 89428
[775-847-0344](tel:775-847-0344)



Bob Hastings <ninergold3@gmail.com>

Re: Mason Valley news article

1 message

Jeff Page <jpage@lyon-county.org>

Tue, Feb 25, 2014 at 9:19 AM

To: Erich Obermayr <historicinsight@gbis.com>

Cc: Bob Hastings <ninergold3@gmail.com>, Pamela Abercrombie <pamabercrombie22@gmail.com>, Pamela Abercrombie <pamela.communitychestnevada@gmail.com>, Cal Dillon <cdillon@gbis.com>, Rob Loveberg <rloveberg@lyon-county.org>, Chuck Davies <ced302@att.net>, Larry Wahrenbrock <nevadabead@aol.com>, Steve Rye <srye@lyon-county.org>

Erich,

Based upon the current litigation I have asked the Board not to issue any comments and that all questions or concerns be addressed through me and the District Attorney's Office. The Board of County Commissioners has taken no action to address any community plan nor have they entered into any agreement with anyone to pay for or participate in a Community Plan. CMI has indicated that they want to participate in the Community Planning process for Silver City just as a number of citizens have voiced the same desires. I publicly announced during the Planning Commission, on two separate occasions CMI's desires to move forward on the Silver City Plan and CMI testified to both the Planning Commission and the Board their desire to participate in the process.

As stated before there is pending litigation on this issue and I have advised the BOCC not to address or answer any questions in regards to CMI and/or the decision made by the Board. All questions should be directed to my office for review and determination of appropriate response until the case has been addressed in court. Thanks

On Tue, Feb 25, 2014 at 9:07 AM, Erich Obermayr <historicinsight@gbis.com> wrote:

Bob,

I have not yet received a reply to my email of yesterday, however Keith Trout did inform me that you were the source of the statement about the community plan. My first question, of course given the nature of the news media, is whether or not the statement in the newspaper is accurate. If so, I need to ask you the same question I presented to Jeff yesterday: Is Lyon County currently having "talks" or any other contact with Comstock Mining regarding the Silver City Community Plan?

Thanks for your time,
Erich Obermayr
Chair
Silver City Citizen Advisory Board

Erich Obermayr
Historic Insight
Box 249
Silver City, NV 89428
[775-847-0344](tel:775-847-0344)

—
Jeffery A. Page
Lyon County Manager
27 South Main Street

3/3/2014

Gmail - Re: Mason Valley news article

Yerington, NV 89447

(775) 463-6531/(775) 577-5037

(775) 302-7088 (Cell)

"It is amazing what you can accomplish if you do not care who gets the credit" Harry S. Truman

GENERAL PLAN *

1971
1986

LYON COUNTY NEVADA

RAYMOND M. SMITH, A.I.P., & ASSOCIATES
PLANNING CONSULTANTS
RENO - LAKE TAHOE, NEVADA

JA3156



JA3157

Board of County Commissioners
of Lyon County:

Chairman -- Joseph J. Ricci
Robert Griffin
Warren Lewis

County Clerk:

Willard J. Parr

County Engineer:

Walter Reid

Deputy Engineer:

Larry Werner

District Attorney:

Stanley Smart

County Auditor:

Margaret Anfang

County Assessor:

Leroy L. Ward

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JA3158

14 CV 00128 - 003053
LYON COUNTY

***introduction**

R M S

A. I. P.

RAYMOND M. SMITH A. I. P.

AND ASSOCIATES

150 N. Center St.,
Reno, Nevada**CONSULTANT:**

MASTER PLANS

RECREATION PROGRAMS

SITE LAYOUTS

ECONOMIC RESEARCH

DEVELOPMENT PLANS

FEASIBILITY STUDIES

INDUSTRIAL LOCATION

APPRAISALS

MARKET ANALYSIS

HOUSING STUDIES

LAND UTILIZATION

ZONING ASSISTANCE

DISPLAYS, MAPS

DESIGN SERVICES

SHOPPING CENTERS

SUBDIVISION DESIGN

RESTRICTIONS/CONTROLS

OPINION SURVEYS

TO: Board of County Commissioners and
Planning Commission of Lyon County
Lyon County Court House
Yerington, Nevada

FROM: Raymond M. Smith, A.I.P.,
Planning Consultant

SUBJECT: Master Plan of Lyon County (Nev P-29)
701 Planning Project

1. Herewith transmitted is a General Plan and report for Lyon County, Nevada, as stipulated by a contract between Lyon County, the Nevada State Planning Board, and the undersigned, dated 10 September 1970.

2. This Plan has been the result of a continuing, intensive effort over many months. It is believed that the plan and policies set forth contain many constructive ideas that will assist the county in its future development.

3. The Plan has been aided by a continuing interest and effort by the Lyon County Board of County Commissioners and the Planning Commission.

4. It is strongly recommended that this General Plan be kept in a state of continuous review as a viable guideline and as a reflection of a dynamic desire for the orderly, economic and efficient growth and development of Lyon County.

Very truly yours,


RAYMOND M. SMITH, A.I.P.
Planning Consultant

Reno-Lake Tahoe
August 1971

JA3159

This General Plan is a concept of what Lyon County might become in the future. There is nothing mystical about it; it simply proposes the best attainable relationship between people and the public facilities that are needed for reasonable living in both the urban and rural environment.

The preparation of this report was financed in part through an urban planning grant from the Department of Housing & Urban Development under the provisions of Section 701 of the Housing Act of 1954, as amended.

1 geographic factors

A. Location: Lyon County is situated in the west-central portion of the State, covering 2,012 square miles (1,295,360/ac). It is bordered on the east by Churchill and Mineral Counties, to the north by Washoe and Churchill Counties, to the west by Storey County, Douglas County and Carson City, and to the south by Mono County, California. The county seat is Yerington, which is also the largest community. Lyon County was formed under the Act approved November 25, 1861 and Dayton was the first county seat. The county was one of the original Territorial Counties and the name came from General Nathaniel Lyon, who had been killed in the Battle of Wilson's Creek in far away Missouri. Years before there was a Nevada Territory, John Fremont's expedition came through the area and passed up a stream he called the Walker River. Throughout the history of Lyon County, even from early days, the economy has been based on both agriculture and mining.

The county seat is about 35 miles southeast of Carson City, Nevada's capitol, and about 80 miles southeast of Reno. Elevation is 4,375' at the county seat. The county is generally mountainous with three fertile valleys -- the Carson River Valley, Smith Valley and Mason Valley running in a north/south direction. There are also three rivers of importance in the jurisdiction -- The East Walker River, the West Walker River and the Carson River. The Toiyabe National Forest extends into the southern portion of the county, while the Pine Nut Mountains are located in the northwest and the Desert Mountains in the northeast sections of the county.

B. Climate: Temperatures and precipitation at the Yerington, Nevada Weather Station: (1/)

Table 1

Month	Temperature	Precipitation
January	30.9	.59
February	35.9	.56
March	41.7	.41
April	49.6	.37
May	56.3	.51
June	62.6	.50
July	70.3	.23
August	68.6	.16
September	61.3	.22
October	51.3	.49
November	39.4	.45
December	32.7	.83
Annual	50.1	5.32

Precipitation is light, ranging from 15-20" on the higher portions of the Pine Grove and Pine Nut Mountains to 8-12" in the Desert Mountains along the easterly foot of the range and the end of the East Walker River. dry hills between Lahontan and Fernley and east of the East Walker River.

LYON COUNTY

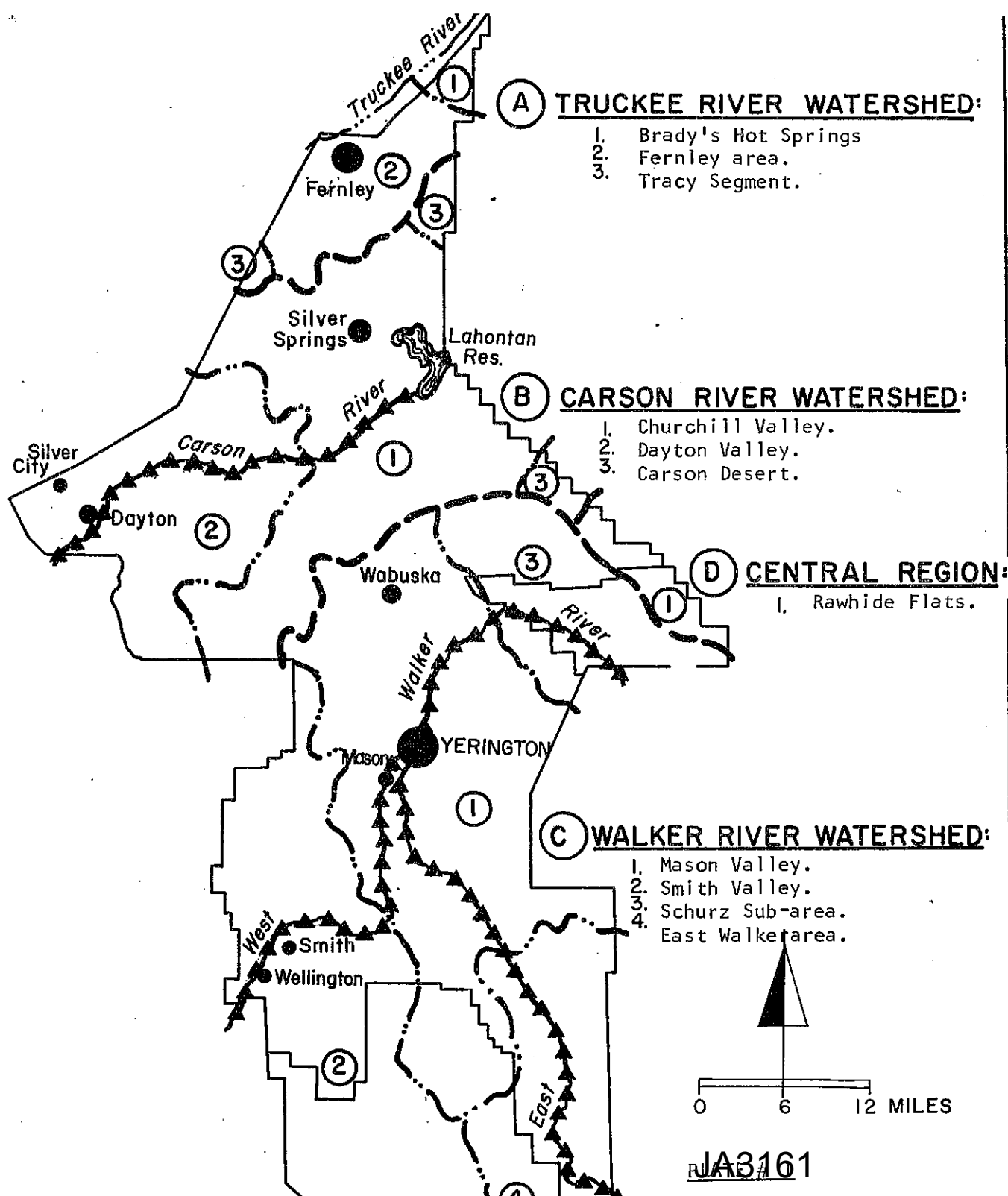
C. WATERWAYS Lyon County consists of parts of four distinct watershed basins, although the Walker River is by far the largest. The four include:

The Truckee River Watershed at the extreme northerly end is a relatively small area of about 75,500 acres, extending from the northerly county line (approximately US Interstate 80) southerly about 8 miles. Most of it is dry (5-12" precipitation/year) and constitutes dry rolling sagebrush hills.






The Carson River Basin is a larger area, including the south flank of the Flowery Range, all of Lahontan (Churchill) Valley, the Pine Nut Mountains, Dayton Bench (Carson Plains), and the Wild Horse Basin, Adrian Valley and Churchill Canyon area.

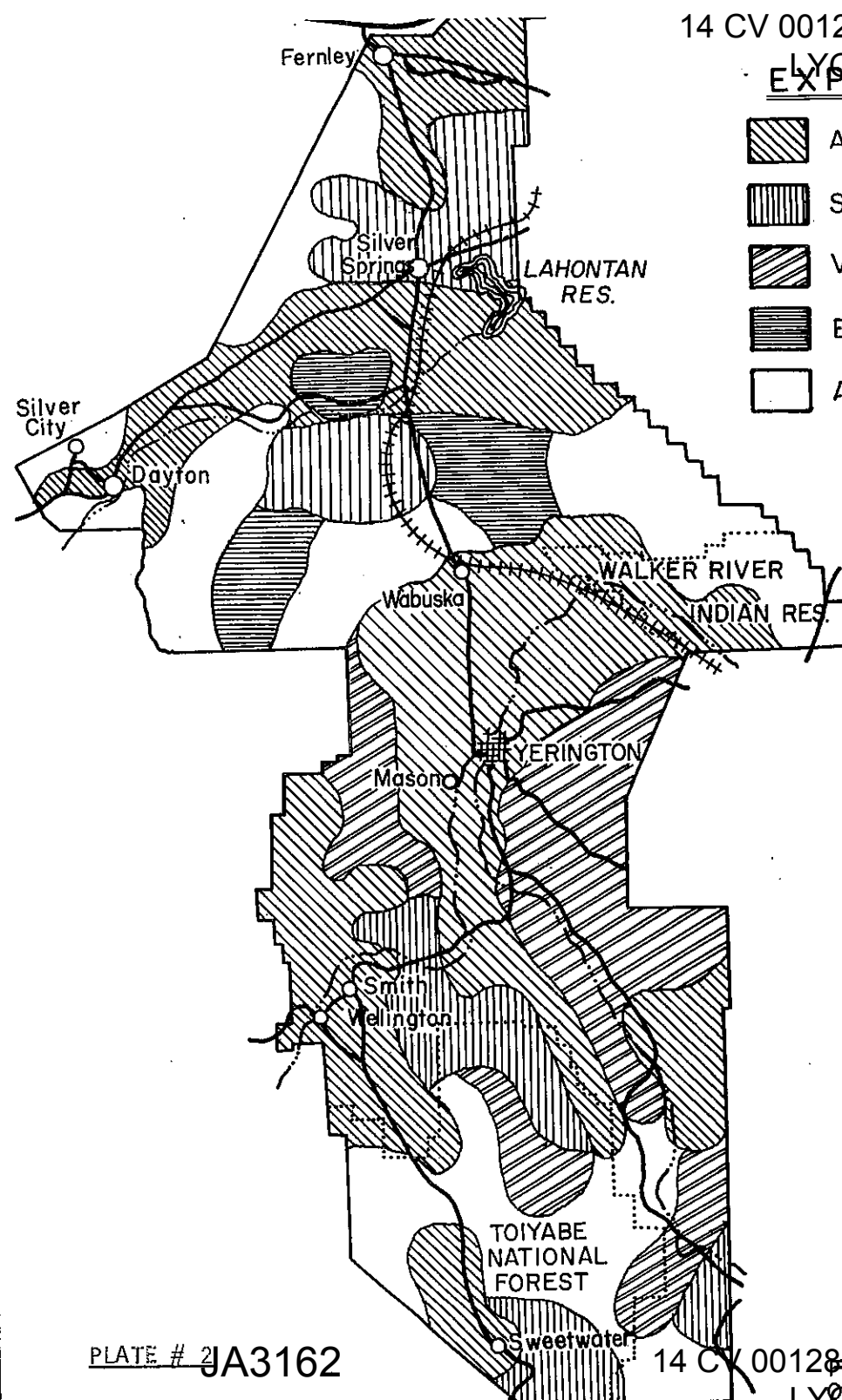
The Walker River Basin is the "heart" of the county, including all of Mason Valley, Campbell Valley, Smith Valley, the Pine Grove Mountain area and the Sweetwater and Desert Creek country in the Walker River area.

Only a very small portion of the Central Region is within the county. This 750 acre area is on the extreme easterly edge in the Long Valley area. It is essentially arid and barren ground.



LYON COUNTY
EXPLANATION

-  Alluvium
-  Sedimentary Rocks
-  Various Granitic Rocks
-  Basalt
-  Andesitic Rocks



D. Soils & Geology: The geology of Lyon County is extremely varied -- mountains ranging through the sedimentary, andesitic, basalt, granitic formations. The Singatse Range, especially, is quite varied, exhibiting all forms of geology, including even some meta-volcanic rock and various types of tuffs.

The geologic past is everywhere visible in Nevada, appealing to rockhounds and scientists. Rocks of every color and shape dot the landscape. The soils of Lyon County are:

Mainly alluvial fan gravel, stream-laid gravel, sand and silt, some talus material and dune sand. Also clay of river flood plains and playa clay and sand. There is also beds of thin lava flows with interbeds of basalt and diatomaceous sediments. There are also aridsoils (light colored surfaces), mollisoils (dark colored fertile surface horizons usually found in semi-arid to sub-humid climates), and entrosoils of limited extent, especially in the valley bottoms, are soils representing landscapes with weakly developed horizons.

Data from a soil survey presently underway in Lyon County by the Soil Conservation Service will be of value when the work for completing the soil survey area should be accomplished by 1972 and 1973. The data from the Conservation Needs Inventory indicated the feasibility of small watershed projects as well as soils, land use and treatment needs of the area.

PLATE # 2 JA3162

14 CV 00128 - 003057

LYON COUNTY 1/2 MILES

LYON COUNTY

E. Mineral & Agricultural Areas:

Lyon County is noted for extensive agricultural production, especially beef cattle, centered in the Smith and Mason Valleys. There are currently some 33,000(1/) acres of pasturage reported in the county, supporting about 34,100 cow units. Some cattle are also raised along the East Walker River and in the Fernley area. Gross farm income in 1970 was about \$9.5 million of which farm crops represented \$5.25 million and livestock valued at slightly over \$4 million. The main crop is alfalfa, although barley, hay, wheat, oats, onions and garlic is also grown.

Mineral production shares as an important segment of the county's life. One of the larger mining operations in the State, Anaconda Copper, is located northwest of Yerington. This large open pit and mill employs approximately 400 men. The other major mineral activity is located at Fernley where the Nevada Cement Mines are processing limestone for cement and employ about 102 men on a year-round basis. Also, a large new mineral potential lies east of Yerington. This is a deeply buried iron deposit with copper values, which is owned by U. S. Steel.

Plate # 3, adjoining, indicates the relative location and extent of the two prime economic forces.

(1/) Private pasture totals 33,000 acres, while public domain (BLM) covers 585,000 acres. The public domain is used only for winter range and supports only 2-3 animals per section.

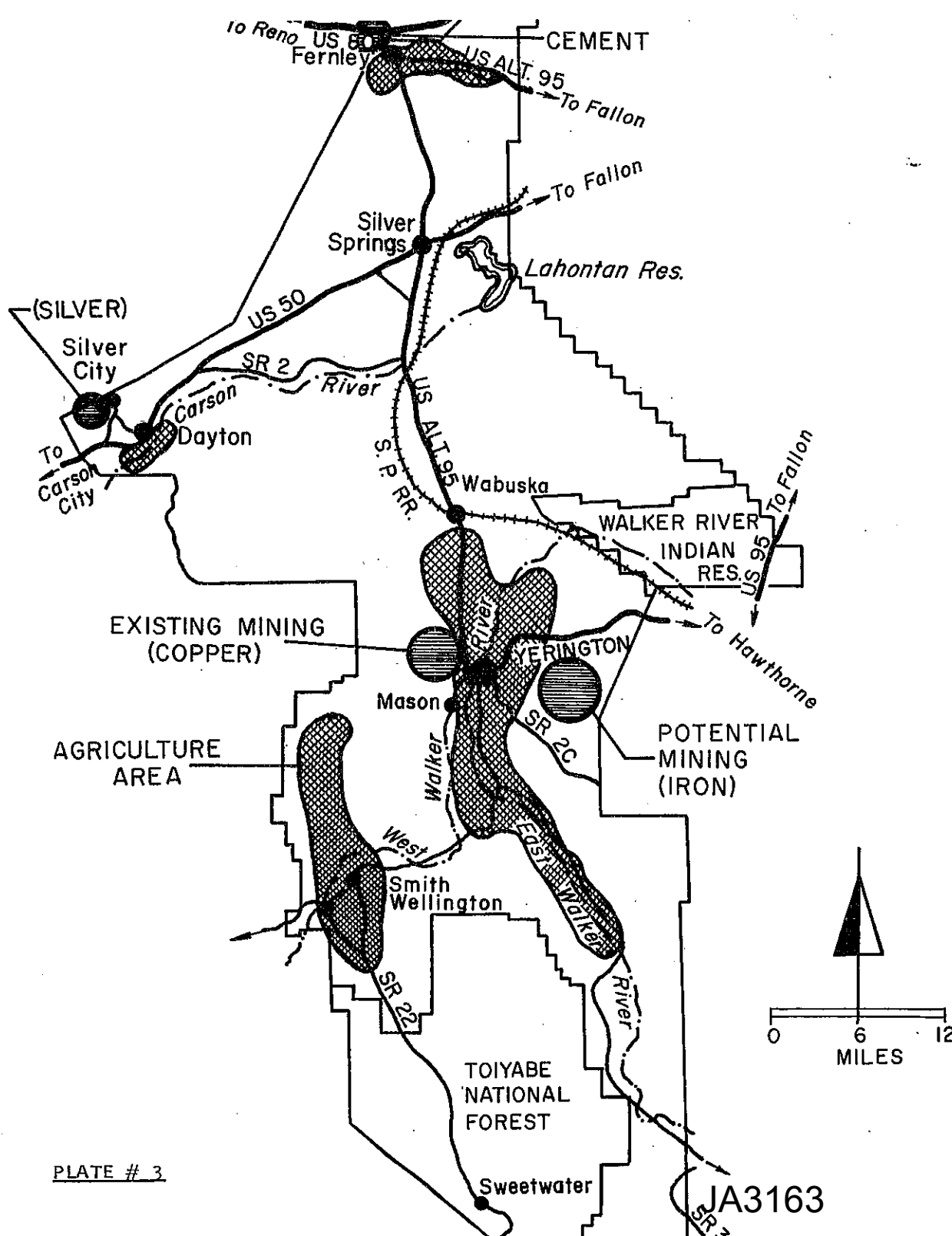


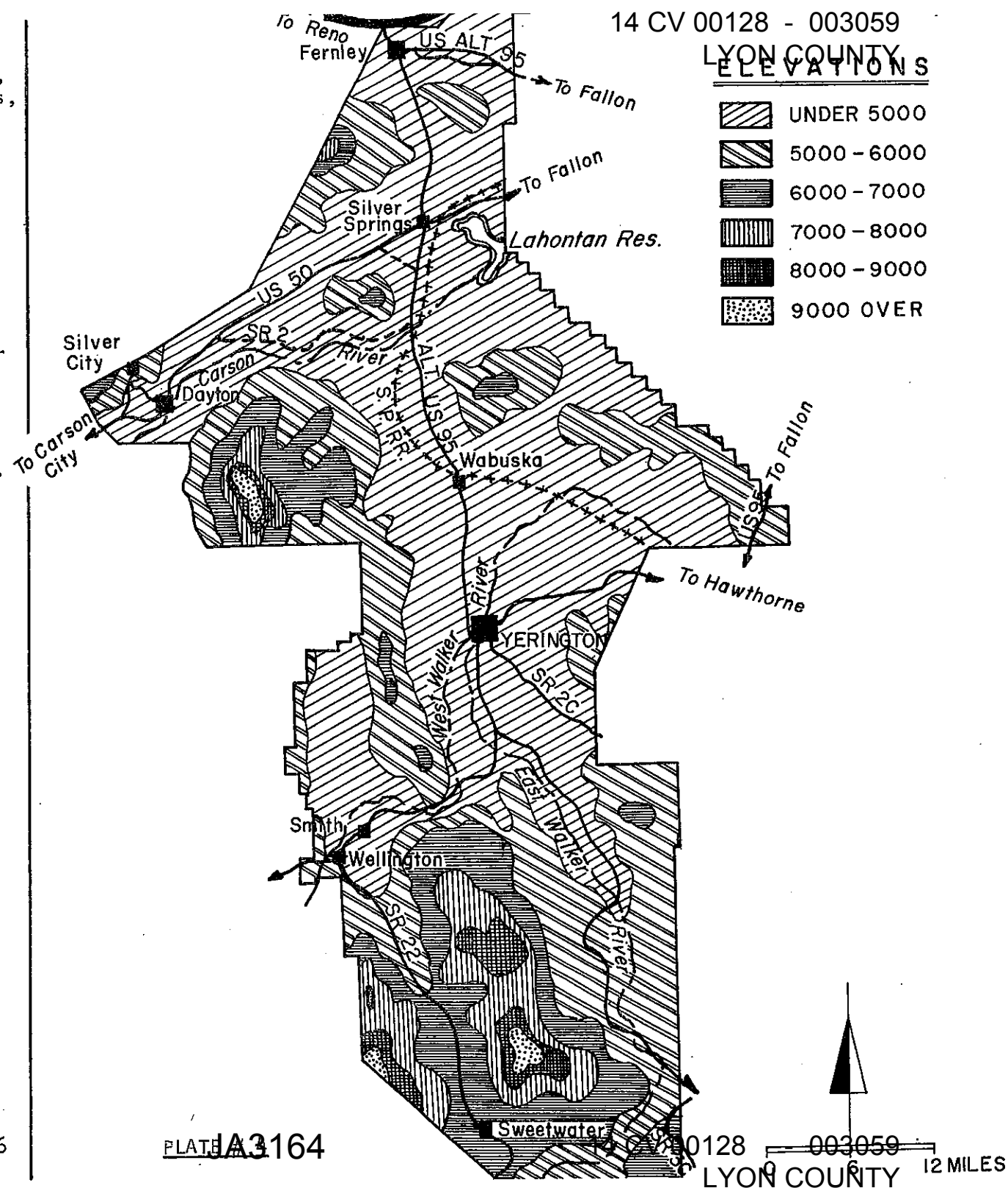
PLATE # 3

JA3163

F. Elevations: Most of the county is under 5000' elevation. This includes, of course, all of Smith and Mason Valleys, but also covers the Lahontan Valley and the Fernley area. High points are found in the Pine Nut Mountains (Como) and the Pine Grove Hills (Toiyabe National Forest). Bald Mountain in the Pine Grove Hills and several points in the Pine Nut Mountains exceed 9000'. There are limited foothill areas between the 7000-9000' level but extensive areas between 5000-7000', including the Singatse Range, Flowery Range and Cleaver Peak.

Plate # 4 adjoining indicates the elevation characteristics of the jurisdiction.

Vegetation: Most of the valley area of Lyon County except for the irrigated lands are characterized by desert shrubs and grass or mixed desert shrubs. This is especially true for the side-hill range lands. There are, however, some big sagebrush lands lying westerly of the Singatse Range and near Artemesia Lake. The steeper mountainous area of the Pine Grove Hills are marked by pinyon and juniper cover with some pinnacle areas of low sagebrush and grass.



LYON COUNTY

3. Ecological Considerations

Essential to an overall plan review today is a comprehensive understanding and analysis of various environmental forces which may offset the most desirable pattern for the future. This includes such features as critical wildlife areas, streamside influences, slope character, areas of potential urbanizing character, pollution potentials, reservations, etc.

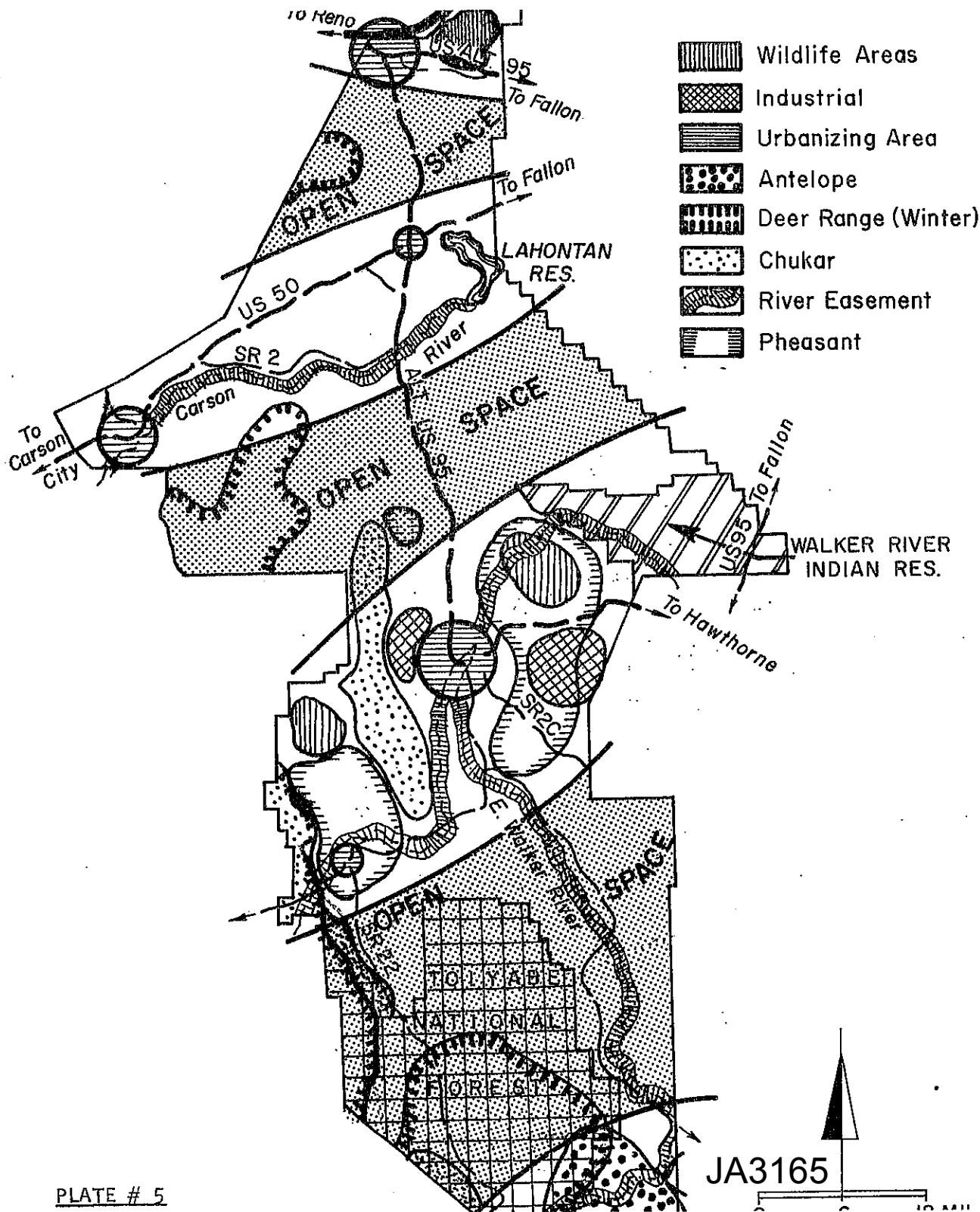


Plate # 5, adjoining, is a composite of a number of larger maps drawn to illustrate these concerns. It depicts important ecological factors which should be recognized in the Plan.

2 population factors

14 CV 00128 - 003061
 A. Previous and Current Population: Population history in Lyon County, as in most counties of Nevada, is difficult to analyze and reflects the "boom and bust" economy so characteristic of Nevada history. Census data, the only available record, may not be too reliable. (1/)

The following two tables indicate the strong population fluctuations in Lyon County, not only in totals but by area distribution as well. This fluctuation is related mainly to the aspects of mining in the overall economy, since agriculture is relatively static.

Table 2
Population, Lyon County, 1930-1970

Year	State	County	% inc.	Yerington	% of cty	Ratio to State
1930	91,058	3810	--	--	--	.042
1940	110,247	4076	7.0	964	23.6	.036
1950	160,013	3679	-9.7	1157	31.5	.023
1960	285,378	6143	67.6	1764	28.7	.0211
1970	488,738	8221	35.1	2010	24.3	.0167

Population distribution within the county is also important. Census data for the various townships is shown in Table 3 below.

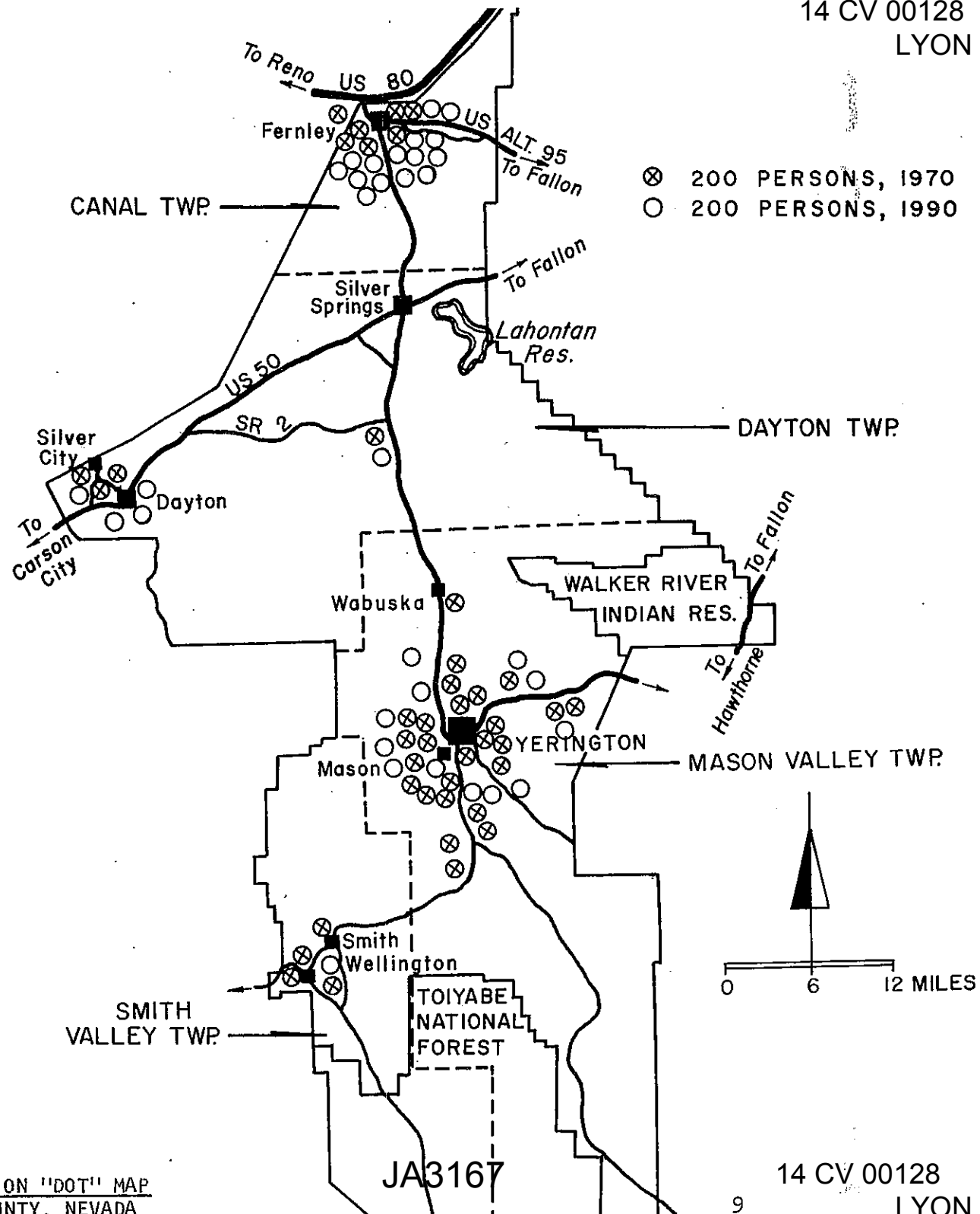
Table 3
Population Distribution

Area	1940	%	1950	%	1960	%	1970	%
Canal Township (Fernley)	476	11.8	567	15.2	654	10.5	1470	17.9
Dayton Township (Silver City)	773	19.0	382	10.6	489	8.0	826	10.0
Mason Valley Twp*	2103	51.0	2099	57.0	4278	70.0	5187	63.0
Yerington City	964	23.8	1157	31.4	1764	28.6	2010	24.4
Smith Valley Twp	724	17.8	631	17.2	722	11.7	738	9.0
Total	4076		3679		6143		8221	100.0

* The City of Yerington is actually part of Mason Valley Township and is included in the Township statistic.

B. Population Projections: Future population projections, both in terms of totals and distribution, are at the root of every phase of the General Plan. Such estimates are, however, difficult to make at best since they necessarily rest on many compounded unknowns. Statistical analyses (especially when base figures are erratic) and "trend lines" mean little since population is almost always a direct reflection of economic and social forces which are often not controllable at the local level.

(1/) Especially the latest 1970 Census which appears to be seriously in error as it relates to mobile home occupants.



Population in Lyon County has fluctuated considerably, especially in relation to consistent statewide growth and the equally consistent growth in Western Nevada.

In determining probable future populations, it is necessary to consider known past trends, the physical and economic characteristics of the environment which might affect, change or influence population growths and the unique features of the jurisdiction. It would appear that while Lyon County has the physical potential to increase considerably, future populations will be limited by lack of new economic opportunities available to support them.

During the last 10 years, according to the recently released "advance" 1970 Census data, the county has increased 35.1%. Much of this growth reflects the trend to suburban living since both Fernley and Dayton both almost doubled the 1960 totals. Fernley on the new Interstate 80 is now within easy commuting range of Reno, while Dayton, quite close to Carson City, has experienced considerable rural subdivision activity. The Table below indicates the 1950-1960-1970 figures for the State, Lyon County, and the subregions, as well as projections.

Table 4
Lyon County Population -- Current & Projected

Year	State	County	% inc.	Ratio to State	Canal	Dayton	Mason Vly	Yerington City	Smith Vly
1950	160,013	3679	--	.023					
1960	285,378	6143	67.6	.0211	654	489	478	1764	722
1970	488,738	8221	35.1	.0167	1470	826	5187	2010	738
1975	595,000	9740	18.5	.014	2260	1070	5660	2130	750
1980	703,000	11590	19.0	.0187	2900	1270	6600	2300	820
1985	775,000	13460	16.1	.018	3760	1480	7430	2600	790
1990	850,000	15000	11.5	.020	4350	1690	8050	2700	910

Total county population is expected to increase by about 41% during the 1970-1980 decade, mostly due to the increased trend towards suburban living plus some mineral activity with a further anticipated gain of 30% between 1980-1990 for a total of about 15,000 by 1990.

The School of Business Administration at the University of Nevada recently made population forecasts for the State at large and each county jurisdiction. Their forecasts indicate a Lyon County 1980 population of 9958 (21.2% increase) and a 1990 population of 11,816 (18.7% increase). These are both below this consultant's estimate, however the University projection is entirely statistical (and arbitrary) and does not take any local considerations into account.

A population "dot" map, indicating the relative number and distribution of the 1970 and anticipated 1990 pattern, is indicate on Plate # 6 on the opposite page.

3. Population Characteristics: Although the full details of the 1970 Census are not as yet available, some initial population breakdowns are given by the "advance" Census figures.

Minority groups in the county comprised only 7.5% of the total population, most of which were Indians; only 22 were of another race and only 5 of these were negro, as reported by the 1960 Census.

4. Age-Sex Characteristics: The initial 1970 Preliminary Census data reported an all ages age-sex breakdown for the county; this has been indicated as a "population pyramid" on Plate # 2.* The results are quite interesting; some notable conclusions are:

a. The elementary school age population (5-14) is quite high, totaling 944 males and 887 females. This is 22.3% of the total population.

b. The high school age element totals 779 or 9.5% of the total population. Males outnumber females 449 to 330.

c. There is a surprising shortage of young adults age 20-24. This probably reflects the typical "flight" to the big city, attendance away at school, or military service.

d. There is an imbalance of 45-54 year olds. These are still (normally) in the work force.

e. There is a large number of older age (65 years plus) residents totaling 650 persons or 7.9%. This is quite high proportionately. The 60-64 year old bracket is about one-half of this at 340 persons.

5. There is little point in attempting to forecast population growths on the basis of natural changes (difference between births and deaths) and immigration. Most population growths have been and will definitely be the result of relatively large immigration movement (as it is statewide). Previous studies have indicated, in fact, that about one-half of native born Nevadans leave the state.

~~Future population characteristics (age, sex, etc.,) are expected to change somewhat with a stronger emphasis on younger and middle age groups as the present young element proceeds through the age brackets. This will partly be due to the average younger age of immigrant workers (the retired segment will of course tend to be older), especially the commuter to Reno or Carson City living in Fernley or Dayton. School enrollment figures in Fernley, for example, already clearly evidence this trend. Smith Valley populations will tend to be in the older age brackets, while Mason Valley (Yerington) populations will tend to middle age brackets. Also older age boys will diminish during the next five years then gradually expand again.~~

Future population in relation to income is impossible to predict with any validity -- depending upon inflation, national and local cycles and the nature of the economic situation -- 10 to 20 years hence. Almost anything can happen.

The 1970 preliminary census reported 6 negroes plus 537 others (Indians) which reflect only 6.2% of the total population now.

* See Plate # 2 of separate Report B-1 Population.

If certain rumored mining operations materialize (U.S. Steel, for instance, near Yerington), employment and income figures would soar; conversely, if the county becomes a popular retirement subsistence farm area (as Fallon is becoming), the area/capita figure would diminish. Lyon County will probably continue in the lower/capita income columns for some time due to the relatively lower bases of mining, agriculture and "bedroom" community.

3 the land resource

While this may seem to be a relatively low amount of private land, it compares favorably with the statewide average of 14% private land and to several other counties, such as Nye County with 93% of the land under "public" control and Lander County with 85% of the land under "public control."

14 CV 00128 - 003065
 Much of the land in Nevada -- and Lyon County -- is still "vacant" and under the administration of the Bureau of Land Management, the U.S. Forest Service and other State and Federal controls such as the Bureau of Indian Affairs and the State Fish & Game Department.

From a report in 1966 the State Land Commission listed the following land disposition for Lyon County.

Table 5
Land Disposition in Lyon County

	Acres	% of Total
Federal Government**	933,381.68	72.049
State Agencies*	14,324.82	1.081
State Grant Lands	80.00	.007
County owned	687.00	.052
Indian lands	48,470.70	3.706
Withdrawn lands	3,487.30	.269
Private	294,920.00	22.780
	1,295,360.00	99.944

* In 1970 the Fish & Game Commission purchased 3,264 acres of private lands from the Sierra Land Company.

** The acreage administered by the Federal Government is shown for the period at which research of this information was taken. The amounts administered by the Bureau of Land Management may fluctuate due to land exchanges that have occurred since that time.

Lyon County as a viable jurisdiction is somewhat of an anomaly since it "divides" naturally and geographically into a number of separate and distinct regions. These include:

A. The Fernley area -- at the extreme westerly end is actually more related to Washoe County. This farming area is within the Truckee Watershed, is connected directly via the new Interstate 80 to Reno-Sparks, and shares school facilities with adjacent Washoe County.

B. Silver Springs -- located midcenter to the county, is a distinct entity by itself. At the crossroads of US 50 and US 95, this large retirement and recreation community has an interesting potential, although it is still "marginal" at the present time.

C. Mason Valley, including the towns of Yerington, Mason and the Nordyke section, is the economic population and political "heart" of the jurisdiction, is the location of the governmental center, the high school and most of the business.

D. Smith Valley, an independent ranching area in the southwest corner, is

20+ miles from Yerington and often relates equally as well to adjoining Douglas County.

E. Dayton at the extreme westerly edge of Lyon County has its roots and current ties to nearby Carson City; in fact, a number of Dayton (Mound House, Silver City and Virginia City turnoff) residents work in Carson City and rely on Carson City businesses.

F. The smaller ranch settlements of Sweetwater are oriented to adjoining Bridgeport in Mono County, California.

As a result of these geographic accidents, it is difficult to create a communityness -- a singleness of county purpose. As a result, it has proven desirable in this plan program to emphasize the unique planning situations and problems of each separate region, rather than attempt to lump them into a single county-wide approach.

This has resulted in an independent mapping program, field checked land use analysis and general plan development program in each of four sub-areas. They are:

- (1) Dayton-Mound House (west end).
- (2) Smith Valley-Wellington area.
- (3) Fernley area.
- (4) Mason Valley area.

Each of these areas were mapped in four dimensions, including a basic land use (to a standard classification pattern), soil's characteristics (in Smith & Mason Valleys), planning "factors" including ecological considerations, wildlife, geological, transportation and other elements, existing zoning and a proposed (initial General Plan).

None of these areas had sufficient existing base maps upon which to predicate these studies. Consequently, it was first necessary to derive and develop current up-to-date maps of each area, indicating property lines, natural features and related data; these maps are on file in the county Court House.

G. Existing Land Use:

One of the first steps in the development of a community plan must be an awareness of existing patterns of community land use. This enables an identification of major area characteristics, especially depicting those of "development" or "non-development" potentials in relation to ecological, hydrological, economic or other influences.

Existing land uses in Lyon County are reflective of long standing land, economic, population and transportation attitudes which have naturally created the present community pattern.

Plate #7 on the following page is a diagrammatic indication of existing land uses in Lyon County. As can be noted, there is a tendency to cluster agricultural and reserves in disparate centers with large amounts of open space left between.

Table 6

Urban Percentages in Nevada Counties

Area	Total Pop.	Urban Place	%
Carson	15,468	15,468	100
Churchill	10,513	2,959	28
Washoe	121,068	99,687	82
Mineral	7,051	3,539	50
Douglas	6,882	4,335	63
Storey	695	600	85

(1) Residential Lands: Lyon County is still essentially a rural county set in a rural environment based upon an agricultural and mining economy. Most county residential densities are relatively low (due mainly to the needs for septic tank operation) and scattered. A one acre lot pattern is prevalent, although this can range from higher densities reflective of earlier town plats (Dayton) to ranch complexes on large holdings. The land use studies of the existing situation classified Lyon County lands into a number of categories. These are National Forest lands, government withdrawals, agricultural lands, range lands and grazing, urban cores, high mountain or difficult terrain areas, areas for potential residential development (low density), areas for potential urbanization, and possible expanded agricultural and/or ranch use. All land uses have been identified by areas and subareas and their extent indicated, however no attempt has been made to measure acreages and percentages, since these are meaningless in this situation.











(2) Commercial lands: Existing commercial locations are primarily confined to the Yerington urbanized area (including some "strip" commercial development towards Weed Heights. Fernley and Dayton have small developed business districts, although apparently both rely on other centers for most commercial needs. There are also some limited commercial outlets at main traffic interchanges, such as Silver Springs and Smith. The extent and location of commercial lands reflect directly to the current population and economic needs of the support areas.

(3) Industrial Lands: Existing industrial lands in Lyon County are generally restricted to rural mining operations, especially the large Anaconda Copper pit at Weed Heights adjacent to Yerington and several gravel operations at Dayton, some service "industrial" uses in the Mound House area (garages, wrecking yards, used materials, etc.), and some manufacturing uses at Fernley along the railroad.

(4) Vacant Lands: Much of the lands of Lyon County are still vacant and under BLM control. Most of this is sagebrush and mountainous lands. Lyon County is fortunate that a major proportion of the area is still in public ownership and administered by the U. S. Forest Service and the Bureau of Land Management. Much of the area is proposed by plan to remain as a recreation reserve and open space area. While many jeep trails traverse the section, it is still essentially "unspoiled."

It is not generally recognized that most Nevada Counties are heavily "urbanized" in that at least one-half of total county population is centered in a (single) urban place. All of the counties surrounding Lyon are so centralized. The 1970 Census indicates "urban" areas as indicated in the Table opposite.

EXISTING LAND USE

-  TOIYABE NATIONAL FOREST
-  INDIAN RESERVATION
-  MASON VALLEY WILDLIFE MANAGEMENT AREA
-  FERNLEY VALLEY WILDLIFE MANAGEMENT AREA
-  ALKALI VALLEY WILDLIFE MANAGEMENT AREA
-  OLD FORT CHURCHILL
-  SEE DETAIL SHEETS
-  RANCH
-  HISTORICAL SITE
-  RECREATION SITE

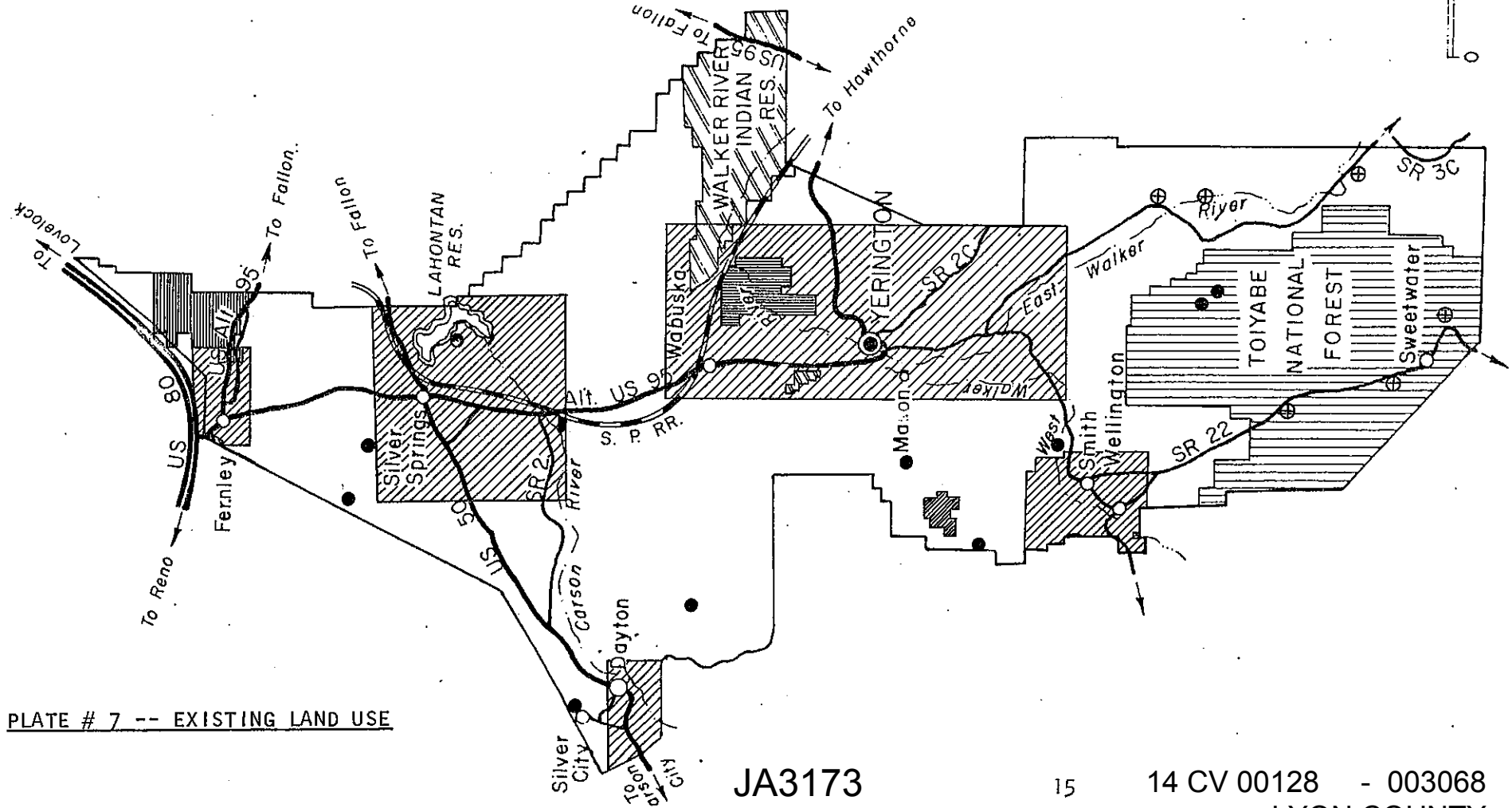


PLATE # 7 -- EXISTING LAND USE

JA3173

transportation

A plan of Streets and Highways of an area is a systematic definition of right-of-ways which from a traffic standpoint are (or should be) of county-wide importance. Such a plan is comprised of existing and proposed future main roads through the area, roads serving key traffic generators (industrial areas, urban cores, recreation places) and important roads linking together all sections of the area. In designating major roads, the plan should show:

- Existing roads and developed sections,
- New roads or portions necessary to future growth, and
- Special features (control, engineering criteria, etc.).

A carefully conceived and executed circulation plan will be of great help, not only in establishing street patterns adequate to meet the future traffic needs, but also to guide in the physical development of street width standards and assessment practices. Once determined, schools, parks, new residential subdivisions, etc., can be located so as to be related to these arterial linkages.

(1/) Source: "Destination Nevada" by William F. Engel from Nevada Highways and Parks Magazine, Winter 1970.

A. Early Trails: There were a number of early exploration trails through the area, a result of the strategic location in relation to three river systems. These included:

(1) The Bidwell Trail of 1841 entered Lyon County in the present Lahontan area, traversing southerly through Mason Valley, Wilson Canyon and Smith Valley to Wellington, thence southerly to the Bridgeport area.

(2) The Pony Express Overland mail route ran through Lyon County along the route of Carson River. Active stations included: Dayton, Reeds, Bucklands and Hooten's Well. Most are gone although several still remain.

(3) The Fremont Trail of 1845 skirted the easterly side of Walker Lake, followed the Walker River to present day Wabuska, thence northerly through Adrian Valley to an intersection of the Carson River at Weeks, thence northerly to Silver Springs and on to Wadsworth on the Truckee River.

(4) A diversion of the Humboldt Trail branched at Rye Patch, veering southwesterly across the 40-Mile Desert to Ragtown (in Churchill County) and entering Lyon County along the northerly side of Lake Lahontan, thence to Silver Springs and then westerly along the Carson River to Dayton.

(5) The Donner Trail (and main branch of the Humboldt Trail) followed the Truckee River now approximately the northerly limit to Lyon County.

All of these were important routes and strongly influenced the subsequent alignment of modern paved highways.

B. Beginnings of Highways: What started over a 100 years ago as a few wagon-rutted trails has expanded to several thousands of miles of paved, high-speed highways. What took weeks of hardship and danger to traverse, now takes a few hours of pleasant and safe travel. With railroad routes crossing the state in only two areas and airplane transport available to only four communities, the highways handle at least two-thirds of the commerce of the state. In the late 1840's and 1850's wagon wheels and cattle tracks put down the paths that spanned the State. Later crude roads were set out to link the mining camps with the settlements. Where necessary early settlers built bridges and toll roads. Nevada initiated a limited highway program in 1911; then in 1917 established a highway department. (1/) This department first completed location and design work and the first jobs (with the help of Federal funds) consisted of bridges for the Humboldt and Carson Rivers and the Truckee-Carson irrigation canal. By 1925 to 1930 some 1800 miles of state-built roads had been graded and

LYON COUNTY

graveled and one-third of these had also been oiled or asphalt paved. Between 1930 and 1943 an additional 1800 miles of new roads had been built. World War II interrupted much of the road building, but also at this time the state's first four-lane rural highway was completed in the Las Vegas area. In 1956 the Federal Highway Act initiated the interstate freeway program. From the interstate program new concepts and considerations in highway building focused on efficient movement of people and goods and also aesthetics and beautification became major factors in highway planning. At the present time there are about 6600 miles of surface treated roads within the State and some 305 of this number are located in Lyon County.

C. Auto Registration: A record of registered vehicles in Lyon County gives some indication of the increase in travel patterns of the residents. It also indicates the growth of mobile homes. Table 7 below illustrates this:

Table 7
Lyon County Vehicle Registration

Year	Pleasure	Commercial (truck)	Trailer	Mobile Home
1958-59	2500	1363	405	--
1959-60	2439	1374	402	--
1960-61	2803	1558	451	--
1961-62	2804	1656	501	--
1962-63	3000	1789	556	--
1964	2733	1794	407	148
1965	2848	1897	439	172
1966	3006	1977	476	200
1967	3104	2074	493	226
1968	3143	2119	527	268
1969	3335	2179	564	272
1970	6797 (total all categories; not broken down)			

This shows an increase in pleasure cars alone of 37% during the 1960 decade. The growth in truck registrations was even greater, totaling nearly 59% during this same period.

D. Bus & Truck Service: Lyon County has several public carriers; these include:

(1) The Las Vegas-Tonopah-Reno Stage Lines, leaving Reno twice a day (7:00 a.m. and 9:30 p.m.) for Yerington and on to Hawthorne; return trips are made at 5:15 a.m., 10:45 a.m. and 3:15 p.m.

(2) Two truck carriers with overnight service to Reno, Las Vegas, San Francisco and Los Angeles.

E. Airports: A check with the FAA (Salt Lake City) indicates that Lyon County now has four registered airstrips; these include:

Table 8			
Location	Owner	Runways	Width
Smith	Fulstone	2600	200 (dirt)
		2300	200 (dirt)
Silver Spgs	BLM	7200	150 (asphalt)
Wellington	Farias	2600	200 (asphalt)
Yerington	City	3920	75 (asphalt)

There are no facilities except at the Yerington Airport, which has some service. Smith Airstrip and Wellington are private; Silver Springs and Yerington are publicly owned. There is no regularly scheduled flight service to Lyon County. Air freight and passengers must utilize the Reno Municipal Airport some 82 miles (and 1½ hours driving time). 10 aircraft are based at Yerington.

F. Railroads: A branch line of the Southern Pacific Railroad, connecting Hazen Switch southerly towards Walker Lake, passes through Lyon County, however there is only one station (Wabuska) reporting light shipments of ore and some agricultural products. About 6,000 cars of ore were shipped from the station in the past year.

Railroads played a more important part historically. The Nevada Copper Belt Railroad (shortline) hauled ore from Ludwig through Hudson and Mason to a mill and railroad connection at Wabuska. However, by 1930 Ludwig had practically closed shop.

"The indications are that Nevada will experience a tremendous period of economic expansion during the 1970's. The seventies should bring in significant increase in population and labor force, a diversification of the industrial base, a reduction in cyclical swings, and general prosperity. The tremendous growth rate anticipated will in all likelihood be matched by few other states, if any.

The key to the above will be the tourist dollar. Unlike the other areas of the nation where manufacturing serves the basic industry, in Nevada the service industry with its amusement and recreational component serves as the core of the economy. In nearly all cases, the growth of this sector governs the growth of the other sectors of the economy."(1/)

(1/) Preliminary Economic Projections for the Soaring 70's, Employment Security Department, November 1969.

14 CV 00128 - 003071
 G. Tourism: Out-of-State Visitors -- A Profile: Studies conducted by the State Highway Department in both 1958 and 1963 developed significant information relating to non-resident demand for the use of parks and recreation facilities. Most of these visitors came by car (86.1%) in 1963 with bus and air traffic each representing about 6.5% or 1,100,000 persons. 60% of all visitor trips originated in California while 14% came from Oregon, Washington and Nearby mountain states. The remaining 26% were residents of States east of the Rocky Mountains; many were merely passing through. Of trips having a destination in Nevada, Californians represented 80%. Half of Nevada's visitors came during the 15 week summer season, especially as family groups. About one-fifth (20.8%) visit during the fall months (the difference presumably attributable to hunters) while spring and winter months account for only about 15% each. The preponderance of weekend visitors (especially to the attractions of Reno-Tahoe and Las Vegas) and the number of visitors using Nevada solely as a bridge state account for a somewhat short average length of stay of only 2.4 days, however outdoor recreation seekers stay longer than this average.

Tourism at present is not a major factor in the county's economy. The area is somewhat isolated and separated and many of its recreational features and points of interest as yet unknown. The potential for tourism could be an important aspect of the future economy and character of the county.

In 1958 the Visitor Survey indicated the following information regarding vehicle and passenger stops in Lyon County:

Table 9
1958 Visitor Survey

Locality	Passenger Cars & Pickups			Commercial		Total
	Vehicle stops	Passenger stops	Expenditures	Veh. Stops	Expenditures	Expenditures
Yerington	31,772	72,531	\$719,644	4,575	\$4,428	\$724,072
Fernley	72,467	173,552	567,596	17,727	271,897	839,493
Silver Springs/ Dayton	16,259	34,716	142,313	572	941	143,254
Total Expenditures			\$1,429,553		\$277,266	1,706,819

The 1963 Out-of-State Visitor Survey checked vehicles and passengers in a different manner. See Tables on the following page.

Table 10
Out-of-State Visitor Survey, 1963 Season
Expenditures

Area	No. Veh. Stops	No. Passenger Stops	Expenditures		Total
			Commercial/Passenger		
Dayton/ Silver Spgs	4,847	11,167	\$1,142	\$1,142	\$2,126
Fernley	74,353	199,433	15,294	19,837	45,561
Yerington	17,876	37,131	1,178	1,666	17,308
Other County	5,843	13,631	2,129	2,129	5,086

Table 11
Average Seasonal Motorist Expenditures

	Expenditure	Aver./Veh. Stop	Aver./Pass. Stop
Dayton/Silver Springs	\$31,931	6.59	2.86
Fernley	507,657	6.83	2.55
Yerington	182,064	10.18	4.90
Other County	44,893	7.68	3.29
Total		\$36.20	\$14.80

The only Lyon County road in the 1963 survey was SR 22 south of Sweetwater. The visitor survey indicated a total "expenditure" of \$219,000 with an average expenditure/vehicle of \$38.07 (average expenditure/passenger of \$18.15) against a state average of \$57.43 and \$24.74 respectively.

There is a highway rest area on FAS 642. It is .9 miles north of Yerington.

LYON COUNTY

H. General Description: Lyon County is served with a "good" road system. The new Interstate 80 Freeway enters the county for a short stretch in the extreme northerly edge, providing freeway access to Fernley by several diamond interchanges; US 50, the other transcontinental route, crosses the county through the Dayton-Silver Springs area and US 95, the main route connecting Reno and Las Vegas, extends virtually the entire length from Fernley through Yerington, then easterly to the Mineral County line. In addition, there are a number of State Routes including:

- SR 17 -- connecting US 50 to Virginia City west of Dayton.
- SR 51 -- Dayton to Silver City.
- SR 3 -- from the westerly county line through Wellington, Smith Valley to Yerington.
- SR 22 -- from Wellington south to Sweetwater on the southerly county line.
- SR 3C-- in the canyon of the East Walker River.
- SR 2B-- the "river road" from Sutro to Weeks.
- SR 79 -- 6 Mile Canyon from US 50 towards Virginia City.

All of these are shown on Plate # 8.

I. Road Status: The status of the existing Lyon County Road System is shown in the Table below. Data was derived from the State Highway Department Annual Report dated 31 December 1969.

Table 12
Status of Lyon County Existing Road System

Road Type	Interstate	FAS Primary	FAS State	FAS Local	Non-FAS State	County Rural	Total all Systems(1/)
Primitive				2.30		233.344	235.644
Unimproved			2.000		11.158	894.581	907.739
Gr. & Dr. Earth (2/)					11.475	42.110	53.585
Gravel			15.553	0.158	33.393	295.373	346.920
Bit. Surf. Tr.(3/)			7.243	1.657		3.678	12.578
Mixed Bit. Low			7.357	13.232	3.481	52.042	89.921
Mixed Bit. High		72.444	54.973	32.641		5.249	165.661
Bit. Concrete	14.275	35.325					49.600
Concrete		.116				0.065	0.181
Totals	14.275	107.885	87.126	49.988	59.507	1,526.442	1861.829
% of Total	0.7	5.8	4.7	2.7	3.2	82.0	100.0

J. Railroad Facilities: Lyon County has some 56+ miles of Southern Pacific Railroad line extending from the northeasterly line through Weeks, Wabuska and easterly into Mineral County. There is some activity, with a siding at Wabuska. The Southern Pacific reports a 5900+ yearly carloading at the Wabuska siding.

(1/) Includes also the Municipal Street System.

(2/) Gravel and drained earth.

(3/) Bituminous.

LYON COUNTY

K. Average Daily Traffic: Increases in Average Daily Traffic, as reported by the State Highway Department, have been noted on most Lyon County roads over the last 10 years. While all roads have shown some increases, the largest percentage increase appears to be on the road between Mason and Yerington, reflecting the recent growths in Mason, since "Nevada" cars alone increased 300% during the period. Average Daily Traffic is shown in Table 13 below with overall percentage increases for the period 1960-1970.

Table 13
Lyon County Traffic Counts (Daily Averages-Selected Periods)

Station	1960	1965	1966	1967	1968	1969	1970	% increase
Junction of East Fernley Interchange to and from Reno								
Total Vehicles	--	4351	5091	4836	4932	5262	--	20%
Commercial	--	707	848	887	988	1085	--	
Foreign Cars	--	3071	3583	3246	3171	3397	--	
Nevada Cars	--	573	660	703	773	780	--	
Junction of East Fernley Interchange to and from Lovelock								
Total Vehicles	3373	4249	4551	4625	4457	4787	5203	54%
Commercial	477	706	760	870	892	969	1159	
Foreign Cars	2626	3164	3450	3331	3194	3440	3569	
Nevada Cars	270	379	341	424	371	378	475	
Junction State Route 17 to and from Dayton								
Total Vehicles	1288	1782	1777	1646	1670	1758	2032	58%
Commercial	222	495	502	489	459	547	691	
Foreign Cars	656	660	653	517	582	616	637	
Nevada Cars	410	627	622	640	629	595	704	
Junction State Route 22 at Wellington to and from Yerington								
Total Vehicles	550	468	522	461	556	520	593	7.7%
Commercial	279	167	203	159	235	199	221	
Foreign Cars	73	89	97	94	89	98	107	
Nevada Cars	198	212	222	208	232	223	265	
Two miles south of Yerington to and from Wellington								
Total Vehicles	692	670	641	792	783	816	839	21.2%
Commercial	222	244	214	318	309	324	306	
Foreign Cars	62	70	81	65	96	102	116	
Nevada Cars	408	356	346	409	378	390	417	
Two miles south of Yerington to and from Yerington								
Total Vehicles	830	843	883	1073	1062	1083	1296	56%
Commercial	279	309	302	429	423	438	450	
Foreign Cars	69	74	90	73	106	109	135	
Nevada Cars	482	460	491	571	533	536	711	
Junction State Route 3 two miles south of Yerington to and from Mason								
Total Vehicles	191	252	221	266	275	263	502	163%
Commercial	74	107	82	115	131	125	182	
Foreign Cars	7	7	11	11	8	4	20	
Nevada Cars	110	138	128	140	136	134	300	

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Table 14
Lyon County Average Daily Traffic at Selected Stations from 1961-1970

Year	Stations																		
	89	92	98	99	100	102	107	109	720	739	748	751	760	763	769	806	1055	1057	1351
1961	954	764	461	567	554	4364	2664	4407	1012	1053	182	648	116	86	175	628	612	13	899
1962	975	742	454	672	531	4392	2806	4743	1002	1016	178	551	98	71	194	734	599	14	782
1963	1072	804	490	716	499	4559	2868	4977	1118	1021	245	439	100	93	--	931	423	9	794
1964	1184	871	557	527	668	2318	2873	2341	1174	1249	244	473	104	101	197	1220	414	18	871
1965	1289	920	621	641	706	2325	3401	2921	1194	1274	249	526	131	101	236	1205	403	26	435
1966	1488	965	645	645	740	2755	3271	2700	1105	1435	265	500	130	100	170	1315	440	25	875
1967	1565	945	645	630	730	2505	3300	2660	1290	1600	305	515	110	90	170	1415	465	30	860
1968	1470	1000	680	580	790	2500	2910	3080	1360	1500	345	435	90	--	155	1640	445	35	860
1969	1510	970	650	640	840	2301	3055	3040	1600	1580	250	530	125	95	180	1360	455	30	780
1970	1670	1030	740	620	800	1950	3400	3100	1700	1800	250	530	115	90	200	1490	500	35	830
<hr/>																			
Increase or decrease by number of vehicles for the period 1961- 1970	716	266	279	53	246	-2414	736	-1307	688	747	68	-118	-1	4	25	862	-112	22	-66

Note: Large decrease in numbers at Stations 102 and 109 due to increased Freeway travel around Fernley.

(1/) See Plate #8 on the following page for location of Stations defined by number.

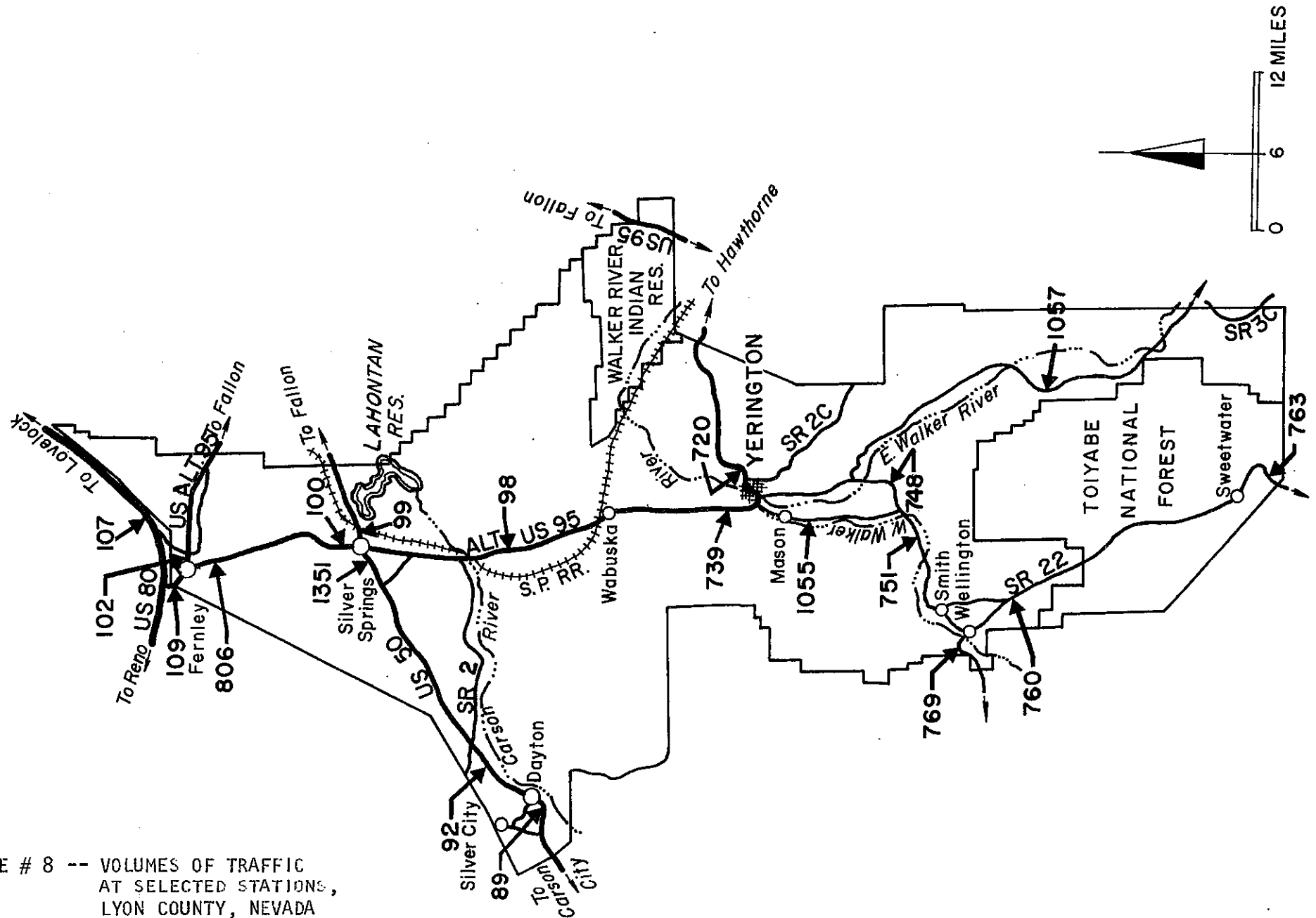


PLATE # 8 -- VOLUMES OF TRAFFIC
AT SELECTED STATIONS,
LYON COUNTY, NEVADA

JA3181

5 recreation

A. Recreation is an implied way of life in Lyon County. Most permanent residents take this vast asset as a foregone inheritance and pay little attention to the ever on-going subtle changes in the recreation backdrop. Most recreation to date has been local, however there is a growing tendency for outside recreation pressures. Part of this is the widening scope of open space demand for the urban dwellers in Reno and Carson City, partly it is the increasing pressure of tourism.

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B. Tourist & Tourist Recreation: Tourism is now being recognized as an ever more important aspect and financial buttress to the present and future of Lyon County. Tourist trade may be defined as "the movement of travelers as it affects the transport, hotel, entertainment and other services which cater for them." Its two chief characteristics are (a) that the travelers concerned mean to return home after a comparatively short time, and (b) the money they spend abroad is money derived from home, not earned in the places visited.

Lyon County, like the remainder of the State, has a great potential for tourism, especially as related to US 50 and US 95 alternate traversing the jurisdiction. Dayton is a typical "western town," reflective of the early Nevada mining days and is perhaps one of the "purest" of such tourist attractions in the State. Since the county wishes to avoid the "boom or bust" economy so characteristic of mining alone, it is desirous of broadening the employment and economic base. This can best and most rapidly be achieved through expanded tourist activities and attractions.

Recreational expenditures are local expenditures made by the inhabitants of a region. Since tourism brings money into a region in the same way that a physical product does that is sold to a buyer outside the region, this is, in effect, an invisible import. In the same way, a local resident who spends his dollars outside the economic region has, in effect, made an invisible export.

Tourism has an important financial impact on a region because it brings outside incomes to the region, which provides employment for the personnel directly concerned with serving the tourists and also for the suppliers of the goods and services. Tourists can be classified in a number of ways:

By the length of stay,
By dollar amount spent,
By purpose of visit -- whether business or pleasure or combination,
By age of the tourists,
By distance traveled from home, or
Method of travel, etc.

Recreational features of a community may serve to attract tourists, an invisible export, and also encourage the local populace to utilize local facilities rather than venturing outside the region.

It is vital to acquire and conserve certain available land that is adjacent to public schools or to future proposed school sites so that parks and playgrounds may be designed and utilized for dual school and recreation purposes.

C. Outdoor Recreation: Outdoor recreation activities most firmly established in the county are hunting and fishing. Important, but less patronized are rock and bottle hunting, horseback riding, archery, trapshooting and sight-seeing. Among the organized sports, golf and swimming are prominent.

Lyon County is fortunate in still having a wealth of public lands which are open to virtually unrestricted use. However, outdoor recreational activities tend to focus on points of intrinsic beauty and places where activity opportunities are enhanced. These places should be reserved and protected for recreation activities and provided with sufficient facilities to satisfy expected demands.

Just as important other areas will develop as a result of man-made projects, particularly water storage projects. Both natural and man-made recreation areas should be assessed to their potential and developed for recreational use accordingly.

(1) Fish & Game: Fishing is an important resource of Lyon County. Fishing is good at the Desert and Sweetwater Creeks, East and West Walker Rivers, Carson River and the Lahontan Reservoir. All of these popular fishing areas have good populations of rainbows, browns and brook trout. Hunting has also been a moderately active recreation feature, especially for deer in the Como and Pine Grove Ranges and some quail and pheasant hunting in Smith and Mason Valleys.

(2) Picnicking: Picnicking, like camping, is to a great extent an auxiliary feature of other recreation forms. To many, picnics are a basis of a somewhat spontaneous excursion to the outdoors and provide a basis for other expressions such as nature study, rock hunting, etc. In Lyon County today the demand for picnic facilities is ahead of supply with the differential taken up along back roads and in the undeveloped areas.

(3) Riding and Hiking: These offer strong potential outdoor recreation experiences, but to date most of this has been of an informal or everyday nature.

(4) Bottle and Artifact Hunting: These activities are very popular with both local residents and out-of-state visitors, however they have been promoted very little. The Indians of the area have a colorful heritage largely unknown and there are many Indian artifacts, historical sites and points of natural interest that need to be marked, fully developed and maintained for present and future use.

(5) Mining Towns & Ghost Towns: There are many famous old ghost town camps and mining towns in Lyon County. Among the better known sites are Dayton, Silver City, Fort Churchill, Wabuska and Mason.

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LYON COUNTY

(1) Open Space: The more people become crowded together, the more they need and seek open space -- space for privacy or space for flocking together, space for play and strenuous exercise, or space for relaxation and contemplation; space for a distant view, space to sense man's age-old kinship to nature, space to see grass, trees and clear blue sky, and space to feel the coolness of water and the warmth of soil.

Lyon County is rich in open space resources -- forested mountain slopes, sagebrush covered hills, tree-lined streams, fertile valleys and barren hills.

However, today's open space may be tomorrow's subdivision---or shopping center. Our pleasant county with its wonderful climate and bountiful fields has attracted people in increasing numbers. In just a few years subdivisions have replaced some of the open areas of the county. Unless this open space is protected, the area could become a solid subdivision -- endless, sprawling, monotonous.

Wherever we find it -- penetrating the busy city, along the shoreline of the reservoirs or rivers, or on the ridges of a mountain rim -- we need open space. It is a regenerating force just as vital to us as food and drink. The purpose of this report is to present a plan for the preservation and best use of our open space resources for ourselves and for succeeding generations.

Much of the recreation program of Lyon County should be focused on the preservation of open space. This space is intended to offset the total urbanization and provide an environment that will permit the enjoyment of many natural advantages of a region. This would take the form of wilderness areas, scenic areas, drainage basins (areas in the paths of flood waters), and areas of historical or cultural significance. Many of these areas require a minimum of maintenance (other than the prohibition of any type of development that would change the natural features or reduce the primary importance of the area as a permanent open space).

Lyon County contains numerous areas with real potential. These vary from mountainous areas to valley meadows and also the meandering of the rivers.

All levels of government should participate in the identification of these areas and devise means for the preservation of these natural resources for the enjoyment of all of the residents of the State of Nevada, now and in perpetuity.

The opportunities for relaxation and regeneration through recreation and the enjoyment of open space can be a safety valve for many of the pressures causing social and personal ills.

Our happiness is a reflection of our ability to cope with the problems of everyday life. Although this ability has many complex components, it is generally agreed that it is closely related to our capacity for play, creative enjoyment, relaxation and zest for life. Each individual must find the kind of recreation which best suits his personality -- whether organized activity or solitude.

LYON COUNTY

E. Water Resources:

(1) Carson River: The Carson River, flowing through the northerly portion of Lyon County, provides some irrigation use, especially to several large ranches in the Dayton area and along the river reach between Dayton and Weeks, but easterly of Weeks it is usually a minor stream -- eventually ending in Lake Lahontan. The water quality is poor, primarily as a result of extensive upstream agricultural drainages, but also due to the effluent discharge from Carson City.

The river is particularly scenic and offers an excellent water-oriented recreation potential, especially in the area between Dayton and Fort Churchill.

(2) Walker River: The surface waters from the Walker River available for irrigation for crop production are essential to the economy of Lyon County. In 1965 it was estimated that approximately 22,200 acres in the Smith Valley and 51,200 acres in the Mason Valley or over 60% of the total sub-basin irrigated acreages were supplied through Walker River waters. Water quality is generally good although there is at present apparently little use of the river waters for domestic purposes. Only the Sierra Pacific Power Company generating plant in Mason Valley utilizes river water for individual purposes, however the use is relatively small and has little effect on quality.(1/)

The West Fork of the Walker River through Smith Valley and Wilson Canyon is quite scenic and accessible, offering good recreation potentials at selected sites, while the East Fork is much less accessible and, therefore, known, being about entirely devoted to ranch use. There is some recreation potential at Sonoma (stage) Station at Sweetwater.

(3) Truckee River: The Truckee River enters Lyon County only briefly -- along the extreme northerly boundary -- and is not a major factor in either water availability or recreation potential. The Derby Canal, emanating from the Truckee River, does however service the agricultural areas southerly of Fernley and along the bench area towards Fallon and as such is an important element to the environment and economy of this section.

River Parkways: Areas of natural beauty such as creeks and gulches, the Carson River, reservoirs, wooded areas, the shoreline, and areas where preservation of the natural landscape is desirable on certain street or highway frontages, should be preserved in a parkway or open space system. These areas can be developed with continuous walks, trails or roadways to provide pleasant and leisurely access between major land use areas of the communities.

Use of parkways is of particular importance around reservoirs and water areas where preservation of public access and prevention of soil erosion are in the public interest.

Preserved in their natural state, river parkways provide open and buffer space and give important relief from the mechanization of the urban environment.

(1/) In all three basins, ground water is used as a source for domestic, municipal and industrial water.

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F. Developed & Potential Resources:

(1/) The State study revealed that 25% of outdoor recreationists camp out. In the absence of more specific local data, this figure will be used to distinguish between day users and extended stay users. This will apply to weekend users only as weekday users are mostly extended stay users. 28

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LYON COUNTY
Outdoor Recreation: There are a number of potential recreation outlets which could be of increasing service and benefit to citizens and visitors alike.

(1) Fish & Game:

a. Fish: The full potential of sport fishing in Lyon County has not yet been achieved; there are indications that more waters can be fished than are presently being done so that stocking can be increased to meet a higher demand by anglers. In addition, access to more remote areas will be improved over time, opening new waters to anglers. There are areas slated for more intensive recreational activity. These, of course, will cater to multiple uses, the most prominent of which would be fishing.

b. Small Game and Waterfowl: During the past several years there have been indications of stability in the harvests of small game and waterfowl. Prior to 1960, harvests varied considerably, especially with waterfowl and some game bird varieties. The stabilized harvests indicate that reproduction figures are being balanced by seasonal harvests. There is, however, reasonable prospects of increasing small game and waterfowl populations. The acclimitization of new species is still an open field and experimentation is as yet in its infancy. Again, the improved management of natural resources, more adequate controls and a conservation of resources will help to increase harvests. Private enterprise has an opportunity of playing an important role, especially with commercialized game bird hunting.

(2) Hunting: The continued potential of big game hunting can only be considered fair since advancing population always has a tendency to drive deer and other larger animals from the area. Some deer can be expected to flourish in the Como and Pine Grove Mountains.

(3) Riding: There is a slow but steady growth in equestrian activities, including rodeo, show classes and just riding the hills. The Lyon County Riders is a group of county equestrians, who present horse shows. The Lyon County area is admirably suited to such interest and many people now ride for fun in addition to the many who still regard a horse as a working animal.

(4) Camping: Camping, at least by local people, is negligible, however the demand for additional camp sites by visitors (summer only) is increasing rapidly. (1/) Plans to expand this potential are set forth. There is also a growing interest in picnicking as a major outdoor recreation form. This is a family simple activity, requiring only minimum facilities.

(5) Rock Hunting & Bottle Hunting: These outdoor sports are rapidly becoming quite popular throughout Nevada. The county has many isolated old diggings which offer potential bonanzas to those seeking these items.

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LYON COUNTY

Inventory of Recreation Sites:

A number of recreation sites have been "identified" in Lyon County during the last few years. Separate lists have been compiled by NORA (Nevada Outdoor Recreation Association), the BLM, Nevada State Park Department, and others. A composite list (and map) is shown opposite.

Possible BLM land areas for park and recreation uses for Lyon County include:

- a. Section # 6-N $\frac{1}{2}$ NW $\frac{1}{4}$ (80 acres)
(mouth of El Dorado Canyon).
- b. Section # 34-SW $\frac{1}{4}$ (160 acres)
T16N, R21E (Carson River land).
- c. Section # 36-E $\frac{1}{2}$ SW $\frac{1}{4}$ (80 acres)
T16N, R21E.
- d. Section # 35:
NE $\frac{1}{4}$ SE $\frac{1}{4}$ (40 acres)
SW $\frac{1}{4}$ NE $\frac{1}{4}$ (40 acres)
W $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ (20 acres)
E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ (20 acres)
- e. Sections # 8 and # 9, T17N,
R23E (80 acres)W $\frac{1}{2}$ NW $\frac{1}{4}$
(south of Clifton).
- f. Section # 25 (unsurveyed),
240 acres (W $\frac{1}{2}$ NW $\frac{1}{4}$ & NW $\frac{1}{4}$ SW $\frac{1}{4}$)
& Section # 20, T16N, R23E
(E $\frac{1}{2}$ SE $\frac{1}{4}$ & NE $\frac{1}{4}$ E $\frac{1}{4}$)T16N,R23E
(spring on north slope of
Raw Peak).
- g. Section # 24, T16N,R21E,
(SW $\frac{1}{4}$ -SW $\frac{1}{4}$ of NW $\frac{1}{4}$) (west edge
of newly acquired school
property -- to be used for
Little League).(1/)

Existing State Recreation Facilities: These include only Ft. Churchill, Silver Springs Beach and the Mason Valley Wildlife Management Area.

U.S. Forest Service Facilities include the Pine Grove Campground with 8 camp sites, Desert Creek, between Risue and Jackass, also with 8 sites, Desert Creek, beyond Risue Canyon, with 20 sites, and a site two miles east of Sonoma.

The State Park Plan -- Recreation in Nevada -- published in 1965, indicated no "superior" (recreation) ratings for Lyon County, but listed as

- "High" -- Carson & Walker Rivers
- "Good" -- Pine Grove & Como Mountains
- "Poor" -- the Sage Hills between the two rivers

A number of outdoor recreation potentials in Lyon County were identified, including:

- Lake Lahontan -- manmade scenic attraction
- Weed Heights -- manmade scenic attraction
- Mason Valley -- manmade scenic attraction
- Ft. Churchill -- manmade scenic attraction
- Lahontan Reservoir -- water-oriented scenic area.

The report listed water-oriented recreation potentials as follows:

- Class A -- none
- Class B -- Desert Creek (# 223)
Walker River Reservoir (# 224)
East Walker River (#225)
Perk Slough (#226)
Lahontan Reservoir (#227)
- Class C -- Carson River (#380)
Fernley (#381)
Joggles Slough (#382)

A number of historical sites and areas were also identified:

Como, Yerington, Mason Valley, Buckskin

Ramsey, Talapoosa, Red Mountain, Ludwig

Pine Grove (Rockland), Humboldt Wildlife Management Area

Fremont Historic Trail

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BLM Sites:

- B-1 White Water Campground
- B-2 Narrow Gauge

NORA Sites:

- N-1 Lahontan Petroglyphs
- N-2 Carson Site # 2
- N-3 Sutro Tunnel
- N-4 Como (Ghost Town)
- N-5 Willow Creek
- N-6 Sweetwater Wayside
- N-7 Dead Ox Camp
- N-8 East Fork Walker River

Forest Service Sites:

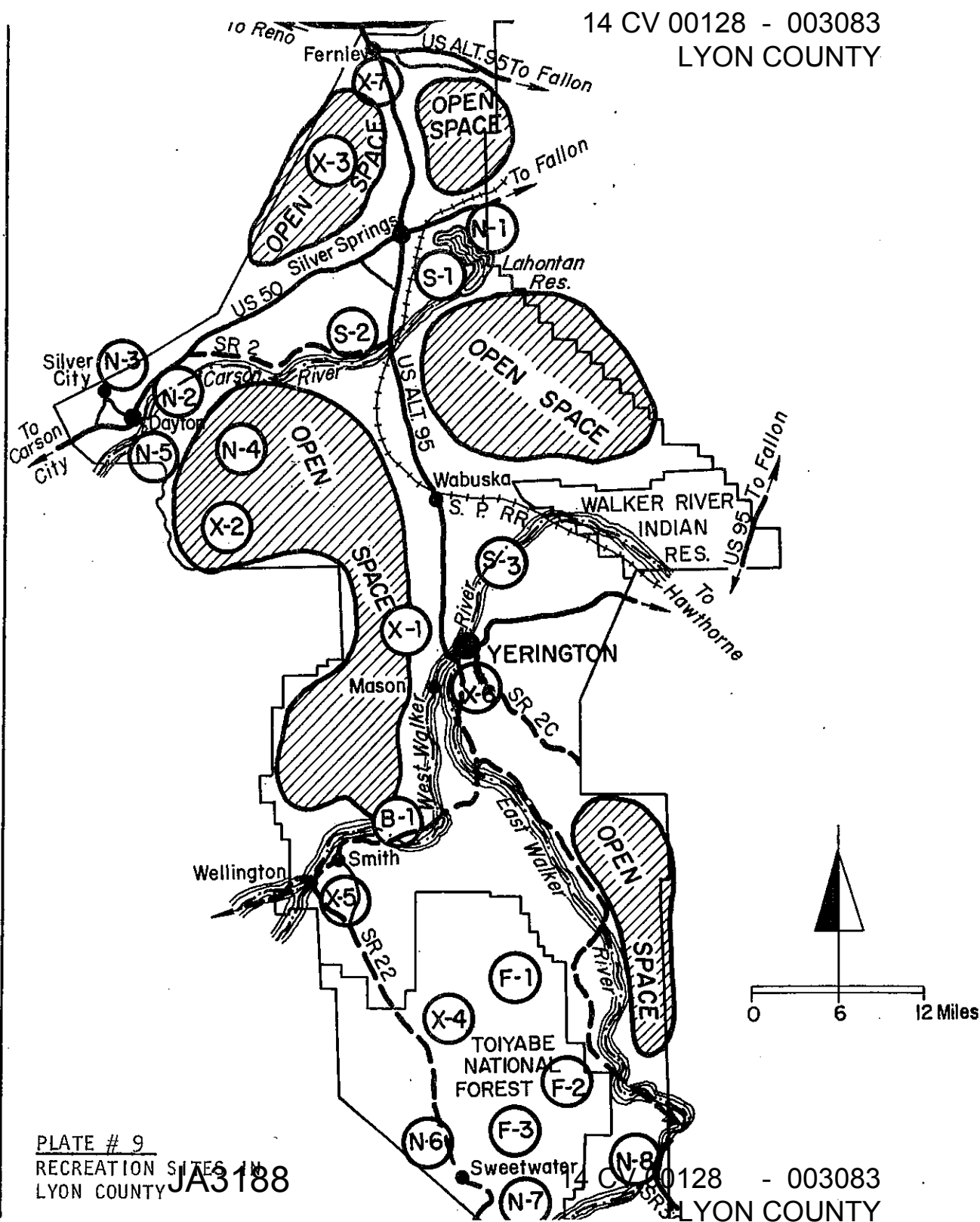
- F-1 Pine Grove
- F-2 Desert Creek
- F-3 Desert Creek

State Park Sites:

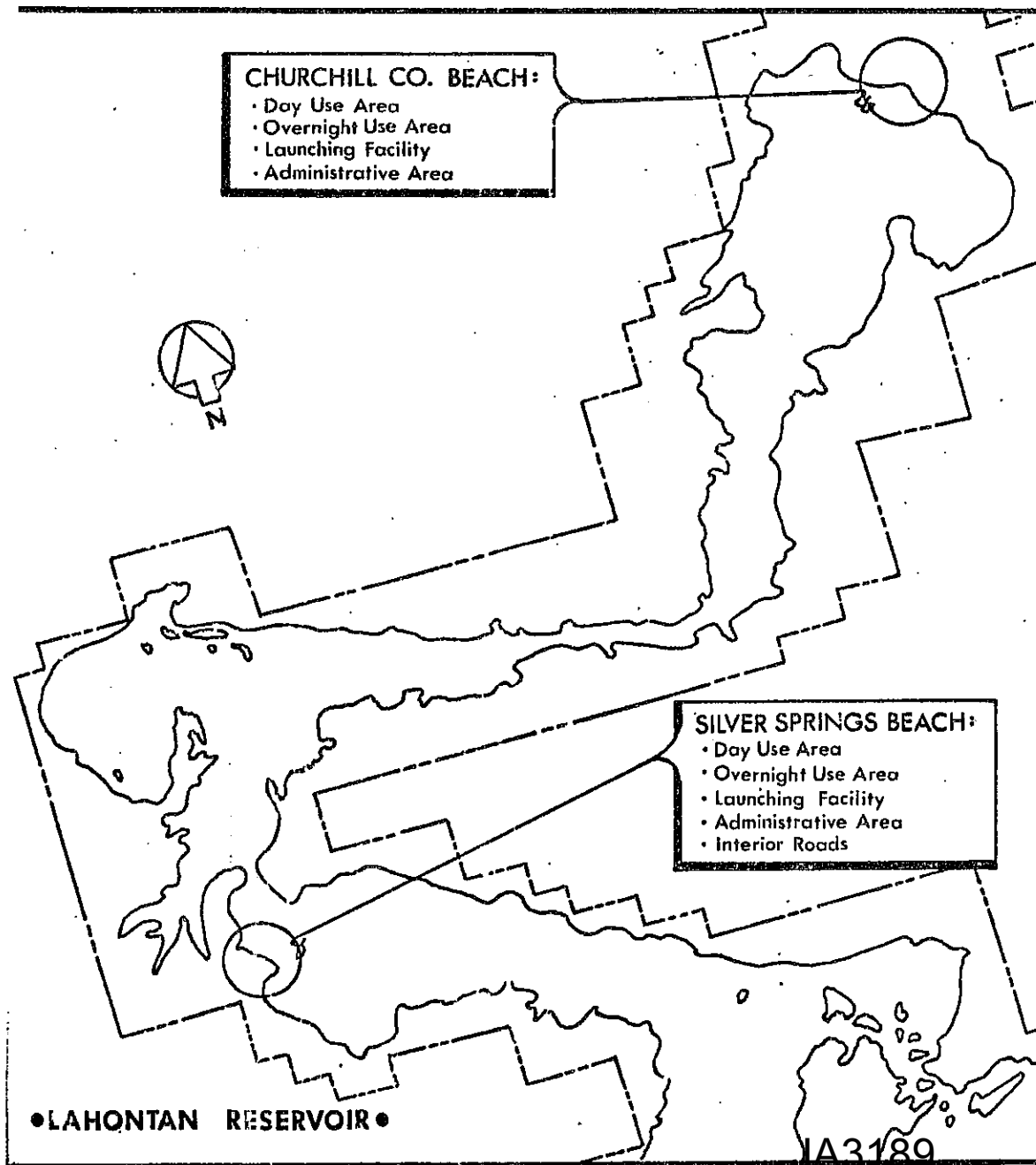
- S-1 Lahontan Beaches
- S-2 Fort Churchill
- S-3 Mason Valley Wildlife Refuge

Other Sites:

- X-1 Anaconda Pit
- X-2 Como Mountains
- X-3 Flowery Range
- X-4 Pine Grove Hills
- X-5 Smith Valley Recreation Site
- X-6 Yerington Recreation Area
- X-7 Fernley Park



Lahontan: Lahontan Reservoir is located on the Carson River in Lyon and Churchill Counties, approximately 60 miles southeast of Reno. The reservoir covers 10,000 acres when full and remains of sufficient size in all but the driest years. It is unique inasmuch as it has numerous sandy, shady beaches. Because of being inland and at relatively low elevation, the recreation season is eight to nine months per year.



Recreation use **LYON COUNTY** faster than the Bi-County organization could maintain or develop recreation facilities. The immediate needs are for sanitation, overnight and day use facilities.

Ask \$55,688

Dini, Dodge Seek Funding For Lahontan as State Park

The Lyon-Churchill legislative system. "Future financing could delegation — Senator Carl include motor boat fuel taxes," Dodge and Assemblyman Joe he said.

Dini, Jr. — has been successful in getting the budget committee to include the sum of \$55,688.00 for the 1971-'72 period which, together with anticipated gate fees of \$31,570, would make possible the operation of the Lahontan area under the State Park System.

He said that even with a minimal operation under the park system, improvements to the boat landings and other facilities will be some of the advantages in future years.

Dini said yesterday that a budget request of \$36,170 plus the same gate fees had been made also for 1972-'73 operation.

It at first appeared that no funding would be possible for Lahontan this year and the area would thus be precluded from state park status.

However, Dodge and Dini feel the budget request will gain support of other lawmakers in Northern Nevada since attendance figures indicate that on the Silver Springs side of the lake 80 per cent of the visitors come from Washoe County and 14 per cent from Carson City, Lake Tahoe and California. On the Churchill side, 70 per cent of the users are from Washoe.

"In 1969, 78,000 persons utilized the recreational facilities at the lake," Dini points out. "In 1970 the total rose to 101,000."

Dini said that admission fees at Lahontan will have to be maintained at current status for the next biennium to make possible operation under the park

6 economic indices

Table 15

Sales Management Magazine Income Report, June 1970

Range	% Lyon Cty	% State
0-\$2999	22.9	16.7
\$3000-4999	13.9	11.8
\$5000-7999	27.5	24.0
\$8000-9999	17.3	16.0
\$10,000 plus	18.4	31.5

Per household income is about \$7800, (1/) lower than the State average of \$10,230 but comparable to Eureka County (\$7,390) and Nye County (\$7,418).

Covered employment statistics do not cover non-profit organizations or groups, agricultural workers, government workers, those that are self-employed, or unpaid family workers.

One of the major employers in Lyon County, but one often overlooked is Government. A recent check indicates that there are now some 33 State employees, 60 Federal employees, 60 county employees, 14 city employees and 180 school employees living and working in Lyon County. This totals 330, making "government" one of the largest employers in the county.

(1/) The 1970 Census figures show the Median Family Income for Lyon County as \$7800. This shows an increase of more than \$2000 per family during the decade.

A. General Economy: Employment and business ventures in Lyon County are dependent on two major factors -- ranching and mining. However, many small farms and ranches are being consolidated into larger units, resulting in some emigration. In terms of gross income, farms in Lyon County have been more profitable in the past few years than farms in many areas of the country. Receipts from the sale of livestock, field crops and other farm products increased greatly during the last five years. A nation-wide report on farm and ranch operations, released by the Standard Rate and Data Service, indicated that gross farm income in the county was \$1,636,000 greater in 1969 than it was in 1964, when the last Census of Agriculture was taken.

B. Income: The State of Nevada Employment and Payrolls publication for the calendar year 1970, as produced by the Nevada Employment Security Department, indicates that payrolls in the State of Nevada for covered employment reached \$1,213,723,897, while payrolls in Lyon County for covered employment reached \$11,906,494 for the year 1970. The average annual employment for the State of Nevada was 160,900 persons, which makes an average annual pay check of about \$7,543. The average annual employment in Lyon County was 1,523 persons, which makes an average annual pay check of approximately \$7,818 or some \$275/year more than the State average.

C. Employment: Statistics from the Nevada Employment Security Department indicate the following employment averages for 1970:

Table 16

Average Annual Employment for 1970 for the State of Nevada and Lyon County

Industry	Lyon County	State of Nevada
Total, all industries	1,523	160,900
Agriculture	(included in service)	4,600
Mining	694	4,068
Construction	87	12,206
Manufacturing	214	8,377
Transportation, communication & Utilities	76	11,874
Wholesale and Retail Trade	330	38,875
Finance, Insurance & Real Estate	23	8,021
Service Industries	99	76,492
Not Classified	--	102

This indicates that 14% of all workers in Lyon County worked in manufacturing, while some 45% were involved in the mining industry. Wholesale and retail trade accounted for approximately 20% of the employment of the county. Service industries were approximately 6.5% and transportation, communication and utilities were almost 5%.

LYON COUNTY

Assessed Valuations have increased nearly 50% since 1964-65, which is rather phenomenal, although this is due to (1) increased inflationary pressures and (2) no constitutional limit on the tax rate, which has been at the \$5 limit for some time. Total assessed valuation has increased about \$4 M/yr over the last six years, a trend which will likely continue at approximately the same rate.

D. Assessed Valuations: Assessed valuations and tax rates, taken from the County Auditor's Reports, for the past several years are shown in the Table following:

Table 17
Lyon County Assessed Valuation

Year	Assessed Valuation	Tax Rates			
		/ State	School	County	Yerington
1961-62	\$26,554,430	.28	1.87	.97	1.64
1962-63	30,509,474	.28	1.87	1.01	1.64
1963-64	30,632,344	.28	2.10	.92	1.50
1964-65	34,792,165	.28	1.96	1.134	1.50
1965-66	36,728,675	.28	2.106	1.258	1.15
1966-67	41,053,124	.28	2.113	1.284	1.15
1967-68	34,864,053	.25	2.093	1.26	1.15
1968-69	46,821,254	.25	2.093	1.26	1.396
1969-70	52,184,037	.25	1.900	1.213	1.492
1970-71	60,481,414	.25	2.258	.881	1.377

(Source: Nevada Tax Commission; County Auditor Reports)

E. Taxable Sales are a good parameter of local retail activity. In Lyon County from 1959 to 1970 taxable sales doubled. Table 18 shows Lyon County in comparison to the State of Nevada.

Table 18
Taxable Sales

Year	Lyon County	State of Nevada	County % of State
1959	\$8,185,824	\$627,651,588	1.28
1960	9,289,675	695,993,439	1.33
1961	9,991,841	735,499,159	1.36
1962	10,136,806	926,233,913	1.10
1963	12,294,458	1,080,570,117	1.14
1964	14,964,037	1,105,245,811	1.35
1965	12,729,516	1,165,903,986	1.09
1966	14,762,768	1,204,829,628	1.22
1967	13,538,476	1,175,986,418	1.10
1968	12,986,405	1,358,308,097	.96
1969	14,656,889	1,145,664,615	1.28
1970	16,175,570	1,713,578,259	.94

(Source: Nevada Tax Commission)

The county has been diminishing slowly as a percentage of the State returns for the last 12 years. The gross county sales volumes relate to the strength of the mining activity and the ratio depends heavily on the economic fluctuations of the overall State economy. It can be expected that it will continue to decline as the State continues to focus more in the urban centers during the next five years, probably reaching a constant relationship of about .85% (of State) in the gross \$15-\$17 M dollar range.

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 F. Mining: There are currently five major mining operations in Lyon County, which collectively make the county one of the main mineral producers in the State. These are:

On 1 June 1970 Anaconda reported 536 employees producing at an annual rate of 90 million pounds (copper)/per year with reserves in sight for 10 to 20 years. This is large tonnage, low grade ore.

Table 19
Mineral Production in Lyon County

Year	Gross Return	Employment
1958	\$14,351,198	453
1959	19,041,083	
1960	20,232,382	479
1961	15,007,718	
1962	26,036,192	490
1963	26,404,690	
1964	25,722,203	530
1965	28,879,245	
1966	33,011,545	604
1967	22,180,892	
1968	37,176,000	542
1969	53,054,000	
1970	55,000,000+	511

(Source: Nevada Bureau of Mines,
 U.S. Bureau of Mines)

Table 20
Mineral Production in Lyon County

Company	Location	Operation	No. Employees
Anaconda	Weed Heights	open pit copper	312 men
Anaconda	Weed Heights	leaching copper	87 men
Nevada Cement	Fernley	open pit limestone	3 men
Nevada Cement	Fernley	processing limestone	99 men
United Sierra	Fernley	processing diatomaceous earth	10 men

These five operations alone totaled the 511 employees reported in 1970 with the Anaconda Mines at Weed Heights representing 312 or 61%.

Lyon County has always been the center of mining activities, even from the early Comstock days. There are a number of mining districts within the county, some of which flourished only briefly before coming ghost towns. The mining districts of record are:

Table 21
Mining Districts in Lyon County

Book #	District	Total Mineral Production in Dollars
183	Ramsey, Av	Less than \$1,000,000
184	Red Mountain, W, Fe	Less than \$1,000,000
185	Talapoosa, Av, Ag, Hg	Less than \$1,000,000
187	Wellington, Pb, Zn, Cu	Less than \$1,000,000
180	Churchill, W	Less than \$1,000,000
179	Benway, Av, Ag, Cu	Less than \$1,000,000
188	Yerington (Ludwig, Mason) Cu, Av, Ag, Pb	More than \$1,000,000,000.
186	Washington, Cu, Av, Ag, Pb	More than \$1,000,000
182	Pine Grove (Wilson, Cambridge, Rockland) Av, Ag, Zn, W, Fe	From \$1-\$10,000,000
181	Como (Palmyra, Indian Springs) Av, Ag, Cu	Less than \$1,000,000
	Silver City (part of Comstock District)	

LYON COUNTY

G. Agriculture: Soil in the valley lowlands is fertile and productive with many thousands of acres under cultivation. The agricultural industry ranges from cattle raising to crop products. The fertile Mason Valley was named for "Hock" Mason who drove some cattle through the valley to California and later came back to build the first home in the valley in 1860. Other ranchers and farmers recognized the assets of the valleys and stayed to make Lyon County one of the best ranching communities in the West. It is sometimes called the "Cattle Kingdom of the Copper Hills."

Alfalfa hay at approximately 9½ tons/acre is the major farm crop, although barley, wheat, oats, potatoes, garlic and onions are also grown.

Table 22
Agriculture in Lyon County

Item	1900	1920	1959		1964	
	Lyon	Lyon	Lyon	State	Lyon	State
No. Farms	168	297	289	2354	225	2156
Acres in farms	99,666	145,371	209,000	10 M+	187,486	10 M+
Value of Farm Products Sold:						
	\$1.5M	\$9.5M				
Crops	--	--	\$1.68M	\$7.4M	\$1.63M	\$9.78M
Livestock	--	--	\$5.87M	\$49.5M	\$4.88M	\$41.19M
Total	\$1.5M	\$9.5M	\$7.55M	\$56.9M	\$6.58M	\$51.27M
Land Irrigated during census years:	--	--				
	--	--	87,868	542,976	88,200	824,511
Irrigated crop lands harvested:	--	--				
	--	--	35,193	302,038	32,588	503,239

(Source: U.S. Census of Agriculture)

The last official Census of Agriculture, 1964, is unfortunately quite out-of-date. There is no indication when the next Census of Agriculture will be available. Unofficial statistics regarding both Mason Valley and Smith Valley, as far as agricultural production is concerned, were indicated in a 1962 Nevada Highways and Parks magazine as:

18,000 acres of alfalfa
 2,500 acres of wheat
 7,000 acres of barley
 1,000 acres of oats
 250 acres of onions
 250 acres of miscellaneous crops
 Several thousand acres of pasture
 25,000 cattle
 20,000 sheep
 1,000 dairy cows and 2,500 pigs

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Gross Farm Income in Lyon Hits

Gross farm production in Lyon County during 1970 was estimated to be worth \$9,446,600 by County Agent Fred Batchelder. This is slightly below the \$9,658,435 estimated for 1969 but it is considerably higher than the average for the last few years.

Batchelder emphasized that his figures are purely estimates and represent gross production before payment of expenses.

Farm crops accounted for 5¼ million while all livestock production was valued at slightly over four million. This does not take into account the value of

pasture or the increased value added to livestock that is brought into the county for fattening.

It was estimated that 30,500 acres of alfalfa produced an average of 4½ tons per acre for a crop of 137,000 tons. Hay prices varied from \$27 to \$31 per

ton with an average price of around \$29 resulting in a hay crop worth \$3,973,000. Most of the first crop of hay was damaged to some extent by rain but it still sold for \$27 per ton. The second and third crops made excellent hay.

The Timothy hay acreage has

been reduced to about two hundred acres that produced a crop about \$40,000.

Batchelder estimated the four thousand acres of barley produced eight thousand tons that sold at harvest for \$48 per ton for a value of \$384,000. The three thousand acres of wheat

\$9,446,600

produced 2¼ tons per acre. The 6750 tons sold for \$46 per ton and the value produced was about \$310,000. Oats, a minor crop, harvested on two hundred acres, produced \$11,000 income. Oat hay and straw were valued at about \$98,000.

Row crops are fast disappear-

ing from Lyon County's farms. The potato acreage was down to 215 acres which is the lowest in over forty years. The potato crop was above average in both quality and quantity but prices and demand have been very poor. The crop was esti-

mated to be worth about \$112,000. The 112 acres of onions produced one of the best crops in history but demand has been almost non-existent and much of the crop is still stored on the farm. It is estimated that the 2800 ton produced is worth about \$85,000.

Garlic also produced the best crop ever seen in the county with yields running from seven to nine tons per acre in most fields. Garlic acreage was down to 223 which is 75 acres less than 1969's. The 1560 tons produced was worth about \$225,000. Nearly all locally grown garlic is grown under contract for use as seed so it was all shipped last August.

Income from livestock production dropped from \$4,584,000 in 1969 to \$4,045,000 in 1970 although the prices of most types of livestock were higher. The decrease was caused by a decrease of about 1500 beef cows in the county. Several ranches reduced their herds and two went completely out of the cow-calf business.

Prices for weaner calves was higher than it has been for several years with steer calves selling for 36 cents per pound while most heifers brought 32 cents. However, the price of fat beef was about 2 cents per pound lower in December 1970 than it was in December 1969. Total beef cattle production amounted to about three and one-third million dollars.

Hog production has more than doubled during the last two years.

(Source: News item appearing in Mason Valley News)

H. Gaming Receipts: Gaming has not been a particularly large part of Lyon County's economy. Gaming receipts, as reported by the State Gaming Commission, are shown in Table 23 and indicate a fairly steady decrease (gross return)/year since 1959.

Table 23
Gaming Receipts

Year	Lyon County	State of Nevada	County % of State
1959	\$178,318	\$182,730,378	.09
1960	163,296	200,127,146	.08
1961	144,157	216,269,274	.07
1962	119,728	235,908,010	.05
1963	81,323	260,791,893	.039
1964	60,043	290,471,657	.02
1965	55,728	311,442,528	.017
1966	104,229	343,538,083	.03
1967	81,419	360,524,157	.023
1968	89,117	443,159,601	.02
1969	74,220	522,452,334	.014
1970FY	76,906	543,734,673	.014

(Source: Nevada Gaming Commission)

I. Payrolls: The Table below indicates annual county payrolls compared to State totals and average annual employment in relation to State totals.

Table 24
Annual Payrolls; Lyon County and State

Year	Payrolls			Number Employed		
	County	State	% of State	County	State	% of State
1959	\$4.111M	\$368.59M	1.09	812	74,052	1.09
1960	5.107M	415.99M	1.2	1021	80,796	1.2
1961	5.224M	461.65M	1.09	948	86,144	1.1
1962	5.327M	597.41M	.84	947	101,156	.94
1963	6.454M	686.95M	.98	1117	115,611	.96
1964	7.288M	740.43M	.90	1182	120,082	.98
1965	7.447M	780.94M	.89	1207	125,678	.95
1966	8.209M	817.54	1.00	1247	128,038	.97
1967	10.102M	905.66M	1.11	1365	137,885	.98
1968	12.559M	948.95M	1.32	1425	138,047	1.03
1969	10.811M	1,104.16M	.98	1434	152,751	.93
1970	11.906M	1,213.72M	.98	1523	160,900	.94

(Source: Nevada Employment Security Department)

The total number of employed persons has increased about 3.5%/year for the last five years, a rate approximately commensurate with the increase in total population. Mining activity in 1960 represented 98% of the total county-wide employment, however it has now dropped to about one-third of total employment or 511 of the total reported 1523. The increase has primarily been in trade and services. Employment is expected to continue to increase at about 4% with a continued emphasis on services and trade, unless of course the U.S. Steel development is begun.

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J. Miscellaneous Indices: There are many other statistics which are an indication of the growth of Lyon County. These are: **LYON COUNTY**

(1) Telephones in Service: Main telephone connections have increased 120% in Fernley during the last decade, while total phone connections have increased over 200%. In Dayton both main and total telephone connections have more than doubled during this same period and in Silver Springs there has been more than a 33-1/3% increase. Mason Valley telephones have more than doubled during the decade, while Smith Valley telephones also have increased more than 30%. Bell of Nevada services Fernley, Dayton and Silver Springs. Continental Telephone services the Mason Valley and Smith Valley areas.

Table 25
Telephones in Lyon County

Year	Fernley	Dayton	Silver Springs	Mason Valley	Smith Valley
1960	191	43	--	--	--
1961	203	40	--	--	--
1962	223	47	--	1300	153
1963	246	52	--	1400	157
1964	302	57	--	1470	168
1965	389	56	--	1560	184
1966	408	67	--	1700	201
1967	450	68	82	1800	218
1968	505	68	88	1940	241
1969	495	73	95	2150	250
1970	555	91	105	2210	265
1971	626	94	122	2358	293

(2) Post Office Receipts: During the last five year period, post office receipts have increased in all areas of Lyon County, as indicated by the following Table:

Table 26
Post Office Receipts for Lyon County Communities (Fiscal Years, 1966-1970)

Area	1966	1967	1968	1969	1970
Fernley	\$12,450	13,139	14,262	16,069	18,101
Dayton	2,697	3,046	3,408	3,642	3,537
Silver City	980	1,112	1,328	1,506	1,332
Silver Springs	1,512	1,696	1,765	1,972	2,380
Smith	3,365	3,901	4,354	4,416	4,964
Weed Heights	8,855	8,852	7,228	6,980	8,355
Wellington	3,406	3,428	3,479	3,705	3,912
Yerington	54,118	59,910	64,501	71,422	70,575

(Source: U.S. Post Office Department)

(3) Construction: Construction in 1968 in Lyon County was only some \$460,000, while 1969 permit totals increased to more than three times this amount and in 1970 were over \$1,000,000. New home construction was noted in most areas of Lyon County, according to the following news item from the Mason Valley News located at Yerington, Nevada.

Building Total \$1,075,720

56 New Homes Built in Lyon During 1970 for \$702,579

According to building permit records, a total of \$1,075,720 was spent in Lyon County — exclusive of the incorporated City of Yerington — during the year 1970 for new residential, commercial and remodeling construction.

The total included \$702,579 in new homes throughout the various county areas. Fifty-six new residences gained building permits during the year to indicate Lyon's steady and continuing growth.

Twenty-four new homes were constructed, or are underway, in the Mason Valley, Smith Valley area where Glen O'Harra is building inspector. Largest of these were the \$25,000 Nuti residence and a \$28,000 home for Basil Quilici. New homes accounted for \$280,140 of the county's total construction.

Twenty residences went up in the Silver Springs-Fernley area served by Lowell Peters and totaled \$266,100.

Growth in the Dayton-Silver Springs portion of the county where Walter Reid is building inspector, was also indicated by the twelve new residences there during the past 12 months for a construction total of \$156,399.

There were no large commercial building ventures, under taken during the year, the largest being a \$15,928 shop built by Hodges Transportation, Inc., of Carson City and a store and living quarters totaling \$15,840 at Mound House.

Reid's area ran up a total of \$231,457 in new homes, commercial construction and remodeling. Peters' domain totaled \$346,500 while in the area served by O'Harra the total was \$464,763.

Trailer remodeling, garages, etc., added about \$35,000 to the construction total.

Construction in Lyon County last year hit \$1,471,654. In the year 1968 it was only \$463,845.

The 1969 total, however, included the construction on Sierra Pacific's second unit estimated at \$669,373.

Fifty-one new homes were built in the year 1969 at a total of \$636,324.

Construction, once a negligible element in county economic activity, promises to be of increased importance. The news story is quite revealing, indicating that during 1970, a total reported value of \$1,075,720 in new construction was accomplished (an increase of assessed valuation, at the 35% ratio of \$376,500 exclusive of the City of Yerington) with a residential value alone of \$702,600. This represented 56 new homes (51 in 1969) with 24 in the Mason-Smith area, 20 in the Fernley and Silver Springs area and 12 in the Dayton-Mound House area. The City of Yerington issued permits for 10 new homes at a value of \$225,000 in 1970.

Lyon County has had a history of reasonably constant growth -- the exception being the years during the time of a nationally depressed economy and the Second World War. In the Table below it is interesting to note that changes in growth patterns between Lyon County and the State are in a broad sense unrelated except that continual growth is evident. The 1960 Census reflects a dramatic upswing -- more extensive development of natural resources, diversified agricultural activities, a small but growing manufacturing industry, construction and services for both resident populations and tourist trade -- all account for the influx of people into Lyon County.

Table 27

Population, 1890-1970

Census Year	Lyon County		Nevada State	
	Population	% increase	Population	% increase
1890	1987	--	47,355	--
1900	2268	14.1	42,335	-10.6
1910	3568	57.3	81,875	93.4
1920	4078	14.3	77,407	- 5.5
1930	3810	- 7.0	91,058	17.6
1940	4076	6.7	110,247	45.2
1950	3679	-10.8	160,083	45.2
1960	6143	67.0	285,278	78.2
1970	8221	11.4	488,738	71.3

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K. County's Role in State Economy: It is, of course, obvious to all that the State has become a major tourist attraction in which the traditional roles of both mining and agriculture have become subservient. Lyon County, at least as yet, is not a major tourist center (and is not likely to become one). The Table below indicates a tabulation of the 1970 county's position in relation to the State:

Table 28
Lyon County, Comparison to State

Item	State	Lyon Cty	% of State
Total Sales (000)	\$1,713,578	\$16,175	.94
Total Assessed Valuation (000)	1,890,406	52,184	2.78
Gaming Receipts (000)	543,734	76,906	.014
Employment	160,900	1,523	.94
Agriculture	4,600	(not separated from service)	
Mining	4,068	694	17.0
Service	76,492	99	.0013
Average Income	\$10,230	\$7,800	
Mineral Production (000)		\$55,000	
Agricultural Production (000)	\$80,546	\$9,446	11.7
Annual Payrolls (000)	\$1,213,702	\$11,906	.94
Population	488,738	8,221	.017

This would indicate that, except solely for mineral employment and agricultural production, the county represents less than 1% of the total State activity. In view of Statewide trends, it is likely to continue in this relevancy -- if not become further disparate.

This is not a particularly unique situation. In fact, most of the rural counties are in a similar position. When it is considered that Clark County alone represents about 56% of the State (population) and Washoe is another 26%, the remaining 18% spread over 15 counties (including Elko and Carson City, both of approximately 15,000 each) leaves very little to be spread among the "rural" areas.

L. Employment; General Industrial & Business Activity: Since future growth and wellbeing is to a great extent dependent upon the potentials of increased employment, consideration should be given to the future potentials for other job related activities. Table 3 on page 3 indicates that after mining, the greatest employment is found in wholesale and retail trade (21.5%), followed by manufacturing at 14%. In fact, these three categories total 1238 jobs or 81% of all reported annual employment. Much of this is related to "central place" functions providing necessary goods and services to the "prime" economic activities. In this case, both agriculture and mineral production. Since neither of these are expected to "boom" in the near future and since the county will also not likely have large increases in recreation or tourism, it would appear that additional general employment potentials are rather limited. It is interesting, however, to check annual average employment statistics for previous years; the Table below indicates this breakdown for 1965 through 1970:

Table 29
Employment Activity, Selected Years

Item	1965	%	1966	%	1967	%	1968	%	1969	%	1970	%
Total all	1232		1293		1365		1476		1434		1523	
Agriculture	--		--		--		--		--		--	
Mining	550	44.6	583	45.1	507	37.1	471	32	616	43	694	45.5
Construction	106	8.6	82	6.3	160	11.7	226	15	159	11	87	5.6
Manufacturing	144	11.7	174	13.4	158	11.5	161	11	191	13	214	14.0
Transportation, communication, utilities	46	3.7	49	3.7	46	3.3	56	3.7	77	5.4	76	4.9
Trade	281	22.8	256	19.9	256	18.7	301	20.4	293	20.3	330	21.6
Finance, real estate, insurance	28	2.2	30	2.3	29	2.2	27	1.8	25	1.7	23	1.5
Service	52	4.2	74	5.7	160	11.7	182	12.3	73	5.3	99	6.5
Other	--		--		--		--		--		--	
Government	26	2.1	47	3.6	50	3.7	51	3.6	*	--	330**	21.6

* Less than 10.

** includes employees of the state, federal, county and school district.

Agricultural employees are included with the service category.

There are a number of elemental "factors" influencing the economic potential of the county. Some of these are discussed on this and the following pages.

As in most small communities, the problems of obtaining local employment by younger people, especially in a relatively static economy, are great -- with the result that many are forced to leave the area. Since usually these are the brighter, more ambitious element, the loss is serious. There are, however, few potentials for employment locally, especially in the professional or "white collar" areas, and little change in this situation may be anticipated, at least in the short-range future.

As indicated previously, governmental employees account for a large percentage of total workers in the county. These are expected to increase in the future at a rate likely greater than population growth. One out of 7 persons today, nationally, are employed in one form or another by "government."

LYON COUNTY

The Chamber of Commerce has a new tourist promotion planned emphasizing Lyon County as the "real" Nevada, with strong influences related to the lack of "crowded action," the availability of rock hunting, prospecting, the attraction of the copper open pit mine, real "operating" cattle ranches, fishing in the Walker River, golfing and meeting the natives in a "smog free" environment.

M. Tourism: Lyon County has not in the past been considered much of a tourist attraction, although there are a few fine tourist centers, especially in the Dayton area. It is not likely to become so even though normally considered a desirable, quick and easy solution to increased business and sales activity. The Mason Valley area, especially, could benefit considerably by such action. Such features as the Anaconda open pit (virtually unknown by most regional residents or tourists), the beauties of the Walker River (Wilson Canyon), the technological intricacies of the new Sierra Pacific Power Plant at Bolster Ranch or some contrived attraction such as a fine historic museum or art gallery might be publicized more widely.

N. Recreation: Usually considered in conjunction with tourism, the recreation resources of the county, while somewhat limited in comparison to other areas, are still worthy of consideration. See Recreation Report #B-8 in this series.

O. Residential Construction: As noted, there is a surprising and apparently stable residential construction industry operating in Lyon County, centered in the Mason Valley and Fernley area. Currently there are some 87 people reported employed in the construction industry, down about 50% since 1969. It can be anticipated that this activity will continue -- and accelerate -- as more "bedrooms" are built in Fernley -- now becoming a center of PL 235 activities and more second home and retirement homes are built in various areas, especially in relation to the valleys and/or water sources.

P. Pollution: There are some potential problems of air, water, land and visual pollution -- in connection with further development and economic activity. This is reflective of widely scattered influences such as:

Agricultural pollution of water resources from drainage of fields devoted to animal husbandry.

Smoke and air pollution as a result of burning fossil fuels or in manufacturing processes. (1/)

Visual pollution by billboards, shacks, junkyards and other ugly vestiges of modern "civilization" lining the main traveled ways.

Premature and rigid subdivision practices resulting in long, gridiron streets of excessive widths, scarring of steep slopes, erosion and related ills.

All of these are real, existing and of increased importance to the future overall amenity of the county.

(1/) A strict statewide air pollution control and monitoring program is now underway. Its enactment could have far reaching effects in Lyon County.

LYON COUNTY

Some of the main basic adopted goals and policies involved the protection of the agricultural and mining industry and a careful evaluation of the role of industrial development within the General Plan framework. Each is discussed on these pages.

Q. The Agricultural Industry. Lyon County is one of the (very) few Nevada counties which can still claim agriculture as a main economic activity. It is essential that this valuable industry, employer and contributor to the local wealth be protected and preserved against a number of pressures which tend to diminish agricultural values and acreage. Some of the potential methods of protection are:

(1) Water: The beneficial use of adjudicated water and possibly the development of additional (storage) supplies and methods of protecting water allocations from other uses is essential to the continued wellbeing of the agricultural activity. The newly formed Carson River Task Force offers a potential in this direction, especially in the fields of water quality improvement. New subdivision procedures should require more careful attention to water distribution and preservation; drainage features should be more carefully controlled and various Soil Conservation Service and other programs to utilize water applications more intelligently should be instituted.

(2) Proper Zoning & Development Control: Lyon County is in the path of subdivision expansion -- not only from the developing urban centers (Carson City and Reno/Sparks) but also for second home recreation homesites. A number of these have occurred in recent years and a number are now proposed. In most cases, lands being converted to subdivision are dry sagebrush hill-sides (due to base land costs) although in the Fernley District previous agricultural acreage is being so converted. Some prime agricultural lands in the Dayton area are also going out of agricultural production due to an increased demand for "grass" ranchettes. The Smith Valley area -- while still agricultural -- is also experiencing increased real estate pressures (raw land is now \$700-\$1000/acre, far too high for an effective and economic agricultural unit) priced speculatively for homesite use. Specific zoning practices, aimed directly at preserving agricultural uses and character by low density limitations, may help (Smith-Mason Valleys), as will more stringent subdivision regulations requiring a higher degree of improvement. This is a specific area in which local governmental action can be helpful in preserving the economic well-being of the area. Concern for the "10 acre agricultural division" by "Record of Survey" is mandatory, since this has been a method used in the past to obviate subdivision requirements while cutting up large acreages into "investment parcels."

(3) Additional Range or Land Acreage: Annual livestock production is essentially a function of grazing capabilities and water supplies -- both of which have been relatively static for many years and are unlikely to change for the better. As reported earlier, the BLM and Forest Service control large areas in the county, most of which is utilized in summer range, however both functions seem interested in further restrictions on range capability. Some increased productivity may be possible, however, through better marketing facilities.

The primary methods of ascertaining future economic activity used in this analyses are:

- * Interpolation of previous statistical data concerning various elements of the economy.
- * A field investigation of current employment and economic activities.
- * Interviews and discussions with various community and political leaders relative to the situation.
- * An analysis of Lyon County's role in the regional and state economic pattern.

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R. The Mining Industry: Mining has been a close copartner with agriculture since the earliest days of the county -- a rather unique situation in the State. It has been a major source of employment and promises to continue to be, as the letter reproduced below indicates. While total mining employment has decreased somewhat in recent years, gross mineral production continues to increase, reaching an estimated total in 1970 of \$55 million, over twice the 1964 volume. Most of this is reflective of Anaconda, who alone employs approximately two-thirds of all mineral workers. Mineral production is vitally dependent upon a number of forces including many "foreign" influences, such as National requirements, import quotas, stockpiling, etc., over which the local influences have no control. There seems to be little doubt as to the availability of additional raw material for larger production in both copper and iron ore since large reserves have been "blocked" quite near to Yerington in the Middle Mason Valley. This includes the reported 50 million tons of highgrade iron ore in the Pumpkin Hollow District -- slightly south-east of Yerington -- and large copper indications north of Yerington. A good indication of the continued future potential of the mining industry in Lyon County is evidenced by the letter reproduced below. It speaks for itself.

S. Industrial Development: While Lyon County has not been known as an "industrial" center per se in the past, there are some strong indications of this potential. This is brought about by the availability of (relatively) cheap and useable "industrial lands," especially in the Wabuska area, the availability of extensive water, good access and transportation (via the Southern Pacific spur through Wabuska), and the recent availability of large amounts of power from the recently completed Bolster Ranch plant of the Sierra Pacific Power Company. This new \$16,680,000 generating plant is capable of producing 118 megawatt capacity and could, in combination with the other elements of industrial location, provide a major impetus to new industry, new employment and new area economic growth. Recognizing this, the General Plan should define general areas -- in the Wabuska section -- for potential "industrial" use. The Power Company is now, in fact, one of the larger local employers -- with some 41 permanent employees in the region. The Ft. Churchill Station has 30 employees and there are 11 other permanent employees. The Sierra Pacific Power Company, through their subsidiary company "Lands of Sierra," have plans to promote an industrial park in the general area.

This is also a field where the "public responsibility" in furthering economic activity can be established.

7community services

A. Schools: Lyon County has always had a good school system. It is now (except for Dayton) based on a K-6 and 7-12 system with a high school and elementary school each in Fernley, Yerington and Smith Valley. Dayton has an elementary school (1-8 grades). There is also one parochial school (Seventh Day Adventist) in Yerington. The General Hospital in Yerington has also conducted practical nursing programs some years.

A record of enrollments from 1959-60 through 1970-71 is shown in the Table below:

Table 30
Lyon County School Enrollments

<u>1959-60</u>	<u>1960-61</u>	<u>1961-62</u>	<u>1962-63</u>	<u>1963-64</u>	<u>1964-65</u>	<u>1965-66</u>	<u>1966-67</u>	<u>1967-68</u>	<u>1968-69</u>	<u>1969-70</u>	<u>1970-71</u>
1463	1527	1597	1662	1790	1930	2031	2095	2201	2188	2220	2531

(Source: Nevada State Education Department)

This indicates that Lyon County school enrollments have increased approximately 73% in eleven years or about 7% per year.

B. Protection (Fire-Police):

(1) Police Protection: The county seat at Yerington has five municipal police and a sheriff's department. Fernley is controlled by three sheriff deputies and both Silver Springs and Dayton have a deputy sheriff. In addition, there is a Nevada Highway Patrol office in Yerington. The Highway Patrol office in Fallon covers the Fernley area. (1/)

(2) Fire Protection: Fire protection in Lyon County is as follows:

- a. Silver City -- 5 volunteer firemen.
- b. Smith Valley -- Approximately 20 volunteer firemen.
- c. Silver Springs -- Just organized with 13 volunteers.
- d. Dayton -- In the process of reorganizing; have the equipment and volunteers.
- e. Weed Heights -- Anaconda Company has own fire department (are also part of the Mason Valley Fire District).
- f. Mason Valley -- Co-sponsors with Yerington District with volunteer firemen.
- g. Yerington -- 30 volunteer firemen; 2 paid men.
- h. Fernley -- 20 volunteer firemen.

In addition, both the Forest Service and BLM have a mutual-aid agreement with the local fire protection agencies. (2/)

C. Library: The Lyon County Library is a room in the Court House building. There are approximately 12,000 books at this facility and it serves the whole county. In addition, the county has a contract with the Washoe County Library for mobile service to the rural areas. Plans are underway to seek and purchase a site for a new library and meetings have been held with State Library officials.

D. Hospital: Lyon County General Hospital provides 47 beds and there are three doctors -- all in Yerington. There are also three dentists in Yerington.

(1/) Source: Nevada Community Profiles and Nevada State Highway Patrol office.

45 (2/) Source: Yerington Fire Department.

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E. Other Community Services:

(1) Fernley: This town provides 50 motel rooms, seven churches, and a municipal airport some three miles east, which has charter and general aviation services. Radio-TV is provided through Fallon and Reno, cable TV.

(2) Silver Springs: This town has 2 motels of 14 rooms, 3 restaurants and 1 gas station.

(3) Yerington: The city provides 3 hotels of 45 rooms; 4 motels of 30 rooms, twelve churches, one bank, a newspaper (weekly), a municipal park, swimming pool, golf course, bowling alley. Radio-TV: Fallon, Reno, cable TV. There is also a Mason Valley Chamber of Commerce.

F. Utilities:(1) Water:

- a. Fernley Water District -- wells.
- b. Silver Springs -- individual wells.
- c. Yerington -- municipal wells.
- d. Dayton -- wells.
- e. Mason Valley -- wells.
- f. Smith Valley -- wells.
- g. Silver Springs -- wells.

The municipal wells at Yerington have a maximum system capacity of 2,000,000 gallons; maximum average daily use, 1,300,000 gallons.

(2) Sewerage:

- a. Fernley Sewer -- Primary/secondary treatment plant; maximum daily capacity, 250,000 gallons; maximum average daily flow, 70,000 gallons.
- b. Silver Springs -- septic tanks.
- c. Yerington -- Sewer: Primary/secondary treatment plant; maximum daily capacity, 250,000 gallons (est.); maximum average daily flow, at capacity.

(3) Electricity:

- a. Fernley -- Sierra Pacific Power Company; transmission lines, 120 KV.
- b. Silver Springs -- Sierra Pacific Power Company.
- c. Yerington -- Sierra Pacific Power Company; transmission lines, 60 KV.

From the Farmer's Home Administration:
"We have made loans to farmers and ranchers in Lyon County. We have made a grant to Lyon County for planning in regard to sewer and water projects in the county. Have made a loan to Lyon County Fairgrounds for recreational purposes and have made a loan to Fernley for sewer facilities. We can make loan and grants for sewer and water systems as needed in the county."

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(4) Telephones: Bell of Nevada provides telephone service to Fernley, Dayton and Silver Springs; Continental Telephone Company of Nevada provides telephone service to Mason Valley, Smith Valley and Weed Heights. The Table following shows the number of telephones in service in Lyon County for selected years.

Table 31
Lyon County Telephones

Year	Fernley	Dayton	Silver Springs	Mason Valley	Smith Valley	Total
1960	191	43	--	--	--	234
1962	223	47	--	1300	153	1723
1964	302	57	--	1470	168	1997
1966	408	67	--	1700	201	2376
1968	505	68	88	1940	241	2842
1970	555	91	105	2210	265	3226

This indicates that total number of telephones in service in Lyon County increased approximately 3,000 during the last ten year period.

G. Community Halls: Community meeting rooms exist in all of the outlying areas, including Smith Valley (fire house), Fernley, Dayton and Silver Springs. Public meetings in the Yerington area are held in several locations. Some of these are quite old, especially the Dayton and Fernley Buildings, but are still quite serviceable.

H. Government Buildings: Existing county owned properties in Lyon County include:

(1) The County Court House in Yerington. The first portion was built in 1912; the addition in 1936. The building is old, but serviceable.

(2) The "old" hospital is now converted into county offices, including the public health nurse, welfare office, etc. It, too, is antiquated, but still useable.

(3) Corporation Yard, a one-half city block in Yerington, this area is now being considered for enlargement.

(4) Old County Barn -- a one-half acre parcel not now used.

(5) Justice Courts & Jails. There are two such facilities, both new. One is located in Smith; the other in Fernley.

(6) Road Yards. The county maintains a county road repair and equipment station in each of the subareas.

(7) Community Buildings. The Silver Springs Community Building and the old School House Meeting Hall in Dayton are county property.

I. Dump Sites: The county has acquired a number of dump sites from the BLM over the years. These are listed below:

Silver City -- NW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 9, T16N, R21E (40 acres).

North of Dayton -- SW $\frac{1}{4}$ SE $\frac{1}{4}$, Sec. 14, T16N, R21E (40 acres).

Fernley -- SE $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 6, T19N, R25E (40 acres).

Silver Springs -- S $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$, Sec. 10, T18N, R25E (20 acres).

Campbell -- N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$, Sec. 19, T14N, R25E (20 acres).

East Valley -- SE $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 36, T14N, R26E (40 acres).

Main Yerington -- SW $\frac{1}{4}$ NE $\frac{1}{4}$, Sec. 25, T13N, R25E (40 acres).

East Walker -- NW $\frac{1}{4}$ NE $\frac{1}{4}$, Sec. 3, T12N, R26E (40 acres).

West Walker -- SW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 5, T11N, R24E (40 acres).

Smith Valley (1) -- NW $\frac{1}{4}$ SW $\frac{1}{4}$, Sec. 3, T10N, R24E (40 acres).

Smith Valley (2) -- NW $\frac{1}{4}$ NW $\frac{1}{4}$, Sec. 18, T10N, R24E (40 acres).

8 standards

A. Land Use:

Planning Areas: The development of the community should be considered in terms of the region and the area and not solely in terms of blocks, lots or local access streets.

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(1) Residential Lands: The distribution and density of residential areas determines for the most part the relationship and location of almost all other community elements such as schools, parks, arterials, commercial and industrial areas and public uses. The planning of future residential areas should be influenced and guided by:

* Objectionable, hazardous, dangerous and incompatible uses of land should be prevented from intruding upon residential or agricultural uses.

* New concepts of residential area design should be encouraged with consideration towards preserving natural amenities.

* New development should be specifically oriented to unique topographic and landscape concerns with a strong emphasis on "averaging" densities, planned unit approaches, maintaining linked systems of greenbelts and pedestrian pathways, open spaces and view potentials.

* The character and value reflective of desirable residential areas should be created through developments planned as balanced neighborhoods with defined major streets and with advantageously located community facilities including recreational areas, a community center and the like.

Incompatible uses of land and disruptive non-residential traffic should be prevented from intruding upon residential areas.

* Residential densities should be carefully related to land capabilities, location, availability of services and utilities, and the preservation of prime agricultural values.

* Residential development should provide for the separation of vehicle and pedestrian traffic as much as possible.

(2) Commercial Areas: The objectives of a commercial land use plan are to meet the shopping and service needs of the area effectively, conveniently and pleasantly in facilities related to demand. It is usually desirable to organize and integrate the Business District functions to prevent the mixing of commercial and incompatible other uses -- to create an "atmosphere" -- to promote the area as an integrated unit with adequate parking, organized traffic movement (for both pedestrians and drivers), and to provide for commercial uses related to and dependent upon users served. It is normal to divide the commercial function into different levels of usage. The more central section is designated as a "General Commercial District;" the remaining commercial lands are classified in a "retail" category. Gaming, a "unusual" commercial use offers a special problem in commercial land allocation, which should be handled specifically to the unique situation. Tourist commercial uses are of a similar character.

The size and location of commercial facilities should be determined by careful study of the expected optimum future population and purchasing power of the areas to be served.

Commercial lands usually comprise about 2.5-3.0/ acres/1000 population and they occupy from 2.5 to 5% of total city area. In Nevada communities, especially in highway service areas these are low and ratios of about 8-10/ acres/1000 population and 5-10% of total county area are more common.

(3) Industrial Lands: Industrial areas are usually necessary as an economic basis for employment and activity and as such industrial areas must be carefully related to the overall plan. Principles for industrial development are:

(a) Reservations of adequate land properly zoned and located in relation to other uses with a development preferably based on performance standards through the Industrial Park concept.

(b) Protection against intrusion of incompatible or residential uses.

(c) Staging of industrial land developing in order to insure, insofar as possible, compact and orderly use of industrial districts.

(d) Development of subdivision and other standards distinctly related to industrial development requirements, tightly restricted to noise, smoke, view, access and outdoor storage.

Land for industry should be suitable in terms of size, topography, access, available utilities and transportation. Zoning requirements should assure desirable construction with air and water pollution controls, adequate open spaces, landscaping and offstreet parking, and the prohibition of incompatible uses.

(4) Vacant or Public Lands: Areas of particular natural beauty and/or extreme ruggedness should be designated on the plan as open space protected by appropriate legal means. As much space as possible should be left in a natural state to maintain the native character of the area, preserve the residential integrity and enhance living and recreation values.

(5) Agricultural Lands: Since much of the economy of the county is based upon agriculture and since prime (or even good) agricultural land is at a premium within the jurisdiction, a definite plan and program of preserving agricultural lands against the encroachments of non-agricultural use, especially residential subdivisions, should be adopted. This problem is especially acute in the Fernley area, although there are some indications of conversion in the Smith Valley and Dayton areas as well. The best solution appears to lie in firm density limits, established through zoning controls.

The last agricultural census (1964) indicated a total of 187,486 acres of land in Lyon County as devoted to agricultural use. This is only about 14.6% of the total county area devoted to farms.

The two main river systems -- the Walker and Carson Rivers -- should be defined and reserved in a "streamwide ecological easement" through preserving the native integrity of the channels for drainage and wildlife preservation and, in effect, establishing a sort of linear parkway, at least in certain sections, for fishermen and recreationists.

B. Transportation:

Once a street pattern is installed it usually becomes a permanent feature. Changes such as widening, closing or relocating usually entail a great expense and inconvenience. The street pattern usually performs a multiple role for traffic movement within the area and traffic movement through the area.

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(1) Principles: The basic road network is important to the proper functioning of the county. This network usually takes form through an appropriate designation of various types of roads with relative design and construction standards. Roads in Lyon County should include: major highways at 100' right-of-ways (minimum); secondary boulevards at 80' right-of-ways and 56' sections; collector arterial streets of 60' right-of-ways and local service or access roadways at 50' right-of-ways. Regardless, the location, spacing and design of all streets comprising the overall circulation system (freeway, major thoroughfares, collectors, etc., should be:

- (a) Designed to promote safe, economical and convenient movement of both people and goods within and throughout the area.
- (b) Planned so as to provide maximum protection to the desirable qualities and characteristics of the areas through which they may pass so as to encourage orderly growth of useful, economic and aesthetically pleasing future land uses of adjacent and nearby lands.
- (c) Coordinated with county-wide and state-wide plans and requirements for the future traffic service.
- (d) Developed as an integral part of the overall General Plan, serving to unify the community by serving as direct access and communication ties between and among the various types of land uses throughout the area, both now and in the future and in such a manner that future uses will be integrated with and will enhance existing land uses.
- (e) Related to the kinds and amounts of present and future traffic loads they are intended to carry.
- (f) Appropriately separated from adjoining lands by landscaping, screening and overall design.
- (g) Coordinated to provide an overall transportation plan, each part functioning in concert with all other parts.
- (h) Be considered from the point of view of both the user and of the people in the area through which it passes in respect to visual and noise aspects.

(2) Roadway Types and Standards: There are five basic levels of right-of-way designations and traffic volume capacity proposed for Lyon County. They are:

(a) Freeways: Are divided high volume highways with full control of access and grade separations at all intersecting traffic routes. There are no intersections at grade, traffic signals, pedestrians, or parking on freeways to interfere with continuity of high-capacity, high-speed traffic flow.

(b) Primary highways: Serve large enough traffic volumes between regions of the plan area and usually provide access to the freeway system. A major road system will be of sufficient capacity and location to prevent undesirable intrusion of traffic onto local streets and provide point to point connection.

(c) Secondary Boulevards: Enable a means of through traffic movement within limited areas while also providing (secondary) access to abutting property. Since their main purpose is to route traffic to primary highways, these roads should attract volumes of through traffic, but without unduly disturbing the integrity of the areas through which they pass.

(d) Collector Streets: Serve local business, commercial, industrial, residential or recreational traffic. These are "arterial" streets whose function is to provide for through traffic at average speeds of 30 to 50 miles per hour and connect to secondary boulevards.

(e) Minor Local Streets: Providing solely local service and access to property and are not included in the Master Plan of Streets. To be compatible with service needs they should be planned to carry low traffic volumes, provide access to development and serve as a "farm to market" feature.

The Table below indicates "general" section standards for each of these, however some flexibility is desirable, especially in relation to the provision of "on street" parking.

Table 32
Street Right-of-Way & Development Standards

	Rights-of-Way		Traveled Ways Paved Sections		
	Min. with parking/no pkg or private	with pkg.	1 pkg. lane only	No parking	
freeway	variable		varies	varies	
major highway	100'	30'	--	--	
secondary blvds	80'	64'	--	48'	
arterial road	60'	50'	40'	32'	22'
local roads	50'	40'	38'	28'	20'
dead ends	42'	30'	34'	26'	20'
one way	varies		26'	18'	12'*

* in combination with passing lanes, parking bays or turnouts.

Rights-of-way and slope easements for all streets and roads offered for dedication should extend at least two feet beyond those places where the natural surface of the ground must be excavated or covered with fill dirt and materials in construction such cuts and fills as are necessary to provide the road bed and drainage ditches required, provided that all such right-of-way be of the following minimum widths.

Streets in most small towns occupy 25-30% of total land area. It would be desirable through better design techniques to reduce this to less than 20%. Not only does this result in more taxable land but reduces maintenance, policing and hazards. Streets in Yerington now occupy almost 15% of the gross land area.

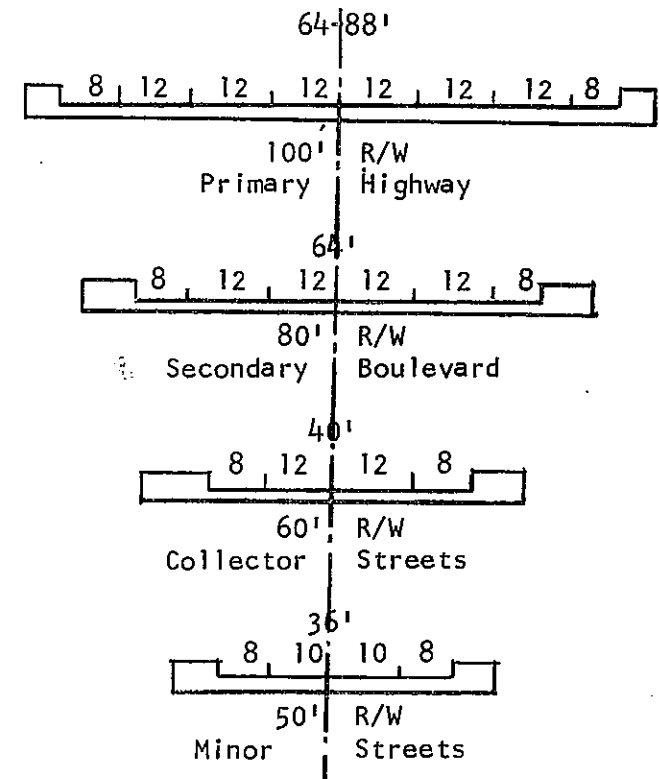


PLATE # 11-- STREET RIGHT-OF-WAYS

The Plate above indicates desirable standards for all future Lyon County right-of-ways by classification.

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Grades of collector streets may be permitted to exceed 10% to a maximum of 12% for short distances not to exceed 300'. Grades of minor streets may be permitted to exceed 12% to a maximum of 15% for short distances not to exceed 300'.

Loop and split, one-way section, and occasional steep grades may be allowed to fit terrain, minimize grading and relate to exposed slopes.

Cul-de-sacs should (preferably) serve no more than 20 dwelling units and be a maximum of 600'.

Where conditions warrant, streets may be designed and constructed to special standards subject to appropriate governmental approval.

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(3) Design Standards: Streets and roadways should be laid out so as to encourage slow speed traffic and respect the natural topography of the area by following the existing contours.

Streets and roadway widths and design should be governed by the general topography of the land and density of proposed development to be served thereby and will be considered individually in each situation. Whenever possible, streets should be on the south facing slopes to permit snow melt. Deep cuts should be "daylighted" to prevent drifting. The use of minimal sections and private ways should be encouraged to reduce scarring of the natural landscape, the width of which may be allowed to be as public safety and traffic generation will permit and in relation to on-street parking and one-way movements. Parking should be required on site (as much as possible) to enable the street section to be reduced where practical. Parking area clusters should also be encouraged.

Collective private driveways should only be permitted where their utilization will result in better building sites than would be possible if a public street were required. Collective driveways should be permitted to serve a maximum of six dwelling units. Collective driveways serving no more than two dwelling units should be paved to a width of not less than ten feet (10') and should not exceed 150' in length. Other collective driveways should be paved to a width of not less than eighteen feet (18') and should not exceed 350' in length. Some form of turnaround should be provided at the end of collective driveways. Signs indicating the driveway as private should be erected. Collective driveways will not be maintained in any way by public agencies.

Walkways of five feet minimum width should be provided along or in the proximity of all public streets and along private streets as determined to be necessary. Walkways should be constructed of materials suitable for use in the particular area and be located as necessary to provide maximum pedestrian safety and use of the character of the area. Materials utilized for walkway construction shall not result in an abnormal maintenance expense.

Parking lanes, eight feet in width, when required, should be provided on at least one side of all public streets except where existing topography renders development adjacent to the street impractical; or where the street serves solely as an access road; or where an adequate number of offstreet parking spaces are provided with emergency parking areas for every 600' of roadway.

Geometrics:

(a) Unless otherwise approved by the county, street profiles that have gradients of 0.50 percent to 2.0 percent may require the street improvements to be made with concrete curb and gutter. Street profiles that have gradients of 2.0 to 6.0 percent should require the street improvement with asphaltic concrete paved shoulder -- ditch and berm sections. Streets

with profile gradients in excess of 6.0 percent should have special provisions for erosion control.

(b) Grades and Cross Slopes:

- * Minimum grade on new streets should be .30 percent.
- * Minimum grade of gutter sections constructed on existing streets should be 0.25 percent.
- * Cross slope or crown on new streets should be 2.0 percent. (Intersections and superelevations excepted).
- * The desirable maximum grade should be 9 percent. In no case should the grade be greater than 10 percent unless special design circumstances are found to exist by the engineer.
- * The gradient of each minor street entering an intersection should not be more than 6.0 percent within a distance of 30' from near curb line and/or edge of shoulder of the major crossing street unless waived by the local county or city engineer.

(c) The design of all streets should incorporate horizontal and vertical curves adequate to provide a maximum in vehicular safety. The minimum horizontal curve radius on residential streets should be 100 feet and the minimum length of vertical curves should be 100 feet where practicable.

(d) Collector streets and thoroughfares should be designed to incorporate vertical and horizontal curves greater than the said minimum for residential streets in order to provide for the increased traffic flow and vehicle speeds on such collector streets and thoroughfares. The curve radius may be changed with the agreement of the local county or city engineer if adjustment to fit the street better into the terrain is needed.

(e) The paved width of one-way streets should be increased as necessary to provide for safe movement of traffic at sharp curves.

(4) Storm Drainage Facilities: The design of storm drainage facilities shall insure the acceptance and disposal of storm runoff without damage to the street or to adjacent properties. The use of special structures to accept storm runoff shall be incorporated into the street design where appropriate.

(5) Scenic Routes in Lyon County, the growing concern for ecology and beautification, it would appear desirable to define some, if not most, of the major travel routes in Lyon County as "scenic." This designation would control the types of uses, setbacks and legality of transit related activities (such as billboards), encourage landscaping, and in general contribute to the overall beauty and character of the area.

Scenic routes in Lyon County, established by the State Highway Department in January 1965, included:

State Route # 32 extending up the East Walker River.

State Route # 29, being SR 3 from Wellington to Sweetwater.

State Route # 33, the back road from Yerington through Pumpkin Hollow towards Storey and a portion of State Route # 34, connecting Sweetwater towards Fletcher (in Mineral County) and extending over the Lucky Boy Grade into Hawthorne.

State Route # 25 is the River Road from Sutro to Weeks, past Ft. Churchill.

C. Recreation:

Outdoor recreation can be approached in several ways. The more common methods are based on type of activity, size of operation, nature of attraction, and character of persons that are attracted.

The extent of land required for recreation is directly related to population and its needs. These needs are projected so that land may be reserved in advance for development. While the population is expected to double before the year 2000, individual participation in recreational pursuits will increase by 50%.

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(1) Dimensions: For the purpose of classifying recreation within the county, several dimensions have been used to differentiate between the various types of users.

* A national dimension of recreation is seen as a site which, because of its character, can attract a nation-wide audience.

* A regional dimension applies to those sites which attract regional participation as opposed to national or local.

* A local dimension applies to those sites which are expected to draw predominately local participants. A distinction is made between local and urban; local need not necessarily be located on the doorstep of the urban dweller.

* An urban dimension is provided to cater to everyday use, the near at hand opportunity, the informal open space, and the arenas for competitive sports.

An important function of this classification is the differentiation between county and non-county users of recreational facilities. An appreciation of the cost-benefit relationship is necessary to justify county involvement in hosting non-county users. The cost of providing and maintaining local recreational facilities for non-county users is a service which should be balanced by benefit to the community. Benefit in Lyon County will largely be measured by economic benefits to the community through the service industries and through tax benefits from license income.

To offset and alleviate the burden on local government, federal aid is available for development of recreational facilities, however the burdens of maintenance are largely the prerogative of the local community who are also responsible for a share of the initial capital outlay.

There is also a moral obligation for the local community to share its resources with the public and to conserve and preserve these resources for the enjoyment of future populations. Again federal aid is the means for achieving these ideals; public acceptance of a public responsibility.

The importance of recreation to Lyon County's growth and development is very marked. Based on service industries, the county's economy will be stimulated by the growth of recreation. Unless there is an industrial base, the county's economy would fall on the shoulders of the service industry.

(a) National: Recreation at the national level embraces areas whose intrinsic natural beauty, historic or scientific value is such that it warrants attention at the national level. An example of such a site would be the Death Valley National Monument or Lake Tahoe. Lake Tahoe is receiving national attention now as an irreplaceable treasure.

(b) Regional: Several areas of regional importance are located within Lyon County. These areas are such places that are prominent on a regional

level, such as the Carson River. In the development of the General Plan, these areas were viewed not only as a recreational resource, but as a substantial economic asset since they could become attractions for the ever increasing number of groups of tourists and visitors upon whom the area depends. The development of the areas, including access ways to them, and the publication of information setting forth all the features to be found, would do much to broaden the base of the regional sector of the recreational economy.

(c) Local recreational facilities are quite numerous. These range from purely local picnic areas to campsites in nearby canyons. Local playgrounds, golf courses, convention centers are of local significance.

(d) Urban recreation applies to the every day opportunities close to living areas. The participants are almost entirely local and the provisions of sites is normally part of the urban fabric.

Apart from hunting, most recreation will be local in interest and value. This does not mean their use will be restricted to local people. Many of the tourists passing through Nevada will also be interested in the recreation program.

(2) Responsibilities: It is the responsibility of state, county and local government to provide for various levels of the overall parks and recreational systems and to preserve natural scenic or resort phenomena that are within the public domain for use and enjoyment by the public. A great amount of open land in Nevada and in Lyon County, having recreational and open space potential, is still under federal ownership and control.

Since much of the rural area is developed to suburban standards, the county should be responsible for providing parks for the residents of these areas. In addition, the county is also responsible for the acquisition and improvement of special county and regional parks, roadside parks, riding and hiking trails, scenic country roads, preservation of permanent open space, and the development of potential water sports areas, and the preservation and restoration of historic points of interest. In addition to acquiring, developing and maintaining its own facilities, the county should act as the coordinator of the efforts of all levels of government in developing an efficient, integrated system for park and recreational facilities in Lyon County.

The State of Nevada, Division of State Parks, is authorized to acquire, develop, operate and maintain State Parks. The Division assumes responsibility for leadership in implementing the Statewide Master Plan of Recreation and assisting local agencies in their recreational efforts.

By virtue of a vast amount of land in the public domain, the federal gov-

A distinction is made to differentiate between local and urban which generally embraces two different forms of opportunities. Urban needs are calculated separately from local needs.

Local government entities are responsible for providing local neighborhood, community and other special parks to serve local residents. These facilities serve as the focal points around which each local community's recreational program is developed. The standards of location, size and development of these facilities are determined by local policy.

All levels of government should participate in the identification of the different recreation potentials and in the preservation of permanent open space by devising means for the preservation of these natural resources for the enjoyment of all of the residents of the State -- now and in perpetuity.

The Bureau of Land Management is charged with the protection and disposition of federal land. This organization has urged local communities to participate in the development of land for recreational purposes by making land available where overall planning indicates the need.

The typical recreation travelers are families with children who travel to their recreation area by car. While recreation use of highways will continue to increase, it is expected that air travel will become an increasingly popular travel medium, thereby shortening travel time, relieving the already overcrowding highway system, and providing convenient travel to otherwise inaccessible locations.

15% of all families in the annual bracket over \$15,000 now own a second home. New vacation cottages and cabins are being built at the rate of over 100,000/year and, in addition, an estimated 200,000 mobile homes were built last year. Several hundred thousand trailers are in general use as second homes.

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ernment has the responsibility for carrying out a federal recreation program which involves a number of federal agencies whose activities are coordinated by the Bureau of Outdoor Recreation. The federal government is responsible for developing national parks, national monuments, preserving open spaces, recreation areas, parkways, riverways, national forest and wildlife areas where conservation and/or recreation potential is regional or national in significance. The federal government is also directed by Statute to classify and designate wild lands or "primitive" areas and to protect these areas from outside influences. They, in addition, protect property and manage the recreational environment of the federal land.

(3) Need for Recreation: During the past few decades Americans have developed a keen appreciation of the importance of a relaxed enjoyment of their leisure time. Today everyone demands recreation of some kind and each year more persons are enjoying the out-of-doors. People now have more time, more money to spend, more cars and better highways -- so that existing outdoor recreation facilities are already becoming overtaxed. In California, overuse of areas and facilities is presently estimated by the State Outdoor Recreation Planning officials to be more than 30%. Each year our automated systems and expanding economy confer shorter work weeks and greater leisure time upon millions of persons and thus impose added demands upon existing outdoor facilities.

In general, outdoor recreation includes:

- * recreation travel -- by motor vehicles, airplanes and trains.
- * sightseeing and study -- viewing scenic areas, visiting parks and historical sites, study of rocks, minerals, flora and fauna, recreational photography, painting, sketching.
- * picnicking, camping, riding and hiking.
- * swimming, boating, fishing and hunting.
- * skiing, snow play and skating.
- * enjoyment of "second home" relaxed living in areas remote from urban centers.

Increasing numbers of recreation and vacation seekers are intently seeking sites for second homes in remote but accessible locations centered around a recreational environment. The steady upsurge of the building and buying of second homes results from:

- * soaring personal incomes -- now over \$500 billion annually.
- * the recreation impetus -- over \$25 billion spent annually for leisure activities.
- * the nationwide network of new roads bringing rural and mountain areas within commuter distance of urban areas.
- * more and longer vacations; three and four week vacations are becoming commonplace.
- * earlier retirement and larger pensions -- today's vacation home becomes tomorrow's retirement home.

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(4) Demand: The problem of demand was approached by the Outdoor Recreation Resources Review Commission, who were commissioned among other things "to determine the amount, kind, quality, and location of such outdoor recreation resources and opportunities as will be required by the years 1976 and 2000."

The results of the Outdoor Recreation Resources Review Commission report have been used extensively in this study and their application to Lyon County cannot be expected to yield a perfect fit. The county is a specialized and unique area, whereas the ORRRC Report is a consensus of the whole nation. Discrepancies will occur due to variations in local natural resources and the behavioral patterns of residents of the county compared to national norm. Without conducting extensive county-wide questionnaire studies to supplement the national results, it is impossible to accurately delineate present and future recreation need...and demand. Rather than undertake extensive questionnaire studies, the national figures have been used and elaborated by judgements on the dominant factors which vary from national norms. To facilitate future projections of recreational needs, it is important that a workable format is adopted to record participation rates in various activities. This information will provide a record of behavior as influenced by recreational facilities; there will, of course, remain an unmeasured demand for facilities not provided or unavailable in the county. However, a record of participation behavior in relation to recreational facilities and natural resources will provide sufficient data to perpetuate these facilities in harmony with projected demand.

Hunting and fishing licenses and records of kills and catches provide basic material which control quotas and restocking in both these activities. Neither of them could function effectively without this data. The need for records in more informal activities, such as picnicking and pleasure driving, are not as important as hunting and fishing. This should not exempt recordings being made, rather it should dictate the sophistication of the records. Simple devices such as turnstiles on public dressing rooms and metered picnic areas are examples of automated methods of record keeping. Campsite permits are another example. These forms of records, supplemented by annual interviews, will furnish desirable data for future projections.

The demand for outdoor activities is expected to triple by the turn of the century. In the same period, population is expected to double. The reason for the increase in recreation, at a greater than proportional rate with population, is invariably ascribed to increased spending power, increased leisure hours, and a greater affinity for recreation. In future years work is expected to occupy progressively less time. By the year 2000, one authority figures a 24 hour working week; a more conservative estimate is 32 hours given by the Outdoor Recreation Resources Review Commission Report. Since currently 20% of leisure time is spent on recreation, every person will spend an hour and a half more per week on recreation even without allowing for a higher participation week rate.

Recreation opportunities in urban areas should be close at hand to provide for spontaneous use of short duration; they should offer a variety in order to reach the total population and they should offer convenience by offering types of activities geared to the needs of the community and the population at large who have occasion to use the facilities.

In Lyon County recreation needs are generated both by the area residents and by the people attracted to the area by its recreation resources. A plan must encourage all elements of recreation necessary to satisfy the needs of both residents and tourists.

Table 33

Estimated Population of U.S. & Lyon County & State of Nevada

Place	1970	1976	2000
U.S.	203M	230M	350M
Lyon	8,221	10,000	14,992
Nev.	488,738	590,000	995,382

Sources: ORRRC Report, U. S. Bureau of the Census, Nevada Business Review.

The ORRRC Report indicates that outdoor recreation demand will be 2.53% times that of the national average as projected over the next decade.

Water is a focal point for outdoor recreation enjoyment. Four of the 16 most popular outdoor recreation activities identified by the Bureau of Outdoor Recreation in its April 1967 publication, "Outdoor Recreation Trends," take place in or on water. These activities are swimming, which ranks second only to walking for pleasure in popularity, fishing, boating, and water skiing. Many other activities, such as camping and picnicking, are enhanced by a lake or stream setting.

The use of water-based recreation facilities as measured by the number of recreation occasions is already great and is increasing rapidly. From 1960 to 1965 there was a 55% increase in the number of times persons went swimming; the Bureau of Outdoor Recreation anticipates a 149% increase over the 1960 figures by 1980. During the same five year period, from 1960 to 1965, the number of fishing occasions increased 31%; the number of boating occasions increased 76%; and the number of water skiing occasions increased 121%.

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The greater affinity for recreation has been determined from current trends which show an increased participation rate. National surveys show that the sharpest rise in recreation participation occurs when a family's income exceeds the \$3,000 mark. Participation continues to rise when the family income rises. Generally, higher education and greater participation in recreation go hand-in-hand. The rate of participation in swimming and outdoor games is particularly affected by education.

With the advent of greater populations in metropolitan areas (the current figure is 63% while the 2000 year figure is expected to be 73%), the need for the opportunity of city dwellers to acquaint themselves with the natural environment will be more important. By the year 2000, the county could be relinquishing the last of its agriculture and open space land. Under these circumstances the spaces preserved up to this date will represent the county's total possible contribution to open space. The form this open space takes will depend upon action taken now.

Trends in outdoor recreation show an increase in activities related to water. By the year 2000, swimming is anticipated to displace pleasure driving as the nation's most popular outdoor recreation. Apart from water related activities there are no major variations expected in participation rates of the various other recreation pursuits. The major projected figures show a tripling of activities between 1960 and the year 2000. With the tripling of these activities, recreation is expected to become Nevada's greatest source of economic return.

In order to relate anticipated demand for specific selected activities, the Table following setting forth the relative increases in selected activities, was taken from the Outdoor Recreation Resources Review Commission's study report # 26. In this study both water skiing and boating show increases well above the average. By isolating those activities which are anticipated in Lyon County and by weighing these activities in accordance with local demand increase, an idea of future demand can be estimated.

"THE SIMPLE ACTIVITIES ARE THE MOST POPULAR." "Driving and walking for pleasure, picnicking and swimming lead the list of the outdoor activities in which Americans participate, and driving for pleasure is most popular of all. This is generally true regardless of income, education, age or occupation."(1/)

"OUTDOOR RECREATION IS A MAJOR LEISURE TIME ACTIVITY AND IT IS GROWING IN IMPORTANCE." About 90% of all Americans participated in some form of outdoor recreation in the summer of 1960. In total, the participation was in one activity or another on 4.4 billion separate occasions. (1/)

(1/) Source: 1960 National Recreation Survey.

In order to relate anticipated demand for specific selected activities, the following Table, setting forth the relative increase in selected activities, was taken from the Outdoor Recreation Resources Review Commission's Study Report # 26. Water skiing and boating both show increases well above the average. By isolating the activities which are anticipated in Lyon County, and by weighing these activities in accordance with local demand increase, an idea of future demand can be estimated.

Table 34

Number of occasions (1/) (millions) by persons 12 years and over in selected activities for 1960, 1976 and 2000

Occasion	Without opportunity factor (2/)					With opportunity factor (3/)			
	1960	1976	2000	percent change		1976	2000	percent change	
				1960-76	1960-2000			1960-76	1960-2000
Driving for pleasure	872	1341	2215	54	154	1420	2476	63	184
Swimming	672	1182	2307	76	243	1279	2688	90	300
Picnicking	279	418	700	50	150	468	864	67	209
Fishing	260	350	521	35	100	(4/)	(4/)		
Boating, other than sailing or canoeing	159	285	557	79	250	312	664	96	317
Camping	60	113	235	89	293	149	388	149	545
Horseback riding	55	82	143	49	162	(4/)	(4/)		
Water skiing	39	84	189	114	384	93	225	135	476
Hiking	34	63	125	89	269	84	207	148	511
Mean of all activities	270	435	777	71	223	543	1073	107	363

(1/) Number of separate days on which persons 12 years and over engaged in activity during June-August except for hunting for which September-November period was used.

(2/) Assumes continuing 1960 quality and quantity of facilities available on a per capita basis.

(3/) Assumes improvement from 1960 quality of facilities available on a per capita basis.

(4/) Data are insufficient to estimate effects on changes in opportunity.

Source: 1960 National Recreation Survey. 1976 and 2000 estimated by the Outdoor Recreation Resources Review Commission.

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Design and location of recreation facilities should not be standardized. This is a matter that should be determined by competent park planners treating each park individually. The type of facilities to be provided and the arrangement of these facilities within the overall landscape treatment, should be designed to take full advantage of the natural setting of the land and surrounding development. In addition, there should be small park areas, landscaped to provide a visual break in the overall pattern of intensive urban development. These green spaces need not be more than two acres in area and should be provided with lawn, trees and a small shelter. Areas of this type are of greater importance in higher density residential areas where outdoor space is at a premium. Shaded areas, secured by the use of landscaping or overhead structures, are important to the parks in order to provide for maximum use of these facilities during the summer months.

(5) Design Considerations:

Annual visitor days provide no indication of the peak load which may be expected at any one time. To determine peak loading, the figures employed by the Nevada Park Commission, Department of Conservation and Natural Resources, has been adopted.

In part two of their study, Recreation in Nevada, the Park Commission determined that the peak load for the North Central and Eastern Region represented 55% of the weekly attendance during the busiest season. The peak season is summer which attracts 70% of the annual attendance over a 14 week period, the peak day is a Sunday during this season. Using these figures, the peak loading works out to be 2.75% of the annual attendance. This figure is based on incomplete data for an area embracing almost half the State of Nevada. The extent to which it covers Lyon County is unknown, however traffic flow during the busiest season represents approximately 50% of the annual flow, which, if it conforms exactly with outdoor recreation, indicates the design load may be overestimated. This possible overestimation is compensated by the fact that estimates of visitor days are based on persons 12 years and older. Age decidedly affects recreation participation, with the young and very active making the greatest demands on facilities for competitive sports and group recreation. This group (0-24 years) comprises 50% of the county's population. The family age group (25 to 65 years) demands family facilities and activities such as picnicking, swimming, boating, and arts and crafts. This age group accounts for 45% of the population. The remaining 5% of the population consists of the "golden agers" who demand passive recreation and group activities such as arts and crafts programs, hobbies, and bridge.

(6) Standards:

Standards have been derived from various sources; they are used primarily as a basis for calculation and, except where a particular activity dictates actual dimensions, they are not intended to be binding on the planning of actual sites. The site should be assessed on its own merits rather than be subjected to the dictates of arbitrarily chosen standards; in terms of site planning, the standards should be regarded as an overall guide.

The National Recreation and Park Association publication, Outdoor Recreation Space Standards, recommends acreage standards for various types of areas provided by local and state governments. The association suggests that local governments provide 10 acres of near-at-hand parks per 1000 population and 15 acres of parks within an hour's travel time per 1000 ultimate population. The acreage should be distributed between two types of near-at-hand areas -- neighborhood parks and district parks -- and two types of areas within an hour's travel time from the population center -- large urban parks and large extra-urban (regional) parks.

Table 35

Standards for Major Outdoor Recreation Activities, Non-Urban

Activity	Spatial Requirements	Turnover	Facilities
Swimming (open waters)	(a) 0.5' of beach frontage/person (b) 500 sq. ft. of water surface/person (c) 500 sq. ft. of facility space/person (d) 1000 sq. ft. of leisure space/person (e) 1250 sq. ft. parking space/person	3 persons per day per 0.5' beach front maximum. Seasonal peak summer and fall.	Picnic tables. Toilets. Change rooms.
Hiking Trails	50' of trail for short scenic walks and $\frac{1}{4}$ mile of trail long trails per person with facilities and trail access points about 15 miles apart.	3-5000 per day seasonal peak summer and fall and spring approx. 500/day.	Toilets and water. 1 parking berth per 200' trail. Camp sites 2 parking berths per mile of trail.
Picnicking	10 picnic benches per acre. 4 persons per picnic bench. 1 parking unit for each picnic bench.	8 persons/picnic bench/day max. Seasonal peak summer, limited spring and fall use.	Toilets, water, barbecue pits.
Fishing	500' of shoreline per person or 5 acres of surface water per boat.	2 persons/day for units quoted; aver. stay 5 hrs/person (seasons subj. to control).	Launching ramps assoc. to picnic and camp facilities.
Boating	1 launching facility per 150 ac/water. 5 ac. surface water per boat. 25-20 boats per lane of launching ramps.	2 boats/5 ac. surface water/day. Seasonal peak summer; limited spring/fall.	Parking 45 car/trailer spaces/ lane of launching ramp.
Camping (transient trailers & camping trucks)	12 units per acre.	1 auto group/unit/day. Seasonal peak summer; limited spring & fall.	50' x 12' pkg/space; utility connections for water & sewer; picnic tables; toilets.
Camping (extending stay)	4-8 units per acre.	1 auto group/unit/day. Seasonal peak summer; limited spring & fall.	Water, picnic tables, fireplaces, toilets, parking spaces for autos and trailers.

65 acres of large parks, forests, and other open space per 1000 of population. When the 65 acres furnished by the State are added to the 25 acres furnished by local governments, 90 acres of public open space are available to each 1000 persons.

Table 36
Other Recreation Standards **YON COUNTY**

Type of Recreational Activity	Space Requirements per Population	Ideal Size of Space Required	Recreational Area where located
<u>Active Recreation</u>			
1. Children's Play Area (equipped)	0.5 acres/1000 pop.	1 acre	playgrounds, various parks
2. Field play areas for Younger children	1.5 ac/1000 pop.	3 acres	playgrounds, various parks
3. Older children-adult(field sport)	1.5 ac/1000 pop.	15 acres	playfield, parks
4. Tennis - outdoor basketball, other court sports	1.0 ac/5000 pop.	2 acres	playfield, community park
5. Swimming	1 outdoor pool/25,000 population	competition size plus wading pool	playfield, community park
6. Major boating activities	100 ac/50,000 pop.	100 ac. & over	district park, regional park or reservation
7. Hiking-camping-horseback riding-nature study	10 ac/1000 pop.	500 to 1000 ac.	large district park-regional park
8. Golfing	1-18 hole course/50,000/pop.	120 acres	community park-district park
<u>Passive Recreation</u>			
1. Picnicking	4 ac/1000 pop.	varies	all parks
2. Passive water sports-fishing-rowing-canoeing	1 lake or lagoon/25,000 pop.	20 ac. water area	comm. park, spec. regional reservation
3. Zoos, arboretums, botanical gardens	1 ac/1000 pop.	100 acres	large dist. park, or spec. facility
<u>Other</u>			
1. Parking at rec. areas	1 ac/1000 pop.	varies	playfield, parks
2. Indoor Rec. Centers	1 ac/10,000 pop.	1-2 acres	community parks
3. Outdoor theaters, band shells	1 ac/25,000 pop.	5 acres	district park
Type of Area	Acres per 1000 pop.	Size of Site Ideal - Minimum	Radius of area served
Playgrounds	1.5	4 ac. 2 ac.	0.5 miles
Neighborhood parks	2.0	10 ac. 5 ac.	0.5 miles
Playfield	1.5	15 ac. 10 ac.	1.5 miles
Community parks	3.5	100 ac. 40 ac.	2.0 miles
District parks	2.0	200 ac. 100 ac.	2.5 miles

Not only acreage standards must be developed, but facility standards as well. Such standards may serve as guidelines for improving inadequate recreation programs. Recreation space standards represent relative rather than absolute space requirements. It is important to understand the conditions under which existing standards were developed, because they may not be relevant to another area with a different set of circumstances.

25' effective feet of shoreline/1000 population accommodates 150 per/day and 50 persons at any time. 25' effective feet includes:

- 5000 sq. ft. for sunbathing
- 2500 sq. ft. buffer & picnic
- 1000 sq. ft. water area (swimming)

An effective foot consists of one lineal foot of shore with 100' wide band of water suitable for swimming, 200' wide strip of beach and 100' buffer for utilities and picnicking. (California Recreation Report)

Nevada Department of Conservation and Natural Resources estimates the average party is 4 persons with 20 parties/acre. Thus 40 persons are accommodated on one-half acre. One lineal foot of shoreline/swimmer is allocated with a turnover rate of 2.

1/ For Regional Parks and Reservations, 15.0 acres per 1000/population. Ideal size is 500-1000 acres; minimum size varies. The radius of the area served is up to ten miles.

(7) Derived Ratio for Public Parks and Recreation in Lyon County:

Planning standards for park lands are usually related directly to the resident population. The amount of land per unit of population (acres per 1,000 residents) is determined by the community and must be related to the level of recreational activity locally desired.

This Plan calls for a minimum of 10 acres of park land per 1,000 residents based on national standards. This should be divided (approximately) as follows:

Neighborhood and community parks -- 4 acres per 1,000 persons

Regional parks and other special
recreation areas -- 6 acres per 1,000 persons

Total 10 acres per 1,000 persons

General Policies for County Park Planning & Development:

- * Acquisition and development of parks and recreation areas and facilities should be in accordance with the General Plan so that they may be coordinated with other elements to provide maximum service at the least cost.
- * Acquisition of parks and recreation areas should be made well in advance of development. Desirable public lands should be reserved for parks through various means.
- * Outstanding natural features should be preserved and improved for recreational use. Access should be designated as scenic roads and be protected against unsightly development along roadways.
- * There should be a continued coordination of recreation and school plans so as to avoid duplication of facilities. Where possible, parks should be located adjacent to public schools.
- * Recreation areas and facilities should be provided so as to serve the residents of all parts of Lyon County and to program a wide range of activity for all ages and groups.
- * Design standards for recreation facilities should be flexible in order to be adaptable to changes in recreational desires of the population and changes in the age composition of the residents.
- * Each park and recreation facility should be located within a convenient distance of the population which it is intended to serve.
- * Many areas that are identified by the General Plan for park and recreation use could also become major tourist attractions. The importance of tourism to the economic vitality of the county is an accepted fact.

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The present standard for recreation and space needs is calculated to be 10 acres per 1,000 population. Authorities on land use planning expect this figure will now be doubled by the National Recreational Association, which is currently reviewing its old standard. Baltimore, for example, has 24 acres per 1,000 persons for recreation and 33 acres per 1,000 for open space.

By using a current value of 20 acres per 1,000 for recreation and the same for open space, a combined figure of 60 acres per 1,000 persons would be feasible in the year 2000 by allowing for the 50% increase in participation. The estimated figure for Guilford County (North Carolina) in 1985 is about 47 acres per 1,000 population based on proposed acquisition to that date.

Design and location of both urban and rural recreation facilities should never be standardized to a prototype. The facilities provided and their arrangement should fit to the unique circumstance, should be related to the nature of the site and its surroundings, and should be closely designed to landscape, operation and maintenance considerations.

D. Community Facilities:

School-Park Concept: One of the more interesting and economic concepts now gaining favor is the planned combination of school and recreation facilities wherever possible. Usually this "combines" elementary schools with playground facilities, high schools with playfields -- both reflecting age and interest relationships. Administration, policing and maintenance problems are alleviated and land acquisition and development costs are minimized. It is strongly urged that the county utilize this concept in future school development programs.

(1) Schools:

Table 37
Recommended Standards

Item	Elementary Grades 1-6			Intermediate Grades 7 & 8			High School Grades 9-12		
	Min./	Rec./	Max.	Min./	Rec./	Max.	Min./	Rec./	Max.
Class Size	--	25	30	--	25	28	--	--	25
Enrollment	450	500	750	450	500	750	1800	2000	2500
Classrooms	18	20	24	18	20	24			
Walking Distance (home to school)	--	1/2 mi	3/4 mi	--	1 mi	1 1/2 mi			
Site Size	5 ac. plus 1 ac./ per 100			15 ac. plus 1 ac./ per 100			25 ac. plus 1 ac./ per 100		
Access	From two streets			One street a collector			From two streets; one an arterial		

(2) Library: For populations of 25,000 and less, a main library with a minimum of 8,000 square feet. Minimum book stock: 20,000 volumes. Site size should be a minimum of one acre. Mobile service for outlying areas very desirable.

(3) Parks: Recommendations for populations of 25,000 people and under:

Table 38
Park Standards

Type of Area	Acres/1000 population	Ideal Size	Radius of Area Served
Playground	.5	2 acres	1/2 mile
Neighborhood	2.0	5 acres	1/2 mile
Community	2.2	25 acres	2 miles
District	3.3	100 acres	3 miles
Regional	14.0	varies	--

(4) Clinic-Hospital:

Table 39
Standards

Type of Facility	Beds	Ideal Size	Population	Land Area
Clinic (out patient)	--	--	10,000	1 acre
Hospital	4 beds/1,000	200 beds	50-75,000	15/20 acres

(5) Police Protection Outlying Areas:

Personnel: 1.75 to 2.0 police personnel per/1000 population.
 Branch Facilities: As required.
 Land Requirements: $\frac{1}{2}$ to 1 acre.
 Location: As required by population and needs.

(6) Fire Protection: It is economically advantageous for urban residential areas to be in at least Class 8 of the 10 Class category of the National Board of Fire Underwriters. This class broadly requires that there be an adequate water supply and water distribution system and that the area be within the boundaries of a municipality or district affording fire protection. For further details see requirements and standards of the National Board of Fire Underwriters.

(7) Water Supply; General Criteria:Table 40

Population Density (3.8 persons/du)	<u>Average Daily Water Use</u>	
	<u>GPCD</u>	<u>Acre feet/1000 population</u>
Less than 1 dwelling unit/acre	300	.92
1 to 2.9 dwelling units/acre	225	.69
3 to 4.9 dwelling units/acre	190	.58
5 to 15 dwelling units/acre	150	.46
Over 15 dwelling units/acre	125	.38

(8) Sewage Disposal; General Criteria:Table 41

Population Density	<u>Max. Rate</u>	<u>Assumed Max. Grd.</u>	<u>Max. Flow of Sewage Per</u>
	<u>Sewage Flow</u>	<u>Water Infiltration</u>	<u>100 ac. Resid. Dev.</u>
1 to 2.9 du/acre	250 GPCD	1000 gal/acre/day	290,000 gal/day
3 to 4.9 du/acre	250 GPCD	1000 gal/acre/day	432,500 gal/day
5 to 15 du/acre	250 GPCD	1000 gal/acre/day	860,000 gal/day
Over 15 du/acre	250 GPCD	1000 gal/acre/day	2,000,000 gal/day

Industrial and commercial areas: 3,000 gallons/acre/day.

(9) Electricity, Gas & Telephone Service:

- * Insure adequacy of coverage and capacity.
- * Encourage underground installation where possible.

(10) Storm Drainage:

- * Provision of storm drains where necessary with sizes capable of serving logical area (drainage basin).
- * Adequate provision for handling storm waters originating in upper basin as well as lower basin.
- * Reasonable basis for assumed runoff from design storm, generally five year storm for drain design (100 year open channel).
- * Preserve natural drainage channel courses where possible with adequate channel right-of-way (50 year storm flood plain).
- * Prohibit storm drainage into active irrigation ditches or rivers, etc.

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9 problems

The "perennial yield" of a ground-water reservoir is the maximum amount of water of usable chemical quality that can be withdrawn economically each year for an indefinite period of time. If the perennial yield is continually exceeded, water levels will decline until the ground-water reservoir is depleted of water of usable quality or the pumping lifts become uneconomical to maintain. Perennial yield cannot, therefore, exceed the natural recharge to an area unless induced or artificial recharge is started. On the other hand, the yield may be limited to the amount of natural discharge that can be economically salvaged for beneficial use.

(1/) Report on "Water and Related Land Resources"-Central Lahontan Basin, Walker River Sub-basin - Nevada/California, June 1969, Department of Conservation & Natural Resources. The U.S. Geodetic Survey is now completing a water resources study of the Carson River System.

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LYON COUNTY
A. Problems & Potentials: There are several aspects of the county's inherent physical resources (and locations) which could have a major bearing on the county's future. These include:

(1) Location: Lyon County has not been, to date, a popular tourist center, nor subject to the urban pressures so common in other nearby areas. However, the county is now beginning to experience these growths, especially in the Dayton and Fernley areas and these will likely continue, if not accelerate, in the immediate years to come. Mason and Smith Valleys, to date still largely agricultural oriented, will also see changes brought about by a flight from the cities, the desire for retirement properties, good climate and recreation potentials. Smith Valley, especially, would appear to be "in the direct path" of such activity. Mason Valley, especially the northerly part (between Yerington and Wabuska) offers a large, flat, accessible and still (relatively) low cost area, which when coupled with industrial potential, ample power and existing ground water reserves, portends a tremendous potential asset. Lyon County is no longer isolated, either physically or psychologically.

(2) Water: Agricultural crop production is closely related to the availability of water -- both surface and subsurface. The water supplies of the county have been historically well established and little additional agricultural land is possible from this source. However, studies by the Department of Water Resources indicate the potential of considerable additional beneficial uses related to increased water availability. (1/)

However, in many ground water basins in Nevada where quantities of ground water in storage are pressured, the "mining" of ground water (withdrawing water for years at a rate in excess of the average annual natural recharge) has occurred. Unlimited pumping of ground water has often resulted in artificial "overdevelopment" with its consequent continued lowering of the water table and depletion of stored water. This overdevelopment commonly has produced a short-term economic benefit and may even under appropriate conditions permit raising the area economic level to a point where importation of water may be economic, however more often it presages a future time when water may no longer be obtained feasibly.

(3) Open Space: As can be seen on almost all of the preceding maps, the county is still blessed with extensive areas of undeveloped lands -- most of which are either so located, controlled or limited in potential as to remain as perpetual open space. In Nevada this attribute is often taken for granted, especially in the more "rural" areas, however with the continuing press of population and urbanization, it must be so assured. Lyon County is fortunate in possessing a high percentage of "public" lands, both in Forest Service and Bureau of Land Management, which if properly planned and controlled can provide a continuing contrast and balance to the economic and population centers -- existing and potential.

(4) Appearance:

Beauty: It is important that a future development plan and policy recognize a mandate for maintaining the physical and natural environment as a setting for all activities. As well as being efficient, safe and convenient, the area must also be beautiful, decent and interesting. To this end, every effort must be made to insure that the county retain its existing unique character, individuality and value in the face of surmounting change so that the development always reflects the inherent beauty of the natural environment.

Quality: It must be recognized that population pressures are just beginning and will probably be far beyond even present expectations. As a result, much development is likely to occur. However, only ordered development is necessary to equate to this growth and need not be subservient to it. It is, therefore, stipulated that county policy will be oriented to proper and intelligent development -- (not exploitation) -- with a balanced regard for amenity, character, beauty and function. It should be the desire of Lyon County that it not be the biggest -- but the best! In order to insure the proper, efficient and economic future of the county, a constant and continuing awareness, concern and orientation to the visual and functional attractiveness of the area is required.

Policies:

* The county should initiate a drive to improve the appearance of all highways; this includes the installation of basic street improvements, lights and uniform directional signs.

* The county (and/or state) should install (if necessary) a cleanup service to help keep roadsides and litter areas CLEAN.

* Illegal dumping of rubbish, old car bodies, etc., should be stopped and the help of service clubs, nature societies, 4-H Clubs, Boy Scouts, etc., solicited to remove or bury such materials.

* Billboards, outside of designated urban areas, should be removed under a reasonable amortization procedure.

* Special attention should be given to street furniture in the form of directional signs, litter cans, fences. Abandoned structures should be removed.

* Utility lines should be required to be installed underground in all new development areas.

* A conscientious program of community landscaping, including tree planting, river beautification, and paint and cleanup should be initiated and continued.

* Signs should be pleasing and harmonious to the buildings and uses advertised.

* It is important that the vast open areas not be "subdivided" prematurely for speculative purposes or otherwise be "improved" to the detriment of the overall, long-range community good.

Much of the charm, desirability and character of Lyon County is a result of the open space pattern created by natural resource factors and other elements. While some of these "vacant" lands are assumed since they are either National Forest or "withdrawn," much of the BLM areas are potentially susceptible to trade or acquisition.

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Many communities have discouraged the development of mobile home parks, primarily on the basis that they place a greater demand on public services (especially schools) than is returned in taxes.

Mobile homes are essentially residential regardless of their transient nature; as such, they should be located in respect to residential characteristics and amenities, such as parks, churches and local shopping facilities. The use of various landscaping and design techniques can help prevent adverse effects of mobile homes on nearby permanent residential areas.

In general, the following principles should be observed in the design and location of mobile home parks:

(a) A minimum site area should be established large enough to accommodate a sufficient number of units to insure a quality operation.

(b) Ample space standards with not less than 3,500 square feet of total site area per mobile home (an average of 8 mobile homes per gross acre of total park area).

(c) Good standards for access roads, pad sizes, and landscaping, including fencing and screen planting.

(d) Provisions of recreation space as a part of site design.

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(5) Mobile Homes: The ubiquitous mobile home (trailer) is now proving to be a growing problem in Lyon County. The use of mobile homes is the current and likely future answer to the present difficulty and cost of new housing, especially in outlying areas. It can be expected to increase since mobile homes have and are becoming a more accepted and normal housing form. There are a number of distinct problems, including:

(a) Their placement, especially in relation to established permanent housing, creates value distinctions.

(b) While it is apparent that the mobile home offers a viable living means, increased standards of construction and conformity are desirable.

(c) Current tax policies, policing and some regulations need revision to relate to this housing form.

Some counties have tried to discourage the location of mobile homes, especially outside of duly established mobile home parks on esthetic, taxation and sociological bases, disregarding their essential residential character. In view of their growing popularity, mobile homes should be accorded recognition in the plan and appropriate locations with full and desirable residential amenities accorded them.

To this end, it is recommended that certain areas by plan be designed as Trailer "Overlay" or RT zones which allows the specific use of mobile homes where served with utilities, community services, etc., and so located as to provide a healthy residential environment with full and normal residential amenities. The detailed land use plan section of the core areas should indicate these recommended areas. The use of mobile homes in outlying rural areas, especially in connection with mines and ranches and in some cases as "second homes" has become quite popular and to some degree should be permitted, if not encouraged.

(6) Open Space: Much of the charm, desirability and character of Lyon County is a result of the open space pattern created by natural resource factors and other elements. While some of these "vacant" lands are assumed since they are either National Forest or "withdrawn," much of the BLM areas are potentially susceptible to trade or acquisition. It is important that these vast open areas not be "subdivided" prematurely for speculative purposes or otherwise be "improved" to the detriment of the overall, long-range community good.

(7) Subdivision Development: The plan should not condemn or prohibit new residential or other forms of subdivision development within the county. Indeed, there are numerous areas where it could and should be encouraged. However, new subdivision activity must:

(a) Be based on imaginative design solutions involving clusters, planned unit development, townhouses and other innovative solutions.

LYON COUNTY

(b) Be processed through county review and appraisal in accordance to an established procedure with appropriate checks and considerations.

(c) Relate to strict improvement requirements, including drainage, paving, and utility provisions.

(8) Zoning: Parts of Lyon County are now "zoned" by an earlier action based upon expediency, but not a General Plan. These established zoning patterns reflect an undue amount of "commercial" lands in relation to other land uses and are not based on a comprehensive study of salient factors or desirable future community patterns. A new zoning ordinance, related to the adopted General Plan, should be an initial accomplishment. The establishment of realistic uses and densities is essential to this control.

(9) Sewer & Water: Much of the rural part of Lyon County is without either adequate domestic sewers or water service. Much of the sagebrush lands now being divided have questionable potentials in either regards. An overall review of sewer and water requirements is being conducted under a separate study but as yet is not available. The problems of distribution, beneficial use and "rights" of agricultural water are involved and extreme, and far beyond the limits of this study. Such features as Watasheamu Dam, the proposed Wilson Canyon and Hoyo Canyon Dams, all affecting the Walker River, as well as several proposals affecting the Carson River are of extreme importance to future land uses within Lyon County.

(10) Drainage: To date, there has been little concern for either overall drainage or area drainage features in relation to development proposals. A proper Subdivision review process might aid to some degree, but a comprehensive drainage study of the entire county is desirable.

(11) Local Concerns: The fears of local officials regarding uncontrolled development have been expressed many times. In fact, this seems to be one of the major areas of concern along with the relatively uncontrolled use of trailers throughout large areas of the county.

The current Subdivision Control is an ordinance originally adopted in July 1964. While not totally inadequate to the present needs, it is (a) somewhat out-of-date to modern attitudes, especially in ecological concerns, and (b) is not being closely administered to insure full conformance and benefit to the county.

Water & Sewer Study: The original contract document stipulated an Item # 9, to wit: "Lyon County is presently preparing a survey and analysis of the sewer and water situation within the county through a grant of the Farmer's Home Administration. This study will include all portions of the county and no further detailed planning is anticipated as a part of this program.

The consultant, however, will give special consideration to relating the plans prepared in the Farmer's Home Administration study and the findings of this comprehensive plan. Recommendations for modification of the findings of the FHA Water and Sewer Study shall be made if it is found necessary to bring that study into conformance with recommendations of the comprehensive planning study."

In this respect, the following is cited:

a. The Reconnaissance Report included the following statement: "Need for study and improvement of water and sewer systems throughout the county where population and/or industrial densities warrant such services."

b. A recent check of the progress of the Sewer and Water Study (by a separate consultant) indicates no final report or conclusions are available at this time. It is, therefore, impossible to relate those plans to the findings of the General Plan study, nor is it possible to recommend modifications of either to bring the two studies into conformance.

c. The Town of Dayton has recently opened negotiations with a separate private engineering firm to conclude these studies as soon as possible.

10 the plan

The future of Nevada contains many vast potentials for huge and complicated growths and changes ... there are many forces now affecting the nation and the west; forces which relate closely to the development of Lyon County...for they are forces which shape the future of the entire world. Some of the more important of these include:

- * Greater populations with longer life spans and better health.
- * Increased productivity, automation and prosperity.
- * More leisure time (and more money) for recreation and tourism coupled with greater mobility.
- * Continued urban growth, congestion and demands for urban services.
- * New technologies including solar or atomic power, water reclamation, highspeed freeways.
- * Increased demands for rare metals, creating greater mining opportunities.

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Now that the facts and data pertinent to the area have been collected and analyzed, certain projections and conclusions can be made. These are embodied into the General Plan -- which has, as set forth in this report -- six major features:

- A. A land use plan -- defining basic land policy.
- B. A community facilities plan -- for schools, parks, etc.
- C. A transportation plan -- establishing a street-highway program.
- D. A recreation plan detailing a long-range comprehensive program.
- E. An individual subareas plan discussion.
- F. A plan for implementation including financing means.

A. Land Use: The Land Use Plan is usually the basic element in the General Plan. It looks toward the ultimate development of the planning area, including recommended uses and population densities, and establishes the overall requirements for living areas, shopping areas and working areas. With these basic requirements firmed, it is then possible to plan realistically for school sites, park and playgrounds, fire stations, streets, open space areas, and other elements, which taken together constitute the final plan.

In general, land uses may be divided broadly into "living areas" -- those sections where are located the homes, churches and schools; and "non-living" areas of shopping facilities, warehouses, services, industry and utilities. The distribution of these relative uses determines the character and efficient operation of the community. Some separation of these two basic functions is desirable for proper community balance and living conditions.

One of the land problems of Lyon County, as well as most other Nevada counties, is the small percentage of total land area that is on the tax rolls. In Lyon County 22.7 percent of the land area is presently on the tax rolls with the remaining lands held by the Federal Government, the State, the County, Indians and other unclassified withdrawals.

During recent years the Bureau of Land Management has been conducting studies leading to a program of transfer, blocking and/or reservation for public purposes of their large land holdings in the county. It is the intent of the county to work with these federal officials to develop an overall plan for the multiple use of these lands relating to local plans and programs as developed by this study.

Up to recent years, Lyon County has been somewhat isolated from the many development and population pressures so obvious in other parts of the State. Most recent explosive growths have taken place in Washoe and Carson City, but they are now beginning in Douglas County (Carson Valley) and the westerly parts of Lyon County, especially in the Dayton and Fernley areas. Both of these are results of spillovers from development patterns in adjacent jurisdictions leading to residential developments with commensurate problems in community services and welfare.

Another growing land concern is the problem of "rural lands" development for speculative sales to "investors" or (presumably) second home or retirement people. Lyon County has not, to date, experienced this to any great degree, but there are some signs of such potentials. This is indicated by such activities as Mark Twain, Stagecoach and possibly the Sutro area on the Carson plains.

A Land Use Plan, both for the county-at-large and the individual subareas, is an essential base to the entire plan function and to the nature and extent of development regulations. Plate # 12, following, is a graphic indication of the proposed county-wide Land Use Plan as it has been developed in the course of this program. This Land Use Plan is predicated on the following aspects:

(1) Agricultural Lands: One of the main land use categories is "agricultural" and lands proposed to be reserved (primarily) for this use are indicated. These designations are a result of intensive studies of land, soil and water potentials for agricultural use as taken from published documents by the Soil Conservation Service, the Walker and Carson River Study plans and other sources. The preservation and protection of agricultural lands is of prime importance to Lyon County. All too often prime agricultural acreages have been prematurely diverted into unnecessary speculative "rural lots" because of a lack of understanding of the importance of agriculture as an economic base, and due to a lack of zoning and subdivision controls. The plan calls for the preservation of much of Mason and Smith Valleys for continued agricultural use with a proposed "low density" agricultural zoning category (one dwelling unit/20 acres (?) as a means to forestall premature division of irrigated or meadow lands.

(2) Residential: Residential lands, as such, are shown by plan as either "urbanizing" or in relation to low density attitudes in connection with ranching. The exceptions are in the Silver Springs area, where the entire subarea is devoted to residential use -- primarily as a retirement settlement -- and the Mound House area near Dayton which is now developing as a residential suburb to Carson City. Residential densities vary to the individual area situation, however a base density of one acre (allowing both a well and a septic tank on a single parcel) is minimum. A comprehensive followup study of each subarea -- aimed at a revised zoning approach -- will indicate the nature of these densities. A major residential land use problem is the common desire to "jump" into remote areas (at a lower price and without adequate services) with a "plan" to yield high densities in small lots. This is especially true of mobile home subdivisions, since little improvement is necessary for a relatively high return. There are numerous indications of this in Lyon County already -- several in Fernley, several in Mason Valley, one in the Dayton area. It is necessary that once a plan has been adopted, it be rigidly enforced -- by political and administrative action.

~~LYON COUNTY~~
The growth of urban development in Lyon County is a normal, healthy condition. Growth should be looked on as such. On the other hand, the reduction of open space resources should be looked on as a permanent commitment to this land to another use. The open space remaining should be coherent and functional, just as other land uses, not remnants left after satisfying all other land needs. To do this effectively, an open space program is needed as much as a thoroughfare plan or any other form of directive measure.

The proposed General Plan Program for Lyon County defines a number of land use classes and use categories; these include:

- * High mountain or difficult terrain areas.
- * Forest Service (Toiyabe National Forest) lands.
- * Other governmental withdrawals.
- * Agricultural areas.
- * Urban or urbanizing areas.
- * Areas of potential low density residential use.
- * Range lands.

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(3) Industrial: Most future industrial land demands in Lyon County are and will be urban oriented and reflect service needs of the community -- such as wrecking yards, contractor's yards, dumps, bulk oil storage, lumber and supply yards, warehousing and the like. Appropriate designated areas are in the urban plan sketches under a single "industrial" zone where it is suggested that all new industrial uses must apply for a Special Use Permit. The major exceptions are twofold: (a) the large areas of the Anaconda Copper Pit and Million operation west of Yerington, which are "zoned" industrial, together with some possible future mineral potentials both at Pumpkin Hollow and McLeod Hill(1/) and (b) a large planned industrial area which is indicated on both sides of the Southern Pacific Railroad spur in the north end of Mason Valley, northerly of the Sierra Pacific Power Company holdings and new power plant. This area fits well to an overall valley plan for "industrial" development since it has:

- * flat, accessible land
- * rail facilities
- * ample water and power
- * low cost land
- * available labor pool
- * Freeport and other tax advantages

(4) Commercial: Commercial lands are also shown within the urbanizing core areas and because of scale are generally "hidden" on the countywide Land Use Plan map. They do, however, appear on the subarea details. Commercial lands occupy only a small portion of the total land supply; there is normally a tendency to "emphasize" commercial uses on a vague speculative hope of increased value.

(5) Open Space: One of the most important proposed land uses is open space. This classification permits all normal grazing uses, wildlife preserves, mining activities, and certain other uses subject to the issuance of a Special Use Permit by the County Commission. This category includes the mapped land use designations of "high mountain or difficult terrain" areas, Forest Service lands and other government withdrawals as well as much of the remaining Bureau of Land Management lands, all of which should remain as permanent open space and wildland reserves by definite plan and program.

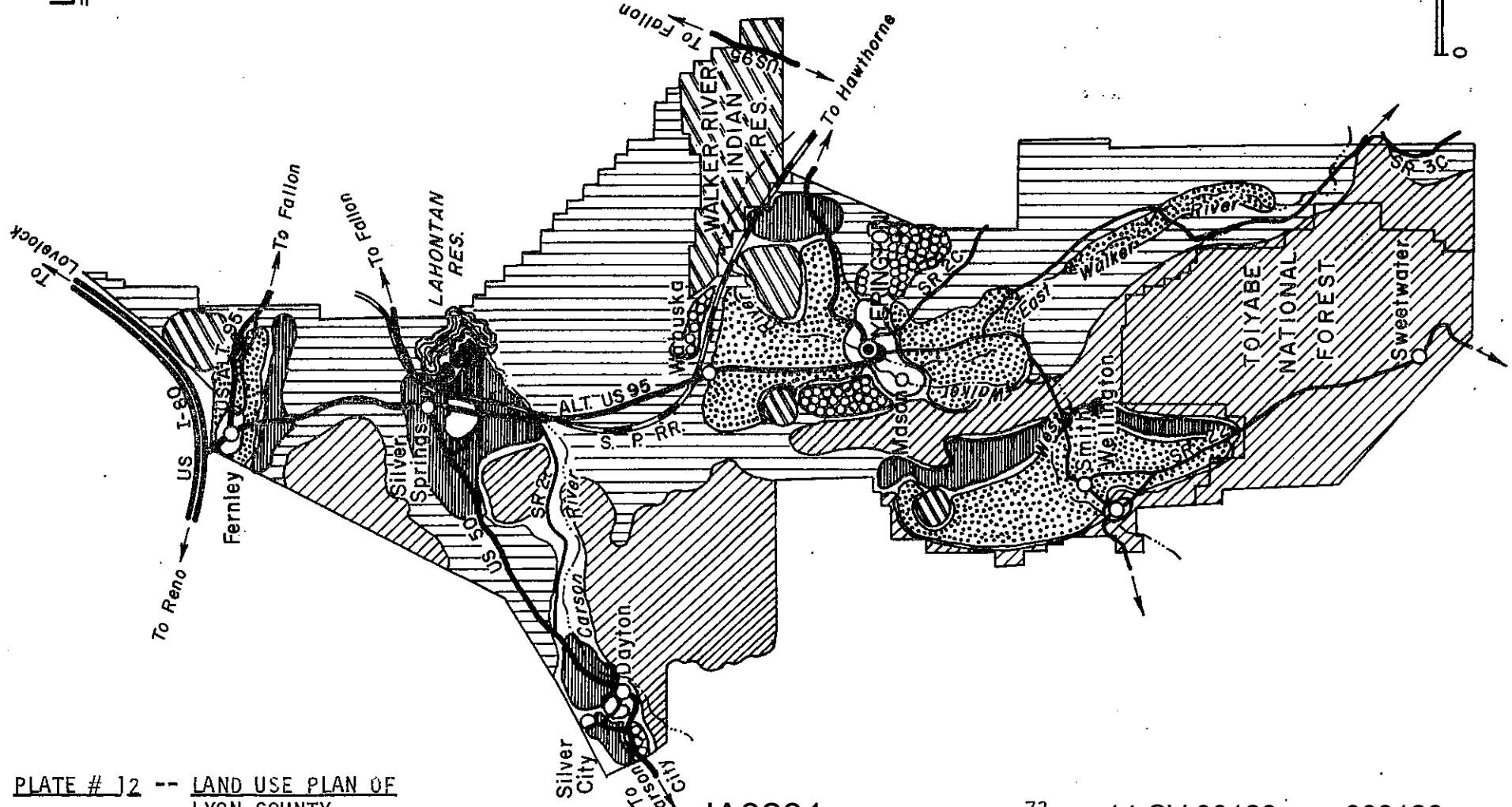
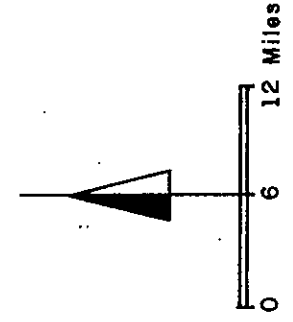
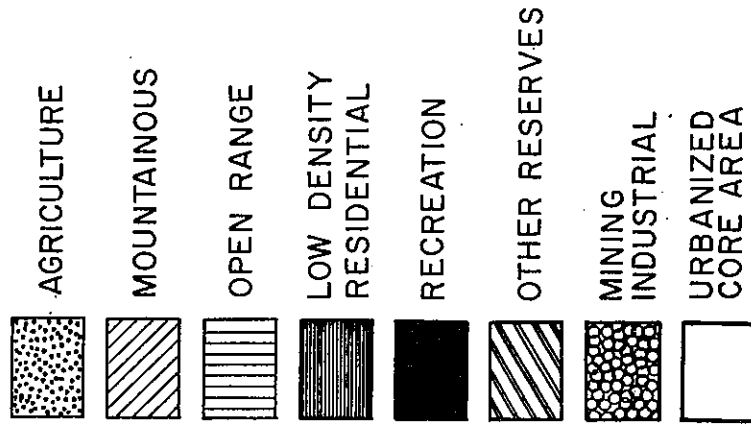
B. Transportation: The General Plan of Transportation for Lyon County is based essentially on the existing street pattern with several exceptions. Perhaps the major features are:

(1) US 50: Through the Dayton area where a route on the north side of the river, across the bench lands from the Virginia City intersection, to a point east of Dayton is proposed.

(2) Rerouting SR 3 through Smith Valley. The present highway alignment detouring through Wellington is now obsolete, inconvenient and unne-

(1/) Legitimate mining activity might be considered automatic -- or subject to a Special Use Permit in any zone.

LAND USE PLAN:



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essary. A completely new road, bypassing Wellington and possibly even Smith, appears desirable. There are several potential routings, one diverting northerly on the Colony Road, crossing the Walker River and entering Smith along Smithgate Road, thence connecting into SR 3; the other connecting the Colony Road into Artist's View Road, thence northeasterly through Wellington Pass into Mason Valley. This latter choice eliminates the need for the Wilson Canyon Road.

(3) A new road connecting Week's Station on the Carson River westerly and northwesterly to US 50 at approximately Stagecoach. This scenic "river route" parallels the river past Fort Churchill, then connects more directly to US 50 for traffic flows between the Yerington area and Carson City. It would bypass Silver Springs and in effect replace the so-called "Week's Cutoff" on the north side of Churchill Butte.

(4) A major street connection along the north side of the railroad tracks between the two "loops" of alternate US 50 into Fernley is extremely necessary. The sole access to this area is now limited to a long deadend road from the easterly end. A connection across the choke point of the Southern Pacific Railroad tracks near the Cement Plant would appear possible.

(5) Scenic Routes: The proposed Street and Highway Plan calls for the specific designation of many of the defined important roadways to be classified as "scenic routes;" these are shown on Plate # 13. This designation would require design and advertising controls, setback provisions and landscape provisions, and architectural limitations for buildings served from these routes.

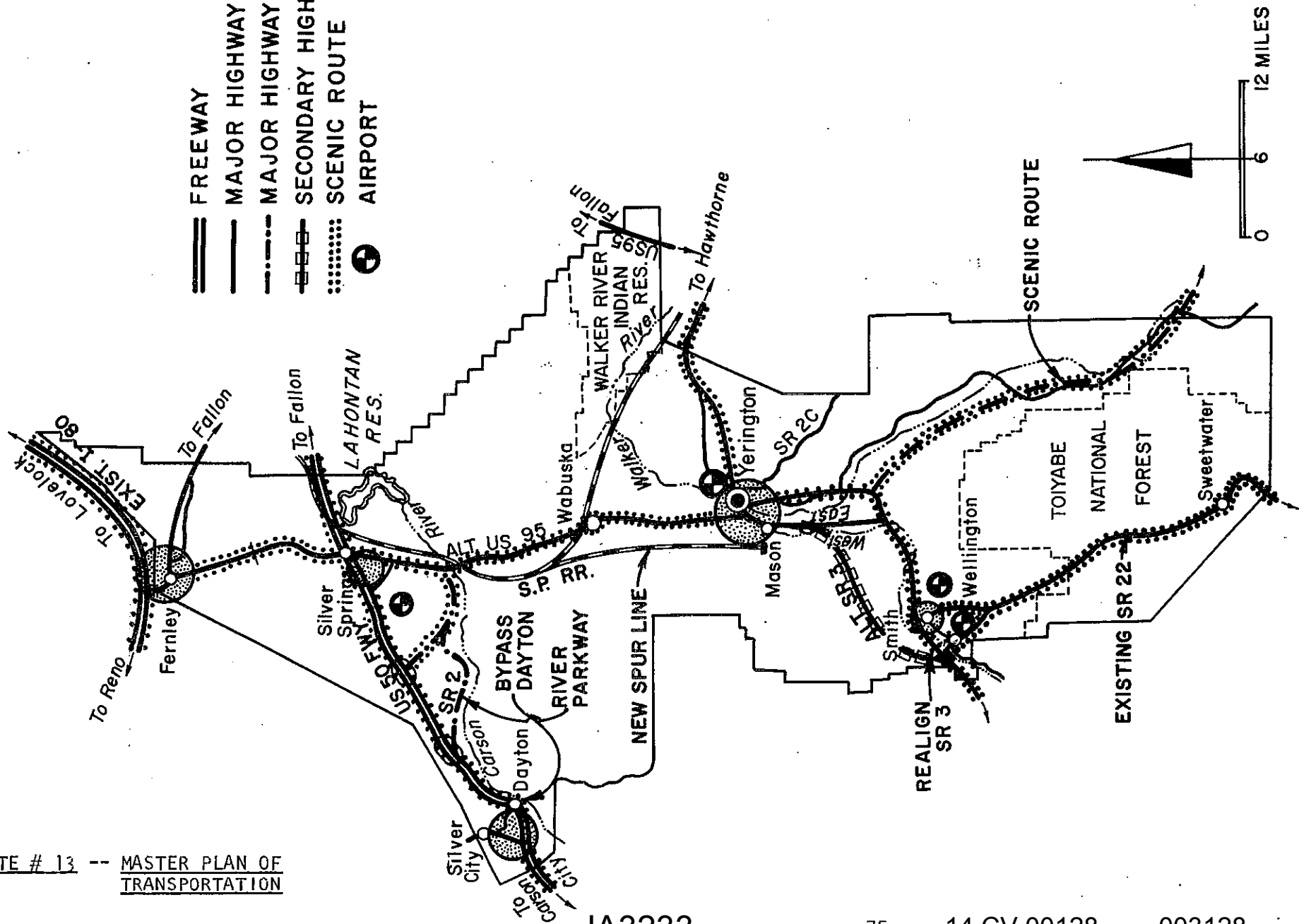
(6) Railroads: It would appear that it would be easy and inexpensive to redevelop a railroad spur southerly from Wabuska to the Yerington area, at least to provide rail service to Anaconda. The old right-of-way and roadbed of the Copper Belt is a natural in this regard.

(7) Airports: There are four existing "registered" (with FAA) landing facilities now in the county. Of these, only the airport at Yerington is of importance. The other three are local (emergency) strips with little or no activity. In view of the location of Lyon County in regards to Carson City, Fallon, Douglas County and Reno, all of which have more developed air facilities and the character of the Yerington strip, no additional airport facilities appears necessary or desirable at the present time.

The plan should provide for development and clear zone land for extension of runway 1/19 to 5,600 feet. This location is listed in the current National Airport Plan. Funds for this recommended development are not programmed under the Federal Airport Program at this time, however. Additional non-agricultural lands should be acquired for this purpose as soon as possible.

It should be noted that a check with the State Highway Department indicated no immediate plans for street improvements, realignments or other activity in Lyon County.

PLATE # 13 -- MASTER PLAN OF
TRANSPORTATION



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LYON COUNTY

C. Recreation:

Recreation Needs: The need for park and recreation facilities is directly related to the present and future populations of the area and the type of recreation outlets which are popular with the citizens. Generally, park and recreation facilities require large amounts of space, but space is one of Lyon County's greatest assets.

The plan endeavors to fulfill this dual role by recognizing this dual character. The local resident, either by choice or association, is enthused by the scale, vastness, and emptiness of his environment -- to him this is Nevada. No fences, few restrictions, and a strong sense of freedom, contribute to his attitude.

Character of Urban-Recreation Needs: Lyon County does not now particularly value open space as an integral part of the area. Since existing population centers are located in a vastness of open space where the sense of proportion and value are dimmed by the abundance of the resource, the need for open space does not become apparent until urban growth cuts off its existence. During early years of growth, open space is at the back doorstep; its presence is there -- it is sensed, however with the passage of time, urban development continually pushes back open space to a point where the connection is lost. This has already happened in Reno and Las Vegas!

In addition to the activities that take place in open space, an important value is the contrast it offers to hard urban surfaces and occupied space. The flexibility of open space for various uses such as political rallies, visiting outdoor shows, riding and hiking trails, and passive recreation is another important aspect of space.

The tourist is, generally speaking, a fleeting visitor. He is unaware of the diversity of the desert, the contrast of the mountains, the beauty of the shaded mountain lakes and the canyons. The destination of tourists on a statewide basis was determined to be: passing through, 68.5%; Nevada destinations, 31.5%. The composition of out-of-state tourists was determined to be: Pacific States, 78.6% of which California alone represented 95%; Mountain States, 11.7% and all other states, 9.7%. Of these 12% are destined for outdoor recreation.

This Plan identifies seven recreation attitudes in Lyon County:

- (1) High Density Recreation Areas.
- (2) General Outdoor Recreation Areas.
- (3) Natural Environments.
- (4) Highway Rest Stops.
- (5) Outstanding Natural Areas.
- (6) Primitive Areas.
- (7) Historical & Cultural Sites.

Outdoor recreation can be approached in several ways. The more common methods are based on type of activity, size of operation, nature of attraction, and character of persons that are attracted.

The seven recreation categories are discussed as follows:

(1) High Density Recreation Areas: The greatest recreation needs are usually where the present population is either currently located and/or anticipated. In this respect, certain "high density" recreation outlets are suggested, primarily related to the urbanizing areas. These include:

a. Lahontan Beaches: One of the few State Park (# 4) proposals with a number one priority. (1/) Now a joint Churchill County & Lyon County operation, this is one of the largest recreation areas in the State with over 40,000 visitors/year. The area is used for boating, water skiing, fishing, picnicking and camping. Now entirely a day-use recreation facility, there is need for overnight facilities.

b. Yerington Area Golf Courses: There has been some discussion concerning the possible purchase of the Mason Valley Country Club as a county (public) facility.

c. Fernley Recreation Area: Shown on the State Recreation Plan (# 11) as priority two, this facility would have at least two family picnic areas and two camp sites.

(2) General Outdoor Recreation Areas:

a. Walker River Canyon; (Wilson Canyon): One of the prettiest river stretches in Western Nevada, the Walker River Canyon between Smith and Mason Valleys is shown on the State Recreation Plan (# 7) as a number two priority and is proposed as a joint Bureau of Land Management-State Highway Department development.

b. Carson River - Dayton & Sutro: (State Plan Item # 13). This is also a Bureau of Outdoor Recreation priority B, which indicates projects on which action must be taken in the near future to prevent the loss of a valuable resource. Under the plan proposed, basic facilities should include five family picnic facilities and five family camping facilities. A minimum of 27 acres should be acquired.

c. Dayton Area: The local recreation interests in the Dayton area have identified a number of potential recreation sites (now BLM lands) in the Dayton area; most of these are related to El Dorado Canyon, Cottonwood Springs and the old site of Clifton.

d. The Fish & Game Commission authorized the Department to acquire the Bolster Ranch in Lyon County at a cost of \$426,000 in June of 1970. This ranch is adjacent to the Mason Valley Wildlife Management Area and will become a unit of that area. It was formerly owned by the Sierra Pacific Power Company. This ranch consists of 3,264 acres, is located 4 miles north of Yerington and includes 5½ miles of the Walker River. (2)

Lyon County is a co-partner with Churchill County in maintaining the Lahontan Recreation Area, where the shores of a man-made Lahontan Lake contain miles of beaches on which picnic facilities, boat ramps, etc., have been installed.

(1/) By recent action this function has now been transferred to the State Park Department. This Agency has extensive development plans and some funding to provide an immediate improvement program for this centrally located water recreation resource.

(2/) Water rights include a decreed right of 23.7 cubic feet per second at full decree for 1,817 acres of land; 749 acre-feet of stored water annually, and two irrigation wells of about 2,500 gallons per minute or about 130 cubic feet per second.

(3) Natural Environments: These include scenic routes, viewpoints and places of specific natural endowment:

a. Pine Grove Hills: One of the better, but surprisingly little known areas in Western Nevada, is the Pine Grove Mountains ranging from Wellington south to Sweetwater. These fairly low, but forested hills, boast several well preserved "ghost towns" (Pine Grove and Rockland), a number of jeep trails, campgrounds and in some areas, fair hunting and fishing. The Desert Creek area -- astride the county line with Douglas County -- has long been recognized as a prime recreation area, but it is seldom crowded, even on peak summer weekends.

b. Wilson Canyon: A rugged steep canyon at the foot of the Singatse Range, through which the West Walker River flows, is a particularly strange and scenic route. The road (SR 3) closely parallels the river through this rather short reach, but some turnoffs and viewpoints are possible.

c. Anaconda Pit: Although not a "natural" environment, one of the outstanding scenic attractions in the county is the large open pit copper mine at Anaconda-Weed Heights. This huge hole, site of an extensive mineral operation, is quite impressive. A service road from the nearby highway provides access.

(4) Highway Rest Stops: In conformance with the provisions of the Highway Beautification Act of 1965, the Nevada State Highway Department has recently prepared a plan and report of safety rest areas and scenic overlooks completed or authorized, existing or to be improved, and to be constructed in Lyon County during the next several years. Existing and proposed highway rest areas are:

a. Wabuska Rest Stop; Historic Marker (Proposed): This offers a historic site. Wabuska was the northerly terminus and mill for the Nevada Copper Belt Railroad, originating at Ludwig at the westerly side of the Singatse Range.

b. Dayton River Park: The proposed plan defines a new two-lane cutoff road from Weeks along the north bank of the Carson River past Fort Churchill to a connection to US 50 westerly of Table Mountain. This continuation of a scenic "river road" westerly to Dayton should be a strong part of an overall county plan program.

c. Weeks Rest Stop: One of the "earliest" historic sites in Western Nevada, this still remaining stage station is located on the Carson River and the present US 95 intersection.

There are few "developed" overnight campgrounds, especially along the main traveled routes through the county. Since most of the area is still so open and accessible, they are not needed.

It is anticipated that increased travel demands will in time encourage the development of "KOA" and other recreational vehicle facilities.

Historic Markers: There are a number of existing historic markers in Lyon County. These are located at:

Sutro
Dayton
Mound House

(5) Outstanding Natural Areas:

a. Flowery Range: Although somewhat barren and dry, the Flowery Range north of US 50 is an interesting, yet relatively unknown area. Remnants of several old towns still exist (Talapoosa and Ramsey). There are long deserted canyons and limited hunting.

b. Como Range: Equally unknown for its relatively close proximity is the Como Range in the extreme westerly portion of the county. Somewhat wooded with hidden canyons, old mine ruins and many sheep trails, this natural area is still unspoiled by over use.

(6) Primitive Areas: Much of the recreation program in Lyon County as in most other mid-Nevada jurisdictions should be focused on the conscious preservation of open space. Lyon County is still comparatively untouched and untraveled. Much of the back country in the mountain areas is still not easily accessible. These vacant areas are intended to balance the tendency to urbanization and to preserve the original environment so as to permit continued enjoyment of "native" Nevada. These essentially take the form of wilderness and scenic areas, drainage basins, and areas of historical and/or cultural significance. Most require a bare minimum of maintenance other than a policy prohibition of any development which would change their intrinsic character. None of these exceptional primitive areas should be developed in any way for large volume recreation, but rather be reserved as primitive sites for those with four-wheel drive vehicles and a strong desire to get there.

a. Camp Sites: The State Recreation Plan, the U.S. Forest Service, the Bureau of Land Management, and the NORA Program (1/) and this plan program have identified a number of present and potential camping areas, characterized by remoteness, water and generally marginal accessibility. Some of these are:

Desert Creek (1): A Forest Service proposal to build an 8 unit campground on Desert Creek between Risue and Jackass. There is no definite time schedule.

Desert Creek (2): The Forest Service also plans a 20 unit campground on Desert Creek beyond Risue Canyon about one-half mile from the main road. This is scheduled "before 1980."

A campground is also proposed about two miles east of Sonoma.

JA3237

Nevada's first mineral drilling was located in Lyon County in Gold Canyon near Dayton in 1850. Although Lyon County does not have a large number of major historical sites, there are numerous early stage stations and watering points. Some of the more important early mining camps include:

Silver City

Johnstown -- placer camp
Mound House -- railroad
Summit Station -- stage stop
Sutro
Desert Well Station
Stockton Well
Bushlands (Weeks)
Desert Station (Houten Wells)
Thompson
Wabuska
Nordyke
Rockland
Cambridge
Hudson
Ludwig
Hinds
Artesia
Wiley's Station
Sweetwater
Clinton
Elbow

Dayton -- Originally known as Chinatown, this site became the county seat in 1861 and soon became the commercial center for the nearby Comstock mining area. In 1862 a post office was established and in the years following a number of mills. The peak period was 1865 when Dayton reached 2500 population, however in the 1870's the decline of the Comstock also caused a decline in Dayton. In 1911 the county seat was moved to Yerington.

(7) Historical and Cultural Sites: Many of the ghost towns and early day camps are scattered throughout Lyon County. They are a part of the old days and there are numerous private collections of antiques, bottles and early day historical materials which could be displayed in museums. In some areas many of the original old buildings are still in use -- churches, bars and cafes, schools, courthouses and bank buildings still stand, many of them in their original early-western style setting. Of particular importance to tourism are:

a. Ft. Churchill: This is the only active State Park in Lyon County. Consisting of old adobe ruins, potential programs call for further stabilization of the ruins (subject to vandalism and degradation), the addition of 3 units of hiking and walking trails, the installation of natural/historical cultural information and some landscaping is needed. The 1971-73 State Park proposal included:

- * Acquisition of additional lands extending to the river.
- * Rehabilitation of existing areas with more paving.
- * Addition of an interpretive program.
- * More restoration.

b. Pine Grove: Established in 1866 and located in the Pine Grove Hills about 15 miles south of Yerington on SR 30, this fairly well preserved early day mining site offers a good and easy chance for the tourist to visit an authentic ghost town. The Forest Service plans to erect an 8-unit campground about one mile above the town by 1985.

c. Mason: This area is two miles south of US 95A at a point one mile west of Yerington. The community of Mason was founded in 1906 on the West Bank of the Walker River. The Nevada Copper Belt Railroad was built through the area in 1910 and the railroad located its general offices, machine shops, round house and depots in Mason, which served as the station for agricultural products raised in Mason Valley. Above town several mines boomed, but after 1918 Mason steadily declined and finally in 1947 the railroad was abandoned. There is a population of about 20.

d. Dayton: This town is about 12 miles northeast of Carson City on US 50. It is now a small community of about 400 people, but at one time boasted of a dozen mills and 180 stamps. There was much placer gold and quartz mining in the area, but with the decline of the Comstock after 1878 Dayton faded. It came into being when westbound emigrants discovered gold in nearby Gold Canyon in 1849.

e. Other Ghost Town sites in Lyon County include:

Wabuska
Weeks
Hudson

El Dorado Canyon
Mound House
Talapoosa

Hinds' Hot Springs
Buckskin
Ludwig

f. Wellington: A stage station on the road to Aurora when the bridge built across the Walker River. A post office was established in 1865. The town later moved one-fourth mile southeast to its present location. It served as a supply point for ranchers and miners for many years.

g. Ramsey-Talapoosa: These two later camps, both in the White Horse Mine District, came into promise during the 1906 boom. Ramsey developed and died rapidly. Begun in early 1906, by the fall of that year the town had three restaurants, two hotels, a post office and newspaper, numerous stores and 500 residents with daily stages to Carson City and Virginia City. It began to decline a year later and finally died in 1940. Talapoosa, several miles distant, was initially discovered in 1863, but did not reach a peak until 1938-1942.

h. Colony (Simpson): This site is 8 miles northwest of Smith and was originally founded by Californian's attempting to establish a model cooperative community. During the 1919-20 land boom in Smith Valley, a number of homestead farms were sold and a post office established, however this was closed in 1943. The area is now a valuable farming and ranching section.

Specific Proposals:

(1) Fort Churchill: Fort Churchill Historic State Monument is a portion of the old Fort Churchill Military Reservation of several thousand acres. It is in Lyon County, near Weeks siding of the Southern Pacific Railroad Station. Main features of this historic site are the ruins of an old military post. At the present time, these adobe brick structures are in an advanced state of decay. There were 22 structures situated adjacent to the emigrant trail.

Existing recreation facilities include a day use area designed to handle 30 families, an overnight use area designed to accommodate 21 camping parties, and a visitor center. Potable water and pit-type comfort stations have been developed. A group use area is near completion and will accommodate 70 people in one group. It includes an outdoor assembly area and fireplace, six group campsites, a comfort station and a potable water system, parking area and a group use shelter.

The present overnight and day use facilities meet the basic needs of the public. However, much remains to be done to enhance the quality of the facilities and the interpretation program. Stabilization of the fort structures is the most important and urgent need. The development of a comprehensive interpretive story of the history of the area is also a critical need.

JA3239

Como: This site is located in the Pine Grove Mountains about 11 miles south-east of Dayton and was founded about 1862. By the end of 1964 the town was fading and although a number of minor revivals (1879-81 and 1902-05) the town is now truly a "ghost."

FORT CHURCHILL HISTORIC STATE MONUMENT

Paiutes on the warpath and subsequent interrupted Pony Express mail service led to establishment of Fort Churchill. The need for troops and an outpost resulted from a threat of war between the Paiute Indians and Nevadans in May, 1860. Troops were dispatched from California and following several battles near Pyramid Lake, Captain Joseph Stewart's Carson River Expedition was ordered to establish a post.

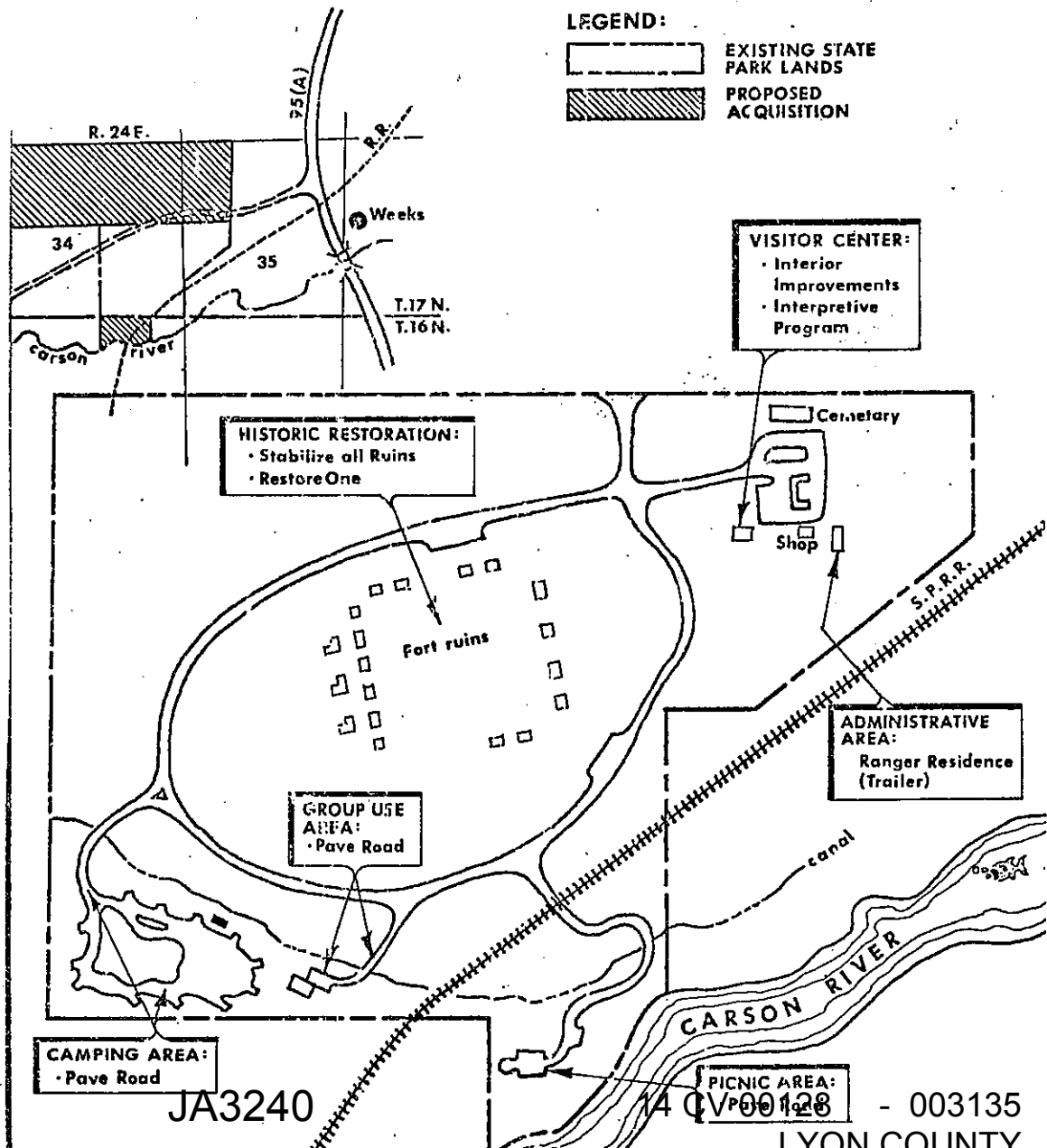
Construction began July 20, 1860. The fort was named in honor of General Sylvester Churchill, the Inspector General of the U. S. Army, and was built as a permanent installation consisting of adobe buildings erected on stone foundations in the form of a square, facing a central parade ground. Average strength of the post was 200. The fort was a station on the Pony Express run and the mail routes, as far east as Ruby Valley, were patrolled from Fort Churchill. The Civil War made the fort an important facility as a main supply depot for the Nevada Military District, as well as a base for troops patrolling the overland routes from the Sierra to Austin and Ruby Valley and into California's Owens Valley.

Abandonment of the post was directed in 1868, however, it was not until 1871 that the post was finally vacated. In 1884, the remains of soldiers buried in the post cemetery were removed to Carson City. The remaining graves are those of the Buckland family, pioneer ranchers who sold produce to fort personnel.

Fort Churchill was deeded to the State Park System by the Nevada Sagebrush Chapter of the Daughters of the American Revolution in 1956 and proclaimed a state park in 1957.

(Source: Brochure issued by the State of Nevada.)

Fort Churchill on the Carson River, 8 miles south of Silver Springs, is Nevada's first and most important military outpost. Established in 1861, the fort garrisoned about 600 men, continued as a protection for emigrant routes, but by 1868 was of minor importance. It was abandoned in 1869 when the railroad was completed.



2. SILVER SPRINGS BEACH:

The Silver Springs Beach is located on Lake Lahontan in Lyon County. The State Park Department has extensive plans for enlargement as shown in the sketch below.

DAY USE AREA:

- Roads & Parking
- Water System
- Comfort Station
- Tables, Stoves, Trash Cans
- Lifeguard Tower
- Buoys

OVERNIGHT USE AREA:

- Roads & Parking
- Water System
- Comfort Station
- Camp Sites
- Tables, Stoves, Trash Cans
- Signs & Barriers

BOAT LAUNCHING FACILITY:

- Regrade Ramp
- Docks
- Gravel Roads

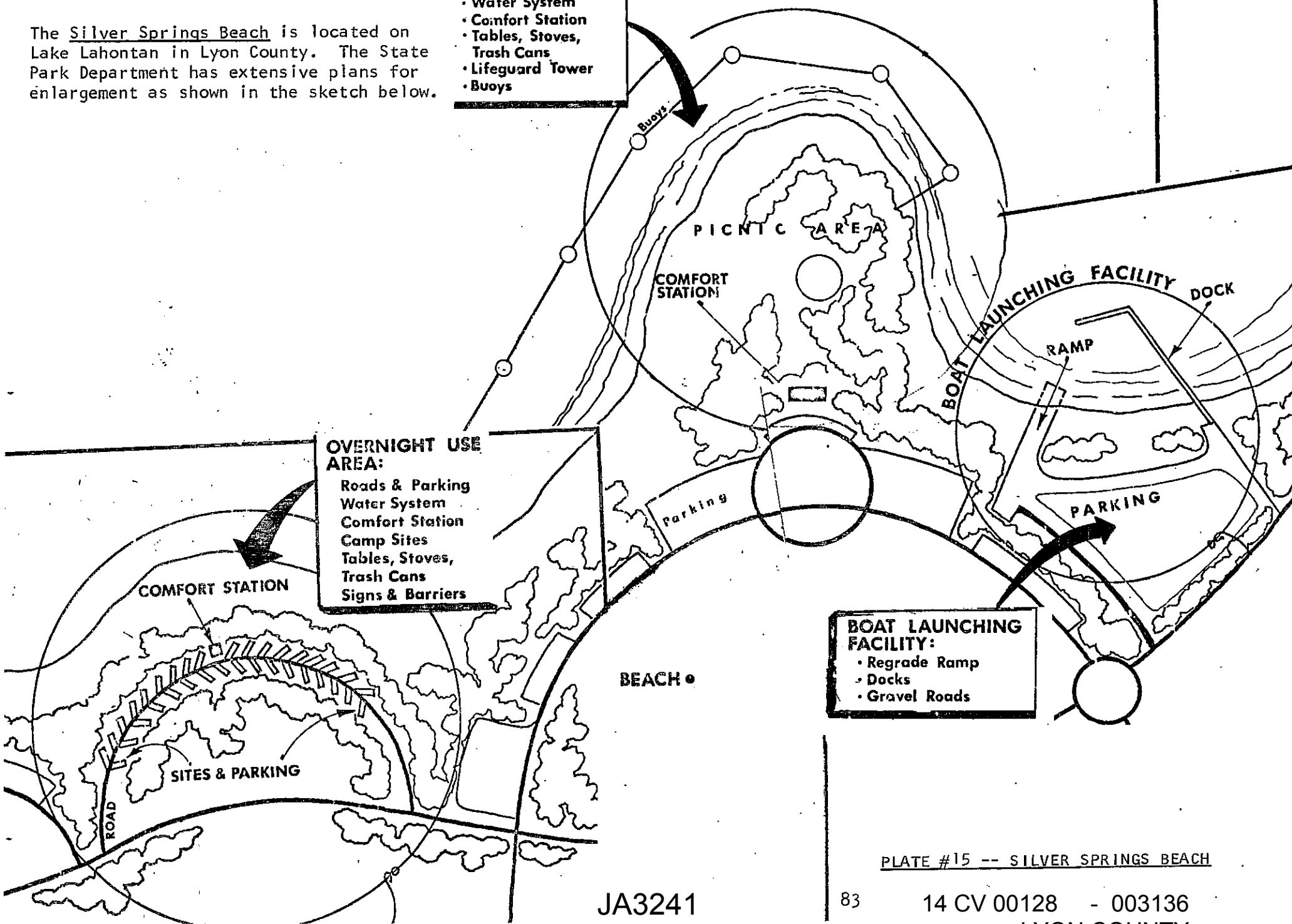


PLATE #15 -- SILVER SPRINGS BEACH

JA3241

83

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LYON COUNTY

3. WILSON CANYON: As indicated, Wilson Canyon is one of the more unique and scenic areas in Lyon County. Although relatively short, this narrow canyon through the mountain range separating Smith and Mason Valleys is a distinctive natural area with a strong recreation potential. SR 3 closely abuts the Walker River at this point, affording access, especially to several points where offstreet parking areas enable potential scenic overlooks, turnoffs, and picnic sites. The sketch illustrates diagrammatically such an improvement.

PLATE #16

SECOND ST.

AVENUE

PARKING AREA

PARK
PICNIC
AREA

220,000
SERVICE AREA

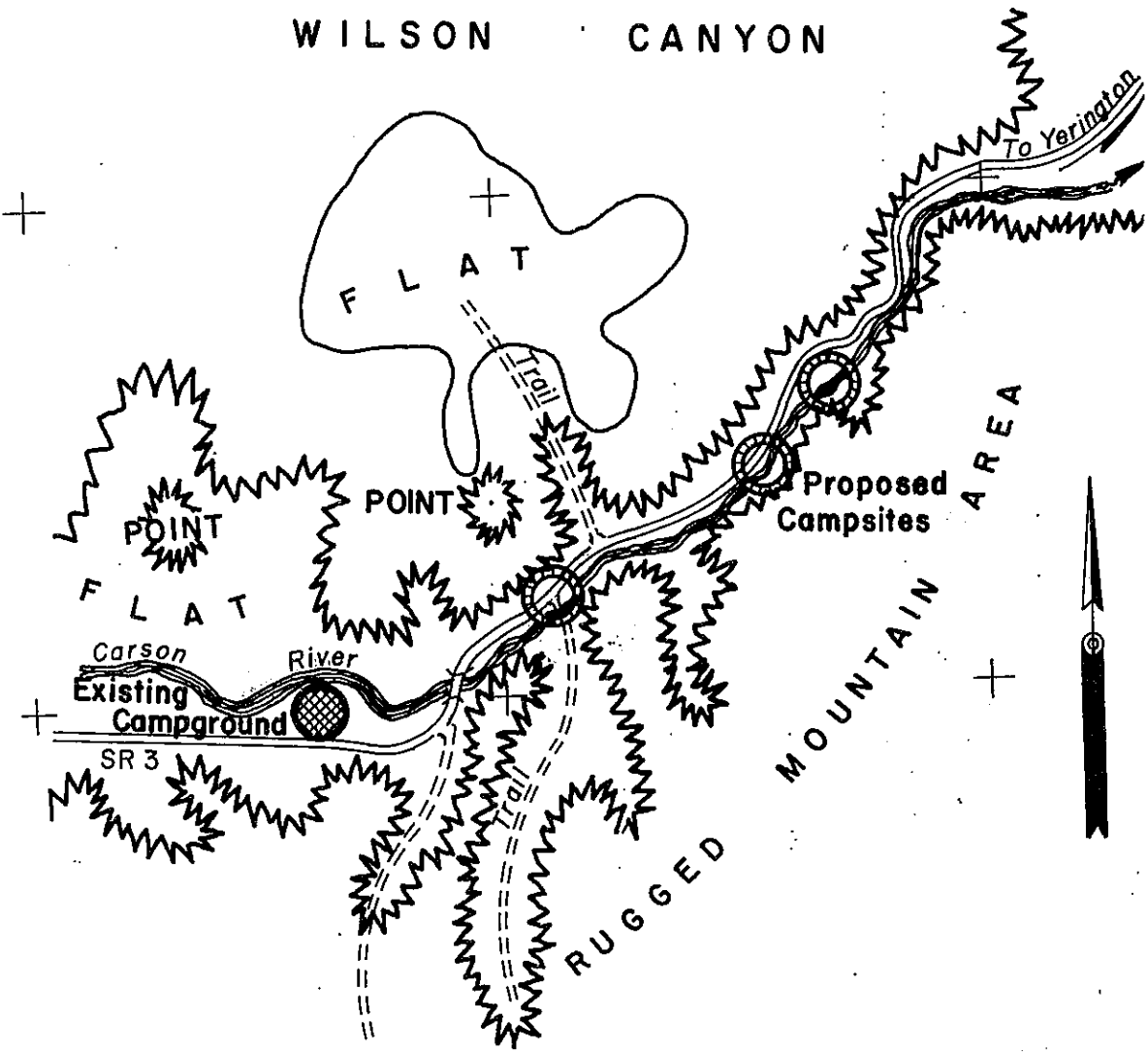
THIRD ST.

4th

T T T T T T T

84

WILSON CANYON



4. DAYTON RECREATION CENTER: The Dayton area "precise" development plan (See Plate on file in the Court House) suggests the definition, acquisition and improvement of an alternate, enlarged local area for ultimate use as a local public recreation and community center. The site designated includes the closure of 3rd Street northerly of 4th Avenue and all of 5th Avenue to create a single parcel of 105,400 sq. ft. (2.55 acres) of which 41,000 sq. ft. (.93 acres) is presently public (street right-of-way) lands. This is about 39% of the total parcel. See adjoining plate.

5. Fernley Park: When the old elementary school was replaced several years ago, the site was reverted to a public facility for recreation uses. The sketch plan involves the development of a small offstreet parking lot (located as to also enable some parking advantage to the existing church across East St.).

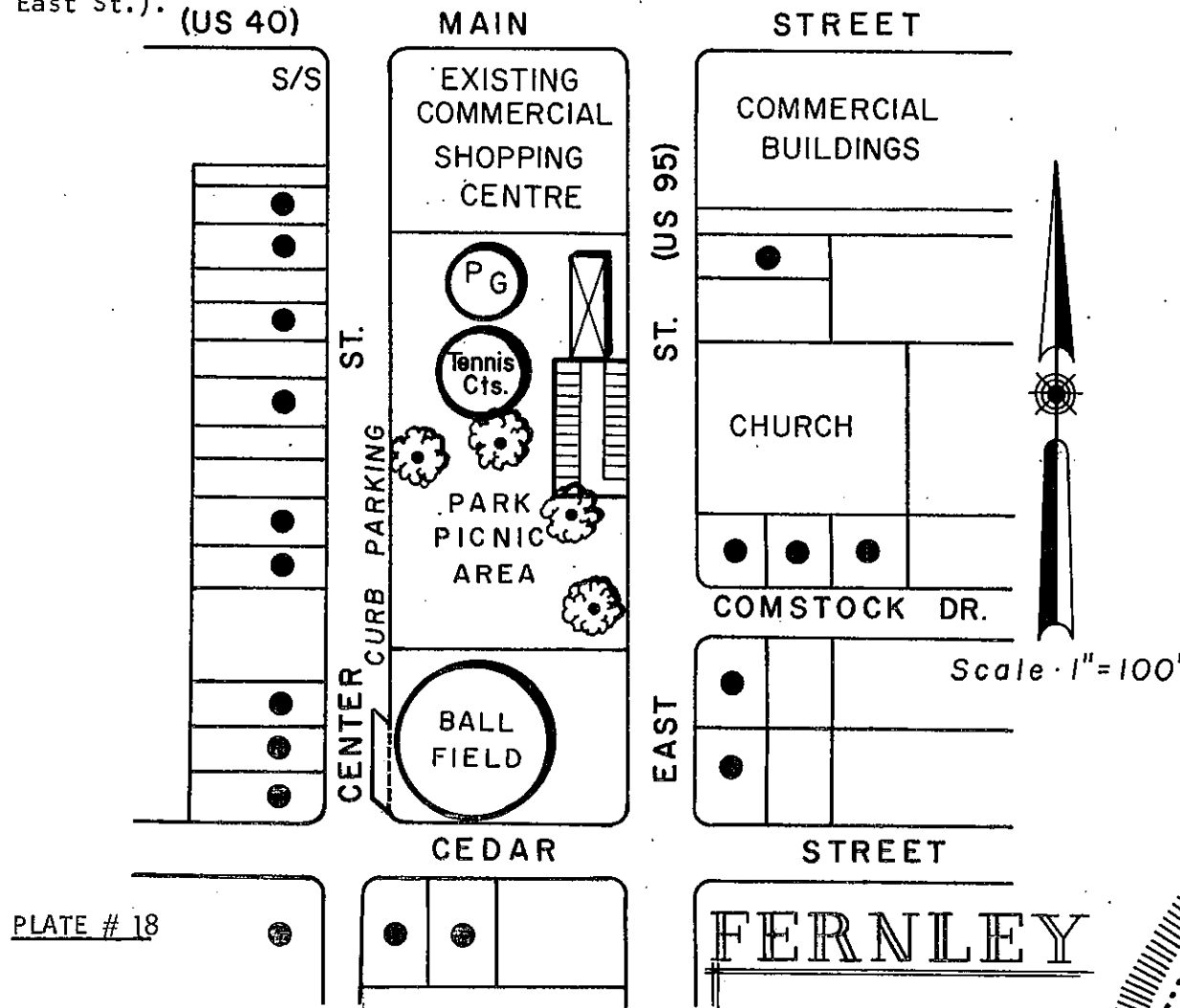


PLATE # 18

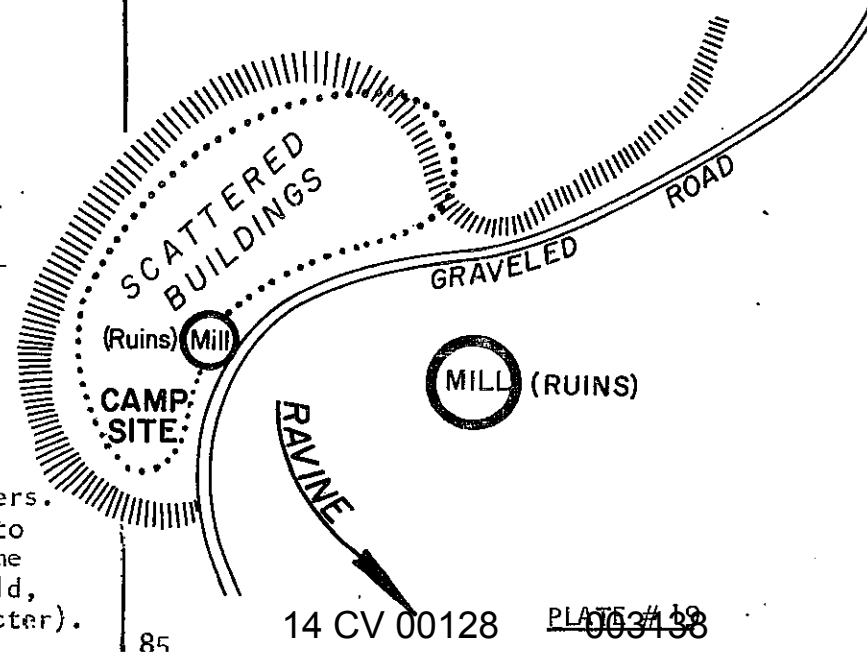
6. TALAPOOSA GHOST TOWN SITE: A few miles westerly of Silver Springs a good graveled road diverts northerly into the Flowery Range leading eventually to a repeater telephone station atop a mountain. The road passes the old Town of Talapoosa -- still one of the more complete ghost towns within convenient distance from the Reno/Sparks urban centers. The site might be considered for early "development" as a picnic site to include developed potable water, an appropriate historic marker and some reference placards. No picnic tables or the like is necessary (it would, in fact, be desirable to maintain the present primitive character).

JA3243

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LYON COUNTY

This parcel consists of approximately 169,000 square feet (3.9 acres ±), measuring approximately 260' by 650'. At present there is a small ballfield at one end, the abandoned school building at the other. A sketch plan for a possible development at this location is shown as Plate # 18. This indicates a park-picnic area with some limited landscaping, at least one tennis court, and a small "tot" dot playground. The existing ballfield should remain, but be improved with a border hedge and some "homemade" bleacher seats.



14 CV 00128 - 003138

LYON COUNTY

LYON COUNTY

D. Community Facilities:

Schools: Lyon County now has four elementary schools and three high schools with a total of 105 classrooms plus multi-purpose rooms, libraries, gymnasiums and cafeterias. Table 42 below gives further information:

Name of School	Parcel Size	Table 42		1970-71 ADA	Comments
		No. of Rooms**	Date of Const.*		
Dayton Elementary	42.5	4	3/12/71	116	Old school inadequate.
Fernley Elementary)	14	12	2/25/71	360	New addition built.
Fernley Secondary)		13		315	Additional locker room facilities being built
Smith Elementary		6		115	
Smith High School	9	6	7/22/71	94	New school built.
Yerington High		19	8/2/71	422	New vocational shop.
Yerington Elem.		29	8/2/71	998	New kindergarten built
Yerington Intermediate		16			

* Date of new construction or addition.

** Classrooms only. Schools also have vocational shop rooms, art and band rooms, special education building, etc.

Secondary school students in the Dayton area are bused into Carson City by contractual arrangement at a cost of about \$200/student/year.

Based upon a desirable classroom size of 25 students, there should be a total of about 100 classrooms to serve current enrollment. The new construction will provide this needed area.

Sewering: The main sewer problem at the moment appears to be at Fernley where a Sanitation District was originally formed in 1965 under the terms of Chapter 318, General Improvement District Act, bonded to \$250,000. The sewer treatment plant has had a poor operating record, due to continuous breakdowns, although it is designed to a 5,000 person capacity and is sufficient for many years. There is increasing interest in sewerage the Dayton area and a special study to that end is now underway. The other rural areas of Smith Valley and Silver Springs are still of a character, growth and density as to not require such service as yet.

Water: The Fernley Water System was recently transferred from a Special District to the Fernley Town with some improvements utilizing borrowed monies. There is an apparent need for more lines and wells. The Dayton Water System is very poor and an immediate solution is necessary.

Dump: The main Yerington Dump is southeast of town near the present cemetery. It is large enough for current and future operations, but is poorly located on top of a small hill with considerable rock, which hampers cut/fill operations. Acquisition of a new BLM site with appropriate soil types to serve the urbanizing area of Yerington and Mason would be desirable.

Hospital: Based on the "normal" standard of 4 beds/1000 persons, the present 42 bed Lyon County Hospital Center can theoretically serve about 10,000 people, which is less than present reported county population. While this demand is alleviated somewhat by the proximity of specialized medical services in Reno, it is offset by additional loads emanating from nearby non-county areas, especially Hawthorne. The facility, located in Yerington, is fairly new, erected in 1955 and fully equipped. There are no immediate plans for enlargement, however it is anticipated that such addition will be necessary in the near future.

Police Protection: Present police protection appears adequate and equal to the recommended standards of two personnel/1000 population. A check with the County Sheriff indicates the great need for the new proposed jail facility in Yerington, but no immediate plans for additional development other than the enlargement of the Fernley facility in the near future.

Fire Protection: This is predicated on the new Central Lyon Fire District (Mound House, Dayton and Silver Springs) plus the special Fire Districts in Smith Valley, Fernley and Mason Valley (Yerington). The present fire rating is: Dayton - 9, Silver City - 10, Weed Heights - 6, Smith Valley - 9B, Yerington - 6 & 9 (2 districts).

Special Districts: Lyon County, as many other areas, is now experiencing a growing proliferation of Special Districts, mostly for ad hoc services. There are now 12 such districts in the county, including the Fernley Water and Sanitation Districts, a Mason Valley Swimming Pool District, a Mason Valley Mosquito Control area, Cemetery Districts # 1 and # 2, Smith Valley Fire District, and the Penrose General Improvement District. In addition, there are also the town boards which provide a quasi-governmental function.

Library: The existing building is located in the Court House in Yerington, however the quarters are cramped and inadequate. A new and modern library, similar to those recently erected in Winnemucca, Fallon and Carson City, is desirable and initial steps are now underway to program such a facility as part of the new County Core Complex being arranged.

New County Core Complex: The County Commissioners have for some time budgetted a "sinking" fund for the immediate construction of the first phase of a long-range program of Court House and county government relocation. The county has acquired some six and three-fourths acres from the city north of the National Guard Armory and near the airport and have plans to erect a public safety complex and a new library (one-half Fleischman funds, one-half government funds) immediately. The present fund totals about \$200,000 derived from a 10¢ tax which produces about \$60,000/year and no interest on invested monies.

Pollution: Incipient air pollution has been a recent serious threat especially in the Fernley area, however the Nevada Cement Company has recently installed a one-quarter million dollar filter which has alleviated the problem. Anaconda Copper has also expended a similar amount for filtering the secondary plant and is now working on solving pollution problems from the primary installation.

Garbage: An individual now has a county-wide "permission" to collect garbage. This is not a franchise.

By recent action of the Board of County Commissioners, the old Silver Springs Fire District was dissolved in favor of an enlarged rural county-wide district, including Dayton, Mound House and Silver Springs, all under the direct control of the County Commission with a full-time Fire Marshall. A new 16,000 gal. emergency tanker has been installed in Dayton with additional new facilities proposed for Mound House.

E. Individual Areas:

During the course of the study numerous hearings were held in the five widely scattered population centers of the county and individual subarea plans were developed in greater detail. Although not required by the terms of the 701 contract, it soon became apparent that this was a necessary and logical extension of the countywide studies.

Yerington & Mason Valley: The largest single subarea, county seat and location of most of the county's population, the Mason Valley area offers the most interesting planning future within the entire county framework. This is partly a result of the combined aspect of two jurisdictions (Yerington as an incorporated city has a separate governing body, including a sort of planning function), partly a result of a complete lack of careful and intelligent planning in the past, and partly a result of the tremendous potential and current changes that are occurring.

Mason Valley, the "parent" area, was settled in pioneer days and is not only the center of government and largest population concentration but also the heart of the economic, employment, retail sales, as well as the location of most of the mining and agricultural activities. The Mason Valley portion of Lyon County, stretching from Wabuska at the foot of the sage hills at the north to Wilson Canyon at the south, has grown slowly but steadily for many years. The 1950 population was 2103 or 51% of the total county, decreasing only slightly to 2099 or 57% by 1950. During the 1950-60 decade the total population increased greatly from 2179 to 4278 persons or 70% of the total county population, increasing further to 5187 (+ 909 or 21%) by 1970. Mason Valley now constitutes some 63% of the total county. By 1980 it is anticipated that the area will increase to about 6600 (increase 37%), further growing about 8050 (54% gain) by 1990. Most of this growth will reflect mining and residential and "rental place" commercial functions since the agricultural industry is somewhat static due to land supply, water and productivity limits.

The proposed General Plan for Mason Valley calls for the protection and preservation of prime agricultural lands by low density zoning, the reservation of much of the north one-half of the valley for wildlife, recreation and open space (already partly established through the Mason Valley Wildlife Preserve) and some planned "industrial" east of the Wabuska area, abutting the railroad line northerly of the new Bolster Ranch power plant. The entire periphery of the valley now ringed by "vacant" BLM acreages should be reserved as open space with some studied programs of land exchanges as noted on the General Plan map on file in the Court House. The entire length of the Walker River should be reserved as a recreation and ecological easement for walking trails, picnic sites, wildlife sanctuaries, etc. Much of this is already within such a reserve category.

The existing street pattern is sufficient and should remain as now established. All major highways, however, should be designated "scenic," especially US 95 through the valley. Additional lands should be acquired in the near future for airport expansion, especially to protect the approach patterns from the north.

Of special concern is the growing potential for low density, single family subdivisions in outlying rural areas, especially those of lesser agricultural value or where no water rights exist. There are a number of them currently in process, varying from a proposed 10,000 square foot lot to $2\frac{1}{2}$ acres/dwelling unit.

Smith Valley: The General Plan for the Smith Valley area of Lyon County is founded on the following basic approaches:

- (a) Maintain present low density residential-agricultural environment with emphasis on quality.
- (b) Preserve the validity of the better agricultural lands against small parcel encroachment.
- (c) Establish scenic routes on major state streets traversing the area.
- (d) Define a River Parkway as ecological easement, walkway and recreation feature between SR 3 and the Fish & Game Hatchery.
- (e) Limit industrial uses to a small and confined area.
- (f) Set a Community Center site for swimming pool and related recreation features.
- (g) Recognize role of mobile home as housing form but define locations.
- (h) Provide new road connection between Artist's View and Smith-gage Roads.
- (i) Establish and define commercial core areas at West & Central.
- (j) Delimit the greenbelt margin of the settlement area by slope, waste lands, and BLM ownership.
- (k) Recognize transient (tourist) needs.
- (l) Provide diversification of land use densities, through application of new zoning approaches and relation to agricultural values.
- (m) Arrange a system of articulated walking and cycling trails (and greenbelt dividers) connecting areas, primarily along ditches.
- (n) Establish a program of BLM land usage in accordance to plan.

Silver Springs: Originally established in 1962, Silver Springs after nearly 10 years of quietude is now beginning (slowly) to develop. A large land area with surprisingly good underground water supplies (although there is a tendency towards heavy floride and chemical content) relates strongly to Lake Lahontan; it is estimated that 100,000 visitors/year utilize the lake. The planning problems of Silver Springs reflect:

- (a) The proliferation of mobile homes -- in this case accepted and desired.
- (b) Collections of junk -- accidental and planned -- which should be removed. Many obsolete and crude signs should also be removed.
- (c) Densities and zoning -- much of the area is divided into 5 acre lots by early subdivision, however there are also many 2-2 $\frac{1}{2}$ acre lots as well as some even smaller. Existing zoning is unrealistic and speculative to actual use.

The citizens of Silver Springs seek (a) a fine (retirement) residential area, (b) "clean" industry (as an employment base), and (c) emphasis on recreation.

Lake Lahontan, partly in Lyon County, is a Western Nevada recreation "sleeper." A large, fresh, warm-water lake, the area boasts no snow, good access and year-around potential. The State of Nevada has recently assumed a management charge.

Dayton-Silver City: At the initial meetings, and all subsequent ones, it became obvious that Dayton wished to remain as is as much as possible with a strict development control aimed at "quality and not quantity." Although initially it was suggested to bypass Dayton with a future freeway crossing the river and skirting the town rather closely, it was later decided to route this long range future roadway to the north -- high on the mountain rim and totally avoiding historic Dayton or the developing residential areas. While this would not directly encourage tourist hordes to Dayton, it was felt sufficient interested persons would find it to provide an economic base.

The provision of sewer and water, especially domestic water and water pollution potentials -- are of prime importance. A new water system is high on the priorities list as are controls to prevent pollution of the river, although most of this is at upstream sources. Better fire protection and a new dump site are also of great concern, as are stronger controls reflective of building codes, subdivision and zoning ordinances and limits to urban development based on environmental factors.

It is recognized that the Dayton area has a strong potential to become a "bedroom" community to Carson City, however there are ample recreation and other attractions inherent to the area. These include Gold Canyon, the Carson River, the old Silver City area (and graveyard), the surrounding open space. This open space, still under BLM management, should be preserved and certain future public needs such as school and recreation sites should be determined and reserved now. Dayton exhibits problems in the mixture of permanent and mobile home residents; changes in the zoning to separate these uses is necessary.

The economic base of the Dayton area, now predicated on mining and some agriculture, should be recognized and protected, however the future of the town is quite obviously residential. Residential densities should be kept low, especially in the outlying meadow areas with slightly higher densities allowed in the sagebrush hilly sections.

The historic core area of Dayton and Silver City should be preserved, however much unnecessary and unsightly "junk" should be removed immediately.

Of all of the subareas, the citizens of the Dayton area perhaps exhibited the greatest interest and concern as to the future potentials -- and desirabilities -- and meetings were held in this community (at the old 1868 town hall), all fairly well attended with considerable stimulating discussions.

Fernley: The Town of Fernley, once an independent little community astride main transcontinental highway US 40, catering primarily to tourist services (motels, restaurants, etc.), faced an uncertain future a few years ago when Interstate 80 "bypassed" the community to the north. At first the town "survived," making a difficult transition to a different economy, however the stable agricultural and residential bases prevailed and today Fernley is rapidly becoming a full-fledged community in its own right with a growing population and expanding residential development.

Some few years ago a zoning program was instituted by the Board of County Commissioners. This divided the community into a number of classifications, but as usual there was a strong preponderance of commercial lands, especially all of the existing "old town" lying between the main street and the railroad yards. Other properties were zoned a variety of uses, primarily one-acre agricultural.

The proposed General Plan for Fernley calls for a number of approaches; these include:

- * The relationship of a commercial "strip" serving both local business and some tourist services on main street connecting to the two intersections with the freeway on each end of town.

- * The redefinition of the zoning pattern to group the retail commercial uses more closely in the "center" of town, permitting lower density transient commercial services along this strip.

- * A more precise definition of residential areas, especially lowering densities in more outlying sections, avoiding scattering of high density premature subdivision "spots" at various locations.

- * Development of a major park and recreation center at the old school site (See Recreation Section).

- * Establishment of the area between the railroad tracks and the freeway as a future industrial and multiple residential section with improved traffic access connecting westerly towards the Nevada Cement Plant.

- * Preservation of some existing BLM lands surrounding the community as open space and recreation areas for future development.

- * Increased subdivision design and construction control to insure high standards of improvement for future residential subdivisions.

In 1940 Fernley had a population of 476, which increased only slightly to 567 in 1950 and to 654 by 1960. During the 1960's, however, the Fernley area more than doubled in size to 1470 persons or 18% of the county total, representing a growth of 125%.

By 1980 the area is expected to double again -- to reach 2900 people, further increasing to 39% of the county total by 1990, then representing 28% of county total.

These precise plans should indicate revised zoning patterns, desirable acquisitions and/or dispositions, new road alignments and recreation features reflective of the adopted General Plan. Some of the initial base data in this direction has been gathered as a function of this overall General Plan study, however planning must be a continuing activity -- constantly gathering details to precise plans for specific situations.

Tools of Implementation: These generally fall into seven broad classes:

- (1) functional plans,
- (2) development regulations,
- (3) enforcement and administration,
- (4) continuing functions,
- (5) public involvement,
- (6) coordination, and
- (7) financing.

F. Implementation:

(1) Functional Plans. A series of complementary functional plans are needed now to provide more specific direction for physical development actions required in support of the General Plan. These might include:

* Precise Community Development Plans for specific subareas within the county -- such as Fernley, Dayton and Mason Valley.

* A Natural Resources Management Plan to provide an integrated view of requirements for the conservation and development of all natural resources within the county.

* A Scenic Conservation Plan to indicate the specific actions required for the preservation and enhancement of scenic quality. Special attention should be given to development of the scenic highway and parkway systems and means to the preservation of open space.

These additional plans should be developed consequently and while still focusing on matters of county-wide scope and impact. They should specify priorities of public and private action with more precision as to location, extent, standards and timing of development than that provided by the General Plan.

(2) Development Regulations. Properly conceived and administered "police power" development regulations such as zoning and subdivision ordinances and the building code become essential means of effecting policies concerning the private use and development of land. Among matters requiring special attention are:

- * Density and height standards for scenic areas.
- * Stricter control over the design and location of signs.
- * Raising of esthetic standards.
- * The prevention of excessive cuts and fills leading to scarring and erosion of the landscape.
- * Development standards which provide incentives for creative design and the preservation of open space.
- * Protection of corridors along scenic highway routes.

Some of the more standard power controls are:

Land Use: A "zoning ordinance" based on the adopted General Plan is perhaps the single most important means of translating the plan's program into action. This ordinance regulates the use of land, population densities, land coverage, heights of structures, etc., even perhaps requirements for offstreet parking and loading. It consists of a map showing the various land use districts and a set of regulations, standards and administrative procedures which can be instrumental in protecting established uses

1 Pursuant to NRS 239B.030, the undersigned
2 affirms that the following document does not
3 contain the social security number of any person.

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11
12 IN THE SUPREME COURT OF THE STATE OF NEVADA
13

14 COMSTOCK RESIDENTS ASSOCIATION,
15 JOE McCARTHY

16 Appellants,
17 00128

No. 68433
District Court Case No. 14-CV-

18 v.

19 LYON COUNTY BOARD OF
20 COMMISSIONERS; COMSTOCK
21 MINING INCORPORATED

22 Respondents,
23 _____/

24 JOINT APPENDIX

25 VOLUME 21

26 PAGES 3001-3124
27
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Vida D. Keller,
(775) 691-0173cel



Steve Rye <srye@lyon-county.org>

Fwd: Comstock Mining

1 message

Vida Keller <vkeller@lyon-county.org>
To: Steve Rye <srye@lyon-county.org>

Tue, Feb 25, 2014 at 2:41 PM

----- Forwarded message -----

From: **Mark Rotter** <mrotter@manhard.com>
Date: Mon, Dec 23, 2013 at 10:55 AM
Subject: Comstock Mining
To: vkeller@lyon-county.org

Vida- I was wondering if you would want to get together on December 30th or 31st to discuss the project. Let me know if there is a time and place that might work for you. Have a Merry Christmas. Mark

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Steve Rye <srye@lyon-county.org>

Fwd: County Commissioners Meeting

1 message

Virgil Arellano <varellano@lyon-county.org>

Tue, Feb 25, 2014 at 11:08 AM

To: Steve Rye <srye@lyon-county.org>, Jeff Page <jpage@lyon-county.org>

----- Forwarded message -----

From: **Darlene Cobbey** <dcobbey@gmail.com>

Date: Wed, Jan 1, 2014 at 12:36 AM

Subject: County Commissioners Meeting

To: Ray Fierro <rferro@lyon-county.org>, "varellano@lyon-county.org" <varellano@lyon-county.org>, "jmortensen@lyon-county.org" <jmortensen@lyon-county.org>, "vkeller@lyon-county.org" <vkeller@lyon-county.org>, "bhastings@lyon-county.org" <bhastings@lyon-county.org>

Dear Commissioners:

While I am out of town, I have been reading all the presentations and research put forward by the residents of Silver City. I believe they offer a very rational argument for you to use in denying the proposed changes to our Masterplan and zoning. As a long-time resident of Silver City, I am hoping you will stand by the 98 percent who do not want this change.

Sincerely,
Darlene Cobbey
1000 Main Street, P.O. Box 135
Silver City, NV 89428

--

Darlene Cobbey
P.O. Box 135
Silver City, Nevada 89428



Steve Rye <srye@lyon-county.org>

Fwd: Rock Art Site in Silver City

1 message

Virgil Arellano <varellano@lyon-county.org>

Tue, Feb 25, 2014 at 11:09 AM

To: Steve Rye <srye@lyon-county.org>, Jeff Page <jpage@lyon-county.org>

----- Forwarded message -----

From: **Laura Fillmore** <laurafillmore@gmail.com>

Date: Wed, Jan 1, 2014 at 8:57 AM

Subject: Rock Art Site in Silver City

To: varellano@lyon-county.org

Laura Smith Fillmore

1634 Memdewee Run, Gardnerville, NV 89460 775.450.8727

email: lsmith-fillmore@lyon.k12.nv.us; laurafillmore@gmail.com

January 1, 2014

Honorable Virgil Arellano, Lyon County Commissioner:

I am a school teacher in Lyon County and live on the Dresslerville Indian Reservation, and I respectfully request that Lyon County Commissioners reject the proposal by Comstock Mining Inc. to change the zoning and Master Plan in Silver City. Changing zoning from residential to industrial in an area that has had the same town site since the 1860's sets a bad precedent for the rest of Lyon County. It has come to my attention that there is indigenous rock art in the area Comstock Mining wants to develop. You must know that these sites are protected, and I intend to alert Nevada cultural authorities at the State Museum of this site for consideration for preservation. You must know that this heritage is unlawful to develop for commercial purposes.

Comstock Mining Inc has been framing their request for a zoning and Master Planning change in Silver City as pro-mining vs. anti-mining. However, the changes they propose would not only create possibilities for surface mining within and adjacent to Silver City's long-established town site, but would also open the door for other possible industrial uses of the land in and adjacent to Silver City houses. Now the changes also mean that cultural sites would be jeopardized. Presently Lyon County doesn't appear on the Nevada Rock Art Foundation mapping for sites in the state, and that is about to change. There are petroglyphs in Smith Valley and there is rock art in Silver City. This fight has just gone way beyond the simple rezoning changes proposed by a corporation in a National Historic Landmark District. I know that the ancestors of the Washoe tribe once frequented the hills of Silver City, and tribal officials from both the Washoe and Paiute tribes will be notified of this site along with officers from the state museum.

Luckily, Lyon County officials have a long record of upholding the Master Plan in Silver City.

Other counties have similarly protected Nevadans from commercial development adjacent to their homes that would affect their air quality and the value of their homes and businesses. The Oil Dri Corporation lost a bid to create an open pit mine adjacent to homes in Hungry Valley in the valleys north of Reno, Nevada. Factors to consider include the compromise of the water supplies to the region, and—key in any consideration of open pit mining—the considerable compromise of air quality for residents. Please remember that corporations can afford to “buy scientists” who will make findings and speak in favor of them, and that it can take fortitude to do the right thing in the face of their considerable legal persuasion. Please do not be moved, and please do the right thing: smart land use planning that does not harm the health, and safety of the

residents is immediately important. Preservation of the pre-history of Nevada is paramount to our future generations, and all of our concern as residents in this great state.

Sincerely,

Laura Fillmore



Steve Rye <srye@lyon-county.org>

Fwd: Please don't change master plan

1 message

Virgil Arellano <varellano@lyon-county.org>

Tue, Feb 25, 2014 at 11:10 AM

To: Steve Rye <srye@lyon-county.org>, Jeff Page <jpage@lyon-county.org>

----- Forwarded message -----

From: **David Moore** <demoore123@gmail.com>

Date: Wed, Jan 1, 2014 at 9:02 AM

Subject: Please don't change master plan

To: varellano@lyon-county.org, tdvaquero@tele-net.net

Dec. 31, 2013

Commissioner Virgil Arellano
Lyon County Board of Commissioners

Dear Commissioner Arellano,

As a former 20-year resident of Silver City, I urge you to deny Comstock Mining Inc.'s attempt to browbeat the county into making master plan and zoning changes in Silver City. Those changes would go directly against the Lyon County Master Plan and cause great hardship to the citizens of Silver City.

I attended all the recent meetings in Yerington and was impressed with the attention county officials have given to this issue. It reminds me of the controversy that arose in 1986 when Nevex Gold Co. asked the county to allow a similar operation at the Dayton Consolidated. In the end, both the Lyon County Planning Commission and the Lyon County Board of Commissioners agreed with Silver City residents that a stable, peaceful, and prosperous community was worth far more to Lyon County than any mythical short-term benefits.

The reasons expressed 26 years ago by the Commissioners (the need to protect the health and welfare of Lyon County citizens, the importance of historic preservation, the incompatibility of industrial-scale mining in a residential community) are embedded in numerous sections of the Lyon County Master Plan. In fact, those sections are highlighted in the Planning Department's recent staff report that recommends denial of the mining company's proposals.

This Thursday, I hope you will agree with the Planning Commission's recommendation that Comstock Mining Inc.'s application be denied.

Thank you for your attention,

David Moore
PO Box 532
Dayton, NV 89403
[775-246-9653](tel:775-246-9653); demoore123@gmail.com

This email letter was sent to:
Commissioner Joe Mortensen, Chairman
Commissioner Ray Fierro, Vice Chairman
Commissioner Virgil Arellano
Commissioner Bob Hastings
Commissioner Vida Keller



Steve Rye <srye@lyon-county.org>

Fwd: Fw: Lyon County Commissioners Hearing 1-2-14

1 message

Virgil Arellano <varellano@lyon-county.org>

Tue, Feb 25, 2014 at 11:10 AM

To: Steve Rye <srye@lyon-county.org>, Jeff Page <jpage@lyon-county.org>

----- Forwarded message -----

From: **LYN L PATMOR** <l.patmor@sbcglobal.net>

Date: Wed, Jan 1, 2014 at 2:12 PM

Subject: Fw: Lyon County Commissioners Hearing 1-2-14

To: "varellano@lyon-county.org" <varellano@lyon-county.org>

resending--returned to me undeliverable.

----- Forwarded Message -----

From: LYN L PATMOR <l.patmor@sbcglobal.net>**To:** "bhastings@lyon-county.org" <bhastings@lyon-county.org>; "rfierro@lyon-county.org"

<rfierro@lyon-county.org>; "vkeller@lyon-county.org" <vkeller@lyon-county.org>;

"jmortensen@lyon-county.org" <jmortensen@lyon-county.org>; "varrellano@lyon-county.org"

<varrellano@lyon-county.org>

Sent: Wednesday, January 1, 2014 2:07 PM**Subject:** Lyon County Commissioners Hearing 1-2-14

Please accept my letter for the 1-2-14 Lyon County Commissioner's Hearing.

I will be attending in person to back up my written comments.

Lyn Patmor**Dayton Resident**

varellano@lyon-county.org



hearing 1-2-14 - Letter.docx
25K



Steve Rye <srye@lyon-county.org>

Fwd: Comstock vote

1 message

Virgil Arellano <varellano@lyon-county.org>

Tue, Feb 25, 2014 at 11:11 AM

To: Steve Rye <srye@lyon-county.org>, Jeff Page <jpage@lyon-county.org>

----- Forwarded message -----

From: **Bill Clegg** <bdclegg@sbcglobal.net>

Date: Wed, Jan 1, 2014 at 5:15 PM

Subject: Comstock vote

To: rfierro@lyon-county.orgCc: varellano@lyon-county.org

In as much as county commissioners are elected by voters throughout the county I sincerely hope that you will weigh your position on this critical issue. Most certainly a vote to deny the request will result in a major win against the Yerington Land Bill. Its mining that created our county and its mining that can ease Lyon counties employment situation.

For your consideration

Bill Clegg Fernley.



Steve Rye <srye@lyon-county.org>

Fwd: Approve Comstock Mining Request for Master Plan Amendment

1 message

Virgil Arellano <varellano@lyon-county.org>

Tue, Feb 25, 2014 at 11:11 AM

To: Steve Rye <srye@lyon-county.org>, Jeff Page <jpage@lyon-county.org>

----- Forwarded message -----

From: **Clay Mitchell** <clay@crownpointmill.com>

Date: Thu, Jan 2, 2014 at 3:02 AM

Subject: Approve Comstock Mining Request for Master Plan Amendment

To: "jmortensen@lyon-county.org" <jmortensen@lyon-county.org>, "bhastings@lyon-county.org" <bhastings@lyon-county.org>, "rfierro@lyon-county.org" <rfierro@lyon-county.org>, "varellano@lyon-county.org" <varellano@lyon-county.org>, "vkeller@lyon-county.org" <vkeller@lyon-county.org>

Commissioners-

I'm sure that you are going to hear lengthy comments and discussion at tomorrow's meeting; in reality, much of it will likely be only tangentially to the issue at hand.

It is a simple one- is the current zoning and land use appropriate for the property in question? I would submit that it is not, and as a Comstock Resident I would encourage you to grant the requested amendment and zoning change.

The fact that this property, adjacent to a town, has not been developed for any productive use over the last 40 years that it has been covered under your planning process is prima facie evidence that it is not zoned appropriately. A Suburban Residential designation with a density up to 6 units per acre is wholly inappropriate for the character of Silver City.

Follow with me, if you will, this through to it's logical conclusion. Let's say that this property IS developed under current designations, creating a neighborhood of 600 new homes in Silver City. Would this hamlet be able to support 500% + growth in a very short time frame? Would such a development be welcomed by those who oppose this application? Absolutely not .And that is if it were even possible...

Because your current Master Plan describes some essential characteristics of High Density Residential usage, including "a neighborhood setting with a recognizable center (with a park, school or other public use)"- which is not reasonable or foreseen in this location. It further states that this high density land use "Will be served by municipal utilities". This is impossible- there is no native water supply for Silver City capable of supporting a development of this type, and Storey County has strict limits on it's capacity and number of new hook ups. Further, at 6 units per acre, there is no way to comply with legal state minimum lot sizes for septic systems... especially in an area that is not particularly suited to these systems, as stated by the Comstock Resident's Association subject matter experts. The alternative of a municipal sewer system is not in the plans, neither is

their funding for a project of this magnitude for Silver City.

So in essence, by retaining an inappropriate zoning and land use designation, you are stifling any private sector development of this land by placing impossible and contradictory conditions on it's use. The property owner is held hostage by an unattainable standard for use.

Please send a strong message that you are pro-property rights (not just some, but all property owners), pro-common sense, and in favor of exploring economic development opportunities by approving this Master Plan Amendment and zone change. A move to Rural Residential offers a more appropriate and correct set of development choices to the land owner (any and all of which are still governed by the established land use and permitting processes). It opens the door for investment into your county, yet retains complete oversight and control over the ultimate usage.

Furthermore, it sends a strong message to others who may be looking that you welcome possibilities- that you are not a "County of No", but that you welcome discussion about how to create truly beneficial projects, with as wide a breadth of latitude as possible to create the greatest positive outcome for your communities.

Please vote yes!

Thank you-

Clay Mitchell
Gold Hill, Nevada



Steve Rye <srye@lyon-county.org>

Fwd: Thank you

1 message

Virgil Arellano <varellano@lyon-county.org>

Tue, Feb 25, 2014 at 11:12 AM

To: Steve Rye <srye@lyon-county.org>, Jeff Page <jpage@lyon-county.org>

----- Forwarded message -----

From: **Steve Litsinger** <stevechurchillbutte@gmail.com>

Date: Thu, Jan 2, 2014 at 5:08 PM

Subject: Thank you

To: Virgil Arellano <varellano@lyon-county.org>

Dear Virgil,

Thank you for your vote today. If there is anything I can do for you in the future, please let us know. I hope to run into you in the future.

Stay in touch,

Sincerely,

Steve & Marcia Litsinger



Steve Rye <srye@lyon-county.org>

Fwd: Comstock Mining

1 message

Virgil Arellano <varellano@lyon-county.org>

Tue, Feb 25, 2014 at 11:07 AM

To: Steve Rye <srye@lyon-county.org>, Jeff Page <jpage@lyon-county.org>

----- Forwarded message -----

From: **Marcia Litsinger** <churchillbutte@gmail.com>

Date: Tue, Dec 31, 2013 at 4:10 PM

Subject: Comstock Mining

To: varellano@lyon-county.org

Dear Commissioner ,

As a 35 year resident of Lyon County, and a homeowner for 30 years in Stagecoach, I am concerned about the proposal by Comstock Mining Inc. to change the zoning and Master Plan in Silver City. I urge that the County Commissioners follow the Planning Commission's recommendation and reject this proposal.

The changes proposed would not only allow for the possibilities for surface mining within Silver City proper, but would also allow other possible industrial uses of the land not in keeping with the lifestyle currently enjoyed by the residents.

Our friends and neighbors in Silver City have expressed their disapproval over these changes, and I ask that you honor those residents and let the current zoning stand, retaining the flavor and feel of one of Lyon County's historical treasures.

You got it right with Pumpkin Hollow, where the citizens of the area wanted the changes made. Silver City, though, does not want their community's flavor destroyed by mining and industry.

In closing, please reject the changes in the Master Plan, and zoning.

Thank you for your consideration in this matter.

Sincerely,

Marcia Litsinger

11625 Stallion Springs Circe

lStagecoach Nv.89429



Steve Rye <srye@lyon-county.org>

Fwd: Comstock Mining Inc. application hearing January 2, 2014

1 message

Virgil Arellano <varellano@lyon-county.org>

Tue, Feb 25, 2014 at 11:08 AM

To: Steve Rye <srye@lyon-county.org>, Jeff Page <jpage@lyon-county.org>

----- Forwarded message -----

From: **Ann Zadeh** <annzadeh@swbell.net>

Date: Tue, Dec 31, 2013 at 7:04 PM

Subject: Comstock Mining Inc. application hearing January 2, 2014

To: "jmortensen@lyon-county.org" <jmortensen@lyon-county.org>, "bhastings@lyon-county.org" <bhastings@lyon-county.org>, "lrfierro@lyon-county.org" <lrfierro@lyon-county.org>, "varellano@lyon-county.org" <varellano@lyon-county.org>, "vkeller@lyon-county.org" <vkeller@lyon-county.org>

Dear Lyon County Board of Commissioners,

As a former member of the zoning commission in my hometown of Fort Worth Texas I am aware of the amount of personal time and effort individuals sacrifice in service to their communities by serving on boards and commissions. I appreciate the time you are taking in making the important decisions that impact your community. I am writing to you today as a City Planner by profession, a Zoning Commissioner by volunteer service of 6 years and a longtime friend of several residents of Silver City.

I support Silver City residents and the Lyon County Planning Commission in opposing Comstock Mining Inc.'s application for a change in the Master Plan and Zoning, and I urge you to do the same. Changing the Master Plan and zoning from Suburban Residential to Rural Residential would open a Pandora's box, not only allowing mining, but a host of other inharmonious uses (feed lot, race track, etc.) with residential life that would remain in place indefinitely, whether or not CMI ever mines there. The language in the current County Master Plan (CMP) reflects inputs from and values of Silver City residents regarding preservation and enhancement of quality of life, environment, historic values and community. As a professional planner for many years I participated and led citizens in similar efforts in numerous cities and I think it is imperative that those efforts be respected. In 1986 the Lyon County Planning Commission and Board of Commissioners denied an application by Nevex Gold to change the Master Plan and zoning of the same property because the change does not comply with the Master Plan. The 1986 BOC found that the requested change of CMP and zoning: Did not conserve open space or protect natural/scenic resources; Would have immediate and long-term adverse economic effects to Silver City and Historic Landmark; Did not promote health and general welfare of Silver City; Was not compatible with Silver City Area – didn't encourage most appropriate land use; Present zoning predominately residential in nature; Rezoning would significantly harm the integrity of the Historic District & Landmark; Would violate goals of responsible management of national resources, improvement of neighborhood stability, and increased property values. For these reasons, please vote to deny Comstock Mining Inc.'s application to change the County Master Plan and zoning and preserve the health and well-

being of the residents of Silver City, the town and the environment. P.S. I request that my letter be read into the minutes of the January 2, 2014 meeting of the Board of Commissioners.

Sincerely,
Ann K. Zadeh, AICP

Ann Zadeh
annzadeh@swbell.net
817 454 2112



Steve Rye <srye@lyon-county.org>

Fwd: Zoning and Master Plan changes/ Silver City

1 message

Virgil Arellano <varellano@lyon-county.org>

Tue, Feb 25, 2014 at 11:06 AM

To: Jeff Page <jpage@lyon-county.org>, Steve Rye <srye@lyon-county.org>

----- Forwarded message -----

From: **Steve Litsinger** <stevechurchillbutte@gmail.com>

Date: Tue, Dec 31, 2013 at 3:27 PM

Subject: Zoning and Master Plan changes/ Silver City

To: Virgil Arellano <varellano@lyon-county.org>

Dear Commissioner Arellano,

As a 35 year resident of Lyon County, and a homeowner for 30 years in Stagecoach, I am concerned about the proposal by Comstock Mining Inc. to change the zoning and Master Plan in Silver City. I urge that the County Commissioners follow the Planning Commission's recommendation and reject this proposal.

The changes proposed would not only allow for the possibilities for surface mining within Silver City proper, but would also allow other possible industrial uses of the land not in keeping with the lifestyle currently enjoyed by the residents.

Our friends and neighbors in Silver City have expressed their disapproval over these changes, and I ask that you honor those residents and let the current zoning stand, retaining the flavor and feel of one of Lyon County's historical treasures.

You got it right with Pumpkin Hollow, where the citizens of the area wanted the changes made. Silver City, though, does not want their community's flavor destroyed by mining and industry.

In closing, please reject the changes in the Master Plan, and zoning.

Thank you for your consideration in this matter.

Sincerely,

Stephen E. Litsinger

11625 Stallion Springs Circle

Stagecoach, NV 89429

(775) 721-6068

stevechurchillbutte@gmail.com



Steve Rye <srye@lyon-county.org>

Fwd: Lyon County Master Plan/Zoning.

1 message

Virgil Arellano <varellano@lyon-county.org>

Tue, Feb 25, 2014 at 11:13 AM

To: Steve Rye <srye@lyon-county.org>, Jeff Page <jpage@lyon-county.org>

----- Forwarded message -----

From: **Frank Pedlar** <frankpedlar@gmail.com>

Date: Tue, Jan 7, 2014 at 1:33 PM

Subject: Lyon County Master Plan/Zoning.

To: jmortensen@lyon-county.org, bhastings@lyon-county.org, rferro@lyon-county.org, varellano@lyon-county.org, vkeller@lyon-county.org

January 7, 2014
Lyon County Commission
27 South Main Street
Yerington, Nevada 89447

Re: Recognition of Master Plan and Zoning Correction.

Dear County Commission,

I am writing to thank you for your decision to reverse and correct the Lyon County's erroneous Master Plan and Zoning. The limitations and land use designations put on the property owned by Comstock Mining, Inc. were inconsistent and inappropriate. Changing the Master Plan and Zoning so that it conforms was appropriate and practical considering all of the facts.

Respectfully,

Frank Pedlar



Steve Rye <srye@lyon-county.org>

Fwd: Open pit mining

1 message

Virgil Arellano <varellano@lyon-county.org>

Tue, Feb 25, 2014 at 11:14 AM

To: Steve Rye <srye@lyon-county.org>, Jeff Page <jpage@lyon-county.org>

----- Forwarded message -----

From: **Jonathan Jensen** <baronvonfried@hotmail.com>

Date: Thu, Jan 9, 2014 at 6:26 AM

Subject: Open pit mining

To: "jmortensen@lyon-county.org" <jmortensen@lyon-county.org>, "bhastings@lyon-county.org" <bhastings@lyon-county.org>, "rfierro@lyon-county.org" <rfierro@lyon-county.org>, "varellano@lyon-county.org" <varellano@lyon-county.org>, "vkeller@lyon-county.org" <vkeller@lyon-county.org>

As a frequent visitor to the Silver City and Virginia City area I am aware of a historical tradition of mining. But mine shafts that are no longer in use are much different than a modern open pit mine. This proposal would destroy the attractive nature of the area and have a negative impact on both residents and visitors. Please vote no!

Jonathan Jensen
PO BX 18473
South Lake Tahoe, CA
96151

[707-688-2812](tel:707-688-2812)

**Bob Hastings** <ninergold3@gmail.com>

CMA / Haul Road

1 message

Bob-Nadine Hastings <ninergold3@gmail.com>

Wed, Jan 2, 2013 at 10:27 AM

To: Doug McQuide <mcquide@comstockmining.com>

Good Morning Sir -

I hope your holidays went well.

For your information I will be sworn in on Monday January 7, 2013 at 9:00 AM.

Ironically, I have seen the agenda and we have an item that day (time specific for 10:00 AM) regarding an briefing by BLM "on a request from CMA use of a haul road crossing public land segaments". I assume you are aware of this. I was hoping you could provide an update, from CMAs perspective, on these activities?

Hope to see you soon.

--

Bob Hastings**Lyon County Commissioner - District 1 (Elect)****www.bobhastingsnv.com****email: ninergold3@gmail.com****775-315-7827****PO Box 686****Dayton, NV 89403****JA3020****14 CV 00128 - 002915****LYON COUNTY**



Bob Hastings <ninergold3@gmail.com>

Re: CRA

1 message

Elaine <elaine@barkdullspenceragency.com>
To: Bob Hastings <ninergold3@gmail.com>

Wed, May 22, 2013 at 11:32 AM

I have a list of members and will send it to you when I get back to my office. Most are not residents! :-)

Sent from my iPhone

On May 22, 2013, at 10:58 AM, Bob Hastings <ninergold3@gmail.com> wrote:

Elaine -

Do we know, or is there a way to get, a list of the CRA members? Is there a list or is it a very loose group?

--

Bob Hastings
Lyon County Commissioner - District 1
www.bobhastingsnv.com
email: ninergold3@gmail.com
775-771-9848

PO Box 686
Dayton, NV 89403

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JA3021

14 CV 00128 - 002916

**Bob Hastings** <ninergold3@gmail.com>

Meeting

1 message

Bob Hastings <ninergold3@gmail.com>
To: DeGasperis@comstockmining.com

Wed, Jul 10, 2013 at 11:37 AM

Good Mornig Carrado -

My hope is we can set aside some time for a one on one meeting. Of course, due to my work schedule, it would be better if we could meet at 4:30 or later. Over the next two weeks I am availble on:

Thursday 7/11
Monday 7/15
Wednesday 7/17
Friday 7/19

Please let me know if any of these times work for you.

--

Bob Hastings
Lyon County Commissioner - District 1
www.bobhastingsnv.com
email: ninergold3@gmail.com
775-771-9848

PO Box 686
Dayton, NV 89403

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14 CV 00128 - 002917



Bob Hastings <ninergold3@gmail.com>

Letter of transmittal

1 message

Erich Obermayr <historicinsight@gbis.com>

Mon, Oct 7, 2013 at 9:56 AM

To: Kerry Page <kpage@lyon-county.org>, Maureen Williss <mwilliss@lyon-county.org>, Chuck Davies <ced302@att.net>

Cc: Larry Wahrenbrock <nevadabead@aol.com>, Bob Hastings <ninergold3@gmail.com>, Pamela Abercrombie <pamabercrombie22@gmail.com>, Cal Dillon <cdillon@gbis.com>, Pamela Abercrombie <pamela.communitychestnevada@gmail.com>

Hello Kerry,

Attached is a letter of transmittal regarding actions taken by the Silver City Advisory Board at our Oct 1 meeting. Could you please distribute it to the Planning Commission?

Thanks very much,
Erich

Erich Obermayr
Historic Insight
Box 249
Silver City, NV 89428
[775-847-0344](tel:775-847-0344)



letter of transmittal 10-7-13.doc
31K

JA3023

14 CV 00128 - 002918

LYON COUNTY



Bob Hastings <ninergold3@gmail.com>

Planning Commission

1 message

Jeff Page <jpage@lyon-county.org>

Tue, Oct 8, 2013 at 9:17 AM

To: "bocc@lyon-county.org" <bocc@lyon-county.org>, Rob Loveberg <rloveberg@lyon-county.org>

Residents of Silver City have requested that the Planning Commission meet in Silver City for any further hearings affecting Comstock Mining. Based upon the contentious and volatile behavior of some residence, the associated fiscal impact, and the potential litigation that may come from any decision I have directed Mr. Loveberg not to move the meeting. I want to ensure that the meetings are properly recorded and that proper security procedures can be put into place. Thanks

--

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531/(775) 577-5037
(775) 302-7088 (Cell)

*"It is amazing what you can accomplish if you do not care who gets the credit" **Harry S. Truman***

To unsubscribe from this group and stop receiving emails from it, send an email to bocc+unsubscribe@lyon-county.org.

JA3024

14 CV 00128 - 002919

LYON COUNTY



Bob Hastings <ninergold3@gmail.com>

Planning Commission Decision and Future Meetings1 message

Jeff Page <jpage@lyon-county.org>

Tue, Oct 8, 2013 at 10:42 AM

To: "bocc@lyon-county.org" <bocc@lyon-county.org>, Rob Loveberg <rloveberg@lyon-county.org>, Erich Obermayr <historicsight@gbis.com>, Chuck Davies <ced302@att.net>

The Planning Commission has approved the reversion to acreage for Comstock Mining, Inc.

I have spoken with representatives of Comstock Mining, Erich Obermayr (SCAB Chairman, and Chuck Davies (Planning Commission Chairman) in reference to my decision not to move the Planning Commission Meeting to Silver City when dealing with Comstock Mining issues.

They have been informed the following:

* This is a controversial issue that needs to be addressed in a professional setting. I have received reports that the last SCAB meeting was contentious at times. The Planning Commission needs to meet in an environment that allows facts to be presented and public participation to be conducted in a civil manner.

*Fiscal Impact - The Planning Department does not have the necessary funding to hold an additional PC meeting nor the funds to pay for additional travel expenses.

* Proper Recording - I am not comfortable with dealing with an issue of this magnitude with a portable recording device. The potential for litigation is strong and I want to ensure that we have proper recording and documentation of the proceedings.

Pursuant to the requirements of the open meeting law this e-mail is informational only. Please do not reply all if you have a question or comment. Thank you

--

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531/(775) 577-5037
(775) 302-7088 (Cell)

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Bob Hastings <ninergold3@gmail.com>

BOC meeting in Silver City

1 message

Erich Obermayr <historicinsight@gbis.com>

Wed, Oct 16, 2013 at 11:07 AM

To: Jeff Page <jpage@lyon-county.org>

Cc: Maureen Williss <mwilliss@lyon-county.org>, Joe Mortensen <joe@rno.com>, Bob Hastings <ninergold3@gmail.com>, Pamela Abercrombie <pamabercrombie22@gmail.com>, Cal Dillon <cdillon@gbis.com>, Pamela Abercrombie <pamela.communitychestnevada@gmail.com>

Good morning Jeff,

I'm writing in reference to our letter of transmittal from October 7 which we sent to the Planning Commission. I apologize for neglecting to copy you on it, but hopefully it was forwarded to you. (Please note the Silver City-Yerington round trip is 120 miles, not the 180 given in the letter; also ignore the item dealing with the reversion to acreage.) It is the request by the Silver City Advisory Board that the BOC meeting addressing Comstock Mining's master plan amendment and zone change application be held in Silver City.

I am assuming that this request could either be addressed as an administrative matter, or decided by the BOC, and as such I have copied the email to Chairman Mortensen, although I realize if the BOC is going to take action it would need to be properly agendized.

We are disappointed that the Planning Commission will not be able to hold their meeting in Silver City, however the reasons you gave for your decision both in your email and in our conversation do make sense for the most part. In particular, the fact that the Planning Commission is composed of volunteer citizens from the county who aren't necessarily prepared or should they be expected to make decisions in a highly charged environment.

I guess I would argue that the BOC is different, in the sense that these are elected officials whose seek office in the first place to address issues with their constituents as directly as possible.

I would also agree that the last couple of Advisory Board meetings have been contentious. We are dealing with vitally important issues, however the Advisory Board has done its best to strike a balance between allowing citizens to fully express their opinions and maintaining an orderly discussion. I believe we've done a good job of this, but of course any shortcomings are the responsibility of the Advisory Board, and myself in particular as Chair of the Advisory Board. That said, a BOC meeting operates under different procedures, and I don't see that the Commissioners would be unduly affected by the setting of the meeting.

Thanks very much for your consideration,
Erich

Erich Obermayr
Historic Insight
Box 249
Silver City, NV 89428
[775-847-0344](tel:775-847-0344)



letter of transmittal 10-7-13.doc
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LYON COUNTY



Bob Hastings <ninergold3@gmail.com>

Dayton Town Hall1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Mon, Oct 21, 2013 at 4:00 PM

To: "County Commission (ninergold3@gmail.com)" <ninergold3@gmail.com>

Bob , The Dayton Town Hall is set. We will be sending out notices this week. Wednesday, Nov. 6 from 5:30 p.m. to 8 p.m. Can you call me regarding a different matter? [775-340-2045](tel:775-340-2045). Thanks! Elaine

Elaine Barkdull-Spencer
Director of External Relations
Comstock Mining Inc.

[logo2013]<<http://www.comstockmining.com/>>

[775-847-7376](tel:775-847-7376) (o)
[775-340-2045](tel:775-340-2045) (c)
[775-847-7128](tel:775-847-7128) (f)
1200 American Flat Road
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Virginia City, NV 89440

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4 attachments**image001.jpg**
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4K**image003.png**
5K**image004.png**
5K

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14 CV 00128 - 002922

LYON COUNTY



Bob Hastings <ninergold3@gmail.com>

Re: Zoning Issue Quastion

1 message

Rob Loveberg <rloveberg@lyon-county.org>

Fri, Oct 25, 2013 at 12:37 PM

To: Bob Hastings <ninergold3@gmail.com>

Cc: Jeff Page <jpage@lyon-county.org>, Kerry Page <kpage@lyon-county.org>

Bob,

I have not completed the report so I can't tell you yet what the staff recommendation will be. However I will tell you the same thing I told their consultant when asked a similar question, I intend to write a balanced report with the facts and information available which permits the Planning Commission and Board of Commissioners to make their own determination.

I have a bias regarding Master Plans. I do not believe that a Master Plan should be changed frequently, nor should it be changed without compelling long term justification which reflects the long term community goals and interests.

I would be happy to talk with you regarding the CMI application. Please do not hesitate to call me at [775-302-6051](tel:775-302-6051).

On Thu, Oct 24, 2013 at 10:37 AM, Bob Hastings <ninergold3@gmail.com> wrote:

Good Morning Rob -

I tried calling a few times but manage to keep missing you. I'll try an email now. LOL

First, please understand I am only coming to you with this because I was asked to. Also, please don't think I am in any way trying to influence anything. I am simply trying to get info.

I know you are working on the staff report for the Comstock Mining. Comstock contacted me and they are quite "intense". Of course their concern is that the staff report will either recommend denial or be cast in a negative light. I have tried to convince them that you are a guy who writes the reports based on fact - but that does not calm nerves. If you can tell me - do you expect the final report to be negative towards Comstock and/or recommend a denial? I'm not asking for promises and I realize anything can change, based on facts, in the next few weeks.

Thanks for your help.

--

Bob Hastings
Lyon County Commissioner - District 1
www.bobhastingsnv.com
email: ninergold3@gmail.com
775-771-9848

PO Box 686
Dayton, NV 89403

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--

Rob Loveberg
Planning Director/Emergency Management Coordinator
Lyon County
27 South Main Street
Yerington, Nevada 89447
[775.463.6592](tel:775.463.6592) office
[775.302.6051](tel:775.302.6051) cell
[775.463.5305](tel:775.463.5305) fax
rloveberg@lyon-county.org

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Bob Hastings <ninergold3@gmail.com>

Fwd: Zoning Issue Quastion

1 message

Bob Hastings <ninergold3@gmail.com>
To: vida keller <vidakeller@gmail.com>

Fri, Oct 25, 2013 at 3:05 PM

Vida -

I finally got a response from Rob regarding Comstock. It is below. Tell me what you think.

Bob

----- Forwarded message -----

From: **Rob Loveberg** <rloveberg@lyon-county.org>

Date: Fri, Oct 25, 2013 at 12:37 PM

Subject: Re: Zoning Issue Quastion

To: Bob Hastings <ninergold3@gmail.com>

Cc: Jeff Page <jpage@lyon-county.org>, Kerry Page <kpage@lyon-county.org>

Bob,

I have not completed the report so I can't tell you yet what the staff recommendation will be. However I will tell you the same thing I told their consultant when asked a similar question, I intend to write a balanced report with the facts and information available which permits the Planning Commission and Board of Commissioners to make their own determination.

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I would be happy to talk with you regarding the CMI application. Please do not hesitate to call me at [775-302-6051](tel:775-302-6051).

On Thu, Oct 24, 2013 at 10:37 AM, Bob Hastings <ninergold3@gmail.com> wrote:

Good Morning Rob -

I tried calling a few times but manage to keep missing you. I'll try an email now. LOL

First, please understand I am only coming to you with this because I was asked to. Also, please don't think I am in any way trying to influence anything. I am simply trying to get info.

I know you are working on the staff report for the Comstock Mining. Comstock contacted me and they are quite "intense". Of course their concern is that the staff report will either recommend denial or be cast in a negative light. I have tried to convince them that you are a guy who writes the reports based on fact - but that does not calm nerves. If you can tell me - do you expect the final report to be negative towards Comstock and/or recommend a denial? I'm not asking for promises and I realize anything can change, based on facts, in the next few weeks.

Thanks for your help.

--

Bob Hastings
Lyon County Commissioner - District 1
www.bobhastingsnv.com

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email: ninergold3@gmail.com
775-771-9848

PO Box 686
Dayton, NV 89403

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--

Rob Loveberg
Planning Director/Emergency Management Coordinator
Lyon County
27 South Main Street
Yerington, Nevada 89447
[775.463.6592](tel:775.463.6592) office
[775.302.6051](tel:775.302.6051) cell
[775.463.5305](tel:775.463.5305) fax
rloveberg@lyon-county.org

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--

Bob Hastings
Lyon County Commissioner - District 1
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PO Box 686
Dayton, NV 89403

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Bob Hastings <ninergold3@gmail.com>

CMI Zone Change1 message

Bob Hastings <ninergold3@gmail.com>

Mon, Oct 28, 2013 at 3:53 PM

To: Corrado DeGasperis <DeGasperis@comstockmining.com>

Corrado -

I received a response Rob. First he states that he has not finalized the report but the final version will be balanced and based on facts. He also noted something about generally not liking to make Master Plan changes. But I do not believe that will be anywhere in the report. I also discussed this with Vida. That said I will be discussing this further with Jeff Page. I want to make that Rob understands the concerns we have and Jeff may be the conduit we need.

--

Bob Hastings
Lyon County Commissioner - District 1
www.bobhastingsnv.com
email: ninergold3@gmail.com
775-771-9848

PO Box 686
Dayton, NV 89403

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LYON COUNTY



Bob Hastings <ninergold3@gmail.com>

Staff reports for Comstock Mining, Inc1 message

Kerry Page <kpage@lyon-county.org>

Fri, Nov 8, 2013 at 2:26 PM

To: Betty Retzer <blretzer@yahoo.com>, Chuck Davies <ced302@att.net>, George Mortensen <gpfgeorge@aol.com>, Harold Ritter <hk3m@aol.com>, Larry Wahrenbrock <NevadaBead@aol.com>, Mike Hardcastle <mike@fernleylodge34.org>, Paul Lanning <paul4527@aol.com>, Bob Hastings <ninergold3@gmail.com>, Virgil Arellano <tdhvaquero@tele-net.net>, Gayle Sherman <gales@gbis.com>, John Marshall <johnmarshall@charter.net>, Joe McCarthy <1200paydirt@gmail.com>, "SilverCityResistance ." <rgelston@gmail.com>, Erich Obermayr <eober@historicsight.com>, Bonnie Brown <bbrown@gbis.com>, elaine@barkdullspenceragency.com

Good afternoon,
Please find attached the staff report for both the Master Plan Amendment and the Zone Change for Comstock Mining, Inc.
Thank you all for your patience.

--

*Kerry Page
Lyon County Planning Assistant
27 South Main Street
Yerington, NV 89447
ph: 775-463-6592
fax: 775-463-5305*

2 attachments

 **PILZ 13-0000 COMSTOCK MINING MPA 11-12-2013 1.pdf**
190K

 **PILZ 13-0000 COMSTOCK MINING ZC 11-12-2013 1.pdf**
53K

JA3033

14 CV 00128 - 002928

LYON COUNTY



Bob Hastings <ninergold3@gmail.com>

Re: Agenda Question

1 message

Jeff Page <jpage@lyon-county.org>
To: Bob & Nadine Hastings <ninergold3@gmail.com>

Tue, Nov 26, 2013 at 11:04 AM

Dayton and once in Fernley for no specific reason

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531 Office
(775) 302-7088 Cell

On Nov 26, 2013 11:03 AM, "Bob Hastings" <ninergold3@gmail.com> wrote:

Jeff -

Don't go out of your way for this. Simply do it off the top of yor head. Since you have ben County Manager how many times has the BOCC meeting been moved from Yerington and for what reason? The only one I specifically remember was the Dayton Community Center decision but I am sure there are others.

--

Bob Hastings
Lyon County Commissioner - District 1
www.bobhastingsnv.com
email: ninergold3@gmail.com
775-771-9848

PO Box 686
Dayton, NV 89403

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LYON COUNTY



Bob Hastings <ninergold3@gmail.com>

Positive Words for Comstock

1 message

Bob Hastings <ninergold3@gmail.com>

Wed, Nov 27, 2013 at 8:40 AM

To: Corrado DeGasperis <DeGasperis@comstockmining.com>, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Corrado/Elaine

I was working with a lady last night on the fundraiser for Ms. Bernard from DIS. Her name is Danielle Meares. After the event was over she, her husband Jason, Daniel, Nadine and I stayed at 1st and 10 and had a drink. Daniel's drink was coke I swear. Danielle and Jason live in Dayton but Danielle is a dispatcher in Storey County. She had nothing but awesome things to say about Comstock and all you have done for Storey County. They also are strong believers that you need to be in Lyon as well. Now I may be stating the obvious. These are the types of folks who need testifying for you. If not at the zoning change, when the SUP is heard. Real life people espousing the benefits brought to Storey by your presence.

--

Bob Hastings
Lyon County Commissioner - District 1
www.bobhastingsnv.com
email: ninergold3@gmail.com
775-771-9848

PO Box 686
Dayton, NV 89403

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14 CV 00128 - 002930



Bob Hastings <ninergold3@gmail.com>

Re: Positive Words for Comstock1 message

Corrado DeGasperis <DeGasperis@comstockmining.com>

Wed, Nov 27, 2013 at 8:58 AM

To: Bob Hastings <ninergold3@gmail.com>

Cc: Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Bob, these words and testimonials are not only gratifying but incredibly up-lifting.

We will follow up and ensue these types of reps occur, and there are many. You really made my Thanksgiving with this note.

All the best Thanksgiving holiday to you and your whole family!!

Kindest regards, Corrado

On Nov 27, 2013, at 11:40 AM, "Bob Hastings" <ninergold3@gmail.com> wrote:

Corrado/Elaine

I was working with a lady last night on the fundraiser for Ms. Bernard from DIS. Her name is Danielle Meares. After the event was over she, her husband Jason, Daniel, Nadine and I stayed at 1st and 10 and had a drink. Daniel's drink was coke I swear. Danielle and Jason live in Dayton but Danielle is a dispatcher in Storey County. She had nothing but awesome things to say about Comstock and all you have done for Storey County. They also are strong believers that you need to be in Lyon as well. Now I may be stating the obvious. These are the types of folks who need testifying for you. If not at the zoning change, when the SUP is heard. Real life people espousing the benefits brought to Storey by your presence.

--

Bob Hastings
Lyon County Commissioner - District 1
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email: ninergold3@gmail.com
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Bob Hastings <ninergold3@gmail.com>

Question

1 message

Gayle Sherman <gales@gbis.com>
To: Bob-Nadine Hastings <ninergold3@gmail.com>

Mon, Dec 2, 2013 at 2:22 PM

Hello Mr. Hastings,

My name is Gayle Sherman, we met at several Silver City town meetings. Barbara Peck and I would like to meet with you to discuss some concerns. I was thinking perhaps the Starbucks in Dayton at a date and time that is convenient for you. Would this be possible?

Thanks for your time.

Gayle Sherman



Bob Hastings <ninergold3@gmail.com>

Re: Question

1 message

Gayle Sherman <gales@gbis.com>
To: Bob Hastings <ninergold3@gmail.com>

Mon, Dec 2, 2013 at 3:30 PM

Hello Bob,

There are folks here in town that are terrified that they will lose their homes because they live across the street from the proposed mining area. These are the issues for discussion. We have never had a discussion regarding these kind of issues and I thought you would want to hear theses concerns. I personally also have concerns about Superfund Site issues.

Thank you,

Gayle

----- Original Message -----

From: Bob Hastings**To:** Gayle Sherman**Sent:** Monday, December 02, 2013 2:52 PM**Subject:** Re: Question

Gayle -

Can you please share the nature of the concerns? I would assume this is in regards to Comstock Mining?

Bob Hastings

On Mon, Dec 2, 2013 at 2:22 PM, Gayle Sherman <gales@gbis.com> wrote:

Hello Mr. Hastings,

My name is Gayle Sherman, we met at several Silver City town meetings. Barbara Peck and I would like to meet with you to discuss some concerns. I was thinking perhaps the Starbucks in Dayton at a date and time that is convenient for you. Would this be possible?

Thanks for your time.

Gayle Sherman

--

Bob Hastings**Lyon County Commissioner - District 1****www.bobhastingsnv.com****email: ninergold3@gmail.com****775-771-9848****PO Box 686****Dayton, NV 89403**

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JA3038

14 CV 00128 - 002933

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Bob Hastings <ninergold3@gmail.com>

Re: Question

1 message

Gayle Sherman <gales@gbis.com>
To: Bob Hastings <ninergold3@gmail.com>

Mon, Dec 2, 2013 at 4:39 PM

Thanks Bob, I will get with Barbara and then get back to you. I appreciate your willingness to meet with us.

Gayle

----- Original Message -----

From: Bob Hastings
To: Gayle Sherman
Sent: Monday, December 02, 2013 3:43 PM
Subject: Re: Question

Gayle -

I would be happy to meet with you and Barbara to hear your concerns. I likely have to push it off until next week and my nights this week are insane (advisory boards week). I should let you know that I can listen but because it is an agenda item that is before the Planning Commission and will likely come to the BOCC in some form it would be inappropriate for me to make any comments at this time.

Please let me know what evenings you are free. I am available Monday thru Thursday.

Bob

On Mon, Dec 2, 2013 at 3:30 PM, Gayle Sherman <gales@gbis.com> wrote:

Hello Bob,

There are folks here in town that are terrified that they will lose their homes because they live across the street from the proposed mining area. These are the issues for discussion. We have never had a discussion regarding these kind of issues and I thought you would want to hear these concerns. I personally also have concerns about Superfund Site issues.

Thank you,

Gayle

----- Original Message -----

From: Bob Hastings
To: Gayle Sherman
Sent: Monday, December 02, 2013 2:52 PM
Subject: Re: Question

Gayle -

Can you please share the nature of the concerns? I would assume this is in regards to Comstock Mining?

Bob Hastings

On Mon, Dec 2, 2013 at 2:22 PM, Gayle Sherman <gales@gbis.com> wrote:
Hello Mr. Hastings,

JA3040

14 CV 00128 - 002935

My name is Gayle Sherman, we met at several Silver City town meetings. Barbara Peck and I would like to meet with you to discuss some concerns. I was thinking perhaps the Starbucks in Dayton at a date and time that is convenient for you. Would this be possible?

Thanks for your time.

Gayle Sherman

--

Bob Hastings
Lyon County Commissioner - District 1
www.bobhastingsnv.com
email: ninergold3@gmail.com
775-771-9848

PO Box 686
Dayton, NV 89403

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--

Bob Hastings
Lyon County Commissioner - District 1
www.bobhastingsnv.com
email: ninergold3@gmail.com
775-771-9848

PO Box 686
Dayton, NV 89403

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Bob Hastings <ninergold3@gmail.com>

Fwd: CMI

1 message

Jeff Page <jpage@lyon-county.org>

Wed, Dec 4, 2013 at 3:29 PM

To: Rob Loveberg <rloveberg@lyon-county.org>, Kerry Page <kpage@lyon-county.org>, "bocc@lyon-county.org" <bocc@lyon-county.org>

Please convert all emails re: Comstock Mining applications to pdf and deliver to me. We will then sit down and verify if they are public records or not

----- Forwarded message -----

From: **Nancy Dallas** <nancy@nancydallas.com>

Date: Wed, Dec 4, 2013 at 2:57 PM

Subject: CMI

To: Jeff Page <jpage@lyon-county.org>

To: Jeff Page, Lyon County Manager

I would like copies of all emails between staff (including commissioners) and Comstock mining in regards to their current applications in Lyon County.

Nancy

Nancy Dallas, Editor/Publisher NewsDesk
2125 Conestoga Rd
VC Highlands, NV 89521
[775-847-0129](tel:775-847-0129)

--

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
[775-463-6531](tel:775-463-6531)/[775-577-5037](tel:775-577-5037)
[775-302-7088](tel:775-302-7088) (Cell)

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JA3042

14 CV 00128 - 002937

LYON COUNTY



Bob Hastings <ninergold3@gmail.com>

Update1 message

Jeff Page <jpage@lyon-county.org>
To: bocc@lyon-county.org

Wed, Dec 4, 2013 at 5:44 PM

Rob, Chuck Davies and I met with Corrado and Elaine (Comstock Mining). They plan on continuing their application process next Tuesday.

They are interested in working on a Community Plan upon completion of this process, regardless of outcome, and if successful with the application they want to work on the plan prior to application of an SUP.

Commissioner Arellano and I had a teleconference with RCI in reference to the BLM Resource Management Plan. They have provided comments for he and I to review.

We will send those comments to BLM by next Monday. Commissioner Arellano will brief the Board on the other projects that we are working to develop comments for.

Rob and I attended the FAA ACIP meeting by telephone. No major issues or changes to report.

Crews have been busy with snow removal and preparing for the forecasted storms and cold temps.

You have received an email from Nancy Dallas requesting copies of all email correspondence between the County and Comstock Mining in reference to the pending application. If you have any said correspondence please forward them to me. The DA and I will review and determine if they are public or not.

That's it for now. See you tomorrow.

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531 Office
(775) 302-7088 Cell

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Bob Hastings <ninergold3@gmail.com>

See you tomorrow

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Wed, Dec 4, 2013 at 7:58 PM

To: "County Commission (ninergold3@gmail.com)" <ninergold3@gmail.com>

Let's talk tomorrow about the upcoming LC Planning meeting. I will fill you in.

JA3044

14 CV 00128 - 002939

LYON COUNTY



Bob Hastings <ninergold3@gmail.com>

RE: See you tomorrow

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>
To: County Commission <ninergold3@gmail.com>

Wed, Dec 4, 2013 at 8:43 PM

No. We are not. It's full steam ahead...

From: County Commission [mailto:ninergold3@gmail.com]

Sent: Wednesday, December 04, 2013 8:31 PM

To: Elaine Barkdull-Spencer

Subject: Re: See you tomorrow

I was confused by an earlier email from Jeff. Comstock is not going to ask for another continuance - are you?

Bob Hastings

[775-771-9848](tel:775-771-9848)

Sent from my iPhone

On Dec 4, 2013, at 7:58 PM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

Let's talk tomorrow about the upcoming LC Planning meeting. I will fill you in.



Bob Hastings <ninergold3@gmail.com>

Re: Question1 message

Gayle Sherman <gales@gbis.com>

Fri, Dec 6, 2013 at 8:27 AM

To: Bob Hastings <ninergold3@gmail.com>

Cc: Erich Obermayr <historicinsight@gbis.com>, Barbara Peck <bpecknv@yahoo.com>

Hello Bob,

Thanks so much. That is perfect. See you there.

Gayle

----- Original Message -----

From: Bob Hastings**To:** Gayle Sherman**Sent:** Thursday, December 05, 2013 12:59 PM**Subject:** Re: Question

How about Thursday the 12th at 7:00 PM?. Dayton Starbucks.

On Thu, Dec 5, 2013 at 12:03 PM, Gayle Sherman <gales@gbis.com> wrote:

Hello Bob,

Sorry I am just getting back to you. Would it be possible to meet with you next Thursday, December 12th at Starbucks in Dayton. Whatever time is convenient for you will be fine with us. Erich Obermayr is also going to be there with myself and Barbara.

Thanks

Gayle

----- Original Message -----

From: Bob Hastings**To:** Gayle Sherman**Sent:** Monday, December 02, 2013 3:43 PM**Subject:** Re: Question

Gayle -

I would be happy to meet with you and Barbara to hear your concerns. I likely have to push it off until next week and my nights this week are insane (advisory boards week). I should let you know that I can listen but because it is an agenda item that is before the Planning Commission and will likely come to the BOCC in some form it would be inappropriate for me to make any comments at this time.

Please let me know what evenings you are free. I am available Monday thru Thursday.

Bob

On Mon, Dec 2, 2013 at 3:30 PM, Gayle Sherman <gales@gbis.com> wrote:

Hello Bob,

JA3046

14 CV 00128 - 002941

**Citizen Advisory Board
Letter of Transmittal**

Advisory Board: Silver City

Date: Oct 7, 2013

Item of Concern: _____

1) Revised Application for Reversion to Acreage on Comstock Mining, Inc. property in Silver City, Agenda Item 2, Lyon County Planning Commission Meeting Oct. 8, 2013.

2) Request to the Lyon County Planning Commission and Lyon County Board of Commissioners that future meetings regarding Comstock Mining, Inc.'s applications for Master Plan Amendments and Zone Changes for property in Silver City be held at the Silver City Community Center.

Has the Advisory Board agendized this and taken action? Yes ☒ No ☐

If yes, what action has been taken?

1) The Silver City Citizen Advisory Board voted unanimously to recommend that the Lyon County Planning Commission reject this application or, if the applicant requests, grant a continuance.

The primary reason given during discussion for this recommendation is that the purpose of the application is to create a large parcel of land that will conform to a separate application for a master plan amendment and zone change for the property. The master plan amendment and zone change have not yet been approved, so it would be premature to grant this reversion to acreage. Questions were also raised regarding the appropriateness of combining the small parcels in question, which date to the original Silver City townsite and reflect the existing subdivision of nearby property; questions were also raised regarding these parcels and the results and/or potential mitigation measures associated with the recent testing program within the Carson River Mercury Superfund Site.

2) The Silver City Citizen Advisory Board voted unanimously to request that the Lyon County Planning Commission and Lyon County Board of Commissioners hold future meetings regarding Comstock Mining, Inc.'s applications for Master Plan Amendments and Zone Changes for property in Silver City at the Silver City Community Center.

The reasons discussed for this request included the fact that these land use issues are of critical importance to Silver City and its residents. Attendance at Advisory Board meetings at which these issues have been discussed—between 60 and 80 people—has reflected residents' high level of concern. Holding these meetings in Silver City would not only allow for maximum participation, but would also save residents from having to making a 180 mile round trip to Yerington. A number of residents also expressed their willingness to help defray costs or do anything necessary to expedite holding these meetings in Silver City.

Does the Advisory Board want this item brought before the Board of Commissioners?

Yes___

No X .

What, if any, recommendation does the Advisory Board have

None beyond the recommendations listed above.

Mail to: Lyon County Managers Office, 27 S. Main Street, Yerington, NV 89447

Email to: mwilliss@lyon-county.org



Bob Hastings <ninergold3@gmail.com>

Letter of transmittal

Erich Obermayr <historicinsight@gbis.com>

Mon, Oct 7, 2013 at 9:56 AM

To: Kerry Page <kpage@lyon-county.org>, Maureen Williss <mwilliss@lyon-county.org>, Chuck Davies <ced302@att.net>

Cc: Larry Wahrenbrock <nevadabead@aol.com>, Bob Hastings <ninergold3@gmail.com>, Pamela Abercrombie <pamabercrombie22@gmail.com>, Cal Dillon <cdillon@gbis.com>, Pamela Abercrombie <pamela.communitychestnevada@gmail.com>

Hello Kerry,

Attached is a letter of transmittal regarding actions taken by the Silver City Advisory Board at our Oct 1 meeting. Could you please distribute it to the Planning Commission?

Thanks very much,
Erich

Erich Obermayr
Historic Insight
Box 249
Silver City, NV 89428
[775-847-0344](tel:775-847-0344)



letter of transmittal 10-7-13.doc
31K



Bob Hastings <ninergold3@gmail.com>

Planning Commission

Jeff Page <jpage@lyon-county.org>

Tue, Oct 8, 2013 at 9:17 AM

To: "bocc@lyon-county.org" <bocc@lyon-county.org>, Rob Loveberg <rloveberg@lyon-county.org>

Residents of Silver City have requested that the Planning Commission meet in Silver City for any further hearings affecting Comstock Mining. Based upon the contentious and volatile behavior of some residence, the associated fiscal impact, and the potential litigation that may come from any decision I have directed Mr. Loveberg not to move the meeting. I want to ensure that the meetings are properly recorded and that proper security procedures can be put into place. Thanks

—

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531/(775) 577-5037
(775) 302-7088 (Cell)

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Bob Hastings <ninergold3@gmail.com>

Planning Commission Decision and Future Meetings

1 message

Jeff Page <jpage@lyon-county.org>

Tue, Oct 8, 2013 at 10:42 AM

To: "bocc@lyon-county.org" <bocc@lyon-county.org>, Rob Loveberg <rloveberg@lyon-county.org>, Erich Obermayr <historicinsight@gbis.com>, Chuck Davies <ced302@att.net>

The Planning Commission has approved the reversion to acreage for Comstock Mining, Inc.

I have spoken with representatives of Comstock Mining, Erich Obermayr (SCAB Chairman, and Chuck Davies (Planning Commission Chairman) in reference to my decision not to move the Planning Commission Meeting to Silver City when dealing with Comstock Mining issues.

They have been informed the following:

* This is a controversial issue that needs to be addressed in a professional setting. I have received reports that the last SCAB meeting was contentious at times. The Planning Commission needs to meet in an environment that allows facts to be presented and public participation to be conducted in a civil manner.

*Fiscal Impact - The Planning Department does not have the necessary funding to hold an additional PC meeting nor the funds to pay for additional travel expenses.

* Proper Recording - I am not comfortable with dealing with an issue of this magnitude with a portable recording device. The potential for litigation is strong and I want to ensure that we have proper recording and documentation of the proceedings.

Pursuant to the requirements of the open meeting law this e-mail is informational only. Please do not reply all if you have a question or comment. Thank you

—

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531/(775) 577-5037
(775) 302-7088 (Cell)

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Bob Hastings <ninergold3@gmail.com>

BOC meeting in Silver City

1 message

Erich Obermayr <historicinsight@gbis.com>

Wed, Oct 16, 2013 at 11:07 AM

To: Jeff Page <jpage@lyon-county.org>

Cc: Maureen Williss <mwilliss@lyon-county.org>, Joe Mortensen <joe@rno.com>, Bob Hastings <ninergold3@gmail.com>, Pamela Abercrombie <pamabercrombie22@gmail.com>, Cal Dillon <cdillon@gbis.com>, Pamela Abercrombie <pamela.communitychestnevada@gmail.com>

Good morning Jeff,

I'm writing in reference to our letter of transmittal from October 7 which we sent to the Planning Commission. I apologize for neglecting to copy you on it, but hopefully it was forwarded to you. (Please note the Silver City-Yerington round trip is 120 miles, not the 180 given in the letter; also ignore the item dealing with the reversion to acreage.) It is the request by the Silver City Advisory Board that the BOC meeting addressing Comstock Mining's master plan amendment and zone change application be held in Silver City.

I am assuming that this request could either be addressed as an administrative matter, or decided by the BOC, and as such I have copied the email to Chairman Mortensen, although I realize if the BOC is going to take action it would need to be properly agendaized.

We are disappointed that the Planning Commission will not be able to hold their meeting in Silver City, however the reasons you gave for your decision both in your email and in our conversation do make sense for the most part. In particular, the fact that the Planning Commission is composed of volunteer citizens from the county who aren't necessarily prepared or should they be expected to make decisions in a highly charged environment.

I guess I would argue that the BOC is different, in the sense that these are elected officials whose seek office in the first place to address issues with their constituents as directly as possible.

I would also agree that the last couple of Advisory Board meetings have been contentious. We are dealing with vitally important issues, however the Advisory Board has done its best to strike a balance between allowing citizens to fully express their opinions and maintaining an orderly discussion. I believe we've done a good job of this, but of course any shortcomings are the responsibility of the Advisory Board, and myself in particular as Chair of the Advisory Board. That said, a BOC meeting operates under different procedures, and I don't see that the Commissioners would be unduly affected by the setting of the meeting.

Thanks very much for your consideration,
Erich

Erich Obermayr
Historic Insight
Box 249
Silver City, NV 89428
[775-847-0344](tel:775-847-0344)



letter of transmittal 10-7-13.doc

31K



Bob Hastings <ninergold3@gmail.com>

Update s

1 message

Jeff Page <jpage@lyon-county.org>

Tue, Nov 19, 2013 at 3:14 PM

To: "bocc@lyon-county.org" <bocc@lyon-county.org>

PLANNING DEPARTMENT ISSUES

I have addressed a number of personnel issues with Mr. Loveberg, issued the appropriate disciplinary action and developed a corrective action plan for he and staff to follow. I cannot provide more information on discipline but suffice it to say the issues brought up will be addressed or the next level of discipline will include a change in the department.

LIBRARY ISSUES

Jonnica McClure has tendered her resignation. I have requested a meeting with her to determine why she is leaving and if there are issues that need to be addressed. We have received a complaint from the Yerington Branch in reference to David Rae being at the branch and giving staff direction and orders. I have requested Mr. Foli and Ms. Walters to have a discussion with Mr. Rae. If his actions do not stop I will be requesting the BOCC to remove him from the BOT.

COMSTOCK MINING

I have spoken to Comstock Mining about a possible solution to the issue at hand. Chuck Davies has recommended to staff that we table the issue and work with Silver City and Comstock Mining to develop the Community Component of the Master Plan for Silver City. This would allow CM the ability to work with Silver City and address the proposed locations for mining activity and may allow for a win-win situation. CM is taking it under consideration.

I met with Eric Obermeier, Gail Sherman and Barbara Peck today. The point of the meeting was to address rumor mill and addressing a BOCC meeting in Silver City. I informed the group that I recommend that BOCC not move the meeting but that decision is not final. I also explained that I would have to look at the legalities as the BOCC could only address planning issues for Silver City if the meeting were moved.

—
Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531/(775) 577-5037
(775) 302-7088 (Cell)

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3/3/2014

Gmail - Updates

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**Citizen Advisory Board
Letter of Transmittal**

Advisory Board: Silver City

Date: Oct 7, 2013

Item of Concern: _____

1) Revised Application for Reversion to Acreage on Comstock Mining, Inc. property in Silver City, Agenda Item 2, Lyon County Planning Commission Meeting Oct. 8, 2013.

2) Request to the Lyon County Planning Commission and Lyon County Board of Commissioners that future meetings regarding Comstock Mining, Inc.'s applications for Master Plan Amendments and Zone Changes for property in Silver City be held at the Silver City Community Center.

Has the Advisory Board agendized this and taken action? Yes ☒ No ☐

If yes, what action has been taken?

1) The Silver City Citizen Advisory Board voted unanimously to recommend that the Lyon County Planning Commission reject this application or, if the applicant requests, grant a continuance.

The primary reason given during discussion for this recommendation is that the purpose of the application is to create a large parcel of land that will conform to a separate application for a master plan amendment and zone change for the property. The master plan amendment and zone change have not yet been approved, so it would be premature to grant this reversion to acreage. Questions were also raised regarding the appropriateness of combining the small parcels in question, which date to the original Silver City townsite and reflect the existing subdivision of nearby property; questions were also raised regarding these parcels and the results and/or potential mitigation measures associated with the recent testing program within the Carson River Mercury Superfund Site.

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The reasons discussed for this request included the fact that these land use issues are of critical importance to Silver City and its residents. Attendance at Advisory Board meetings at which these issues have been discussed—between 60 and 80 people—has reflected residents' high level of concern. Holding these meetings in Silver City would not only allow for maximum participation, but would also save residents from having to making a 180 mile round trip to Yerington. A number of residents also expressed their willingness to help defray costs or do anything necessary to expedite holding these meetings in Silver City.

Does the Advisory Board want this item brought before the Board of Commissioners?

Yes___

No X

What, if any, recommendation does the Advisory Board have

None beyond the recommendations listed above.

Mail to: Lyon County Managers Office, 27 S. Main Street, Yerington, NV 89447

Email to: mwilliss@lyon-county.org



Bob Hastings <ninergold3@gmail.com>

Pedlar land e xchange

1 message

Erich Obermayr <historicinsight@gbis.com>

Wed, Nov 20, 2013 at 9:55 AM

To: Maureen Williss <mwilliss@lyon-county.org>

Cc: Jeff Page <jpage@lyon-county.org>, Joe Mortensen <jmortensen@lyon-county.org>, Bob Hastings <ninergold3@gmail.com>, Pamela Abercrombie <pamabercrombie22@gmail.com>, Pamela Abercrombie <pamela.communitychestnevada@gmail.com>, Cal Dillon <cdillon@gbis.com>

Good morning Maureen. Attached is the letter of transmittal for action taken by the Advisory Board regarding the Pedlar land exchange.

Thanks,
Erich

Erich Obermayr
Historic Insight
Box 249
Silver City, NV 89428
[775-847-0344](tel:775-847-0344)



Letter of transmittal, cemetery exchange.doc
29K



Bob Hastings <ninergold3@gmail.com>

Fwd: Pedlar land e xchange

1 message

Jeff Page <jpage@lyon-county.org>

Wed, Nov 20, 2013 at 10:42 AM

To: "bocc@lyon-county.org" <bocc@lyon-county.org>, Mike Workman <mworkman@lyon-county.org>, Maureen Williss <mwilliss@lyon-county.org>

----- Forwarded message -----

From: Erich Obermayr <historicinsight@gbis.com>

Date: Wed, Nov 20, 2013 at 9:55 AM

Subject: Pedlar land exchange

To: Maureen Williss <mwilliss@lyon-county.org>

Cc: Jeff Page <jpage@lyon-county.org>, Joe Mortensen <jmortensen@lyon-county.org>, Bob Hastings <ninergold3@gmail.com>, Pamela Abercrombie <pamabercrombie22@gmail.com>, Pamela Abercrombie <pamela.communitychestnevada@gmail.com>, Cal Dillon <cdillon@gbis.com>

Good morning Maureen. Attached is the letter of transmittal for action taken by the Advisory Board regarding the Pedlar land exchange.

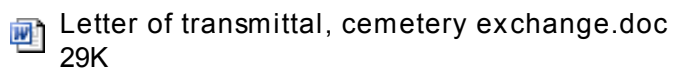
Thanks,
Erich

Erich Obermayr
Historic Insight
Box 249
Silver City, NV 89428
[775-847-0344](tel:775-847-0344)

—
Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
[775-463-6531](tel:775-463-6531)/[775-577-5037](tel:775-577-5037)
[775-302-7088](tel:775-302-7088) (Cell)

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Bob Hastings <ninergold3@gmail.com>

Re: Agenda Question

1 message

Jeff Page <jpage@lyon-county.org>

Tue, Nov 26, 2013 at 11:04 AM

To: Bob & Nadine Hastings <ninergold3@gmail.com>

Dayton and once in Fernley for no specific reason

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531 Office
(775) 302-7088 Cell

On Nov 26, 2013 11:03 AM, "Bob Hastings" <ninergold3@gmail.com> wrote:

Jeff -

Don't go out of your way for this. Simply do it off the top of your head. Since you have been County Manager how many times has the BOCC meeting been moved from Yerington and for what reason? The only one I specifically remember was the Dayton Community Center decision but I am sure there are others.

—

Bob Hastings
Lyon County Commissioner - District 1
www.bobhastingsnv.com
email: ninergold3@gmail.com
775-771-9848

PO Box 686
Dayton, NV 89403

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Bob Hastings <ninergold3@gmail.com>

Question

1 message

Gayle Sherman <gales@gbis.com>
To: Bob-Nadine Hastings <ninergold3@gmail.com>

Mon, Dec 2, 2013 at 2:22 PM

Hello Mr. Hastings,

My name is Gayle Sherman, we met at several Silver City town meetings. Barbara Peck and I would like to meet with you to discuss some concerns. I was thinking perhaps the Starbucks in Dayton at a date and time that is convenient for you. Would this be possible?

Thanks for your time.

Gayle Sherman



Bob Hastings <ninergold3@gmail.com>

Re: Question

1 message

Gayle Sherman <gales@gbis.com>
To: Bob Hastings <ninergold3@gmail.com>

Mon, Dec 2, 2013 at 3:30 PM

Hello Bob,

There are folks here in town that are terrified that they will lose their homes because they live across the street from the proposed mining area. These are the issues for discussion. We have never had a discussion regarding these kind of issues and I thought you would want to hear theses concerns. I personally also have concerns about Superfund Site issues.

Thank you,

Gayle

----- Original Message -----

From: [Bob Hastings](#)To: [Gayle Sherman](#)

Sent: Monday, December 02, 2013 2:52 PM

Subject: Re: Question

Gayle -

Can you please share the nature of the concerns? I would assume this is in regards to Comstock Mining?

Bob Hastings

On Mon, Dec 2, 2013 at 2:22 PM, Gayle Sherman <gales@gbis.com> wrote:

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[Bob Hastings](#)[Lyon County Commissioner - District 1](#)www.bobhastingsnv.com[email: ninergold3@gmail.com](mailto:ninergold3@gmail.com)[775-771-9848](tel:775-771-9848)[PO Box 686](#)[Dayton, NV 89403](#)

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Bob Hastings <ninergold3@gmail.com>

Re: Question

1 message

Gayle Sherman <gales@gbis.com>
To: Bob Hastings <ninergold3@gmail.com>

Mon, Dec 2, 2013 at 4:39 PM

Thanks Bob, I will get with Barbara and then get back to you. I appreciate your willingness to meet with us.

Gayle

----- Original Message -----

From: [Bob Hastings](#)
To: [Gayle Sherman](#)
Sent: Monday, December 02, 2013 3:43 PM
Subject: Re: Question

Gayle -

I would be happy to meet with you and Barbara to hear your concerns. I likely have to push it off until next week and my nights this week are insane (advisory boards week). I should let you know that I can listen but because it is an agenda item that is before the Planning Commission and will likely come to the BOCC in some form it would be inappropriate for me to make any comments at this time.

Please let me know what evenings you are free. I am available Monday thru Thursday.

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Bob Hastings <ninergold3@gmail.com>

Re: Question

1 message

Gayle Sherman <gales@gbis.com>

Fri, Dec 6, 2013 at 8:27 AM

To: Bob Hastings <ninergold3@gmail.com>

Cc: Erich Obermayr <historicinsight@gbis.com>, Barbara Peck <bpecknv@yahoo.com>

Hello Bob,

Thanks so much. That is perfect. See you there.

Gayle

----- Original Message -----

From: [Bob Hastings](#)To: [Gayle Sherman](#)

Sent: Thursday, December 05, 2013 12:59 PM

Subject: Re: Question

How about Thursday the 12th at 7:00 PM?. Dayton Starbucks.

On Thu, Dec 5, 2013 at 12:03 PM, Gayle Sherman <[gales@gbis.com](#)> wrote:

Hello Bob,

Sorry I am just getting back to you. Would it be possible to meet with you next Thursday, December 12th at Starbucks in Dayton. Whatever time is convenient for you will be fine with us. Erich Obermayr is also going to be there with myself and Barbara.

Thanks

Gayle

----- Original Message -----

From: [Bob Hastings](#)To: [Gayle Sherman](#)

Sent: Monday, December 02, 2013 3:43 PM

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[Bob Hastings](#)

[Lyon County Commissioner - District 1](#)

www.bobhastingsnv.com

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[Dayton, NV 89403](#)

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Bob Hastings <ninergold3@gmail.com>

Re: Comstock Communications

1 message

Jeff Page <jpage@lyon-county.org>
To: Bob Hastings <ninergold3@gmail.com>

Fri, Dec 6, 2013 at 10:09 AM

by Tuesday would be fine

On Fri, Dec 6, 2013 at 10:02 AM, Bob Hastings <ninergold3@gmail.com> wrote:

Jeff -

Realistically, when do you need the Comstock emails. I have been tied up and haven't got to them. I suspect it won't take time - once I find a gap in the schedule.

--

Bob Hastings
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Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531/(775) 577-5037
(775) 302-7088 (Cell)

"It is amazing what you can accomplish if you do not care who gets the credit" Harry S. Truman

https://mail.google.com/mail/u/0/?ui=2&ik=3c3d048dd5&view=pt&cat=BOCC%2Fmining%2FSend%20to%20Jeff&search=cat&th=142c919c6d9b2f3f&siml=142... 2/2

LYON COUNTY



Bob Hastings <ninergold3@gmail.com>

CMI e=mails1 message

Jeff Page <jpage@lyon-county.org>

Fri, Dec 13, 2013 at 8:58 AM

To: "bocc@lyon-county.org" <bocc@lyon-county.org>

Please send me any e-mails that you have that discuss with CMI the current land use application. If you have not received any then send me an email advising that

—

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531/(775) 577-5037
(775) 302-7088 (Cell)

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To unsubscribe from this group and stop receiving emails from it, send an email to bocc+unsubscribe@lyon-county.org.



Bob Hastings <ninergold3@gmail.com>

Re: Statement for Keith Trout (???)

1 message

Jeff Page <jpage@lyon-county.org>

Fri, Dec 20, 2013 at 9:02 AM

To: Bob & Nadine Hastings <ninergold3@gmail.com>

I think the statement is fine. The reality is that nothing you say will change the minds of the nay sayers

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531 Office
(775) 302-7088 Cell

On Dec 20, 2013 8:31 AM, "Bob Hastings" <ninergold3@gmail.com> wrote:

Jeff -

As I stated yesterday Keith is looking for a quote regarding my association with Comstock. This is what I have written. Please let me know what you think.

"Regarding the donations made by Comstock Mining Inc. and others to my campaign fund in 2010. I expected this would be brought out as an issue at this time with some acting as though this is new or was hidden information. The fact is every dollar I received in my campaign has been part of public record and on the Secretary of State's website since before the 2012 election.

Reality is my association with Comstock Mining began prior to my run for office. Comstock Mining has worked with me to help support several charities, including the Mason Valley Boys & Girls Clubs – Dayton Units. As I understand it, when the election approached in 2012, Comstock Mining vetted candidates to determine where Comstock's would lie. My vision for Lyon County in regards to Economic Development and Jobs Growth fit well with the goals of Comstock and they chose to support me. Let me be clear that Comstock Mining Inc. has not asked me for anything except a fair and equal opportunity to do business in Lyon County."

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3/3/2014

Gmail - Re: Statement for Keith Trout (???)

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https://mail.google.com/mail/u/0/?ui=2&ik=3c3d048dd5&view=pt&cat=BOCC%2FMining%2F-Send%20to%20Jeff&search=cat&th=14310f567cdc682&siml=143... 2/2

LYON COUNTY



Bob Hastings <ninergold3@gmail.com>

Re: State ment for Ke ith Trout (???)

1 message

Jeff Page <jpage@lyon-county.org>
To: Bob & Nadine Hastings <ninergold3@gmail.com>

Fri, Dec 20, 2013 at 9:54 AM

No it looks good to me

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27 South Main Street
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On Dec 20, 2013 9:54 AM, "Bob Hastings" <ninergold3@gmail.com> wrote:

I know. I just want to make sure I don't say something stupid that adds fuel to the fire.

Have a Merry Christmas and good vacation.

Bob

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Mr. Hastings,

10/20/2013

The perception in Northern Nevada is that your vote has been purchased by Comstock Mining for campaign donations totaling at least \$17,000. I want to give you a chance to address this directly. To clear up this perception would you answer the questions below?

Has your vote been purchased?

Did you accept over 17,000 in donations from Comstock mining and their Principals?

Do you plan to vote for Comstock Mining's Master Plan change regardless of the affects on your constituents?

Is your mind made up to support this Master Plan change no matter what information is presented?

Have you studied this issue by reading all of the county staff research?

Do you or your extended family work for Comstock Mining?

Do you or your extended family hold stock or options or interest in Comstock Mining?

Has Comstock Mining promised you or your family anything for your vote?

It does appear to the casual observer that you have been very familiar with the company principals and in addition to their huge donations you have accepted tours of the mine and supported them in using a county building for a Comstock Mining propaganda event. They also funded and put on events supporting your bid for commissioner.

If this perception of you is not true now is the time to set the record straight.

Bob, your work in the community has been inspiring. Your efforts with the Boys and Girls Club are welcome and appreciated. The fact that you were willing to run for office is commendable. It would be sad if your legacy in Nevada was one of perceived corruption and greed. Please think carefully about our county's future and your future when you make this important decision.

Sincerely,

Theo McCormick
PO Box 123
Silver City, NV 89428
775 291 2468
Theo@theodata.com



Bob Hastings <ninergold3@gmail.com>

Fwd: Letter to Bob Hastings

1 message

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To: Bob & Nadine Hastings <ninergold3@gmail.com>

Fri, Dec 20, 2013 at 12:59 PM

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531 Office
(775) 302-7088 Cell

----- Forwarded message -----

From: "Theo McCormick" <Theo@theodata.com>
Date: Dec 20, 2013 11:36 AM
Subject: Letter to Bob Hastings
To: <jpage@lyon-county.org>
Cc:

Jeff,

Could you possibly print and forward this letter to Bob Hastings. There have been complaints that the county email system is blocking email to Bob.

Thanks,

Theo McCormick



Letter To Bob.pdf
36K

Mason Valley Median Home Prices

Year	Count	Median	Change Previous Year	Change Highest Point	Change Baseline 2003	Avg	Change Previous Year	Change Highest Point	Change Baseline 2003
2003	116	\$ 110,000		-41%	0%	\$ 113,226		-42%	0%
2004	146	\$ 123,625	12%	-33%	12%	\$ 134,160	18%	-31%	18%
2005	136	\$ 174,750	41%	-6%	59%	\$ 188,319	40%	-4%	66%
2006	76	\$ 185,000	6%	0%	68%	\$ 195,571	4%	0%	73%
2007	72	\$ 170,000	-8%	-8%	55%	\$ 172,976	-12%	-12%	53%
2008	41	\$ 150,000	-12%	-19%	36%	\$ 156,858	-9%	-20%	39%
2009	45	\$ 125,000	-17%	-32%	14%	\$ 135,233	-14%	-31%	19%
2010	64	\$ 112,450	-10%	-39%	2%	\$ 123,778	-8%	-37%	9%
2011	59	\$ 65,000	-42%	-65%	-41%	\$ 87,868	-29%	-55%	-22%
2012	54	\$ 95,000	46%	-49%	-14%	\$ 97,089	10%	-50%	-14%
2013	62	\$ 117,500	24%	-36%	7%	\$ 127,201	31%	-35%	12%

Fernley Median Home Prices

Year	Count	Median	Change Previous Year	Change Highest Point	Change Baseline 2003	Avg	Change Previous Year	Change Highest Point	Change Baseline 2003
2003	648	\$ 133,000		-49%	0%	\$ 144,403		-47%	0%
2004	1076	\$ 170,000	28%	-35%	28%	\$ 179,863	25%	-34%	25%
2005	1209	\$ 227,000	34%	-13%	71%	\$ 237,414	32%	-13%	64%
2006	701	\$ 261,255	15%	0%	96%	\$ 272,895	15%	0%	89%
2007	389	\$ 225,000	-14%	-14%	69%	\$ 236,100	-13%	-13%	64%
2008	380	\$ 162,000	-28%	-38%	22%	\$ 170,795	-28%	-37%	18%
2009	634	\$ 109,750	-32%	-58%	-17%	\$ 118,246	-31%	-57%	-18%
2010	536	\$ 109,950	0%	-58%	-17%	\$ 118,936	1%	-56%	-18%
2011	555	\$ 87,900	-20%	-66%	-34%	\$ 98,465	-17%	-64%	-32%
2012	587	\$ 89,900	2%	-66%	-32%	\$ 99,389	1%	-64%	-31%
2013	463	\$ 120,000	33%	-54%	-10%	\$ 129,212	30%	-53%	-11%

Smith Valley Median Home Prices

Year	Count	Median	Change Previous Year	Change Highest Point	Change Baseline 2003	Avg	Change Previous Year	Change Highest Point	Change Baseline 2003
2003	41	\$ 249,800		-44%	0%	\$ 239,693		-49%	0%
2004	48	\$ 297,450	19%	-33%	19%	\$ 289,874	21%	-38%	21%
2005	35	\$ 410,000	38%	-7%	64%	\$ 369,186	27%	-21%	54%
2006	26	\$ 372,000	-9%	-16%	49%	\$ 391,538	6%	-16%	63%
2007	14	\$ 442,500	19%	0%	77%	\$ 468,871	20%	0%	96%
2008	14	\$ 329,000	-26%	-26%	32%	\$ 367,685	-22%	-22%	53%
2009	19	\$ 250,000	-24%	-44%	0%	\$ 267,315	-27%	-43%	12%
2010	17	\$ 240,000	-4%	-46%	-4%	\$ 255,252	-5%	-46%	6%
2011	21	\$ 211,000	-12%	-52%	-16%	\$ 212,336	-17%	-55%	-11%
2012	33	\$ 225,000	7%	-49%	-10%	\$ 210,073	-1%	-55%	-12%
2013	27	\$ 275,000	22%	-38%	10%	\$ 263,922	26%	-44%	10%

Dayton Median Home Prices

Year	Count	Median	Change Previous Year	Change Highest Point	Change Baseline 2003	Avg	Change Previous Year	Change Highest Point	Change Baseline 2003
2003	396	\$ 175,000		-37%	0%	\$ 197,745		-37%	0%
2004	552	\$ 233,985	34%	-15%	34%	\$ 244,518	24%	-22%	24%
2005	511	\$ 274,145	17%	-1%	57%	\$ 287,785	18%	-8%	46%
2006	275	\$ 276,000	1%	0%	58%	\$ 311,993	8%	0%	58%
2007	178	\$ 260,000	-6%	-6%	49%	\$ 312,037	0%	0%	58%
2008	121	\$ 213,900	-18%	-23%	22%	\$ 243,303	-22%	-22%	23%
2009	206	\$ 165,000	-23%	-40%	-6%	\$ 182,944	-25%	-41%	-7%
2010	200	\$ 149,750	-9%	-46%	-14%	\$ 163,496	-11%	-48%	-17%
2011	214	\$ 121,375	-19%	-56%	-31%	\$ 138,102	-16%	-56%	-30%
2012	259	\$ 114,900	-5%	-58%	-34%	\$ 126,489	-8%	-59%	-36%
2013	225	\$ 142,000	24%	-49%	-19%	\$ 167,544	32%	-46%	-15%

JA3082

14 CV 00128 - 002977
LYON COUNTY

JA3083

14 CV 00128 - 002978
LYON COUNTY



Bob Hastings <ninergold3@gmail.com>

Fwd: Median Home Sale Price

1 message

Jeff Page <jpage@lyon-county.org>
To: bocc@lyon-county.org

Fri, Dec 20, 2013 at 1:04 PM

I've provided you with sales information on home sales in Fernley, Dayton and South County. Silver Springs to follow

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531 Office
(775) 302-7088 Cell

----- Forwarded message -----

From: "Eric Ow-wing" <eow-wing@lyon-county.org>
Date: Dec 17, 2013 10:09 AM
Subject: Median Home Sale Price
To: "Josh Foli" <jfoli@lyon-county.org>, "Jeff Page" <jpage@lyon-county.org>
Cc:

Does this make sense to you? I added some columns to compare from one year to the next, from any given year to the highest point, and to the baseline info of 2003. I do not have Silver Springs because mostly mobiles as opposed to stick built. And it looked terrible.

Eric Ow-Wing
Supervising Appraiser
Lyon County Assessor's Office
27 S. Main St
Yerington, NV 89447
775-463-6520 x1454
eow-wing@lyon-county.org

To unsubscribe from this group and stop receiving emails from it, send an email to bocc+unsubscribe@lyon-county.org.



Lyon County Median Sales Price Summary 2013.xlsx
21K



Bob Hastings <ninergold3@gmail.com>

Re: Median Home Sale Price

1 message

Eric Ow-wing <eow-wing@lyon-county.org>
To: Bob Hastings <ninergold3@gmail.com>

Fri, Dec 20, 2013 at 1:55 PM

I ran the sales for the last 10 years on residences in Silver City. There does not seem to be a sufficient number of sales to determine any specific trends.

Eric Ow-Wing
Supervising Appraiser
Lyon County Assessor's Office
27 S. Main St
Yerington, NV 89447
[775-463-6520](tel:775-463-6520) x1454
eow-wing@lyon-county.org

On Fri, Dec 20, 2013 at 1:14 PM, Eric Ow-wing <eow-wing@lyon-county.org> wrote:

I'll give it a shot.

Eric Ow-Wing
Supervising Appraiser
Lyon County Assessor's Office
27 S. Main St
Yerington, NV 89447
[775-463-6520](tel:775-463-6520) x1454
eow-wing@lyon-county.org

On Fri, Dec 20, 2013 at 1:09 PM, Bob Hastings <ninergold3@gmail.com> wrote:

Eric -

Is it possible, without too much effort, to get the same numbers specifically for Silver City?

Thank you,

Commissioner Hastings

On Fri, Dec 20, 2013 at 1:04 PM, Jeff Page <jpage@lyon-county.org> wrote:

I've provided you with sales information on home sales in Fernley, Dayton and South County. Silver Springs to follow

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
[\(775\) 463-6531](tel:775-463-6531) Office
[\(775\) 302-7088](tel:775-302-7088) Cell

Cc:



Bob Hastings <ninergold3@gmail.com>

RE: State ment re garding Com stock

1 message

Trout, Keith <kt trout1@reno.gannett.com>
To: Bob Hastings <ninergold3@gmail.com>

Mon, Dec 23, 2013 at 7:59 AM

I did change one item, as you wrote of contributions in 2010, but those were in 2012, at least the ones I saw on the reports, and you do reference 2012 campaign later.

Is there anything else you would like to say or address? I believe you mentioned when we spoke Thursday about you talking to the NV Ethics Commission and perhaps you'd like to say what they told you about this situation, how you should handle it. Would you say if you were told you had to disclose it only, or what action they said you should take.

Thanks, you can call me at 240-1485.

From: Bob Hastings [mailto:ninergold3@gmail.com]
Sent: Friday, December 20, 2013 10:01 AM
To: Trout, Keith
Subject: Statement regarding Comstock

Keith -

Here is my statement concerning the Comstock donations. Please feel free to contact me if you need anything.

STATEMENT:

"Regarding the donations made by Comstock Mining Inc. and others to my campaign fund in 2010. I expected this would be brought out as an issue at this time with some acting as though this is new or was hidden information. The fact is every dollar I received in my campaign has been part of public record and on the Secretary of State's website since before the 2012 election.

Reality is my association with Comstock Mining began prior to my run for office. Comstock Mining has worked with me to help support several charities, including the Mason Valley Boys & Girls Clubs – Dayton Units. As I understand it, when the election approached in 2012, Comstock Mining vetted candidates to determine where Comstock's support would lie. My vision for Lyon County in regards to Economic Development and Jobs Growth fit well with the goals of Comstock and they chose to support me. Let me be clear that Comstock Mining Inc. has not asked me for anything except a fair and equal opportunity to do business in Lyon County."



Bob Hastings <ninergold3@gmail.com>

RE: State ment re garding Com stock

1 message

Trout, Keith <kt trout1@reno.gannett.com>
To: County Commission <ninergold3@gmail.com>

Mon, Dec 23, 2013 at 8:13 AM

I believe you had told me you sought input or advice from the Ethics commission, when you spoke briefly, but I wasn't taking note then, would you like to say what you were told by that body and what you plan to say or address this at the commission meeting.

Do you have a chance to talk by phone briefly.

Thanks,

From: County Commission [mailto:ninergold3@gmail.com]
Sent: Monday, December 23, 2013 8:09 AM
To: Trout, Keith
Subject: Re: Statement regarding Comstock

Thanks for the correction. No other comments are necessary. Thanks.

Bob Hastings

[775-771-9848](tel:775-771-9848)

Sent from my iPhone

On Dec 23, 2013, at 7:59 AM, "Trout, Keith" <kt trout1@reno.gannett.com> wrote:

I did change one item, as you wrote of contributions in 2010, but those were in 2012, at least the ones I saw on the reports, and you do reference 2012 campaign later.

Is there anything else you would like to say or address? I believe you mentioned when we spoke Thursday about you talking to the NV Ethics Commission and perhaps you'd like to say what they told you about this situation, how you should handle it. Would you say if you were told you had to disclose it only, or what action they said you should take.

Thanks, you can call me at 240-1485.

From: Bob Hastings [mailto:ninergold3@gmail.com]

Sent: Friday, December 20, 2013 10:01 AM
To: Trout, Keith
Subject: Statement regarding Comstock

Keith -

Here is my statement concerning the Comstock donations. Please feel free to contact me if you need anything.

STATEMENT:

"Regarding the donations made by Comstock Mining Inc. and others to my campaign fund in 2010. I expected this would be brought out as an issue at this time with some acting as though this is new or was hidden information. The fact is every dollar I received in my campaign has been part of public record and on the Secretary of State's website since before the 2012 election.

Reality is my association with Comstock Mining began prior to my run for office. Comstock Mining has worked with me to help support several charities, including the Mason Valley Boys & Girls Clubs – Dayton Units. As I understand it, when the election approached in 2012, Comstock Mining vetted candidates to determine where Comstock's support would lie. My vision for Lyon County in regards to Economic Development and Jobs Growth fit well with the goals of Comstock and they chose to support me. Let me be clear that Comstock Mining Inc. has not asked me for anything except a fair and equal opportunity to do business in Lyon County."

--

Bob Hastings

Lyon County Commissioner - District 1

www.bobhastingsnv.com

em ail: ninergold3@gmail.com

775-771-9848

PO Box 686

Dayton, NV 89403

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Bob Hastings <ninergold3@gmail.com>

RE: State ment re garding Com stock

1 message

Trout, Keith <ktROUT1@reno.gannett.com>
To: Bob Hastings <ninergold3@gmail.com>

Mon, Dec 23, 2013 at 8:41 AM

From: Bob Hastings [mailto:ninergold3@gmail.com]
Sent: Monday, December 23, 2013 8:22 AM
To: Trout, Keith
Cc: Jeff Page
Subject: Re: Statement regarding Comstock

Keith -

I am slammed at work due to the impending holiday. The one statement I made is where I will leave it for now.

Thanks,

Bob

On Mon, Dec 23, 2013 at 8:13 AM, Trout, Keith <ktROUT1@reno.gannett.com> wrote:

I believe you had told me you sought input or advice from the Ethics commission, when you spoke briefly, but I wasn't taking note then, would you like to say what you were told by that body and what you plan to say or address this at the commission meeting.

Do you have a chance to talk by phone briefly.

Thanks,

From: County Commission [mailto:ninergold3@gmail.com]
Sent: Monday, December 23, 2013 8:09 AM
To: Trout, Keith
Subject: Re: Statement regarding Comstock

Thanks for the correction. No other comments are necessary. Thanks.

Bob Hastings

[775-771-9848](tel:775-771-9848)

JA3092

14 CV 00128 - 002987

LYON COUNTY

www.bobhastingsnv.com

[em ail: ninergold3@gm ail.com](mailto:ninergold3@gmail.com)

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—

Bob Hastings

Lyon County Commissioner - District 1

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Bob Hastings <ninergold3@gmail.com>

RE: State ment re garding Com stock

1 message

Trout, Keith <ktROUT1@reno.gannett.com>
To: Bob Hastings <ninergold3@gmail.com>

Mon, Dec 23, 2013 at 8:42 AM

From: Bob Hastings [mailto:ninergold3@gmail.com]
Sent: Monday, December 23, 2013 8:22 AM
To: Trout, Keith
Cc: Jeff Page
Subject: Re: Statement regarding Comstock

Keith -

I am slammed at work due to the impending holiday. The one statement I made is where I will leave it for now.

Thanks,

Bob

On Mon, Dec 23, 2013 at 8:13 AM, Trout, Keith <ktROUT1@reno.gannett.com> wrote:

I believe you had told me you sought input or advice from the Ethics commission, when you spoke briefly, but I wasn't taking note then, would you like to say what you were told by that body and what you plan to say or address this at the commission meeting.

Do you have a chance to talk by phone briefly.

Thanks,

From: County Commission [mailto:ninergold3@gmail.com]
Sent: Monday, December 23, 2013 8:09 AM
To: Trout, Keith
Subject: Re: Statement regarding Comstock

Thanks for the correction. No other comments are necessary. Thanks.

Bob Hastings

[775-771-9848](tel:775-771-9848)

JA3095

14 CV 00128 - 002990

www.bobhastingsnv.com

[em ail: ninergold3@gm ail.com](mailto:ninergold3@gmail.com)

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—

Bob Hastings

Lyon County Commissioner - District 1

www.bobhastingsnv.com

[em ail: ninergold3@gm ail.com](mailto:ninergold3@gmail.com)

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Bob Hastings <ninergold3@gmail.com>

RE: State ment re garding Com stock

1 message

Trout, Keith <ktROUT1@reno.gannett.com>
To: Bob Hastings <ninergold3@gmail.com>

Mon, Dec 23, 2013 at 11:41 AM

I need to double check, you are going to vote on the Comstock agenda items, that was what I had in my mind from talking Thursday, but my editor asked and I wanted to be sure.

Thanks,

From: Bob Hastings [mailto:ninergold3@gmail.com]
Sent: Monday, December 23, 2013 8:22 AM
To: Trout, Keith
Cc: Jeff Page
Subject: Re: Statement regarding Comstock

Keith -

I am slammed at work due to the impending holiday. The one statement I made is where I will leave it for now.

Thanks,

Bob

On Mon, Dec 23, 2013 at 8:13 AM, Trout, Keith <ktROUT1@reno.gannett.com> wrote:

I believe you had told me you sought input or advice from the Ethics commission, when you spoke briefly, but I wasn't taking note then, would you like to say what you were told by that body and what you plan to say or address this at the commission meeting.

Do you have a chance to talk by phone briefly.

Thanks,

From: County Commission [mailto:ninergold3@gmail.com]
Sent: Monday, December 23, 2013 8:09 AM
To: Trout, Keith
Subject: Re: Statement regarding Comstock

Thanks for the correction. No other comments are necessary. Thanks.

Bob Hastings

775-771-9848

Sent from my iPhone

On Dec 23, 2013, at 7:59 AM, "Trout, Keith" <kt trout1@reno.gannett.com> wrote:

I did change one item, as you wrote of contributions in 2010, but those were in 2012, at least the ones I saw on the reports, and you do reference 2012 campaign later.

Is there anything else you would like to say or address? I believe you mentioned when we spoke Thursday about you talking to the NV Ethics Commission and perhaps you'd like to say what they told you about this situation, how you should handle it. Would you say if you were told you had to disclose it only, or what action they said you should take.

Thanks, you can call me at 240-1485.

From: Bob Hastings [<mailto:ninergold3@gmail.com>]
Sent: Friday, December 20, 2013 10:01 AM
To: Trout, Keith
Subject: Statement regarding Comstock

Keith -

Here is my statement concerning the Comstock donations. Please feel free to contact me if you need anything.

STATEMENT:

"Regarding the donations made by Comstock Mining Inc. and others to my campaign fund in 2010. I expected this would be brought out as an issue at this time with some acting as though this is new or was hidden information. The fact is every dollar I received in my campaign has been part of public record and on the Secretary of State's website since before the 2012 election.

Reality is my association with Comstock Mining began prior to my run for office. Comstock Mining has worked with me to help support several charities, including the Mason Valley Boys & Girls Clubs – Dayton Units. As I understand it, when the election approached in 2012, Comstock Mining vetted candidates to determine where Comstock's support would lie. My vision for Lyon County in regards to Economic Development and Jobs Growth fit well with the goals of Comstock and they chose to support me. Let me be clear that Comstock Mining Inc. has not asked me for anything except a fair and equal opportunity to do business in Lyon County."

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Bob Hastings

Lyon County Commissioner - District 1

www.bobhastingsnv.com

email: ninergold3@gmail.com

775-771-9848

PO Box 686

Dayton, NV 89403

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--

Bob Hastings

Lyon County Commissioner - District 1

www.bobhastingsnv.com

email: ninergold3@gmail.com

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Dayton, NV 89403

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Bob Hastings <ninergold3@gmail.com>

RE: State ment re garding Com stock

1 message

Trout, Keith <ktROUT1@reno.gannett.com>
To: Bob Hastings <ninergold3@gmail.com>

Mon, Dec 23, 2013 at 11:57 AM

Just another one or two real quick. Did you say you spoke with someone from the Ethics Commission office. And did you say you were going to disclose? I thought you had said something like that, but according to the law it doesn't sound like you have to disclose so I wasn't sure now what you'd said after the meeting. Thanks.

From: Bob Hastings [mailto:ninergold3@gmail.com]
Sent: Monday, December 23, 2013 8:22 AM
To: Trout, Keith
Cc: Jeff Page
Subject: Re: Statement regarding Comstock

Keith -

I am slammed at work due to the impending holiday. The one statement I made is where I will leave it for now.

Thanks,

Bob

On Mon, Dec 23, 2013 at 8:13 AM, Trout, Keith <ktROUT1@reno.gannett.com> wrote:

I believe you had told me you sought input or advice from the Ethics commission, when you spoke briefly, but I wasn't taking note then, would you like to say what you were told by that body and what you plan to say or address this at the commission meeting.

Do you have a chance to talk by phone briefly.

Thanks,

From: County Commission [mailto:ninergold3@gmail.com]
Sent: Monday, December 23, 2013 8:09 AM
To: Trout, Keith
Subject: Re: Statement regarding Comstock

Thanks for the correction. No other comments are necessary. Thanks.

Bob Hastings

775-771-9848

Sent from my iPhone

On Dec 23, 2013, at 7:59 AM, "Trout, Keith" <kt trout1@reno.gannett.com> wrote:

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Thanks, you can call me at 240-1485.

From: Bob Hastings [<mailto:ninergold3@gmail.com>]
Sent: Friday, December 20, 2013 10:01 AM
To: Trout, Keith
Subject: Statement regarding Comstock

Keith -

Here is my statement concerning the Comstock donations. Please feel free to contact me if you need anything.

STATEMENT:

"Regarding the donations made by Comstock Mining Inc. and others to my campaign fund in 2010. I expected this would be brought out as an issue at this time with some acting as though this is new or was hidden information. The fact is every dollar I received in my campaign has been part of public record and on the Secretary of State's website since before the 2012 election.

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Bob Hastings

Lyon County Commissioner - District 1

www.bobhastingsnv.com

email: ninergold3@gmail.com

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Dayton, NV 89403

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--

Bob Hastings

Lyon County Commissioner - District 1

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Bob Hastings <ninergold3@gmail.com>

Re: FYI: Com stock and Ethics

1 message

Jeff Page <jpage@lyon-county.org>
To: Bob & Nadine Hastings <ninergold3@gmail.com>

Mon, Dec 23, 2013 at 12:43 PM

Smart move on your part

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531 Office
(775) 302-7088 Cell

On Dec 23, 2013 11:55 AM, "Bob Hastings" <ninergold3@gmail.com> wrote:

Jeff -

So you are aware Keith is coming after me hard asking for quotes and information. Aside from the written statement I sent the only info I provided was that based on the current information I was planning on voting. I suspect Keith's article WILL NOT paint me in a good light based on tone and questions.

That said I have a meeting to discuss this with Caren Jenkins (Nevada Ethics Commission Director) on Thursday. As I have said we had a discussion last year on the matter and she stated I was good. But I thought I would revisit it with her for safety sake.

--

Bob Hastings
Lyon County Commissioner - District 1
www.bobhastingsnv.com
email: ninergold3@gmail.com
775-771-9848

PO Box 686
Dayton, NV 89403

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Bob Hastings <ninergold3@gmail.com>

RE: State ment re garding Com stock

1 message

Trout, Keith <kt trout1@reno.gannett.com>
To: Bob Hastings <ninergold3@gmail.com>

Mon, Dec 23, 2013 at 1:43 PM

ok

From: Bob Hastings [mailto:ninergold3@gmail.com]
Sent: Monday, December 23, 2013 11:44 AM
To: Trout, Keith
Subject: Re: Statement regarding Comstock

Based on the information I have at this time. Yes.

On Mon, Dec 23, 2013 at 11:41 AM, Trout, Keith <kt trout1@reno.gannett.com> wrote:

I need to double check, you are going to vote on the Comstock agenda items, that was what I had in my mind from talking Thursday, but my editor asked and I wanted to be sure.

Thanks,

From: Bob Hastings [mailto:ninergold3@gmail.com]
Sent: Monday, December 23, 2013 8:22 AM
To: Trout, Keith
Cc: Jeff Page
Subject: Re: Statement regarding Comstock

Keith -

I am slammed at work due to the impending holiday. The one statement I made is where I will leave it for now.

Thanks,

Bob

On Mon, Dec 23, 2013 at 8:13 AM, Trout, Keith <kt trout1@reno.gannett.com> wrote:

I believe you had told me you sought input or advice from the Ethics commission, when you spoke briefly, but I wasn't taking note then, would you like to say what you were told by that body and what you plan to say or address this at the commission meeting.

Do you have a chance to talk by phone briefly.

Thanks,

From: County Commission [mailto:ninergold3@gmail.com]
Sent: Monday, December 23, 2013 8:09 AM
To: Trout, Keith
Subject: Re: Statement regarding Comstock

Thanks for the correction. No other comments are necessary. Thanks.

Bob Hastings

[775-771-9848](tel:775-771-9848)

Sent from my iPhone

On Dec 23, 2013, at 7:59 AM, "Trout, Keith" <kt trout1@reno.gannett.com> wrote:

I did change one item, as you wrote of contributions in 2010, but those were in 2012, at least the ones I saw on the reports, and you do reference 2012 campaign later.

Is there anything else you would like to say or address? I believe you mentioned when we spoke Thursday about you talking to the NV Ethics Commission and perhaps you'd like to say what they told you about this situation, how you should handle it. Would you say if you were told you had to disclose it only, or what action they said you should take.

Thanks, you can call me at 240-1485.

From: Bob Hastings [mailto:ninergold3@gmail.com]
Sent: Friday, December 20, 2013 10:01 AM
To: Trout, Keith
Subject: Statement regarding Comstock

Keith -

Here is my statement concerning the Comstock donations. Please feel free to contact me if you need anything.

STATEMENT:

"Regarding the donations made by Comstock Mining Inc. and others to my campaign fund in 2010. I expected this would be brought out as an issue at this time with some acting as though this is new or was hidden information. The fact is every dollar I received in my campaign has been part of public record and on the Secretary of State's website since before the 2012 election.

Reality is my association with Comstock Mining began prior to my run for office. Comstock Mining has worked with me to help support several charities, including the Mason Valley Boys & Girls Clubs – Dayton Units. As I understand it, when the election approached in 2012, Comstock Mining vetted candidates to determine where Comstock's support would lie. My vision for Lyon County in regards to Economic Development and Jobs Growth fit well with the goals of Comstock and they chose to support me. Let me be clear that Comstock Mining Inc. has not asked me for anything except a fair and equal opportunity to do business in Lyon County."

--

Bob Hastings

Lyon County Commissioner - District 1

www.bobhastingsnv.com

email: ninergold3@gmail.com

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--

Bob Hastings

Lyon County Commissioner - District 1

www.bobhastingsnv.com

email: ninergold3@gmail.com

775-771-9848



Bob Hastings <ninergold3@gmail.com>

RE: State ment re garding Com stock

1 message

Trout, Keith <ktROUT1@reno.gannett.com>
To: Bob Hastings <ninergold3@gmail.com>

Mon, Dec 23, 2013 at 1:57 PM

OK, I understand it is contentious.

From: Bob Hastings [mailto:ninergold3@gmail.com]
Sent: Monday, December 23, 2013 1:48 PM
To: Trout, Keith
Subject: Re: Statement regarding Comstock

Keith -

PLEASE KEEP THIS OFF THE RECORD: Sorry if I seem a bit squirrely. This is a contentious issue. I can assure you I am looking at every legal angle to assure I am in 100% compliance. Some have taken place and others are still yet to happen.

Bob

On Mon, Dec 23, 2013 at 1:43 PM, Trout, Keith <ktROUT1@reno.gannett.com> wrote:

ok

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Sent: Monday, December 23, 2013 11:44 AM
To: Trout, Keith
Subject: Re: Statement regarding Comstock

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told you had to disclose it only, or what action they said you should take.

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From: Bob Hastings [<mailto:ninergold3@gmail.com>]
Sent: Friday, December 20, 2013 10:01 AM
To: Trout, Keith
Subject: Statement regarding Comstock

Keith -

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STATEMENT:

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--

Bob Hastings

Lyon County Commissioner - District 1

www.bobhastingsnv.com

[em ail: ninergold3@gmail.com](mailto:ninergold3@gmail.com)

[775-771-9848](tel:775-771-9848)

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Dayton, NV 89403

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—

Bob Hastings

Lyon County Commissioner - District 1

www.bobhastingsnv.com

[email: ninergold3@gmail.com](mailto:ninergold3@gmail.com)

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—

Bob Hastings

Lyon County Commissioner - District 1

www.bobhastingsnv.com

[email: ninergold3@gmail.com](mailto:ninergold3@gmail.com)

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Dec 24, 2013

Theo McCormick
P.O. Box 123
Silver City, NV 89428

Dear Theo,

Thank you for your interest in economic development and your letter regarding the recent planning commission meeting in Yerington regarding the zoning change request proffered by Comstock Mining. Truly, I understand your views and want you to know that this letter shows that you have great concern for your neighborhood. I have great sympathy for your perspective and believe that if I lived in Silver City, I would not only agree with you, but would surely be on the "front line" of your personal cause.

Even though I am a bit confused as to what actually happened at the planning commission I want to state and confirm NNDA's position and policies on this matter.

First of all, NNDA's policy is not to involve itself in planning commission meetings regarding land use issues, (unless asked to by the County Manager.) The fact that Mr. Bonner appeared at this one was a mistake and should not have occurred. For this I am deeply sorry. Our practice and again, our policy, is to provide our input to the County Manager, appropriate county staff and to the commissioners (if asked by the County Manager) on any land use issues prior to any planning commission meeting, not at it. Frankly, we believe that land use issues are a matter best left to developers and the commission itself.

Secondly, NNDA's policy is to never, I repeat, never, oppose the County Manager or his staff on their recommendations. This is unacceptable and was a mistake made by Mr. Bonner who apparently was unaware of the staff recommendation.

Third, I believe that Mr. Bonner's "dual" testimony in which he identified himself as both NNDA Communications Director and as a Douglas County Commissioner was inappropriate. He should have testified for one or the other, not both. This blurring of representation, I believe, was the biggest part of the problem as it did not clearly represent NNDA's views or policies regarding the two items mentioned above, or others.

This incident has brought to focus an HR issue for me and is one we are currently addressing. Secondly, it has allowed me to reassert our policies as described above to all the staff at NNDA to prevent such an incident from reoccurring in the future.

I appreciate your comments that you support mining, again we find agreement amongst ourselves. NNDA is in favor of any legal and appropriate mining or reclamation operation. It is not our business to approve or to evaluate the operations or it's allow ability under state or county laws. This is the work of commissions and lawyers, not us.

So with that said, please accept my apology for any confusion or stress this has caused you and your fellow Silver City residents. NNDA continues its unique and successful activities in economic development and will welcome your continued support. In fact Theo, we miss you on our Workforce Education Committee and would love to have you get re-engaged.

Please feel free to call me directly if you wish to discuss this any further.

Best regards and Merry Christmas,



Robert C. Hooper
Executive Director

CC:

NNDA Board of Directors
Lyon County Manager, Jeff Page
Lyon County Planning Commission
Lyon County Board of Commissioner
Lyon County School Board
Carson City Board of Supervisors
Douglas County Manager, Steve Mokrohisky
Mike Skaggs, GOED
Representative Tom Grady
Bill Miles, President/CEO



Bob Hastings <ninergold3@gmail.com>

Fwd: NNDA's official response to Lyon County Planning Commission meeting 12-10-13

1 message

Jeff Page <jpage@lyon-county.org>

Tue, Dec 24, 2013 at 2:27 PM

To: bocc@lyon-county.org, Rob Loveberg <rloveberg@lyon-county.org>

Jeffery A. Page
 Lyon County Manager
 27 South Main Street
 Yerington, NV 89447
 (775) 463-6531 Office
 (775) 302-7088 Cell

----- Forwarded message -----

From: "Diane Herron" <Dherron@nnda.org>

Date: Dec 24, 2013 1:02 PM

Subject: NNDA's official response to Lyon County Planning Commission meeting 12-10-13

To: "Jeff Page (jpage@lyon-county.org)" <jpage@lyon-county.org>, "Steve Mokrohisky (smokrohisky@co.douglas.nv.us)" <smokrohisky@co.douglas.nv.us>, "Michael Skaggs (mskaggs@diversifynevada.com)" <mskaggs@diversifynevada.com>, "Tom Grady (tom.patgrady@gmail.com)" <tom.patgrady@gmail.com>, "wdmiles@milesconst.com" <wdmiles@milesconst.com>, "Maurice Washington" <MWashington@nnda.org>, "Alan Jurkonis (jurkonis.aj@avkus.com)" <jurkonis.aj@avkus.com>, "Elieen Webb (ewebb@streamline-consulting.biz)" <ewebb@streamline-consulting.biz>, "Greg Dye (Gregdye@briggselectric.com)" <gregdye@briggselectric.com>, "Michael Jackson (jackson@micromanipulator.com)" <mjackson@micromanipulator.com>, "Mike Enos (enos.me@avkus.com)" <enos.me@avkus.com>, "Teresa Shouppe (Teresa.shouppe@nsbank.com)" <Teresa.shouppe@nsbank.com>, "Mike Riggs (mike@monarch-direct.com)" <mike@monarch-direct.com>, "Sandy Haslem" <SHaslem@nevadaie.com>, "Star Anderson (sanderson@ccnugget.com)" <sanderson@ccnugget.com>, "Tina Iftiger" <tiftiger@renoairport.com>, "Andie Wilson (Brandie.llc@prodigy.net)" <Brandie.llc@prodigy.net>, "Bob McCann (coachbob@palmsandpines.com)" <coachbob@palmsandpines.com>, "Brian Wallace (bwallace@nsdc.com)" <bwallace@nsdc.com>, "Dana Dean (Dana.dean@kellyservices.com)" <Dana.dean@kellyservices.com>, "Ed Epperson (ed.epperson@ctrh.org)" <ed.epperson@ctrh.org>, "Lynn Hettrick (lhettrick@dairy.state.nv.us)" <lhettrick@dairy.state.nv.us>, "Mark Turner (mark@silveroakhomes.com)" <mark@silveroakhomes.com>, "Richard Kale (r-kale@nvdestr.org)" <r-kale@nvdestr.org>, "Tonya Champa" <tchampa@nevadaappeal.com>, "Barry Penzel (wpenzel@co.douglas.nv.us)" <wpenzel@co.douglas.nv.us>, "Brad Bonkowski" <BBonkowski@carson.org>, "vidakeller@gmail.com" <vidakeller@gmail.com>, "Pat Whitten (pwhitten@storeycounty.org)" <pwhitten@storeycounty.org>, "Rob Beltramo (rob.beltramo@washoetribe.us)" <rob.beltramo@washoetribe.us>, "Ron Radil (rjradil@wndd.org)" <rjradil@wndd.org>, "Ronele Klingensmith (ronele@rkpr.com)" <ronele@rkpr.com>, "Betty Retzer" <blretzer@yahoo.com>, "Chuck Davies (ced302@att.net)" <ced302@att.net>, "George Mortensen" <gpfgeorge@aol.com>, "Harold Ritter" <hk3m@aol.com>, "Larry Wahrenbrock" <nevadabead@aol.com>, "Mike Hardcastle" <mike@fernleylodge34.org>, "Paul Lanning" <paull4527@aol.com>, "Bob Hastings" <bhastings@lyon-county.org>, "Joe Mortensen" <jmortensen@lyon-county.org>, "Ray Fierro" <rfierro@lyon-county.org>, "Virgil Arellano" <varellano@lyon-county.org>, "Charles Shirley" <hobL2@aol.com>, "Donald W. Parsons" <ruralnv@sbcglobal.net>, "Jason Sanderson" <jasons@hdis.net>, "John Stevens" <john.stevens@sunopta.com>, "Maureen Williss" <willissmaureen55@gmail.com>, "Neal McIntyre" <neal2021@att.net>, "Theo McCormick" <theo@theodata.com>, "Jim Shirk" <JShirk@carson.org>, "John McKenna" <JMcKenna@carson.org>, "KABowd@carson.org" <KABowd@carson.org>, "Mayor Robert Crowell" <bcrowell@carson.org>

JA3116

14 CV 00128 - 003011

Cc:

Sent on behalf of Rob Hooper

Have a great day,

Diane Herron

Office Administrator

Northern Nevada Development Authority

Edherron@nnda.org

O 775.883.4413

www.nnda.org

www.improvethestateofyourbusiness.com



To unsubscribe from this group and stop receiving emails from it, send an email to bocc+unsubscribe@lyon-county.org.



NNDA's official response to Lyon County Planning Commission meeting 12-10-13.pdf
202K



Bob Hastings <ninergold3@gmail.com>

Re: 2002 Master Plan

1 message

Rob Loveberg <rloveberg@lyon-county.org>

Fri, Dec 27, 2013 at 8:37 AM

To: Bob Hastings <ninergold3@gmail.com>

Cc: Jeff Page <jpage@lyon-county.org>, Kerry Page <kpage@lyon-county.org>

Bob,

The text of the approved West Central Lyon County Final Land Use Plan, November 2002, is attached. The Lyon County Planning Commission approved the final draft Plan and recommended it to the Board of Commissioners on September 10, 2002. The Board of Commissioners unanimously approved the Plan on November 7, 2002.

I am unsure what you are looking for regarding revisions and revision history. Please provide me with some additional description of what you are seeking so I can get you the information you are looking for. Do you want a history of all of the subsequent master plan amendments affecting the West Central Lyon County Land Use Plan (i.e., Dayton, Mound House and Silver City)? Only the amendments in the Silver City area? Please advise.

On Thu, Dec 26, 2013 at 6:49 PM, Bob Hastings <ninergold3@gmail.com> wrote:

Gentlemen -

I am trying to get a copy and information regarding the 2002 Master Plan. I'm particularly interested in the original approval date, revisions and revision history. Can either of you help me?

--

Bob Hastings
Lyon County Commissioner - District 1
www.bobhastingsnv.com
email: ninergold3@gmail.com
775-771-9848

PO Box 686
Dayton, NV 89403

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--

Rob Loveberg
Planning Director/Emergency Management Coordinator
Lyon County
27 South Main Street

JA3118

14 CV 00128 - 003013
LYON COUNTY

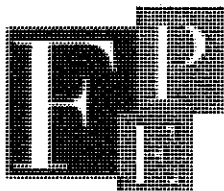
rloveberg@lyon-county.org

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1718K

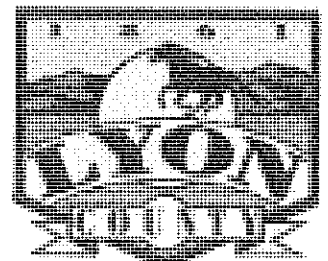
WEST CENTRAL LYON COUNTY FINAL LAND USE PLAN



230 S. Rock Ste. 20
Reno, NV 89502
(775)332-4920
fpe@fpe-reno.com

NOVEMBER 2002

JA3120



14 CV 00128 - 003015
LYON COUNTY

Central Lyon County Land Use Plan

Introduction

In January 2000, the Lyon County Board of County Commissioners approved a Professional Services Agreement with FPE Engineering & Planning to compose a Land Use Plan for the Dayton, Moundhouse, and Silver City portions of Lyon County. A 13-member panel, known as the Master Plan Advisory Committee, chaired by William Miles was put in place to oversee the consultants work. This draft represents the summation and conclusion of approximately two (2) years of work by both the consultants and the committee.

The committee initially held a series of technical workshops with the various providers of public facilities and services covering areas such as public safety, fire, public works, utilities, transportation, parks, schools, etc. The committee also heard from federal agencies such as the Bureau of Land Management.

The three (3) areas addressed in the context of the Land Use Plan are the Dayton Valley Area, The Moundhouse area and Silver City. All there have unique land use characteristics and developmental issues.

FINAL

Dayton

This is a community with a couple of identities. One is the older core with the desire to preserve its historic character, scale, and proportion. Currently, it is mixed in use with residential and commercial uses side by side. The older core has a tremendous historic connection to the Comstock Lode and is both part of the historic district and has landmark status. These designations have brought mixed blessings. The core buildings and general condition of the buildings has a historic proportion and is a point of community pride. On the other hand, it appears that there has been little or no re-investment in the community. A part of the problem could be a lack of market demand for the setting or, a lack of coherent rules and general direction.

The core also has the typical issues in regards to lack of structures conforming with modern seismic requirements because of the lack of reinforced steel in the frames. There is also not a coherent parking program for current intensification or special events.

Dayton has two identities. The one previously outlined is a historic core and the other is that of a growing suburban community on the State Highway 50 corridor. Within this context there are four distinct areas.

The "new town" created around the Arnold Palmer Golf Course. This is a mixed use area but has many of the components of the community in the form of the High School, Library, Senior Citizens Center, Golf Course, and a variety of housing and some employment in the form of industrial.

The second area is located north and west of the Highway 50 corridor and is a traditional single family community with predominantly 6,000 square foot lots, a general commercial corridor, and neighborhood facilities. This area is healthy and appears to be growing at a strong clip. The affordability of the housing product and its proximity to Carson City employment as well as being relatively out in the country make it appealing. The primary landowner developers of Landmark Homes have huge plans for an additional 6,000 dwelling units within their buildout program. This appears to be an area where land use conflict is at a minimum. This speaks to the fact that the developer has done his homework, the housing product is well received, and the intensity is compatible with the surroundings.

Also aside, the "new town" has a perceived unit capacity of 3,000 additional units but the infrastructure constraints appear to be more significant. Mr. John Evasovic has spoken to the issue of some major drainage improvements within the industrial context. There appear to be some utility capacity constraints as well.

The third area can be generally described as the river district. This is an area along the Carson River which has large lot single family homes a safe distance from the floodway - flood plain.

There are also large ranches in this corridor. The owners of these lands have reasonable developmental expectations based on the development of surrounding properties, and existing master plan designations.

FINAL

The existing development along the river district is somewhat west of the main course of the Carson River and is elevated from the flood plain. It is also physically depressed from Highway 50 corridor noise and visual impacts. It is a unique and somewhat cloistered community. This area has had some more divisive public hearing debate and testimony relating to lot size and transitional zoning. The Rolling A Ranch generally abuts it and there is impetus to acquire a significant portion of Rolling A for permanent open space.

The fourth area is known as the Mark Twain Stagecoach area. This area is at the northwest edge of the Dayton corridor and some of this area physically overlaps with Storey County. This area has ranchette type of housing with a mix of well and poorly maintained properties. The political boundary with Storey County causes some public service and safety concerns because most of the impacts accrue to Lyon County but none of the tax revenue. The development of this area does appear to have a builder operating on an ongoing basis.

A major issue is the commercial corridor and the depth of the corridor to the transitional or adjoining uses. It is prudent to limit the number of access points along such a corridor. Since it operates as a state highway its primary function is to carry traffic through the area at a high speed. This goal runs counter to the local residents wanting ease of transition access and safe pedestrian speeds. A primary focus of the land use plan effort will be the determination of how much commercially designated land will be required for the 20 year horizon. What distance requirements will be established by NDOT for intersections, depth of corridor, and public improvements along corridor.

During the final hearings it was reiterated that the Dark Sky ordinance be implemented. This ordinance is intended to limit light pollution and the cumulative effect of man made lighting on the night sky.

1 Pursuant to NRS 239B.030, the undersigned
2 affirms that the following document does not
3 contain the social security number of any person.

3 JOHN L. MARSHALL
4 SBN 6733
5 570 Marsh Avenue
6 Reno, Nevada 89509
7 Telephone: (775) 303-4882
8 Attorney for Petitioners Comstock
9 Residents Association & Joe McCarthy
10

11
12 IN THE SUPREME COURT OF THE STATE OF NEVADA
13

14 COMSTOCK RESIDENTS ASSOCIATION,
15 JOE McCARTHY
16

17 Appellants,
18 00128
19

No. 68433
District Court Case No. 14-CV-

20 v.
21

22 LYON COUNTY BOARD OF
23 COMMISSIONERS; COMSTOCK
24 MINING INCORPORATED
25

26 Respondents,
27 _____/
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> <Reversion Overall Submittal Package Revised 9-13-2013.pdf>

> <2013-09-12 Golden Goose Reversion to Acreage Map.pdf>

> <IMAGE.jpg>



Rob Loveberg <rloveberg@lyon-county.org>

Lyon County Code - Amendment of the Master Plan & Zone Changes

1 message

Rob Loveberg <rloveberg@lyon-county.org>

Thu, Jun 13, 2013 at 8:10 PM

To: Corrado De Gasperis <degasperis@comstockmining.com>, Rachel Yelderman <yelderman@comstockmining.com>

Cc: Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Corrado and Rachel.

Pursuant to our discussion and your request of yesterday, attached are excerpts from the Lyon County Code regarding master plan amendments and zone changes. Also attached is our current application form.

Please contact me if you have any questions.

1000

Rob Loveberg
Planning Director/Emergency Management Coordinator
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3 attachments



Lyon County Code 10.12.07 Zone Changes.pdf

11K



Lyon County Code 10.12.09 Amendment of the Master Plan.pdf

44K



PLANNING APPLICATION 7-1-2010.doc

521K



Rob Loveberg <rloveberg@lyon-county.org>

Comstock Mining Master Plan Amendment & Zone Change Applications1 message

Rob Loveberg <rloveberg@lyon-county.org>

Wed, Aug 14, 2013 at 5:31 PM

To: Andrew Motter <amotter@manhard.com>, Corrado De Gasperis <degasperis@comstockmining.com>

Cc: Kerry Page <kpage@lyon-county.org>

Andrew,

Per our telephone conversation today, attached is the letter regarding the review of the above referenced applications.

Please contact me if you have any questions.

--

Rob Loveberg
Planning Director/Emergency Management Coordinator
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AppReviewLtr-ComstockMiningMPA-ZC 8-14-2013 signed.pdf
390K



Rob Loveberg <rloveberg@lyon-county.org>

Comstock Mining Map of Reversion to Acreage Application

1 message

Rob Loveberg <rloveberg@lyon-county.org>

Thu, Aug 15, 2013 at 3:47 PM

To: Andrew Motter <amotter@manhard.com>, Corrado De Gasperis <degasperis@comstockmining.com>

Cc: Kerry Page <kpage@lyon-county.org>

Andrew.

Per our telephone conversation today, attached is the letter regarding the review of the above referenced application.

Also attached is the letter for the review of the boundary line adjustment application.

Please contact me if you have any questions.

1000

Rob Loveberg
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2 attachments



AppReviewLtr-ComstockMining-Reversion 8-15-2013 signed.pdf

626K



AppReviewLtr-ComstockMining-BLA 8-15-2013 signed.pdf

257K



Rob Loveberg <rloveberg@lyon-county.org>

Re: Phone conference with Corrado

1 message

Rob Loveberg <rloveberg@lyon-county.org>

Wed, Oct 30, 2013 at 3:41 PM

To: Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Elaine,

The best time for me would be sometime between 8:30 a.m. and 9:30 a.m.

On Wed, Oct 30, 2013 at 1:56 PM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

What time is best?

From: Rob Loveberg [mailto:rloveberg@lyon-county.org]**Sent:** Wednesday, October 30, 2013 1:48 PM**To:** Elaine Barkdull-Spencer**Subject:** Re: Phone conference with Corrado

Yes, I would be available for a phone call on Friday morning.

On Wed, Oct 30, 2013 at 12:10 PM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

Hello Rob, We understand that you have a very busy schedule this week. Corrado asked me to ask you if we could revisit the Friday option. Corrado would like to call you from Connecticut on Friday morning. Do you have a time between 8 a.m. and 9:30 a.m. that you are available to take a phone call from him on Friday, Nov. 1st?

Please advise.

Thank you, Elaine

Elaine Barkdull-Spencer*Director of External Relations*

Comstock Mining Inc.



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--

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--

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Rob Loveberg <rloveberg@lyon-county.org>

Re: Wed or Thur

1 message

Rob Loveberg <rloveberg@lyon-county.org>

Mon, Oct 28, 2013 at 5:06 PM

To: Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Elaine,

Sorry, but I am not available until Friday.

On Mon, Oct 28, 2013 at 10:47 AM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

Corrado gone all day Friday. Are you available for lunch this Wednesday or Thursday?

Elaine Barkdull-Spencer*Director of External Relations*

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Rob Loveberg <rloveberg@lyon-county.org>

Re: Phone conference with Corrado

1 message

Rob Loveberg <rloveberg@lyon-county.org>

Wed, Oct 30, 2013 at 1:48 PM

To: Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Yes, I would be available for a phone call on Friday morning.

On Wed, Oct 30, 2013 at 12:10 PM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

Hello Rob, We understand that you have a very busy schedule this week. Corrado asked me to ask you if we could revisit the Friday option. Corrado would like to call you from Connecticut on Friday morning. Do you have a time between 8 a.m. and 9:30 a.m. that you are available to take a phone call from him on Friday, Nov. 1st?

Please advise.

Thank you, Elaine

Elaine Barkdull-Spencer*Director of External Relations*

Comstock Mining Inc.

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Rob Loveberg <rloveberg@lyon-county.org>

Re: Phone conference with Corrado

1 message

Rob Loveberg <rloveberg@lyon-county.org>

Wed, Oct 30, 2013 at 3:43 PM

To: Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

OK

On Wed, Oct 30, 2013 at 3:42 PM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

Okay. 8:30 it is.

From: Rob Loveberg [mailto:rloveberg@lyon-county.org]
Sent: Wednesday, October 30, 2013 3:42 PM
To: Elaine Barkdull-Spencer
Subject: Re: Phone conference with Corrado

Elaine,

The best time for me would be sometime between 8:30 a.m. and 9:30 a.m.

On Wed, Oct 30, 2013 at 1:56 PM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

What time is best?

From: Rob Loveberg [mailto:rloveberg@lyon-county.org]
Sent: Wednesday, October 30, 2013 1:48 PM
To: Elaine Barkdull-Spencer
Subject: Re: Phone conference with Corrado

Yes, I would be available for a phone call on Friday morning.

On Wed, Oct 30, 2013 at 12:10 PM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

Hello Rob, We understand that you have a very busy schedule this week. Corrado asked me to ask you if we could revisit the Friday option. Corrado would like to call you from Connecticut on Friday morning. Do you have a time between 8 a.m. and 9:30 a.m. that you are available to take a phone call from him on Friday, Nov. 1st?

JA2982

14 CV 00128 - 002877

LYON COUNTY

Please advise.

Thank you, Elaine

Elaine Barkdull-Spencer

Director of External Relations

Comstock Mining Inc.



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--

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rloveberg@lyon-county.org

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--

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12/4/13

Lyon-county.org Mail - Re: Phone conference with Corrado

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Rob Loveberg <rloveberg@lyon-county.org>

Re: Follow up with event details

1 message

Rob Loveberg <rloveberg@lyon-county.org>

Thu, Jun 13, 2013 at 8:04 PM

To: Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Elaine,

Thank you for the information and invitation. Unfortunately I will be unable to attend the June 25 presentation and 27 shareholder event. There is a chance that I may be able to attend the June 27th workshop.

On Thu, Jun 13, 2013 at 11:46 AM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

Hi Rob,

Thank you for traveling to Gold Hill and meeting with us yesterday. We appreciate your time and the information.

Here are a summary of the events we spoke of yesterday:

Thursday, June 27: Silver City Town/Comstock Mining, Workshop # 1, Topic: Blasting

7 p.m. Silver City Community Center

&

Tuesday, June 25: Dinner/Presentation at the Gold Hill Hotel in Gold Hill - *A Clear Minded View of the Global Gold Industry by Corrado De Gasperis*

5 p.m. – 7 p.m. Dinner/ 7:30 p.m. Presentation

Thursday, June 27: VIP & Shareholder Reception at the Nevada Museum of Art

10 a.m. – 10:30 a.m. Rooftop Reception/10:30 a.m. – 11:30 a.m. Company Presentation/ 11:30 a.m. – 12 noon Networking on the Rooftop

Please let me know if you would like to attend either of the last two events and I will make reservations for you.

Warm Regards - Elaine

Elaine Barkdull-Spencer

Director of External Relations

Comstock Mining Inc.



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Rob Loveberg <rloveberg@lyon-county.org>

Re: PowerPoint Presentation

1 message

Rob Loveberg <rloveberg@lyon-county.org>

Tue, Jul 2, 2013 at 6:40 AM

To: Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Elaine,

Attached is the PowerPoint presentation.

On Mon, Jul 1, 2013 at 3:52 PM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

Rob – Did you send me a copy of the PowerPoint you presented in Silver City?

- Elaine

--

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Planning Director/Emergency Management Coordinator
Lyon County
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Yerington, Nevada 89447
[775.463.6592](tel:775.463.6592) office
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**LandUse&DevelopmentCode-Intro 6-20-2013.ppt**

383K



Rob Loveberg <rloveberg@lyon-county.org>

Comstock Mining, Inc.

1 message

Rob Loveberg <rloveberg@lyon-county.org>

Sat, Nov 9, 2013 at 1:59 PM

To: Mark Rotter <mrotter@manhard.com>, Andrew Motter <amotter@manhard.com>

Mark and Drew,

Please feel free to contact me by phone or email anytime this weekend and/or Monday if you need or want to discuss the staff reports for the CMI Master Plan Amendment and Zone Change requests. My cell phone number is [775-302-6051](tel:775-302-6051).

--

Rob Loveberg
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Rob Loveberg <rloveberg@lyon-county.org>

Re: Wednesday meeting

1 message

Rob Loveberg <rloveberg@lyon-county.org>

Fri, Jun 7, 2013 at 3:40 PM

To: Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

The meeting I have in Yerington should end about 10:00 a.m. Will 11:30 a.m. in Gold Hill work?

Sent from my iPhone

On Jun 6, 2013, at 16:11, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

Hi Rob,

Please let me know if you can indeed meet with us on Wednesday at 11:00 a.m. I have a couple of people holding open their schedules until we hear back from you.

Again, I am sorry I had change the time. Corrado has another meeting that afternoon and the people are flying in to meet with him, so he had no wiggle room.

We appreciate your willingness to travel to Gold Hill. Please let me know as soon as you have determined if we can indeed meet earlier.

Thanks again,

Elaine

Comstock Mining

[775-340-2045](tel:775-340-2045)



Steve Rye <srye@lyon-county.org>

Fwd: BOC meeting in Silver City

2 messages

Joe Mortensen <joe@mo.com>
To: srye@lyon-county.org

Fri, Feb 21, 2014 at 10:44 AM

----- Original Message -----

Subject:BOC meeting in Silver City**Date:**Wed, 16 Oct 2013 11:07:17 -0700**From:**Erich Obermayr <historicsinsight@gbis.com>**To:**Jeff Page <jpage@lyon-county.org>**CC:**Maureen Williss <mwilliss@lyon-county.org>, Joe Mortensen <joe@mo.com>, Bob Hastings <ninergold3@gmail.com>, Pamela Abercrombie <pamabercrombie22@gmail.com>, Cal Dillon <cdillon@gbis.com>, Pamela Abercrombie <pamela.communitychestnevada@gmail.com>

Good morning Jeff,

I'm writing in reference to our letter of transmittal from October 7 which we sent to the Planning Commission. I apologize for neglecting to copy you on it, but hopefully it was forwarded to you. (Please note the Silver City-Yerington round trip is 120 miles, not the 180 given in the letter; also ignore the item dealing with the reversion to acreage.) It is the request by the Silver City Advisory Board that the BOC meeting addressing Comstock Mining's master plan amendment and zone change application be held in Silver City.

I am assuming that this request could either be addressed as an administrative matter, or decided by the BOC, and as such I have copied the email to Chairman Mortensen, although I realize if the BOC is going to take action it would need to be properly agendized.

We are disappointed that the Planning Commission will not be able to hold their meeting in Silver City, however the reasons you gave for your decision both in your email and in our conversation do make sense for the most part. In particular, the fact that the Planning Commission is composed of volunteer citizens from the county who aren't necessarily prepared or should they be expected to make decisions in a highly charged environment.

I guess I would argue that the BOC is different, in the sense that these are elected officials whose seek office in the first place to address issues with their constituents as directly as possible.

I would also agree that the last couple of Advisory Board meetings have been contentious. We are dealing with vitally important issues, however the Advisory Board has done its best to strike a balance between allowing citizens to fully express their opinions and maintaining an orderly discussion. I believe we've done a good job of this, but of course any shortcomings are the responsibility of the Advisory Board, and myself in particular as Chair of the Advisory Board. That said, a BOC meeting operates under different procedures, and I don't see that the Commissioners would be unduly affected by the setting of the meeting.

Thanks very much for your consideration,
Erich

Erich Obermayr
Historic Insight

Box 249
Silver City, NV 89428
[775-847-0344](tel:775-847-0344)



letter of transmittal 10-7-13.doc

31K

Vida Keller <vkeller@lyon-county.org>
To: Steve Rye <srye@lyon-county.org>

Tue, Feb 25, 2014 at 2:46 PM

----- Forwarded message -----

From: **Jeff Page** <jpage@lyon-county.org>
Date: Thu, Oct 31, 2013 at 6:55 AM
Subject: Fwd: BOC meeting in Silver City
To: bocc@lyon-county.org

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
[\(775\) 463-6531](tel:775-463-6531) Office
[\(775\) 302-7088](tel:775-302-7088) Cell

----- Forwarded message -----

From: "Erich Obermayr" <historicsinsight@gbis.com>
Date: Oct 16, 2013 11:07 AM
Subject: BOC meeting in Silver City

[Quoted text hidden]



letter of transmittal 10-7-13.doc

31K



Steve Rye <srye@lyon-county.org>

Fwd: Revised Parcel Exhibit for Comstock Mining

1 message

Vida Keller <vkeller@lyon-county.org>
To: Steve Rye <srye@lyon-county.org>

Tue, Feb 25, 2014 at 2:42 PM

----- Forwarded message -----

From: **Jeff Page** <jpage@lyon-county.org>
Date: Wed, Jan 1, 2014 at 7:15 PM
Subject: Fwd: Revised Parcel Exhibit for Comstock Mining
To: bocc@lyon-county.org, Rob Loveberg <rloveberg@lyon-county.org>

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531 Office
(775) 302-7088 Cell

----- Forwarded message -----

From: "Andrew Motter" <amotter@manhard.com>
Date: Jan 1, 2014 7:14 PM
Subject: Revised Parcel Exhibit for Comstock Mining
To: <jpage@lyon-county.org>
Cc: <DeGasperis@comstockmining.com>, "Mark Rotter" <MRotter@manhard.com>

Jeff,

Attached is a revised exhibit for the Comstock Mining Masterplan Amendment and Zone Change application. This exhibit shows the proposed revised parcel configuration superimposed on the County's Assessor Map.

If you have any questions, please feel free to email or call.

Andrew Motter, P.E.**Senior Project Manager****Manhard Consulting, Ltd.****9850 Double R Blvd., Suite 101****Reno, NV 89521**

office: 775.746.3500 ext. 4711

cell: 775.745.3826

fax: 775.746.3520



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Assessor Map with Revised and Original.pdf

405K



Steve Rye <srye@lyon-county.org>

Fwd: FW: a few more important thoughts

1 message

Vida Keller <vidakeller@gmail.com>

Tue, Feb 25, 2014 at 4:14 PM

To: srye@lyon-county.org

----- Forwarded message -----

From: Corrado DeGasperis <DeGasperis@comstockmining.com>**Date:** Mon, Nov 4, 2013 at 9:46 AM**Subject:** FW: a few more important thoughts**To:** "vidakeller@gmail.com" <vidakeller@gmail.com>

Just FYI

From: Corrado DeGasperis <DeGasperis@comstockmining.com>**Date:** Friday, November 1, 2013 5:46 AM**To:** "jpage@lyon-county.org" <jpage@lyon-county.org>**Subject:** FW: a few more important thoughts

Jeff, I enjoyed the visit yesterday. I really appreciate the time you invested, I know everyone is busy, and I truly believe we can establish a special collaboration with Lyon County based on a very pragmatic, transparent and methodical approach. I feel the progression of the County government, with highly capable, engaged interested professionals like you and highly competent staff like Rob L. and Mike Workman, can truly turn the County around, and its already obvious to me that that is happening. We need to get more economic development so the County can have more resources to do it job. We can have a highly economical, socially responsive and significantly important contribution in that regard. I'd hope you feel the same and I appreciate all the diligence in understanding our various, potential projects, and the sincere intent to be thorough in assessing all of that. We feel it is an unusual but historic opportunity that you and your staff can help enable in working collaboratively with our Company. Again, thank you for the time and attention yesterday.

I am speaking with Rob this AM and forwarded him some thoughts in advance of the update. They are below and attached, just FYI for you.

Kindest regards, Corrado

From: Corrado DeGasperis <DeGasperis@comstockmining.com>**Date:** Friday, November 1, 2013 6:07 AM**To:** "rloveberg@lyon-county.org" <rloveberg@lyon-county.org>**Subject:** a few more important thoughts

Rob, I was just reflecting on all the dialogue that has gone on since the application was filed and wanted to follow up with a brief discussion, thank you for scheduling the time and I look forward to discussing it today at 8:30 am PST. I appreciate all of the County and staffs support and I wanted to highlight some of the more salient points that would support staff recommending the accepting the changes proposed in our application.

1. Property currently conforms with zoning and MCP changes applied for and reflects an appropriate, zone and MPC consistent with historic mineral and rural residential character currently in place. Critical, is that this MP designation and zoning change would be the right zoning even if no minerals were ever approved for extraction. The topography and current SC character are rural and rural is most protective of any slow growth, sustaining rural community profile.
2. Proposed changes are consistent with historic land use and character. Cultural studies have recently been completed by Kaux, on our properties on the Comstock, for the BLM, confirming mineral uses are consistent with the Historic District uses, both in type and scale. This is key.
3. Enables immediate investments without any disturbances, hugely benefiting the County. These investments include exploration, engineering and development studies for all practical and possible land uses and post uses. No impact on land or community would occur until these assessments were completed.
4. Provides County with deep intelligence regarding all possible uses of our land and the economic benefits.
5. Enables studies that the SC community has long been demanding. This could provide that intelligence and the opportunity for unprecedented, practical and positive opportunity, in collaboration with the community, which the SUP process fully provides for, so real progress, regardless of the conclusion, can occur.
5. Avoids possible denser residential developments, by down zoning, that would most certainly burden the County and seems inconsistent with the COmmunities desired pace of residential development. Without it, the community will likely stagnate and deteriorate, like much of the historic district rather than sustain, with positive rural development.

I have attached some additional thoughts, consistent with our application but extracted and summarized. I look forward to speaking with you this morning.

Kind regards, Corrado

--

Vida D. Keller,
(775) 691-0173cel



SupportingThoughts.docx

23K



Steve Rye <srye@lyon-county.org>

Fwd: Zoning Issue Quastion

1 message

Vida Keller <vidakeller@gmail.com>

Tue, Feb 25, 2014 at 3:23 PM

To: srye@lyon-county.org

----- Forwarded message -----

From: **County Commission** <ninergold3@gmail.com>

Date: Fri, Nov 8, 2013 at 7:06 PM

Subject: Fwd: Zoning Issue Quastion

To: Vida Keller <vidakeller@gmail.com>

Here was the email I received from Rob last week.

Bob Hastings

[775-771-9848](tel:775-771-9848)

Sent from my iPhone

Begin forwarded message:

From: Rob Loveberg <rloveberg@lyon-county.org>**Date:** October 25, 2013 at 12:37:49 PM PDT**To:** Bob Hastings <ninergold3@gmail.com>**Cc:** Jeff Page <jpage@lyon-county.org>, Kerry Page <kpage@lyon-county.org>**Subject: Re: Zoning Issue Quastion**

Bob,

I have not completed the report so I can't tell you yet what the staff recommendation will be. However I will tell you the same thing I told their consultant when asked a similar question, I intend to write a balanced report with the facts and information available which permits the Planning Commission and Board of Commissioners to make their own determination.

I have a bias regarding Master Plans. I do not believe that a Master Plan should be changed frequently, nor should it be changed without compelling long term justification which reflects the long term community goals and interests.

I would be happy to talk with you regarding the CMI application. Please do not hesitate to call me at [775-302-6051](tel:775-302-6051).

On Thu, Oct 24, 2013 at 10:37 AM, Bob Hastings <ninergold3@gmail.com> wrote:

Good Morning Rob -

I tried calling a few times but manage to keep missing you. I'll try an email now. LOL

First, please understand I am only coming to you with this because I was asked to. Also, please don't think I am in any way trying to influence anything. I am simply trying to get info.

I know you are working on the staff report for the Comstock Mining. Comstock contacted me and they are quite "intense". Of course their concern is that the staff report will either recommend denial or be cast in a negative light. I have tried to convince them that you are a guy who writes the reports based on fact - but that does not calm nerves. If you can tell me - do you expect the final report to be negative towards Comstock and/or recommend a denial? I'm not asking for promises and I realize anything can change, based on facts, in the next few weeks.

Thanks for your help.

—
Bob Hastings
Lyon County Commissioner - District 1
www.bobhastingsnv.com
email: ninergold3@gmail.com
775-771-9848

PO Box 686
Dayton, NV 89403

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—
Rob Loveberg
Planning Director/Emergency Management Coordinator
Lyon County
27 South Main Street
Yerington, Nevada 89447
[775.463.6592](tel:775.463.6592) office
[775.302.6051](tel:775.302.6051) cell
[775.463.5305](tel:775.463.5305) fax
rloveberg@lyon-county.org

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1 Pursuant to NRS 239B.030, the undersigned
2 affirms that the following document does not
3 contain the social security number of any person.

3 JOHN L. MARSHALL
4 SBN 6733
5 570 Marsh Avenue
6 Reno, Nevada 89509
7 Telephone: (775) 303-4882
8 Attorney for Petitioners Comstock
9 Residents Association & Joe McCarthy
10

11
12 IN THE SUPREME COURT OF THE STATE OF NEVADA
13

14 COMSTOCK RESIDENTS ASSOCIATION,
15 JOE McCARTHY
16

17 Appellants,
18 00128
19

No. 68433
District Court Case No. 14-CV-

20 v.
21

22 LYON COUNTY BOARD OF
23 COMMISSIONERS; COMSTOCK
24 MINING INCORPORATED
25

26 Respondents,
27 _____/
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Steve Rye <srye@lyon-county.org>

Fwd: Fwd: Potential property tax increase

1 message

Joe Mortensen <joe@mo.com>

Fri, Feb 21, 2014 at 10:46 AM

To: srye@lyon-county.org

----- Original Message -----

Subject:Fwd: Potential property tax increase**Date:**Wed, 6 Mar 2013 20:56:10 -0800**From:**Jeff Page <jpage@lyon-county.org>**To:**bocc@lyon-county.org

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531 (office)
(775) 302-7088 (cell)

----- Forwarded message -----

From: "Erich Obermayr" <historicinsight@gbis.com>

Date: Mar 6, 2013 5:47 PM

Subject: Potential property tax increase

To: "Joe Mortensen" <joe@mo.com>, "Commissioner Ray Fierro" <rferro@nvgmail.com>, "Vida Keller" <Keller@hsne50.com>, "Virgil Arellano" <varellano@lyon-county.org>, "Bob Hastings" <ninergold3@gmail.com>

Cc: "Jeff Page" <jpage@lyon-county.org>

Dear Commissioners,

I am writing to encourage you to approve a property tax increase under Item 25 on the agenda for the March 7 Board of Commissioners meeting. Over the last few years the County has done a great job dealing with reduced budgets, but I think we have reached a point where everything that can be reasonably cut, has been cut. According to the County press release, the maximum increase for a typical homeowner would be in the neighborhood of \$20 to \$40 a year. I don't see this as an excessive price to pay to avoid laying off another 14 County employees. With the current economic situation, everyone needs to make sacrifices and as a homeowner I'm willing to take my turn, especially since we are being asked for such a small contribution.

Thanks for your consideration.

Sincerely,
Erich Obermayr

Erich Obermayr
Historic Insight
Box 249
Silver City, NV 89428

2/25/2014

Lyon-county.org Mail - Fwd: Fwd: Potential property tax increase

775-847-0344



Steve Rye <srye@lyon-county.org>

Fwd: Silver City CAB special meeting

1 message

Joe Mortensen <joe@rno.com>

Fri, Feb 21, 2014 at 10:45 AM

To: srye@lyon-county.org

----- Original Message -----

Subject:Silver City CAB special meeting**Date:**Thu, 23 May 2013 09:08:45 -0700**From:**Erich Obermayr <historicinsight@gbis.com>**To:**Maureen Williss <mwilliss@lyon-county.org>, Jeff Page <jpage@lyon-county.org>**CC:**Bob Hastings <ninergold3@gmail.com>, Vida Keller <Keller@HSNe50.com>, Virgil Arellano <varellano@lyon-county.org>, Pamela Abercrombie <pamabercrombie22@gmail.com>, Cal Dillon <cdillon@gbis.com>, Commissioner Ray Fierro <rfierro@v@gmail.com>, Joe Mortensen <joe@rno.com>

Hello Everyone,

As you can see from the attached agenda, the Silver City Citizen Advisory Board has scheduled a special meeting to discuss what we hope will be a continuing series of workshops addressing issues concerning mining and Silver City. Because of our location, Silver City has been more directly affected by mining activity than any other community on the Comstock. In addition, we probably have a higher proportion of our residents either directly or indirectly associated with mining than any other community in the area. The purpose of these workshops is to work with all interested parties to clarify, address, and possibly resolve the concerns of Silver City residents regarding the effects of mining on their lives and their community. We do realize that not all issues can be resolved at the level of a Town Board Workshop, but we do feel it is important at this time to take a proactive step in this direction.

Thanks for your time and consideration, and please know that you are all invited to attend.

Erich

Erich Obermayr
Historic Insight
Box 249
Silver City, NV 89428
[775-847-0344](tel:775-847-0344)

**AGENDA May 29 Special Meeting.docx**

16K

Silver City
December 30, 2013

To the Lyon County Board of County Commissioners:

I am submitting the following for your consideration with respect to Comstock Mining, Inc.'s (CMI) application for Master Plan Amendments and Zone Changes for their property within and adjacent to Silver City. I am doing so as a private citizen and resident of Silver City, not as Chair of the Silver City Citizen Advisory Board.

CMI argues in their application that the portion of their property within Silver City was improperly designated Suburban Residential and zoned NR1 beginning with the Lyon County General Plan of 1971, and continuing through subsequent master plans, Planning Commission and Board of Commissioner decisions, land use designations, and zoning, culminating with the Comprehensive Master Plan of 2010. The application states (page 2) that "It is unknown whether the existing designations were applied with an erroneous or impractical consideration of dense dwelling development or as an exclusionary attempt to prevent any future mining developments." The application further states, in at least three different places (ppg 2, 7, and 10) that:

For more than a century the subject property has been used almost exclusively for mining, mine exploration and/or mine development. Active mining and development was ongoing in the 1940s and 1960s, while some form of active exploration and development activity has continued from the 1970s through today.

Taken together, these statements imply that the entire forty year planning process has been marked by errors and confusion, and the resulting land use designations run counter to the property's continuous mining use. The carefully worded statement is not entirely inaccurate. There has been mining activity at the Dayton, and in the owners' minds it certainly is mining property. However, a review of the mining history of the property shows the following:

- Significant, productive mining on the Dayton property ended when the Dayton Consolidated Mines Company ceased operation in 1950. Since then, mining activity has consisted of minor, short-lived undertakings and exploratory drilling projects.
- It is reasonable to assume that during the more than forty years of planning and zoning—the 1971 Lyon County General Plan; the 1986 Nevex decision; the 1990 Lyon County Master Plan-Silver City; the 2002 West Central Lyon County Final Land Use Plan; and the 2010 Lyon County Comprehensive Master Plan—Lyon County and the Silver City community simply weighed the sporadic, small-scale mining at the Dayton (and the potential adverse effects of large scale mining) against the other factors that go into

determining proper land-use designation and zoning—such as the property's physical location in relation to the rest of Silver City, its location in a growing residential area, and the stated wishes of the Silver City community. There is no reason to believe the process was erroneous or confused. Mining as a land use for the property simply came up short, time after time.

The application does not include any documentation supporting its version of the property's mining history. During October, November, and December, 2013, I conducted historical research to establish a mining history for the property. This research included State of Nevada reports documenting mining and milling operations in the state, such as *Nevada Mines, Mills, and Smelters* and *Report of the State Inspector of Mines*, both compiled by the State Inspector of Mines (prior to 1972); and *Nevada Industrial Commission Directory of Active Mining Operations by Counties* and *State of Nevada Department of Industrial Relations Directory of Nevada Mine Operations Active During [the] Calendar Year (1973-2007)*. Reports from the years 1973, 1995, 1996, and 1998 were not available. I also looked at the Dayton Consolidated Mining Co. file at University of Nevada Reno Special Collections, and conducted an interview with a life-long Silver City resident who is very familiar with the area's mining history. I reviewed the September 22, 2011, Reclamation Permit for exploration on the Dayton property, filed by CMI with the Nevada Department of Conservation, and the *Technical Report on the Comstock Mine Project Gold Hill, Nevada, USA*, a report prepared for CMI by Behre Dolbear & Company (USA), Inc. I also consulted various University of Nevada geology and mining publications.

The original Dayton Mine was one of the first in the area, with substantial production from 1870 to 1875. The mine was then idle from 1880 until it was reopened in the 1930s. The Dayton Mill was built in 1934, and the Dayton Consolidated Mines Company processed ore from their numerous properties in the area as well as the Dayton Mine. The Dayton Mine was closed by war regulations in 1942. The company then resumed operations in 1948 (*Mineral Resources of Storey and Lyon Counties, Nevada*. University of Nevada Bulletin, Geology and Mining Series No. 49. March 1950).

The 1949 *Nevada Mines, Mills, and Smelters* (p 10) lists the Dayton Consolidated Mine Company as operating a flotation and cyanide mill in Lyon County, and conducting underground mining at the Keystone Mine in Storey County (p 13). The report does not specifically mention activity at the Dayton Mine, however the mill is listed as "producing." The combined 1949-50 *Mines, Mills, and Smelters in Operation* repeats the same information. A November 1950 draft Dayton Consolidated Mines Company letter to stockholders (UNR Special Collections 88-47/3) and a general production report from the Dayton Mill from December 1948 (UNR Special Collections 88-47/3) indicate there was production during this time from the Dayton property. The production report lists tonnage from the Dayton Cut, the "Wedge" (noted as

“Dayton Surface”), as well as the Oest Mine (located south of the Dayton property but controlled by the company [See Comstock Notes, a Dayton Consolidated Mines Company prospectus, UNR Special Collections TN 433 N3 D3]). The stockholders letter recounts activity from 1948 through 1950, which included the blocking out and development of ore bodies at depth in company properties. It does not specify whether this refers to the Dayton Mine or the Keystone Mine in Storey County. The letter concludes with the point that the company has exhausted its working capital and without additional financing current bondholders will take over the property. This effort was apparently unsuccessful, as the Dayton Consolidated Mines Company ceased operation after 1950.

The 1951-52 Report of the State Inspector of Mines listed no further activity for the Dayton Consolidated Mines Company. There is no mention of mining or milling on the Dayton property in any subsequent reports dating from 1952 to 2007. The CMI Reclamation Permit application repeats this point on page 5:

Operations [at the Dayton Mine] resumed on a limited basis using surface mining practices to develop an open pit in the late 1940s, by 1950 the mining and processing ended.

The state records cited above comprise a year by year listing of mining and milling operations in Nevada. They are, however, focused on operations with at least one employee, and they do not necessarily include small-scale, owner operated mines. With this in mind, the Silver City resident referred to above recalled that some mining did continue at the Dayton for a number of years after Dayton Consolidated shut down. These activities ceased by 1955. He also recalled that during the 1960s the owners did engage in limited work on the property.

The Behre-Dolbear report (page 30) also mentions that some time during the 1960s the Consolidated Eldorado Company excavated the “Dayton adit.” The report does not explain whether the Dayton adit was newly excavated or a reworking or extension of an existing adit. There is no mention of this work, or the Consolidated Eldorado, in any state documents.

The Behre-Dolbear report (page 42) goes on to describe a number of exploratory drilling programs at the Dayton during subsequent decades. These were conducted in 1974-75 and 1978-79. There was also drilling on the Kossuth and Alhambra claims in 1994, however these claims lie for the most part outside the current Suburban Residential NR1 area within the Silver City town limits. In addition, CMI conducted exploratory drilling on the Dayton property in 2011.

There have been, over a period of more than sixty years, two examples of mining activity at the Dayton, one sometime between 1950 and 1955, and one during the 1960s. The scope and duration of the former is unknown, while the later consisted of excavation in a single adit. Neither rose to the level of being noted by or reported to

any state agency. Over the same six decades, there were three or possibly four drilling projects on the Dayton property. Calling these mining is problematic because their ultimate objective—mining—has not been permitted on the property since 1971. In fact, as noted previously, mining at the Dayton was specifically rejected by the Lyon County Planning Commission and Board of Commissioners in 1986. This action was taken despite the fact that—according to the Silver City resident I interviewed—one of the preceding drilling projects had located a proven reserve of ore.

In summary, there is no doubt that some mining activity took place on the Dayton property since the demise of the Dayton Consolidated Mines Company. And there is no doubt the current and past owners consider it to be a mining property. But contrary to the application's assertion, this does not invalidate or even call into question the planning and zoning—including the specific rejection of mining on the property in 1986—that has been in place for more than forty years. There were no errors or confusion involved. There were simply other factors that took precedence over the Dayton's minimal mining activity in determining what kinds of land use were appropriate for this particular part of Silver City.

Thank you very much for your time.

Erich Obermayr
Box 249
Silver City, NV 89428
847-7563
eoer@historicsight.com



Steve Rye <srye@lyon-county.org>

Fwd: Hope to see you at our Open House

1 message

Ray Fierro <rferrov@gmail.com>

Sat, Mar 1, 2014 at 7:18 PM

To: srye@lyon-county.org

Cc: Jeff Page <jpage@lyon-county.org>

personal 2 of 4

----- Forwarded message -----

From: **Ray Fierro** <rferrov@gmail.com>

Date: Tue, Nov 19, 2013 at 3:56 PM

Subject: Re: Hope to see you at our Open House

To: Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Elaine,

Thanks for the invite... I would like to attend... however I will be at the Govenor's Mansion most of the day and a Carson Water Sub-conservancy District meeting after that event.

Thanks again...

Ray

Sent from my iPhone

On Nov 19, 2013, at 1:12 PM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

<image001.png>

Elaine Barkdull-Spencer*Director of External Relations*

Comstock Mining Inc.

<image002.jpg>

775-847-7376 (o)

775-340-2045 (c)

775-847-7128 (f)

1200 American Flat Road

P.O. Box 1118

Virginia City, NV 89440

NYSE MKT: LODE

<image003.png><image004.png><image005.png>



Steve Rye <srye@lyon-county.org>

Fwd: 4th and goal

1 message

Ray Fierro <rfierronv@gmail.com>

Sat, Mar 1, 2014 at 7:17 PM

To: srye@lyon-county.org

Cc: Jeff Page <jpage@lyon-county.org>

Found these on my personal email.

1 of 4

----- Forwarded message -----

From: **Ray Fierro** <rfierronv@gmail.com>

Date: Tue, Nov 6, 2012 at 7:24 PM

Subject: Re: 4th and goal

To: Corrado De Gasperis <degasperis@comstockmining.com>

Thank you :)

Sent from my iPhone

On Nov 6, 2012, at 6:03 AM, Corrado De Gasperis <degasperis@comstockmining.com> wrote:

Good luck today. I know its been a long campaign. I'm thinking about you.

G-d bless.



Steve Rye <srye@lyon-county.org>

Fwd: CMI Master Plan/Zoning Letter From Ron James and Silver City Comments to the Letter

1 message

Ray Fierro <rferro@lyon-county.org>

Tue, Feb 25, 2014 at 11:13 AM

To: srye@lyon-county.org

Cc: "jpage@lyon-county.org" <jpage@lyon-county.org>

Steve,

This came in after Jeff asked for any correspondence last time.

This is 1 of 2 emails.

Ray

----- Forwarded message -----

From: **Gayle Sherman** <gales@gbis.com>

Date: Monday, December 30, 2013

Subject: CMI Master Plan/Zoning Letter From Ron James and Silver City Comments to the Letter

To: varellano@lyon-county.org, Ray Fierro <rferro@lyon-county.org>, Joe Mortensen <jmortensen@lyon-county.org>, Vida Keller <vkeller@lyon-county.org>, bhastings@lyon-county.orgCc: John Marshall <johnmarshall@charter.net>, Robert Elston <rgelston@gmail.com>, Joe & Ann McCarthy <1200paydirt@gmail.com>, planning@lyon-county.org, jpage@lyon-county.org

Commissioners,

Please find the attached letter from Dr. Pat Barker in response to CMI employee Ron James' letter of December 9, 2013 concerning Dr. Barker's letter of November 4, 2013 that was presented to the Lyon County Planning Commission on behalf of the citizens of Silver City. Also included are credentials for Dr. Robert Elston who will present Dr. Barker's letter as he is unable to attend the January 2, 2014 meeting regarding CMI's request for a Master Plan and Zoning change.

Thank you

Gayle Sherman
Secretary/Treasurer
Comstock Residents Association
POB 425
Silver City, Nevada 89428
[775-847-0651](tel:775-847-0651)

3 attachments



Barker marshall letter .doc
1447K



Robert Elston 2013 Bio.doc
23K



RGE Short CV 2013.doc
67K



Steve Rye <srye@lyon-county.org>

Fwd: CMI Display Map

1 message

Ray Fierro <rferro@lyon-county.org>

Tue, Feb 25, 2014 at 11:14 AM

To: srye@lyon-county.org

Cc: "jpage@lyon-county.org" <jpage@lyon-county.org>

Steve,

This came in after Jeff asked for any correspondence last time.

This is 2 of 2 emails.

Ray

----- Forwarded message -----

From: **Andrew Motter** <amotter@manhard.com>

Date: Tuesday, December 31, 2013

Subject: CMI Display Map

To: rferro@lyon-county.org

Cc: Mark Rotter <MRotter@manhard.com>

Ray,

Mark Rotter asked me to forward a map of the Comstock Mining Master Plan Amendment and Zone Change parcels in Silver City with topography and an image. Let me know if you have any problems with the file.

Have a great New Year!

Andrew Motter, P.E.**Senior Project Manager****Manhard Consulting, Ltd.****9850 Double R Blvd., Suite 101****Reno, NV 89521**

office: 775.746.3500 ext. 4711

cell: 775.745.3826

fax: 775.746.3520



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CMI Parcels with Topo and Image.pdf

1093K



Steve Rye <srye@lyon-county.org>

Fwd: Tuesday tour

1 message

Ray Fierro <rferrov@gmail.com>

Sat, Mar 1, 2014 at 7:19 PM

To: srye@lyon-county.org

Cc: Jeff Page <jpage@lyon-county.org>

personal 3 of 4

----- Forwarded message -----

From: **Ray Fierro** <rferrov@gmail.com>

Date: Sun, Dec 8, 2013 at 7:55 PM

Subject: Re: Tuesday tour

To: Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Have it on my calendar.

Sent from my iPhone

On Dec 8, 2013, at 7:48 PM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

Hi Ray, Just a reminder that we will be touring the Boys and Girls club facility on Tuesday, Dec. 10th at 5 p.m. We look forward to seeing you there.

Talk soon, Elaine



Steve Rye <srye@lyon-county.org>

Fwd: Ray

1 message

Ray Fierro <rfierronv@gmail.com>

Sat, Mar 1, 2014 at 7:19 PM

To: srye@lyon-county.org

Cc: Jeff Page <jpage@lyon-county.org>

personal 4 of 4

----- Forwarded message -----

From: **Ray Fierro** <rfierronv@gmail.com>

Date: Mon, Dec 9, 2013 at 6:43 PM

Subject: Re: Ray

To: Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Elaine,
Thank you.
Ray

Sent from my iPhone

On Dec 9, 2013, at 5:28 PM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

Photo of you during the tour

From: Elaine Barkdull-Spencer**Sent:** Thursday, November 07, 2013 8:56 PM**To:** Elaine Barkdull-Spencer**Subject:** Ray

Sent from my Verizon Wireless 4G LTE Smartphone

<20131031_121319.jpg>



Rob Loveberg <rloveberg@lyon-county.org>

Revised CMI MPA/ZC Application

1 message

Andrew Motter <amotter@manhard.com>

Fri, Oct 18, 2013 at 3:01 PM

To: kpage@lyon-county.org, rloveberg@lyon-county.org

Cc: Barkdull-Spencer@comstockmining.com, DeGasperis@comstockmining.com, Chris Baker <nevadalanduse@yahoo.com>

Rob / Kerry,

Attached is the revised Master Plan Amendment and Zone Change application for Comstock Mining. This revision is to change the acreage for the Zone Change and Master Plan Amendment due to the change of acreage in the Reversion to Acreage. The changed pages are as follows:

- The acreage referenced in the Cover Letter were updated.
- Pages 1 and 2 of the Narrative were revised to show the proper acreage.
- Page 1 of the Lyon County Development Application was revised to show the proper acreage of the request.
- Exhibits 2, 3, 4, 5, and 6 have been updated to reflect the proper parcel shape for Parcel 6 (the reversion parcel).
- The legal description for parcel 6 (the reversion parcel) has been updated to reflect the proper description.

I will be sending 20 copies of the application to your office for your use and distribution. If you have any questions, please feel free to give me a call.

Andrew Motter, P.E.**Senior Project Manager****Manhard Consulting, Ltd.****9850 Double R Blvd., Suite 101****Reno, NV 89521**

office: 775.746.3500 ext. 4711

cell: 775.745.3826

fax: 775.746.3520



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MPA-ZC Overall Package Revised 10-11-2013.pdf
15068K



Rob Loveberg <rloveberg@lyon-county.org>

Comstock Mining - Revised Reversion to Acreage Application

1 message

Andrew Motter <amotter@manhard.com>

Fri, Sep 13, 2013 at 8:01 PM

To: kpage@lyon-county.org, rloveberg@lyon-county.org

Cc: Barkdull-Spencer@comstockmining.com, DeGasperis@comstockmining.com

Rob / Kerry,

Attached is a .pdf copy of the revised Reversion to Acreage application for Comstock Mining. We will be delivering the original and a copy to your office on Monday morning.

Kerry, can you please swap out the signature page from the current application you have into the original that is being delivered on Monday. Thank you for your help.

If you have any questions, please feel free to give me a call.

Andrew Motter, P.E.**Senior Project Manager****Manhard Consulting, Ltd.****9850 Double R Blvd., Suite 101****Reno, NV 89521**

office: 775.746.3500 ext. 4711

cell: 775.745.3826

fax: 775.746.3520



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2 attachments



Reversion Overall Submittal Package Revised 9-13-2013.pdf

4933K



2013-09-12 Golden Goose Reversion to Acreage Map.pdf

1610K



Rob Loveberg <rloveberg@lyon-county.org>

Comstock Mining Reversion Continuance Request

1 message

Andrew Motter <amotter@manhard.com>

Fri, Sep 6, 2013 at 10:17 AM

To: kpage@lyon-county.org, rloveberg@lyon-county.org

Cc: Barkdull-Spencer@comstockmining.com, DeGasperis@comstockmining.com, Mark Rotter

<MRotter@manhard.com>

Rob / Kerry,

Attached is a request to continue the hearing for Comstock Mining's Reversion to Acreage hearing that is on the Planning Commission agenda for September 10, 2013.

Thank you for considering our request.

Andrew Motter, P.E.**Senior Project Manager****Manhard Consulting, Ltd.****9850 Double R Blvd., Suite 101****Reno, NV 89521**

office: 775.746.3500 ext. 4711

cell: 775.745.3826

fax: 775.746.3520



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**CMI Reversion Continuance Request.pdf****JA2940****14 CV 00128 - 002835**

160K



Rob Loveberg <rloveberg@lyon-county.org>

Conference call with Rob Loveberg

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Wed, Oct 30, 2013 at 3:48 PM

To: Corrado DeGasperi <DeGasperi@comstockmining.com>, "rloveberg@lyon-county.org" <rloveberg@lyon-county.org>

Rob Loveberg [775-463-6592](tel:775-463-6592)

Corrado DeGasperi [775-848-5310](tel:775-848-5310)

 **invite.ics**
2K



Rob Loveberg <rloveberg@lyon-county.org>

a few more important thoughts

1 message

Corrado DeGasperis <DeGasperis@comstockmining.com>
 To: "rloveberg@lyon-county.org" <rloveberg@lyon-county.org>

Fri, Nov 1, 2013 at 6:07 AM

Rob, I was just reflecting on all the dialogue that has gone on since the application was filed and wanted to follow up with a brief discussion, thank you for scheduling the time and I look forward to discussing it today at 8:30 am PST. I appreciate all of the County and staffs support and I wanted to highlight some of the more salient points that would support staff recommending the accepting the changes proposed in our application.

1. Property currently conforms with zoning and MCP changes applied for and reflects an appropriate, zone and MPC consistent with historic mineral and rural residential character currently in place. Critical, is that this MP designation and zoning change would be the right zoning even if no minerals were ever approved for extraction. The topography and current SC character are rural and rural is most protective of any slow growth, sustaining rural community profile.
2. Proposed changes are consistent with historic land use and character. Cultural studies have recently been completed by Kaux, on our properties on the Comstock, for the BLM, confirming mineral uses are consistent with the Historic District uses, both in type and scale. This is key.
3. Enables immediate investments without any disturbances, hugely benefiting the County. These investments include exploration, engineering and development studies for all practical and possible land uses and post uses. No impact on land or community would occur until these assessments were completed.
4. Provides County with deep intelligence regarding all possible uses of our land and the economic benefits.
5. Enables studies that the SC community has long been demanding. This could provide that intelligence and the opportunity for unprecedented, practical and positive opportunity, in collaboration with the community, which the SUP process fully provides for, so real progress, regardless of the conclusion, can occur.
5. Avoids possible denser residential developments, by down zoning, that would most certainly burden the County and seems inconsistent with the COmmunities desired pace of residential development. Without it, the community will likely stagnate and deteriorate, like much of the historic district rather than sustain, with positive rural development.

I have attached some additional thoughts, consistent with our application but extracted and summarized. I look forward to speaking with you this morning.

Kind regards, Corrado



SupportingThoughts.docx
23K



Rob Loveberg <rloveberg@lyon-county.org>

December 2010 minutes

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Tue, Dec 3, 2013 at 5:55 AM

To: "planning@lyon-county.org" <planning@lyon-county.org>

Cc: "kpage@lyon-county.org" <kpage@lyon-county.org>

Hello Kerry, I have been trying to locate the minutes for 12/2010. The LC website has the November 2010 minutes posted for the December 2010 meeting. Also, do you keep transcripts for meetings? I would like to request the transcripts for this meeting as well.

Warm Regards, Elaine

Comstock Mining, Inc.

[775-340-2045](tel:775-340-2045)



Rob Loveberg <rloveberg@lyon-county.org>

Wed or Thur

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Mon, Oct 28, 2013 at 10:47 AM

To: "rloveberg@lyon-county.org" <rloveberg@lyon-county.org>

Corrado gone all day Friday. Are you available for lunch this Wednesday or Thursday?

Elaine Barkdull-Spencer*Director of External Relations*

Comstock Mining Inc.

[775-847-7376](tel:775-847-7376) (o)[775-340-2045](tel:775-340-2045) (c)[775-847-7128](tel:775-847-7128) (f)

1200 American Flat Road

P.O. Box 1118

Virginia City, NV 89440

NYSE MKT: LODE





Rob Loveberg <rloveberg@lyon-county.org>

Phone conference with Corrado

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Wed, Oct 30, 2013 at 12:10 PM

To: "rloveberg@lyon-county.org" <rloveberg@lyon-county.org>

Cc: "kpage@lyon-county.org" <kpage@lyon-county.org>

Hello Rob, We understand that you have a very busy schedule this week. Corrado asked me to ask you if we could revisit the Friday option. Corrado would like to call you from Connecticut on Friday morning. Do you have a time between 8 a.m. and 9:30 a.m. that you are available to take a phone call from him on Friday, Nov. 1st?

Please advise.

Thank you, Elaine

Elaine Barkdull-Spencer*Director of External Relations*

Comstock Mining Inc.

[775-847-7376](tel:775-847-7376) (o)[775-340-2045](tel:775-340-2045) (c)[775-847-7128](tel:775-847-7128) (f)

1200 American Flat Road

P.O. Box 1118

Virginia City, NV 89440

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Rob Loveberg <rloveberg@lyon-county.org>

RE: Phone conference with Corrado

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>
To: Rob Loveberg <rloveberg@lyon-county.org>

Wed, Oct 30, 2013 at 3:42 PM

Okay. 8:30 it is.

From: Rob Loveberg [mailto:rloveberg@lyon-county.org]
Sent: Wednesday, October 30, 2013 3:42 PM
To: Elaine Barkdull-Spencer
Subject: Re: Phone conference with Corrado

Elaine,

The best time for me would be sometime between 8:30 a.m. and 9:30 a.m.

On Wed, Oct 30, 2013 at 1:56 PM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

What time is best?

From: Rob Loveberg [mailto:rloveberg@lyon-county.org]
Sent: Wednesday, October 30, 2013 1:48 PM
To: Elaine Barkdull-Spencer
Subject: Re: Phone conference with Corrado

Yes, I would be available for a phone call on Friday morning.

On Wed, Oct 30, 2013 at 12:10 PM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

Hello Rob, We understand that you have a very busy schedule this week. Corrado asked me to ask you if we could revisit the Friday option. Corrado would like to call you from Connecticut on Friday morning. Do you have a time between 8 a.m. and 9:30 a.m. that you are available to take a phone call from him on Friday, Nov. 1st?

Please advise.

Thank you, Elaine

Elaine Barkdull-Spencer

Director of External Relations

Comstock Mining Inc.



[775-847-7376](tel:775-847-7376) (o)

[775-340-2045](tel:775-340-2045) (c)

[775-847-7128](tel:775-847-7128) (f)

1200 American Flat Road

P.O. Box 1118

Virginia City, NV 89440

NYSE MKT: LODE



--

Rob Loveberg
Planning Director/Emergency Management Coordinator
Lyon County
27 South Main Street
Yerington, Nevada 89447
[775.463.6592](tel:775.463.6592) office

[775.302.6051](tel:775.302.6051) cell
[775.463.5305](tel:775.463.5305) fax
rloveberg@lyon-county.org

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--

Rob Loveberg
Planning Director/Emergency Management Coordinator
Lyon County
27 South Main Street
Yerington, Nevada 89447
[775.463.6592](tel:775.463.6592) office

[775.302.6051](tel:775.302.6051) cell
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rloveberg@lyon-county.org

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Rob Loveberg <rloveberg@lyon-county.org>

Conference call with Rob Loveberg

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Wed, Oct 30, 2013 at 3:48 PM

To: Corrado DeGasperis <DeGasperis@comstockmining.com>, "rloveberg@lyon-county.org" <rloveberg@lyon-county.org>

Rob Loveberg [775-463-6592](tel:775-463-6592)Corrado DeGasperis [775-848-5310](tel:775-848-5310)

 **invite.ics**
2K



Rob Loveberg <rloveberg@lyon-county.org>

Follow up with event details

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Thu, Jun 13, 2013 at 11:46 AM

To: "rloveberg@lyon-county.org" <rloveberg@lyon-county.org>

Hi Rob,

Thank you for traveling to Gold Hill and meeting with us yesterday. We appreciate your time and the information.

Here are a summary of the events we spoke of yesterday:

Thursday, June 27: Silver City Town/Comstock Mining, Workshop # 1, Topic: Blasting

7 p.m. Silver City Community Center

&

Tuesday, June 25: Dinner/Presentation at the Gold Hill Hotel in Gold Hill - *A Clear Minded View of the Global Gold Industry by Corrado De Gasperis*

5 p.m. – 7 p.m. Dinner/ 7:30 p.m. Presentation

Thursday, June 27: VIP & Shareholder Reception at the Nevada Museum of Art

10 a.m. – 10:30 a.m. Rooftop Reception/10:30 a.m. – 11:30 a.m. Company Presentation/ 11:30 a.m. – 12 noon Networking on the Rooftop

Please let me know if you would like to attend either of the last two events and I will make reservations for you.

Warm Regards - Elaine

Elaine Barkdull-Spencer*Director of External Relations*

Comstock Mining Inc.

[775-847-7376](tel:775-847-7376) (o)[775-340-2045](tel:775-340-2045) (c)[775-847-7128](tel:775-847-7128) (f)

1200 American Flat Road

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Virginia City, NV 89440

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Rob Loveberg <rloveberg@lyon-county.org>

RE: Follow up with event details

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>
To: Rob Loveberg <rloveberg@lyon-county.org>

Fri, Jun 14, 2013 at 8:08 AM

The Workshop would be great. It is a very important issue.

Thanks - Elaine

From: Rob Loveberg [mailto:rloveberg@lyon-county.org]
Sent: Thursday, June 13, 2013 8:04 PM
To: Elaine Barkdull-Spencer
Subject: Re: Follow up with event details

Elaine,

Thank you for the information and invitation. Unfortunately I will be unable to attend the June 25 presentation and 27 shareholder event. There is a chance that I may be able to attend the June 27th workshop.

On Thu, Jun 13, 2013 at 11:46 AM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:
Hi Rob,

Thank you for traveling to Gold Hill and meeting with us yesterday. We appreciate your time and the information.

Here are a summary of the events we spoke of yesterday:

Thursday, June 27: Silver City Town/Comstock Mining, Workshop # 1, Topic: Blasting

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Warm Regards - Elaine

Elaine Barkdull-Spencer

Director of External Relations

Comstock Mining Inc.



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--

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Planning Director/Emergency Management Coordinator
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[775.302.6051](tel:775.302.6051) cell
[775.463.5305](tel:775.463.5305) fax
rloveberg@lyon-county.org

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Rob Loveberg <rloveberg@lyon-county.org>

Wednesday meeting

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Thu, Jun 6, 2013 at 4:15 PM

To: "rloveberg@lyon-county.org" <rloveberg@lyon-county.org>

Hi Rob,

Please let me know if you can indeed meet with us on Wednesday at 11:00 a.m. I have a couple of people holding open their schedules until we hear back from you.

Again, I am sorry I had change the time. Corrado has another meeting that afternoon and the people are flying in to meet with him, so he had no wiggle room.

We appreciate your willingness to travel to Gold Hill. Please let me know as soon as you have determined if we can indeed meet earlier.

Thanks again,

Elaine

Comstock Mining

[775-340-2045](tel:775-340-2045)



Rob Loveberg <rloveberg@lyon-county.org>

RE: Wednesday meeting

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Fri, Jun 7, 2013 at 3:55 PM

To: Rob Loveberg <rloveberg@lyon-county.org>

Thanks Rob. I will contact the team.

Have a nice weekend and see you on Wednesday.

- Elaine

From: Rob Loveberg [mailto:rloveberg@lyon-county.org]**Sent:** Friday, June 07, 2013 3:41 PM**To:** Elaine Barkdull-Spencer**Subject:** Re: Wednesday meeting

The meeting I have in Yerington should end about 10:00 a.m. Will 11:30 a.m. in Gold Hill work?

Sent from my iPhone

On Jun 6, 2013, at 16:11, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

Hi Rob,

Please let me know if you can indeed meet with us on Wednesday at 11:00 a.m. I have a couple of people holding open their schedules until we hear back from you.

Again, I am sorry I had change the time. Corrado has another meeting that afternoon and the people are flying in to meet with him, so he had no wiggle room.

We appreciate your willingness to travel to Gold Hill. Please let me know as soon as you have

determined if we can indeed meet earlier.

Thanks again,

Elaine

Comstock Mining

[775-340-2045](tel:775-340-2045)



Rob Loveberg <rloveberg@lyon-county.org>

PowerPoint Presentation

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Mon, Jul 1, 2013 at 3:52 PM

To: "rloveberg@lyon-county.org" <rloveberg@lyon-county.org>

Rob – Did you send me a copy of the PowerPoint you presented in Silver City?

- Elaine



Rob Loveberg <rloveberg@lyon-county.org>

Contact info

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Thu, Jul 18, 2013 at 6:46 AM

To: "rloveberg@lyon-county.org" <rloveberg@lyon-county.org>

Hello Rob,

I spoke with Betty and Harold on the Planning Commission last week and they agreed to joining a group for a tour of Comstock Mine. They gave me their phone numbers, but my notebook has walked away. I have planned a tour/networking opportunity with some community leaders. Can you please advise me of their contact numbers? Are you available on August 2nd as well?

- Elaine

Rob Loveberg <rloveberg@lyon-county.org>

Re: PowerPoint Presentation

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Tue, Jul 2, 2013 at 9:20 AM

To: Rob Loveberg <rloveberg@lyon-county.org>

Thank you Rob.

Sent from my iPhone

On Jul 2, 2013, at 6:43 AM, "Rob Loveberg" <rloveberg@lyon-county.org> wrote:

Elaine,

Attached is the PowerPoint presentation.

On Mon, Jul 1, 2013 at 3:52 PM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

Rob – Did you send me a copy of the PowerPoint you presented in Silver City?

- Elaine

—

Rob Loveberg
Planning Director/Emergency Management Coordinator
Lyon County
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Yerington, Nevada 89447
[775.463.6592](tel:775.463.6592) office
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rloveberg@lyon-county.org

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<LandUse&DevelopmentCode-Intro 6-20-2013.ppt>



Rob Loveberg <rloveberg@lyon-county.org>

Can we talk with you for a couple minutes

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Tue, Sep 10, 2013 at 12:19 PM

To: "rloveberg@lyon-county.org" <rloveberg@lyon-county.org>

Hi Rob, We would like to chat with you for 10 minutes. We would like to clarify the next steps. Please let me know if you are available before 2 p.m.

Thanks - Elaine

Elaine Barkdull-Spencer*Director of External Relations*

Comstock Mining Inc.

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Rob Loveberg <rloveberg@lyon-county.org>

RE: Phone conference with Corrado

1 message

Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>
To: Rob Loveberg <rloveberg@lyon-county.org>

Wed, Oct 30, 2013 at 1:56 PM

What time is best?

From: Rob Loveberg [mailto:rloveberg@lyon-county.org]
Sent: Wednesday, October 30, 2013 1:48 PM
To: Elaine Barkdull-Spencer
Subject: Re: Phone conference with Corrado

Yes, I would be available for a phone call on Friday morning.

On Wed, Oct 30, 2013 at 12:10 PM, Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com> wrote:

Hello Rob, We understand that you have a very busy schedule this week. Corrado asked me to ask you if we could revisit the Friday option. Corrado would like to call you from Connecticut on Friday morning. Do you have a time between 8 a.m. and 9:30 a.m. that you are available to take a phone call from him on Friday, Nov. 1st?

Please advise.

Thank you, Elaine

Elaine Barkdull-Spencer

Director of External Relations

Comstock Mining Inc.



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Rob Loveberg <rloveberg@lyon-county.org>

Re: Comstock Mining staff report

1 message

Mark Rotter <MRotter@manhard.com>

Thu, Nov 7, 2013 at 8:45 AM

To: Kerry Page <kpage@lyon-county.org>, rloveberg@lyon-county.org

Rob and Kerry,

Could you give me an estimate on when you think I can receive the staff report for Comstock Mining? Thank-you
- Mark

>>> Kerry Page <kpage@lyon-county.org> 11/5/2013 12:45 PM >>>

No, Rob is not back from Louisiana yet and will be in meetings all day tomorrow so I'm not expecting it until Thursday - sorry.

On Tue, Nov 5, 2013 at 12:19 PM, Mark Rotter <MRotter@manhard.com> wrote:

Thanks Kerry. Is there a Comstock Mining staff report yet?

-----Original Message-----

From: Kerry Page <kpage@lyon-county.org>

To: Mark Rotter <MRotter@manhard.com>

To: Rebecca Bernier <RBernier@manhard.com>

Sent: 11/4/2013 5:20:15 PM

Subject: Woodbridge staff report

Here it is! Rob, although in Louisiana, will be available via email or
will be back in the office on Thursday.

--

*Kerry Page Lyon County Planning Assistant 27 South Main Street Yerington, NV
89447 ph: 775-463-6592 fax: 775-463-5305 *

Manhard Consulting, Ltd.
9850 Double R Boulevard
Suite 101
Reno, NV 89521
p: 775.746.3500 f: 775.746.3520

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Kerry Page
Lyon County Planning Assistant
27 South Main Street
Yerington, NV 89447
ph: 775-463-6592
fax: 775-463-5305



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Rob Loveberg <rloveberg@lyon-county.org>

Re: Comstock Mining - Revised Reversion to Acreage Application1 message

Rob Loveberg <rloveberg@lyon-county.org>

Fri, Sep 13, 2013 at 8:12 PM

To: Andrew Motter <amotter@manhard.com>

Cc: "kpage@lyon-county.org" <kpage@lyon-county.org>, "Barkdull-Spencer@comstockmining.com" <Barkdull-Spencer@comstockmining.com>, "DeGasperis@comstockmining.com" <DeGasperis@comstockmining.com>

Drew,

You should provide a new signature page to show the applicant's consent. It does not have to be in Monday.

Have a good weekend.

Sent from my iPhone

On Sep 13, 2013, at 20:06, Andrew Motter <amotter@manhard.com> wrote:

> Rob / Kerry,

>

> Attached is a .pdf copy of the revised Reversion to Acreage application for Comstock Mining. We will be delivering the original and a copy to your office on Monday morning.

>

> Kerry, can you please swap out the signature page from the current application you have into the original that is being delivered on Monday. Thank you for your help.

>

> If you have any questions, please feel free to give me a call.

>

>

>

> Andrew Motter, P.E.

> Senior Project Manager

> Manhard Consulting, Ltd.

> 9850 Double R Blvd., Suite 101

> Reno, NV 89521

> office: 775.746.3500 ext. 4711

> cell: 775.745.3826

> fax: 775.746.3520

>

> Manhard Consulting, Ltd.

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Pursuant to NRS 239B.030, the undersigned
affirms that the following document does not
contain the social security number of any person.

JOHN L. MARSHALL
SBN 6733
570 Marsh Avenue
Reno, Nevada 89509
Telephone: (775) 303-4882
Attorney for Petitioners Comstock
Residents Association & Joe McCarthy

Electronically Filed
Dec 09 2015 08:46 a.m.
Tracie K. Lindeman
Clerk of Supreme Court

IN THE SUPREME COURT OF THE STATE OF NEVADA

COMSTOCK RESIDENTS ASSOCIATION,
JOE McCARTHY

Appellants,
00128

No. 68433
District Court Case No. 14-CV-

v.

LYON COUNTY BOARD OF
COMMISSIONERS; COMSTOCK
MINING INCORPORATED

Respondents,

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VOLUME 18

PAGES 2895-2919

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Date: Tuesday, November 19, 2013 9:45 AM

To: Corrado DeGasperi <DeGasperi@comstockmining.com>

Subject: Fwd: Comstock Mining, Inc. & Silver City

----- Forwarded message -----

From: Rob Loveberg <rloveberg@lyon-county.org>

Date: Mon, Nov 18, 2013 at 4:48 PM

Subject: Comstock Mining, Inc. & Silver City

To: Jeff Page <jpage@lyon-county.org>

Jeff,

As we discussed, Chuck Davies called me this afternoon with a suggestion regarding the CMI master plan amendment and zone change matter. Chuck suggested that a potential win/win option to the current CMI master plan amendment and zone change may be the preparation of the Silver City community plan, or at least a portion of the plan. This would permit both CMI and the community to work together on the mining issue in a facilitated setting. A compromise, mitigation, or other solutions might be found.

To accomplish this in a timely (quicker) fashion, funds and outside resources would be necessary. CMI could expedite such an effort by providing funds to the County for the community plan effort. The outside consultant(s) would work for the County, not CMI. The citizens of Silver City and CMI could work together to try to come to an agreeable solution in a structured process.

Chuck feels that this would be better than one side or the other loosing from the current application process.

Please let me know if you have any questions.

--

Rob Loveberg
Planning Director/Emergency Management Coordinator
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[775.463.6592](tel:775.463.6592) office
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rloveberg@lyon-county.org

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--

Jeffery A. Page

Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531/(775) 577-5037
(775) 302-7088 (Cell)

*"It is amazing what you can accomplish if you do not care who gets the credit" **Harry S. Truman***

Corrado DeGasperis <DeGasperis@comstockmining.com>
To: Jeff Page <jpage@lyon-county.org>

Mon, Nov 25, 2013 at 9:36 AM

Jeff, apologies for not connecting Saturday. My day got away from me. Is there a convenient time that I can call you today? Please let me know. Kind thanks

On Nov 19, 2013, at 9:45 AM, "Jeff Page" <jpage@lyon-county.org> wrote:

----- Forwarded message -----

From: **Rob Loveberg** <rloveberg@lyon-county.org>
Date: Mon, Nov 18, 2013 at 4:48 PM
Subject: Comstock Mining, Inc. & Silver City
To: Jeff Page <jpage@lyon-county.org>

Jeff,

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Chuck feels that this would be better than one side or the other loosing from the current application process.

Please let me know if you have any questions.

--

Rob Loveberg
Planning Director/Emergency Management Coordinator
Lyon County
27 South Main Street

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Jeff Page <jpage@lyon-county.org>
To: Corrado DeGasperi <DeGasperi@comstockmining.com>

Mon, Nov 25, 2013 at 9:45 AM

I am available after 1:30 this afternoon

On Mon, Nov 25, 2013 at 9:36 AM, Corrado DeGasperi <DeGasperi@comstockmining.com> wrote:
Jeff, apologies for not connecting Saturday. My day got away from me. Is there a convenient time that I can call you today? Please let me know. Kind thanks

On Nov 19, 2013, at 9:45 AM, "Jeff Page" <jpage@lyon-county.org> wrote:

----- Forwarded message -----

From: **Rob Loveberg** <rloveberg@lyon-county.org>
Date: Mon, Nov 18, 2013 at 4:48 PM
Subject: Comstock Mining, Inc. & Silver City
To: Jeff Page <jpage@lyon-county.org>

Jeff,

JA2897

14 CV 00128 - 002792
LYON COUNTY

As we discussed, Chuck Davies called me this afternoon with a suggestion regarding the CMI master plan amendment and zone change matter. Chuck suggested that a potential win/win option to the current CMI master plan amendment and zone change may be the preparation of the Silver City community plan, or at least a portion of the plan. This would permit both CMI and the community to work together on the mining issue in a facilitated setting. A compromise, mitigation, or other solutions might be found.

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Chuck feels that this would be better than one side or the other losing from the current application process.

Please let me know if you have any questions.

—

Rob Loveberg
Planning Director/Emergency Management Coordinator
Lyon County
27 South Main Street
Yerington, Nevada 89447
[775.463.6592](tel:775.463.6592) office
[775.302.6051](tel:775.302.6051) cell
[775.463.5305](tel:775.463.5305) fax
rloveberg@lyon-county.org

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—

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
[775\) 463-6531](tel:775.463.6531)/[775\) 577-5037](tel:775.577.5037)
[775\) 302-7088](tel:775.302.7088) (Cell)

*"It is amazing what you can accomplish if you do not care who gets the credit" **Harry S. Truman***

JA2898

14 CV 00128 - 002793
LYON COUNTY

—
Jeffery A. Page
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Corrado DeGasperis <DeGasperis@comstockmining.com>
To: Jeff Page <jpage@lyon-county.org>

Mon, Nov 25, 2013 at 9:46 AM

Great, thank you. I will call just after 1:30pm. Kind regards,

On Nov 25, 2013, at 9:45 AM, "Jeff Page" <jpage@lyon-county.org> wrote:

I am available after 1:30 this afternoon

On Mon, Nov 25, 2013 at 9:36 AM, Corrado DeGasperis <DeGasperis@comstockmining.com> wrote:

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To: Jeff Page <jpage@lyon-county.org>

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--

Jeffery A. Page

JA2900

14 CV 00128 - 002795
LYON COUNTY

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(775) 463-6531/(775) 577-5037
(775) 302-7088 (Cell)

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Corrado DeGasperis <DeGasperis@comstockmining.com>
To: Jeff Page <jpage@lyon-county.org>

Mon, Nov 25, 2013 at 1:33 PM

Jeff, I can call at 1:45pm

On Nov 25, 2013, at 9:45 AM, "Jeff Page" <jpage@lyon-county.org> wrote:

I am available after 1:30 this afternoon

On Mon, Nov 25, 2013 at 9:36 AM, Corrado DeGasperis <DeGasperis@comstockmining.com> wrote:

Jeff, apologies for not connecting Saturday. My day got away from me. Is there a convenient time that I can call you today? Please let me know. Kind thanks

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Subject: Comstock Mining, Inc. & Silver City
To: Jeff Page <jpage@lyon-county.org>

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Please let me know if you have any questions.

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(775) 302-7088 (Cell)

"It is amazing what you can accomplish if you do not care who gets the credit" Harry S. Truman

Jeff Page <jpage@lyon-county.org>

Mon, Nov 25, 2013 at 1:57 PM

To: Rob Loveberg <rloveberg@lyon-county.org>, Kerry Page <kpage@lyon-county.org>, Chuck Davies <ced302@att.net>

Rob and Kerry,

I just got off the phone with Corrado DeGasperis and he would like to have a face to face meeting with Chuck Davies, Rob and me December 3 or 4, 2013 in regards to Chucks thoughts about the Community Component of the Master Plan. Will you please see if we can make this happen? Thanks

On Mon, Nov 18, 2013 at 4:48 PM, Rob Loveberg <rloveberg@lyon-county.org> wrote:

Jeff,

As we discussed, Chuck Davies called me this afternoon with a suggestion regarding the CMI master plan amendment and zone change matter. Chuck suggested that a potential win/win option to the current CMI master plan amendment and zone change may be the preparation of the Silver City community plan, or at least a portion of the plan. This would permit both CMI and the community to work together on the mining issue in a facilitated setting. A compromise, mitigation, or other solutions might be found.

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Chuck Davies <ced302@att.net>

Mon, Nov 25, 2013 at 2:26 PM

Reply-To: Chuck Davies <ced302@att.net>

To: Jeff Page <jpage@lyon-county.org>, Rob Loveberg <rloveberg@lyon-county.org>, Kerry Page <kpage@lyon-county.org>

All:

I am available on the 4th of December, but not on the 3rd.. Should a representative of Silver City be invited to this meeting?.

Chuck

From: Jeff Page <jpage@lyon-county.org>

To: Rob Loveberg <rloveberg@lyon-county.org>; Kerry Page <kpage@lyon-county.org>; Chuck Davies <ced302@att.net>

Sent: Monday, November 25, 2013 1:57 PM

Subject: Re: Comstock Mining, Inc. & Silver City

Rob and Kerry,

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Jeff Page <jpage@lyon-county.org>

Planning Meeting

5 messages

Jeff Page <jpage@lyon-county.org>

Mon, Nov 25, 2013 at 3:44 PM

To: Corrado DeGasperi <DeGasperi@comstockmining.com>

Corrado,

It appears the best time and location will be December 4, 2013 @ 9:00 AM at the Lyon County Public Works Office in Dayton. 34 Lakes Blvd

—

Jeffery A. Page
Lyon County Manager
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Yerington, NV 89447
(775) 463-6531/(775) 577-5037
(775) 302-7088 (Cell)

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Corrado DeGasperi <DeGasperi@comstockmining.com>

Mon, Nov 25, 2013 at 4:16 PM

To: Jeff Page <jpage@lyon-county.org>

Confirmed. Thank you very much and I look forward to seeing you then?

On Nov 25, 2013, at 3:44 PM, "Jeff Page" <jpage@lyon-county.org> wrote:

Corrado,

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Jeff Page <jpage@lyon-county.org>

Mon, Nov 25, 2013 at 4:18 PM

To: Rob Loveberg <rloveberg@lyon-county.org>, Chuck Davies <ced302@att.net>

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531 Office
(775) 302-7088 Cell

----- Forwarded message -----

From: "Corrado DeGasperis" <DeGasperis@comstockmining.com>

Date: Nov 25, 2013 4:17 PM

Subject: Re: Planning Meeting

To: "Jeff Page" <jpage@lyon-county.org>

Cc:

Confirmed. Thank you very much and I look forward to seeing you then?

On Nov 25, 2013, at 3:44 PM, "Jeff Page" <jpage@lyon-county.org> wrote:

Corrado,

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--

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Corrado DeGasperis <DeGasperis@comstockmining.com>

Mon, Dec 2, 2013 at 7:40 AM

To: Jeff Page <jpage@lyon-county.org>

Jeff, just re-confirming Wednesday AM, as indicated below. I look forward to seeing you then. Best regards.

Corrado De Gasperis
President & CEO
Comstock Mining Inc.



NYSE MKT: LODE

[775-847-4755](tel:775-847-4755) (o)

[775-848-5310](tel:775-848-5310) (c)

1200 American Flat Road

PO Box 1118

Virginia City, NV 89440



From: Jeff Page <jpage@lyon-county.org>
Date: Monday, November 25, 2013 3:44 PM
To: Corrado DeGasperis <DeGasperis@comstockmining.com>
Subject: Planning Meeting

Corrado,

It appears the best time and location will be December 4, 2013 @ 9:00 AM at the Lyon County Public Works Office in Dayton. 34 Lakes Blvd

--

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Jeff Page <jpage@lyon-county.org>
To: Corrado DeGasperis <DeGasperis@comstockmining.com>

Mon, Dec 2, 2013 at 7:50 AM

Yes we will be there. Thanks

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531 Office
(775) 302-7088 Cell

On Dec 2, 2013 7:40 AM, "Corrado DeGasperis" <DeGasperis@comstockmining.com> wrote:
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NYSE MKT: LODE

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Virginia City, NV 89440



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Date: Monday, November 25, 2013 3:44 PM
To: Corrado DeGasperis <DeGasperis@comstockmining.com>
Subject: Planning Meeting

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Jeff Page <jpage@lyon-county.org>

FW: BOC 12/05/2013 Agenda & Backup

7 messages

Corrado DeGasperis <DeGasperis@comstockmining.com>

Tue, Nov 26, 2013 at 8:12 PM

To: Jeff Page <jpage@lyon-county.org>

Cc: Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>

Jeff, can Elaine and I also get on the mailing/distribution lists for these? I just noticed item #28? I recall that you had indicated that you were not interested in relocating these meetings to SC? Did something change? Please advise.

We can also discuss live tomorrow, if you are available. Please let me know.

Kindest regards and happy thanksgiving, Corrado

Subject: BOC 12/05/2013 Agenda & Backup



BOC 120513 Agenda and Backup.pdf

7102K

Jeff Page <jpage@lyon-county.org>

Tue, Nov 26, 2013 at 8:22 PM

To: Corrado DeGasperis <DeGasperis@comstockmining.com>

No, my recommendation is not to move. We have a request for the board to make that decision.

Jeffery A. Page
Lyon County Manager
27 South Main Street
Yerington, NV 89447
(775) 463-6531 Office
(775) 302-7088 Cell

[Quoted text hidden]

Corrado DeGasperis <DeGasperis@comstockmining.com>

Tue, Nov 26, 2013 at 8:25 PM

To: Jeff Page <jpage@lyon-county.org>

Kind thanks

[Quoted text hidden]

Corrado DeGasperis <DeGasperis@comstockmining.com>

Tue, Dec 3, 2013 at 11:19 AM

To: Jeff Page <jpage@lyon-county.org>

Jeff, can you advise if Rob is planning on attending tomorrow AM, just want to confirm.

Kind thanks.

Corrado De Gasperis

President & CEO

Comstock Mining Inc.



NYSE MKT: LODE

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From: Jeff Page <jpage@lyon-county.org>

Date: Tuesday, November 26, 2013 8:22 PM

To: Corrado DeGasperis <DeGasperis@comstockmining.com>

Subject: Re: FW: BOC 12/05/2013 Agenda & Backup

[Quoted text hidden]

Jeff Page <jpage@lyon-county.org>

Tue, Dec 3, 2013 at 11:42 AM

To: Corrado DeGasperis <DeGasperis@comstockmining.com>

Cc: Rob Loveberg <rloveberg@lyon-county.org>

Yes he will be there

Jeffery A. Page

Lyon County Manager

27 South Main Street

Yerington, NV 89447

(775) 463-6531 Office

(775) 302-7088 Cell

[Quoted text hidden]

Corrado DeGasperis <DeGasperis@comstockmining.com>

Tue, Dec 3, 2013 at 1:13 PM

To: Jeff Page <jpage@lyon-county.org>

Jeff, thank you. Are you available for a brief discussion at some point today? Please let me know.

Corrado De Gasperis

President & CEO

Comstock Mining Inc.



NYSE MKT: LODE

775-847-4755 (o)

775-848-5310 (c)

1200 American Flat Road

PO Box 1118

Virginia City, NV 89440



From: Jeff Page <jpage@lyon-county.org>

Date: Tuesday, December 3, 2013 11:42 AM

To: Corrado DeGasperis <DeGasperis@comstockmining.com>

Cc: Rob Loveberg <rloveberg@lyon-county.org>

Subject: Re: BOC 12/05/2013 Agenda & Backup

[Quoted text hidden]

Jeff Page <jpage@lyon-county.org>

Tue, Dec 3, 2013 at 1:55 PM

To: Corrado DeGasperis <DeGasperis@comstockmining.com>

Yes any time after 2:30

Jeffery A. Page

Lyon County Manager

27 South Main Street

Yerington, NV 89447

(775) 463-6531 Office

(775) 302-7088 Cell

[Quoted text hidden]



Steve Rye <srye@lyon-county.org>

Fwd: Re: Could Barbara and I meet with You?

1 message

Joe Mortensen <joe@mo.com>

Fri, Feb 21, 2014 at 10:47 AM

To: srye@lyon-county.org

----- Original Message -----

Subject:Re: Could Barbara and I meet with You?**Date:**Tue, 21 Jan 2014 08:50:27 -0800**From:**Gayle Sherman <gales@gbis.com>**To:**Joe Mortensen <joe@mo.com>**CC:**Barbara Peck <bpecknv@yahoo.com>

Thanks so much Joe. How about 10AM at Starbucks in Dayton.on Monday, January 27th.

See you there.

Gayle

----- Original Message -----

From: Joe Mortensen**To:** Gayle Sherman**Sent:** Tuesday, January 21, 2014 8:25 AM**Subject:** Re: Could Barbara and I meet with You?

Hello Gayle, Monday will be fine. 10:30 or 10:00 at Starbucks or where ever you would like to meet.

Thanks, Joe Mortensen

On 1/20/2014 11:51 AM, Gayle Sherman wrote:

Hello Joe,

I was wondering if Barbara Peck and I could meet with you? We are still struggling with the results of the County Commissioners hearing re: CMI's application and wondered if you could give us any insight into the decision.

Do you have anytime available on Monday, January 27th early morning or late afternoon?

Thanks

Gayle Sherman



Steve Rye <srye@lyon-county.org>

Fwd: Last minute letter

1 message

Joe Mortensen <joe@mo.com>

Fri, Feb 21, 2014 at 10:41 AM

To: srye@lyon-county.org

----- Original Message -----

Subject:Last minute letter**Date:**Thu, 2 Jan 2014 13:21:42 +0000**From:**Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>**Reply-To:**Elaine Barkdull-Spencer <Barkdull-Spencer@comstockmining.com>**To:**ninergold3@gmail.com <ninergold3@gmail.com>, pricelessrealtyinc@yahoo.com
<pricelessrealtyinc@yahoo.com>, joe@mo.com <joe@mo.com>, rferronv@gmail.com
<rferronv@gmail.com>

The attached letter came to me last night and I was asked to pass it on to all of you. I sent it it to Jeff Page to be put into the record as well.

Warm Regards, Elaine

Sent from my Verizon Wireless 4G LTE Smartphone

**Letter to Lyon County3.docx**

1139K



Steve Rye <srye@lyon-county.org>

Fwd: Possible meeting

1 message

Joe Mortensen <joe@mo.com>
To: srye@lyon-county.org

Fri, Feb 21, 2014 at 10:44 AM

----- Original Message -----

Subject:Possible meeting**Date:**Wed, 18 Dec 2013 15:30:55 -0800**From:**Erich Obermayr <historicinsight@gbis.com>**To:**Joe Mortensen <joe@mo.com>, Joe Mortensen <jmortensen@lyon-county.org>**CC:**<Gales@gbis.com>, "Barbara Peck" <bpecknv@yahoo.com>

Hello Joe,

Would you have time to meet with the three of us (Gayle Sherman, Barbara Peck, and myself) sometime Thurs afternoon or Friday or Saturday? Any time or place works for us. Even next week is okay--we can work around the holidays, although Gayle will be out of town.

My office phone is 847-0344; home 847-7563 or cell phone is 297-5307.

Thanks,
Erich

Erich Obermayr
Historic Insight
Box 249
Silver City, NV 89428
[775-847-0344](tel:775-847-0344)



Steve Rye <srye@lyon-county.org>

Fwd: Meeting tomorrow

1 message

Joe Mortensen <joe@mo.com>

Fri, Feb 21, 2014 at 10:43 AM

To: srye@lyon-county.org

----- Original Message -----

Subject:Meeting tomorrow**Date:**Sun, 29 Dec 2013 19:29:10 -0800**From:**Erich Obermayr <historicinsight@gbis.com>**To:**Barbara Peck <bpecknv@yahoo.com>**CC:**Gayle Sherman <gales@gbis.com>, Joe Mortensen <joe@mo.com>

Just a reminder, Joe Mortensen tomorrow at 11:00 at the community center, then to my house for coffee and a chat.

Erich

Erich Obermayr
Historic Insight
Box 249
Silver City, NV 89428
[775-847-0344](tel:775-847-0344)



Steve Rye <srye@lyon-county.org>

Fwd: Dayton Mining History

1 message

Joe Mortensen <joe@mo.com>

Fri, Feb 21, 2014 at 10:42 AM

To: srye@lyon-county.org

----- Original Message -----

Subject:Dayton Mining History**Date:**Mon, 30 Dec 2013 22:17:22 -0800**From:**Erich Obermayr <historicinsight@gbis.com>**To:**Commissioner Ray Fierro <rferro@v@gmail.com>, Virgil Arellano <varellano@lyon-county.org>, Joe Mortensen <joe@mo.com>, Vida Keller <Keller@HSNe50.com>, Bob Hastings <ninergold3@gmail.com>**CC:**Maureen Williss <mwilliss@lyon-county.org>

Good evening everyone,

The attached represent a summary and revision of the information on the Dayton Mine I submitted to the Planning Commission. My apologies for taking so long to put this together, but there was a fair amount of work involved.

Thanks again for your consideration.

Erich

Erich Obermayr
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[775-847-0344](tel:775-847-0344)

**Dayton Mining History Final.doc**

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