



**YERINGTON CITY COUNCIL
MONDAY, JUNE 8TH 2026
10:00 A.M.**

Yerington City Hall 14 E. Goldfield Ave. Yerington, NV 89447

The Yerington City Council will conduct a public meeting on the 8th day of June, 2026, beginning at 10:00 a.m. at 14 East Goldfield Ave. Yerington, NV 89447

Join Zoom Meeting

<https://us06web.zoom.us/j/9040866690?pwd=Dc89jDEAUumicWChLj1oV5quXjYkqS.1&omn=84421433874>

Meeting ID: 904 086 6690 / Passcode: 2026COY (case sensitive)

Mobile: 1 (669) 900-6833 / 1 (719) 359-4580

Please call Yerington City Hall at (775) 463-3511 if you have any questions accessing the meeting. Written public comments may be mailed to the City Clerk's office at 14 E. Goldfield Ave. Yerington, Nevada 89447 or emailed to stacys@yerington.net. Be sure to type PUBLIC COMMENT in the subject line. Comments must be received the business day prior to the date of the meeting by 4:00 p.m. for the comments to be included in the meeting.

City Council meetings are open to the public and may be attended in person or via virtual Zoom, if available. Virtual public comment may be given if you are attending the virtual Zoom meeting by "raising your hand" virtually at the appropriate times to notify staff of your desire to speak.

AGENDA:

Action may be taken only on those items denoted "For Possible Action."

- 1. Call to order, roll call and Pledge of Allegiance.**
- 2. Public Comment:** *Any matter pertinent to the City of Yerington should be shared under this item. Items appearing in the Consent Agenda (item 4) should be discussed at this time. Comments related to an item appearing on the agenda will be heard when that agenda item is called. No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.*
- 3. For Possible Action:** Review and approval of the agenda.

- a. *NOTICE RE: NRS 237: When the City Council approves this agenda, it also approves a motion ratifying staff action taken pursuant to NRS 237.030 et seq. with respect to items on this agenda and determines that each matter on this agenda for which a Business Impact Statement has been prepared does impose a direct and significant economic burden on a business or directly restrict the formation, operation or expansion of a business, and each matter which is on this agenda for which a Business Impact Statement has not been prepared does not impose a direct and significant economic impact on a business or directly restrict the formation, operation or expansion of a business.*

4. **Consent Agenda (Action Will be Taken on All Items):** All matter listed under the consent agenda are considered routine, and may be acted upon by the City Council with one action, and without an extensive hearing. Any member of the Council or any citizen may request that an item be taken from the consent agenda, discussed, and acted upon separately during this meeting.

4.a For Possible Action: Discussion and approval of bills previously submitted for payment as follows:

Checks #41919 through #41968 totaling \$120,563.28

4.b For Possible Action: Discussion and Possible Approval of minutes from the May 11th, 2026 regular meeting and the May 26th regular meeting.

4.c For Possible Action: Approval of New, Renewal and Name Change Business Licenses Applications.

- A. Alyssa Hernandez dba Alternative Wellness Solutions, LLC, Med Spa, 120 Bovard St Yerington, NV 89447-Address Change
- B. Chris Drix dba Pye-Barker Fire & Safety, LLC, Alarm System, 4920 Brookside Ct Reno, NV 89502-New
- C. Cody Kobelski dba Safe Step Walk in Tub, LLC, Walk in Tub & Shower Installation, 520 Royal Parkway Ste. 100 Nashville, TN 37214-Renewal
- D. Ryan Mutek, Christopher LaCount & John Reid dba CableCom, LLC, Telecommunications Contractor, 1429 Avenue D #339 Snohomish, WA 98290-New
- E. Robert & Desaray Turner dba Turner's Handyman, Hauling, and Landscaping, Handyman, 11 Snyder Ave Yerington, NV 89447-New
- F. Jim Miller dba Construction Development Services DBA Silver State Masonry, Masonry Contractor, 1601 Lewis St Reno, NV 89502-New Single Project
- G. Denise Smith & Keith Daupnin dba Venture Construction Co., General Contractor, 5660 Peachtree Industrial Blvd. Norcross, GA 30071-New Single Project

4.d For Possible Action: Possible Action to Revoke Business Licenses Due to Non-Payment for 1ST Quarter January-March 2026

- A. Abraham & Linda Naranjo-Estrada dba Artesanias Naranjo, LLC, Novelty Store, 36A N. Main St. Yerington, NV 89447

- B. Robert Emmet Power IV dba Zephyr Business, Inc., Cleaning & Restoration, 5655 Riggins Ct. Ste. 13 Reno, NV 89502
- C. Craig Opel & Heather MacDougall dba Brazos Urethane, Roofing Contractor, 28770 Ave 14 ½ Madera, CA 93638
- D. Greg Albright dba Freedom Forever, LLC, Residential Solar Installation, 740 Freeport Blvd. Ste. 108 Sparks, NV 89431
- E. Marc Wray dba The Big Pig, LLC, BBQ Food Truck, 36 Hwy 339 #21 Yerington, NV 89447
- F. Vincent Kellison dba Vinnie’s Electric, Inc., Electrical Contractor, 1624 Picetti Way Fernley, NV 89408

Regular Agenda – (Action will be taken on all items unless otherwise noted)

- 5. **For Possible Action:** Discussion and Possible Action to approve a Reversion to Acreage application submitted by Greg Chico, PLS on behalf of Vincent & Jessica Arrighi. Application pertains to APN 001-131-20 & 001-131-21 (430 & 428 Silver Star Ct.). This item is recommended for approval by the Yerington Planning Commission, who heard this item on May 27, 2026.
- 6. **For Possible Action:** Discussion and Possible Action to move one regularly scheduled Yerington City Council Meeting to the evening between July 1, 2026 and September 30, 2026. (Requested by Councilman Lopez)
- 7. **Agenda Requests:** A Councilmember or appointed department head may request an item be considered on a future agenda either by making an oral request at a Council meeting or submitting the request in writing to the City Manager at least 30 days prior to the meeting for which the item is requested to be placed on the agenda.
- 8. **Public Comment:** *Any matter pertinent to the City of Yerington should be shared under this item. No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.*
- 9. **Department and Elected Official Reports** - No action will be taken, reports with possible comments and discussion only, as follows:
 - A. City Attorney Report
 - B. Chief of Police Report
 - C. Public Works Director Report
 - D. City Manager Report
 - E. City Clerk Report
 - F. Council Comments
 - G. Mayor Comments

10. **Adjournment.**

NOTICE TO PERSONS WITH DISABILITIES: Members of the public who are disabled and require special assistance or accommodations at the meeting are requested to notify city staff at (775)463-3511 in advance so that reasonable arrangements may be made.

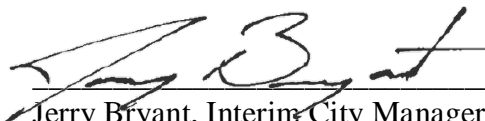
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing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

NOTICE:

1. Agenda items listed above may be taken out of order.
2. Two or more agenda items may be combined.
3. Agenda items may be removed from agenda or delayed at any time.
4. Any restrictions on public comment must be set out herein.
5. Public comment is limited to three (3) minutes per person.
6. Public comment that pertains to an item appearing on the agenda will be heard at the time of the agenda item being called. Public comment at the time of an agenda item must pertain to the specific agenda item being discussed.
7. Public comment cannot be restricted based on viewpoint. Section 7.05 of the Nevada Open Meeting Law Manual indicates that a public body's restrictions on public comment must be neutral as to the viewpoint expressed, but the public body may prohibit content if the content of the comments is a topic that is not relevant to, or within the authority of, the public body, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational, or amounting to personal attacks or interfering with the rights of other speakers. *See* AG File No. 00-047 (April 27, 2001).

Supporting documentation for the items on the agenda is available to members of the public at www.yerington.net, by request at the City Manager's Office (14 E. Goldfield Ave., Yerington, NV), by phone (775)463-3511, or by email requests to stacys@yerington.net.

I, Jerry Bryant, do hereby certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 East Goldfield Avenue, online at the Nevada State Department of Administration web site at notice.nv.gov and the City of Yerington website at www.yerington.net by the 3rd day of June 2026, in compliance with NRS 241.020.



Jerry Bryant, Interim City Manager
City of Yerington

06/02/2026

Date

4a

For Discussion and Possible Action: Discussion and Approval of Bills Previously Submitted for Payment as Follows:

Checks **41919** through **41968** totaling **\$214,560.21**

Accounts Payable: \$120,563.28

Payroll: \$57,327.65

Transmittals: \$36,669.28

A.P.

5.21.26
② 41919 - 41943

5.29.26
① 41950 - 41968

P.R.

5.26.2026
⑤ 41944 - 41948
② 5282601 - 5282627

Trans:

5.26.2026
② 5282601 - 5282602
① 41949

June 8th Meeting
May 18 - May 31, 2026

Report Criteria:

Report type: Invoice detail

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Amount
05/26	05/21/2026	41919	7035	BURROFF AND ASSOCIATES, LTD	3029284	580.00
05/26	05/21/2026	41920	7124	CENICERA, ALMA	20055305	100.00
05/26	05/21/2026	41921	6565	FARM-ASSIST INC	18177	4,077.00
05/26	05/21/2026	41922	1342	FLAG STORE SIGN & BANNER	INV-20930	328.00
05/26	05/21/2026	41923	2058	FRONTIER	50726PW	171.40
05/26	05/21/2026	41924	2034	JIM MENESINI PETROLEUM, LLC	APRIL 2026 P	327.38
05/26	05/21/2026	41925	6959	KING CUSTOMS LLC	0267	1,107.89
05/26	05/21/2026	41925	6959	KING CUSTOMS LLC	0570	1,398.57
05/26	05/21/2026	41926	1598	MASON VALLEY BEEKEEPERS	RM TX REIM J	5,000.00
05/26	05/21/2026	41927	7125	NEWTERRA CORPORATION, INC.	PSINC-011841	32,680.54
05/26	05/21/2026	41928	1902	NV ENERGY	475453-0426	3,614.95
05/26	05/21/2026	41929	7126	ORKNEY, SCOTT	50240001	73.12
05/26	05/21/2026	41930	6695	OSKAR SEPTIC SERVICES, LLC	007273	550.00
05/26	05/21/2026	41930	6695	OSKAR SEPTIC SERVICES, LLC	007282	550.00
05/26	05/21/2026	41931	1780	PITNEY BOWES GLOBAL FINANCIAL	3322519285	172.08
05/26	05/21/2026	41932	7073	PORTER GROUP LLC	26-COY-5	6,000.00
05/26	05/21/2026	41933	6099	PRIME WEST CONSTRUCTION	AC SHOULDE	12,926.00
05/26	05/21/2026	41934	1888	SIERRA CONTROLS, LLC	257886	1,899.79
05/26	05/21/2026	41935	1938	SOUTHWEST GAS CORP	51126PD	37.10
05/26	05/21/2026	41936	6373	TYLER TECHNOLOGIES	130-164215	558.00
05/26	05/21/2026	41937	2028	U.S. POSTAL SERVICE	51526	1,000.00
05/26	05/21/2026	41938	1406	WELLS FARGO BANK-REMIT. CNTR	50726BRYAN	387.98
05/26	05/21/2026	41939	1406	WELLS FARGO BANK-REMIT. CNTR	50726CLANT	131.51
05/26	05/21/2026	41940	1406	WELLS FARGO BANK-REMIT. CNTR	50726COOMB	700.00
05/26	05/21/2026	41941	1406	WELLS FARGO BANK-REMIT. CNTR	50726STEVE	6.43
05/26	05/21/2026	41942	6317	WESTERN ENVIRONMENTAL TESTIN	26050259	252.48
05/26	05/21/2026	41943	2094	WILD WEST CHEVROLET	6038697	923.89
05/26	05/29/2026	41950	7023	CALIFORNIA STATE DISBURSEMENT	JERRY BRYA	1,889.00
05/26	05/29/2026	41951	1170	CHARTER COMMUNICATIONS	176104001051	220.00
05/26	05/29/2026	41952	7127	DEVINE, CONNIE C.	REFUND BAIL	415.00
05/26	05/29/2026	41953	6805	EMPIRE SOUTHWEST, LLC	EMWK430625	14,135.42
05/26	05/29/2026	41954	7056	ENVIRONMENTAL PROTECTION SERV	4363324	2,175.00
05/26	05/29/2026	41955	1319	ESRI, INC.	900256572	2,125.00
05/26	05/29/2026	41956	1062	FLYERS ENERGY, LLC	CFS-4613281	1,448.25
05/26	05/29/2026	41957	6866	HDR ENGINEERING INC	1200828099	1,870.09
05/26	05/29/2026	41958	6509	LEXIPOL	INVPR11260	923.49
05/26	05/29/2026	41959	7128	LOPEZ, SAVANNAH	51626 PARK D	200.00
05/26	05/29/2026	41960	1566	LYON COUNTY CLERK TREASURER	MARCH 2026	1,324.08
05/26	05/29/2026	41961	1961	STATE OF NV-DEPT OF TAX	MARCH 2026	794.45
05/26	05/29/2026	41962	1886	THATCHER COMPANY OF NEVADA, IN	202640010189	3,812.34
05/26	05/29/2026	41963	1886	THATCHER COMPANY OF NEVADA, IN	202640010189	10,329.40
05/26	05/29/2026	41964	1406	WELLS FARGO BANK-REMIT. CNTR	50726BECKE	125.00
05/26	05/29/2026	41965	1406	WELLS FARGO BANK-REMIT. CNTR	50726LARSO	265.15
05/26	05/29/2026	41966	1406	WELLS FARGO BANK-REMIT. CNTR	50726SHAPIR	582.17
05/26	05/29/2026	41967	6317	WESTERN ENVIRONMENTAL TESTIN	26050211	1,152.08
05/26	05/29/2026	41967	6317	WESTERN ENVIRONMENTAL TESTIN	26050212	1,127.12
05/26	05/29/2026	41968	2094	WILD WEST CHEVROLET	6038715	96.13
Grand Totals:						120,563.28

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: Invoice detail

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Termination, Void

Includes unprinted checks

Report Criteria:

Includes the following check types:
 Supplemental, Termination, Transmittal
 Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount
05/24/2026	CDPT	05/26/2026	5262601	IRS Tax Deposit Wells Farg	1	Tax Deposit Federal Withholding T	00-00-00-102	-9,358.74
05/24/2026	CDPT	05/26/2026	41949	PUBLIC EMPLOYEES RETI	2	Retirement - Council Pay Period:	00-00-00-102	-26,929.04
05/24/2026	CDPT	05/26/2026	5262602	YERINGTON POLICE OFFI	6	Police Dues Pay Period: 05/24/20	00-00-00-102	-381.50
Grand Totals:								-36,669.28
			3					

Report Criteria:

Includes the following check types:
Supplemental, Termination, Transmittal
Includes unprinted checks

4b

Yerington City Council Meeting
May 11th 2026 at 10:00 a.m. – City Hall

The regular meeting of the Yerington City Council was held in the Council Chambers at 10:00 a.m. with the following present:

Mayor John J. Garry
Council Members Nick Beaton, Omar Lopez, Shane Martin and Matthew Galvin
Interim City Manager Jerry Bryant
City Clerk Stacy Stevenson
Chief of Police Shawn Clanton
Public Works Director Paul Shapiro (on zoom)
City Attorney Chuck Zumpft

Absent: None

Guests: Robbin Biggs, Colleen Springer, Leo Solari, Eric Anderson, Mr. Lee, Jim DeChambeau, Joseph Newsome, Melanie Young, Matt Birlen, Leah Wilkinson, Jessica Halterman, Micah Triplett and Kathy Dini.

Public Comments

Ms. Robin Biggs, agenda item five she has been told doesn't have authorize to this? Addresses concerns on such item. Asks will all these projects done by NVEnergy?

Colleen Springer express several concerns regarding the proposed data center and its impact on our community.

First, I request that future meetings be held at a more reasonable time. As representatives, it is important to schedule these sessions when the working class can attend and participate.

Regarding the project itself, there is a strong belief that the necessary testing has not been completed. Specifically, I have concerns about the welfare of local animals and the quality of our water supply, which currently does not seem clean. These issues are detrimental to the community, and I urge you to ensure that thorough testing is conducted regarding the data center's impact.

Leo Solari, addresses any other further approval of development back on the planning commission.

Mr Lee, When things are up for discussion does the county commissioners pass it? Who votes on this?

Mr. Jim DeChambeau addresses houses concerns with people being evicted from their homes due to workers from Libra Solar. With higher demands in the city effects the economy

Mr. Joseph Newsome, related to water and water rights and city concerns when will this be addressed?

Agenda Approval

Mayor Garry stated the agenda would be approved as presented unless there were any objections or corrections. Mayor Garry asked for comments, no comments were made at this time and the agenda was approved unanimously.

Interim City Manager asks to discuss Items 10 through 13 together as they are closely related to one another. Discussion only items.

Consent Agenda

Review Bills Previously Submitted For Payment

Bills, Salaries and Vouchers:

Accounts Payable Checks	04/22/20/2026	41818 through 41830
Accounts Payable Checks	04/29/2026	41841through 41858
Payroll Checks	04/27/2026	4302601 through 4302623
Transmittal Checks	04/27/2026	4272601

Mayor Garry stated the bills previously submitted for payment, check numbers 41818 through 41858 totaling \$233,343.36 would be approved unless there were any objections or corrections. Mayor Garry stated no objections were made at

this time and the bills previously submitted for payment were approved unanimously.

Minutes

Mayor Garry presented the minutes from the April 27th 2026, regular meeting for approval, noting they would be accepted pending any objections or corrections. Councilman Beaton moved to approve the consent agenda as presented, and the motion was seconded by Councilman Lopez. As no objections were raised, Mayor Garry stated the minutes from the April 27th, 2026, regular meeting were approved unanimously as part of the previous Consent Agenda motion and vote.

Regular Agenda

5. For Discussion Only: Update from the Bureau of Land Management (BLM) District Manager, Kimberly Dow, on current activities

Today presenting Matt Magaletti, acting District Manager for the Bureau of Land Management (BLM), provides an update to Yerington City Council of activity on BLM land in the surrounding area.

There are currently 13 geothermal lease sales, totaling 32,175 acres. 11 of these are in Lyon County, 1 in Churchill, 1 in Mineral County. These projects have followed the following schedule:

NEPA review from February 2026 to July 2026, NEPA Status Call March 27, 2026. NEPA Draft Due to NVSO June 10, 2026, NEPA Posting to Eplanning for Public Comment June 24, 2026. Final NEPA with Comments due to NVSO August 7, 2026, Posting of Final NEPA and Draft FONSI August 21, 2026. Sale date of parcels would be October 20, 2026.

This process allows applicants the opportunity to bid on parcels. Regarding on-the-ground activities, such as Mason Valley Geothermal. This project is categorically excluded from the Libra Solar project. There will be no drilling on this lease, and it will utilize existing roads to ensure no disturbance to residents. White grass, this project is being managed by Open Mountain Energy.

Regarding the Geothermal projects, Matt spoke about Mason Valley Geothermal (Ormat) and the Whitegrass Open Mountain Energy projects. Mr. Magaletti spoke

in more detail about the resource confirmation, U.S. Forest Service involvement and NEPA Stage of processing categorical exclusion.

Regarding Solar, Mr. Magaletti mentioned 11 applications under review in the Carson City District office. Those 11 projects include:

PROJECT NAME	PROJECT STATUS
Libra Solar	Right-of-Way issued 11/8/24 Secretarial Concurrence received 12/15/25 Notice to Proceed issued 1/20/26
Mason Valley Solar	Baseline Surveys being completed
Sleepy Orange Solar	Baseline Surveys being completed
Parker Butte Solar	Baseline Surveys being completed
Winston Solar	Application Received
Scorpio Solar	Application Received
Highway Solar	Application Received
Libra Solar II	Application Received
Artemesia Solar	Application Received
Honey Mesquite Solar	Application Received
Nettle Leaf Solar	Application Received

Addressing the community concerns about Solar Energy Project Mr. Magaletti gives reassurance that there is a thorough process for any project and will require many permits to establish. Solar applications near Lyon County now require special permits. Both the Libra Solar and Mason Valley Solar projects are

proposed to cover 2,800 acres. All projects require federal authorization to ensure compliance with BLM regulations. Additionally, the Pine Nut Battery Energy Storage System, located 12 miles from Yerington, is projected to provide 200 megawatts. A separate decision is expected for the Pine Nut site. This 200-megawatt battery storage site is an on-site substation, access roads, and a generation tie-in transmission line that would connect to the power grid at the planned Walker River Substation. All BLM Land, 12 miles north of Yerington and the NEPA stage is currently under baseline surveys. Proponents will submit SF-299 app for Geotech in the next few weeks.

Data Centers

We have received four applications for data centers south of the industrial parks. Those four projects are: 1. Silver Springs West – Near intersection of US50 and USA Parkway (North of US50). Gathering baselines Received SF-299 application for Geotech. 2. On the Mark – Near intersection of US50 and USA Parkway (North of US50). Gathering baselines. Received SF-299 application for Geotech. 3. Silver Springs South – Near intersection of US50 and USA Parkway (South of US50). Gathering baselines now. 4. Silver Springs North – application received. We are currently addressing water source concerns and ensuring that all public usage regulations are followed.

Land Conveyance

Regarding the Anaconda Mine, Atlantic Richfield Company has applied to purchase 2,062 acres of public land.

- Anaconda
 - ❑ Application submitted by Atlantic Richfield Company (ARC) to purchase 2,062 acres of public lands in and around the Anaconda Copper Mine Site.
 - ❑ The Final EA/Proposed RMP Amendment was published on May 5, 2025.
 - ❑ The FONSi and Decision Record were signed on April 24, 2026 and a 30-day appeal period started on May 1, 2026.

Regarding the 345 kV Transmission Line in Silver Springs, Mr. Magaletti stated the following:

- This project is one of the Greenlink West loops in phases 4, 5, and 6
- Critical component of NV Energy's regional transmission planning

- Total of 15.7 miles of transmission line:
 - ❑ Northern segment - approximately 9.2 miles
 - ❑ Southern segment - approximately 6.5 miles
 - ❑ 11.7 miles are within the BLM locally designated West –Wide Energy Corridor
- Will serve multiple end users on a non-proprietary basis, including a Microsoft data center
- Cultural Report has been submitted and is under review.
- Next step: Publish Final EA, FONSI, and DR for 30-day appeal period
- Scheduled to be placed in service in 2029.

Natural Resources

A wild horse gather plan is projected to start at the end of July. The goal is to gather 700 horses to reduce reproduction rates, improve highway safety, and rehome the animals.

Lahontan Wild Horse Gather Plan

A gather plan for the Lahontan Herd Management Area was approved in July 2025 to reduce wild horse numbers to within the established appropriate management level.

Approximately 700 wild horses are planned to be removed during gather operations in late July.

Pine Nut Mtns Restoration Projects

In partnership with the Walker Basin Conservancy, the District approved spring/meadow restoration projects at 4 sites in the Pine Nut Mtns. Last year, herbicide was applied to combat invasive plant species and fencing was constructed around sensitive wetland features. This spring and summer, native plants will be planted or seeded, contributing to improved habitat functionality for bi-state sage-grouse.

As this topic brings concerns to the community public comment has been open to address any concerns.

Public comment

Ms. Robbin Biggs raises concern about transparency with Libra Solar and the water usage. Asking to who to contact to raise these concerns.

Mr. Joseph Newsome asked where is the best place to find info for google plan for any reports?

Mr. Matt Birlen, asked how much land is owned by BLMs? Question was answered about 78% of Nevada is owned by BLM.

Ms. Leah Wilkinson regarding concerns raised during a recent Zoom meeting about the meeting between 23 representatives from various tribes and the Bureau of Land Management on May 1, 2026.

Ms. Wilkinson expressed deep concern over the clear-cutting of areas that are highly valued for Indigenous pine nut blessings and harvesting. As a sister agency, we are asking you to reconsider the current plans for this land. We request that your agency prioritizes the protection and preservation of this site rather than proceeding with development or building.

6. For Possible Action: Discussion and Possible Action to approve a Parcel Map Application submitted by D. G. Smith Enterprises, Inc. on behalf of Grand Estates, LLC, regarding APN 001- 011-44 (168 Goldfield Ave). This item was recommended for conditional approval by the Yerington Planning Commission.

Interim City Manager Bryant seeks City Council approval to split the parcel located next to McDonald's into two separate lots. This request was presented to the Planning Commission last month and received a unanimous vote for approval. Approval would allow for future development on each individual parcel.

Councilman Galvin made a motion to approve item 6 as presented seconded by councilman Lopez. Mayor Garry asked for public comment no comments were made at this time and the motion was approved unanimously.

7. For Possible Action: Discussion and Possible Action to approve a Zone Map Amendment consolidating APN 001-561-07, on behalf of Peri & Peri LLC, from a dual zone of M1 Industrial and A-Agriculture to a single zone designation of M1 Industrial. This item was recommended for approval by the Yerington Planning Commission.

Interim City Manager Bryant, provides the supporting documentation and the formal letter regarding the proposed zoning change. The goal is to align the zoning designations, as both areas are currently zoned for reduction. Specifically, requesting an M1 designation for these properties.

Councilman Lopez made a motion to approve item 7 as presented seconded by councilman Beaton. Mayor Garry asked for public comment no comments were made at this time and the motion was approved unanimously.

8. For Possible Action: Eric Anderson with Bighorn Consulting on behalf of Peri & Peri, LLC is proposing a Boundary Line Adjustment application with APN 001-561-07 & 001-541-23 (54 N. Hwy 95A) & (107 McLeod St). This item was recommended for approval by the Yerington Planning Commission.

Eric Anderson has presented a map for further development involving an adjustment of approximately 2 acres from the parcel. This map is to be held for further review and processing.

Councilman Lopez made a motion to approve item 8 as presented seconded by councilman Beaton. Mayor Garry asked for public comment no comments were made at this time and the motion was approved unanimously.

9. For Discussion Only: First reading of Bill #435, AN ORDINANCE AMENDING THE YERINGTON CITY CODE TITLE 10, ZONING REGULATIONS, ADDING CHAPTER 15, SECTIONS 1 THROUGH 8, DECLARATION OF A MAIN STREET OVERLAY DISTRICT AND OTHER MATTERS PROPERLY RELATING THERETO. This item was recommended for adoption by the Administrative Committee.

The Interim City Manager has presented at two public hearings regarding an amendment to Title 15, of the city code. The city aims to establish a Main Street Overlay District to enhance local aesthetics and create a vibrant destination for visitors. Giving business owners 90 days within the city limits to comply with such items.

Key details of the proposed district include:

- Design Standards: Defined guidelines for primary materials, color palettes, and permitted murals.
- Window Requirements: Windows must comprise 40% of any building façade within eight feet of the property line. Existing buildings will be grandfathered in under current standards.

- Signage: All signs must continue to adhere to established city codes.

Public comment

Ms. Melanie Young thanking the admin committee agrees that 90 days is sufficient time to complete what is required. If business owners do not have the funds to make such changes the main street committee does have façade business funds for whom ever wants to update their businesses.

Ms. Robbin Biggs doesn't understand what is happening in the downtown area. Shares frustration as the city is charging for paper to be printed.

Mr. Joseph Newsome, raising concern for the protection usage in the 1 an ague should be used could be used for conflict.

Ms. Jessica Halterman states that following up on your suggestions regarding the upcoming changes, that city employees should meet with business owners to explain the proposal, especially for those who have already finalized their budgets for the year. Regarding the City Manager's comments on signage, I would like to clarify what will be deemed appropriate. Specifically, will the seasonal school signs currently on the fence be classified as "façade"? I am concerned about potential conflicts, as all other businesses are expected to comply with the new standards.

Mr. Micah Triplett on zoom, asks is there intent to lean on buildings for noncompliance? Interim City Manager Bryant responds with only Civil penalties.

10. For Discussion Only: Frist reading of Bill # 436, AN ORDINANCE AMENDING THE YERINGTON CITY CODE, TITLE 3, BUSINESS AND LICENSE REGULATIONS,

Interim City Manager Bryant speaks regarding the transition of business licensing from a quarterly to an annual process. This change addresses feedback from business owners concerning the current economic landscape.

Key updates to the fee schedule and licensing process include:

- Annual Cycle: Licenses will now run on an annual basis, expiring June 30th and renewing July 1st.
- Pro-rated Fees: New businesses starting mid-year will receive pro-rated fees.
- New Language and Licenses: We are updating the official language and adding a specific vendor license category.
- Exclusions: Gaming permits and liquor licenses will remain on a quarterly schedule.

As this is a discussion only item 10 will be for further discuss to change the language.

11. For Discussion Only: Discussion of Resolution 2026-05, a Resolution amending the Quarterly Fee Matrix from quarterly Business License Fees to an Annual Business License Fee on the City of Yerington Fee Schedule. This item was recommended for adoption by the Administrative Committee.

Interim City Manager Bryant discusses the license fee's showing and example of the fee schedule.

As of 2018 business license rates have not been raised since then, given the fee schedules around other cities the City of Yerington is the most cost efficient even with a new increase.

Public comment

Ms. Kathy Dini, questions the vendor license? Will it cost more? Limited one per year? right now all vendors have to coordinate with the event.

12 TO ADOPT ANNUAL LIQUOR LICENSE SCHEDULES. This item was recommended for adoption by the Administrative Committee.

Interim City Manager Bryant states that the proposal is to City of Yerington ordinance Title 3 – Business License regulations to adopt an annual Liquor License schedule instead of a quarterly liquor license schedule.

13. For Discussion Only: Discussion and Possible Action to recommend Resolution 2026-06, a Resolution amending the Quarterly Liquor License Fee to an Annual Liquor License Fee as listed on the City of Yerington Fee Schedule. This item was recommended for adoption by the Administrative Committee.

Interim City Manager Bryant states that the proposal is to adjust liquor licenses from a quarterly schedule of \$100 per quarter to \$500 annually and states that this rate is still below our neighbors, such as City of Fernley, or City of Fallon. Interim City Manager Bryant also states he is seeking to add an application fee of \$50.00 for new applicants to cover the cost of time spent for background checks. Reducing administrative work and missed deadlines that business occurred causing more fee's Councilman Galvin left meeting at 12.16pm

14. For Possible Action: Discussion and Possible Action to approve a professional GIS Service Agreement between the City of Yerington and DOWL for GIS Services for an amount not to exceed \$15,000.00 from July 1, 2026 through June 30, 2027.

Interim city manager Bryant coordination with DOWL The City relies heavily on DOWL for their services. Additionally, average rates have increased, though the adjustments remain well within a reasonable range.

Councilman Beaton made a motion to approve item 14 as presented seconded by councilman Martin. Mayor Garry asked for public comment no comments were made at this time and the motion was approved unanimously.

15. For Discussion Only: Discussion of Resolution 2026-07, a Resolution amending the City of Yerington Fee Schedule Water Standpipe Rates. This item was first publicly discussed by Yerington City Council at the March 23, 2026 regular meeting.

Interim City Manager Bryant discusses the recently approved meter system. We hope to see this implemented soon to help streamline our services. This item is to consider amending the fee schedule to reflect a \$5.00 per thousand gallon model at the J-stand water distribution location. Currently, we charge \$38.00 for the first fifteen thousand gallons and a commodity rate of just over \$2 per thousand gallons thereafter. Bryant proposes removing this model and going to the flat \$5.00 per thousand gallons. Mr. Bryant also suggests adding a \$100 start-up fee for new accounts to account for the time and staff spent on creating new accounts. Additionally, reactivating a PIN or re-opening after an account lockout for things such as non-payment will now incur a \$25.00 fee.

There was no further discussion on this item.

16. Agenda Requests: A Councilmember or appointed department head may request an item be considered on a future agenda either by making an oral request

Councilman Lopez asks that review one council meeting every quarter be held in the evening.

at a Council meeting or submitting the request in writing to the City Manager at least 30 days prior to the meeting for which the item is requested to be placed on the agenda

Department reports

Chief of Police Shawn Clanton: Has nothing to report

Public Works Director Paul Shapiro: Has nothing to report

City Attorney Chuck Zumpft: Has nothing to report.

Interim City Manager Bryant: Reminds the council budget workshop next Monday May 18th , final budget is May 26th thanking all committees.

City Clerk Stacy Stevenson: Has nothing to report

Councilman Beaton: Has nothing to report

Councilman Lopez: Thanks, the Yerington Police Department for all that they do

Councilman Galvin

Councilman Martin: Has nothing to report.

Mayor Garry

There being no further business, the meeting was adjourned at 12:35pm

Mayor of the City of Yerington

ATTEST:

City Clerk of the City of Yerington

Yerington City Council Meeting
May 26th 2026 at 10:00 a.m. – City Hall

The regular meeting of the Yerington City Council was held in the Council Chambers at 10:00 a.m. with the following present:

Mayor John J. Garry
Council Members Nick Beaton, Omar Lopez, Shane Martin
Interim City Manager Jerry Bryant
City Clerk Stacy Stevenson
Chief of Police Shawn Clanton
Public Works Director Paul Shapiro
City Attorney Chuck Zumpft
Minutes Clerk Savannah Lopez

Absent : Councilman Matt Galvin

Guests: Kevin Petrey, Robin Biggs, Melanie Young, Dave DeGrendele

Public Comments

Mr. Kevin Petrey, brings concerns to the council about the address on local businesses and unable to locate them as the address isn't displayed properly.

Ms. Robin Biggs brings concerns about the minutes of May 11th unable to locate the minutes on the website and the background on local business license. Feels as if there are community complaints there should be repercussion on these businesses.

Agenda Approval

Mayor Garry stated the agenda would be approved as presented unless there were any objections or corrections. Mayor Garry asked for comments, no comments were made at this time and the agenda was approved without objection.

Consent Agenda

Mayor Garry stated the bills previously submitted for payment, check numbers 41859 through 4918 totaling \$244,475.35 would be approved unless there were any objections or corrections. Mayor Garry stated no objections were made at this time and the bills previously submitted for payment were approved unanimously.

4.a Checks #41859 through #41918 totaling \$244,457.35

Bills, Salaries and Vouchers:

Accounts Payable Checks	05/.06/.2026	41859 through 41891
	05/14/2026	41897 through 41918

Payroll Checks	05/12/2026	41892 through 41895
	05/12/2026	5142601 through 5142623
Transmittal Checks	05/12/2026	5122601
Transmittal Vouchers	05/12/2026	41896

4.b For Possible Action: Discussion and Possible Approval of minutes from the May 11th, 2026 regular meeting.

4.c For Possible Action: Approval of New, Renewal and Name Change Business Licenses Applications. A-F

Councilman Beaton made a motion to approve the consent agenda, without item 4.b, the minutes of the May 11, 2026 meeting, citing wanting more detail regarding the BLM presentation on the minutes before approval. Second by Councilman Martin. Mayor Garry asked for public comments, no comments were made and the motion was approved unanimously.

5. For Presentation Only: Presentation/Recognition of the Yerington Main Street Committee for achieving Accredited Status with Main Street America, the highest level of accreditation available through the Main Street Program.

Interim City Manager Bryant introduced Sherri Davis from the Governor’s Office of Economic Development, who presented a national "stamp of approval" to the city. While it typically takes many years for a community to reach this milestone, Yerington achieved accreditation in just three years. This success is a testament to our strong partnership with the Main Street Committee, and Yerington is now being used as a model for other cities.

Mr. Bryant also introduced Scott Draper, who spoke highly of Melanie Young’s dedication. He noted that her work has significantly impacted local businesses and community, building a department that is now recognized by both the state and the Governor. Mr. Draper provided a historical overview of the Main Street America program since 1980, emphasizing the visible impact Ms. Young has made here.

Ms. Young accepted the award with deep appreciation and tears of joy. We are incredibly proud of this achievement and the hard work that made it possible.

Mayor John Garry would like to thank chief of police for his hard work and dedication to making this a better place with the limited funding and staffing

Interim city manager asks for a 10-minute recess as zoom audio was not working
10.33am

Back on record at 10.43am

6A. Time Certain 6.a Time Certain at 10:00 A.M. - Public Hearing on the tentative budget for fiscal year 2026-2027. 6.b Time Certain at 10:00 A.M. - For Possible Action: Approve the final budget for fiscal year 2026-2027.

Mayor Garry opened the public hearing regarding the city tentative budget. No members of the public came forward. Mayor Garry closed the public hearing.

6.b Time Certain at 10:00 A.M. - For Possible Action: Approve the final budget for fiscal year 2026-2027.

Update on the budget discussions led by the Interim City Manager.

Key points from the briefing include:

- Departmental Reductions: There is a plan to retool the budget by removing approximately \$110,000 impacting each department, specifically targeting payroll, water, and sewage.
- Police Department: An additional \$10,000 will be allocated to the Yerington Police Department by taking \$5,000 from City Hall and \$5,000 from the building department, bringing their total service and supplies to approximately \$206,000.00.
- Fiscal Outlook: The city is facing a loss this year in the sewer fund, of approximately \$174,000.00 plus the note repayment on the USDA loan. The long-term goal is for each department to become self-funding; however, there is currently a deficit regarding sewage.
- Revenue and Taxes: In response to Councilman Beaton's inquiry regarding tax revenue from Pumpkin Hollow, the City Manager noted that there has been no revenue yet. Increased revenue is expected once larger purchases are made and future development, such as the open pit begin.
- Future Planning: The administration is looking into increasing sewer rates and exploring other methods to replace lost revenue and maintain a surplus..

Councilman Beaton made a motion to approve item number 6b as presented seconded by Councilman Martin. Mayor Garry asked for public comment. Mr. Scott Draper thanks Interim city manager for his hard work on the budget. Ms. Robbin Biggs asks for zoom to be showed for all participants. The motion was approved unanimously.

7. For Possible Action: Second reading of Bill #435, AN ORDINANCE AMENDING THE YERINGTON CITY CODE TITLE 10, ZONING REGULATIONS, ADDING CHAPTER 15, SECTIONS 1 THROUGH 8, DECLARATION OF A MAIN STREET OVERLAY DISTRICT AND OTHER MATTERS PROPERLY RELATING THERETO. This item was recommended for adoption by the Administrative Committee and was previously heard by City Council on May 11, 2026.

Interim City Manager Bryant noted that this matter is being presented for a public hearing for the fourth time. Following Councilman Martin's request, Mr. Bryant visited downtown to consult with local business owners.

The primary goal is to ensure Yerington maintains its historic charm and remains a destination for tourism. Regarding the proposal to limit signage to 20% of a building's façade, several business owners are currently not in compliance. However, these owners have expressed a willingness to adapt to the new standards.

Upon adoption, business owners will have 180 days to complete the necessary renovations. If a business owner does not have a plan to move forward, they are encouraged to contact a city official to discuss an action plan for implementing these changes.

City Attorney mentioned that if there is to be a motion on this item to address that the privations on this is to observe community standards.

Decorative lighting must be placed on the inside of the windows and must be facing inward. Use of temporary holiday or special event lighting is permitted so long the colors or themes of lights agree with the season or event occurring at that time. Lighting must be removed or discontinued with 15 day of the conclusion of the event.

Councilman Beaton made a motion to approve item number 7, as presented seconded by Councilman Martin. Mayor Garry asked for public comments

Public comment

Ms. Robbin Biggs, mentions that the city is not in compliance with business Stick and Stones when the sidewalk isn't accessible.

Mr. Scott Draper addresses Ms. Biggs concerns stating that this business owner is in fact in compliance.

Ms. Melanie Young has indicated that the Main Street Committee has \$25,000 in building façade funding available. The resource is intended for any business owner who needs assistance coming in compliance.

Mayor Garry called for the vote on the motion to approve. Item was approved unanimously.

8. For Possible Action: Second reading of Bill # 436, AN ORDINANCE AMENDING THE YERINGTON CITY CODE, TITLE 3, BUSINESS AND LICENSE REGULATIONS, TO ADOPT ANNUAL BUSINESS LICENSE SCHEDULES. This item was recommended for adoption by the Administrative Committee and was previously heard by City Council on May 11, 2026.

Interim City Manager Bryant has introduced an item for possible adoption that originated in the administrative committee. The item initiates the annual business license process. The proposal involves amending the current language to update specific dates. These changes do not impact gaming or liquor license.

Councilman Lopez made a motion to approve item number 8 as presented seconded by Councilman Martin

Public Comment

Ms. Melanie Young agrees this is a good idea to change the business license to annually, saves a lot of time.

Ms. Robin Biggs asks that the chief of police start looking into business license. Asks that pets at Mountain View Park and owners pick up after the pets. Brings in the concern to the city.

Mayor Garry called for the vote on the motion to approve. Item was approved unanimously.

9. For Possible Action: Discussion and Possible Action to adopt Resolution 2026-05, a Resolution amending the Quarterly Fee Matrix from quarterly Business License Fees to an Annual Business License Fee on the City of Yerington Fee Schedule. This item was recommended for adoption by the Administrative Committee and was previously heard by City Council on May 11, 2026.

The Interim City Manager has presented this item regarding the fee schedule. As a government entity, each department should aim to be self-funding. We are currently balancing revenue streams and fee schedules to ensure they align with the Consumer Price Index (CPI).

Per NRS 354.5989, fee increases cannot outpace the CPI during a given period. Since 2018, the business fee schedule has used CPI to formulate the initial proposals presented to the Administrative Committee. These cost increases are necessary for each department to maintain essential functions and keep up with rising operational costs.

Councilman Martin made a motion to approve item number 9 as presented seconded by Councilman Lopez. Mayor Garry called for public comment, none was given, and the motion was approved unanimously

10. For Possible Action: Second reading of Bill #437, AN ORDINANCE AMENDING THE YERINGTON CITY CODE, TITLE 3, BUSINESS AND LICENSE REGULATIONS, TO ADOPT ANNUAL LIQUOR LICENSE SCHEDULES. This item was recommended for adoption by the Administrative Committee and was previously heard by City Council on May 11, 2026.

Interim City Manager states this item is similar to item number 8 only pertains to an annual schedule.

Councilman Beaton made a motion to approve item number 10 as presented seconded by Councilman Lopez.

Public Comment

Mr. Dave DeGrendele items 7 through 10 on the agenda. These items have been brought to the council's attention because the administrative committee feels the process has become quite time-consuming. Furthermore, we have received feedback from local business owners expressing their opposition to paying these fees. It is our view that much of the information presented has become repetitive.

Mayor Garry called for the vote on the motion to approve. Item was approved unanimously.

11. For Possible Action: Discussion and Possible Action to adopt Resolution 2026-06, a Resolution amending the Quarterly Liquor License Fee to an Annual Liquor License Fee as listed on the City of Yerington Fee Schedule. This item was recommended for adoption by the Administrative Committee and was previously heard by City Council on May 11, 2026.

The Interim City Manager has introduced a new fee schedule. This includes a \$50.00 application fee for the Chief of Police to complete a background check, as well as a \$500.00 liquor license fee.

Councilman Beaton made a motion to approve item number 11 as presented seconded by Councilman Martin. Mayor Garry called for public comment, none was given, and this motion was approved unanimously.

12. For Discussion Only: Discussion and Possible Action to adopt Resolution 2026-07, a Resolution amending the City of Yerington Fee Schedule Water Standpipe Rates. This item was first publicly discussed by Yerington City Council at the March 23, 2026 regular meeting and was previously heard by City Council on May 11, 2026.

Interim City Manager states this is the third time this proposal has been presented to the council. Proposing changing the rates for J-Stand which include implementing a \$100.00 startup fee and a \$25.00 fee for a new pin entry or repining. New water fee will be \$5.00 per thousand gallons, beginning with the first thousand gallons. This displaced the current structure of \$38.00 for the first 15,000 gallons.

Councilman Beaton made a motion to approve item number 12 as presented seconded by Councilman Lopez. Mayor Garry called for public comment, none was given, and the motion was approved unanimously

13. Agenda Requests: A Councilmember or appointed department head may request an item be considered on a future agenda either by making an oral request at a Council meeting or submitting the request in writing to the City Manager at least 30 days prior to the meeting for which the item is requested to be placed on the agenda.

Councilman Beaton requested an update on the OHV codification. Interim City Manager Bryant stated he is currently working with NDOT on the approval of the routes. Councilman Beaton withdrew his agenda request.

Public Comment

Dave DeGrendele speaks on the budget, states he understands why the city leased water to people, prices go up sometimes that's the best thing to do to resolve the current debt.

Robbin Biggs doesn't appreciate being called out by Chief Draper as she has done research of his own. Councilman Beaton wrote an article addressed as a councilman not a citizen doesn't deem this appropriate.

A. City Attorney Report: Has nothing to report

B. Chief of Police Report: Has nothing to report.

C. Public Works Director Report: Thanks City Manager for the budget and thanks the Main Street Committee for the outstanding work. Speaks on waste water tours to educate people if you are interested to reach out.

D. City Manager Report. Thanks all department heads for all the staff although it isn't ideal, it is necessary. The majority of the items on the agenda are all revenue related. Public meetings are scheduled here in the near future.

E. City Clerk Report

G. Councilman Martin: Thank Scott Draper for the work done behind the scene.

H. Councilman Lopez: Thanks Melanie Young, gives recognition to the chief of police thanks councilman Beaton for the article as It was very beneficial for the community.

I . Councilman Beaton

J.. Mayor Comments

There being no further business, the meeting was adjourned at 12.13 pm

Mayor of the City of Yerington

ATTEST:

City Clerk of the City of Yerington

4c

Business Status: _____
Business Licenses # 3365
Category # C
(official use only)

BUSINESS NAME: Alternative Wellness Solutions LLC

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee: \$ 20.00
Choose One:
 Permanent Business -- Billed Quarterly from Matrix. (refer to Instruction Page)
 Short Term Project -- To be completed within 30 days. (\$50.00 Fee) \$ _____
 Single Project -- Single job to be completed within one year. (\$50.00 Fee) \$ _____
TOTAL FEES PAID: \$ _____

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff. *Department Official – Attach comment page if necessary.

1. **Public Works** Approved Denied []
Phone: 775-463-3511
ZONING: [] [] [] [] [] [] [] [] []
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
Does business comply with existing zoning and current codes? Compliance (yes) (no)
Building Inspector Steve Douglas (Signature) Date: 5-5-26
Public Works Director [Signature] (Signature) Date: 5-19-2026

2. **Fire Department** Approved Denied []
Phone: 775-463-2261
Fire Inspector _____ (Signature) Date: _____
Fire Chief [Signature] (Signature) Date: 5-5-26

3. **Nevada Health Dept.** Approved [] Denied []
Phone: 775-684-4200
Inspector _____ (Signature) Date: _____

4. **Police Department** Approved [] Denied []
Phone: 775-463-2333
Police Chief Chief Clanton (Signature) Date: 5-12-2026

5. **City Clerk** Approved Denied []
City Clerk: _____ (Signature) Date: _____

6. **City Council Approval** Approved [] Denied []
Mayor: _____ (Signature) Date: _____

Check List: (official use)
State Business License [] YES [] NO [] N/A
Employee Insurance [] YES [] NO [] N/A

**State of Nevada
Nevada Health Authority
Division of Purchasing and Compliance**

**727 Fairview Drive, Suite E
Carson City, NV 89701
775-684-1030**

Date Issued: 03/08/2026
Date of Expiration: 03/07/2028

License Number: 28205-AL-5

This is to Certify that **ALYSSA KAYE HERNANDEZ**

Has been found to possess the qualifications for licensure of:


LABORATORY ASSISTANT

And accordingly under the provisions of Nevada Revised
Statutes Title 54, Chapter 652 this license is issued.

This license is printed online; you can verify this information at

<https://nvdpbh.aithent.com>
by following licensee search

Licensee Signature


Cynthia Leech / Administrator

NEVADA STATE BOARD OF COSMETOLOGY

THIS STUB IS FOR TAX PURPOSES


DATE: 5-5-2026
AMT PD: \$215.00
PAYMENT TYPE: Electronic
LICENSE #: S-710750

ALTERNATIVE WELLNESS SOLUTIONS

120 Bovard St
Yerington NV, 89447

In our continued effort to provide our licensees with faster and more efficient services, we will be creating online license renewals in 2016. We hope you take advantage of this service at your next renewal cycle

Thank you, and please remember to sanitize and disinfect.

 Nevada State Board of Cosmetology License # S-710750	SALON ESTABLISHMENT Expires: 4-20-2028
	ALTERNATIVE WELLNESS SOLUTIONS <hr/> Signature of Licensee IDENTIFICATION ONLY (NRS 644.290) DOES NOT MEET POSTING REQUIREMENTS

5-5-2026

Owner(s):
Alternative Wellness Solutions LLC
Alyssa Hernandez

STATE OF NEVADA
 STATE BOARD OF COSMETOLOGY
 SALON ESTABLISHMENT

THE UNDER-NOTED HAVING PAID STATUTORY FEE IS HEREBY LICENSED UNDER THE PROVISIONS OF NRS 644 STATUTES.

ALTERNATIVE WELLNESS SOLUTIONS

120 Bovard St
Yerington NV, 89447

Service(s)
Skin
Nails
Hair

Signature of Licensee
NONTRANSFERABLE
POST THIS LICENSE PROMINENTLY IN VIEW OF PATRON

S-710750

Expires: 4-20-2028



William Dettrey
Sierra Wold
Anita Douglass
Roxanne Harris
Jennifer Sweetland-Jeffers
Molly O'Bryant
Karen Moreno

BUSINESS NAME: Pye-Barker Fire & Safety, LLC

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

- Permanent Business** -- Billed Quarterly from Matrix. (refer to Instruction Page) \$ 20.00
- Short Term Project** -- To be completed within 30 days. (\$50.00 Fee) _____
- Single Project** -- Single job to be completed within one year. (\$50.00 Fee) _____

TOTAL FEES PAID: \$ _____

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff.

*Department Official - Attach comment page if necessary.

1. **Public Works** Approved [] Denied []
 Phone: (775) 463-3511
 ZONING: [] [] [] [] [] [] [] [] []
 R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
 Does business comply with existing zoning and current codes? Compliance (yes) (no)
Building Inspector: Steve Douglas Date: 6/19/20
Public Works Director: P. Shapiro Date: 5-19-2026

2. **Fire Department** Approved Denied []
 Phone: (775) 463-2261
Fire Inspector: _____ Date: _____
Fire Chief: SP Date: 5-18-20

3. **Nevada Health Department** Approved [] Denied []
 Phone: (775) 684-5280
Inspector: _____ Date: _____

4. **Police Department** Approved [] Denied []
 Phone: (775) 463-2333
Chief of Police: Chief Clanton Date: 5-12-20

5. **City Clerk** Approved Denied []
City Clerk: _____ Date: _____

6. **City Council Approval** Approved [] Denied []
Mayor: _____ Date: _____

Official Use Only

Check List:

State Business License: [] YES [] NO [] N/A
Employee/Business Insurance: [] YES [] NO [] N/A

Business Status: _____
 Business Licenses # 3555
 Category # A
 (official use only)

BUSINESS NAME: SAFE STEP WALK IN TUB LLC

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee: \$ 20.00
 Choose One:
 Permanent Business -- Billed Quarterly from Matrix. (refer to Instruction Page)
 Short Term Project -- To be completed within 30 days. (\$50.00 Fee) \$ _____
 Single Project -- Single job to be completed within one year. (\$50.00 Fee) \$ _____
TOTAL FEES PAID: \$ _____

REQUIRED INSPECTIONS:
 Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff. *Department Official – Attach comment page if necessary.

1. **Public Works** Approved [] Denied []
 Phone: 775-463-3511
 ZONING: [] [] [] [] [] [] [] [] []
 R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
 Does business comply with existing zoning and current codes? Compliance (yes) (no)
Building Inspector [Signature] Date: 6/19/26
Public Works Director [Signature] Date: 5-19-2026

2. **Fire Department** Approved Denied []
 Phone: 775-463-2261
Fire Inspector _____ Date: _____
Fire Chief [Signature] Date: 5-18-24

3. **Nevada Health Dept.** Approved [] Denied []
 Phone: 775-684-4200
Inspector _____ Date: _____

4. **Police Department** Approved [] Denied []
 Phone: 775-463-2333
Police Chief [Signature] Date: 5-18-2024

5. **City Clerk** Approved [] Denied []
City Clerk: _____ Date: _____

6. **City Council Approval** Approved [] Denied []
Mayor: _____ Date: _____

Check List: (official use)
 State Business License [] YES [] NO [] N/A
 Employee Insurance [] YES [] NO [] N/A

Business Status: _____
 Business Licenses # 3554
 Category # A
 (official use only)

BUSINESS NAME: CableCom LLC

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee: \$ 20.00
 Choose One:
 Permanent Business – Billed Quarterly from Matrix. (refer to Instruction Page)
 Short Term Project – To be completed within 30 days. (\$50.00 Fee) \$ 200.00
 Single Project – Single job to be completed within one year. (\$50.00 Fee) \$ _____
TOTAL FEES PAID: \$ 220.00

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff. *Department Official – Attach comment page if necessary.

1. **Public Works** Approved [] Denied []
 Phone: 775-463-3511
 ZONING: [] [] [] [] [] [] [] [] []
 R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
 Does business comply with existing zoning and current codes? Compliance (yes) (no)
Building Inspector [Signature] Date: 6/19/26
Public Works Director [Signature] Date: 5-19-2026
2. **Fire Department** Approved [✓] Denied []
 Phone: 775-463-2261
Fire Inspector _____ Date: _____
Fire Chief [Signature] Date: 5-18-26
3. **Nevada Health Dept.** Approved [] Denied []
 Phone: 775-684-4200
Inspector _____ Date: _____
4. **Police Department** Approved [] Denied []
 Phone: 775-463-2333
Police Chief Chief Clanton Date: 5-18-2026
5. **City Clerk** Approved [] Denied []
City Clerk: _____ Date: _____
6. **City Council Approval** Approved [] Denied []
Mayor: _____ Date: _____

Check List: (official use)
 State Business License [] YES [] NO [] N/A
 Employee Insurance [] YES [] NO [] N/A

Business Status: _____
Business License #: _____
Category #: _____

(OFFICIAL USE ONLY)

BUSINESS NAME: Turner's Handyman, Hauling, and Landscaping

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

- Permanent Business** -- Billed Quarterly from Matrix. (refer to Instruction Page)
- Short Term Project** -- To be completed within 30 days. (\$50.00 Fee)
- Single Project** -- Single job to be completed within one year. (\$50.00 Fee)

\$ 20.00

TOTAL FEES PAID: \$ _____

REQUIRED INSPECTIONS:

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff.

*Department Official - Attach comment page if necessary.

1. **Public Works** Approved [] Denied []
Phone: (775) 463-3511
ZONING: [] [] [] [] [] [] [] [] []
 R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
Does business comply with existing zoning and current codes? Compliance (yes) (no)
Building Inspector: [Signature] Date: 6/19/2020
Public Works Director: [Signature] Date: 5-19-2021
2. **Fire Department** Approved Denied []
Phone: (775) 463-2261
Fire Inspector: _____ Date: _____
Fire Chief: [Signature] Date: 5-18-20
3. **Nevada Health Department** Approved [] Denied []
Phone: (775) 684-5280
Inspector: _____ Date: _____
4. **Police Department** Approved [] Denied []
Phone: (775) 463-2333
Chief of Police: Chief Clanton Date: 5-18-2020
5. **City Clerk** Approved [] Denied []
City Clerk: _____ Date: _____
6. **City Council Approval** Approved [] Denied []
Mayor: _____ Date: _____

Official Use Only

Check List:

State Business License:

YES NO N/A

Employee/Business Insurance:

YES NO N/A

Business Status: _____
 Business Licenses # 3557
 Category # A
 (official use only)

BUSINESS NAME: Construction Development Services
FEE CALCULATION INFORMATION: (No fees are refundable) DBA Silver State Masonry

Application Fee: \$ 20.00
 Choose One:
 Permanent Business -- Billed Quarterly from Matrix. (refer to Instruction Page)
 Short Term Project -- To be completed within 30 days. (\$50.00 Fee) \$ 50
 Single Project -- Single job to be completed within one year. (\$50.00 Fee) \$ -
TOTAL FEES PAID: \$ 70

REQUIRED INSPECTIONS:
 Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff. *Department Official – Attach comment page if necessary.

1. **Public Works** Approved [] Denied []
 Phone: 775-463-3511
 ZONING: [] [] [] [] [] [] [] [] []
 R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
 Does business comply with existing zoning and current codes? Compliance (yes) (no)
Building Inspector [Signature] Date: 6/19/26
Public Works Director [Signature] Date: 6-19-2026

2. **Fire Department** Approved Denied []
 Phone: 775-463-2261
Fire Inspector _____ Date: _____
Fire Chief [Signature] Date: 5-19-26

3. **Nevada Health Dept.** Approved [] Denied []
 Phone: 775-684-4200
Inspector _____ Date: _____

4. **Police Department** Approved [] Denied []
 Phone: 775-463-2333
Police Chief [Signature] Date: 5-18-2026

5. **City Clerk** Approved [] Denied []
City Clerk: _____ Date: _____

6. **City Council Approval** Approved [] Denied []
Mayor: _____ Date: _____

Check List: (official use)
 State Business License [] YES [] NO [] N/A
 Employee Insurance [] YES [] NO [] N/A

Business Status: _____
 Business Licenses # 3556
 Category # A
 (official use only)

BUSINESS NAME: Venture Construction Co.

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee: \$ 20.00
 Choose One:
 Permanent Business -- Billed Quarterly from Matrix. (refer to Instruction Page)
 Short Term Project -- To be completed within 30 days. (\$50.00 Fee)
 Single Project -- Single job to be completed within one year. (\$50.00 Fee) \$ 50-
TOTAL FEES PAID: \$ 70.00

REQUIRED INSPECTIONS: jobsite only

Signatures must be obtained before your application can be placed on the City Council agenda. If your business will occupy a building then you will be responsible to call for these inspections and signatures #1 thru #3, signatures #4 and #5 are the responsibility of City Staff. *Department Official – Attach comment page if necessary.

1. **Public Works** Approved [] Denied []
 Phone: 775-463-3511
 ZONING: [] [] [] [] [] [] [] [] []
 R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
 Does business comply with existing zoning and current codes? Compliance (yes) (no)
 Building Inspector [Signature] Date: 6/19/26
 Public Works Director [Signature] Date: 5-19-2026

2. **Fire Department** Approved Denied []
 Phone: 775-463-2261
 Fire Inspector _____ Date: _____
 Fire Chief [Signature] Date: 5-18-26

3. **Nevada Health Dept.** Approved [] Denied []
 Phone: 775-684-4200
 Inspector _____ Date: _____

4. **Police Department** Approved [] Denied []
 Phone: 775-463-2333
 Police Chief Chief Elanton Date: 5-18-2026

5. **City Clerk** Approved [] Denied []
 City Clerk: _____ Date: _____

6. **City Council Approval** Approved [] Denied []
 Mayor: _____ Date: _____

Check List: (official use)

State Business License [] YES [] NO [] N/A
 Employee Insurance [] YES [] NO [] N/A

4d

Business Licenses to be Revoked. Submitted to City Council on June 8, 2026

	Business Name	Lic. Num.	Qtr. Payment	Bus. Class	Certified Letter Sent	Received Letter	Certified Returned Un-open	Comments
A	Artesanias Naranjo, LLC	3282	\$15.00	A	May 8, 2026	Unknown	No	Have not received return receipt
B	Zephyr Business, Inc	3444	\$100.00	A	May 8, 2026	Unknown	No	Have not received return receipt
C	Brazos Urethane	3468	\$120.00	A	May 8, 2026	Yes	No	
D	Freedom Forever, LLC	3469	\$60.00	A	May 8, 2026	Unknown	No	Have not received return receipt
E	The Big Pig	3496	\$15.00	A	May 8, 2026	Unknown	No	Have not received return receipt
F	Vinnie's Electric, Inc.	3119	\$60.00	A	May 8, 2026	Unknown	No	Have not received return receipt

If there is no one available to sign for the letter an orange notice is left in the owner's mail box / P.O. Box, to let them know they have a certified letter waiting for their signature. If not picked up a second notice is sent 5-6 days later. A final notice is sent 10- 11 days from original mailing date. If letter is not picked up by the 15th day the letter is returned to sender.

5



**REVERSION TO ACREAGE
CITY OF YERINGTON
14 E. Goldfield Ave
YERINGTON, NV 89447
(775) 463-3511**

Owner: Vincent & Jessica Arrighi Applicant: Greg Chico, PLS
Address: 428 Silver Star Ct Address: 517 W Bridge St Suite G
City/State/Zip: Yerington NV 89447 City/State/Zip: Yerington, NV 89447
Telephone: 775-225-1411 Telephone: 775-745-5922

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-131-20 & 001-131-21
If within a subdivision, Name: Silver Star Lot 5 & 6 Block
Section 14 Township 13N Range 25E MDB&M.

REQUIRED ITEMS FOR APPLICATION

1. Map of proposed reversion which contains the same survey dimensions as recorded on the subdivision map, parcel map or map of division into larger parcels.
2. One map set to be a minimum size of eleven inches by seventeen inches (11" x 17")
3. List Containing Names and Addresses of Abutting Property Owners: (City staff will procure this list.)
4. Utility Statements for abandonment.
5. Application Fee: The fee shall be \$1,000.00 payable at the time of filing application.
Legal Description: Please attach a detailed mete and bounds description of subject property.
6. Property Tax: Showing taxes are paid current on subject property.

OWNER'S CERTIFICATE

I Vincent Arrighi, Owner in fee of the described property, state that this application for Reversion to Acreage has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

[Signature]
Signature of Owner

State of Nevada)

County of Lyon)

On the 7 day of April, 2026 personally appeared before me

Tashina Ray-Ann Galvin a Notary Public, Lyon County
(Name of Notary)
Nevada who acknowledged that ^{she} ~~he~~ executed the above instrument.

[Signature]
Notary Public Seal:



APPLICANT'S CERTIFICATE

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

[Signature]
Signature of Applicant

State of Nevada)

County of Lyon)

On the 7 day of April, 2026 personally appeared before me

Eryn Dini-Meierhoff a Notary Public, _____
(Name of Notary)
_____ who acknowledged that he executed the above instrument.

[Signature]
Notary Public Seal:



OWNER'S CERTIFICATE

I Jessica Arrighi, Owner in fee of the described property, state that this application for Reversion to Acreage has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Jessica Arrighi
Signature of Owner

State of Nevada)

County of Lyon)

On the 7 day of April, 2026 personally appeared before me

Tashina Ray-Ann Galvin a Notary Public, Lyon County
(Name of Notary)
Nevada who acknowledged that he executed the above instrument.

Tashina Ray-Ann Galvin
Notary Public

Seal:



APPLICANT'S CERTIFICATE

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

Signature of Applicant

State of _____)

County of _____)

On the _____ day of _____, 20____ personally appeared before me

(Name of Notary) a Notary Public,

_____ who acknowledged that he executed the above instrument.

Notary Public

Seal:

CITY OF YERINGTON
102 SOUTH MAIN STREET
YERINGTON, NV 89447
(775) 463-2729

LYON COUNTY CLERK'S OFFICE

PROPERTY TAX: Signature required from the County Clerk's Office showing property taxes are currently paid on subject property.

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

- 001-131-20
- 001-131-21
- _____
- _____
- _____
- _____

Dated this 7th day of April, 2026.

Brianne Rengow Deputy
LYON COUNTY CLERK

OWNER'S CERTIFICATE:

THIS IS TO CERTIFY THAT THE UNDERSIGNED VINCENT J. ARRIGHI AND JESSICA ARRIGHI ARE THE OWNERS OF THE TRACT OF LAND REPRESENTED HEREON AND HEREBY CONSENT TO THE PREPARATION AND RECORDATION OF THIS MAP AND DO HEREBY DEDICATE AND SET ASIDE ALL EASEMENTS AS SHOWN

VINCENT J. ARRIGHI JESSICA ARRIGHI
STATE OF NEVADA
COUNTY OF LYON
ON _____ PERSONALLY APPEARED BEFORE ME
A NOTARY PUBLIC
VINCENT J. ARRIGHI AND JESSICA ARRIGHI WHO ACKNOWLEDGED THAT THEY EXECUTED THE ABOVE INSTRUMENT
NOTARY PUBLIC

PLANNING COMMISSION CERTIFICATE

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE CITY OF YERINGTON, NEVADA AT THEIR OFFICIAL MEETING ON THE _____ DAY OF _____, 2026

PLANNING COMMISSION CHAIRMAN

CITY COUNCIL'S APPROVAL

APPROVED AND ACCEPTED BY THE CITY COUNCIL OF THE CITY OF YERINGTON, NEVADA AT THEIR OFFICIAL MEETING ON THE _____ DAY OF _____, 2026

JOHN GARRY ATTEST:
CITY OF YERINGTON MAYOR CITY CLERK

WALKER RIVER IRRIGATION DISTRICT CERTIFICATE

THE IRRIGATION AND DRAINAGE EASEMENTS SHOWN ON THIS MAP HAVE BEEN CHECKED AND APPROVED, TOGETHER WITH A REVIEW AND CONFIRMATION OF APPURTENANT WATER RIGHTS ACRES WITHIN THE BOUNDARIES OF THE WALKER RIVER IRRIGATION DISTRICT

BY _____ DATE _____
GENERAL MANAGER

COUNTY CLERK/TREASURER'S CERTIFICATE

I, STACY LINDBERG, LYON COUNTY CLERK/TREASURER, HEREBY CERTIFY THAT THERE ARE NO LIENS FOR UNPAID STATE, COUNTY, CITY OR LOCAL TAXES OR SPECIAL ASSESSMENTS AND THAT ALL TAXES FOR THE FISCAL YEAR HAVE BEEN PAID ON THE PROPERTY THAT IS THE SUBJECT OF THIS MAP

ASSESSORS PARCEL NUMBERS 001-131-20 AND 001-131-21
DATED THIS _____ DAY OF _____, 2026
STACY LINDBERG
LYON COUNTY CLERK/TREASURER

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THAT VINCENT AND JESSICA ARRIGHI ARE THE ONLY OWNERS OF RECORD OF SAID LAND, THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN SAID LAND AND THAT THERE ARE NO LIENS OF RECORD AGAINST SAID LAND FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL, OR LOCAL TAXES OR ASSESSMENTS COLLECTED BY THE TITLE OF NEVADA, INC. FILE NO. 171995969-10 DATED APRIL 20, 2025

TICOR TITLE OF NEVADA, INC.

SIGNATURE _____ PRINT NAME/TITLE _____ DATE _____

CITY ENGINEER CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT FOR THE REVERSION TO ACREAGE OF LOTS 5 AND 6 OF THE SILVER STAR SUBDIVISION, SITUATE IN THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 25 EAST, M D B 8M AND AM SATISFIED THAT IT IS TECHNICALLY CORRECT

CITY ENGINEER _____ DATE _____

REFERENCES:

- 1 GRANT, BARGAIN, SALE DEED NO 542868, RECORDED OCTOBER 29TH, 2015, OFFICIAL RECORDS - LYON COUNTY, NEVADA
2 SILVER STAR SUBDIVISION NO 172124, RECORDED JUNE 2ND, 1994 OFFICIAL RECORDS - LYON COUNTY, NEVADA
3 EXECUTORS ADMINISTRATION DEED NO 542113, RECORDED AUGUST 8TH, 2021, OFFICIAL RECORDS - LYON COUNTY, NEVADA
4 PRELIMINARY TITLE REPORT PREPARED BY PRO TITLE USA FILE NO 1413830 & 1417922, DATED MARCH 6TH/MARCH 10TH 2026

SECURITY INTEREST HOLDER CERTIFICATE:

THIS IS TO CERTIFY THAT THE SECURITY INTEREST HOLDER HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT AS EVIDENCED BY SEPARATE DOCUMENT RECORDED AS DOC. NO. _____ LYON COUNTY RECORDS, AND REFERENCING DEED OF TRUST NO(S) 542967

NAME/TITLE _____ DATE _____

G. I. S. CERTIFICATE

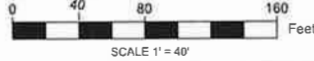
A DIGITAL COPY OF THIS MAP HAS BEEN PROVIDED TO THE LYON COUNTY GIS DEPARTMENT

DATED THE _____ DAY OF _____
BY _____ TITLE _____

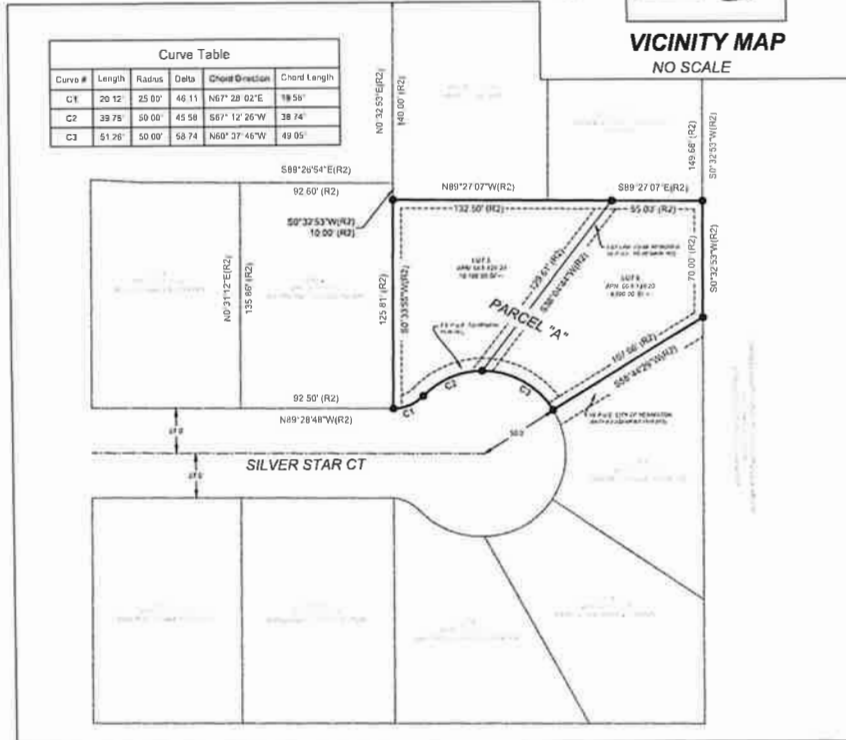
RECORDER'S CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF _____
ON THIS _____ DAY OF _____, 2026 AT _____ MINUTES PAST _____ O'CLOCK _____
IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA
FEE _____ COUNTY RECORDER _____
FILE NO. _____ DEPUTY _____

TOTAL AREA SURVEYED 19,696.00+- SF

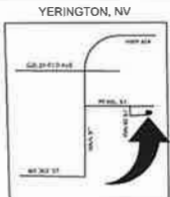


SCALE 1" = 40'



Curve Table with columns: Curve #, Length, Radius, Delta, Chord Bearing, Chord Length. Rows C1, C2, C3.

VICINITY MAP NO SCALE



SURVEYOR'S CERTIFICATE

- 1 GREGORY J. CHICO, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, CERTIFY THAT:
2 THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF VINCENT AND JESSICA ARRIGHI
3 THE LANDS SURVEYED LIE WITHIN PORTIONS OF THE LAND DESCRIBED IN LOT 5 AND LOT 6 OF SILVER STAR SUBDIVISION, MAP #172124 WHICH IS IN A PORTION OF THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 25 EAST, M D B 8M
4 THIS PLAT WAS PREPARED ON APRIL 4TH, 2026
5 THIS MAP HAS BEEN PREPARED FROM INFORMATION FOUND ON MAP #172124, RECORDED ON JUNE 2ND, 1994 IN THE OFFICE OF THE LYON COUNTY RECORDER AND I ASSUME NO RESPONSIBILITY FOR ITS CORRECTNESS OR ANY OTHER EXISTING DOCUMENTS FOUND
6 THIS PLAT COMPLIES WITH THE APPLICABLE STATE STATUTES AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL

GREGORY J. CHICO NEVADA PLS 30749

NRS 278.4955(6) COMPLIANT LEGAL DESCRIPTION

PARCEL "A"
BEING A PORTION OF THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 25 EAST, M D B 8M, BEING ALL OF LOT 5 AND 6 OF THE SILVER STAR SUBDIVISION RECORDED JUNE 2ND 1994 AS DOCUMENT 172124 IN THE OFFICIAL RECORDS OF LYON COUNTY NEVADA. MORE PARTICULARLY DESCRIBED AS FOLLOWS
BEGINNING AT THE SOUTHWESTERLY CORNER COMMON TO LOTS 4 AND 5, THENCE NORTH 00°31'55" EAST A DISTANCE OF 125.81 FEET
THENCE NORTH 89°03'01" WEST A DISTANCE OF 187.55 FEET
THENCE SOUTH 08°32'53" WEST A DISTANCE OF 70.00 FEET
THENCE SOUTH 58°44'29" WEST A DISTANCE OF 107.06 FEET
THENCE THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET, THENCE NORTHERLY AND WESTERLY ALONG SAID CURVE WITH A BEARING OF NORTH 60°37'46" WEST AND AN ARC DISTANCE OF 51.26 FEET
THENCE THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 50.00 FEET, THENCE SOUTH AND WESTERLY ALONG SAID CURVE WITH A BEARING OF SOUTH 57°12'28" WEST AND AN ARC DISTANCE OF 39.78 FEET
THENCE THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 20.00 FEET, THENCE SOUTH AND WESTERLY ALONG SAID CURVE WITH A BEARING OF NORTH 57°25'02" EAST AND AN ARC DISTANCE OF 20.12 FEET TO THE POINT OF BEGINNING
SAID PARCEL CONTAINS 0.451+/- ACRES OF 19,696.00 SQUARE FEET OF LAND, MORE OR LESS

BASIS OF BEARINGS:

THE BASIS OF BEARINGS ARE IDENTICAL TO THAT OF SILVER STAR SUBDIVISION MAP, DOC # 172124

LEGEND:

- PARCEL CORNER (NOTHING SET)
— SUBJECT LOT LINE (TYPICAL)
--- ROAD CENTERLINE
--- EASEMENT LINE (TYPICAL)
--- ADJACENT LOT LINE
(R2) REFERENCE NUMBER

REVERSION TO ACREAGE PLAT MAP FOR VINCENT AND JESSICA ARRIGHI

LOT 5 AND LOT 6 OF SILVER STAR SUBDIVISION, MAP #172124 WHICH IS IN A PORTION OF THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 25 EAST, M D B 8M

YERINGTON LYON COUNTY NEVADA

CHICO LAND SURVEYS LTD 903 LAKEVIEW DR. DAYTON, NV 89403 (775)-745-5922

Table with columns: JOB NO, DRAWN BY, GJC, DWG NO, DATE, CHECKED BY, SHEET 1 OF 1.



Closure Calculations

Vincent & Jessica Arrighi

Prepared on: 4/8/2026

REVERSION TO ACREAGE FOR LOT 5 AND LOT 6 OF SILVER STAR SUBDIVISION, MAP #172124 WHICH IS IN A PORTION OF THE SOUTH 1/2 OF SECTION 14, TOWNSHIP 13 NORTH, RANGE 25 EAST, M.D.B.&M.

North: 14792407.7053' East: 3087024.0133'

Segment #1 : Line

Course: S89° 27' 07"E Length: 132.50'

North: 14792406.4379' East: 3087156.5073'

Segment #2 : Line

Course: S89° 27' 07"E Length: 55.00'

North: 14792405.9118' East: 3087211.5048'

Segment #3 : Line

Course: S0° 32' 53"W Length: 70.00'

North: 14792335.9150' East: 3087210.8352'

Segment #4 : Line

Course: S58° 44' 29"W Length: 107.06'

North: 14792280.3614' East: 3087119.3167'

Segment #5 : Curve

Length: 51.26' Radius: 50.00'

Delta: 58°44'29" (d) Tangent: 28.14'

Chord: 49.05' Course: N60° 37' 46"W

Course In: S58° 44' 29"W Course Out: N0° 00' 23"W

RP North: 14792254.4138' East: 3087076.5765'

End North: 14792304.4147' East: 3087076.5693'

Segment #6 : Curve

Length: 39.78' Radius: 50.00'

Delta: 45°35'08" (d) Tangent: 21.01'

Chord: 38.74' Course: S67° 12' 26"W

Course In: S0° 00' 23"W Course Out: N45° 35' 08"W

RP North: 14792254.4147' East: 3087076.5637'

End North: 14792289.4114' East: 3087040.8525'

Segment #7 : Curve

Length: 20.12' Radius: 25.00'

Delta: 46°06'20" (d) Tangent: 10.64'

Chord: 19.58' Course: S67° 28' 02"W

Course In: N46° 06' 20"W Course Out: S0° 31' 40"W

RP North: 14792306.9099' East: 3087022.9975'

End North: 14792281.9105' East: 3087022.7662'

Segment #8 : Line

Course: N0° 33' 59"E Length: 125.80'

North: 14792407.7044' East: 3087024.0098'

Perimeter: 601.52' Area: 19695.74 Sq. Ft.

Error Closure: 0.0037 Course: S75° 57' 32"W

Error North: -0.00089 East: -0.00354

Precision 1: 161548.65

Prepared by: Greg Chico, PLS
Chico Land Survey's Ltd.
greg@chicolandsurveys.com



4-8-2026

Scott & Leslie Lommori
713 Pearl St
Yerington, NV 89447

Connie Banta
608 Pearl St
Yerington, NV 89447

Harrison & Charlotte Guthrie
518 Pearl St
Yerington, NV 89447

Michael Edises & Michael Johnson
1731 Ellis St. Apt. 52
Concord, CA 94520

Lizbeth Geary
603 Pearl St
Yerington, NV 89447

William & Janice Smith
521 Pearl St
Yerington, NV 89447

Mitchell Tweddell
475 Pearl St
Yerington, NV 89447

Jake & Jenessa Johnston
412 Silver Star Ct
Yerington, NV 89447

Eric & Micaela Bodenstein
418 Silver Star Ct
Yerington, NV 89447

Jason & Jennifer Preston
422 Silver Star Ct
Yerington, NV 89447

Phung Bui & Huyen Nguyen
7750 Fowler Ave
Reno, NV 89506

David & Tamra Sanford
431 Silver Star Ct
Yerington, NV 89447

Matthew & Summer Merrill
429 Silver Star Ct
Yerington, NV 89447

Edward & Cynthia Snyder
10 Grand View Ln
Wellington, NV 89444

Douglas & Jolee Homestead
425 Silver Star Ct
Yerington, NV 89447

Mikel Ashby
1019 Valley View Dr
Carson City, NV 89701

Robert & Joanne McMinn
417 Silver Star Ct
Yerington, NV 89447

Richard & Kathleen Faber
413 Silver Star Ct
Yerington, NV 89447

Rodney & Michelle Pellegrini
406 Ironwood Ct
Yerington, NV 89447

Chisum Properties, LLC
595 Flanders Rd
Reno, NV 89511

