



**LYON COUNTY PLANNING COMMISSION
TUESDAY, SEPTEMBER 8, 2026**

9:00 AM

**LYON COUNTY ADMINISTRATIVE COMPLEX
27 S. MAIN STREET
YERINGTON, NV 89447**

Join Zoom Meeting

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

Meeting ID: 860 9999 1604

Passcode: 520573

One tap mobile

+17193594580,,81073362959#,,,,*471259# US

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

Public Comment: Lyon County allows the following alternatives for public comment. If you are attending the virtual Zoom meeting, public comment may be provided by raising your hand and requesting to provide public comment. This can occur in several ways, including by dialing *9 from your phone to raise your hand and request to speak for public comment. To unmute yourself, dial *6. You can also provide public comment for this meeting by sending an email to countyclerks@lyon-county.org, the day prior to the posted meeting date. Be sure to type, **PUBLIC COMMENT**, in the subject line.

Written public comments may also be mailed to the Lyon County Community Development Office at 27 S. Main Street, Yerington, Nevada 89447, but all public comments must be received prior to the date of the meeting if the comments are to be included in the supplemental materials. Any written public comment received the day of the meeting will be compiled and added as supplemental materials to the County's website and distributed to the Planning Commission within 24 hours after the meeting. Members of the Public may attend the meeting in person at the Greg Hunewill Lyon County Commission Chambers, 27 S. Main Street, Yerington, Nevada.

1. Roll Call

2. Pledge of Allegiance

3. Public Participation (no action will be taken on any item until it is properly agendized) - *Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission, but not on items appearing on the Agenda. Speakers are asked to state their name for the record and to sign and print their name on the form at the lectern. Comments are limited to three*

minutes per person or topic. The Commission reserves the right to reduce this three minute time limit, as well as limit the total time for public comment. If your item requires extended discussion, please request the Chair to calendar the matter for a future Planning Commission meeting. The Planning Commission will not restrict comments based on viewpoint. The same applies to public testimony on each Agenda item. The Chair may reopen public participation at any time during the meeting. No action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an agenda as an item upon which action may be taken.

4. Review and Adoption of Agenda (for possible action)

5. For Possible Action: Approval of Minutes

- 5.a For Possible Action: To approve the minutes from the August 11, 2026 meeting.
- [August 11, 2026 Minutes](#)

6. Advisory Board Reports

7. Public Hearing Items

- 7.a For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Nancy and Ruben Gonzalez for a Zoning Map Amendment to change the zoning from the Title 10 district of RR-5 (Fifth Rural Residential District, 20-acre minimum) to RR-1 (Rural Residential, 1-acre minimum) on a 3.95-acre parcel in Mason Valley located at 30 Farrell Lane (APN 014-211-11); PLZ-2026-053.
- [Staff Report](#)
 - [ATT 1 Applicant Narrative](#)
- 7.b For Possible Action: To approve the request from Ruth E. Redmon for a Tentative Parcel Map to merge and re-subdivide one (1) parcel into two (2) parcels with differing acreages, the smallest being 5.11 acres, located at 20 Miley Road in Mason Valley (APN 014-641-03); PLZ-2026-055.
- [Staff Report](#)
 - [Backup](#)

8. Community Development Director

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

9. Commissioner Comments and Agenda Requests

10. Public Participation (no action will be taken on any item until it is properly agendized) - *Members of the public who wish to address the Planning Commission may approach the podium and speak on matters related to the Lyon County Planning Commission but not on items appearing on the Agenda. Comments are limited to three minutes per person or topic and will not be restricted based on viewpoint. No action may be taken upon a matter raised under this item of the Agenda until the matter itself has been specifically included on an Agenda as an item upon which action may be taken.*

11. ADJOURNMENT

Pursuant to NRS 241.020, the agenda has been posted at the following locations: Lyon County Administrative Complex (27 S. Main Street, Yerington, NV), the Lyon County Website: <https://www.lyon-county.org>, and the State Website: <https://notice.nv.gov>. Supporting documentation for the items on the agenda is available to members of the public at the County Manager's Office (27 S. Main Street, Yerington, NV), by phone (775)463-6531, or by email requests to countyclerks@lyon-county.org.

Lyon County recognizes the needs and civil rights of all persons regardless of age, race, color, religion, sex, handicap, family status, or national origin. In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternate means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible agency or USDA's TARGET Center at (202) 720-2600 (voice and T) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found on-line at http://www.ascr.usda.gov/complaint_filing_cust.html and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) Mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, DC 20250-9410; Fax: (202) 690-7442; or Email: program.intake@usda.gov

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

Lyon County is an equal opportunity provider.

**Agenda and Backup Material is
Available at www.lyon-county.org**

Lyon County Planning Commission Agenda Summary

Meeting Date: September 8, 2026

Agenda Item Number:

5.a

Subject:

For Possible Action: To approve the minutes from the August 11, 2026 meeting.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- [August 11, 2026 Minutes](#)

LYON COUNTY PLANNING COMMISSION MEETING MINUTES

AUGUST 11, 2026

The August 11, 2026 meeting of the Lyon County Planning Commission was called to order by Commission Chairwoman Shannon Ceresola, at approximately 9:00 a.m. at the Lyon County Administrative Complex, 27 S. Main Street, Yerington, NV, 89447.

Attending staff: Community Development Director, Gavin Henderson; and Administrative Assistant, Brandi Lathrop were present. Senior Planners Louis Cariola and Lisa Nash attended via zoom.

1. Roll Call: Members present: Commissioners Mark Jones, Wendy Loomis, Andrew Merritt, and Jim Davis, attended in chambers. Commissioner Audrey Allan and Michael Irvin attended via Zoom. Commissioner Shannon Ceresola was absent. A quorum was noted.

2. Pledge of Allegiance

Public Participation – Public Comment – Robin Biggs had concerns about transparency, public access to documents, and compliance with open meeting laws.

3. Review and Adoption of the Agenda

Commissioner Loomis motioned to adopt the agenda as presented.

Commissioner Davis seconded and the motion passed by unanimous vote (6 Ayes, 0 Nay, 0 Abstentions; 1 Absent – Commissioner Ceresola)

4. For Possible Action: Approval of Minutes

5.a. For Possible Action: To approve the minutes from the July 14, 2026 meeting.

Commissioner Loomis discussed a grammar error to be corrected on page 5.

Commissioner Loomis motioned to approve the minutes from the July 14, 2026 meeting with the one amendment.

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

Public Comment-Robin Biggs discussed the draft minutes not being available for the public prior to the meeting.

5. Advisory Board Reports – None

7. Community Development Director

7.a. For Presentation Only: A presentation from the Lyon County Community Development Department providing an update on current projects, as well as statistical data related to building permits and planning applications for the months April through July.

Community Development Director Gavin Henderson presented a quarterly report detailing building permit statistics, planning applications, and updates on major projects.

Commissioners asked questions about permit processing times, staffing, and payment systems.

8. Commissioner Comments and Agenda Requests

Commissioner Loomis discussed a FOYA request, this request was resolved.

9. Public Participation – Robin Biggs discussed there not being a representative from the District Attorney's office present and there being a lack of sound available in the lobby. She also discussed Tribal lands and BLM land being sold. She requests the commissioner emails to be available and concerns around draft minutes not being available to the public prior to the meeting.

10. Adjournment at 9:58 a.m.

Lyon County Planning Commission Agenda Summary

Meeting Date: September 8, 2026

Agenda Item Number:

7.a

Subject:

For Possible Action: To forward a recommendation to the Board of County Commissioners for the request from Nancy and Ruben Gonzalez for a Zoning Map Amendment to change the zoning from the Title 10 district of RR-5 (Fifth Rural Residential District, 20-acre minimum) to RR-1 (Rural Residential, 1-acre minimum) on a 3.95-acre parcel in Mason Valley located at 30 Farrell Lane (APN 014-211-11); PLZ-2026-053.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

- [Staff Report](#)
- [ATT 1 Applicant Narrative](#)



LYON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING * DEVELOPMENT ENGINEERING * PLANNING
CODE ENFORCEMENT * ECONOMIC DEVELOPMENT

27 SOUTH MAIN STREET, YERINGTON, NV 89447

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

WEBSITE: www.lyon-county.org

PLANNING COMMISSION

PLZ-2026-053

Proposed Action	<u>Zoning Map Amendment</u>
Meeting Date	<u>September 8, 2026</u>
Property Owners	<u>Nancy and Ruben Gonzalez</u>
Applicant	<u>Greg Chico</u>
Community	<u>Mason Valley</u>
Location	<u>30 Farrell Lane</u>
Parcel Number	<u>014-211-11</u>
Parcel Size	<u>3.95 acres</u>
Master Plan	<u>Low Density Residential</u>
Applicable Zoning	<u>RR-20 (Rural Residential, 20-acre minimum)</u>
Proposed Zoning	<u>RR-1 (Rural Residential, 1-acre minimum)</u>
Case Planner	<u>Louis Cariola</u>

REQUEST

The Applicant requests a Zoning Map Amendment to amend the Zoning designation from the Title 10 district name of RR-5 (Fifth Rural Residential District, 20-acre minimum) to RR-1 (Rural Residential, 1-acre minimum) on a 3.95-acre parcel in Mason Valley located at 30 Farrell Lane.

STAFF RECOMMENDATION

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

RECOMMENDED MOTION

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

The Planning Commission finds that:

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

Based on the aforementioned Findings, I move that the Planning Commission forward a recommendation of approval to the Board of County Commissioners for the request from Nancy and Ruben Gonzalez for a Zoning Map Amendment to change the zoning from the Title 10 district name of RR-5 (Fifth Rural Residential, 20-acre minimum) to RR-1 (Rural Residential, 1-acre minimum) on a 3.95-acre parcel in Mason Valley located at 30 Farrell Lane (APN 014-211-11); PLZ-2026-053.

Alternatives to Approval

Alternative Motion for Continuance

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

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

The Lyon County Planning Commission finds that:

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

Based on the aforementioned finding, and with the applicant's concurrence, the Planning Commission continues the request from Nancy and Ruben Gonzalez for a Zoning Map Amendment to change the zoning from the Title 10 district name of RR-5 (Fifth Rural Residential, 20-acre minimum) to RR-1 (Rural Residential, 1-acre minimum) on a 3.95-acre parcel in Mason Valley located at 30 Farrell Lane (APN 014-211-11); PLZ-2026-053 for ____ days.

Alternative Motion for Denial

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

The Lyon County Planning Commission has considered:

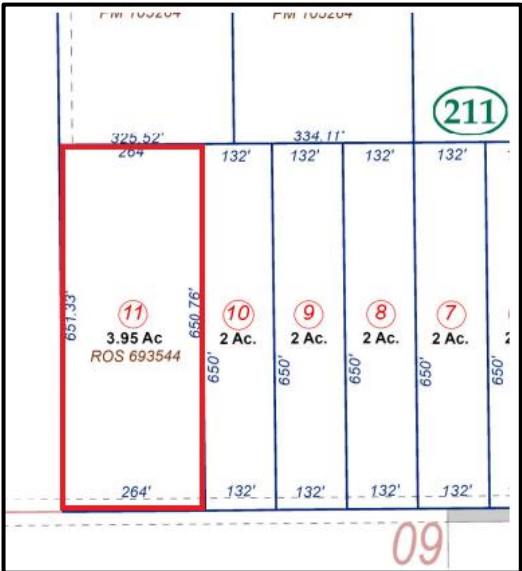
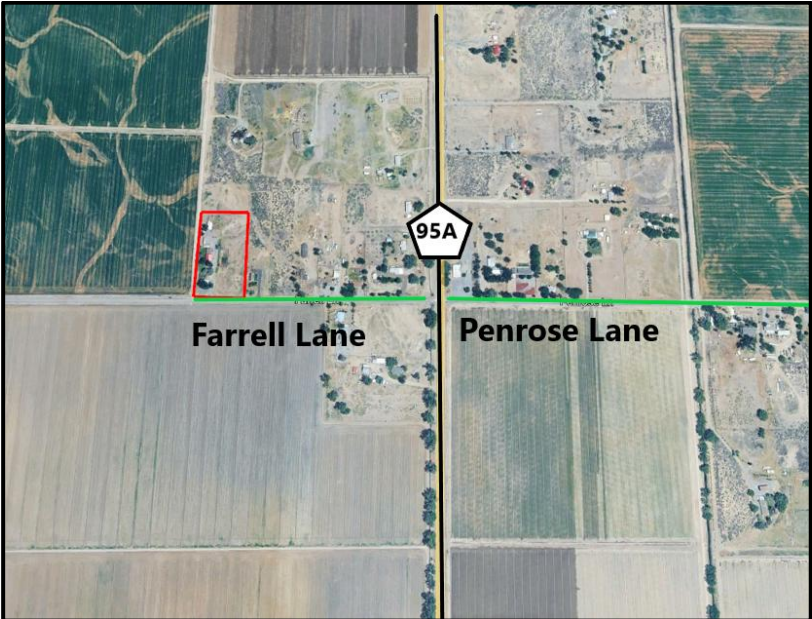
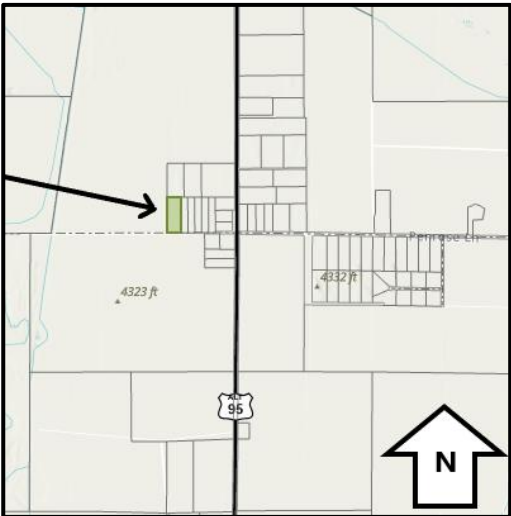
- A. The proposed amendment is consistent with the policies embodied in the adopted master plan and the underlying land use designation contained in the land use plan.
- B. The proposed amendment will not be inconsistent with the adequate public facilities policies contained in this title;
- C. That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

After consideration of the above-listed Findings, the Lyon County Planning Commission has determined that the Amendment would not be in conformance with the above-listed considerations and recommends denial for the request from Nancy and Ruben Gonzalez for a Zoning Map Amendment to change the zoning from the Title 10 district name of RR-5 (Fifth Rural Residential, 20-acre minimum) to RR-1 (Rural Residential, 1-acre minimum) on a 3.95-acre parcel in Mason Valley located at 30 Farrell Lane (APN 014-211-11); PLZ-2026-053

BACKGROUND INFORMATION

Location, Size, and Use

The subject parcel is located in Mason Valley, west of US Highway 95A, at 30 Farrell Lane. The site is 3.95 acres in size per the County Assessor’s plat maps and is currently developed with a single-family home and accessory structures.



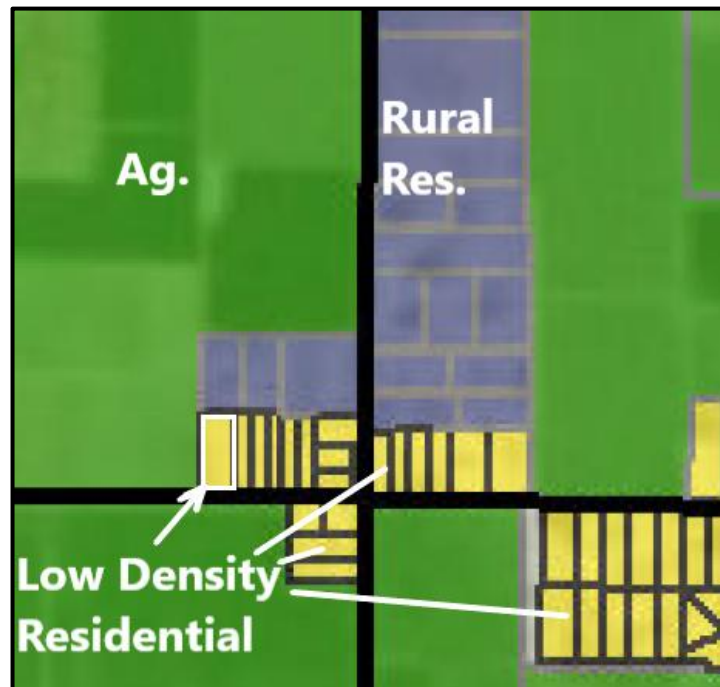
This photo was provided by the applicant, looking north.



Per the application materials submitted, the reason for the requested zone change is to allow for a future parcel split, with the goal of creating 2 parcels of approximately 2 acres in size each. One parcel would encompass the existing residential development and the second would provide a second parcel for future single family home development.

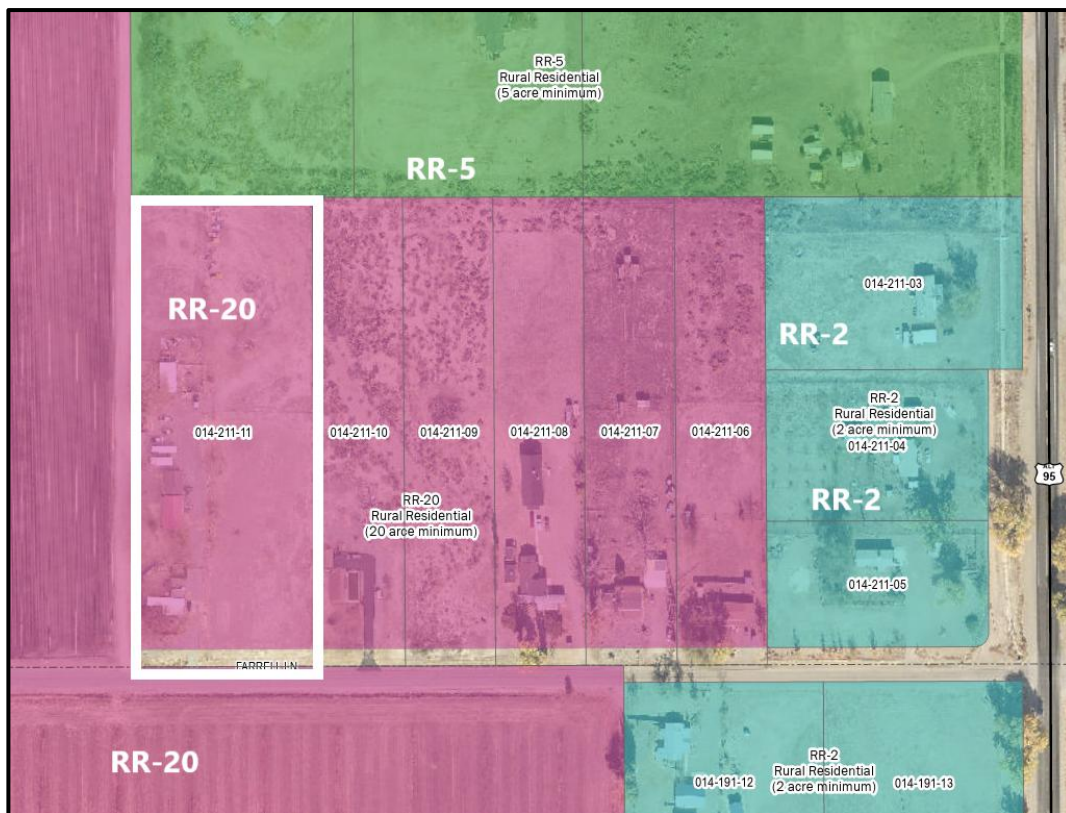
MASTER PLAN AND ZONING

The subject parcel is designated as Low Density Residential per the 2020 Master Plan Map for Mason Valley. Surrounding designations are Agriculture, Rural Residential, and other Low Density Residential parcels. The proposed zoning would be consistent with the Master Plan designation.



Zoning

The parcel is zoned RR-5 (Fifth Rural Residential, 20-acre minimum), a name from the County's expired development code, Title 10. Per the Zoning Consistency Matrix, adopted as Appendix A in 2018 with adoption of the County's current code, Title 15, the applicable zoning for the site is RR-20 (Rural Residential, 20-acre minimum). The Matrix "converts" the zoning names and designates the applicable development standards from Title 15. The image below from the County's mapping of zoning districts notes the applicable zoning from Title 15.



STAFF REVIEW AND COMMENTS

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

FINDINGS FOR REVIEWING A ZONING MAP AMENDMENT REQUEST

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

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

Applicant's Response

The parcel in question is currently zoned RR20. The Mason Valley Land Use Plan has the parcels designated as "Low Density Residential". This parcel has a single residence with open acreage, aligning with the master plan but be zoned for RR1 retaining open spaces and the rural character of the County. The idea is to split this parcel into 2 parcels at a later date, to align it with all of the neighboring parcels. However, the current zoning does not allow for that. The current zoning is 20 acres minimum lot size, and the current parcel size is 4 acres.

Policy LU 1.2: Residential Development Patterns in Neighborhoods:

Future development plans for the parcel is unknown at this time, however the future development of the parcel is limited being low density residential.

Policy LU 1.3: Commercial and Mixed-Use Development to be Located in Communities:

This parcel would not be used for commercial or mixed used development, aligning with low density residential usage only.

Policy LU 1.4: Locate Industrial Development as Designated on County-wide Land Use Plan or Determined by Criteria

This parcel would not be used for industrial development, aligning with low density residential use with a single residence only.

Policy LU 2.1: Residential Development in Areas with Services:

Future development plans for the parcel is unknown at this time, however zoning will not allow for future residential development beyond two parcels zoned for low density residential.

Policy LU 2.2: Service Levels to Vary by Character Areas:

As noted above, the parcels are located within the service boundaries of some local utility providers. (power, trash, phone)

Policy LU 3.1: Diverse Economic Base:

Low density residential zoning will allow for single family dwellings that align for the counties master plan. This zoning change will not allow for any other development besides the possibility of a new single residential dwelling.

Policy LU 3.2: Business and Industry Locations that are Consistent with Future Land Use Plan:

Not applicable, this change is to convert from RR20 to RR1 and align the parcel sizes along Farrell lane to be the same size, both being rural.

Policy LU 4.1: Encourage the Continuation of an Agricultural Lifestyle in Appropriate Rural Areas of the County:

This allows for the same type of agricultural lifestyle that is currently being utilized on the parcel but aligns the zoning correctly with neighboring parcels.

Policy LU 5.1: Encourage Resource-Sensitive Growth and Sustainable Design

Future development plans for the parcels are unknown currently, however these issues may be addressed in the design review phase if and when development plans are generated.

Policy LU 6.1: Provide alternative standards that allow for unique growth in historic districts:

The parcel is not located in a historic district.

Staff Comment

The applicant's response to Finding A is expansive and staff agrees that the requested zone change is consistent with the Master Plan's Goals and Policies. Further, the existing zoning is not consistent with the Master Plan and the parcel size does not meet the current zoning district's minimum of 20 acres. The development plan for 2 parcels of approximately 2 acres for single family home development would be identical to the 5 parcels to the east. This request for a zone change would bring the site into compliance with the 2020 Master Plan.

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

Applicant's Response

The proposed amendment will not be inconsistent with the adequate public facilities policies. The parcel is located within the service areas of the local utilities and water rights are available for dedication to the utility when needed. All applicable state permits will be provided when and if water and sewer development is proposed, however this is unlikely.

Staff Comment

The subject parcels are served by wells and septic systems, governed by State agencies. Emergency response services are readily available and the location of the site includes near access to a US Highway and local roadways. This Finding is met in the affirmative by staff.

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

Applicant's Response

The proposed small lot zoning is compatible with the parcels' Master Plan designation of "Rural Low density residential". All surrounding parcels are Master Plan designated as "low density residential" as well.

Staff Comment

As stated above, staff feels the requested change is appropriate for the region and the development plan would continue residential development patterns adjacent to open farm land. The zone change would bring the site into conformance with the Master Plan, correcting an existing inconsistency.

Zoning Change Application – Mason Valley Parcel

014-211-11

Project Description/ Justification

This application requests a zone change for one parcel located in Mason Valley, owned by Ruben and Nancy Gonzalez.

Parcel Description:

The parcel is currently zoned as RR20 (20 acres minimum) Title 10 in Lyon County. This parcel is currently Single Family Residential

The current parcel is 4 acres, not meeting the 20-acre minimum for rural residential. Each neighboring parcel on the east side is 2 acres in size, the goal is to split this parcel into 2 parcels of roughly 2 acres in size to align the parcel sizes with all parcels on the north side of Farrell Lane. In order to do this, the parcel needs to be rezoned for smaller parcel sizes, but keep its rural character.

Exhibit A shows the parcel in the Lyon County Land Use Map from the Master Plan. (Parcel is highlighted in Red)

Exhibit B is the Lyon County Assessor Map

Exhibit C is the General Location Map

Mason Valley Master Plan applicability:

The Mason Valley master plan land use shows this parcel as low density residential, this would still be considered low density residential, with no change from the master plan. The parcel has been zoned incorrectly in the past and would be better served with the zoning changed to meet the correct parcel sizing and to allow the parcel to be split into (2) 2 acre parcels to match the neighboring parcels.

Thank you for your consideration

Greg Chico, PLS
Chico Land Surveys Ltd.
775-745-5922

Exhibit A (Land Use Map – Mason Valley)

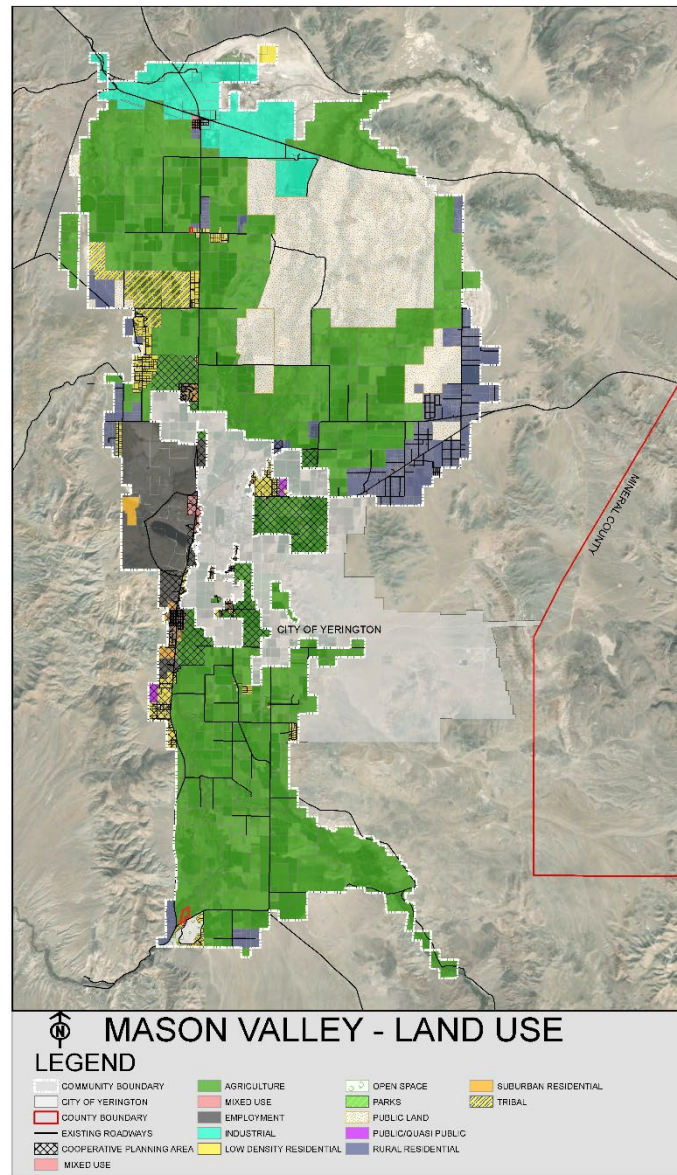


Exhibit A with Enlargement (Land Use Map – Mason Valley)
Parcel in Red Outline



Exhibit B (Assessor Parcel Map)

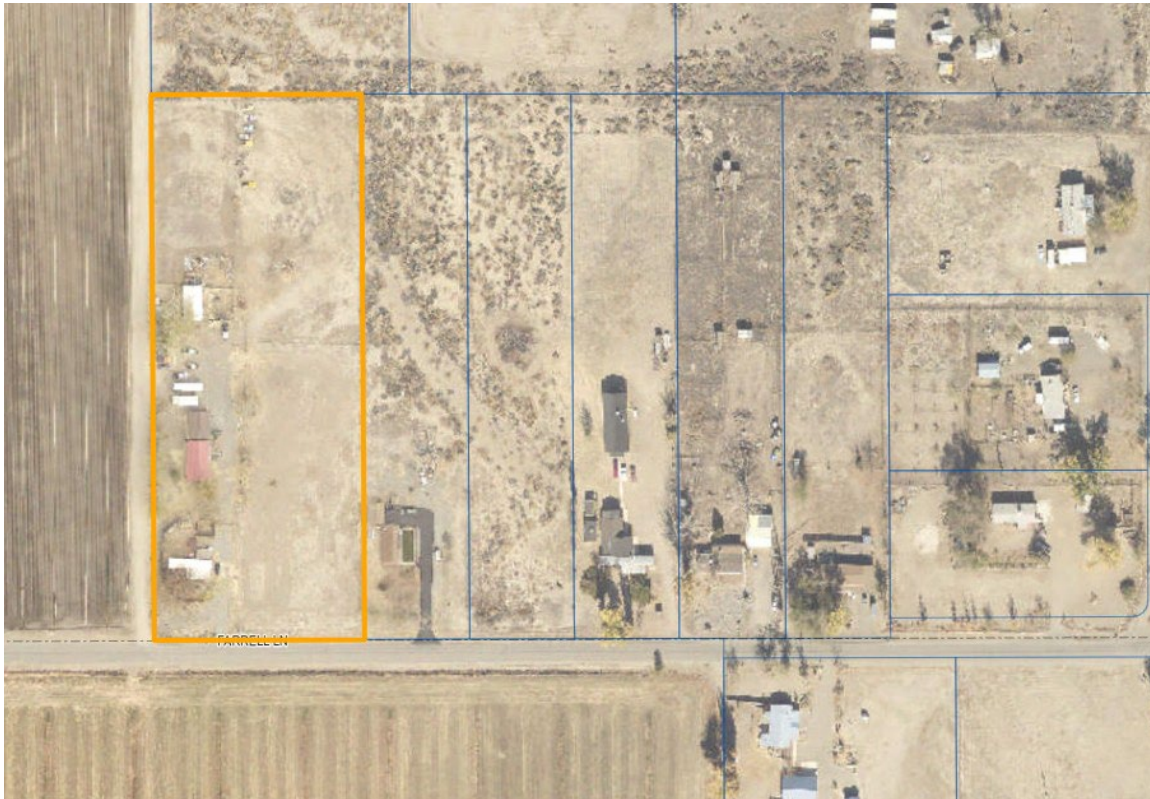


Exhibit C



Lyon County Planning Commission Agenda Summary

Meeting Date: September 8, 2026

Agenda Item Number:

7.b

Subject:

For Possible Action: To approve the request from Ruth E. Redmon for a Tentative Parcel Map to merge and re-subdivide one (1) parcel into two (2) parcels with differing acreages, the smallest being 5.11 acres, located at 20 Miley Road in Mason Valley (APN 014-641-03); PLZ-2026-055.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation:

ATTACHMENTS

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



LYON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING * DEVELOPMENT ENGINEERING * PLANNING
CODE ENFORCEMENT * ECONOMIC DEVELOPMENT

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

WEBSITE: www.lyon-county.org

PLANNING COMMISSION

PLZ-2026-055

Proposed Action	<u>Tentative Parcel Map to Merge and Re-Subdivide a 10.68-acre parcel to create two (2) parcels</u>
Meeting Date	<u>September 8, 2026</u>
Property Owners	<u>Ruth E. Redmon</u>
Applicant	<u>Ruth E. Redmon</u>
Location	<u>Mason Valley</u>
Parcel Number	<u>014-641-03</u>
Parcel Size	<u>10.68 acres</u>
Master Plan	<u>Rural Residential</u>
Current Zoning	<u>RR-3 (Third Rural Residential District (5 Acres))</u>
Flood Zone(s)	<u>Zone AO and Zone X-Unshaded per FIRM 32019C0750E (eff. date 1/16/2009)</u>
Case Planner	<u>Lisa Nash</u>

REQUEST

The Applicant requests a Tentative Parcel Map (TPM) to merge and re-subdivide an approximately 10.68-acre parcel into two (2) new parcels. The proposed Parcel A (5.60 acres on the north end of the parcel) is utilized for an existing residential use and Parcel B (5.11 acres on the south side of the property) is vacant.

STAFF RECOMMENDATION

Staff recommends approval of the TPM based on the Findings listed in the staff report and subject to the recommended Conditions of Approval listed below.

RECOMMENDED MOTION

If the Lyon County Planning Commission finds, after reviewing the staff report and considering public comment, that they want to approve the tentative parcel map, then they should consider a motion similar to the following:

The Planning Commission has considered the following review criteria:

1. General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
 - c) Conformity with the zoning ordinances and master plan;
 - d) General conformity with the Lyon County master plan of streets and highways;
 - e) Physical characteristics of the land such as floodplain, slope and soil;
 - f) The recommendations and comments of those entities reviewing the tentative parcel map; and
 - g) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.
2. Where an applicant proposes to create parcels of less than one acre, the commission may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.
3. For a second or subsequent parcel map with respect to a single parcel or a contiguous tract of land under the same ownership, the commission may require any reasonable improvement up to those required for subdivisions.

Based on the aforementioned Review Criteria, I move that the Planning Commission approve the request from Ruth E. Redmon for a Tentative Parcel Map to merge and re-subdivide one (1) parcel into two (2) parcels with differing acreages, the smallest being 5.11 acres, located at 20 Miley Road in Mason Valley (APN 014-641-03); PLZ-2026-055, subject to 15 Conditions of Approval.

CONDITIONS OF APPROVAL

1. The developer shall comply with all Federal, State, County and special purpose district regulations.
2. The developer shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Community Development Director prior to submitting the final parcel map for recordation.
3. The developer shall pay the actual costs for County Engineer plan and map checking fees and County Inspector site improvement inspection fees, in accordance with the adopted County fee resolution in effect at the time, and provide proof of payment to the Planning Department prior to final parcel map recordation.
4. The developer shall pay in full all property taxes through the end of the fiscal year (June 30) prior to recordation of the final parcel map.
5. The developer shall pay the required recording fees at time of final parcel map recordation.
6. Dedication of water rights may be necessary to serve the newly created parcel. Prior to the recordation of a Final Map, the applicant shall relinquish any required and appropriate water rights to the State of Nevada.

7. Each residence on a separate lot will be required to have an individual system for sewage disposal and well.
8. The developer shall comply with Lyon County's storm drainage guidelines (dated September 20, 2024).
9. Any new construction or land disturbance on the site will be subject to review via a Floodplain Development Permit for compliance with Lyon County Code (LCC) Chapter 15.800.
10. The project is within the jurisdiction of the Lyon County Roads Dept. and an Encroachment Permit for each property/proposed driveway will be needed to connect to County ROWs.
11. All construction documents and separate applications must be submitted to the Mason Valley Fire Protection District (MVFPD) prior to obtaining a Building Permit. MVFPD requires a separate Fire and Life Safety Plan Review.
12. The developer shall provide the parcel map to the Lyon County GIS Coordinator in form and format compatible with the County geographical information system (GIS). The scale of the site plan, improvements, monuments and other items shall be in model space correctly oriented to coordinate system as established by the GIS Coordinator. Cover sheet and standard details need not be included.
13. No lot shall be offered for sale or sold and no building permits shall be accepted for processing until the final parcel map has been approved and recorded.
14. The final parcel map will comply with the current Lyon County standards requiring a 7.5-foot public utility easement along the front property lines and 5-foot public utility easement along all side property lines for the proposed parcels prior to recordation.
15. Approval of the tentative parcel map shall not constitute acceptance of the final parcel map. **Failure to submit a complete final parcel map and pay the required fees within one (1) year from the date of approval shall render the tentative parcel map approval as expired.** No extension may be granted after receiving approval of the tentative parcel map.

ALTERNATIVES TO RECOMMENDATION OF APPROVAL

Alternative Motion for Continuance

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

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

The Lyon County Planning Commission finds that:

- A. Additional information, discussion, and public review are necessary for a more thorough review of the proposed Tentative Parcel Map application.

Based on the aforementioned finding, and with the applicant's concurrence, the Planning Commission continues the request from Ruth E. Redmon for a Tentative Parcel Map to merge and re-subdivide one (1) parcel into two (2) parcels with differing acreages, the smallest being 5.11 acres, located at 20 Miley Road in Mason Valley (APN 014-641-03); PLZ-2026-055, for ____ days.

Alternative Motion for Denial

If after review and public comment the Planning Commission determines that they should deny the Tentative Parcel Map application, then the Planning Commission may wish to consider a motion similar to the following:

The Lyon County Planning Commission has considered:

1. General improvement considerations for all parcel maps including, but not limited to:
 - a) Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;
 - b) The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;
 - c) Conformity with the zoning ordinances and master plan;
 - d) General conformity with the Lyon County master plan of streets and highways;
 - e) Physical characteristics of the land such as floodplain, slope and soil;
 - f) The recommendations and comments of those entities reviewing the tentative parcel map; and
 - g) The availability and accessibility of fire protection including, but not limited to, the availability and accessibility of water and services for the prevention and containment of fires including fires in wild lands.
2. Where an applicant proposes to create parcels of less than one acre, the commission may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.
3. For a second or subsequent parcel map with respect to a single parcel or a contiguous tract of land under the same ownership, the commission may require any reasonable improvement up to those required for subdivisions.

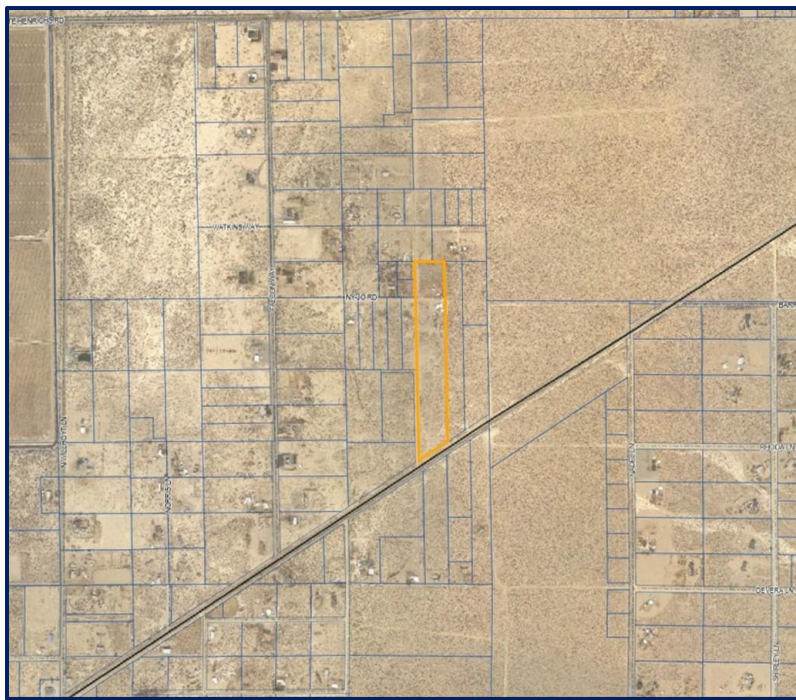
Based on the aforementioned Review Criteria, the Lyon County Planning Commission has determined that the Tentative Parcel Map would not be in conformance with the above-listed considerations and denies the request from Ruth E. Redmon for a Tentative Parcel Map to merge and re-subdivide one (1) parcel into two (2) parcels with differing acreages, the smallest being 5.11 acres, located at 20 Miley Road in Mason Valley (APN 014-641-03); PLZ-2026-055.

BACKGROUND INFORMATION

Location, Access, Topography and Existing Development

The subject property is located in the Mason Valley Rural Character District at 20 Miley Road in Mason Valley (APN 014-641-03). The parcel is approximately 10.68 acres in size and is generally flat.

The parcel is surrounded by RR-5 zoned properties. The map on the following page displays the location of the property from the Assessor's site.



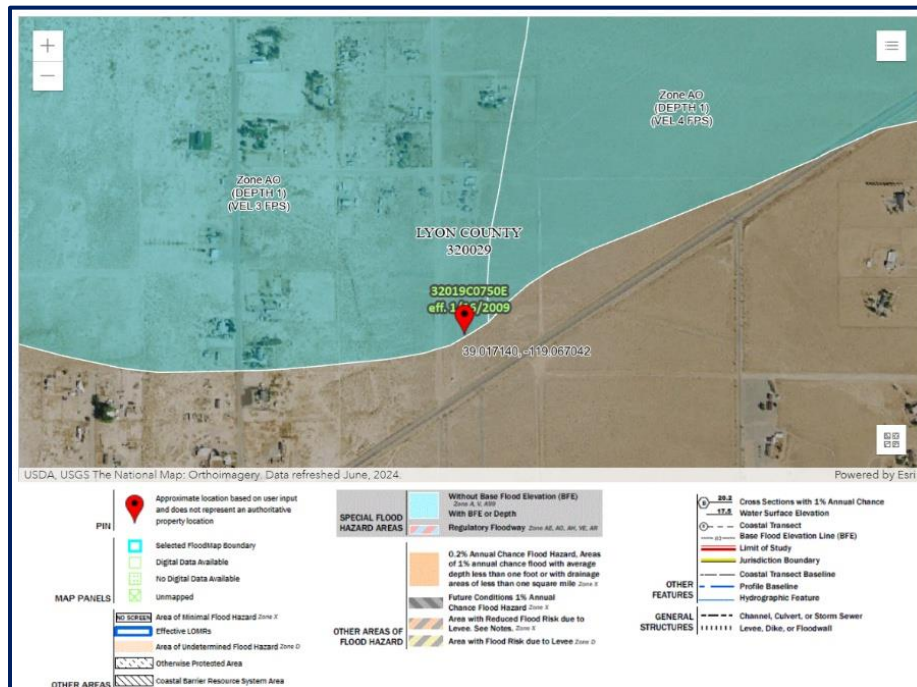
Vicinity Map

The new parcel is proposed to be accessed from Miley Road.

The northern portion of the property, designated Parcel A on the TPM, is occupied by a mobile home, multiple sheds, and bunkhouses. The southern portion of the property, designated Parcel B on the TPM, is vacant and undeveloped.

Flood Zone Designation

The subject site is located within the AO and X-Unshaded Flood Zone per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) Panel 32019C0750E (effective date 1/16/2009) shown below. Any new construction or land disturbance on the site will be subject to review via a Floodplain Development Permit for compliance with Lyon County Code (LCC) Chapter 15.800.



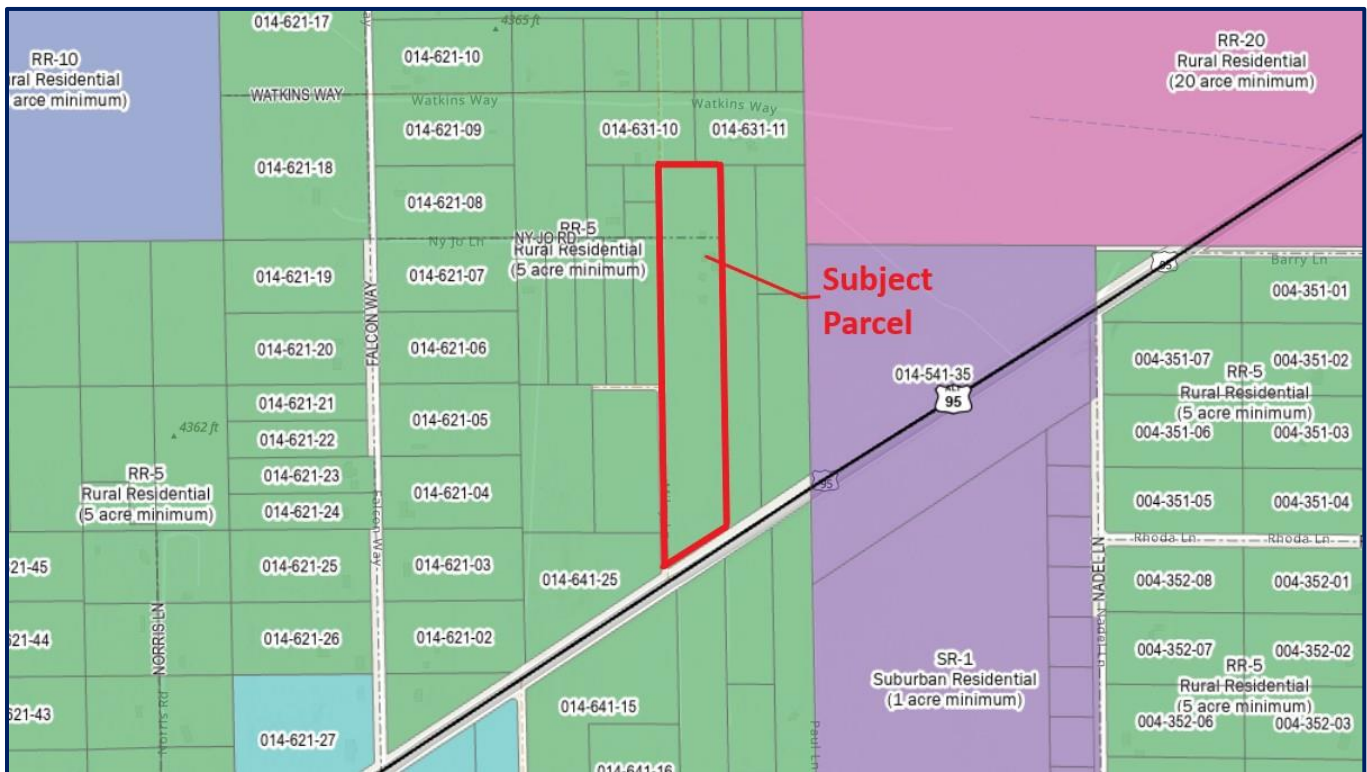
FEMA Map

Public Facilities

The subject property is serviced by a well and septic system. Parcel A has an existing well and septic system. A new individual system for sewage disposal and well service will need to be added to Parcel B.

Master Plan and Zoning

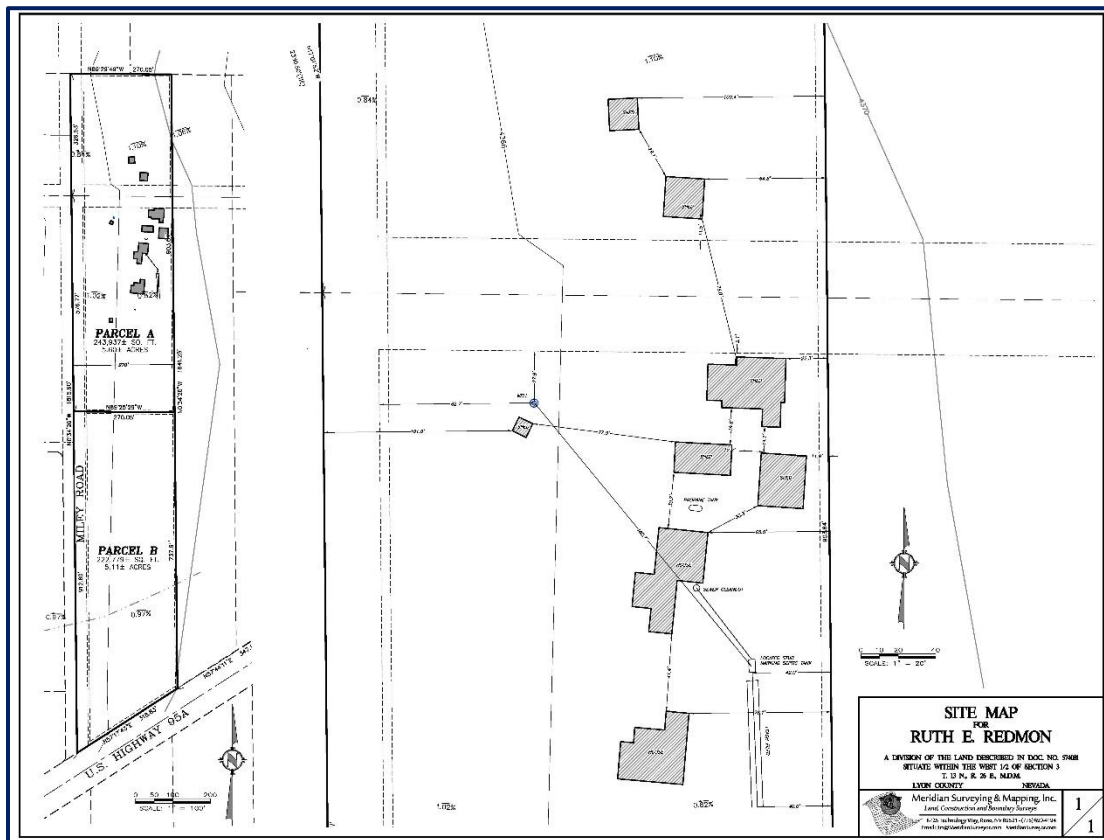
The Master Plan designation for the site is Rural Residential within the Mason Valley Rural Character District. The zoning on the subject parcel is RR-3 (Third Rural Residential District (5 Acres)) from the County's expired Development Code, Title 10, and per the Zoning Consistency Matrix, approved with the adoption of Title 15 in 2018, "converts" to RR-5 (Rural Residential, 5 Acre Minimum) zoning standards. The existing zoning of the subject parcel and the surrounding parcels are displayed in the Current Zoning image shown below.



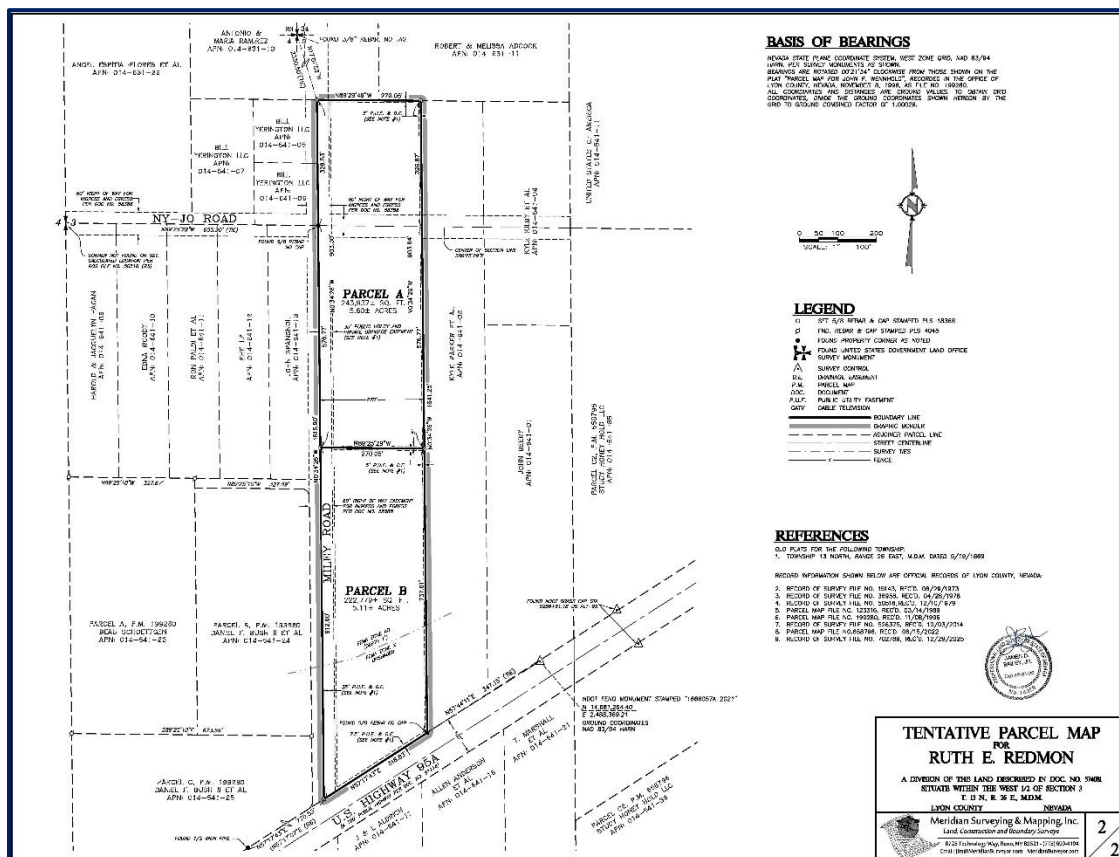
Zoning Map

PROPOSED TENTATIVE PARCEL MAP

Images of the attached Parcel Details and Tentative Parcel Map, displaying the proposed land division into two (2) parcels of approximately 5.60 and 5.11 acres, as shown on the following page, and attached to this report.



Parcel Details Map



Tentative Parcel Map

STAFF REVIEW

Chapter 15.606.7 (D) of Lyon County Code lists the “Review Criteria” that staff and the Planning Commission have to consider when reviewing tentative parcel map applications. These criteria are listed below in the staff report in bold with the applicant’s response in italics and staff’s review of the criteria in normal type.

1. General improvement considerations for all parcel maps including, but not limited to:

- a) **Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;**

Applicant’s Response

The property is currently served by an individual well for water, and for sewer, a septic tank and leach field. It is assumed they were constructed per the Lyon County permit codes in place at the time of installation. The proposed North parcel (Parcel A) meets the current setback requirements for well and septic. The proposed South parcel (Parcel B) has no well or septic at this time, nor are any planned.

Staff Comment

Environmental and Health Regulations

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

Solid Waste Disposal

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

Sewage Disposal

The subject property is serviced by a well as shown on Proposed Parcel A. A new well will need to be added to Parcel B.

Water Supply

The subject property is serviced by an existing septic system as shown on Proposed Parcel A. A new individual system for sewage disposal will need to be added to Parcel B.

- b) **The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;**

Applicant’s Response

The current well is assumed to meet health standards and is sufficient for the proposed parcel (Parcel A). The South parcel (Parcel B) has no well at this time.

Staff Comment

As described above in 1.a, this criteria can be met with a new well on Parcel B required with any new development.

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

Applicant’s Response

The proposed parcels are in conformity with current zoning and consistent with the master plan.

Staff Comment

Zoning

The site is subject to the Development Standards of RR-5 (Rural Residential, 5 Acre Minimum) zoning which has a minimum lot size of 5 acres. The parcel map is proposing 5.60 and 5.11 acre lots. The RR-5 zoning also states that the minimum lot frontage shall be sufficient to provide adequate access and utility development, and meet applicable building setback, buffer, and development standards of the district. In no case shall the frontage be less than 150 feet. Both proposed parcels exceed this requirement.

Master Plan

The Master Plan designation of Rural Residential does accommodate the proposed parcel sizes and is compatible with surrounding properties, making the proposed land division compatible with the existing development.

This criteria can be met.

d) General conformity with the Lyon County master plan of streets and highways;

Applicant's Response

The property and both proposed parcels will have access to U.S. Highway 95A via a 60- foot right of way easement as recorded by Document 58388, Official Records of Lyon County, Nevada.

Staff Comment

The site is already accessed by roadways that are not maintained by the County and has private residences already in existence. The division into two parcels will have little impact so there is no recognized impact to the master plan of streets.

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

Applicant's Response

The southern portion of proposed Parcel B is in FEMA Flood Zone X (unshaded), and the northern portion of Parcel B and all of Parcel A are in FEMA Flood Zone AO (Depth 1'), as shown on Flood Insurance Rate Map No. 32031C3063G, with an effective date.

Staff Comment

As previously stated in this report, the site topography is very flat. The subject site is located within the AO and X-Unshaded Flood Zone per the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) Panel 32019C0750E (effective date 1/16/2009). Any new construction or land disturbance on the site will be subject to review via a Floodplain Development Permit for compliance with Lyon County Code (LCC) Chapter 15.800. This criteria can be met.

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

Applicant's Response

Recommendations and comments will be provided separately by each reviewing entity.

Staff Comment

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

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

Applicant's Response

Fire protection provided by Mason Valley Fire Protection, 118 South Main Street, Yerington, approximately 6 miles to the west of subject property.

Staff Comment

As previously stated, the applicant's submittal was shared with the Mason Valley Fire Protection District (MVFPD). MVFPD had no comments at this stage, but the applicant will need to submit a Plan Review Application to MVFPD directly for any future development. This criteria is met in the affirmative.

2. Where an applicant proposes to create parcels of less than one acre, the commission may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.

Applicant's Response

Not applicable, the minimum proposed parcel is larger than 1 acre.

Staff Comment

This Criteria does not apply as the smallest parcel being created is 5.11 acres.

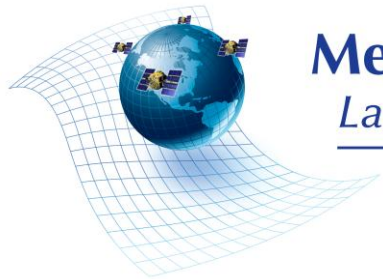
3. For a second or subsequent parcel map with respect to a single parcel or a contiguous tract of land under the same ownership, the commission may require any reasonable improvement up to those required for subdivisions.

Applicant's Response

No anticipated parcel division are anticipated at this time.

Staff Comment

The applicant has acknowledged the criteria.



Meridian Surveying & Mapping, Inc.

Land, Construction and Boundary Surveys

8725 Technology Way, Ste., B1 • Reno, NV 89521 • (775) 690-4194

NV Lic. #18368 • CA Lic. #9019

July 27, 2026

To:

Lyon County Community Development Department
27 South Main Street,
Yerington, Nevada 89447

Tentative Parcel Map for Ruth E. Redmon

20 Miley Road, Mason Valley
APN: 014-641-03

An application is being made for a Tentative Parcel Map to divide 20 Miley Road, Yerington, APN: 014-641-03, into 2 parcels. The existing parcel as surveyed contains 10.71 acres, and is as described in Document No. 574081, Official Records of Lyon County, Nevada, lying within the West One-half (1/2) of Section Three (3), Township 13 North, Range 26 East, Mount Diablo Meridian.

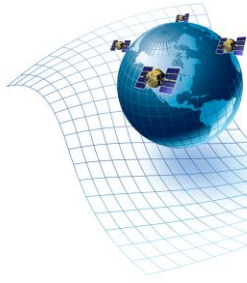
Proposed Parcel A (northerly parcel)

- Will contain the existing single-family residence and the existing outbuildings;
- Proposed Area: 5.60 acres, more or less;
- Legal and physical access is provided via US Highway 95A to Miley Road, a 60-foot right of way easement as recorded by Document 58388, Official Records of Lyon County, Nevada.
- No changes to structures or land use are proposed on Parcel A.

Proposed Parcel 2 (southerly parcel)

- Will be vacant land at the time of recordation
- Proposed Area: 5.11 acres, more or less
- Legal and physical access is provided via US Highway 95A to Miley Road, a 60-foot right of way easement as recorded by Document 58388, Official Records of Lyon County, Nevada.
- Additional utility and drainage easements are granted with this parcel map as shown on the tentative map.
- There are no known wells or septic on this proposed parcel.

The north portion of the parcel is improved with a residence and granny unit, and several sheds/detached outbuildings. The property is served by a well and septic. The proposed south parcel (Parcel B) will be served by a future well and septic system, to be constructed per Lyon County Code.



Meridian Surveying & Mapping, Inc.

Land, Construction and Boundary Surveys

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Both proposed parcels will conform to the minimum lot size, setback, and all other development standards of the RR-5 Rural Residential – 5 acres minimum zone and the Lyon County Master Plan. The application complies with NRS 278.349(3) and Lyon County Title 15 Land Use and Development Code Chapter 15.606 governing parcel maps.

15.606.07(D) Review Criteria:

1. *General improvement considerations for all parcel maps including, but not limited to:*

a. *Environmental and health laws and regulations concerning water and air pollution, the disposal of solid waste, facilities to supply water, community or public sewage disposal and, where applicable, individual systems for sewage disposal;*

The property is currently served by an individual well for water, and for sewer, a septic tank and leach field. It is assumed they were constructed per the Lyon County permit codes in place at the time of installation.

The proposed North parcel (Parcel A) meets the current setback requirements for well and septic. The proposed South parcel (Parcel B) has no well or septic at this time, nor are any planned.

b. *The availability of water which meets applicable health standards and is sufficient for the reasonably foreseeable needs of the subdivision;*

The current well is assumed to meet health standards and is sufficient for the proposed parcel (Parcel A). The South parcel (Parcel B) has no well at this time.

c. *Conformity with the zoning ordinances and master plan;*

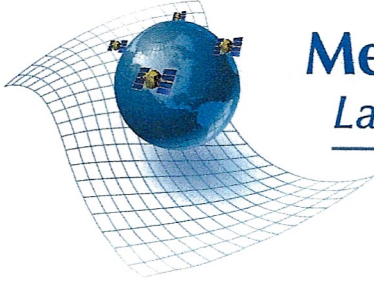
The proposed parcels are in conformity with current zoning and consistent with the master plan.

d. *General conformity with the Governing Body's master plan of streets and highways;*

The property and both proposed parcels will have access to U.S. Highway 95A via a 60-foot right of way easement as recorded by Document 58388, Official Records of Lyon County, Nevada.

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

The southern portion of proposed Parcel B is in FEMA Flood Zone X (unshaded), and the northern portion of Parcel B and all of Parcel A are in FEMA Flood Zone AO (Depth 1'), as shown on Flood Insurance Rate Map No. 32031C3063G, with an effective date



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f. The recommendations and comments of those entities reviewing the tentative parcel map;

Recommendations and comments will be provided separately by each reviewing entity.

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

Fire protection provided by Mason Valley Fire Protection, 118 South Main Street, Yerington, approximately 6 miles to the west of subject property.

2. Where an applicant proposes to create parcels of less than one acre, the commission may require additional improvements which are reasonably necessary and consistent with the use of the land if it is developed as proposed.

Not applicable, the minimum proposed parcel is larger than 1 acre.

3. For a second or subsequent parcel map with respect to a single parcel or a contiguous tract of land under the same ownership, the commission may require any reasonable improvement up to those required for subdivisions.

No anticipated parcel divisions are anticipated at this time.

Please contact me with any questions at 775-690-4194 or Jim@meridiansurveyor.com.

Thank you,

James D. Bailey, Jr.
P.L.S. 18368

MERIDIAN SURVEYING & MAPPING, INC.

COUNTY ENGINEERS CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THIS PARCEL MAP LOCATED IN A PORTION OF SECTION 3, T. 13N., R. 26 E., M.D.M., AS SHOWN ON THIS PLAT, AND THAT THIS MAP IS TECHNICALLY CORRECT.

BY: _____

NAME & TITLE: _____ DATE _____

CLERK/TREASURER'S CERTIFICATE

I, NIKKI BRYAN, 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 PROPERTIES AS SHOWN ON THIS MAP.

LYON COUNTY CLERK/TREASURER

BY: _____

NAME & TITLE: _____ DATE _____

COMMUNITY DEVELOPMENT DEPARTMENT AND PLANNING COMMISSION CERTIFICATE

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

BY: PLANNING COMMISSION CHAIRMAN _____ DATE _____ (NAME) _____

BY: COMMUNITY DEVELOPMENT DIRECTOR _____ DATE _____ (NAME) _____

UTILITY COMPANIES CERTIFICATE

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

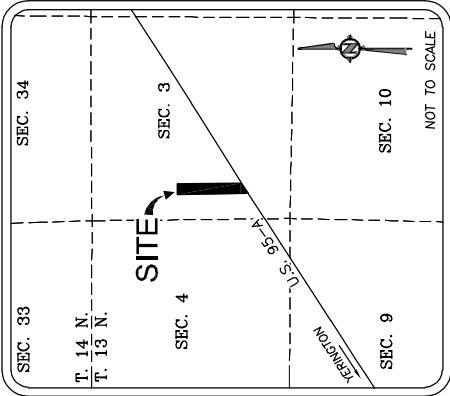
SIERRA PACIFIC POWER COMPANY D/B/A NV ENERGY _____ DATE _____ (PRINT NAME & TITLE) _____

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

(PRINT NAME & TITLE) _____

RIGHT TO FARM

THE LANDS SHOWN HEREON ARE SUBJECT TO THE PROVISIONS OF NEVADA REVISED STATUTES 40.140 AND CHAPTER 15.20 THE LYON COUNTY CODE, THE RIGHT TO FARM. LYON COUNTY HAS DETERMINED THAT THE HIGHEST AND BEST USE FOR AGRICULTURAL LAND IS TO DEVELOP OR PRESERVE SAID LANDS FOR THE PURPOSES OF AGRICULTURAL OPERATIONS AND IT WILL NOT CONSIDER THE INCONVENIENCES OR DISCOMFORTS ARISING FROM RELATED TO AGRICULTURAL OPERATIONS TO BE A PERCEIVED NEIGHBORHOOD PROBLEM. THE OPERATIONS ARE CONSIDERED TO BE A PERCEIVED NEIGHBORHOOD PROBLEM ONLY IF THEY ARE INCONSISTENT WITH ACCEPTED CUSTOMS AND STANDARDS AND OPERATED IN A NON-NEGLENT MANNER.



NOTES

- A PUBLIC UTILITY AND PRIVATE DRAINAGE EASEMENT IS HEREBY GRANTED THIRTY FIVE (35') COINCIDENT WITH THE WESTERLY LOT LINES OF THE PARCELS, SAID WESTERLY LINES BEING THE CENTERLINE OF MILEY ROAD, SEVEN AND ONE-HALF (7.5) FEET WIDE COINCIDENT WITH US HIGHWAY 95-A, FIVE (5) FEET ALONG EXTERIOR LOT LINES AND TEN (10) FEET CENTERED ABOUT ALL INTERIOR LOT LINES PER THIS MAP.
- THE PUBLIC UTILITY EASEMENTS CREATED, SHOWN, AND/OR NOTED ON THIS PLAT INCLUDE USE FOR THE INSTALLATION AND MAINTENANCE OF CABLE TELEVISION FACILITIES.
- ACCEPTANCE BY LYON COUNTY OF THIS PARCEL MAP IS NOT A COMMITMENT THAT ANY OR ALL OF THE LOTS ARE ELIGIBLE FOR A COUNTY BUILDING PERMIT.
- THE CITY, COUNTY, SCHOOL DISTRICT AND SPECIAL DISTRICTS ARE NOT OBLIGATED TO FURNISH ANY SERVICE, SPECIFICALLY MENTIONING FIRE PROTECTION AND ROADS, TO THE LAND SO DIVIDED AND THAT ANY PUBLIC UTILITY MAY BE SIMILARLY FREE OF OBLIGATION.
- NATURAL DRAINAGE WILL NOT BE IMPEDED DURING THE DEVELOPMENT OR IMPROVEMENT OF THESE PARCELS.
- ANY FURTHER DIVISION MAY BE SUBJECT TO THE IMPOSITION OF SUBDIVISION IMPROVEMENT STANDARDS AS MAY BE LEGALLY IMPOSED AT THE TIME.
- ACCESS TO THE PARCELS WILL BE VIA US HIGHWAY 95A AS SHOWN ON THIS MAP.

TITLE COMPANY CERTIFICATE

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS PLAT HAS BEEN EXAMINED AND THE ENTITY OFFERING THIS PLAT IS THE LAST TITLE HOLDER OF RECORD FOR ALL THE LANDS DELINEATED HEREON, AND HEREBY SUBORDINATES ANY LIENS HELD BY THE UNDERSIGNED TO THE UTILITY EASEMENTS CREATED BY THIS MAP, SUCH THAT IN THE EVENT OF ANY ENFORCEMENT OF THE UNDERSIGNED'S LIEN, THE UTILITY EASEMENTS WOULD REMAIN AN EASEMENT AND ENCUMBRANCE ON THE PROPERTY, AND THAT NO ONE HOLDS OF RECORD A SECURITY INTEREST IN THE LANDS AND THAT THERE ARE NO LIENS OF RECORD AGAINST THE OWNERS FOR DELINQUENT STATE, COUNTY, MUNICIPAL, FEDERAL OR LOCAL TAXES COLLECTED AS TAXES OR SPECIAL ASSESSMENTS EXCEPT AS SHOWN BELOW.

TICOR TITLE OF NEVADA, INC.

BY: _____

(NAME & TITLE) _____ DATE _____

G.I.S. NOTE

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

BY: _____ DATE: _____

(NAME & TITLE) _____

OWNERS CERTIFICATE

THIS IS TO CERTIFY THAT THE UNDERSIGNED, RUTH E. REDMON, IS THE OWNER OF THAT TRACT OF LAND REPRESENTED ON THIS PLAT AND HAS CONSENTED TO THE PREPARATION AND RECORDATION OF THIS PLAT, THAT THE SAME IS EXECUTED IN COMPLIANCE WITH AND SUBJECT TO THE PROVISIONS OF N.R.S. CHAPTER 278 AND TITLE 15 OF THE LYON COUNTY CODE; AND HEREBY GRANTS TO ALL PUBLIC UTILITY COMPANIES INCLUDING CABLE TV, COMPANIES, THEIR SUCCESSORS AND ASSIGNS, THOSE PERMANENT EASEMENTS DELINEATED AND NOTED HEREON FOR THE CONSTRUCTION AND MAINTENANCE OF CABLE TELEVISION FACILITIES, AND HEREBY GRANTS TO ALL PUBLIC UTILITY COMPANIES AND EGRESS FOREVER THE OWNERS HERB SUCCESSORS AND ASSIGNS OF THE PARCELS SHOWN ON THIS MAP ARE SUBJECT TO PROVIDE NOTICE OF THE PROVISIONS OF NRS 40.140, AND CHAPTER 15.20 OF THE LYON COUNTY CODE TO ANY AND ALL SUBSEQUENT PURCHASERS.

RUTH E. REDMON

BY: RUTH E. REDMON _____

NOTARY'S CERTIFICATE

STATE OF NEVADA SS
COUNTY OF WASHOE

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON _____, 2026, BY RUTH E. REDMON.

NOTARY PUBLIC _____

SURVEYOR'S CERTIFICATE

I, JAMES D. BAILEY, JR., A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF NEVADA, HEREBY CERTIFY THAT:

- THIS PLAT REPRESENTS THE RESULTS OF A SURVEY PERFORMED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RUTH E. REDMON;
- THE LANDS SURVEYED LIE WITHIN THE WEST 1/2 OF SECTION 3, T. 13N., R. 26 E., M.D.M., LYON COUNTY, NEVADA, AND THE SURVEY WAS COMPLETED ON _____;
- THIS PLAT COMPLIES WITH THE APPLICABLE STATUTES OF THIS STATE AND ANY LOCAL ORDINANCES IN EFFECT ON THE DATE THAT THE GOVERNING BODY GAVE ITS FINAL APPROVAL, AND THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH CHAPTER 625 OF THE NEVADA ADMINISTRATIVE CODE;
- THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY.

JAMES D. BAILEY, JR. P.L.S.: 18368 _____

RECORDERS CERTIFICATE

FILED FOR RECORD ON THIS _____ DAY OF _____, 2026, AT _____ MINUTES PAST _____ O'CLOCK, _____M, IN THE OFFICIAL RECORDS OF LYON COUNTY, NEVADA, AT THE REQUEST OF MERIDIAN SURVEYING & MAPPING, INC.

FEE: _____ DAWNNA L. WARR

COUNTY RECORDER

FILE NO. _____ BY: _____ DEPUTY

(RRE26046)

TENTATIVE PARCEL MAP FOR RUTH E. REDMON

A DIVISION OF THE LAND DESCRIBED IN DOC. NO. 574081
SITUATE WITHIN THE WEST 1/2 OF SECTION 3
T. 13 N., R. 26 E., M.D.M.

LYON COUNTY NEVADA

Meridian Surveying & Mapping, Inc.
Land, Construction and Boundary Surveys

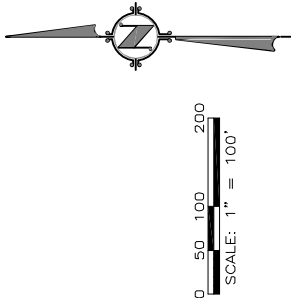
8725 Technology Way, Reno, NV 89521 - (775) 680-4194
Email: jim@MeridianSurveyor.com MeridianSurveyor.com

1

2

BASIS OF BEARINGS

NEVADA STATE PLANE COORDINATE SYSTEM, WEST ZONE GRID, NAD 83/94 HARN, PER SURVEY MONUMENTS AS SHOWN. BEARINGS ARE ROTATED 00°21'34" CLOCKWISE FROM THOSE SHOWN ON THE PLAT PARCEL MAP FOR JOHN F. WENNHOLD, RECORDED IN THE OFFICE OF THE CLERK OF THE COUNTY CLERK, CLERK'S OFFICE, COUNTY OF CLATSOP, OREGON, ALL COORDINATES AND DISTANCES ARE GROUND VALUES. TO OBTAIN GRID COORDINATES, DIVIDE THE GROUND COORDINATES SHOWN HEREON BY THE GRID TO GROUND COMBINED FACTOR OF 1.00029.



LEGEND

- SET 5/8 REBAR & CAP STAMPED PLS 18368
- ◊ FND. REBAR & CAP STAMPED PLS 4045
- FOUND PROPERTY CORNER AS NOTED
- ⊕ FOUND UNITED STATES GOVERNMENT LAND OFFICE SURVEY MONUMENT
- △ DRAINAGE EASEMENT
- P.M. PARCEL MAP
- DOC. DOCUMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- CATV CABLE TELEVISION

- BOUNDARY LINE
- GRAPHIC BORDER
- ADJOINER PARCEL LINE
- STREET CENTERLINE
- SURVEY TIES
- x — FENCE

REFERENCES

- GLO PLATS FOR THE FOLLOWING TOWNSHIP:
1. TOWNSHIP 13 NORTH, RANGE 26 EAST, M.D.M. DATED 5/19/1869
- RECORD INFORMATION SHOWN BELOW ARE OFFICIAL RECORDS OF LYON COUNTY, NEVADA:

2. RECORD OF SURVEY FILE NO. 15143, REC'D. 06/29/1973
3. RECORD OF SURVEY FILE NO. 36958, REC'D. 04/26/1978
4. RECORD OF SURVEY FILE NO. 50516, REC'D. 12/10/1979
5. PARCEL MAP FILE NO. 123316, REC'D. 03/14/1989
6. PARCEL MAP FILE NO. 199280, REC'D. 11/08/1996
7. RECORD OF SURVEY FILE NO. 526375, REC'D. 10/03/2014
8. PARCEL MAP FILE NO.658796, REC'D. 06/15/2022
9. RECORD OF SURVEY FILE NO. 702789, REC'D. 12/29/2025

TENTATIVE PARCEL MAP
FOR
RUTH E. REDMON

A DIVISION OF THE LAND DESCRIBED IN DOC. NO. 574081
SITUATE WITHIN THE WEST 1/2 OF SECTION 3

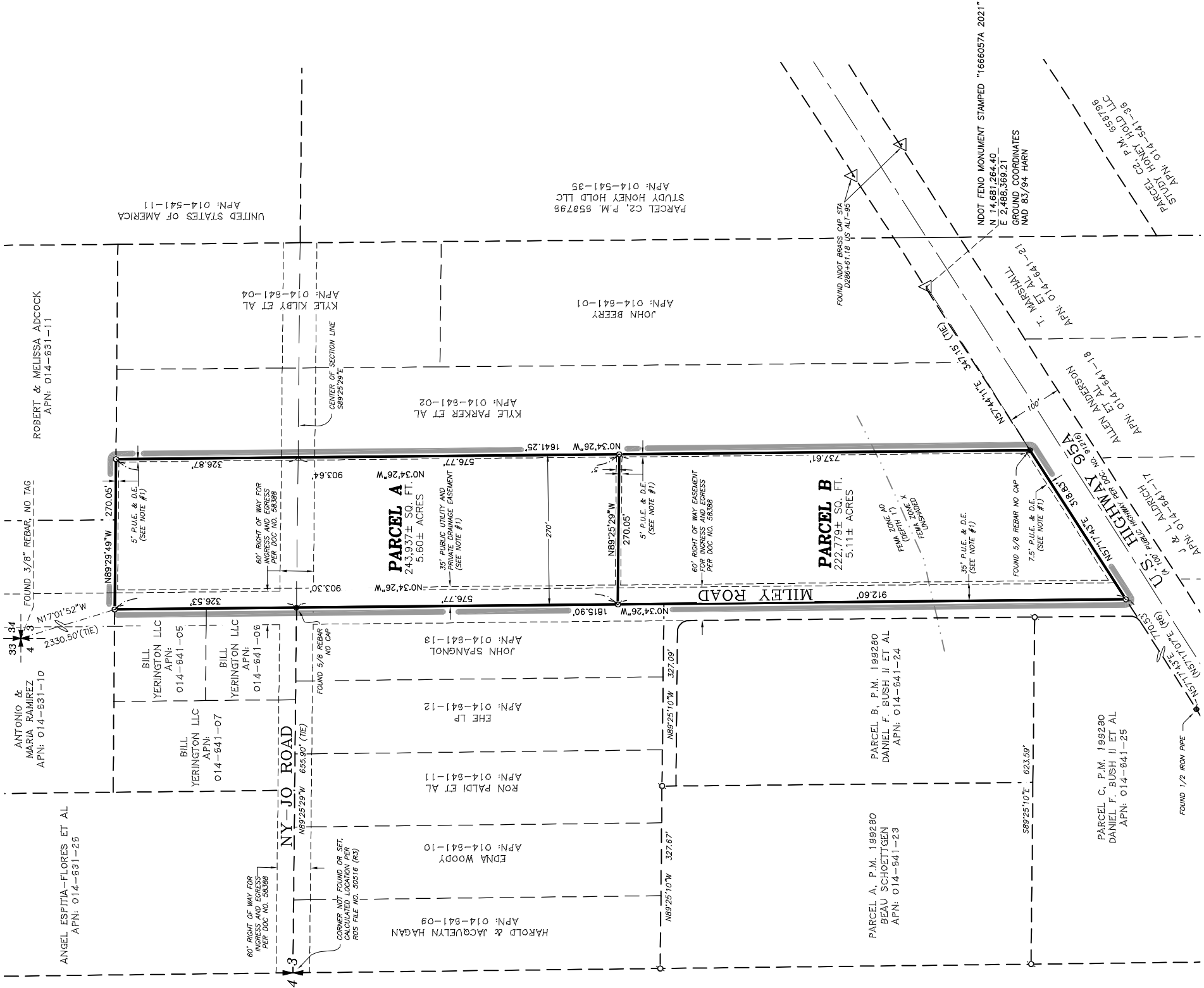
T. 13 N., R. 26 E., M.D.M.
LYON COUNTY NEVADA

Meridian Surveying & Mapping, Inc.
Land, Construction and Boundary Surveys

8725 Technology Way, Reno, NV 89521 - (775) 680-1194
Email: jim@MeridianSurveyor.com MeridianSurveyor.com

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Lyon County Planning Commission Agenda Summary

Meeting Date: September 8, 2026

Agenda Item Number:

8.a

Subject:

For Discussion Only: Community Development Director comments and updates.

Summary:

Financial Department Comments:

Approved As To Legal Form:

County Manager Comments:

Recommendation: