



STEVE DOUGLAS, PRESIDENT
ERIC BODENSTEIN
TRAVIS CROWDER
MICAH TRIPLETT
KEITH TROUT
LEO SOLARI

YERINGTON PLANNING COMMISSION
Wednesday, September 2, 2026
4:00 P.M.
City of Yerington City Hall
14 E. Goldfield Ave. Yerington, NV 89447

The Yerington Planning Commission will conduct a public meeting on the 2nd day of September, 2026, beginning at 4:00 p.m. at the following location:

City Hall
14 East Goldfield Avenue
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 Planning Commission Secretary at 14 E. Goldfield Ave. Yerington, Nevada 89447 or emailed to staceyl@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.

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

1. **Roll Call and Pledge of Allegiance**
2. **Public Participation** - *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. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes.*
3. **For Possible Action:** Review and adoption of agenda.

4. **For Possible Action:** Approve the Planning Commission Minutes for the July 22, 2026 meeting.

5. Staff Reports

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

6. **For Possible Action and Recommendation to the Yerington City Council:** Robert McMinn on behalf of Pony Express Village, LLC is proposing a Special Use Permit application with APN 001-231-28 (300 Perumean Lane).

7. **For Possible Action and Recommendation to the Yerington City Council:** Bakersfield Parks, LP on behalf of Pioneer Mobile Home Ranch is proposing a Special Use application with APN 001-231-01 (815 W Bridge St.).

8. Commissioner Comments

9. **Public Participation** - *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. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes.*

10. Adjournment

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.

Supporting material is available at City Hall, 14 East Goldfield Avenue, Yerington, NV 89447, (775) 463-3511 or at www.yerington.net. For questions regarding this agenda, please contact Stacey Larsen at the number provided.

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 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.

I, Stacey Larsen, do hereby certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 East Goldfield Avenue, Yerington, NV 89447, the Yerington Police Department located at 227 S. Main St., the Yerington Post Office located at 26 N. Main St., the Lyon County Library Yerington branch located at 20 Nevin Way Yerington, NV 89447. 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 28th day of August, 2026, in compliance with NRS 241.020.



Stacey Larsen, Planning Commission Secretary

8-13-26

Date

NOTICE:

1. Agenda items listed 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 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).



STEVE DOUGLAS, PRESIDENT
ERIC BODENSTEIN
TRAVIS CROWDER
MICAH TRIPLETT
KEITH TROUT
LEO SOLARI

YERINGTON PLANNING COMMISSION Minutes Wednesday, July 22, 2026

The Yerington Planning Commission held a public meeting on the 22nd day of July, 2026, beginning at 4:00 p.m. at City Hall 14 E. Goldfield Ave. Yerington, NV 89447.

Present: Commission President Steve Douglas
Commissioner Eric Bodenstein
Commissioner Keith Trout
Commissioner Leo Solari, Jr
Public Works Director Paul Shapiro
City Manager Jerry Bryant
Planning Commission Secretary Stacey Larsen
Absent: Commissioner Travis Crowder
Commissioner Micah Triplett
City Attorney Chuck Zumpft

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

1. **Roll Call and Pledge of Allegiance** –
President of the Planning Commission, Commissioner Douglas called the meeting to order and administered the Pledge of Allegiance.
2. **Public Participation** –
Community Member Robin Biggs spoke, stating that the Yerington Planning Commission is in violation of open meeting laws, as is the Yerington City Council and Lyon County Commissioners and Ms. Biggs asked what is going on with our water and solar farms. Ms. Biggs said the board is out of compliance with Nevada Law and she doesn't know who is on the board. She then stated the Yerington Paiute Tribe was supposed to send water to Weber Reservoir but she doesn't know what's going on with that. No other public comment was made.
3. **For Possible Action: Review and adoption of agenda.**
Commissioner Trout made a motion to approve the agenda. Second by Commissioner Bodenstein. President Douglas asked for public comment. None was given on this item. Motion passed unanimously.

4. **For Possible Action: Approve the Planning Commission Minutes for the June 24, 2026 meeting.**
Commissioner Trout made a motion to approve the minutes. Second by Commissioner Bodenstein. Public comment was offered, none was given on this item. Motion passed unanimously.
5. **Staff Reports**
President Douglas asked if there were any reports at this time. Manager Bryant stated no reports at this time.

Regular Agenda –

6. **For Possible Action and Recommendation to the Yerington City Council: Dolsen-Stevens Family Trust on behalf of Yerington Mobile Village, LLC is proposing a Special Use Permit application with APN 001-311-01 (528 S Main St).**

Manager Bryant presented stating that title 9 of Yerington City Codes require that Mobile Home Parks operate under Special Use Permits.

Title 10 states that special use permits do not run with the land, they run with the property owner. Since it's acquisition in 2015/2016 Yerington Mobile Village has not obtained a special use permit and when they changed ownership in 2022, any previous ownership and special use permits would have dissolved as well.

Manager Bryant went on to review Title 9 Chapter 4 of Yerington City Codes which discuss specific requirements of Mobile Home Park operations within the City. Manager Bryant presented 13 conditions to consider for application with this special use permit.

Property owner Nora Stevens spoke next regarding Nevada regulations they are compliant with. Ms. Stevens also stated that she has owned the property since approximately 2015 and has never been required to file for a special use permit. Ms. Stevens states that Desert Engineering is working to correct the fire hydrant bollards and that parking may not meet the conditions recommended.

Commissioner Bodenstein asked for information regarding how these regulations compare with other mobile home parks in the city. Manager Bryant stated he has visited with the other mobile home parks in operation and they are being required to do the same and many of them already comply with the specific regulations discussed, but each of them need to review their special use permits.

President Douglas asked for Public Comment. Community Member Leah Wilkinson commented that she feels that enforcing some of these ordinances will make some property owners uncomfortable but she feels this is an appropriate and necessary step. Ms. Wilkinson also states that if the city is going to enforce special use permits with new property owners, it should be included when the owner picks up their business license packet.

Commissioner Bodenstein made a motion to approve the agenda item, as a recommendation for approval with conditions set, amending conditions 5, 6 and 7 as discussed, related to parking spaces. Second by Keith Trout.

The amended conditions recommended for the City Council to adopt are as follows:

1. State Health Regulations: This park shall be maintained in accordance with the state board of health mobile home park regulations.
2. Bollards placed around existing fire hydrants must be moved to specifications required by the local fire district within 180 days of execution of this permit.
3. Use of combustible material such as hay, straw, cardboard, wood pallets, tires or other combustible materials is strictly prohibited, and not allowed to accumulate in the park.
4. No more than 42 units may exist on this premises (including the office)
5. Resident and Guest parking will be restricted to planned areas to allow for proper emergency access.
6. Fencing: The owner is encouraged to provide privacy fencing on any exterior fence lines or property lines shared with different ownership.
7. Signage: Property owner shall maintain all permitted signage, including any structural, mechanical, and electrical components, in a neat, clean, and safe condition and appearance at owner's sole expense. All damaged signs, peeling paint, fading vinyl, and burned-out bulbs must be promptly repaired or replaced by the owner.
8. Refuse or Garbage: Storage, collection and disposal of refuse in the park shall be conducted as to create no health hazards or air pollution.
 - A. All refuse or garbage shall be stored in approved containers which are watertight and rodentproof and shall be located within one hundred fifty-foot radius from any mobile home lot or space as approved.
 - B. Refuse containers shall be kept in a sanitary condition.
 - C. Refuse and garbage shall be collected and disposed of on a weekly basis, as aligns with local requirements.
9. On site management: A caretaker, owner or manager to ensure compliance with these provisions is required.
10. Management Office: On site office, including any structural, mechanical, and electrical components, must be kept in a neat, clean, and safe condition and appearance at the owner's sole expense. All damage, peeling paint, fading vinyl, and burned-out bulbs must be promptly repaired or replaced by the owner.
11. This application is set for review annually

7. **For Possible Action of Planning Commission Vice President in accordance with Yerington City code 2-1-6, for a term of one year.**

Commissioner Trout stated he spoke with Commissioner Crowder and that Crowder would be willing to fill this role, but does not wish to ever become President or Chair. Considering Commissioner Crowder was absent this meeting President Douglas stated we would table this item until he is present.

President Douglas then asked for public comment on this item.

Community member Robin Biggs spoke, stating she doesn't understand why this position is open. President Douglas informed her it is because Commissioner Bull resigned his position on the board. Ms. Biggs then stated she doesn't understand what we are doing. She then stated she doesn't understand who got appointed to this position. President Douglas asked the City Manager for confirmation of how members are selected. Manager Bryant stated that Yerington City codes require that the Mayor appoint members to the Planning Commission and that when needed we may seek letters of interest from the public for consideration.

8. **Commissioner Comments**

Commissioner Trout requested that any recommendations from the staff be included earlier in the packet if at all possible. Manager Bryant agreed and stated efforts will be made to include conditions in the original packets when possible.

Commissioner Trout also stated that Special Use Permits (aka Conditional Use Permits) in Lyon County are also attached to the owner. Trout feels this is the more appropriate action for tracking rather than running with the land.

Commissioner Bodenstein stated he disagrees.

Community Member, and property owner Nora Stevens stated she feels that if we ever change this in the future she would appreciate consideration of this being amended to not be triggered by estate name changes, rather than actual ownership.

9. **Public Participation** –

Robin Biggs stated that the Planning Commission just received the packet today and that is an open law violation and that the City Manager was not included in the role call. Ms. Biggs then said we know who the slumlords are in this town.

Manager Bryant stated the packet went out with the agenda well in advance, but a supplemental staff recommendation of conditions went out today, after it was confirmed receipt by the property owner. Manager Bryant stated he could not give the recommendations to the Commission members prior to giving them to the property owner so it had to wait until the property owner received them.

10. **Adjournment** –

Being no further business, this meeting was adjourned at 5:08 p.m.

Steve Douglas, Planning Commission President

Date

Stacey Larsen, Planning Commission Secretary

Date



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

Applicant: PONY EXPRESS VILLAGE LLC Owner: PONY EXPRESS VILLAGE LLC

Address: 417 SILVER STAR CT Address: 417 SILVER STAR CT.

City/State/Zip: YERINGTON, NV 89447 City/State/Zip: YERINGTON NV 89447

Telephone: _____ Telephone: _____

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-231-28

If within a Subdivision, Name: _____ Lot: _____ Block: _____

Street Address of Property: 300 PERUMEAN LANE, YERINGTON, NV

Area of Property (Sq. Ft.): 29 ACRES Deed Restrictions: Yes [] No [☒]
(If yes, copy attached)

Existing Zoning District: R-C Ordinance Section Proposed: _____

Explanation of Request: TO ALLOW RECREATIONAL VEHICLES (RV) TO
OCCUPY EACH MOBILE HOME SPACE, AT AN AVERAGE RATIO
OF 3 RV'S PER MOBILE HOME SPACE

REQUIRED ITEMS FOR APPLICATIONS

1. Plot Plan: Drawn to scale showing property size, locations of existing buildings and proposed buildings, abutting streets and alleys, driveways and property ownerships within 300 feet of the exterior boundaries of the subject property.
 2. One Plot set to be a minimum size of eleven inches by seventeen inches (11" x 17")
 3. Application Fee: The fee shall be \$1,500.00 payable at the time of filing the application.
- Non-

JUSTIFICATION FOR SPECIAL USE PERMIT REQUIRED BY ORDINANCE

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

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

Owner's Certificate

I ROBERT L. McMINN, Owner in fee of the described property, state that this

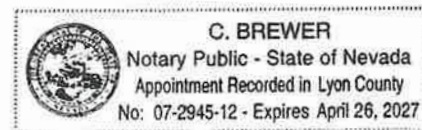
application for a Special Use Permit has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Robert L. McMin
Signature of Owner

State of Nevada
County of Lyon

Subscribed and sworn to before me this 7th day of August, 2024.

C. Brewer
Notary Public



Applicant's Certificate

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

Robert L. McMin
Signature of Applicant

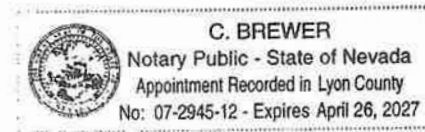
State of _____
County of _____

ATTACHED TO SPECIAL USE PERMIT APPLICATION

State of Nevada
County of Lyon

This instrument was acknowledged before me on this 7th day of August, 2026 by
[Enter Data] Robert L. Mcminn

C. Brewer
Notary Public Charmayne Brewer
My Commission Expires: 4-26-27



AFFIDAVIT

PROPERTY TAX:

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

- 001-231-28 ✓
- ~~001-231-27~~ ✓
- ~~001-231-24~~ ✓
- _____
- _____
- _____

Dated this 8th day of Aug, 2020.

Sandy Shipley
Deputy Clerk



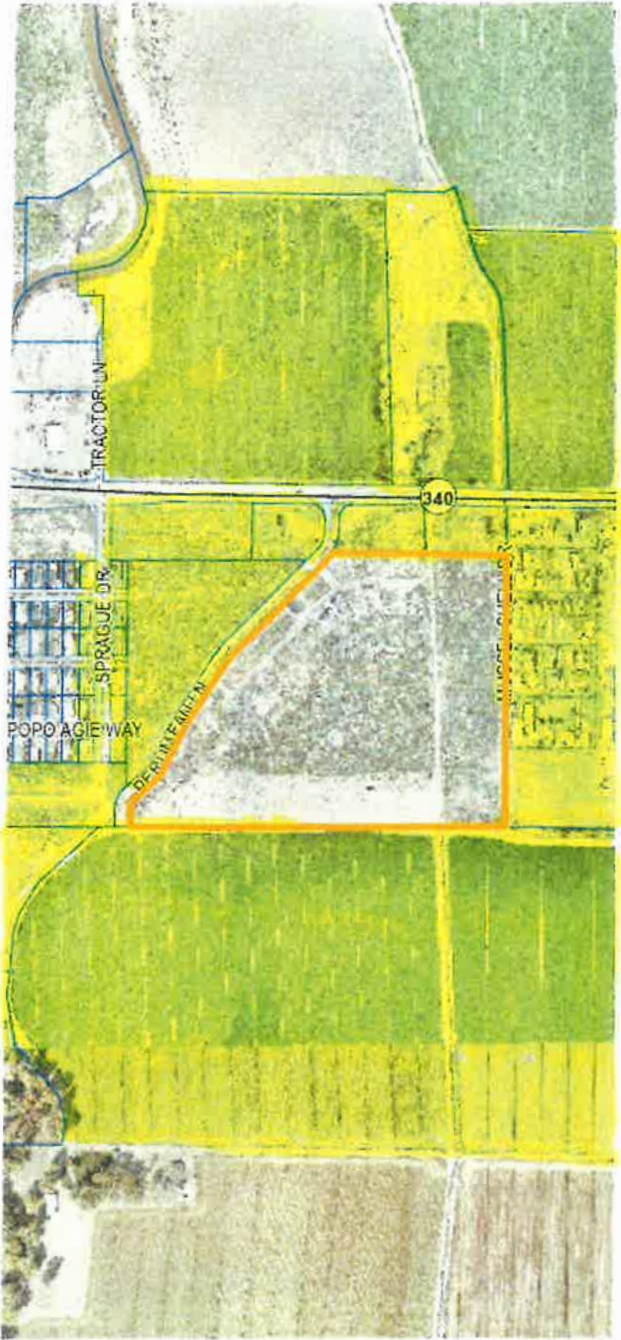
Parcel 001-231-28

Owners

PONY EXPRESS VILLAGE LLC
C/O JOANNE MC MINN
417 SILVER STAR CT
YERINGTON, NV 89447-0000

Parcel Summary

Location	300 PERUMEAN LN YERINGTON, NV
Use Code	350: Manufactured Home Park - Ten or More Manufactured Home Units
Tax District	1.0: City of Yerington
Map Parcel	PAR 2
Acreage	29.2400
Plat Maps	001-23.pdf (290kb)
Map	BAM440757
Documents	BAM411566 CTO172217 PAR168438



Keyline Description

22-13-25 FR N2 NW4 ADJ PAR F
Created from split of Parcel # 001-231-08 TWN/BLK: 13 RANGE: 25 ACRES: 63.19
Primary new parcel is Parcel # 001-231-10 TWN/BLK: 13 RANGE: 25 ACRES: 27.18
FR N2 NW4 SEC/LOT: 22 TWN/BLK: 13 RANGE: 25 ACRES: 13.28
Changed from Parcel # 001-231-11
BA#411566 ADJ PAR F SEC/LOT: 22 TWN/BLK: 13 RANGE: 25 ACRES: 13.2
Changed from Parcel # 001-231-23
BA #440757 PAR 2 SEC/LOT: 22 TWN/BLK: 13 RANGE: 25 ACRES: 29.24

Value History

	2026	2025	2024	2023	2022	2021	2020
Total Building Value	\$0	\$0	\$0	\$0	\$0	\$0	\$134,434
Total Extra Features Value	\$225,870	\$228,610	\$235,893	\$207,501	\$180,093	\$178,369	\$0

mailed 8/17

Bakersfield Parks, LP
9152 Greenback Ln #6
Orangevale, CA 95662

Snyder Livestock Co., Inc
PO Box 550
Yerington, NV 89447

Lucy Rechel
PO Box 217
Yerington, NV 89447

Cornerstone Mini Storage, LLC
200 Densmore Ln
Yerington, NV 89447

Santa Ynez Valley Construction Co
PO Box 489
Minden, NV 89423

Peter & Theresa Spinuzzi
833 W Bridge St
Yerington, NV 89447

Whispering River Ranch, LLC
102 S. Center St
Yerington, NV 89447

Jesus & Mary Rey
1300 Kimbles Way
Gardnerville, NV 89410

Monte Remboldt
1228 S Sherman St
Fallon, NV 89406

Jaime Stockton
1145 Hwy 339
Yerington, NV 89447

Gregorio Perez & Patricia Garcia
417 Seminole Dr
Yerington, NV 89447

Steven & Laura Tomac
13 Nordyke Rd
Yerington, NV 89447

Heriberto & Judith Tovar
402 Sprague Dr
Yerington, NV 89447

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

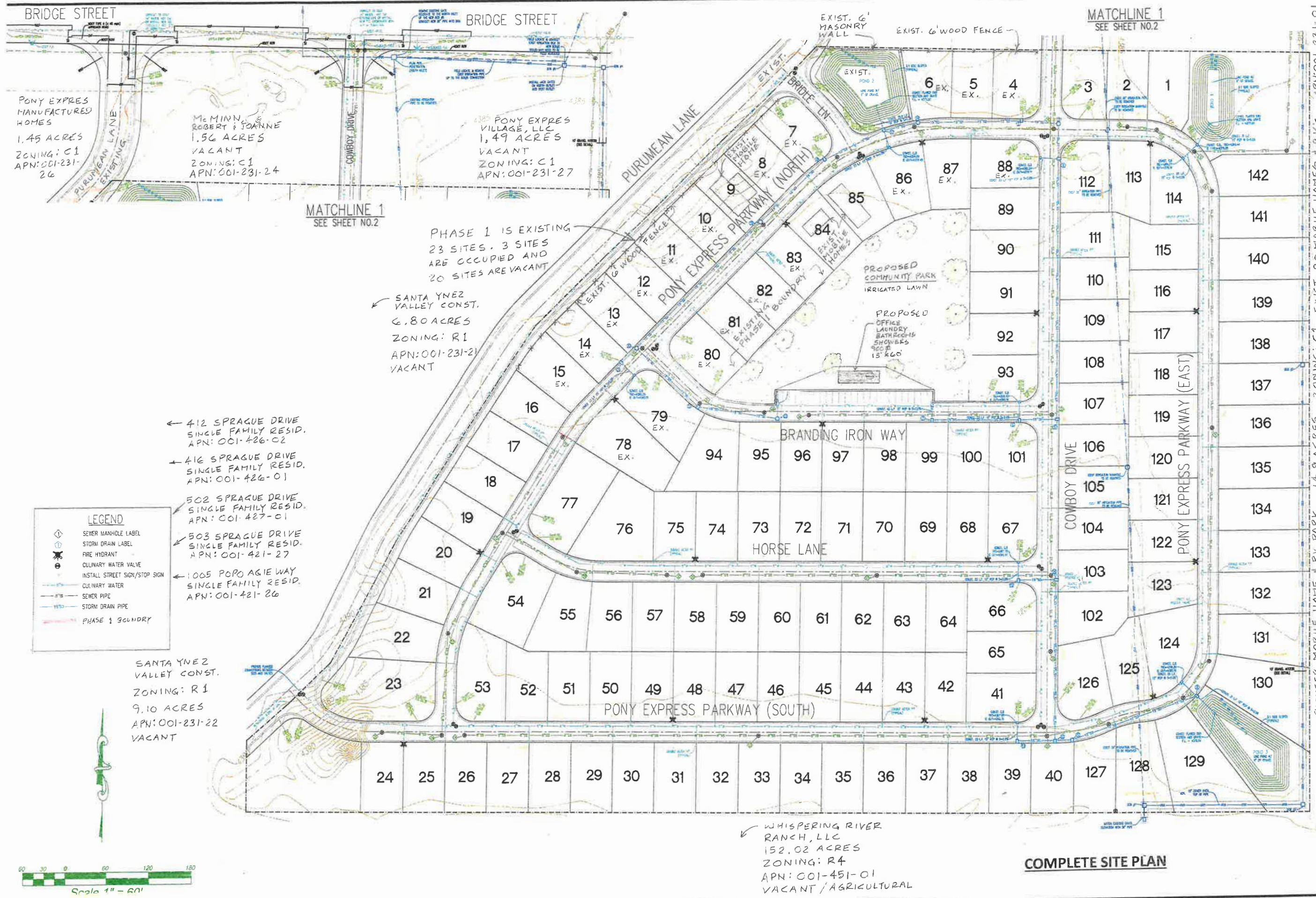
Louise Littlejohn
1000 Rosebud Way
Yerington, NV 89447

Omar Lopez
1001 Rosebud Way
Yerington, NV 89447

Jessica Moore
409 Sprague Dr
Yerington, NV 89447

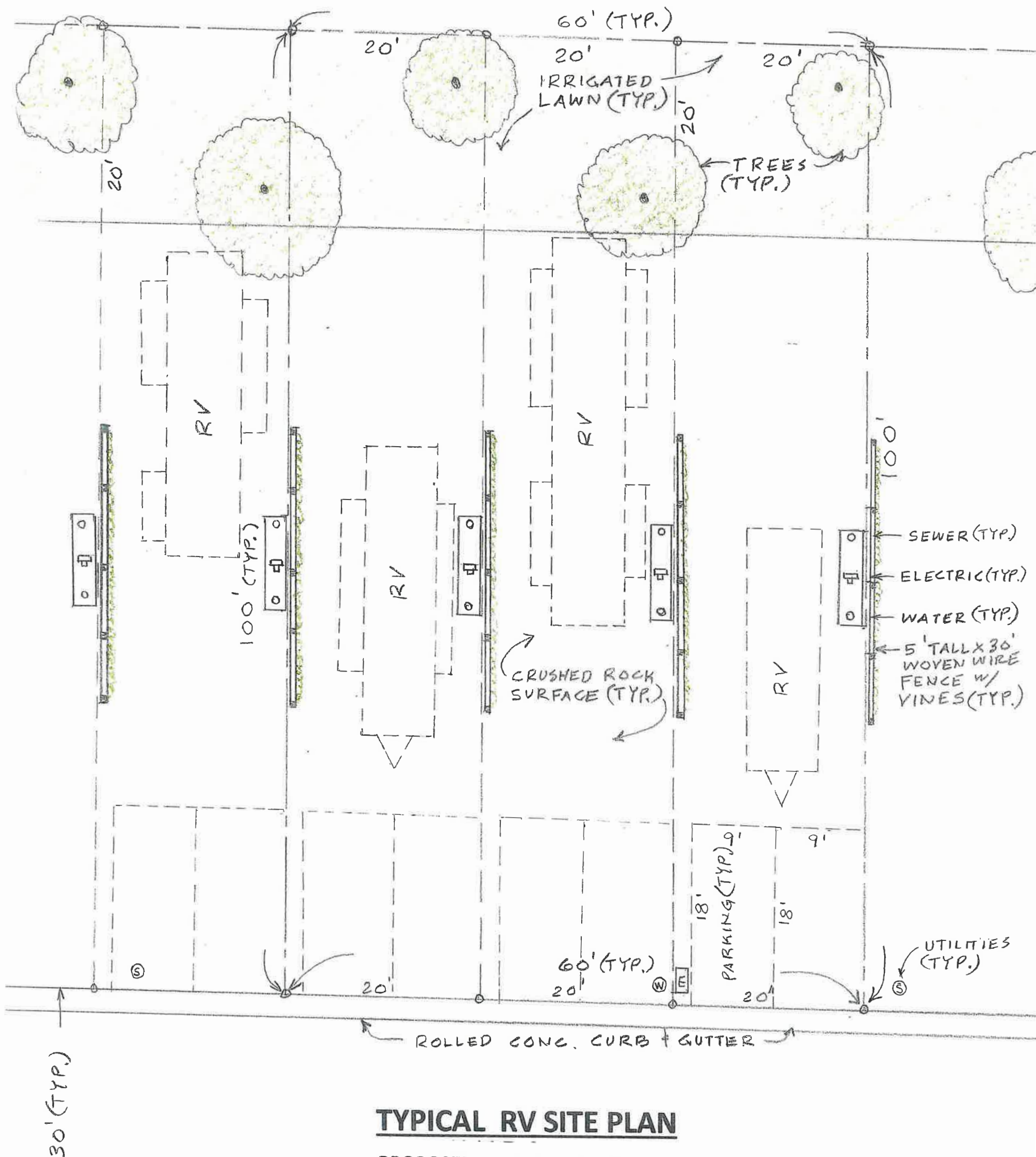
Orlando Perez
415 Sprague Dr
Yerington, NV 89447

Colleen Castello
PO Box 1347
Yerington, NV 89447



Date: August 8, 2026
This proposal is to allow 3 RV's to occupy each of the mobile home sites of the approved mobile home park. Each RV site would have a minimum of 2,000 square foot of area. A building would be added at the community park for the office, laundry room, bathrooms, and showers.

**PROPOSED RV PARK FOR PONY EXPRESS VILLAGE
MOBILE HOME PARK**
Located at: 300 Purumean Lane, Yerington, NV



TYPICAL RV SITE PLAN

PROPOSED RV PARK FOR PONY EXPRESS VILLAGE
MOBILE HOME PARK

Located at: 300 Purumean Lane, Yerington, NV

Owner & Applicant:

Pony Express Village LLC
c/o Robert & Joanne McMinn
417 Silver Star Ct

Yerington, NV 89447

Phone 209-329-3769

Date: August 8, 2026

This proposal is to allow 3 RV's to occupy each of the mobile home sites of the approved mobile home park. Each RV site would have a minimum of 2,000 square foot of area. A building would be added at the community park for the office, laundry room, bathrooms, and showers.



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

Applicant: Pioneer Mobile Home Ranch Owner: Bakersfield Parks, LP
Address: 815 W Bridge St Address: 9152 Greenback Lane
City/State/Zip: Yerington, NV 89447 City/State/Zip: Orangevale, CA 95662
Telephone: (916) 989-5333 Telephone: (916) 989-5333

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-231-01
If within a Subdivision, Name: _____ Lot: _____ Block: _____
Street Address of Property: 815 W Bridge St. Yerington, NV 89447
Area of Property (Sq. Ft.): 653,400 Deed Restrictions: Yes [] No [☒]
(If yes, copy attached)
Existing Zoning District: C-1 Ordinance Section Proposed: _____
Explanation of Request: Addition of Dry Camping

REQUIRED ITEMS FOR APPLICATIONS

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

JUSTIFICATION FOR SPECIAL USE PERMIT REQUIRED BY ORDINANCE

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

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

Owner's Certificate

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

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

Pete Deterding CFO Herpage Funding LLC
Signature of Owner

State of _____)
County of _____)

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

Notary Public

Applicant's Certificate

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

Signature of Applicant

State of _____)
County of _____)

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

Notary Public

CALIFORNIA CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Sacramento)

On 8/3/2026 before me, Suzanne Peterson, notary
(here insert name and title of the officer)

personally appeared Pete Deferding

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

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

Suzanne Peterson

(Seal)



Optional Information

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document

titled/for the purpose of Special use permit application

containing _____ pages, and dated _____

The signer(s) capacity or authority is/are as:

- ☐ Individual(s)
☐ Attorney-in-Fact
☐ Corporate Officer(s) _____
Title(s)

- ☐ Guardian/Conservator
☐ Partner - Limited/General
☐ Trustee(s)
☐ Other: _____

representing: _____
Name(s) of Person(s) or Entity(ies) Signer is Representing

Additional Information

Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- ☐ form(s) of identification ☐ credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

- ☐ Additional Signer(s) ☐ Signer(s) Thumbprint(s)

☐ _____

AFFIDAVIT

PROPERTY TAX:

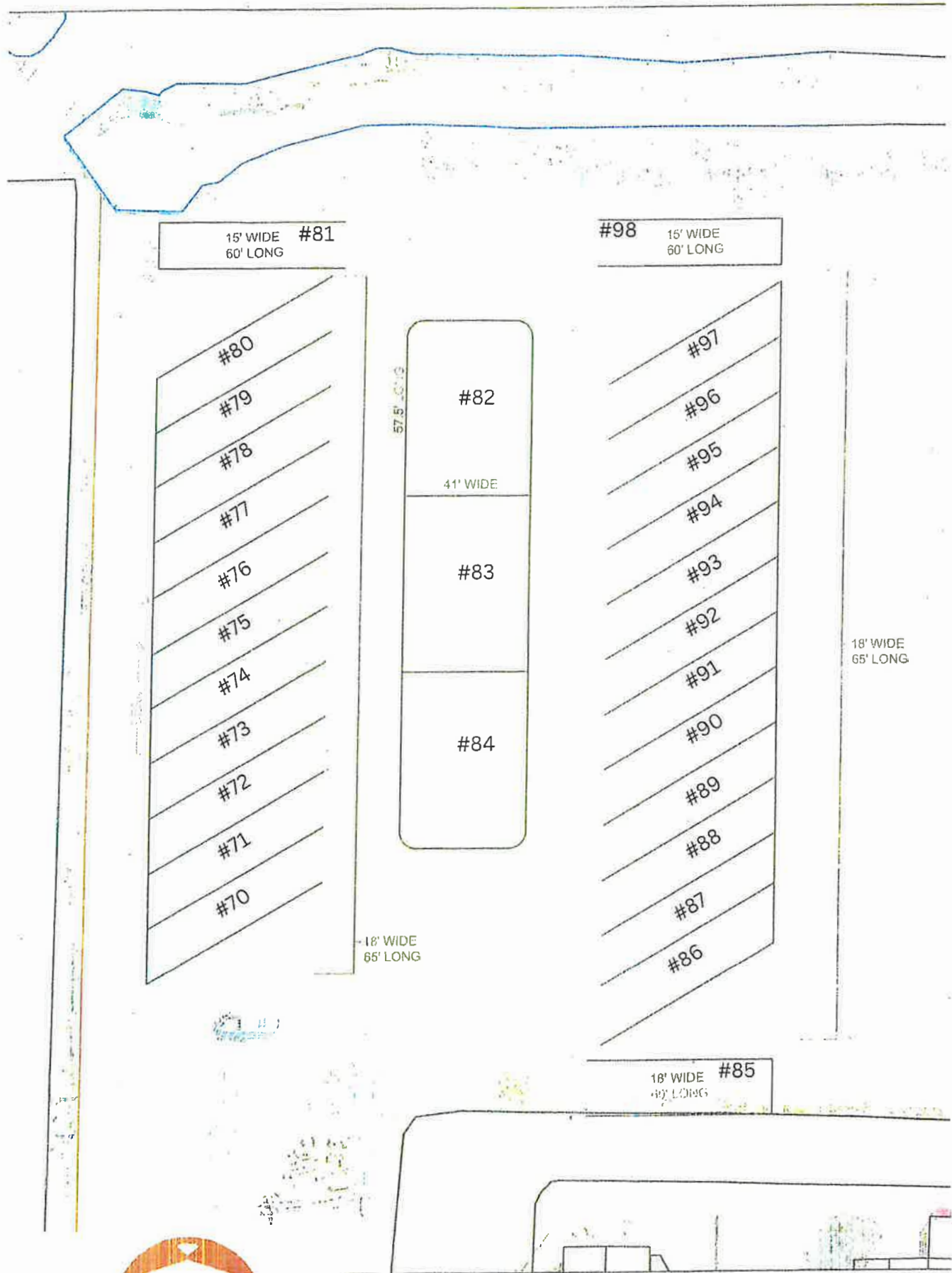
I, Sandy Shipley, hereby
certify that all required property taxes are currently paid on Assessor's Parcel
Number(s):

- 001-231-01
- _____
- _____
- _____
- _____
- _____

Dated this 10 day of August, 2026.

Sandy Shipley

Deputy Clerk



Dry Camping Site Plan



Lyon County
Nevada

Parcel 001-231-01

Owners

BAKERSFIELD PARKS LP
9152 GREENBACK LN #6
ORANGEVALE, CA 95662

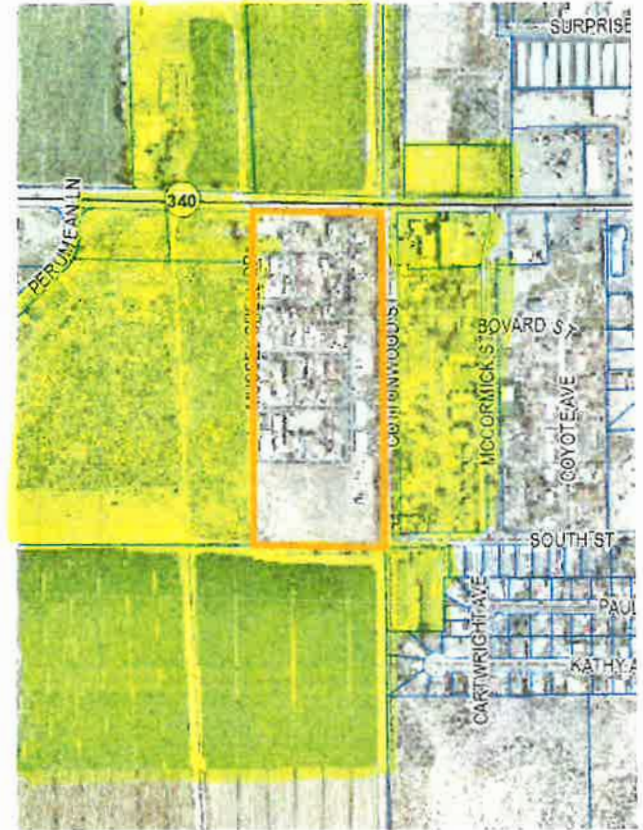
Parcel Summary

Location	815 W BRIDGE ST YERINGTON, NV
Use Code	350: Manufactured Home Park - Ten or More Manufactured Home Units
Tax District	1.0: City of Yerington
Acreage	14.9200
Plot Maps	001-23.pdf (290kb)
Map	ROS461644
Documents	

Keyline Description

23-13-25-15.02 AC

ROS #461644 SEC/LOT: 22 TWN/BLK: 13 RANGE: 25 ACRES:
14.92



Value History

	2026	2025	2024	2023	2022	2021	2020
Total Building Value	\$111,213	\$113,999	\$117,281	\$106,395	\$93,141	\$91,606	\$226,283
Total Extra Features Value	\$155,997	\$155,165	\$156,725	\$138,216	\$123,334	\$126,254	\$0
Total Secured Pans Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$422,445	\$422,445	\$422,445	\$422,445	\$181,976	\$181,976	\$181,971
Taxable Value	\$689,655	\$691,609	\$696,451	\$667,056	\$398,451	\$399,836	\$408,254
for Exemptions value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Assessed Value	\$241,379	\$242,063	\$243,758	\$233,470	\$139,458	\$139,943	\$142,889
Total Improvements	\$0	\$0	\$5,655	\$0	\$0	\$0	\$0
New Land	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Document/Transfer/Sales History

mailed 8/17

Bridge Street Development, LLC
c/o William Hullinger
30930 Lisa Glenn Ct
Shingletown, CA 96088

Yerington Paiute Tribe
31 W Loop Rd
Yerington, NV 89447

Snyder Livestock Co., Inc
PO Box 550
Yerington, NV 89447

Lucy Rechel
PO Box 217
Yerington, NV 89447

Pony Express Village, LLC
417 Silver Star Ct
Yerington, NV 89447

Whispering River Ranch, LLC
102 S Center St
Yerington, NV 89447

HCBI Mason Valley, LLC
4505 S 400 E Ste. 200
Bountiful, UT 84010

Sierra Pacific Power Company
PO Box 10100
Reno, NV 89520

Louis & Bonnie Chelone
PO Box 243
Smith, NV 89430

Bureau of Indian Affairs
Paiute Tribe of Yerington
311 E Washington St
Carson City, NV 89701