



**YERINGTON CITY COUNCIL
MONDAY, OCTOBER 12TH 2026
10:00 A.M.**

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

The Yerington City Council will conduct a public meeting on the 12th day of October, 2026, beginning at 10:00 a.m. at 14 East Goldfield Ave. Yerington, NV 89447

Join Zoom Meeting

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

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

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

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

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

AGENDA:

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

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

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

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

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

Checks # 42438 through 42490 totaling \$294,318.39

4.b For Possible Action: Discussion and Possible Approval of minutes from the September 28th, 2026 regular meeting.

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

- A. Rodolfo Perez, Erick Perez -Reyes, Mi Pueblita, Mobile Clothing Truck, 414 N. West St, Yerington NV, 89447, New
- B. Nain Perez, NPB Abatement, LLC, Asbestos Removal, 5465 Desert Dreams Drive Sun Valley NV, 89433, New
- C. Sam Landis, Ridgeline Framing, LLC, Concrete Subcontractor, 3170 Research Way #84 Carson City NV, 89706, New
- D. Catherine Rose, Timothy Danenhower, Tim Danenhower, LLC, Manufactured Home Remodel, 23 Flowery Ave Dayton NV, 89447, New
- E. Randy Miller Broadbent & Associates, Inc., Environmental and Engineering Consulting Firm, 8 West Pacific Ave, Henderson NV, 89015, New
- E. Joel Larkin, Custom Stitch Upholstery, Upholstery Services, 400 Main St Unit C, Yerington NV, 89447, New.
- G. Daniel Haley, Garrett Langley, Flock Group, Software Publishers, 3284 Northside Pkwy NW Suite 150, Atlanta GA, 10601, New.
- H. Brina Bliss, Superior Services Inc., Asphalt Maintenance, 330 front St, Elko NV, 89803, New
- I. Brian Gerritz, Pavilion Construction NV, LLC, General Contractor, 5401 Longley Lane #8,29 Reno NV, 89511, New
- J. William T. Emens, Lucy A. Rechel, Allied Sanitation Services, LLC, Portable Sanitation Services, 165 borne Lane, Yerington NV, 89447, New

4.d For Possible Action: Discussion and Possible Action to Reaffirm Special Use Permits previously issued. Determination of compliance to include conditions of original permit and authorize continuation, modification, suspension or revocation of Special Use Permits.

- A. Desert Engineering APN 001-681-13 Yerington, NV
- B. Frade Ranches Inc. APN 001-671-14 Yerington, NV

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

- 5. **Recognition of Accomplishments:** The City of Yerington recognizes Yerington resident Mireya Zarazua upon being named Miss Lyon County 2026.
- 6. **For Discussion Only:** Presentation by Tracey Thom, Vice President of Corporate Affairs for Southwest Critical Materials, providing an update on the Pumpkin Hollow Project.
- 7. **For Possible Action:** Discussion and Possible Action to approve Phase II of the Harvest RV Resort Concept, on behalf of Pony Express Village, LLC (APN 001-231-28) located at 300 Perumean Lane. Phase II proposes development of an additional 127 RV Spaces over a 24-month period.
- 8. **For Possible Action:** Discussion and Possible Action to approve a Special Use Permit application submitted by Terry & Ginger Carpenter on behalf of Second Mile, LLC for operation of Hawkeye Mobile Home Park on APN 001-011-46 (500 W. Goldfield Ave.). This item was recommended for approval by the Yerington Planning Commission on September 23, 2026.
- 9. **For Possible Action:** Discussion and Possible action to approve the 2026 Civil Infractions and Collections Procedures Policy (City Manager Jerry Bryant)
- 10. **For Discussion Only:** Review and Discussion of the City of Yerington 2025 Master Plan, Chapter 6, titled Housing. (Requested by Mayor John. J. Garry)
- 11. **Agenda Requests:** A Councilmember or appointed department head may request an item be considered on a future agenda either by making an oral request at a Council meeting or submitting the request in writing to the City Manager at least 30 days prior to the meeting for which the item is requested to be placed on the agenda.
- 12. **Public Comment:** *Any matter pertinent to the City of Yerington should be shared under this item. No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken.*
- 13. **Department and Elected Official Reports** - No action will be taken, reports with possible comments and discussion only, as follows:
 - A. City Attorney Report
 - B. Chief of Police Report
 - C. Public Works Director Report
 - D. City Manager Report
 - E. City Clerk Report
 - F. Council Comments
 - G. Mayor Comments

14. Adjournment.

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

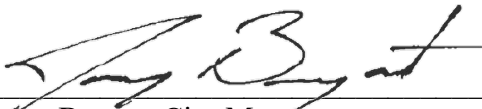
If you wish to file a Civil Rights program complaint of discrimination, complete the USDA Program Discrimination Complaint Form, found online at http://www.ascr.usda.gov/complaint_filing_cust.html, or at any USDA office, or call (866) 632-9992 to request the form. You may also write a letter containing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

NOTICE:

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

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

I, Jerry Bryant, do hereby certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 East Goldfield Avenue, online at the Nevada State Department of Administration web site at notice.nv.gov and the City of Yerington website at www.yerington.net by the 7th day of October 2026, in compliance with NRS 241.020.



Jerry Bryant, City Manager
City of Yerington

10/06/2026

Date

4a

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

Checks **42438** through **42490** totaling **\$294,318.39**

Accounts Payable: \$202,027.83

Payroll: \$57,015.57

Transmittals: \$35,274.99

A/P:

9.24.2026
⑬ 42438 - 42450

10.1.2026
③ 42454 - 42488

10.2.2026
② 42489 - 42490

PR:

9.28.2026
② 42451 - 42452

⑭ 10012601 - 10012624

9.29.2026
① 10012625 - 10012631

Trans:

9.28.2026
① 9282601

① 42453

9.29.2026
① 9292601

October 12th Meeting
September 21 - October 4th

Report Criteria:

Report type: Invoice detail

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Amount
09/26	09/24/2026	42438	6959	KING CUSTOMS LLC	0249	1,553.89
09/26	09/24/2026	42439	1020	AFLAC	247890	383.96
09/26	09/24/2026	42440	1170	CHARTER COMMUNICATIONS	176104001091	220.00
09/26	09/24/2026	42441	1062	FLYERS ENERGY, LLC	CFS-4726542	816.07
09/26	09/24/2026	42442	1383	GRAINGER	9075775651	239.32
09/26	09/24/2026	42443	2034	JIM MENESINI PETROLEUM, LLC	531371	80.50
09/26	09/24/2026	42443	2034	JIM MENESINI PETROLEUM, LLC	531374	50.02
09/26	09/24/2026	42443	2034	JIM MENESINI PETROLEUM, LLC	531376	303.46
09/26	09/24/2026	42443	2034	JIM MENESINI PETROLEUM, LLC	531377	49.30
09/26	09/24/2026	42444	7177	JUNTUNEN, SHANNON	PARK DEP 9.1	200.00
09/26	09/24/2026	42445	1566	LYON COUNTY CLERK TREASURER	AUGUST 2026	2,400.00
09/26	09/24/2026	42446	7178	PAGE, JEFF	DEP REIMB 9	200.00
09/26	09/24/2026	42447	7179	R-2 CONTRACTORS	125614.00	38.00
09/26	09/24/2026	42448	1911	SILVER STATE BARRICADE & SIGN	S040040	96.12
09/26	09/24/2026	42448	1911	SILVER STATE BARRICADE & SIGN	S040198	440.00
09/26	09/24/2026	42449	6317	WESTERN ENVIRONMENTAL TESTIN	26080709	1,970.56
09/26	09/24/2026	42450	2088	WESTERN NEVADA SUPPLY	12446268	1,753.84
09/26	09/24/2026	42450	2088	WESTERN NEVADA SUPPLY	12456578	1,198.68
10/26	10/01/2026	42454	1014	ACE HARDWARE	SEPTEMBER	1,098.53
10/26	10/01/2026	42455	6896	ALTERNATIVE WELLNESS SOLUTION	1365	225.00
10/26	10/01/2026	42456	6607	AMAZON CAPITAL SERVICES	1W1R-Q4XM-	74.91
10/26	10/01/2026	42456	6607	AMAZON CAPITAL SERVICES	1WXR-NNXC-	41.99
10/26	10/01/2026	42456	6607	AMAZON CAPITAL SERVICES	1X3M-6CTD-R	171.35
10/26	10/01/2026	42456	6607	AMAZON CAPITAL SERVICES	1XDN-H4NK-V	301.50
10/26	10/01/2026	42456	6607	AMAZON CAPITAL SERVICES	1XLV-GGWF-	174.47
10/26	10/01/2026	42456	6607	AMAZON CAPITAL SERVICES	1Y7D-1P9C-P	12.99
10/26	10/01/2026	42457	6278	CIGNA	3801824	21,378.55
10/26	10/01/2026	42458	1230	CROWDER, TRAVIS	SEPTEMBER	25.00
10/26	10/01/2026	42459	1250	DITCH WITCH WEST	1075453	169.03
10/26	10/01/2026	42460	1273	DOUGLAS, STEVE	SEPTEMBER	25.00
10/26	10/01/2026	42461	2058	FRONTIER	92226CHI	545.74
10/26	10/01/2026	42461	2058	FRONTIER	92226PD	252.28
10/26	10/01/2026	42461	2058	FRONTIER	92226PW2	209.27
10/26	10/01/2026	42462	1383	GRAINGER	9088158846	37.24
10/26	10/01/2026	42463	7180	INTERNATIONAL MINUTE PRESS	52837	281.12
10/26	10/01/2026	42464	7016	JENSEN, BRANDI	OCTOBER 20	2,500.00
10/26	10/01/2026	42465	2034	JIM MENESINI PETROLEUM, LLC	537370	5,685.36
10/26	10/01/2026	42466	1566	LYON COUNTY CLERK TREASURER	AUGUST 2026	3,238.30
10/26	10/01/2026	42467	1566	LYON COUNTY CLERK TREASURER	OCTOBER 20	2,500.00
10/26	10/01/2026	42468	7181	MADSEN, BRIAN	10714008	45.24
10/26	10/01/2026	42469	1600	MASON VALLEY FIRE DISTRICT	Q4 2026	.00
10/26	10/01/2026	42470	1902	NV ENERGY	312572-0926	131.16
10/26	10/01/2026	42470	1902	NV ENERGY	475453-0926	4,635.91
10/26	10/01/2026	42470	1902	NV ENERGY	475499-0926	3,213.32
10/26	10/01/2026	42470	1902	NV ENERGY	512345-0926	60.96
10/26	10/01/2026	42470	1902	NV ENERGY	513290-0926	86.38
10/26	10/01/2026	42470	1902	NV ENERGY	533954-0926	102.98
10/26	10/01/2026	42470	1902	NV ENERGY	546699-0926	85.45
10/26	10/01/2026	42471	7115	SOLARI, LEO	SEPTEMBER	50.00
10/26	10/01/2026	42472	1961	STATE OF NV-DEPT OF TAX	AUGUST 2026	1,942.98
10/26	10/01/2026	42473	1969	STICKS & STONES	SEPTEMBER	540.88
10/26	10/01/2026	42474	1886	THATCHER COMPANY OF NEVADA, IN	202640010451	3,374.34
10/26	10/01/2026	42475	1886	THATCHER COMPANY OF NEVADA, IN	202640010451	4,188.83
10/26	10/01/2026	42476	6943	THUNDER ELECTRIC	INV00756	617.65

GL Period	Check Issue Date	Check Number	Vendor Number	Payee	Invoice Number	Invoice Amount
10/26	10/01/2026	42477	2017	TOP NOTCH CONSTRUCTION	OCTOBER 20	2,000.00
10/26	10/01/2026	42478	7102	TRIPLETT, MICAH	SEPTEMBER	50.00
10/26	10/01/2026	42479	7103	TROUT, KEITH	SEPTEMBER	50.00
10/26	10/01/2026	42480	2060	VERIZON WIRELESS	6154009945	.00
10/26	10/01/2026	42480	2060	VERIZON WIRELESS	6154030748	.00
10/26	10/01/2026	42481	2060	VERIZON WIRELESS	6154030748	.00
10/26	10/01/2026	42482	2063	VISION SERVICE PLAN (NV)	OCTOBER 20	129.97
10/26	10/01/2026	42483	6317	WESTERN ENVIRONMENTAL TESTIN	26090380	252.48
10/26	10/01/2026	42484	2094	WILD WEST CHEVROLET	6040842	103.30
10/26	10/01/2026	42484	2094	WILD WEST CHEVROLET	6040940	68.43
10/26	10/01/2026	42485	1596	YERINGTON CHAMBER OF COMMER	Q4 2026	3,125.00
10/26	10/01/2026	42486	6882	YERINGTON MAIN STREET COMMITT	Q4 2026	.00
10/26	10/01/2026	42487	2060	VERIZON WIRELESS	6154009945.	325.96
10/26	10/01/2026	42488	2060	VERIZON WIRELESS	6154030748.	405.01
10/26	10/02/2026	42489	1600	MASON VALLEY FIRE DISTRICT	Q4 - 2026	116,250.25
10/26	10/02/2026	42490	6882	YERINGTON MAIN STREET COMMITT	Q4 - 2026	9,250.00
Grand Totals:						202,027.83

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Report type: Invoice detail

Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Termination, Void

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount	D
09/27/2026	PC	10/01/2026	42451	Smith, David W.	602		00-00-00-102	554.10-	
09/27/2026	PC	10/01/2026	42452	Talamante, Thomas	605		00-00-00-102	539.48-	
09/27/2026	PC	10/01/2026	10012601	Aiello, Angelo	701		00-00-00-102	747.21-	D
09/27/2026	PC	10/01/2026	10012602	Becker, Dennis	20		00-00-00-102	2,606.52-	D
09/27/2026	PC	10/01/2026	10012603	Bryant, Jeremy	647		00-00-00-102	2,859.59-	D
09/27/2026	PC	10/01/2026	10012604	Clanton, Shawn J.	695		00-00-00-102	3,569.52-	D
09/27/2026	PC	10/01/2026	10012605	Coombs, Brandon	31		00-00-00-102	3,770.82-	D
09/27/2026	PC	10/01/2026	10012606	Devine, Connie	703		00-00-00-102	534.18-	D
09/27/2026	PC	10/01/2026	10012607	Durst Jr, Ronald	676		00-00-00-102	2,574.99-	D
09/27/2026	PC	10/01/2026	10012608	Gibbs, Lianne	704		00-00-00-102	911.93-	D
09/27/2026	PC	10/01/2026	10012609	Gutierrez, Tommy	659		00-00-00-102	3,342.27-	D
09/27/2026	PC	10/01/2026	10012610	Haas, Stephanie	678		00-00-00-102	3,126.31-	D
09/27/2026	PC	10/01/2026	10012611	Hansen, Crystal	699		00-00-00-102	1,288.39-	D
09/27/2026	PC	10/01/2026	10012612	Jennerjohn, Richard	650		00-00-00-102	2,763.38-	D
09/27/2026	PC	10/01/2026	10012613	Larsen, Stacey	644		00-00-00-102	1,722.77-	D
09/27/2026	PC	10/01/2026	10012614	Larson, Michele	667		00-00-00-102	1,789.40-	D
09/27/2026	PC	10/01/2026	10012615	Lopez, Savannah	698		00-00-00-102	1,386.03-	D
09/27/2026	PC	10/01/2026	10012616	Lucas, Peter	700		00-00-00-102	1,596.65-	D
09/27/2026	PC	10/01/2026	10012617	McNeill, Sean	683		00-00-00-102	2,722.52-	D
09/27/2026	PC	10/01/2026	10012618	Ruiz, Francisco	658		00-00-00-102	1,276.81-	D
09/27/2026	PC	10/01/2026	10012619	Shapiro, Paul	687		00-00-00-102	3,201.33-	D
09/27/2026	PC	10/01/2026	10012620	Smith, Brian	681		00-00-00-102	3,737.48-	D
09/27/2026	PC	10/01/2026	10012621	Staugaard, Austin	702		00-00-00-102	560.01-	D
09/27/2026	PC	10/01/2026	10012622	Stevenson, Stacy	682		00-00-00-102	2,204.73-	D
09/27/2026	PC	10/01/2026	10012623	Sturtevant, Helen M.	163		00-00-00-102	1,740.24-	D
09/27/2026	PC	10/01/2026	10012624	Wisner, Nicholas	177		00-00-00-102	2,643.88-	D
09/27/2026	PC	10/01/2026	10012625	Clanton, Shawn J.	695		00-00-00-102	471.60-	D
09/27/2026	PC	10/01/2026	10012626	Coombs, Brandon	31		00-00-00-102	488.13-	D
09/27/2026	PC	10/01/2026	10012627	Haas, Stephanie	678		00-00-00-102	442.75-	D
09/27/2026	PC	10/01/2026	10012628	Jennerjohn, Richard	650		00-00-00-102	431.60-	D
09/27/2026	PC	10/01/2026	10012629	McNeill, Sean	683		00-00-00-102	471.60-	D
09/27/2026	PC	10/01/2026	10012630	Smith, Brian	681		00-00-00-102	467.75-	D
09/27/2026	PC	10/01/2026	10012631	Wisner, Nicholas	177		00-00-00-102	471.60-	D

Grand Totals:

57,015.57-

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Includes the following check types:

Manual, Payroll, Supplemental, Termination, Void

Includes unprinted checks

Report Criteria:

Includes the following check types:

Transmittal

Includes unprinted checks

Pay Period Date	Journal Code	Check Issue Date	Check Number	Payee	Payee ID	Description	GL Account	Amount	D
09/27/2026	CDPT	09/28/2026	42453	PUBLIC EMPLOYEES RETIREME	2	Retirement - Police Pay Period: 0	00-00-00-102	24,678.13-	
09/27/2026	CDPT	09/28/2026	9282601	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding T	00-00-00-102	10,291.14-	
09/27/2026	CDPT	09/29/2026	9292601	IRS Tax Deposit Wells Fargo	1	Tax Deposit Federal Withholding T	00-00-00-102	305.72-	
Grand Totals:								35,274.99-	
</									

Signature Lines

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

Report Criteria:

Includes the following check types:

Transmittal

Includes unprinted checks

4b



The regular meeting of the Yerington City Council was held on September 28, 2026 in the Council Chambers at 10:00 a.m. with the following present:

Council Members Nick Beaton, Omar Lopez, Matt Galvin and Shane Martin (via Zoom)
City Attorney Charles Zumpft
City Manager Jerry Bryant
City Clerk Stacy Stevenson
Chief of Police Shawn Clanton
Public Works Director Paul Shapiro

Absent: Mayor John J. Garry

Guests: Robin Biggs, Stephanie Vrsnik, Laura Hardesty-Butcher, Brian Butcher, Nick Stevenson, Dean Stevenson, Joni Zirhut

AGENDA:

1. Call to order, roll call and Pledge of Allegiance.

The meeting was called to order within the James Sanford Community Center and roll call was reported by Mayor Garry. The Pledge of Allegiance was led by Councilman Lopez.

2. Public Comment:

Robin Biggs stated “I brought it to Jerry's attention and Stacy's voicemail. City Manager Jerry Bryant did reach out to me this morning, but, on the minutes from the September 14th meeting on number A, page 3, I do not believe that that is my public comment, verbatim. Well, look into that, hopefully, sooner. I'm concerned about that being put in the historical minutes. I speak for my three minutes and that's, you know, that's just not what I said, and for the record, it is related to the city water. Two years, the California well needed to be re-drilled, and as soon as it was up and running, the water started going down south of town to solar. Libra, the Libra mega farm solar panels, they illegally... they do not have clearance from federal aviation, state aviation, or even their environmental impact statement on having those panels that are low to the ground, and you're allowing them to illegally put that all together, and, you know, sort of like, well, it's going to be in Mineral County. The law's the law. They're breaking the law, putting those panels together. The birds are going to fly into it. They're low to the ground. It's not right. And it's our city water. And it

shouldn't go out there. You over pump and what happens? The soil falls and it never comes back up. I don't care how good the water year's going to be. You can have 10 in a row, and that soil will not come back up, and I want to go on the record that it is wrong, and never show what the income is, and we keep coming back from. You're going to redo the contract for another year, and another year. It is not clear and concise, the who, what, where, why, and when. Thank you.

3. **For Possible Action:** Review and approval of the agenda.

Councilman Beaton disclosed that he will be abstaining from all discussion and any votes on item number eight. Councilman Galvin made a motion to accept item number 3 as presented, seconded by Councilman Beaton. Mayor Pro Tem Martin asked for public comments, no comments were made and the motion passes unanimously.

4. **Consent Agenda (Action Will be Taken on All Items):**

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

Checks #42383 through 42437 totaling \$252,494.26

4.b For Possible Action: Discussion and Possible Approval of minutes from the September 14th, 2026 regular meeting.

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

A. Moses Schofield dba Maverik #440, Convenience Store/Gas Station, 402 W. Goldfield Ave. Yerington, NV 89447 – Name Change & Change in Officers

Councilman Beaton made a motion to accept item number four as presented, seconded by Councilman Lopez. Mayor Pro Tem Martin asked for public comments, no comments were made and the motion passes unanimously.

Regular Agenda –

5. **For Possible Action: In recognition of October as National Bullying Prevention Month, the City of Yerington is requested to approve a Proclamation of October 21nd, 2026 in Yerington as Unity Day. (Requested by Stephanie Vrsnik, Community Development Director of Nevada PEP)**

Stephanie Vrsnik stated “On behalf of Nevada PEP, thank you for proclaiming October 21st as Unity Day. We are truly grateful for your support and for standing with students, families and communities across Nevada. Unity Day is a nationwide call to come together in kindness, acceptance and inclusion. It reminds us that every person deserves to feel valued, respected and safe free from bullying and exclusion. The orange color wore on Unity Day is a visible symbol that we are united in creating communities where everyone belongs. This proclamation sends a powerful message that the City of Yerington believes in treating one another with compassion, respect and understanding by uniting as one community, we build a stronger future for our children and for generations to come. Thank you again for this honor and for joining us in promoting kindness, acceptance, inclusion and bullying prevention throughout your community. Thank you”. City Manager Bryant

stated “Mr. Mayor Pro Tem, as you heard that was Stephanie Vrsnik with Nevada PEP who approached the city with this request of this proclamation declaring October 21st as Unity Day in Yerington. With that, I would ask our Council to consider the approval of this proclamation”. Councilman Lopez made a motion to accept item number 5 as presented, seconded by Councilman Beaton. Mayor Pro Tem Martin asked for public comments. No comments were made and the motion passes unanimously.

6. **For Possible Action: Discussion and Possible Action to approve Resolution 2026-14, a resolution of the City accepting a beneficiary interest arising from an annuity and authorizing city officials to pursue and administer the claim.**

City Manager Bryant stated that What we have is a resolution authorizing myself and our city clerk to act on behalf of the city for an annuity that the City of Yerington was named as a beneficiary on. I understand that the annuity arises from the estate of Ms. Virginia King who named the City of Yerington as a beneficiary. However, before we can work with New York Life on claiming the annuity, understanding how much, any requirements of how it is to be used, we must first present to them an authorization from the City Council authorizing us to act on the City’s behalf. The resolution before you is authorizing us to act in the interest of the City so that we can then work with New York Life to understand a little bit better the dollar amounts, percentages or any requirements that accompany this annuity. Councilman Beaton state that these are always fun because you don’t actually know how much the annuity’s worth until you sign all of the paperwork. City Manager Bryant stated that’s correct. We don’t know. It could be ten dollars or it could be ten million dollars. We have no idea until we go through the process. Councilman Beaton made a motion to accept item number six as presented, seconded by Councilman Lopez. Mayor Pro Tem Martin asked for public comments, no comments were made and the motion carries unanimously.

7. **For Presentation Only: Presentation by Laura Hardesty-Butcher, Executive Director of Farmy Inc., on current status and activity related to Farmy’s Off-Road Park.**

Laura Hardesty Butcher stated Hey everybody. I also brought with me my husband and partner within Vorra and Farming, Inc., Brian Butcher. We’re going to just kind of give you guys an overview of everything that’s been going on and everything on the horizon. Jerry has a digital copy of some stuff I want you guys to consider. We’re at a point with civil engineering where we need to make some decisions. It’s been roughly fifteen months since I gave you guys a presentation, so I figured I’d put together something a little more formal for you to look at. This last couple of months we’ve been super busy moving as quickly as possible on noise testing, emergency action planning and civil engineer. Specific items because our Nevada Off-Highway Vehicles grant wraps up on September 30. At least the initial one. That first \$100,000.00 that we were granted, so we’ll talk more about that for now. I just want you guys to take a look at all of what we’ve done in the last few months and kind of where we’re looking to move to. We need to finalize our safety plan which I believe is about two weeks from being done, so as soon as I have that comprehensive safety plan I’m happy to share it. Our biggest action point right now is the Civil Engineering Access Road Plan and that’s what you guys have in front of you. We have until October 5th before we really need to make any sort of decision on that, but I do want to get that out and kind of figure out if we’re all good with where they’d like to go with that. Dennis and Melanie weren’t able to

make it today, unfortunately, but I'm sure they would be happy to answer any questions in regard to the safety plan or the noise testing. I did give Jerry a copy of the preliminary noise testing. It should also be done here in the next few days, but it's like seventy pages long, so I didn't print out copies for everybody. Once the finalized document is available, I'm happy to share it with you guys digitally. So, here's what we're looking at with that access road. You can see some of the new civil engineering maps that they've come out and really been improving on boundaries and everything else. There's, digital copies as well of all of those things for you guys if you have any desire to look at it further, but it just really gives us a better comprehensive view of what that area looks like currently. The last ones hadn't been done in, like, 15 years, so we needed some updated things. But this, this concept design goes along with their thoughts on the access road into the park, the primary access road. What they would like to do is make it a 26-foot paved road with a foot on either side for a shoulder. They would also like to include a lot of drainage and reinforcement, particularly for fire and emergency vehicle access. They want to make sure that it's really solid and something we don't have... currently, we're redoing the road pretty much every year. We've had a greater... every event, just about, depending on the weather, we've had to go in and redo and reinforce the access roads, so having something more permanent in place, I think, would probably be nice. But that's all stuff that we're kind of at a stopping point right now with our grant funds being spent out, so I kind of made arrangements with civil engineers to, like, find themselves a good spot to just sort of hold, and then once we figured out what we wanted to do next, we could seek out more grant funding to kind of act accordingly. So, here's just kind of a quick recap of the sound study. It turned out actually really well. They were able to use that last-minute We Rock event that we didn't anticipate hosting, but due to moon rocks in the Reno area being on fire, we were able to accommodate them, and it worked out so well for what Dennis and Melanie were doing for sound testing at the time. Basically, to put it in a nutshell, that event noise was less than the typical noise from all the agriculture in the area. And they had 6 different monitor points, kind of one that was in the very center of the park, one that was just on the outside, one down at the cemetery, one at the nearest residence, and then one at the YTA here in town. So, I feel like they did a great job of making sure that that was as comprehensive as possible, and I was... I think we were all very pleased with the results. Like I said, we're at a point where the emergency preparedness plan is almost done. Again, the We Rock event was not planned, and they are so very thankful to our community for being able to provide that, but it also gave us really great opportunities to have Dennis Melanie, like, right there in the thick of it for an event, and brought up all new kinds of questions and things to address, or things that they thought were going to be bigger problems than they actually were. So, we're just kind of revisiting a few of those items at this point to try and refine some of it, but we expect that, plan to be done just in the next few weeks. We're also looking... I don't think it's on another slide. From that, we determined that we should probably have an address, both for people coming up to the park that aren't local. As well as emergency procedures, just to be able to pinpoint something. So, we started the process of looking into, you know, potential road names and getting that going. I took some time to talk with my parents to see if they had preferences on a road name. I thought they would potentially want something a little more formal, like, I don't know, Hardesty Lane or something. But no, they decided they liked Farmy's Way. So, much to my surprise, if, you know, I'm open to whatever everybody else would like to name the road, but I do think calling it something with Farmy's in it would probably make the most sense for any, like, people outside our community that are looking to go there. So, yeah, I would like to get that all up on Apple Maps and Google eventually. We're currently listed on Onyx Off-Road, which is really nice, so if somebody's in the area and they are looking for a place to go, that does pop up. But I want to make sure that as we move forward, it's even more findable. Am I going... I was going to say jump at any time. Okay, so one of the other things that we've done in the last little bit was, Farming Inc. paid for a website, so that's up, it's

live. The picture on the right half of the screen is from the website directly. We also had that entry sign installed. We paid for that within Farming Inc. I purchased some landscaping, like, metal cactuses. We had a really nice decorative planter donated to us, and so it's been secured so that it can't go anywhere. And the plan is to put some of those decorative cactuses kind of down below the sign to act as an anchor point for the sign, and also hopefully deter any possible, graffiti or anything like that. Now I think is a good point for you. Brian Butcher sated All right, so this is where I come in. This is my strong point. Events. Having the events up there. I was out there yesterday, last minute. We decided our race that we were supposed to have in a couple weeks, which is Gold Rush from Virginia City to Tonopah, unfortunately got canceled due to many different items. But already, we're taking advantage of the performance. We've had the We Rock competition up there Like Laura said, it was one of those situations we weren't planning on. They had some buyers up there in northern Reno. They need a spot to go, and thankfully, thanks to Farmy's and the City of Yerington, we were able to put that on. But they were so happy they want to come back next year. They called me last week. Yeah, so they want to set that for next year on the schedule, which is great. That's exactly what we want to see. That just means more revenue for the city. Next up, because of our race being canceled last minute, we, went ahead and got preliminary approval from our city manager, Jerry Bryant, to put on another event up there. It's going to be small, it's not going to be anything too crazy, we're not doing points, we're not doing anything like that. It's not like our normal spring race that we have, but again, it's a great opportunity. We're going to make this more so a family type thing. We're going to do a big potluck. Laura's known for being a family atmosphere, so we're going to do potluck after the race on Saturday, filled with costume contests, and Omar thinks you're going to be one of our judges, so please let me know. But, the pumpkin carving contest, costume contest, we're going to have a chili cook-off, potluck kind of thing, so those kinds of things just to bring not only the racers, the fans, the families together, but also the, you know, the community. So, if anybody wants to bring their best chili. Come on up, definitely so. So, but it's things like that. So yesterday, I happened to go out there and lay out the course, and It's going to be an 8.3 miles course almost entirely on Farmy's track. So that's pretty impressive. That's really exciting to know that we can get eight miles. out of something like that. And while I was up there, what I found interesting yesterday was the fact that there was a race team that had been out there since Saturday morning testing their race cars, taking advantage of Farmy's, and then also two other pre-runners from locals here that were out there just running around having a good time. That's what we want to see. That's what the park is there for. On top of that, I also ran into three different people up there walking their dogs and enjoying the environment. Had a nice conversation with a gentleman who's been walking up there for years, and he's specifically. told me about how impressive he was with the fact that we come up there, have these, events, and when we leave, it doesn't look like we had ever been there. And that's exactly what we want to continue to hear from the community here. So, very happy with that. we've got a potential of, I would say, up to 6 events that would like to take place there next year. I would say one of the big notable things is that in place of Vora's typical Prospector 250, which is a desert race, I want to change it up, and I want to do something called Farmy's Full Send. That would be much more of a festival-type environment, where we would have a short course race, much like we're planning to do this October. But then we would also have something like a We Rock type of event, and maybe a motorcycle type, like, several collaborative events kind-of going on, lots of vendors and things like that, just to kind of keep it more centrally located. And what I would like to see is that becomes something that's an annual event and really takes advantage of all that the park has to offer as we continue to develop different portions of it. I think that would be a really great holistic way for us to share with other organizations and bring new people in. We've also got a rally, which, if you're not familiar with it, is more like Subaru that do off-road stuff. They are planning one that starts in Carson, but they would like to come into

Yerington for part of it. I know they've talked with I want to say they talked with the county fair board about utilizing the fairgrounds some, but that they would also like to use the off-road park. We're still trying to figure out what that might look like, and if they plan on setting up there for some amount of time. In addition to that, I mentioned We Rock wanting to come back. The Desert Series, Moran, that's all just motorcycles, they've also contacted me with some interest. And most notably would be the Built Well 150. Built Well is a helmet company in Southern California that's really popular. They typically just do one event every year in Ridgecrest, California. They took an interest in us and came to our event last March, really enjoyed themselves, and now we've signed a contract to facilitate a race for them. Like, Vora will be doing kind of the on-the-ground work, and it'll be at Farny's. They would like to do 150 miles, and their style is much more, like, silly, almost, like, fun, vintage-type stuff where people kind of get out there in a very non-serious competitive way, and so they would like to do, like, a 3-year contract at minimum, and they get a huge turnout for their Ridgecrest events, so hopefully that could turn out to be something really great for the community here as well. Councilman Galvin stated he had a couple questions about paving that whole road going up there. Obviously, the funds have, you know, grant funds have run out as of now. How much is it going to cost for that pavement? Ms. Hardesty-Butcher replied So, I asked if they would put together kind of an estimate for me of anything that they feel like still needs to be completed within the civil engineering company, and then the roadwork itself. They still haven't come back to me with that document, so I'm happy to share it when I get it. I would imagine that it is probably going to be pretty pricey. I wouldn't be surprised if it... I mean, I don't know anything about that type of roadwork, but I wouldn't be surprised if we end up spending another \$100,000. If we really go full into it with the drainage and the securing everything. Once it's paved, who's going to maintain that pavement and that road? That would be, I think, something that we would need to discuss, whether... I mean, technically, I think we'll have to work on an easement of some sort of official capacity with the county to make sure that that doesn't become a problem down the road if we decide to go that route. Currently, we're maintaining the road. My hope would be that it would take far less maintenance if it were to get like the proper reinforcement and stuff up front. I think that's just something we'll have to probably kind of work through together, as with everything else, as we get through the process. Luckily, I don't see grant funding being a huge issue to kind of continue seeking out some of those items. Councilman Beaton stated If that's going to be... If that's going to be a fully paved road, I think you're easily looking at seven figures. I don't think it's going to be a \$100,000 project. I was hoping for some donation. Yeah, yeah, totally understand, totally understand. I just think at cost, that road, my guess, would be anywhere between \$1.2 to \$1.5 million. And that's probably, not out of the realm of possibility. Awesome. I do have some concern with it being such a huge time and money investment. Ms. Hardesty-Butcher stated that's why I wanted to get your guys' feedback and see, like, where... where we all feel comfortable with that. I'm not really tied to it one direction or the other. I would just like to make sure that it meets whatever Dennis feels is appropriate for, like, the safety and emergency access. So hopefully, if in the next couple weeks, when they're back in town, maybe we can revisit some of that. He's very tied into the discussions with the civil engineering company directly, though, also. We're all on the same email chain. Councilman Galvin stated I guess I was getting into the liability of it all too is we're going to pave a road, we're going to make it accessible to everybody. I mean, are we going to put a gate at the bottom of this thing and shut it down only for walking access once we do all this pavement and we do all this, this work. I mean, technically the city is liable for anything. Ms. Hardesty-Butcher stated I mean, if we start adding an address to it, we're putting an address to this event and making it more formal. I'd say the city's a lot more liable for a lot of the things. Jerry can probably chime in on some of the discussions we've had about it being a city park, and even the insurance meeting we had. City Manager Bryant stated We entered into some discussions with Pool Pack as they insure us in our parks, and of

course, as more infrastructure, other things come up to that area. While we welcome the activity, the other things that happen up there, it also increases our exposure when it comes to items, so we're inviting the public up there. We're in discussion with Full Pack right now about these plans as well. We're openly sharing these back and forth, so we can try to assess what our exposure is as a city because as we invite the public up there, for example, if we have a rock crawling area, is that rock crawling area going to be secured and only allowed to use during supervised events? Ms. Hardesty Butcher stated Those are discussions that we're having. I don't have the answers for you today, but I can tell you that we're talking about it. Additionally, we met with, last Thursday in Las Vegas, both of us, we went to a meeting to discuss these types of things, and the United States Auto Club was there, USAC. They insure and sanction a ton of different off-road parks and events. We did talk to them about this specifically, and it's definitely something they said they could probably help with if we need it. City Manager Bryant stated one last thing I would add about it is that our intention for my office is to treat this just like any other park reservation, right? If you're reserving it for an event, you have to come with your own insurance, be able to use that for your event. But as a city, 24-7, 365, we have to have insurance on us for the public if they utilize it. In saying that, when we rent a park to someone, we're maintaining the trash, we're maintaining all of that stuff, so with the permit that we've given you already in the past for this, does that take away from that? Are we still liable for picking up the trash, supplying everything up there, even though it's underneath their permit. Public Works Director Paul Shapiro replied since it's a city park, it falls under the same as every other city park, so we would still, with the assistance, obviously, of the VORA crew, and they do a pretty good job of picking up after themselves, but yes, we would be, responsible for taking care of the park, and, if they do decide to pave a road. I believe it's a City road up there too. City Manager Bryant stated Yeah, the one thing I would add to what Mr. Shapiro said is that, yes, ultimately it does fall back on us. For the We Rock event, for example, we did go up and do some extra cleaning, both our city staff as well as the volunteers from the events that were up there. And the trash that we had to pick up was not the result of off-rider or off-road events or anything like that. It was more just misuse by the general public. Ms. Hardesty Butcher stated Yeah. So the trash that we've had to pick up to this point has not necessarily been the result of this type of activity, rather just the neglect from the public. And Farmy's Inc. spent an additional \$1,300, roughly, before the We Rock event, bringing a contractor out to help with some of that glass and other material that has been there for a very, very long time, and it's just... there's so much of it that it's really tough to get it all in any one trip, but we did, I think, a pretty good job with the three-day time frame we had, but we did... we hired a contractor that came out with some equipment and helped a lot, too. I'm going to be curious to see, like, as the civil engineers do that cap test to see how deep the current material is, if there's something we can do to add on top of it to maybe sort of seal some of it. I don't know what that looks like, to be honest, but it would be nice to not have quite so much glass just to continually pick up. I think everything's going to come from underneath, that's for sure. Yeah. So, and if I might add, I think one of the big benefits, to having these events up there is the more that park gets utilized. for legitimate events, the less it becomes a dump site. As everybody probably knows, if you've been up on top of Y Hill, that's been used as an illegal dump site and shooting arena for many, many years. And as population kind of increases. Probably not the right place to be shooting, and it's definitely not the right place to be dumping your trash. So a lot of what we picked up was stuff that people go up there and dump illegally. So hopefully, with the help of Aura and more use up there, we'll see less and less of that happening. So, just to recap what we kind of need from you guys directionally, is just kind of what you would like to do with the access road, and I really think that might be a conversation that Dennis would be super helpful with at some point. A name for an address, are we okay with exploring that? Melanie has offered to help, facilitate that as well. And then event coordination into 2027. Are we comfortable with the proposed events? Do we want to change anything or

formalize anything? I do, I think, a pretty good job of keeping Jerry in the loop continuously on anything and everything, whether he likes it or not. And just kind of what the next phase would be as far as, like, seeking out grant funding, and you know, do we want to keep it in civil engineering? Do we want to... I would still like to put some more signs up, kiosks, boundary signs, things like that, but just kind of general things. I don't need any answers today, but if there are things that you guys could think about, and you're more than welcome to ask me questions, or reach out, you know, later on if you think of something. I just wanted to show you guys how cool this was. So, the Department of Interior in Washington, D.C, is doing the Great American Expedition as part of America's 250th anniversary. They tapped me to basically take one of their special flags on tour to different events between now and December as the year finishes out. So, one of the very first events that was featured, and is on their website for the Department of Interior, is Farmy's Off-Road Park when we hosted Blue Rock, and that's one of the official pictures that made it into all of their materials. Mayor Pro Tem Martin asked for publics, no comments were made.

8. For Possible Action: Discussion and Possible Action to Reaffirm Special Use Permits previously issued. Determination of compliance to include conditions of original permit and authorize continuation, modification, suspension or revocation of Special Use Permits.

8.a Boys & Girls Club of Mason Valley APN 001-114-09 124 N. Main St. Yerington, NV

8.b Boys & Girls Club of Mason Valley APN 001-114-01 140 N. Main St. Yerington, NV

8.c Boys & Girls Club of Mason Valley APN 001-095-13 230 N. Main St. Yerington, NV

City Manager Bryant stated the item before you today is to reaffirm three existing special use permits. What happens is, typically, when we authorize a special use permit, unless the Council states otherwise, that special use permit has a one-year review process. This is just getting us back on the task of reaffirming them annually. We've started cataloging all of our special use permits over the last year, so that we can get them onto an annual review schedule and if we bring them before you and everything is as it should be, they're in compliance, then essentially our council can just simply say approved and let them continue again for another year. The Boys and Girls Club does have 3 special use permits under which they operate, and it's because our city codes require that anybody conducting a child care facility is required to have a special use permit. Now, I approached Mr. Travis Crowder, CEO of the Boys and Girls Club, and said, hey, you have 3 that use special use permits, would you rather do them on the anniversary, or would you rather do all 3 at once? He requested if we would consider all 3 at once, and more or less just get it over with. I approached him first, because before we start getting back on this process of reviewing these annually, like we should be, I wanted to make sure that we weren't asking something of others that we weren't asking of ourselves. And what I mean by that is Mr. Crowder is also a member of our Planning Commission. What I didn't want to have happen was come to a member of the public and say, hey, I need you to do it. And then maybe they say to the city that, hey, well, the member of your planning commission, they haven't had to do theirs. I appreciate Mr. Crowder being our guinea pig, more or less, being the first one back on this. We as a city used to do this back in the 80s and 90s, then somewhere in the late 90s, it's kind of just went away, and we haven't been reaffirming them annually like we're supposed to. So again, we're just trying to get back on that habit. We have no reason to believe that they're out of compliance with any use over at any of their 3 facilities, and so we were simply asking the Council to reaffirm them for another year.

Councilman Galvin stated I know you said Travis was a guinea pig, but what are we... why are we doing it for a year if we're just going to have to revisit it in a year? What's the time frame? What can we go out to? City Manager Bryant stated The Council can extend an extended time if they

want. The default by our city code is always one year, unless we specify else, something else. I don't know if we could extend it here this hearing. I'd probably defer to our city attorney and see if the council wished, would they be able to, or is this just a one-year reaffirmation? Councilman Beaton stated to please consider that. City Attorney Zumpft stated You could... you can consider that for these three that are on the agenda, and that's part of the process. You could consider that as a policy change. What's better for you guys? City Manager Bryant stated Well, I think from a city perspective, I'd be open to anything. What we've done is just started a simple spreadsheet. I know Mayor Pro Tem Martin likes to make fun of me and my spreadsheets, but I've started more or less just a spreadsheet of all of our special use permits going back to about 2000. And you'll see a few more of these coming on some upcoming agendas. Now, if you feel that, based on the conditions, for example, our Boys and Girls Club, the condition list was pretty much zero, right? They're just operating, they're good to go. I would maybe encourage our council to consider if there's a long list of conditions with those items. Then maybe those we bring back on an annual basis, because there's a lot more to it. But if it's a simple, rubber stamp, more or less, on something like this item, I see no harm in doing a 3-year, 5-year, something to that effect. I can't see the Boys and Girls Club going away at any time. Councilman Galvin stated that Boys and Girls Club is a great asset to our community. You cannot let anything disrupt that. I make a motion to accept number eight as presented, although I would like to add that we extend it out to 3 years, seconded by Councilman Lopez. Mayor Pro Tem Martin asked for public comments, no comments were made and this item and the motions carries unanimously.

9. **For Possible Action: Discussion and Possible Action to approve a Special Use Permit application submitted by Robert McMinn on behalf of Pony Express Village, LLC for APN 001-231-28 (300 Perumean Lane). This item was recommended for approval by the Yerington Planning Commission on September 2, 2026.**

City Manager Bryant stated This is a revisit of an agenda item from our September 14th meeting, as it didn't have the three votes necessary in order for that item to move forward. So, what we have for you today is a little bit more in-depth presentation of the same item. This is pertaining to the Pony Express Village APN over there on the Bridge Street. We do have Nick Stevenson here in the room ready to present on their behalf. And again, I would just like to remind the Council that what we're looking at today is specific to their special use application permit, the application which is, of course, just requiring approval for the first 23 sites. We're not reviewing the item for the approval of the entire process for the entire map today, although they do have some additional information on it. But the consideration today is for the first 23 sites that are on there. And with that, I'll turn it over to Nick Stevenson. Mr. Stevenson stated Good morning, Mayor and Pro Tem and members of the City Council. My name is Nick Stevenson. On behalf of the ownership and development team, I want to thank you all, thank the Council for your time and consideration of our proposed project off Bridge Street on Permian Lane, where Pony Express Village currently exists. It is important to remember that this property is currently approved for development as a mobile home park. When we began looking at the property, we recognized that a traditional mobile home park could provide some additional housing. However, we recognize that Yerington is entering a period of significant growth. Over the past several months, our team has met several times with City Council staff. Throughout that process, we have listened carefully to the needs and concerns of the City of Yerington and we've worked to incorporate that feedback into this project. Our team has put a tremendous amount of thought, effort into developing this proposal. We relied heavily on the City of Yerington's master plan as a guide because we want this project to support our... support the city's long-term vision and growth. One of the most significant challenges facing Yerington is housing and temporary workforce accommodations. We have studied existing

projects within the city, throughout Lyon County, and in other communities facing similar growth. What we learned from this research is that Yerington desperately needs more accommodations for temporary workers and visitors. As such, we are proposing to develop a project that fulfills this need. As part of this transition, we are incorporating a name change to better reflect proposed project, as well as the heritage of the region. We propose to call it Harvest RV Resort. As we all know, numerous mining, data center, energy, infrastructure, and other projects are being proposed or developed in and around the Yerington area. These projects have the potential to bring hundreds, and over time, potentially thousands of workers to the region. Workers on these projects are already beginning to stay in Yerington, putting further strain on the limited housing and lodging inventory. Yerington residents should not have to compete with a temporary workforce for the limited housing of the city. That became one of our primary goals behind this project. We are striving to provide a project that can provide the additional accommodations for this new workforce relatively quickly, and eventually transition into a first-class RV resort at some point in the near future. We believe this fits perfectly into the goals identified in the City's Master Plan. By creating dedicated accommodations for workers and visitors, we believe this project can help reduce the near-term pressure on Yerington's existing housing supply while ultimately supporting the infrastructure needed for tourism. We want to build a project that Yerington can be proud of. One that is attractive, professionally managed, and well-maintained. Our plan includes professional landscaping, amenities for guests and full-time management and maintenance staff. The resort will be built to the city standards established by the city. We have assembled an experienced team, and we are committed to developing this project responsibly, working with city staff, and meeting applicable city standards. We believe Yerington is going to experience substantial growth in the coming years. Our goal is to help the city prepare for that growth before the demand for housing gets worse. We appreciate the opportunity to present Harvest RV Resort to you today, and we look forward to walking you through the project and answering any of your questions. I'll pass this over to Dean to answer any of the council's questions if needed.

Councilman Beaton stated I want to thank you guys for taking the time to update these maps and get them done and presented to us. City Manager Bryant, page 48 of our packet, do we have that available in this presentation? So, on this one, the boundary highlighted in the red-pink, that is phase one of the projects that we're discussing, right? So, that total there is twenty-three spots, so we're not talking about spots 1 through 23, we're talking about spots 1 through 15 and 78 through 88, is that correct? Dean Stevenson stated yes. Councilman Beaton then asked What was the, I guess, the reasoning behind making those part of your Phase 1 when there's residents in those houses, rather than using existing portions of the land that you guys already have. Mr. Stevenson stated the street and utilities are in in that Phase 1 currently, so it'd be faster to get those into operation sooner. Councilman Beaton stated those residents you've obviously talked to and have had those conversations with, and What was the feedback you received from them? Mr. Stevenson stated there appears to be no problem with that whatsoever. Councilman Beaton asked obviously on the Grand Master Plan, we've got a restaurant and a snack bar and a clubhouse and everything. Phase 1, though, is going to be that 15 by 60-foot office, laundry, bathrooms, and showers? Mr. Stevenson stated that's correct. Councilman Beaton stated that needs to be built before Phase 1 can get its actual permit, correct? Councilman Beaton stated that needs to be built before Phase 1 can get its actual permit, correct? Mr. Stevenson replied I wouldn't say it has to be built before Phase 1, but it has to be constructed during Phase 1. Councilman Beaton stated Okay, and this is a 12-month review process, correct? Mr. Stevenson stated Correct. City Manager Bryant stated If you wouldn't mind, for the Council, I'll go back to the approval letter. What had happened is, these gentlemen did appear before the Planning Commission back in September. I believe it was September 2nd. They did receive unanimous approval from the Planning Commission for recommendation to the City Council for approval. They are required to have on-site management.

My understanding is that they plan to utilize the existing mobile homes, or at least one of the existing mobile homes for that on-site management. It allows the development of 23 units only. Three of those unit spaces are already filled with mobile homes, so we'd be looking at 3 RVs for each of the other 20 spaces, meaning 60 RVs during this first phase. There is no on-street parking. They are required to have the curbs painted red. Space numbers must be clearly marked and lit. Occupancy would be limited to 4 adults or a family of 6 per each space. Restrooms and shower facilities must be developed as part of Phase 1, and regularly scheduled trash services must be accessible for the unit, or for the renters in the area, and the City of Yerington staff is still working with Dowl Engineering on our side. As we develop more of the sewer plan, we'll have to have it vetted by our engineers to make sure it all meets what it needs to from an engineering standpoint, and it would be a one-year review process. With that, we come to the Council for... possible approval today. Councilman Lopez made a motion to accept item number 9 as presented, seconded by Councilman Galvin. Mayor Pro Tem Martin asked for public comments, no comments were made and the motion carries unanimously.

10. For Possible Action: Discussion and Possible Action to accept the donation of municipal cornhole sets and related park improvements from the Rotary Club of Yerington to enhance Mountain View Park.

City Manager Bryant stated We do have the president, Joni Zirhut, our local Rotary Club here present today. She is able to answer any questions should they come up. she's not feeling too well, so I'll speak on her behalf if we need to. But what we have here is a suggestion from the Rotary Club to accept a donation to enhance our horseshoe pits. On the screen, I have some pictures of how our horseshoe pits look today. As you can see, it's just an area that unfortunately does not get enough attention and horseshoes seem to be getting a little less popular in our day and age. The recommendation is that the Rotary Club of Yerington would be willing to donate two sets of municipal cornhole boards. Now, the way these work is they're made of concrete. They weigh a little over 500 pounds each. Their weight is their deterrence for theft. So, you basically place them where they need to go, and then good luck ever needing to move them again. But you put them down, and then they come with a little bit of wax, and you put the wax on them, and that's what keeps the top of the board somewhat slick so that the bags can slide on it. But the Yerington, Rotary Club has been working on estimates to enhance that area, put some, framing on the grass so that it actually has a nice clean edge, versus the grass, running out where it does, or kind of bleeding out until it just runs off and looking into other enhancements to make that area a little bit better. The total value of the project is somewhere between \$7,000 to \$8,000, depending on how much gravel or other things, if they put that in. There's some discussion going back and forth whether the gravel's a good idea with the horseshoe pits and the sand kicking out, so we'll kind of figure that out as we get closer. If approved, the goal is to have these installed in April, so the springtime, as part of Rotary at Workday. Councilman Beaton do they only come in white? It looks... it looks like a gray park. Yeah. They're more of a gray concrete type look to it there. This is going to be awesome, and it's going to look great. It looks like we've buried four people's pets in Mountain View Park. People start taking flowers over there. No, this is awesome, and a giant shout out to Rotary for wanting to do this for us. Thank you, Rotary Club, seriously, that's awesome. Councilman Galvin made a motion to accept item number ten as presented, seconded by Councilman Lopez. Mayor Pro Tem asked for public comment. Joni Zirhut stated Rotary is also working on getting a grant to help with, implementing, as well as us paying into it, and we appreciate the opportunity to, work with the city, and we feel that having something like this would also enhance more activity in the area, and since exercise is a prominent thing in the country right now, to, help with obesity, to help with all the other medical issues, we feel that this

would be beneficial to that effect, too. Thank you. Robin Biggs stated the reason why the horseshoe pits aren't being used is because there's no access to them. The road is gone. You can't get back in there. That's part of the reason. And the other reason is, people are actually got cats out there on leashes, letting them do their business, or on the horseshoe pits. Are those hinged? Are the cornhole hinged? Is that how you get the bag, the bean bags out? I don't want to reach in there and get bit by a black widow and they're kind of... I mean, maybe that's just sort of... it's kind of a sketch of what it's going to look like, but that... if you've got teams going, two on each team, there's not enough room. The fence is right there. You can't stand there and wait your turn back and forth, and the benches and the grass are too close that I think. I... yeah, is there going to be a vehicle travel lane to get back in there, past the... Yeah, with the boulders and stuff, that's why it's not being used, because there's not access to bring your horseshoes in, and your tables, and you know, coolers, whatnot. But anyway, I think it's a good idea. But I think they're needs a little bit of fine-tuning to make sure people can get their vehicles back there and park. Thank you. City Manager Bryant stated just so the Council is aware, we have more than enough access for our Public Works vehicles to get back there, but we do not want the public with their vehicles back there. With no more public comments, item number ten as presented.

11. For Possible Action: Discussion and Possible action to approve the 2026 Community Service Procedures Policy (City Manager Jerry Bryant)

City Manager Bryant stated Now, again, as the Council is aware, some of our previous meetings, recently we've been enhancing our policy handbook here at the City, as we identify areas that we need to have a little bit better prescribed, policies and procedures. We're introducing them to the Council. This next one is to introduce a policy on how we handle community service. That's very simple. We have a judge that is ordering more community service now. we have people approaching the city on a more regular basis, asking, you know, how do they accomplish their community service? We identified this as an area that we probably need to better lay out those procedures, and so that's why this is before you today. What we have is basically just an outline of how it happens, because we as a city need to make sure that we are covered from any liability or exposure on our end. And so, it more or less starts by our Public Works Director having a list of work that needs to be done in the city. That does not mean that we go out of our way to create work. If we don't have any, they'll have to go find somewhere else to complete their hours. We're not going to create work that isn't there, but we do have a need. I'm sure any one of us could drive around town and find areas that could use some TLC, some extra attention, and we plan to utilize those areas for community service. Basically, our Public Works Director will keep that running list. They will make sure that we have some of the safety materials for them, whether it be the vest, the gloves, the glasses, things of that sort, but they also fill out some of the paperwork here with our City Clerk to make sure that they are covered by insurance as they go. They also have to pay a \$25 fee, because it does charge us when we sign them up to be covered by insurance for what they're doing, so they're covering that expense, and that is why we collect the money from them. And with that, we basically have a worksheet that they fill out, just stating that they either completed it or they didn't, and this is what they could turn in. Councilman Beaton stated well, thank you for taking the time for putting all this together. Manager Bryant, and it's a one-time fee of \$25 every time they have to do community service, right? City Manager Bryant stated correct, because we have to get them covered by our insurance before we can send them out there on our... doing our work for us. And we're looking for jobs where they don't have to be supervised, because we don't want to have to sit there and supervise anybody doing it either. We just be able to... we just want to be able to do a check-in and a check-out, and be done with it. So, I would... I would take unpaid off of the word break from the spreadsheet, but everything else looked... looked good.

I just don't want to insinuate that any other portion of their time volunteering will be... will be paid. Councilman Lopez stated Yeah, but everything else looked nice and thorough and ready to go. I like it. Councilman Lopez made a motion to accept item number 11 as presented, seconded by Councilman Beaton. Mayor Pro Tem Martin asked for public comment, no comments were made and the motion carries unanimously.

12. **Agenda Requests:**

There were no agenda requests at this time.

13. **Public Comment:**

Robin Biggs stated I'd like this to be on the record, verbatim. For public safety, let's get the big stop sign that was taken down that had a solar panel on it with flashing lights at McDonald's. When you're coming in from the fairgrounds toward the, airport, there's a sign that says reduce speed. I don't know if it's 30, 35 mile an hour. Also attached to that pool needs to be 4-way stop ahead. It also does not state that you make a right onto Goldfield Avenue to get to 95A so a lot of semis are slowing down. But then they're just blowing through that stop sign. They can't see it. It's not lit. Well, there's not enough big lights. It's just a matter of time that, you know, there have been a lot of accidents there. There were accidents that ran through that light and got hit, or the stop sign, before the flashing lights were pulling up with the solar panel, and they would go into Chevron, now Sinclair. And so that's why I think NDOT put that sign up. It needs to be found and put back up, and then out by the airport, it should say, where it's reduced speed, it should say four-way stop sign ahead, and it should let the truckers or even travelers know that they need to make a right onto Goldfield to get access out onto 95A or the highway, what is that, 338 South? And then also these lights out here, by the airport were kind of where the, library is. One is on now, during the daytime. It's not on at night, so that's... And then the other one going toward 911 Harvey Way is not on either at night. So, somebody needs... you can go out there and look, you might need binoculars, get the number of that pool, and call MV Energy. You're paying for that to be on, you might as well have them come out and fix it. Thank you.

14. **Department and Elected Official Reports**

A. **City Attorney Report:** Nothing to report.

B. **Chief of Police Report:** Absent

C. **Public Works Director Report:** Just one thing I want to really mention that's kind of becoming an issue. There is an on-call number 24-7. It's an after-hours number. That number is 775-463-7733. If there's an after-hours emergency, that's the number that folks should be calling. Calling one of the... one of my staff directly is, not a good idea. They're not prepared to take your call. If there's something after hours, you need to talk to somebody, my cell phone is always on, it's always with me. I'm the one that should be getting called, for anything that's not an emergency after hours, something that you feel is important enough to bring up. So I just wanted to mention that, once again, 775-463-7733. That's the on call after hours number. And that's the number that should be getting used. Thank you.

D. City Manager Report: Just want to say thank you to everybody who helped out for the weekend for the 2026 Airfare event. It was a very successful event. I think we had more planes this year than we've ever had before, which I was in, very good shock over, because I don't know anything about planes, but apparently, we keep getting more, so that's a good thing. But it was a very good airfare, so thank you to our Public Works staff for helping set that up. Thank you to Rotary Club of Yerington for serving their pancake breakfast. And we had a few vendors out there with displays as well, the Fire Department, Battle Born Medivac and some others. It was a very good event, so thank you everybody.

E. City Clerk Report: The only thing I have to announce is that me and my staff will be at the Wine Walk this weekend, Saturday, and we'll be in the Chamber building, so make sure you come say hi. Thank you.

F. Council Comments:

Councilman Beaton: I was very bummed I missed the airfare on Saturday. We had our Music and Mulligans golf tournament over there in Dayton, which went really well. This year for Halloween, we're streamlining some stuff, so instead of sending your children to 14 locations across 10 different days to go trunk-treating and see everything, we're going to do trunk or treat from 5 to 6.30 right out there between Pearl Street and Virginia Street, and then the Boys and Girls Club will have our big Halloween party at 6.30. This will be Wednesday on the 28th, different from our typical Thursday, because we have a whole lot of in-town sports and out-of-town sports going on that week, and we want to make sure people can get out and support, and not compete with our own community. So again, that is October 28th. We're just going to call it the Community Trunk or Treat and Halloween Party. And speaking of local sports, it is homecoming week, so make sure you guys get out and support where you can. Thank you.

Councilman Lopez: You know, I have nothing too official to report, but since he brought up sports, the 49ers are 3-0. That's all I'm going to say.

Councilman Galvin: Nothing to report

Mayor Pro Tem Martin: I don't have anything new to report myself either, so I guess this meeting is officially adjourned.

15. Adjournment at 11:12 a.m.

Stacy Stevenson
City of Yerington

Date

4c

NEW BUSINESS LICENSE APPLICATIONS SUBMITTED TO THE CITY COUNCIL ON October 12, 2026

	APPLICANT(S)	BUSINESS NAME	LOCATION	NATURE OF BUSINESS	COMMENTS
A	Rodolfo Perez & Erick Perez	Mi Pueblita	414 N West St., Yerington NV, 89447	Mobile clothing truck	New
B	Nain Perez	NPB Abatement, LLC	5465 Desert Dreams Drive, Sun Valley NV, 89433	Asbestos removal	New
C	Sam Landis	Ridgeline Framing, LLC	3170 Research Way #84, Carson City NV, 89706	Concrete subcontractor	New
D	Catherine Rose & Tim Danenhowe	Tim Danenhowe, LLC	23 Flowery Ave, Dayton NV, 89447	Manufactured home remodeling	New
E	Randy Miller	Broadbent & Associates, INC	8 West Pacific Ave, Henderson NV, 89015	Enviromental & engineering consulting firm	New
F	Joel Larkin	Custom Stitch Upholstery	400 Main St. Unit C, Yerington NV, 89447	Upholstery services	New
G	Daniel Haley & Garrett Langley	Flock Group	3284 Northside Pkwy NW, Suite 150, Atlanta GA, 10601	Software publishers	New
H	Brina Bliss	Superior Services Inc.	330 Front St, Elko NV, 89803	Asphalt maintenance	New
I	Brian Gerritz	Pavilion Construction NV, LLC	5401 Longley Lane #8/29, Reno NV, 89511	General contractor	New
J	William T. Emens & Lucy A. Rechel	Allied sanitation services, LLC	165 Osborne Lane, Yerington NV, 89447	Portable Sanitation	New

TYPE - NEEDS ACTION

P - Permanent M - Mobile C - Contractor H - Health Department F - Fire Department B - Building Department S - Special Use Permit

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

(OFFICIAL USE ONLY)

BUSINESS NAME: Mi Pueblita

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

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

\$ 20.00

80

TOTAL FEES PAID:

\$ _____

REQUIRED INSPECTIONS:

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

*Department Official - Attach comment page if necessary.

1. **Public Works** Approved ☒ Denied ☐
Phone: (775) 463-3511
ZONING: [] [] [] [] [] [] [] []
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
Does business comply with existing zoning and current codes? Compliance (yes) (no)
Building Inspector: [Signature] Date: 9/21/26
Public Works Director: [Signature] Date: 09-22-2026
2. **Fire Department** Approved ☒ Denied ☐
Phone: (775) 463-2261
Fire Inspector: _____ Date: _____
Fire Chief: [Signature] Date: 10-2-26
3. **Nevada Health Department** Approved ☐ Denied ☐
Phone: (775) 684-5280
Inspector: _____ Date: _____
4. **Police Department** Approved ☒ Denied ☐
Phone: (775) 463-2333
Chief of Police: [Signature] Date: 9-29-26
5. **City Clerk** Approved ☐ Denied ☐
City Clerk: _____ Date: _____
6. **City Council Approval** Approved ☐ Denied ☐
Mayor: _____ Date: _____

Official Use Only

Check List:

State Business License:

☐ YES ☐ NO ☐ N/A

Employee/Business Insurance:

☐ YES ☐ NO ☐ N/A

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

(OFFICIAL USE ONLY)

BUSINESS NAME: NPB Abatement LLC

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One

☒ **Permanent Business** -- Billed Quarterly from Matrix. (refer to Instruction Page)

\$ 20.00

☐ **Short Term Project** -- To be completed within 30 days. (\$50.00 Fee)

☐ **Single Project** -- Single job to be completed within one year. (\$50.00 Fee)

TOTAL FEES PAID:

\$ _____

REQUIRED INSPECTIONS:

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*Department Official - Attach comment page if necessary.

1. **Public Works** Approved ☒ Denied ☐
Phone: (775) 463-3511

ZONING: [] [] [] [] [] [] []
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A

Does business comply with existing zoning and current codes? Compliance yes (yes) (no)

Building Inspector: [Signature] Date: 9/21/26

Public Works Director: [Signature] Date: 09-22-2026

2. **Fire Department** Approved ☒ Denied ☐
Phone: (775) 463-2261

Fire Inspector: [Signature] Date: _____

Fire Chief: [Signature] Date: 10-2-26

3. **Nevada Health Department** Approved ☐ Denied ☐
Phone: (775) 684-5280

Inspector: _____ Date: _____

4. **Police Department** Approved ☒ Denied ☐
Phone: (775) 463-2333

Chief of Police: [Signature] Date: 9-29-26

5. **City Clerk** Approved ☐ Denied ☐

City Clerk: _____ Date: _____

6. **City Council Approval** Approved ☐ Denied ☐

Mayor: _____ Date: _____

Official Use Only

Check List:

State Business License:

☐ YES ☐ NO ☐ N/A

Employee/Business Insurance:

☐ YES ☐ NO ☐ N/A

Business Status: _____
 Business License #: _____
 Category #: _____
 (OFFICIAL USE ONLY)

BUSINESS NAME: Ridgeline Framing LLC

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

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

\$ 20.00

TOTAL FEES PAID:

\$ _____

REQUIRED INSPECTIONS:

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

*Department Official - Attach comment page if necessary.

1. **Public Works**
 Phone: (775) 463-3511
 Approved ☒ Denied ☐
 ZONING: ☒ R-1 ☐ R-2 ☐ R-3 ☐ R-C ☐ C-1 ☐ C-2 ☐ M-1 ☐ N/A
 Does business comply with existing zoning and current codes? Compliance ☒ (yes) ☐ (no)
 Building Inspector: [Signature] Date: 9/21/26
 Public Works Director: [Signature] Date: 09/22/2026
2. **Fire Department**
 Phone: (775) 463-2261
 Approved ☒ Denied ☐
 Fire Inspector: _____ Date: _____
 Fire Chief: [Signature] Date: 10-2-26
3. **Nevada Health Department**
 Phone: (775) 684-5280
 Approved ☐ Denied ☐
 Inspector: _____ Date: _____
4. **Police Department**
 Phone: (775) 463-2333
 Approved ☒ Denied ☐
 Chief of Police: [Signature] Date: 9-29-26
5. **City Clerk**
 Approved ☐ Denied ☐
 City Clerk: _____ Date: _____
6. **City Council Approval**
 Approved ☐ Denied ☐
 Mayor: _____ Date: _____

Official Use Only

Check List:

State Business License:

☐ YES ☐ NO ☐ N/A

Employee/Business Insurance:

☐ YES ☐ NO ☐ N/A

Business Status: _____
 Business License #: _____
 Category #: _____
 (OFFICIAL USE ONLY)

BUSINESS NAME: Tim Danenhower LLC

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

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

80-
\$ 20.00

TOTAL FEES PAID:

\$ 100-

REQUIRED INSPECTIONS:

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

*Department Official - Attach comment page if necessary.

1. **Public Works**
 Phone: (775) 463-3511
 Approved ☒ Denied ☐
 ZONING: ☒ R-1 ☐ R-2 ☐ R-3 ☐ R-C ☐ C-1 ☐ C-2 ☐ M-1 ☐ N/A
 Does business comply with existing zoning and current codes? Compliance _____ (yes) _____ (no)
 Building Inspector: Steve Bongas Date: 9/21/26
 Public Works Director: R. Shapiro Date: 09-22-2026
2. **Fire Department**
 Phone: (775) 463-2261
 Approved ☒ Denied ☐
 Fire Inspector: _____ Date: _____
 Fire Chief: SP Date: 9-10-26
3. **Nevada Health Department**
 Phone: (775) 684-5280
 Approved ☐ Denied ☐
 Inspector: _____ Date: _____
4. **Police Department**
 Phone: (775) 463-2333
 Approved ☒ Denied ☐
 Chief of Police: Chief Clanton Date: 9-9-2026
5. **City Clerk**
 Approved ☐ Denied ☐
 City Clerk: _____ Date: _____
6. **City Council Approval**
 Approved ☐ Denied ☐
 Mayor: _____ Date: _____

Official Use Only
Check List:

State Business License:

☐ YES ☐ NO ☐ N/A

Employee/Business Insurance:

☐ YES ☐ NO ☐ N/A

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

(OFFICIAL USE ONLY)

BUSINESS NAME: Broadbent & Associates, Inc.

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

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

100- \$ 20.00
~~\$50.00~~

TOTAL FEES PAID:

~~\$70.00~~

REQUIRED INSPECTIONS: N/A - No physical office in Yerington

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

*Department Official - Attach comment page if necessary.

1. **Public Works** Approved ☒ Denied ☐
Phone: (775) 463-3511
ZONING: [] [] [] [] [] [] [] []
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
Does business comply with existing zoning and current codes? Compliance (yes) (no)
Building Inspector: Steve Douglas Date: 9/21/26
Public Works Director: D. Shapiro Date: 09-22-2021
2. **Fire Department** Approved ☒ Denied ☐
Phone: (775) 463-2261
Fire Inspector: _____ Date: _____
Fire Chief: [Signature] Date: 9-10-26
3. **Nevada Health Department** Approved ☐ Denied ☐
Phone: (775) 684-5280
Inspector: _____ Date: _____
4. **Police Department** Approved ☒ Denied ☐
Phone: (775) 463-2333
Chief of Police: Chief Clanton Date: 9/9/2026
5. **City Clerk** Approved ☐ Denied ☐
City Clerk: _____ Date: _____
6. **City Council Approval** Approved ☐ Denied ☐
Mayor: _____ Date: _____

Official Use Only

Check List:

State Business License:

[] YES [] NO [] N/A

Employee/Business Insurance:

[] YES [] NO [] N/A

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

(OFFICIAL USE ONLY)

BUSINESS NAME: Custom Stitch Upholstery

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One

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

\$ 20.00

TOTAL FEES PAID:

\$ _____

REQUIRED INSPECTIONS:

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

*Department Official - Attach comment page if necessary.

1. **Public Works** Phone: (775) 463-3511
Approved ☒ Denied ☐
ZONING: [] [] [] [] [] [] [] []
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
Does business comply with existing zoning and current codes? Compliance ☒ (yes) ☐ (no)
Building Inspector: Steve Douglas Date: 9/2/26
Public Works Director: R. Shapiro Date: 09-22-2026
2. **Fire Department** Phone: (775) 463-2261
Approved ☒ Denied ☐
Fire Inspector: _____ Date: _____
Fire Chief: SPZ Date: 9-2-26
3. **Nevada Health Department** Phone: (775) 684-5280
Approved ☐ Denied ☐
Inspector: _____ Date: _____
4. **Police Department** Phone: (775) 463-2333
Approved ☐ Denied ☐
Chief of Police: Shawn Clark Date: 9-16-26
5. **City Clerk** Approved ☒ Denied ☐
City Clerk: _____ Date: _____
6. **City Council Approval** Approved ☐ Denied ☐
Mayor: _____ Date: _____

Official Use Only

Check List:

State Business License:

Employee/Business Insurance:

☐ YES ☐ NO ☐ N/A

☐ YES ☐ NO ☐ N/A

Business Status: _____
Business License #: _____
Category #: _____
(OFFICIAL USE ONLY)

BUSINESS NAME: Flock Group, Inc.

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

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

\$ 20.00

TOTAL FEES PAID:

\$ _____

REQUIRED INSPECTIONS:

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

*Department Official - Attach comment page if necessary.

1. **Public Works**
Phone: (775) 463-3511

Approved ☒ Denied ☐

ZONING: [] [] [] [] [] [] [] []
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A

Does business comply with existing zoning and current codes?

Compliance (yes) (no)

Building Inspector:

Date: 9/21/26

Public Works Director:

Date: 09-22-2026

2. **Fire Department**
Phone: (775) 463-2261

Approved ☒ Denied ☐

Fire Inspector:

Date:

Fire Chief:

Date: 10-2-26

3. **Nevada Health Department**
Phone: (775) 684-5280

Approved ☐ Denied ☐

Inspector:

Date:

4. **Police Department**
Phone: (775) 463-2333

Approved ☒ Denied ☐

Chief of Police:

Date: 9-17-26

5. **City Clerk**

Approved ☒ Denied ☐

City Clerk:

Date:

6. **City Council Approval**

Approved ☐ Denied ☐

Mayor:

Date:

Official Use Only
Check List:

State Business License:
Employee/Business Insurance:

[] YES [] NO [] N/A
[] YES [] NO [] N/A

Business Status: _____
Business License #: _____
Category #: _____
(OFFICIAL USE ONLY)

BUSINESS NAME: Superior Services Inc.

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee: -

Choose One

☒ Permanent Business – Billed Quarterly from Matrix. (refer to Instruction Page)

\$ 20.00

☐ Short Term Project – To be completed within 30 days. (\$50.00 Fee)

50

☒ Single Project – Single job to be completed within one year. (\$50.00 Fee)

TOTAL FEES PAID:

\$ 70.00

REQUIRED INSPECTIONS:

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

*Department Official - Attach comment page if necessary.

1. **Public Works** Approved ☒ Denied ☐
Phone: (775) 463-3511

ZONING: ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A

Does business comply with existing zoning and current codes? Compliance ☒ (yes) ☐ (no)

Building Inspector: Steve Dargatzis Date: 9/21/26

Public Works Director: P. Shapiro Date: 09-22-2026

2. **Fire Department** Approved ☒ Denied ☐
Phone: (775) 463-2261

Fire Inspector: _____ Date: _____

Fire Chief: SP Date: 10-2-26

3. **Nevada Health Department** Approved ☐ Denied ☐
Phone: (775) 684-5280

Inspector: _____ Date: _____

4. **Police Department** Approved ☒ Denied ☐
Phone: (775) 463-2333

Chief of Police: [Signature] Date: 9-29-26

5. **City Clerk** Approved ☐ Denied ☐

City Clerk: _____ Date: _____

6. **City Council Approval** Approved ☐ Denied ☐

Mayor: _____ Date: _____

Official Use Only

Check List:

State Business License:

☐ YES ☐ NO ☐ N/A

Employee/Business Insurance:

☐ YES ☐ NO ☐ N/A

Business Status: 3699
Business Licenses # 36999
Category # A
(official use only)

BUSINESS NAME: Pavilion Construction NV, LLC

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee: \$ 20.00
Choose One:
☒ Permanent Business -- Billed Quarterly from Matrix. (refer to Instruction Page)
☐ Short Term Project -- To be completed within 30 days. (\$50.00 Fee) \$ 60.00
☐ Single Project -- Single job to be completed within one year. (\$50.00 Fee) \$
TOTAL FEES PAID: \$ 80.00

REQUIRED INSPECTIONS:

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

1. **Public Works** Approved ☒ Denied []
Phone: 775-463-3511
ZONING: [] [] [] [] [] [] [] [] []
R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A
Does business comply with existing zoning and current codes? Compliance (yes) (no)
Building Inspector Steve Douglas Date: 9/21/26
Public Works Director P Shapiro Date: 09-22-2026
2. **Fire Department** Approved ☒ Denied []
Phone: 775-463-2261
Fire Inspector SP Date:
Fire Chief SP Date: 10-2-26
3. **Nevada Health Dept.** Approved [] Denied []
Phone: 775-684-4200
Inspector Date:
4. **Police Department** Approved ☒ Denied []
Phone: 775-463-2333
Police Chief Date: 9-29-26
5. **City Clerk** Approved [] Denied []
City Clerk: Date:
6. **City Council Approval** Approved [] Denied []
Mayor: Date:

Check List: (official use)

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

Business Status: _____
 Business License #: _____
 Category #: _____
 (OFFICIAL USE ONLY)

BUSINESS NAME: Allied Sanitation Services LLC

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One:

Permanent Business -- Billed Annually from Matrix. (refer to Instruction Page)

\$ 20.00

☐ **Short Term Project** -- To be completed within 30 days. (\$50.00 Fee)

TOTAL FEES PAID:

\$ 20.00

REQUIRED INSPECTIONS:

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

*Department Official - Attach comment page if necessary.

1. **Public Works**

Phone: (775) 463-3511

Approved ☒ Denied ☐

ZONING: ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐
 R-1 R-2 R-3 R-C C-1 C-2 M-1 N/A

Does business comply with existing zoning and current codes? Compliance ☐ (yes) ☐ (no)

Building Inspector:

Date: 9/21/26

Public Works Director:

Date: 09-22-2026

2. **Fire Department**

Phone: (775) 463-2261

Approved ☒ Denied ☐

Fire Inspector:

Date:

Fire Chief:

Date: 10-2-26

3. **Nevada Health Department**

Phone: (775) 684-5280

Approved ☐ Denied ☐

Inspector:

Date:

4. **Police Department**

Phone: (775) 463-2333

Approved ☒ Denied ☐

Chief of Police:

Date: 9-29-26

5. **City Clerk**

Approved ☐ Denied ☐

City Clerk:

Date:

6. **City Council Approval**

Approved ☐ Denied ☐

Mayor:

Date:

Official Use Only

Check List:

State Business License:

☐ YES ☐ NO ☐ N/A

Employee/Business Insurance:

☐ YES ☐ NO ☐ N/A

4d



Yerington City Council
City of Yerington, Nevada
14 E. Goldfield Ave.
Yerington, NV 89447

September 28, 2026

RE: SPECIAL USE PERMIT REAFFIRMATION - Desert Engineering

Mayor and City Council,

As prescribed in Title 10, Chapter 8 Section 10, unless otherwise specified by the Planning Commission or City Council, a Special Use Permit (SUP) shall be subject to a 3-year extension.

Therefore, I recommend approval of the annual reaffirmation of the SUP's for Desert Engineering for continued operation of an existing rock, sand and gravel facility with concrete batch plant.

1. APN: 001-681-13 E Pursel Ln. Yerington, NV 89447 (Mailing address 26 E. Pursel Ln.)
 - Originally issued November 5, 1999, amended to include an increased size of pit areas for blasting operations May 8, 2012.

Conditions placed for the operation are documented as follows:

1. This special use permit applies to the following uses and intensities of those uses as set forth in the original special use permit approved in 1999, as modified by and described in the project description dated 2012 and accompanying conceptual site plan, incorporated herein, and as amended by the requirements and stipulations of the special use permit approval conditions: rock, sand and gravel facility, concrete batch plant, total allowable area 27.35 acres, blasting permitted, and expanded hours of operation.
2. Review - The special use permit is subject to review every 36 months, by the City of Yerington.
3. Operations shall be restricted to the hours between 5:00 a.m. to 7:00 p.m., except Sundays with the exception that the concrete batch plant may operate after 7:00 p.m. and before 5:00 a.m., 7 days per week as necessary.
4. Blasting is permitted with the following restrictions:
 - a. No blasting shall occur outside of the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday.
 - b. Prior to any blasting being performed, notification shall be given to the Lyon County Sheriff's Dispatch center and the Mason Valley Fire Protection District.
 - c. Prior to any blasting being performed, notification shall be given to any property owner within a one (1) mile radius

5. The applicant shall comply with all State, County, federal and special district rules and regulations as they apply to this special use permit.
6. Mining activity limited to no more than 27.35 acres including the staging area, concrete batch plant and associated facilities.
7. All mining and blasting operations shall comply with the requirements of the State of Nevada and federal agencies with jurisdiction.
8. The applicant shall maintain a transportation plan specifying the routes and operational requirements for the materials and concrete operations. The transportation plan shall be submitted to the Public Works Department (City of Yerington), and any changes must be approved by the Public Works Director before use.
10. The applicant shall construct and/or repair road, intersection and driveway improvements as required by the City of Yerington and the Nevada Department of Transportation should any concerns arise related to this applicant's operation .
 - a. The applicant shall maintain all necessary approvals and encroachment permits, and coordinate and comply with any requirements placed on this project by City of Yerington Public Works and Nevada Department of Transportation.
 - b. Improvements to the driveway access at State Route 827 shall meet the requirements and standards of the Nevada Department of Transportation.
 1. Should NDOT require the applicant to conduct improvements to State Route 827 to accommodate the project, traffic shall be designed and constructed as required by the Nevada Department of Transportation.
 2. The applicant shall obtain an encroachment permit from the Nevada Department of Transportation for any work to be completed within the State right-of-way.
11. The applicant understands and acknowledges that the placement or expansion of intensive land uses, as proposed, next to lands zoned for rural residential uses poses potential land use conflicts, particularly with respect to issues such as noise, odors, fumes, illumination glare, traffic, and potential nuisances. Accordingly, the applicant shall acknowledge this potential, and establish and commit to a continuing program to eliminate, or reduce to acceptable limits and tolerances, impacts to neighboring properties and uses, and dangerous and objectionable elements involved in processing and in equipment operations.
12. The applicant shall comply with all applicable fire, building, zoning and improvement code requirements.
13. The applicant shall acquire all State, City and special purpose district permits and obtain all necessary public inspections.
14. All exterior lighting shall comply with Yerington City Code, and shall be approved by the Building Department prior to installation.
15. The applicant shall obtain all required encroachment permits and meet all traffic control requirements placed on the business enterprise by the Nevada Department of Transportation, the City Engineer, City of Yerington Public Works, special purpose districts, and any other jurisdictions with approval authority.

16. The property owner shall be responsible for maintenance of all roads, walks and drainage facilities within the development, as well as the storm water detention facilities, if applicable, whether it is onsite or offsite. The City of Yerington shall have no financial responsibility for maintenance of these facilities.
17. No signage is approved with this special use permit.
18. The applicant shall maintain a City of Yerington business license for the use while occupying the premises.
19. The Yerington Planning Commission or City Council may require the applicant to make improvements to mitigate noise or other adverse impacts identified after the issuance of the Special Use Permit. The applicant shall obtain Building Department approval of any such improvements prior to the issuance of any building permits, if necessary, and/or construction.
20. All of the requirements placed on the special use permit by the City Building Official, Mason Valley Fire Protection District, and other agencies with jurisdiction shall be met prior to the applicant commencing use of the site.
21. Any modification, expansion, intensification or material change in use or operation shall require an application for and public hearings on a modification of the special use permit pursuant to Yerington City Code.
22. The substantial failure to comply with any conditions imposed on the issuance of a special use permit or the operation of a special use in a manner that endangers the health, safety or welfare of the City of Yerington or its residents or the violation of ordinances, regulations or laws in the special use or the non use of the permit for a year may result in the institution of revocation proceedings.

If you have any questions or concerns, please feel free to contact the City Manager's office.

Sincerely,

Jerry Bryant
City Manager

Cc: Property Owner, Planning Commission President, Mayor John J. Gary, City Council Members



Yerington City Council
City of Yerington, Nevada
14 E. Goldfield Ave.
Yerington, NV 89447

October 5, 2026

RE: SPECIAL USE PERMIT REAFFIRMATION - Frade Ranches Inc

Mayor and City Council,

As prescribed in Title 10, Chapter 8 Section 10, unless otherwise specified by the Planning Commission or City Council, a Special Use Permit (SUP) shall be subject to a 3-year extension.

Therefore, I recommend approval of the annual reaffirmation of the SUP's for Frade Ranches for continued operation of a sand and gravel facility.

1. APN: 001-671-14 Yerington, NV 89447 (Mailing address PO Box 35.)
 - Originally issued October 2015.

Conditions placed for the operation are documented as follows:

1. This special use permit applies to the following uses and intensities of those uses as set forth in the original special use permit approved and accompanying conceptual site plan, incorporated herein, and as amended by the requirements and stipulations of the special use permit approval conditions: sand and gravel facility, total allowable area 80 acres, and expanded hours of operation.
2. Review - The special use permit is subject to review every 36 months, by the City of Yerington.
3. Operations shall be restricted to the hours between 5:00 a.m. to 7:00 p.m., except Sundays with the exception that the concrete batch plant may operate after 7:00 p.m. and before 5:00 a.m., 7 days per week as necessary.
4. Blasting is permitted with the following restrictions:
 - a. No blasting shall occur outside of the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday.
 - b. Prior to any blasting being performed, notification shall be given to the Lyon County Sheriff's Dispatch center and the Mason Valley Fire Protection District.
 - c. Prior to any blasting being performed, notification shall be given to any property owner within a one (1) mile radius

5. The applicant shall comply with all State, County, federal and special district rules and regulations as they apply to this special use permit.

6. Mining activity limited to no more than 80 acres including the staging area and associated facilities.
7. All mining and blasting operations shall comply with the requirements of the State of Nevada and federal agencies with jurisdiction.
8. The applicant shall maintain a transportation plan specifying the routes and operational requirements for the materials and concrete operations. The transportation plan shall be submitted to the Public Works Department (City of Yerington), and any changes must be approved by the Public Works Director before use.
10. The applicant shall construct and/or repair road, intersection and driveway improvements as required by the City of Yerington and the Nevada Department of Transportation should any concerns arise related to this applicant's operation .
 - a. The applicant shall maintain all necessary approvals and encroachment permits, and coordinate and comply with any requirements placed on this project by City of Yerington Public Works and Nevada Department of Transportation.
 - b. Improvements to the driveway access at State Route 827 shall meet the requirements and standards of the Nevada Department of Transportation.
 1. Should NDOT require the applicant to conduct improvements to State Route 827 to accommodate the project, traffic shall be designed and constructed as required by the Nevada Department of Transportation.
 2. The applicant shall obtain an encroachment permit from the Nevada Department of Transportation for any work to be completed within the State right-of-way.
11. The applicant understands and acknowledges that the placement or expansion of intensive land uses, as proposed, next to lands zoned for rural residential uses poses potential land use conflicts, particularly with respect to issues such as noise, odors, fumes, illumination glare, traffic, and potential nuisances. Accordingly, the applicant shall acknowledge this potential, and establish and commit to a continuing program to eliminate, or reduce to acceptable limits and tolerances, impacts to neighboring properties and uses, and dangerous and objectionable elements involved in processing and in equipment operations.
12. The applicant shall comply with all applicable fire, building, zoning and improvement code requirements.
13. The applicant shall acquire all State, City and special purpose district permits and obtain all necessary public inspections.
14. All exterior lighting shall comply with Yerington City Code, and shall be approved by the Building Department prior to installation.
15. The applicant shall obtain all required encroachment permits and meet all traffic control requirements placed on the business enterprise by the Nevada Department of Transportation, the City Engineer, City of Yerington Public Works, special purpose districts, and any other jurisdictions with approval authority.
16. The property owner shall be responsible for maintenance of all roads, walks and drainage facilities within the development, as well as the storm water detention

facilities, if applicable, whether it is onsite or offsite. The City of Yerington shall have no financial responsibility for maintenance of these facilities.

17. No signage is approved with this special use permit.
18. The applicant shall maintain a City of Yerington business license for the use while occupying the premises.
19. The Yerington Planning Commission or City Council may require the applicant to make improvements to mitigate noise or other adverse impacts identified after the issuance of the Special Use Permit. The applicant shall obtain Building Department approval of any such improvements prior to the issuance of any building permits, if necessary, and/or construction.
20. All of the requirements placed on the special use permit by the City Building Official, Mason Valley Fire Protection District, and other agencies with jurisdiction shall be met prior to the applicant commencing use of the site.
21. Any modification, expansion, intensification or material change in use or operation shall require an application for and public hearings on a modification of the special use permit pursuant to Yerington City Code.
22. The substantial failure to comply with any conditions imposed on the issuance of a special use permit or the operation of a special use in a manner that endangers the health, safety or welfare of the City of Yerington or its residents or the violation of ordinances, regulations or laws in the special use or the non use of the permit for a year may result in the institution of revocation proceedings.

If you have any questions or concerns, please feel free to contact the City Manager's office.

Sincerely,

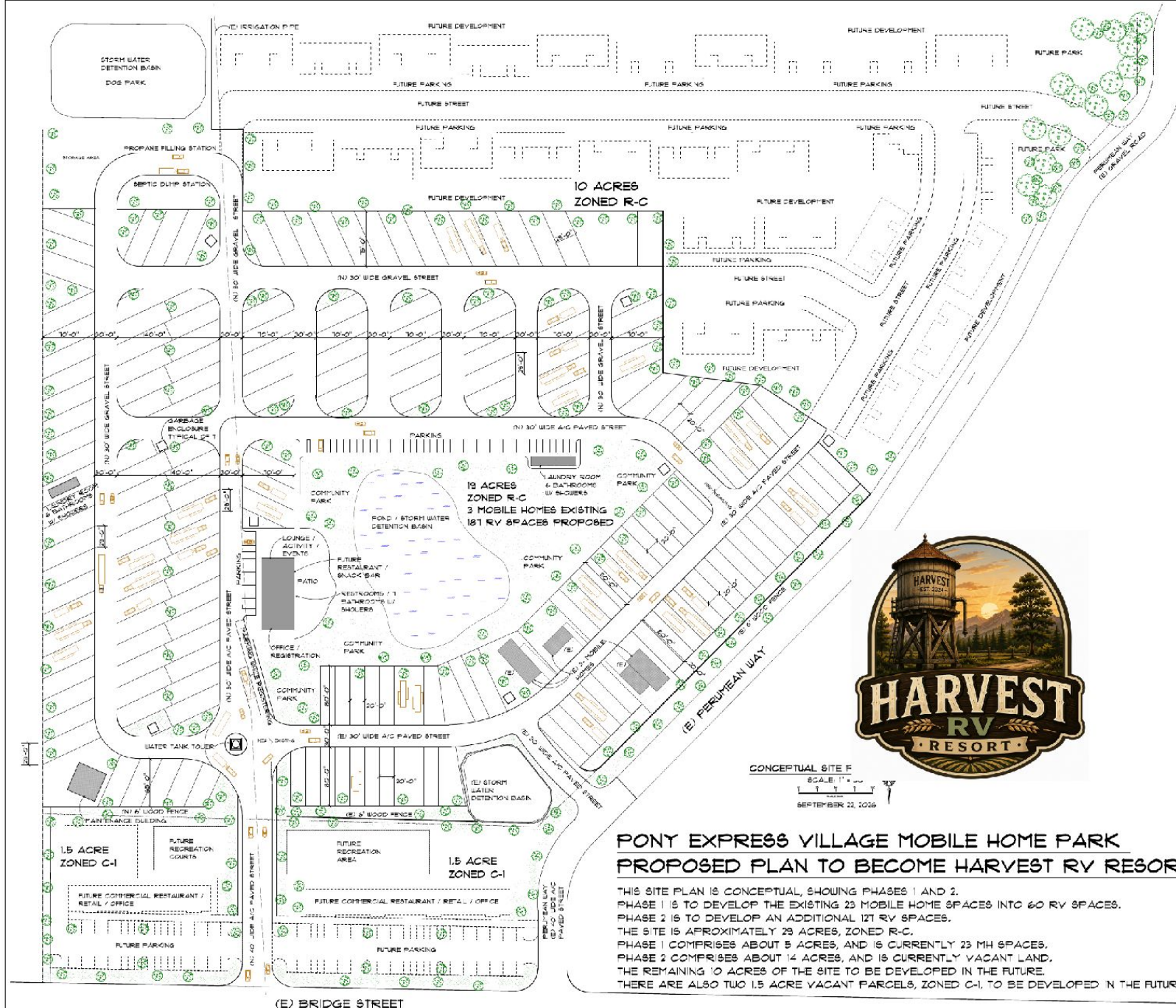
Jerry Bryant
City Manager

Cc: Property Owner, Planning Commission President, Mayor John J. Gary, City Council Members

6

PRESENTATION TO COME

7



PONY EXPRESS VILLAGE MOBILE HOME PARK
PROPOSED PLAN TO BECOME HARVEST RV RESORT

THIS SITE PLAN IS CONCEPTUAL, SHOWING PHASES 1 AND 2.
PHASE 1 IS TO DEVELOP THE EXISTING 23 MOBILE HOME SPACES INTO 60 RV SPACES.
PHASE 2 IS TO DEVELOP AN ADDITIONAL 21 RV SPACES.
THE SITE IS APPROXIMATELY 29 ACRES, ZONED R-C.
PHASE 1 COMPRISES ABOUT 5 ACRES, AND IS CURRENTLY 23 MH SPACES.
PHASE 2 COMPRISES ABOUT 14 ACRES, AND IS CURRENTLY VACANT LAND.
THE REMAINING 10 ACRES OF THE SITE TO BE DEVELOPED IN THE FUTURE.
THERE ARE ALSO TWO 1.5 ACRE VACANT PARCELS, ZONED C-1, TO BE DEVELOPED IN THE FUTURE.















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

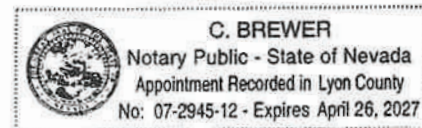
application for a Special Use Permit has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Robert L. McMin
Signature of Owner

State of Nevada
County of Lyon

Subscribed and sworn to before me this 7th day of August, 2021.

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

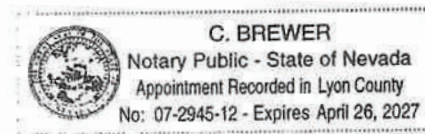
State of _____
County of _____

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



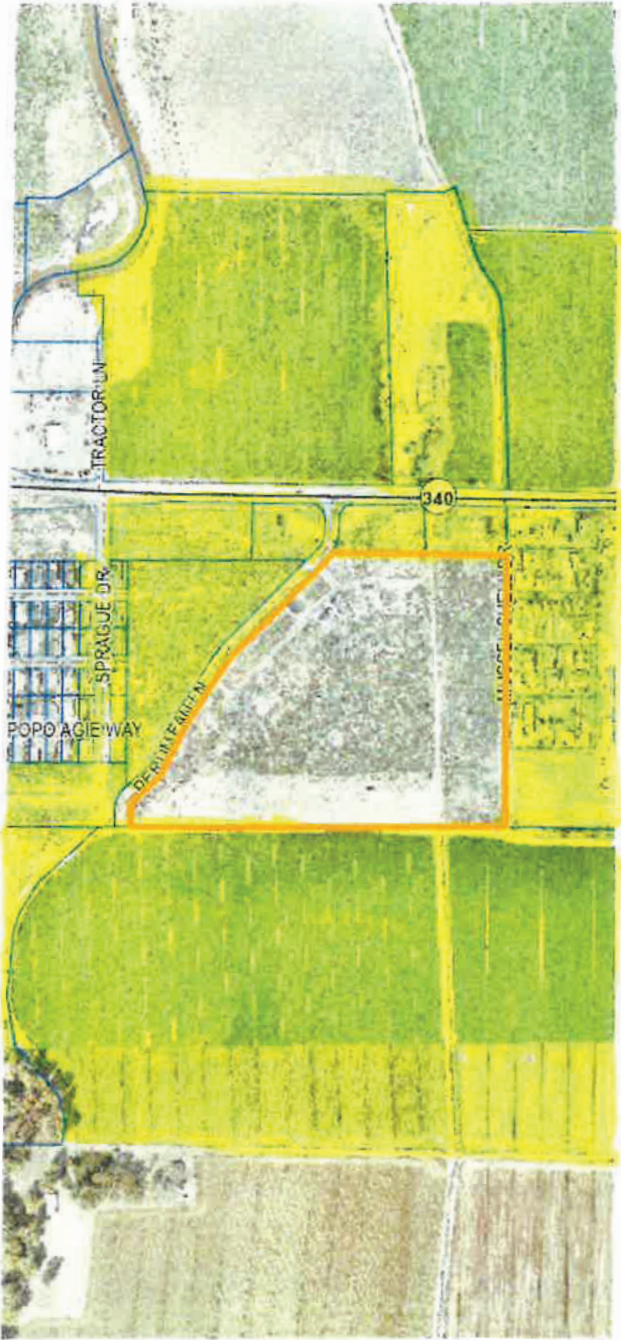
Parcel 001-231-28

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

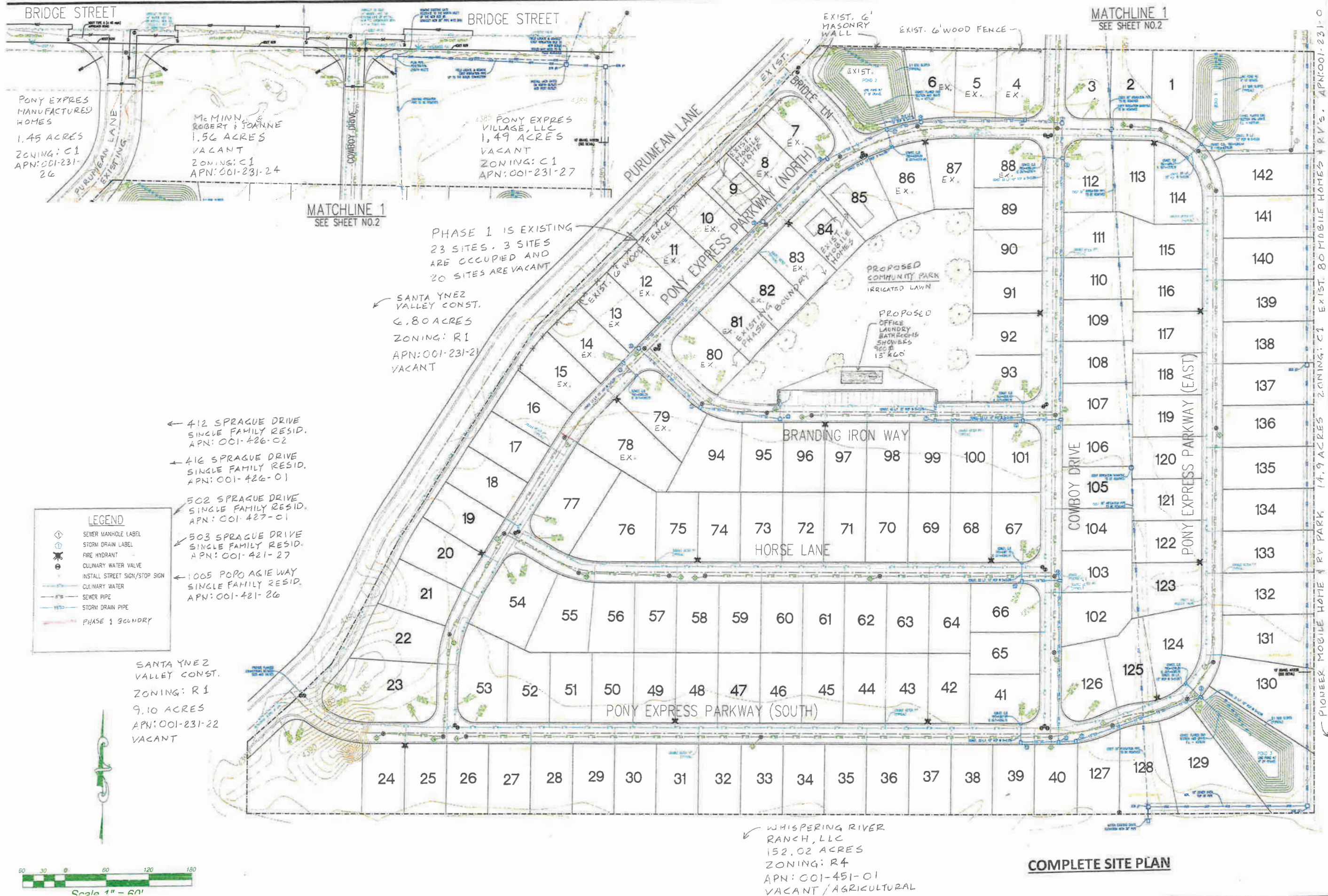
Louise Littlejohn
1000 Rosebud Way
Yerington, NV 89447

Omar Lopez
1001 Rosebud Way
Yerington, NV 89447

Jessica Moore
409 Sprague Dr
Yerington, NV 89447

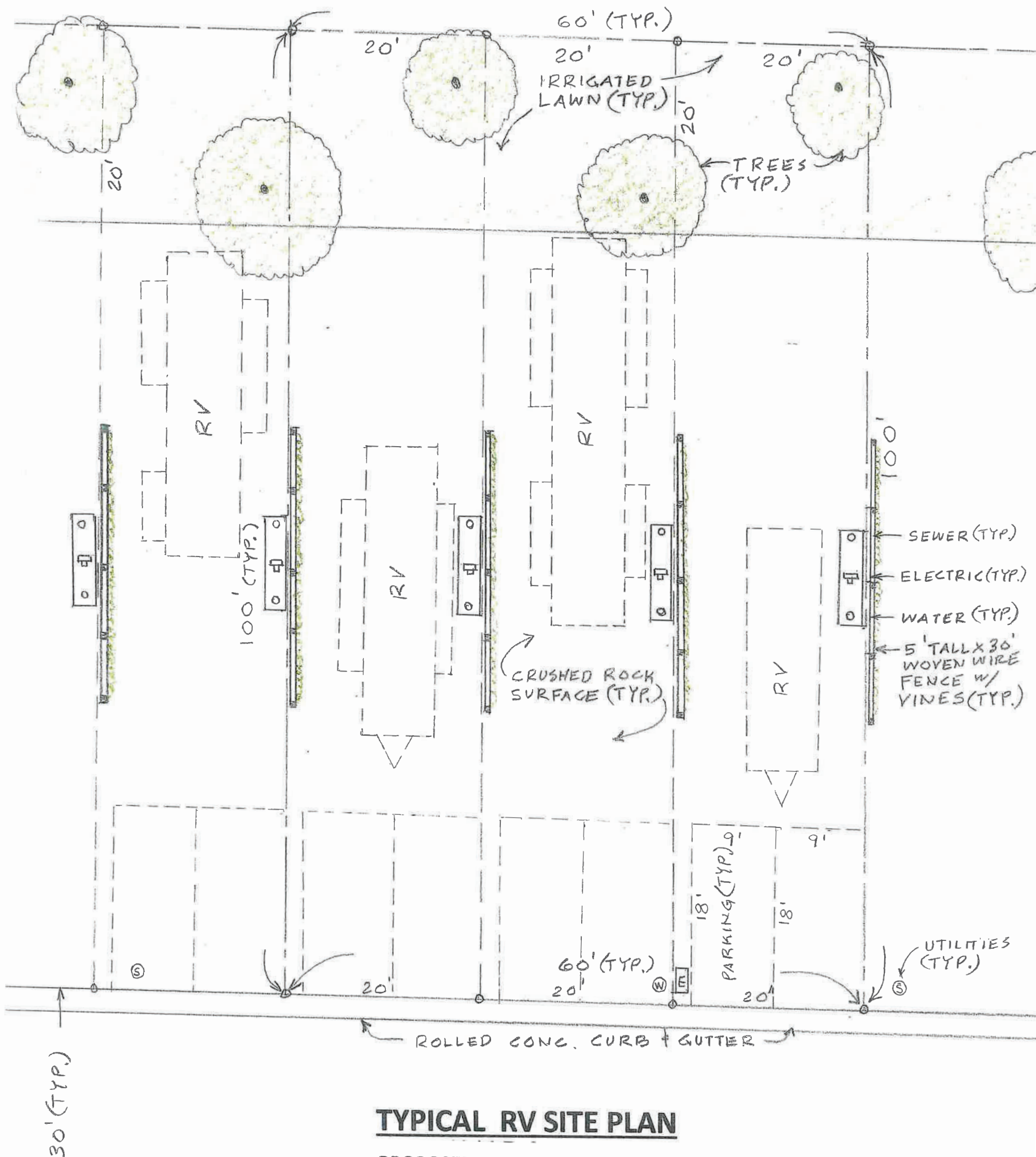
Orlando Perez
415 Sprague Dr
Yerington, NV 89447

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

SCALE: 1" = 10'-0"



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.

8



SPECIAL USE PERMIT APPLICATION

CITY OF YERINGTON

14 E. GOLDFIELD AVENUE

YERINGTON, NV 89447

(775)463-3511

Applicant: HawKeye mobile home Park Owner: Terry + Ginger Carpenter
Address: 500 W Goldfield Ave Address: 500 W Goldfield Ave
City/State/Zip: Yerington City/State/Zip: NV 89447
Telephone: 760 250-8476 Telephone: 702 528 0242

LEGAL DESCRIPTION OF PROPERTY

Assessor's Parcel Number: 001-011-46

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

Street Address of Property: 500 W Goldfield Ave Yerington NV
89447

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

Existing Zoning District: _____ Ordinance Section Proposed: _____

Explanation of Request: 56 mobile home spaces
35 RV spaces

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 Virginia Carpenter Basquin, Owner in fee of the described property, state that this

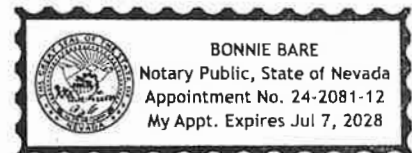
application for a Special Use Permit has been made with my full knowledge and consent and the facts stated above are true to the best of my knowledge.

Virginia Carpenter Basquin
Signature of Owner

State of Nevada
County of Lyon

Subscribed and sworn to before me this 1st day of September 1, 2026

Bonnie Bare
Notary Public



Applicant's Certificate

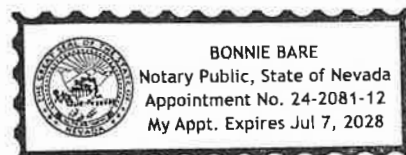
All the facts as stated herein are correct to the best of my knowledge and belief.

Virginia Carpenter Basquin
Signature of Applicant

State of Nevada
County of Lyon

Subscribed and sworn to before me this 1st day of September 1, 2026

Bonnie Bare
Notary Public



AFFIDAVIT

PROPERTY TAX:

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

Number(s):

- 001-011-46
- _____
- _____
- _____
- _____
- _____

Dated this 1st day of September, 2026.

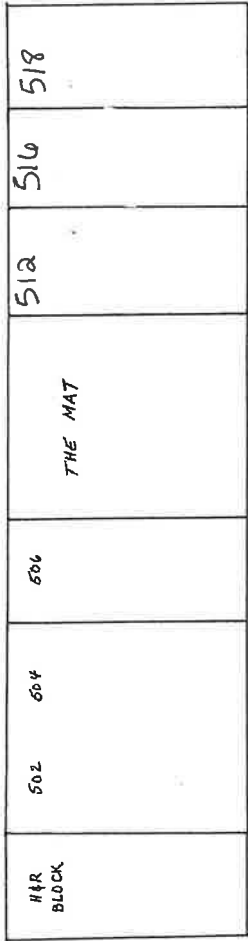
Shelby Sil-
Deputy Clerk



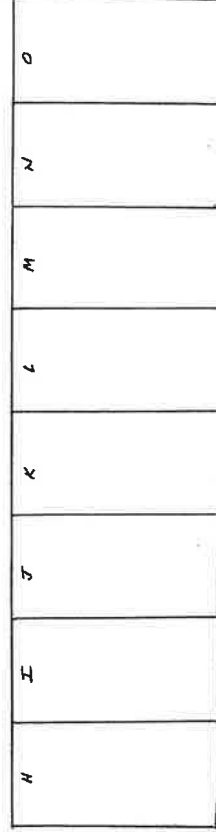
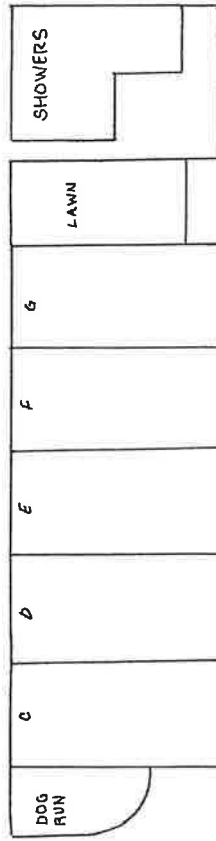
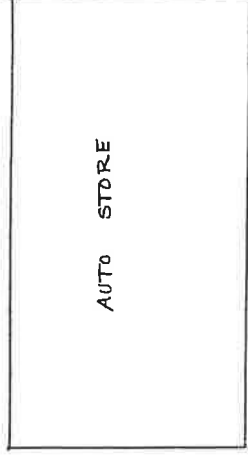


Goldfield Ave

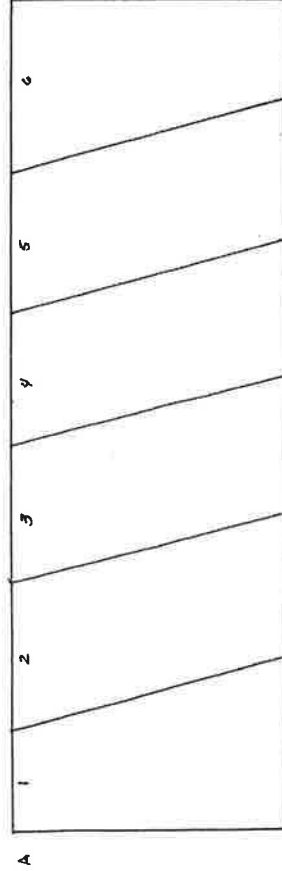
ENTER



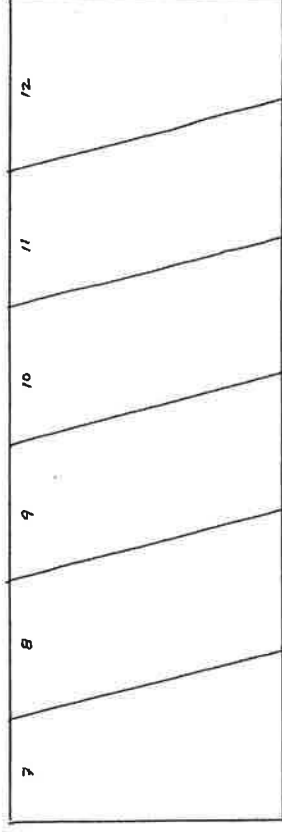
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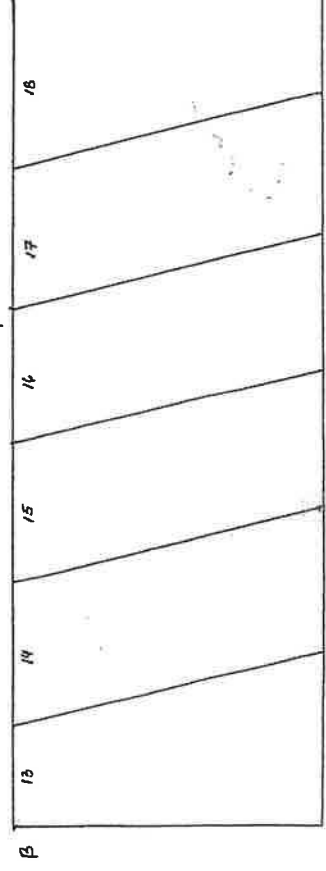
ONE WAY →



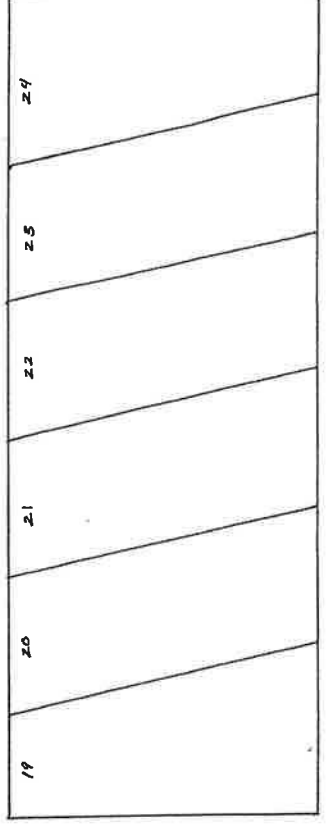
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ONE WAY →



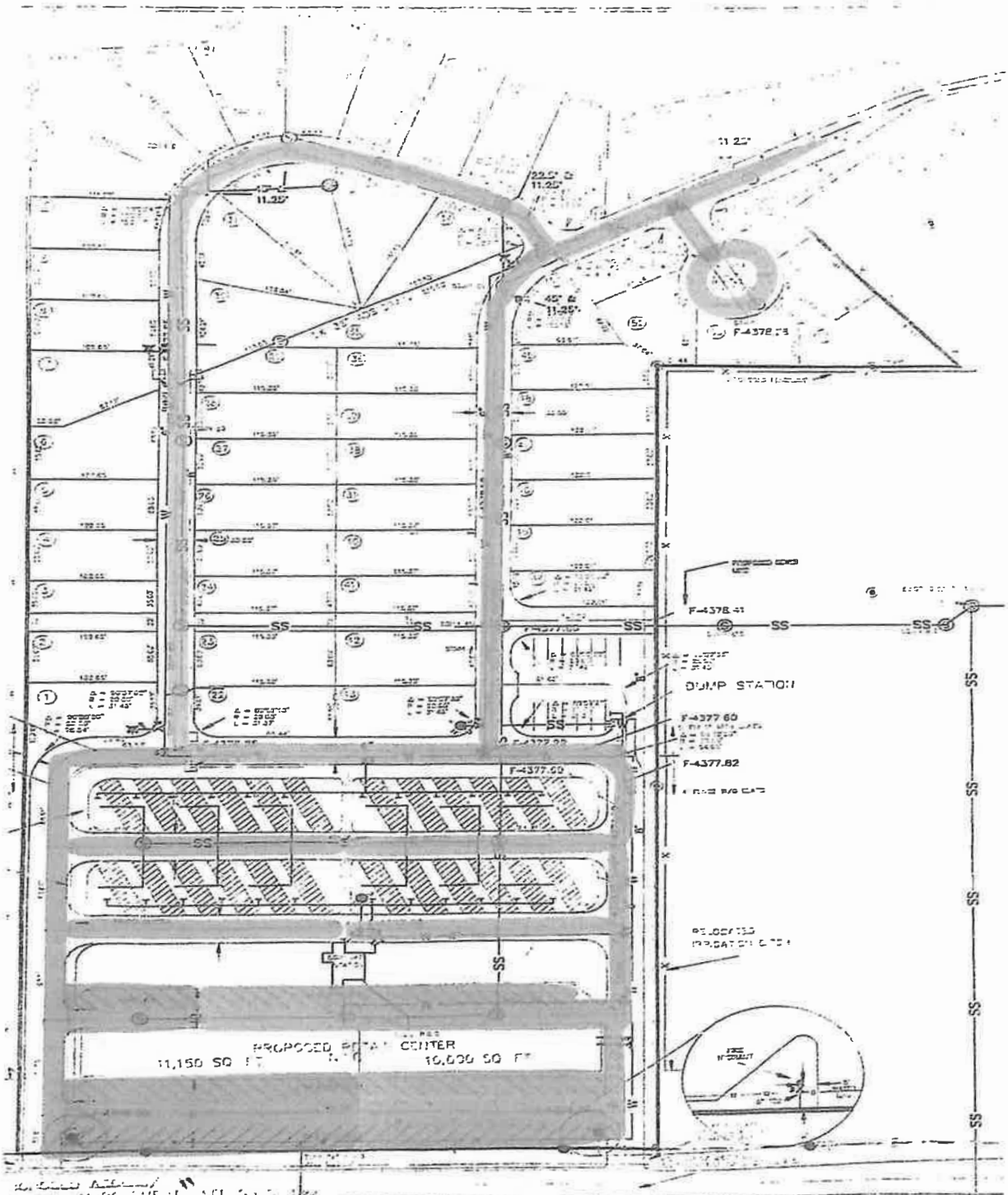
ONE WAY →



OFFICE * YOU ARE HERE

**Mobile
Home/Rv and
Retail Site Map
Asphalt
Maintenance
Limited Access
7am - 7pm**

**Red Section:
Tuesday
June 3
Blue Section:
Wednesday
June 4
Green Section:
Thursday
June 5**



marked 9-4-26

Ronald & Ginger Mitchell
PO Box 5607
Stateline, NV 89449

Yerington Laundry Mat & Car Wash
402 Kathy Ave
Yerington, NV 89447

WWC Properties, LLC
750 W Goldfield Ave
Yerington, NV 89447

Maverik, Inc
185 S State St. Ste. 800
Salt Lake City, UT 84111

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

Ostler Holding, LTD of Utah, LLC
6616 West 10760 North
Highland, UT 84003

Kejo, Inc
365 Bayhill Circle
Dayton, NV 89403

Lincare, Inc
2500 Westfield Dr. Ste. 202
Elgin, IL 60124

Peri & Peri, LLC
PO Box 35
Yerington, NV 89447

H & R Block
1961 W. Williams Ave
Fallon, NV 89406

Janet Sanderson
1794 Berkshire Dr
Sparks, NV 89434

O'Reilly Auto Enterprises, LLC
PO Box 9167
Springfield, MO 65801

Masini Investments
PO Box 1518
Yerington, NV 89447

Stewart Title Company
2500 Westfield Dr. Ste. 1-202
Elgin, IL 60124

Stuart & Kathi Wexler
1000 Sunnycrest Dr
Carson City, NV 89705

Los 3 Garcias, LLC
638 Mason Ave
Yerington, NV 89447

Christopher Schiappa
10515 Ridgecrest Dr
Jackson, CA 95642

Eagle Ship and Print, LLC
512 W Goldfield Ave
Yerington, NV 89447

Dark Horse Guns and Ammo, LLC
PO Box 860
Yerington, NV 89447

GT 2021, LLC
PO Box 13386
Salem, OR 97309



Lyon County
Nevada

Parcel 001-011-46

Owners

SECOND MILE LLC
502 W GOLDFIELD AVE
YERINGTON, NV 89447-0000

Parcel Summary

Location	500 GOLDFIELD AVE YERINGTON, NV
Use Code	350: Manufactured Home Park - Ten or More Manufactured Home Units
Tax District	1.0: City of Yerington
Map Parcel	PAR 1
Acreage	14.0400
Plat Maps	001-01 SUB.pdf (175kb) 001-01.IndexMap.pdf (618kb) 001-01.pdf (1,797kb)
Map Documents	PAR237737 PAR156442

Keyline Description

15-13-25 FRNW4NE4 PAR 1

Being a portion of the NE4 of Sec 15 T13 R25 and SEC/LOT: 15
TWN/BLK: 13 RANGE: 25 ACRES: 16.11

being a Division of Parcel 2 of that certain

Record of Survey for Boundary Line Adjustment

Recorded September 29, 1992, as Official Record No

155270, Lyon County, Official Records Described

as follows:

Parcel B of that certain Parcel Map filed for

record in the Office of the County Recorder, Lyon

County, Nevada on November 12, 1992 as Document

No. 156442, Lyon County Official Records.

Created from split of Parcel # 001-011-32 SEC/LOT: 15 TWN/BLK:

13 RANGE: 25 ACRES: 16.11

FR NW4 NE4 / PARCEL 1 OF PM #237737 SEC/LOT: 15

TWN/BLK: 13 RANGE: 25 ACRES: 14.04



Value History

	2026	2025	2024	2023	2022	2021	2020
Total Building Value	\$0	\$0	\$0	\$0	\$0	\$0	\$780,934
Total Extra Features Value	\$929,823	\$948,248	\$981,369	\$875,582	\$758,802	\$762,994	\$0

9



CITY OF YERINGTON CIVIL INFRACTIONS PROCESS, DEFAULT JUDGEMENT AND COLLECTIONS

1. PURPOSE & OBJECTIVE

The purpose of this policy is to establish a consistent procedure for processing open civil infraction cases, providing notice to the responsible party, monitoring payment, entering default judgments when required, referring delinquent accounts to collections, processing payments received through collections, and notifying the appropriate agencies when the obligation has been satisfied.

2. SCOPE

This procedure applies to open civil infraction cases that remain unpaid and are eligible for follow-up, default judgment, and collection activity. Cases involving criminal citations, warrants, or other matters subject to a separate collections procedure shall be processed in accordance with the applicable procedure.

3. RESPONSIBILITIES

- Review open civil infraction cases subject to this procedure.
- Prepare and send the required follow-up letter.
- Establish a 90-day tickler for follow-up.
- Review the case at the 90-day tickler.
- Close cases when payment has been received and all required conditions have been satisfied.
- Prepare and process default judgments when payment has not been received.
- Refer eligible unpaid cases to Valley Collections in accordance with this procedure.
- Update CourtView and create docket entries after each significant action.
- Maintain documentation in accordance with Court records-retention requirements.

4. INITIAL CIVIL INFRACTION FOLLOW-UP

A. Review Open Cases

- Review the list of open civil infraction cases subject to this procedure.
- Confirm the case is eligible for the standard follow-up process.
- Review CourtView for the case number, responsible party, address, citation date, amount due, payments or credits, prior docket entries, and any court orders, stays, payment arrangements, or other circumstances affecting collection.

B. Prepare and Send Follow-Up Letter

- Complete the approved Civil Infraction Follow-Up Letter for each eligible open case.

Verify the case number, responsible party, mailing address, amount due, payment instructions, deadline, and Court contact information.

Send the letter using the Court-approved mailing/service method.

Retain a copy and any required mailing documentation.

Update CourtView and create the required docket entry.

Suggested docket entry: "Civil infraction follow-up letter prepared and mailed to [name] on [date]. Balance due: \$[amount]."

5. 90-DAY TICKLER

After the follow-up letter is sent, establish a 90-day tickler for the case. The tickler should identify the case number, responsible party, citation date, follow-up date, amount due, and required action.

Suggested docket entry: "90-day tickler set for [date] for payment review and further action."

6. 90-DAY REVIEW

A. If Paid

Verify that the payment has been properly posted.

Confirm the required amount has been paid and no additional balance or required action remains.

Update CourtView.

Complete any required clearance notification.

Close the case in accordance with Court procedure.

Create the appropriate docket entry.

Suggested docket entry: "Payment received in full on [date]. Case closed."

B. If Unpaid

Verify the current balance.

Review the case for any payment plan, stay, pending motion, court order, returned mail, or other circumstance affecting default judgment or collection activity.

Prepare the approved Default Judgment form.

Process and enter the Default Judgment pursuant to Court procedure.

Determine the amount to be turned over to Valley Collections, including any authorized collection fee.

Update CourtView and create the required docket entry.

Proceed with the collections referral process.

7. DEFAULT JUDGEMENT AND COLLECTION FEES

A. Determine Amount to Be Turned Over to Collections

At the time the Default Judgment is prepared and entered, the Court Clerk shall determine the total amount to be referred to Valley Collections. The amount shall include the delinquent amount and any collection fee authorized by applicable Nevada law, the Court's established procedure, and the Court/County agreement with Valley Collections.

For civil infractions, the applicable statutory limits should be used when calculating the collection fee. The Court's approved calculation and the Valley Collections agreement should be followed for each referral.

Important: The fee should be described as "up to 25%, subject to the statutory maximum," rather than as an automatic 25% fee on every case.

B. Valley Collections Fee

Valley Collections has advised the Court that it may charge/retain a collection fee of up to 25% of the amount collected, subject to the applicable statutory maximum and the Court/County's agreement with Valley Collections. The 25% amount is therefore not an automatic additional 25% on every case; the amount must remain within the applicable statutory limits.

Delinquent Amount	25% Calculation	Statutory Maximum*	Illustrative Fee
\$115	\$28.75	\$100	\$28.75
\$500	\$125.00	\$100	\$100.00
\$1,000	\$250.00	\$100	\$100.00
\$2,500	\$625.00	\$500	\$500.00
\$5,000	\$1,250.00	\$500	\$500.00
\$6,000	\$1,500.00	\$600	\$600.00

*Use the statutory limit and Court-approved calculation applicable to the case at the time of referral. Confirm the current law and Court/County agreement before implementation.

Example: If the delinquency is \$115, 25% is \$28.75. Because \$28.75 is below the applicable \$100 statutory maximum, the collection fee would be \$28.75, assuming that is the fee authorized under the Court/County agreement with Valley Collections.

8. COLLECTIONS REFERRAL

Confirm the Default Judgment has been entered and the amount to be referred is correct.

Prepare a copy of the citation and the Default Judgment.

Because the referral contains personally identifying information, use the approved secure transmission method. The Valley Collections secure portal should be used whenever available.

If email transmission is authorized by the Court's information-security procedures, documents may be sent to supervisors@valleycollection.com.

Notify nCourt when Default Judgments are sent to Valley Collections.

Disable the ability to make online payments through the Court's website/nCourt for the case.

Update CourtView and create the appropriate docket entry.

Suggested docket entry: "Default Judgment entered on [date]. Case referred to Valley Collections on [date] for collection of \$[amount], including authorized collection fee of \$[fee]."

9. CRIMINAL CITATIONS AND WARRANTS

When a criminal case is eligible for referral under the Court's separate criminal collections procedure, follow that procedure. The referral package shall include, as applicable, the criminal citation, warrant, judgment/order, balance due, and other documentation required by Valley Collections. Criminal cases shall not automatically be processed under the civil-infracton procedure unless specifically authorized.

10. NCourt ONLINE PAYMENT

When a case is transferred to Valley Collections, ensure the Court's online payment option is disabled for that case.

Notify nCourt when the Default Judgment and collections referral are sent to Valley Collections.

Document the payment-system change in CourtView when required.

Suggested docket entry: "Case referred to collections and Court online payment option disabled on [date]."

11. COLLECTION AGENCY COLLECTION PROCESS

After referral, Valley Collections shall conduct collection activity in accordance with its agreement with the Court/County and applicable law. Valley Collections may send a series of notices and make other lawful collection attempts.

12. DAILY PAYMENT REPORTING

Valley Collections shall provide the Court with a daily report of payments received.
At the end of each business day, Valley Collections shall provide information identifying cases paid in full that day, including receipts or payment documentation.
The Court Clerk shall review the report, match payments to CourtView, verify the payment, and update the case.

13. PAYMENT CLEARANCE PERIOD

The Court Clerk shall allow the applicable processing/clearance period before treating a payment as fully cleared, unless the Court's financial procedures establish a different period.
Credit/debit card payments: approximately 1–2 business days.
Checks: approximately 4–5 business days.
After the applicable clearance period, the clerk shall verify that the payment cleared, update CourtView, confirm the balance, process DMV clearance when applicable, close the case when appropriate, and make the required docket entry.

14. NOTIFICATION OF PAYMENT

When Valley Collections reports that a case has been paid in full, verify the payment.
Determine when the Court will contact or notify the appropriate party/agency regarding clearance.
Update CourtView and document the payment.
Process DMV clearance when required.
Close the case when all requirements have been satisfied.

15. DMV CLEARANCE

When a case has been paid in full and DMV clearance is required, the Court Clerk shall notify the Nevada Department of Motor Vehicles in accordance with the Court's established DMV-clearance procedure. Clearance should occur only after the required amount has been paid, the payment has cleared, no additional court obligation remains, and the case is eligible for clearance.
Suggested docket entry: "Case paid in full and DMV clearance processed/notified on [date]."

16. MONTHLY REMITTANCE OF COLLECTION FUNDS

Valley Collections shall remit collected funds to the Court/County on a monthly basis in accordance with the contract and applicable accounting procedures.
Receive the monthly remittance and payment detail.
Reconcile the remittance against Valley Collections' payment reports.
Identify and resolve discrepancies.
Ensure payments are properly credited to the appropriate cases.
Maintain required accounting documentation.

17. LONG-TERM COLLECTIONS AND FOUR-YEAR REVIEW

Cases assigned to collections shall remain subject to the Court's collection and records-retention procedures. At approximately four years after referral, the Court may review the account to determine whether continued collection activity is appropriate under the Court's approved procedure, applicable law, and the collection agreement.
The four-year review is an administrative review point and does not, by itself, terminate or extinguish a judgment. The clerk should verify the applicable judgment-enforcement period and current law before taking action on an older account.

18. COURTVIEW REQUIREMENTS

Action	CourtView/Docket Requirement
Follow-up letter sent	Date and method documented
90-day tickler	Tickler established
90-day review	Payment status documented
Default Judgment	Judgment prepared/entered
Collections amount	Amount referred and fee documented
Collections referral	Date and agency documented
nCourt disabled	Payment option disabled/documentated
Payment reported	Payment posted/verified
Payment cleared	Clearance documented
DMV notification	Date and method documented
Case closed	Closure date and reason documented

19. COLLECTIONS FLOWCHART

Civil Infraction Citation

↓

90-Day Follow-Up

↓

Payment Received?

YES → Verify Payment → Update CourtView → Close/Clear → DMV Clearance if applicable

NO → Prepare/Enter Default Judgment → Determine Amount to Be Turned Over → Apply Authorized Collection Fee → Disable nCourt Online Payment → Notify nCourt → Send Citation + Default Judgment to Valley Collections

↓

Valley Collections Sends Collection Notices / Attempts Collection

↓

Daily Paid-in-Full Report

↓

Court Verifies Payment and Allows Applicable Clearance Period

↓

Update CourtView → DMV Clearance if Applicable → Close Case

↓

Monthly Funds Remitted to Court → Reconcile Monthly Remittance

20. CLERK CHECKLIST

A. Before Sending to Collections

90 days have elapsed under the applicable procedure.

Follow-up letter was sent and documented.

Case remains unpaid.

Balance verified.

Default Judgment prepared and entered.

Collection fee calculated as up to 25%, subject to the applicable statutory maximum and Court/County agreement.

Amount being turned over verified.

Citation copied.

Default Judgment copied.

Secure collections transmission completed.

nCourt notified.

Online payment option disabled.

CourtView updated.

Collections referral docket entry completed.

B. When Valley Reports Payment

Daily report received.
Case number matched.
Payment amount verified.
Receipt received.
Applicable clearance period observed.
CourtView updated.
DMV clearance processed if applicable.
Case closed when appropriate.

C. Monthly

Monthly Valley Collections remittance received.
Payment report received.
Funds reconciled.
Discrepancies identified/resolved.
Accounting records maintained.

21. RELATED FORMS AND PROCEDURES

Civil Infraction Follow-Up Letter
Default Judgment Form
Civil Infraction Collections Referral Form
Valley Collections Contract/Procedure
nCourt Online Payment Procedure
DMV Clearance Procedure
CourtView Docketing Procedure
Records Retention Schedule
Applicable Nevada Revised Statutes



YERINGTON MUNICIPAL COURT

P.O. Box 1136 • Yerington, NV 89447

Date: _____ Court Case # _____
Deadline to respond: _____ Citation # _____
Date of Citation: _____

A citation for the following Civil Traffic Infraction(s) has been filed with the Yerington Municipal Court for: _____

_____.

You must respond to the Court within 90 days of this letter. Failure to respond will result in a Default Judgment against you, the balance sent to collections, and possible suspension of your Driver's License. (per NRS 484A.704). You can respond by:



QR CODE TO PAY ONLINE

1. Pay the citation
 - a. Online at Yerington.net
 - b. In person at 14 East Goldfield, Yerington, NV 89447
 - c. By mail to PO Box 1136 Yerington, NV 89447
2. Fight the citation by setting the matter for a trial/contested hearing by
 - a. Paying the bond/ticket amount at Yerington.net and clicking the box contested hearing within 60 days, or
 - b. contacting the Court Clerk within 60 days of this letter at courtclerk@yerington.net and paying the amount on your ticket as a bond.

Sincerely,

Yerington Municipal Court Clerk

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6.0 HOUSING

6.1 Introduction

The Master Plan's Housing Element is intended to provide Yerington with goals and action strategies that can assist the City in providing housing options that are attainable for all sectors of its population for a variety of income levels. The housing goals and strategies are also intended to provide and maintain a safe and sanitary housing supply served by sufficient community facilities.

Understanding Yerington's current housing conditions and housing stock, as well as anticipating its future needs based on demographic changes highlighted in Yerington's community profile (Section 1.2.4) is important in planning for its future housing and in helping identify infrastructure needs, such as schools, fire and police stations, parks, roads, and other critical infrastructure. Sufficient housing supply can also help Yerington meet economic development goals, like assisting in attracting and retaining key employers within Yerington and allowing Yerington's residents to live near their places of work, which can have a positive effect on the community's overall quality of life.

As detailed in the subsequent sections of the Housing Element, Yerington's future housing needs are likely to differ as compared to its current housing stock in order to be reflective of demographic changes in the community that will require a more diverse housing inventory. There is expected to be greater demand for non-single-family housing types, such as attached townhomes, duplexes, triplexes, fourplexes, and apartments; these housing types ultimately offer greater affordability that is desired by younger and elderly populations and smaller families. There will also be a continued focus on the preservation and new construction of mobile homes/manufactured homes and similar, more affordable housing types that are attainable for first-time home buyers. As Yerington continues to grow and diversify, it is important that the city's housing stock is reflective of its population and allows residents to meet their housing needs.

6.2 Current Conditions and Trends

6.2.1 Housing Stock Composition and Unit Types

Yerington's current housing stock is reflective of its rural character and demographics, with the vast majority of housing being provided through single-family detached units. Table 8 lists Yerington's housing makeup based on structure type during period 2012 to 2022.

Table 8: Housing Structure Type, 2012-2022

Year	Housing Units (Total)	Single Unit	2 to 4 Units	5 to 19 Units	20+ Units	Mobile Homes, RVs, etc.
2012	1,632	66.7%	13.5%	5.6%	0.9%	13.4%
2014	1,628	69.6%	12.3%	5.7%	2.4%	10.1%
2016	1,753	66.1%	10.2%	7.6%	4.6%	11.6%
2018	1,582	73.6%	6.4%	8.0%	5.5%	6.4%
2020	1,586	70.5%	7.2%	8.6%	1.1%	12.7%
2022	1,507	77.8%	6.1%	5.8%	0.0%	10.3%

Source: U.S. Census Bureau, American Community Survey. "B25025 Units in Structure" Multiple years: 2012-2022

As of 2022, Yerington had an estimated 1,507 housing units, and approximately 78 percent of those units were single-unit structures. Mobile homes and RV-type structures make up approximately 10 percent of Yerington's housing, underscoring the importance of this often affordable and accessible housing type to the community. Two- to four-unit structures, commonly referred to as duplexes, triplexes and fourplexes, comprise approximately six percent of Yerington's housing, with the remainder of Yerington's housing consisting of more traditional multi-family housing structures with five or more units, more commonly referred to as apartments. In Yerington, multi-family housing structures are commonly designed in the courtyard apartment style, consisting of single-story structures containing multiple units separated by shared open spaces.

The following sections provide a brief description of the housing types most commonly found in Yerington.

6.2.1.1 Single-Family Detached (single unit)

Single-family detached homes are defined as a free-standing housing unit on its own parcel of land where title to the structure and land is held by an individual or other entity. Single-family detached homes differ from single-family attached homes in that they do not share any common structural elements, such as walls or ceilings. Single-family detached homes are the most common type of housing unit in Yerington, and represent the most traditional form of home ownership for families residing in a single housing unit. Single-family detached housing is typically the least dense form of housing.

6.2.1.2 Single-Family Attached (single unit)

Single-family attached homes are defined as a housing unit on its own parcel of land that is physically attached to an adjacent housing unit that it shares structural elements with, such as walls or ceilings. Single-family attached homes are more traditionally referred to as "townhomes" or "townhouses," and are often clustered together in rows of two or more attached housing units. Single-family attached homes are less common in smaller communities such as Yerington but represent a more affordable housing type that is appealing to first-time home buyers. Single-family attached homes are often rented out as well and offer renters an alternative housing option to apartments.

6.2.1.3 *Mobile Homes (single unit)*

Mobile homes are often prefabricated structures that are typically placed on a plot of land within a mobile-home park. Mobile-home owners may or may not own the land underlying the mobile-home unit. Mobile homes often provide robust affordability and a pathway to home ownership for first-time home buyers or households with lower incomes. Mobile homes are a common form of housing in Yerington and Lyon County, representing approximately 10 percent of the city's housing stock.

6.2.1.4 *Duplex, Triplex and Fourplexes (two, three and four units)*

Duplexes, triplexes, and fourplexes are forms of housing where a single structure contains two, three, or four separate living units. These housing types typically offer similar amenities as a single-family home, such as private outdoor space and off-street parking and are often created by converting large, existing single-family detached homes into two or more units. They have become an increasingly common form of new housing built around the country. Similar to single-family attached housing, these housing units are often rented out and offer renters an alternative housing option to apartments.

6.2.1.5 *Multi-family Apartments and Condominiums (five or more units)*

Multi-family dwellings, or apartments, typically contain five or more dwelling units in a single structure, or group of structures, on a single parcel. Apartment units are typically offered for rent only. While apartments are often the most common form of for-rent housing nationwide, they are less common in Yerington.

Similar to multi-family apartments, condominiums often contain multiple housing units in a single structure, but the units are individually owned, with the underlying land which usually includes landscaping, parking, and clubhouses, being shared common elements owned and maintained jointly through a condominium association or homeowners association (HOA). Condominiums are a more affordable form of home ownership that is generally popular with first-time home buyers. While common in Nevada, condominiums are yet to be developed in Yerington.

6.2.2 Median Home Values

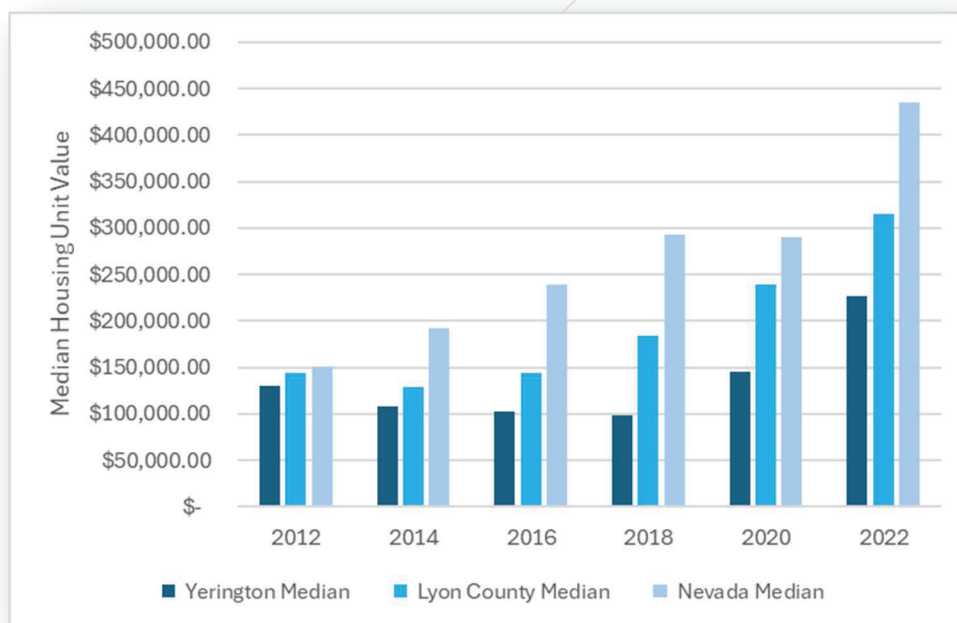
Median home values are often an important measure of a community's economic prosperity as well as a general measure of how affordable a community is. Median home values are an important input for policymakers and elected officials to set priorities. In the 2012 to 2022 period, Yerington saw median home values increase substantially, from approximately \$129,000 to approximately \$226,000 as shown in Table 9. This trend is generally consistent with Lyon County and statewide data, which reflects significant increases in median home values in this 10-year period.

Table 9: Median Home Value, 2012 to 2022

Year	Yerington Median	Lyon County Median	Nevada Median
2012	\$129,600	\$144,000	\$150,700
2014	\$107,500	\$129,300	\$192,100
2016	\$102,000	\$143,200	\$239,500
2018	\$98,400	\$183,900	\$292,200
2020	\$144,700	\$238,600	\$290,200
2022	\$226,400	\$314,200	\$434,700
Increase	74.7%	118.2%	188.5%

Source: U.S. Census Bureau, American Community Survey. "B25077 Median Value (Dollars)" Multiple years: 2012-2022.

Yerington and Lyon County saw fluctuations in median home value over the same period, though both experienced an ultimate increase in median home value over the period. Conversely, at the statewide level, Nevada experienced gradual and consistent increases in median home values year-over-year during the study period. While Yerington, Lyon County, and Nevada as a whole all experienced significant increases in median home value in the ten-year period, with Lyon County and the State both registering increases of over 100 percent, Yerington's increase was significantly lower at approximately 74 percent. This could indicate Yerington's general affordability relative to the County and State-wide level, which could be attractive for younger families and first-time home buyers.



Source: U.S. Census Bureau, American Community Survey

Figure 12: Median Home Values in Yerington, Lyon County, and Nevada, (2012 to 2022)

Yerington's median home values are reflected in its home value distribution. From 2012 until 2022, the overall change in the distribution of home values switched from the majority of homes being valued from \$200,000 or less to \$200,000 or more, showing the general increase in housing values over the 10-year period.

Table 10: Median Home Values, 2012 - 2022

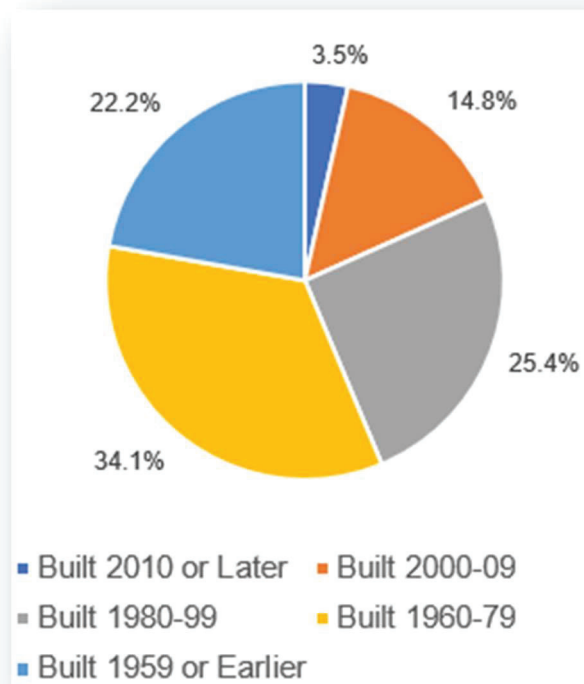
Year	Owner-Occupied Units	Less than \$50k	\$50k to \$99k	\$100k to \$149k	\$150k to \$199k	\$200k to \$299k	\$300k to \$499k	\$500k to \$999k	\$1MM or More
2012	696	12.8%	20.3%	30.5%	14.4%	19.8%	2.3%	0.0%	0.0%
2014	809	15.3%	28.6%	30.8%	9.0%	15.1%	1.2%	0.0%	0.0%
2016	856	18.3%	30.3%	29.1%	9.5%	11.4%	1.4%	0.0%	0.0%
2018	789	19.5%	32.7%	26.0%	6.5%	13.2%	2.2%	0.0%	0.0%
2020	1,026	25.2%	10.2%	16.3%	7.8%	36.4%	4.1%	0.0%	0.0%
2022	1,063	11.9%	8.7%	16.2%	7.9%	37.4%	13.0%	5.0%	0.0%

Source: U.S. Census Bureau, American Community Survey. "DP04: Selected Housing Characteristics" years: 2012-2022.

6.2.3 Housing Structure Age

Housing age provides insight into the quality and permanence of a community's housing stock and also provides a snapshot of a community's development, with a strong presence of new homes indicating recent expansion and growth.

As of 2022 in Yerington, the bulk of the housing stock was constructed before 1999, with approximately 14.8% of housing units built in the 2000 to 2009 period, and only 3.5% of housing units built after 2010. As shown in Figure 13, housing units built between 1960 and 1979 represent the largest percentage of Yerington's total housing stock as of 2022. The limited number of housing units built since 2010 reflects that growth and expansion has been relatively stagnant over this period.



Source: U.S. Census Bureau, American Community Survey

Figure 13: Housing Age Distribution, 2022

6.2.4 Housing Occupancy Characteristics

Housing occupancy rates can be reflective of whether a community is maintaining an adequate supply of housing and whether new housing units are being produced to meet demand. Communities with very low housing vacancy rates might see increased housing costs because there is increased competition for available units, indicating a need for more housing units to meet the community's needs. "Healthy" vacancy rates between 5 and 8 percent promote an affordable housing supply given there is less competition for each available unit.

Yerington's vacancy rate has steadily decreased between 2012 and 2022 period, from approximately 19 percent during this time to only 1 percent (Table 11). Yerington's 2022 vacancy rate is well beneath that of both Lyon County and Nevada as a whole, both of which have vacancy rates above 5 percent. Encouraging and promoting the development of new housing of all types including multi-family housing projects can help Yerington achieve a better supply and demand equilibrium.

Table 11: Housing Occupancy, 2012 to 2022

Year	Yerington Vacant	Lyon County Vacant	Nevada Vacant
2012	19.3%	16.8%	14.9%
2014	10.3%	12.1%	14.8%
2016	15.9%	12.7%	13.6%
2018	12.0%	11.4%	10.9%
2020	4.4%	8.3%	10.9%
2022	1.3%	5.3%	9.8%

Source: U.S. Census Bureau, American Community Survey. "DP04: Selected Housing Characteristics" Multiple years: 2012-2022.

6.2.5 Housing Tenure

Tenure refers to whether a house is owned or rented. Statistics on owner-occupied versus renter-occupied housing units provide details on the types of individuals that make up a community. A larger percentage of homeowners in a community may suggest a desire to reside in the community long-term, or the community's overall prosperity and quality of life. A lower percentage of ownership may suggest affordability issues, or a more transient population of residents.

Table 12 summarizes Yerington's distribution of owner-occupied and renter-occupied housing units. In 2012, Yerington had a higher percentage of renter-occupied units than owner-occupied units, which reversed considerably by 2022, with approximately 71.5 percent of housing units being owner occupied by 2022. An increase in the overall percentage of homes being owner occupied suggests that many of Yerington's residents intend to reside in the community long-term, which is beneficial to Yerington's sense of community and overall quality of life. An increase in the overall percentage of owner-occupied housing units is also reflective of the community's change in housing type composition over the same period, which saw an increase in single-family home types, which are typically owner-occupied.

Table 12: Owner vs. Renter Occupied Housing Distribution, 2012-2022

Year	Occupied Housing Units	Owner Occupied	Renter Occupied
2012	1,317	47.2%	52.8%
2014	1,461	55.4%	44.6%
2016	1,474	58.1%	41.9%
2018	1,392	56.7%	43.3%
2020	1,516	67.7%	32.3%
2022	1,487	71.5%	28.5%

Source: U.S. Census Bureau, American Community Survey. "DP04: Selected Housing Characteristics" Multiple years: 2012-2022.

6.3 Goals and Action Strategies

Yerington's current housing composition is reflective of traditional family-oriented rural towns, being dominated by single-family detached housing units with a high-rate of homeownership. Traditionally, Yerington has also encouraged and supported mobile-home housing types, which

continue to comprise a substantial portion of Yerington's housing stock. The creation of non-single-unit housing types and multi-family apartments has not kept up with the growth seen for detached single-family homes, and today these housing types constitute a small portion of Yerington's available housing. As of 2022, vacancy rates in Yerington remain low, and there is increased competition for the town's available rental units, which can drive up costs for renters and homebuyers alike.

Yerington's recent demographic shifts, including an aging population, have also created need for increased housing variety that can offer homebuyers and renters more housing options at a variety of price points. Increased housing type variety also offers homebuyers and renters alike alternatives to single-family homes and can create opportunities for residents to best meet their personal needs and the needs of their families in Yerington, while remaining in close proximity to their places of employment and key services. A variety of housing types also promotes residency and spending at local businesses rather than living elsewhere and commuting to Yerington for work.

As discussed in the Economic Development Element, Yerington will continue to seek new employment opportunities and large-scale businesses that will provide employment for its residents and promote growth and development of the community. Ensuring that Yerington has an adequate supply of new housing units, including rentals, will be crucial in the City meeting its economic development goals and attracting an employer that values nearby housing for their workers.

The following goals and underlying action strategies can help Yerington ensure that its current housing stock is maintained, and that new housing can be readily developed and supported by key facilities and services. These goals and action strategies also aim to support housing types for targeted populations, such as Yerington's senior population and low-income residents; as identified in the Yerington's Socioeconomic Baseline Indicator Study (Appendix 1), both of these population groups have increased in size in the period from 2012 to 2022. Finally, these goals and strategies also seek to utilize and take advantage of Yerington's vacant land and unbuilt platted subdivision lots through promotion of infill development and the removal of housing production barriers that can delay new housing construction.

Goal 1: Expand housing variety and the construction of non-single-family housing types including duplexes, triplexes, fourplexes, townhouses, ADUs, tiny homes, and apartments.

- 1a) Explore developing regulations and incentives that promote the construction of duplex, triplex, and fourplex housing types both within new platted subdivisions and on vacant land within Yerington's existing neighborhoods.
- 1b) Provide incentives for the conversion of underutilized and existing single-family homes to duplex, triplex, or fourplex types.
- 1c) Explore opportunities for mixed-use residential and commercial development in and around downtown.
- 1d) Encourage the construction of new multi-family housing projects that contain five or more units and ensure that multi-family housing types are allowable in a variety of zoning designations.

- 1e) Review the City's zoning code to ensure that a variety of housing types are permissible throughout the City including accessory dwelling units.
- 1f) Explore policy that encourages the development of short-term rental housing options that support Yerington's economic growth goals related to tourism.
- 1g) Consider opportunities for density bonuses through the zoning code.

Goal 2: Encourage the preservation of existing mobile home communities and development of new mobile home communities so that they remain a viable form of housing for the city.

- 2a) Review the City's current regulations regarding mobile homes in order to remove barriers to their continued operation and use.
- 2b) Continue to allow mobile-home communities throughout Yerington's residential zoning designations to encourage affordability.
- 2c) Encourage the creation of new mobile-home communities as an affordable, home ownership opportunity.
- 2d) Promote rehabilitation and maintenance of existing mobile homes to ensure safe and sanitary housing conditions.

Goal 3: Identify housing opportunities for Yerington's growing senior population that will allow this sector of the population to remain within Yerington and connected to the community as they age.

- 3a) Ensure that senior-living housing types are supported and allowed through Yerington's zoning code.
- 3b) Identify and collaborate with senior-living housing developers that can assist Yerington in bringing new senior-oriented housing options to market.

Goal 4: Support infill development and utilization of Yerington's vacant land and undeveloped platted lots.

- 4a) Inventory Yerington's vacant and buildable lands, including in vacant and platted subdivisions, in order to identify land suitable for new housing units and that available land is adequate for projected population growth.
- 4b) Review the City's zoning maps to ensure that vacant and buildable land is appropriately zoned for residential uses.
- 4c) Review floodplain mapping with the Federal Emergency Management Agency (FEMA) and re-evaluate and re-designate the extent of flood hazards and assess its impact on Yerington's buildable residential lands.

Goal 5: Ensure public utilities and other key infrastructure are available to support new housing development and general growth.

- 5a) Encourage new development to connect to the City's sanitary sewer system.

- 5b) Collaborate with NV Energy to identify solutions and needed projects necessary to meet new housing development demands.
- 5c) Encourage innovative and sustainable methods of stormwater management within new residential development projects.
- 5d) Review the City's road standards and explore opportunities to allow narrow, less expensive roads and encourage efficient use of available land.
- 5e) Update the City's capital improvement program at least every two years to ensure that capital facilities are available to serve growth.
- 5f) Collaborate with Lyon County Schools to evaluate the school district's capital facilities plans and their ability to serve future growth and support residential development.

Goal 6: Review Yerington's zoning and building codes and evaluate changes that remove housing development barriers.

- 6a) Identify opportunities to streamline the review and permitting process for new housing units.
- 6b) Review the City's zoning maps to ensure that vacant and buildable land can support new housing development.
- 6c) Promote housing variety and diversity through generous housing type allowances within Yerington's residential zones.
- 6d) Review permit and utility connection fees and seek opportunities to reduce fees where feasible.

Goal 7: Identify opportunities for affordable housing development within Yerington.

- 7a) Evaluate buildable and available land for opportunity sites that can readily support an affordable housing project.
- 7b) Determine suitable public and private affordable housing development partners that can assist Yerington in creating affordable housing options.
- 7c) Incentivize the provision of affordable housing units in new, predominantly market-rate housing development projects. Consider reduced permit and review fees for affordable housing projects and predominantly market-rate projects that provide affordable units.

Goal 8: Promote quality housing design and construction.

- 8a) Implement minimum residential design standards that address quality and variety in housing types throughout the community, while maintaining flexibility for developers to provide a range of designs.
- 8b) Offer incentives to developers for high-quality and energy-efficient designs, such as density bonuses or flexibility from development standards.