



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

YERINGTON PLANNING COMMISSION
Wednesday, October 28, 2026
3:00 P.M.
City of Yerington City Hall
14 E. Goldfield Ave. Yerington, NV 89447

The Yerington Planning Commission will conduct a public meeting on the 28th day of October, 2026, beginning at 3:00 p.m. at the following location:

City Hall
14 East Goldfield Avenue
Yerington, NV 89447

Join Zoom Meeting

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

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

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

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

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

1. **Roll Call and Pledge of Allegiance**
2. **Public Participation** - *No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes.*
3. **For Possible Action:** Review and adoption of agenda.

4. **For Possible Action:** Approve the Planning Commission Minutes for the September 23, 2026 meeting.

5. Staff Reports

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

6. **For Possible Action and Recommendation to the Yerington City Council:** Discussion regarding the Feasibility Report for Rivers Edge submitted by Chris Waechter on behalf of Kimley-Horn and Associates, Inc. with APN 001-231-22 (South of Whispering River Estates) & 001-231-21 (East of Whispering River Estates).

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

8. Commissioner Comments

9. **Public Participation** - *No action may be taken on a matter raised under this item of the agenda until the matter itself has been included specifically on an agenda as an item upon which action will be taken. Citizens wishing to speak during public participation are asked to state their name for the record and will be limited to 3 minutes.*

10. Adjournment

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

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

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

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

I, Stacey Larsen, do hereby certify that the foregoing agenda was duly posted at Yerington City Hall located at 14 East Goldfield Avenue, Yerington, NV 89447, the Yerington Police Department located at 227 S. Main St., the Yerington Post Office located at 26 N. Main St., the Lyon County Library Yerington branch located at 20 Nevin Way Yerington, NV 89447. Online at the Nevada State Department of Administration web site at notice.nv.gov and the City of Yerington website at www.yerington.net by the 23rd day of October, 2026, in compliance with NRS 241.020.



Stacey Larsen, Planning Commission Secretary

10-8-26

Date

NOTICE:

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

4



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

YERINGTON PLANNING COMMISSION MINUTES Wednesday, September 23, 2026

The Yerington Planning Commission held a public meeting on the 23rd day of September, 2026, beginning at 4:00 p.m. at City Hall 14 East Goldfield Avenue Yerington, NV 89447

Present: Commissioner Travis Crowder
Commissioner Eric Bodenstein
Commissioner Keith Trout
Commissioner Leo Solari Jr
City Manager Jerry Bryant
Commission Secretary Stacey Larsen

Absent: Commission President Steve Douglas
Commissioner Micah Triplett
Public Works Director Paul Shapiro
City Attorney Chuck Zumpft

Guest: Kent Johnston-True Value Owner

AGENDA:

1. **Roll Call and Pledge of Allegiance**

Commissioner Crowder called the meeting to order and the Pledge of Allegiance was led by Commissioner Bodenstein.

2. **Public Participation**

Commissioner Crowder asked if there was any public participation. There was none at this time.

3. **For Possible Action: Review and adoption of agenda.**

Commissioner Crowder asked for a motion to approve the agenda. Motion made by Commissioner Bodenstein. Second by Commissioner Solari Jr. Item passed unanimously.

4. **For Possible Action: Approve the Planning Commission Minutes for the September 23, 2026 meeting.**

Commissioner Crowder asked if there is any comment or action on the minutes. Commissioner Solari Jr. moved to approve, second by Commissioner Trout. Item passed unanimously.

5. **Staff Reports**

Commissioner Crowder asked if there were any reports at this time. City Manager Bryant stated there is none at this time.

Regular Agenda

6. Possible Action and Recommendation to the Yerington City Council: Terry & Ginger Carpenter on behalf of Second Mile, LLC (Hawkeye Mobile Home Park) is proposing a Special Use Permit application with APN 001-011-46 (500 W. Goldfield Ave).

City Manager Bryant stated a Special Use Permit application was submitted by property owners Ginger & Terry Carpenter. This item is to get a special use permit application on file for Hawkeye Mobile Home Park. He stated that special use permits are to be reviewed annually and that has not been happening. He stated that this mobile home park was once named Greenfield Mobile Home Park and now it is called Hawkeye Mobile Home Park. It's generally known as the park behind Maverik. City Manager Bryant stated that they have an RV camp site in the front with 35 spaces and the mobile home park in the back with 56 spaces. He stated this is a formality to get them in compliance with the requirements of the City codes. Title nine, Chapter four, Section six states that anyone owning a mobile home park must have a special use permit reviewed annually. City Manager Bryant stated from the City's stand point we have no concerns.

Commissioner Trout asked if they have not had a special use permit and City Manager Bryant stated not since the new owners have taken over. Commissioner Trout asked if this SUP included the commercial mall in the front and City Manager Bryant stated no, only the mobile home park. Commissioner Trout stated that on the application it states Second Mile, LLC as the owner but the park is under Hawkeye and wanted to make sure there is no issues with the park being under a different name. City Manager Bryant stated there will be no issues.

Commissioner Bodenstein made a motion to approve the special use permit for APN 001-011-46 submitted by Ginger & Jerry Carpenter as presented, Commissioner Solari Jr. seconded the motion. Item passed unanimously.

7. Commissioner Comments

Commissioner Crowder asked for any Commissioners comments, none were given.

8. Public Participation

Commissioner Crowder asked for any further public comment. None was given.

9. Adjournment

Being no further business, this meeting was adjourned at 4:13PM.

Steve Douglas, Planning Commission President

Date

Stacey Larsen, Planning Commission Secretary

Date

6

MEMORANDUM

To: City of Yerington Planning Commission

From: Chris Waechter
Kimley-Horn and Associates, Inc.
(775) 200-1978

Date: September 9, 2026

Subject: Feasibility Report for Rivers Edge

This Feasibility Report created by Kimley-Horn & Associates, Inc. is for the purpose of a preliminary site evaluation and to introduce the proposed single-family residential Rivers Edge development (the "Project".) All site maps and information, including but not limited to inlands, wetlands, watercourses, LIDAR, flood hazards, topography, soil, and zoning requirements, are based on limited and/or publicly available data. The proposed landplan is based on survey received from ST6, Inc. in August 2026. The Project is located on two parcels: APN 001-231-22 and 001-231-21 that total approximately 15.91 acres (the "Site") and are located near Sprague Drive and Perumean Lane, in Yerington, Nevada (the "City").

PROJECT

The proposed Project is to develop the Site into 63 single-family residential lots. A Conceptual Landplan Exhibit is included in this feasibility report as Attachment A. As part of this development, the project proposes to pave a portion of the existing gravel road Perumean Lane, currently owned by the City, and extend the existing Whispering Rivers development from Sprague Drive.

PROJECT LOCATION

- **Site Area:** APN 001-231-22 (9.11 ac) (left parcel) and APN 001-231-21 (6.80 ac) (right parcel). Total Area: 15.91 acres - *See Figure 1 on Page 2*
- **Project Size:** 63 Lots at approximately 7,000 square feet per lot
- **Zoning:** The Site is zoned R-1 Single Family Dwelling Residential.
- **Setbacks:** 20' front setback*, 20' rear setback, 7' side setbacks, and 20' street side setbacks.
 - *We request an exemption of the front setback to be revised from 20' to 15'. The intent would be to have a 15' front setback to the house frontage with a 20' front setback to the garage.
- **Legal Access:** Access to the Site is from existing Sprague Drive (with a proposed roadway extension of Sprague Drive) and the existing gravel road Perumean Lane (City owned). The project proposes paving of Perumean Lane to Popo Agie Way. The proposed roadway will be designed to City standards and dedicated to the City of Yerington.
- **Site Proximity:**
 - Parks and Recreational Facilities:
 - Mountain View Park (0.9 miles, 19 min walk, 3 min drive via W Bridge Street)
 - Reviglio Park (1.9 miles, 42 min walk, 6 min drive via W Bridge Street and S Main Street)
 - Emergency Medical Services:
 - South Lyon Medical Center (0.8 miles, 17 minute walk, 3 minute drive via Bridge Street)
 - Fire Protection:

- Mason Valley Fire Protection Station (1.3 miles, 4 minute drive via Bridge Street and S Main Street)



Figure 1: Site Aerial of APN 001-231-22 (9.11 ac) (left) and APN 001-231-21 (6.80 ac) (right)

- **Adjacent Parcels:**

APN 001-231-22 (9.11 ac) (left parcel) is bounded by:

- North: Whispering Rivers subdivision, owned by private homeowners, and zoned R-1
- East: Single-family Residence, owned by Spinuzzi Et. Al., and zoned R-20. Parcel appears to be within Lyon County, not the City.
- Southwest: Vacant, undeveloped single-family residence, owned by Irene Bottimore, and zoned R-1

APN 001-231-21 (6.80 ac) (right parcel) is bounded by:

- North: Cornerstone Mini Storage, LLC. and Pony Expresss Manufactured Homes, LLC., both zoned C1 Limited Commercial
- Southeast: Perumean Lane gravel road, owned by City of Yerington
- Pony Express Village, LLC., zoned RC for Transitional Residential, to the southeast of Perumean Lane
- West: Whispering Rivers subdivision, owned by private homeowners, and zoned R-1

ADDITIONAL SITE INFORMATION

- Topography
 - The existing Site is relatively flat with some dirt/vegetation piles. Generally, there is a gentle slope from the south to the north with a total fall of about 8'. The western side of APN 001-231-22 gently slopes towards Walker River, more from the east to the west. The Site is currently undeveloped, with some shrubs, dirt/vegetation piles, and a few trees closer to Walker River.
- CC&R's
 - The project proposes no HOA or LMA, and therefore will not require CC&R's.
- Floodplain
 - The Site is mostly located in Floodplain Zone X Shaded with a 0.2% Chance Annual Flood Hazard. The western side of APN 001-231-22, closest to Walker River, is located in Floodplain Zone AE with base flood elevations and 1% Chance Annual Flood Hazard.
 - The proposed project depicts all single-family lots outside the Zone AE Flood Hazard area.
- Wetlands
 - The western portion of APN 001-231-22, closest to Walker River, is considered a freshwater forested/shrub wetland. This wetland appears to be within the Zone AE floodplain.
- Faults
 - There are no fault lines near the project site
- Soils
 - The site consists of the following soils:
 - Approximately 82% dithod loam soil, hydrologic soil group C with slow water infiltration;
 - 15% Fernley loamy sand drained, hydrologic soil group A with high water infiltration; and
 - 3% Fallon fine sandy loam frequently flooded, hydrologic soil group A with high water infiltration

PROJECT UTILITIES

- Water
 - There are municipal water utilities in the public roads in the adjacent Whispering Rivers subdivision (Rosebud Way, Trinity Way, and Sprague Drive) and at the beginning of Perumean Lane.
 - The City of Yerington will provide water service to this project; the letter is included in this submittal.
- Sewer
 - There are municipal sewer utilities in the public roads in the adjacent Whispering Rivers subdivision on Sprague Drive and at the beginning of Perumean Lane.
 - The City of Yerington will provide sewer service to this project; the letter is included in this submittal.
- Storm Drainage
 - There is municipal storm drainage infrastructure in the public roads in the adjacent Whispering Rivers subdivision (Rosebud Way, Trinity Way, Popo Agie Way, and Sprague Drive) and at the beginning of Perumean Lane.
 - The project proposes to install storm drainage catch basins and pipes in the public roads to tie into the existing City storm drainage system. The stormwater will flow into proposed catch basins into proposed storm drain pipes, and then drain towards the existing storm system in the adjacent

Whispering Rivers development. Ultimately, the storm drainage is routed into the City storm drainage system.

- Electricity
 - The site is within NV Energy's service area and a will serve letter from NVE has been provided for the development.
 - There is underground electricity accessible to the site from the adjacent Whispering Rivers development near the Project on Rosebud Way, Trinity Way, Popo Agie Way, and Sprague Drive, on the Project parcel closest to Sprague Drive, and at the start of Perumean Lane.
- Gas
 - Gas will be serviced by Southwest Gas Corporation and a will serve letter has been provided.
 - There is underground gas accessible to the site from the adjacent Whispering Rivers development near the project on Rosebud Way, Trinity Way, Popo Agie Way, and Sprague Drive, and at the start of Perumean Lane.
- Telephone/Internet
 - Telephone and internet services will be serviced by Frontier Communications and a will serve letter has been provided for this development.
 - There is underground telephone/internet accessible to the site from the edge of the property near the adjacent Whispering Rivers development and at the start of Perumean Lane.

CLOSURE

The above Feasibility Report provides preliminary information for the Site and proposed Rivers Edge project. The study offers general observations based on available information, which might not capture all site-specific variables.

Sincerely,



Chris Waechter, P.E.
Project Engineer

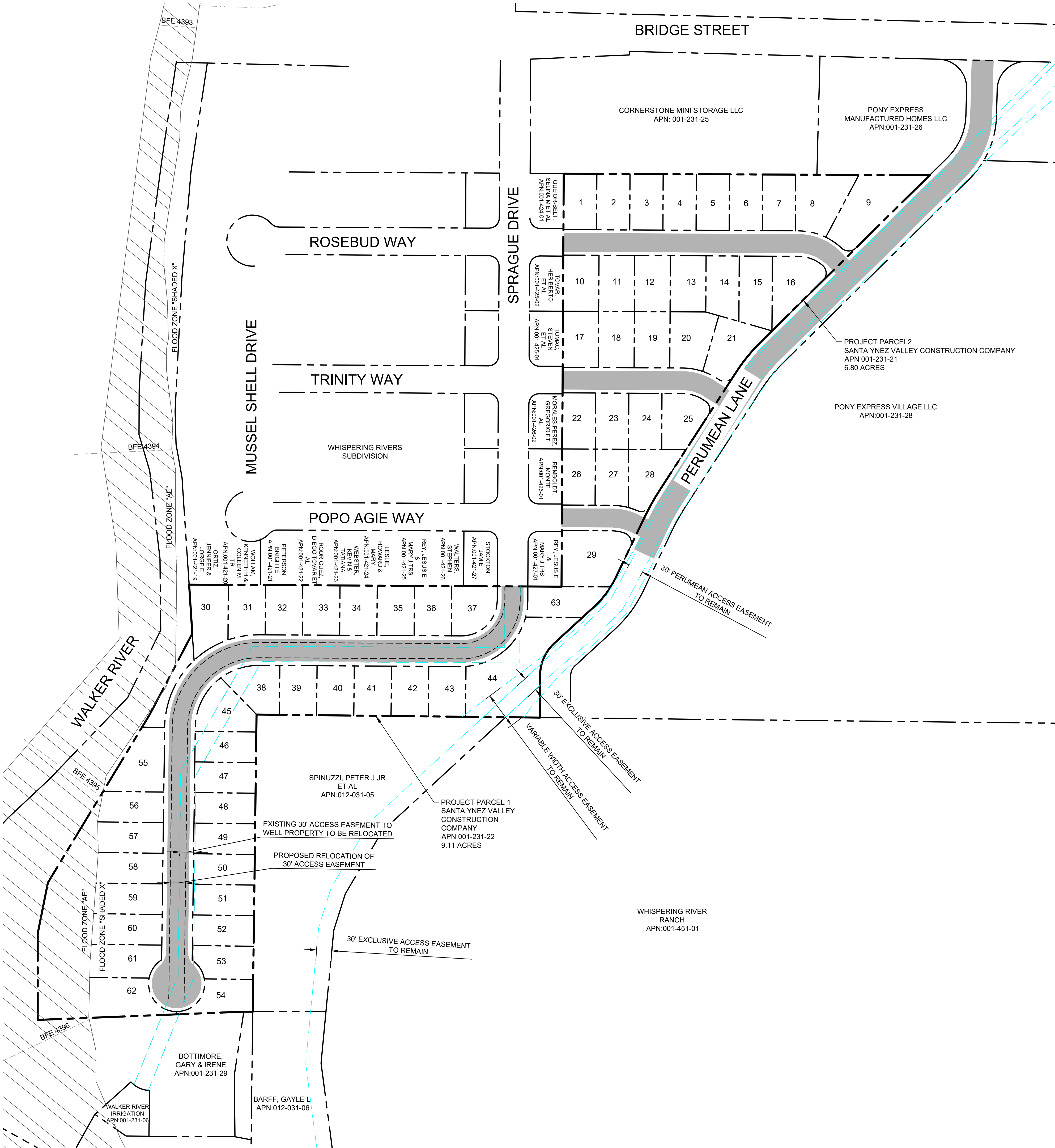
Rivers Edge

Conceptual Landplan

Yerington, Nevada

September 2026

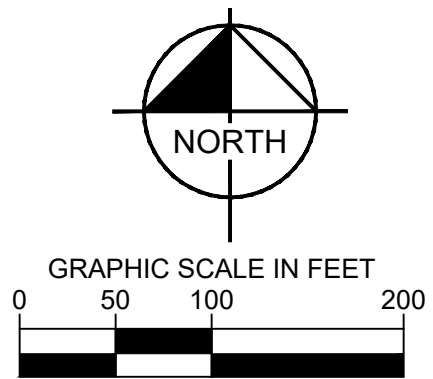
NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE. THIS HAS BEEN PRODUCED WITHOUT A COMPLETE SURVEY OR CONTACT WITH THE CITY.



Kimley»Horn

50 W. Liberty Street
Suite 980
Reno, Nevada 89501
775-200-1978

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE. THIS HAS BEEN PRODUCED WITHOUT A COMPLETE SURVEY OR CONTACT WITH THE CITY.



50 W. Liberty Street
Suite 980
Reno, Nevada 89501
775-200-1978



14 East Goldfield Avenue Yerington, NV 89447
Phone: 775-465-3511 Fax: 775-463-2284

RIVER'S EDGE - Feasibility Report Comments

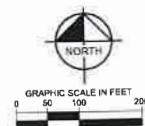
The following is a list of comments provided to the applicant in support of the River's Edge Subdivision Feasibility Report.

Prior to submitting the Tentative Subdivision Map, the following shall be considered and addressed within the contents of the Tentative Subdivision Map:

1. Comply with the requirements set forth in the City of Yerington Municipal Code, Title 11 – Subdivision Regulations, Chapter 3 – Tentative Maps, Section 11-3-3: Form and Contents.
2. Show underlying parcels (4).
3. Provide tentative grading, utilities (water, sewer, storm drain), roadways, and hydrology plans/reports.
4. Obtain Intent to Serve letters from the City of Yerington with respect to water and sewer service.
5. Obtain tentative subdivision approval from Nevada Division of Water Resources (required prior to City approval of tentative map).
6. Obtain tentative subdivision approval from Nevada Division of Environmental Protection (required prior to City approval of tentative map).
7. Obtain tentative subdivision approval from Mason Valley Fire Protection District (required prior to City approval of tentative map).
8. Obtain tentative subdivision approval from Walker River Irrigation District (required prior to City approval of tentative map).
9. If entry monument signs are proposed, shown locations and provide approximate size.
10. Consider speed bumps or alternative traffic control devices on proposed “straight/linear” stretches of streets.
11. Show storm drain retention and/or detention ponds for handling post-development storm water.
12. Provide anticipated phasing plan.
13. Provide FEMA Flood Zone designations/limits coinciding with subject parcels.
14. Provide preliminary fire hydrant spacing as approved by Mason Valley Fire Protection District.

15. The City may/can request that the project constructs Perumean Lane to at least the southeast corner of lot 29. The City may prefer if the project constructs Perumean all the way to the south boundary of the parcel.
16. The City may/can request that the project coordinates directly with the adjacent Pony Express Village project to the east for driveways and utility stubs into Pony Express Village with the design of Perumean Lane.
17. Confirm with the Mason Valley Fire Protection District if they are going to accept the length of the proposed south cul-de-sac without providing a secondary emergency access connection to the east to Perumean Lane somewhere between lots 46 and 54 per fire code requirements.
18. Confirm with the Mason Valley Fire Protection District the possible requirement for water main looping if that long of a water main is allowed without looping it back to the water main in Perumean Lane, per NAC Compliance requirements.
19. Confirm available fire hydrant flow on a possible dead end line with the Mason Valley Fire Protection District.
20. If there is a requirement for secondary access and water looping off the subject parcel, the project is going to have to obtain and grant easements for such on parcels the project doesn't own.
21. Please provide anticipated yard landscaping schemes/concepts.
22. Include a Variance Request with the Tentative Map Application for the reduced front yard set-back from 20 feet to 15 feet.

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE. THIS HAS BEEN PRODUCED WITHOUT A COMPLETE SURVEY OR CONTACT WITH THE CITY.



50 W. Liberty Street
Suite 980
Reno, Nevada 89501
775-200-1978



7/20/2026

Rivers Edge
Attn Sam Spier
Santa Ynez Valley Construction Company
PO Box 489, Minden NV 89423
775-234-8203
sam@synconhomes.com

Subject: Electric service for A.P.N. 001-231-21 and 001-231-22

Sam,

This letter is to inform you that the property mentioned above lies within NV Energy electric service territory boundaries. Provided all necessary fees and contracts are negotiated in a proper and timely manner, in accordance with our filed rules and tariffs, we will provide electric service to your proposed project.

The necessary utility extensions and services will be made from the nearest source of adequate capacity in accordance with our Rules and Regulations on file and approved by the Nevada Public Utilities Commission.

This letter does not constitute application for electric service.

Please contact me at (775) 834-2925 if I can be of assistance.

Sincerely,



Matt Wagner | Manager, Distribution Design - Carson Region

NV Energy | 875 E. Long St. | Carson City, NV 89706

Office 775.834.2925 | Cell 775.772.9507 | Email: matt.wagner@nvenergy.com



SOUTHWEST GAS CORPORATION

July 21, 2026

Sam Spier

Santa Ynez Valley Construction Company

PO Box 489, Minden NV 89423

RE: Natural Gas Service: Rivers Edge - Gas service for APN 001-231-21 and 001-231-22

In response to your recent inquiry concerning the availability of natural gas to the above location, Southwest Gas Corporation is the natural gas supplier for this area.

Please be advised that natural gas is available to the above referenced project from Southwest Gas Corporation in accordance with our existing rules and regulations as filed with the Nevada Public Utilities Commission. We extend our facilities based on economic justification. Without reviewing a preliminary engineering plan for this project, we cannot, at this time, determine what fees would be required from the developer. We are interested in serving this project with the preferred fuel, natural gas, and look forward to hearing from you as plans progress.

Thank you for your inquiry. We look forward to providing safe, reliable, and clean burning natural gas to you and your project. For further information please call (877) 860-6020.

Sincerely,

Southwest Gas Energy Solutions Department

www.swgas.com / (877) 860-6020

City of Yerington
14 E. Goldfield Ave.
Yerington, NV 89447
www.yerington.net



September 3, 2026

Santa Ynez Valley Construction

P.O. Box 489

Minden, Nv 89423

RE: Water and Sewer Infrastructure Availability – Rivers Edge APNs 001-231-21 & 001-231-22

Dear Sam Speir,

Please accept this letter as confirmation that the City of Yerington possesses existing municipal water and sanitary sewer infrastructure adjacent to and in the immediate vicinity of your proposed development located at Assessors Parcel Numbers 001-231-21 & 001-231-22.

The City of Yerington is fully prepared and pleased to furnish municipal water and sewer services to serve the proposed development, subject to standard plan reviews, system capacity evaluations, and full compliance with all applicable municipal codes and utility regulations.

Please be advised that all costs associated with connection, main extensions, infrastructure improvements, metering, engineering, permitting, and service tie-ins required to serve the subject property shall be at the developer's sole expense.

Once your final site and engineering plans are completed, please submit them to the Public Works Department for formal review and approval. We look forward to working with you as your project progresses.

Sincerely,

A handwritten signature in blue ink that reads "P. Shapiro".

Paul Shapiro
Public Works Director
City of Yerington



Jul 27, 2026

Re: Will Serve Letter : Cross Streets: Perumean Lane and Sprague Drive
Jurisdiction: City of Yerington
Type of property: Single-Family Residential
of Units: 66 Lots

Frontier Communications Company is certified to provide telephone services and Internet Broadband to the reference location. Telephone facilities are available and can be extended to the above-mentioned area upon successful negotiation with the developer or individual property owners.

Deposits vary according to the customer's credit history. An average residential deposit can range from \$25.00 to \$200.00. The deposit and accrued interest are refundable upon one year's satisfactory payment history. Basic installation charges are from \$75.00 - depending on the services the customer wishes. The cost of installing the line from the property line to the residence is included in the installation cost.

The monthly rate for a single residence telephone line is \$20.00. A typical customer would be requested to pay a deposit, installation fees of \$100.00, and the first month's service of \$20.00 in advance. These charges are estimates only.

These charges are estimates only. If you have any additional questions, please do not hesitate to contact me at (775) 781-1167.

Sincerely,
Chris Willing
Chris Willing
Sr. Network Engineer

mailed 10-8-24

Barbara Smith
PO Box 119
Wellington, NV 89444

Walker River Irrigation
PO Box 820
Yerington, NV 89447

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

Jeffrey & Deborah Rife
102 S. Center St
Yerington, NV 89447

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

Gayle Barff
834 W. Bridge St
Yerington, NV 89447

Pony Express Manufactured Homes, LLC
2625 Star Pointe Dr
Reno, NV 89521

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

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

Heriberto & Judith Tovar
402 Sprague Dr
Yerington, NV 89447

Quail Run, LTD
220 Sheridan Creek Ct
Gardnerville, NV 89460

Steven & Laura Tomac
13 Nordyke Rd
Yerington, NV 89447

Rita Clark
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Monte Remboldt
1228 S. Sherman St
Fallon, NV 89406

Curtis & Mary Debord
12301 I-80 East
Sparks, NV 89434

Jesus & Mary Rey
1300 Kimbles Way
Gardnerville, NV 89410

Gary & Irene Bottimore
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Eagle Valley, CA 96110

Jamie Stockton
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Yerington, NV 89447

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

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

Stephen Walters & Dianne Levstek
1005 Popo Agie Way
Yerington, NV 89447

Howard & Mary Leslie
4834 Moli Place
Princeville, HI 96722

Kevin & Tatiana Webster
1017 Popo Agie Way
Yerington, NV 89447

Diego & Victoria Rodriguez
1021 Popo Agie Way
Yerington, NV 89447

Brigitte Peterson
1025 Popo Agie Way
Yerington, NV 89447

Kenneth & Coleen Wollam
1688 Avondale Dr
Roseville, CA 95747

Jennifer & Jorge Ortiz
435 Mussel Shell Dr
Yerington, NV 89447

Donna Halgrimson
431 Mussel Shell Dr
Yerington, NV 89447

Nicholas Carlgren
427 Mussel Shell Dr
Yerington, NV 89447

Justin & Jenny Sweetland
1326 Denney Ln
Minden, NV 89423

Harold & Linda Whalin
PO Box 3
Yerington, NV 89447

Robert & Michelle Smith
19 Borsini Ln
Yerington, NV 89447

Russell Tracy
1012 Rosebud Way
Yerington, NV 89447

Peggy Minifie
1008 Rosebud Way
Yerington, NV 89447

Ian Stingerie
1004 Rosebud Way
Yerington, NV 89447

Louise Littlejohn
1000 Rosebud Way
Yerington, NV 89447

Francisco Mendoza & Consuelo Basaca
PO Box 596
Yerington, NV 89447

Donald Wagner
7305 Golden Circle
Rancho Murieta, CA 95683

Martin & Karina Figueroa
2903 2nd Ave
Los Angeles, CA 90018

William & Nancy Whitsett
1024 Rosebud Way
Yerington, NV 89447

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

Omar Lopez
1001 Rosebud Way
Yerington, NV 89447

James, Jeffrey & Julie Mills
917 Sweetwater Dr
Gardnerville, NV 89460

Mark & Cindy Bridges
1009 Rosebud Way
Yerington, NV 89447

Ruben Rodarte-Castro & Marla Mendoza
1013 Rosebud Way
Yerington, NV 89447

Justin & Kody Wade
622 N. Oregon St
Yerington, NV 89447

Jose & Wanda Espinoza
1021 Rosebud Way
Yerington, NV 89447

Galeppi Land & Livestock Co.
560 Genoa Ln
Minden, NV 89423

James & Vivian Henderson
1020 Trinity Way
Yerington, NV 89447

John Temean
1016 Trinity Way
Yerington, NV 89447

Joseph & Karen Roberge
1004 Trinity Way
Yerington, NV 89447

Jessica Moore
409 Sprague Dr
Yerington, NV 89447

Orlando Perez
415 Sprague Dr
Yerington, NV 89447

Joseph Newsome
4 McGowan Ln
Yerington, NV 89447

DTA Investments, LLC
44 Ash St
Yerington, NV 89447

James Birkey
13690 Llagas Ave
San Martin, CA 95046

Walter Stauffer
1013 Trinity Way
Yerington, NV 89447

Jonathan & Kimberlee King
1004 Popo Agie Way
Yerington, NV 89447

Holly Koscinski
1017 Trinity Way
Yerington, NV 89447

Colleen Castello
PO Box 1347
Yerington, NV 89447

Ronald & Julie Wright
461 Belview Rd
Atwater, CA 95301

Lara Sims
412 Mussel Shell Dr
Yerington, NV 89447

Donna & Robert Barker
1024 Popo Agie Way
Yerington, NV 89447

Nicole Rogers
1020 Popo Agie Way
Yerington, NV 89447

Candice Borsini & Harrison Collins
70 E. Tognoli Ln
Yerington, NV 89447

Valerie & Wayne Garcia
1012 Popo Agie Way
Yerington, NV 89447



Lyon County
Nevada

Parcel 001-231-22

Owners

SANTA YNEZ VALLEY CONSTRUCTION COMPANY
PO BOX 489
MINDEN, NV 89423-0000

Parcel Summary

Location	YERINGTON, NV
Use Code	120: Vacant - Single Family Residential
Tax District	1.0: City of Yerington
Acreage	9.1100
Plat Maps	001-23.pdf (290kb)
Map Documents	BAM411566 PAR168438



Keyline Description

21/22-13-25 FRE2NE4/FRN2NW4 ADJ PAR E
Created from split of Parcel # 001-231-10 TWN/BLK: 23 RANGE:
25 ACRES: 27.18
Primary new parcel is Parcel # 001-231-17 SEC/LOT: 22 TWN/BLK:
13 RANGE: 25 ACRES: 1.43
FR E2 E2 NE4 SEC/LOT: 21 TWN/BLK: 13 RANGE: 25
FR W2 W2 NW4 SEC/LOT: 22 TWN/BLK: 13 RANGE: 25
ILLEGAL SPLIT BY TD #238431 TWN/BLK: 13 RANGE: 25
ACRES: 8.58
Changed from Parcel # 001-231-14
BA# 411566 ADJ PAR E SEC/LOT: 22 TWN/BLK: 13 RANGE: 25
ACRES: 9.11

Value History

	2026	2025	2024	2023	2022	2021	2020
Total Building Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Extra Features Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Secured Pers Prop	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Land Value	\$45,000	\$45,000	\$45,000	\$40,000	\$40,000	\$40,000	\$40,000
Taxable Value	\$45,000	\$45,000	\$45,000	\$40,000	\$40,000	\$40,000	\$40,000
Net Exemptions Value	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$15,750	\$15,750	\$15,750	\$14,000	\$14,000	\$14,000	\$14,000