



**LYON COUNTY**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

BUILDING \* DEVELOPMENT ENGINEERING \* PLANNING  
CODE ENFORCEMENT \* ECONOMIC DEVELOPMENT

27 SOUTH MAIN STREET, YERINGTON, NV 89447

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

WEBSITE: [www.lyon-county.org](http://www.lyon-county.org)

May 13, 2025

Levi Cates  
294 Sunset Hills Dr  
Yerington, NV 89447

**RE: A request from Levi Cates for a Tentative Parcel Map.**

Dear Mr. Cates,

The Lyon County Planning Commission, at a duly noticed public hearing held on Tuesday, **May 13, 2025**, considered the above-referenced application.

On the date indicated above, a Notice of Final Action was filed with the Lyon County Clerk, pursuant to NRS 278.0235 and NRS 278.3195, which starts the commencement of the twenty-five day limitation period specified therein.

By **unanimous** vote (7 Ayes; 0 Nays; 0 Abstentions), the Planning Commission **motioned to approve** the request from Levi Cates for a Tentative Parcel Map to subdivide an approximately 14.30-acre parcel into 2 parcels, the smallest being 5.30 acres, located at 294 Sunset Hills Drive in Mason Valley (APN 014-251-24); PLZ-2025-010 based on the following Conditions of Approval.

1. The developer shall comply with all Federal, State, County and special purpose district regulations.
2. The developer shall make corrections of any engineering or drafting errors and other technical map corrections to the satisfaction of the County Engineer and Community Development Director prior to submitting the final parcel map for recordation.
3. The developer shall pay the actual costs for County Engineer plan and map checking fees and County Inspector site improvement inspection fees, in accordance with the adopted County fee resolution in effect at the time, and provide proof of payment to the Planning Department prior to final parcel map recordation.
4. The developer or owner is required to meet the requirements of the City of Yerington Public Works Department regarding extension of the existing water connection to the new parcel.
5. Dedication of water rights necessary to serve the newly created parcel to the satisfaction of the City of Yerington Public Works Department shall be provided to the Lyon County Community Development Department prior to recordation of the Final Parcel Map.
6. The developer or owner shall attain an Encroachment Permit from the Lyon County Roads Department for the new access onto the 50' easement from the newly created Parcel B. The new driveway will be required to be installed to County standards as specified by the Roads Department.
7. The developer shall pay in full all property taxes through the end of the fiscal year (June 30) prior to recordation of the final parcel map.

8. The developer shall provide the parcel map to the Lyon County GIS Coordinator in form and format compatible with the County geographical information system (GIS). The scale of the site plan, improvements, monuments and other items shall be in model space correctly oriented to coordinate system as established by the GIS Coordinator. Cover sheet and standard details need not be included.
9. The developer shall pay the required recording fees at time of final parcel map recordation.
10. No lot shall be offered for sale or sold and no building permits shall be accepted for processing until the final parcel map has been approved and recorded.
11. The developer shall comply with Lyon County's storm drainage guidelines (revised 2024).
12. The final parcel map will comply with the current Lyon County standards requiring a 7.5-foot public utility easement along the front property lines and 5-foot public utility easement along all side property lines for the proposed parcels prior to recordation.
13. Approval of the tentative parcel map shall not constitute acceptance of the final parcel map. **Failure to submit a complete final parcel map and pay the required fees within one (1) year from the date of approval shall render the tentative parcel map approval as expired.** No extension may be granted after receiving approval of the tentative parcel map.

If you have any questions or concerns please feel free to contact the Community Development Department at 775-463-6592.

Sincerely,



Gavin Henderson  
Community Development Director

Cc: File

Clerk's Office

Assessor's Office

Chico Land Survey's Ltd., 903 Lakeview Dr., Dayton, NV 89403