



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

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

27 SOUTH MAIN STREET, YERINGTON, NV 89447

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WEBSITE: www.lyon-county.org

August 12, 2025

Leland D and Paula J Bowden  
29 Mackenzie Lane  
Yerington NV 89447

**RE: A request from Leland D. and Paula J. Bowden for a Tentative Parcel Map.**

Dear Leland and Paula Bowden,

The Lyon County Planning Commission, at a duly noticed public hearing held on Tuesday, **August 12, 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 (5 Ayes; 0 Nays; 0 Abstentions; Commissioners Ewing and Jones were absent), the Planning Commission **motioned to approve** the request from Leland D. and Paula J. Bowden for a Tentative Parcel Map to subdivide an approximately 40.33-acre parcel into two (2) parcels, the smallest being 20.00 acres, located at 25 Mac Kenzie Lane in Mason Valley (APN 012-281-15), PLZ-2025-046 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. Dedication of water rights will be necessary to serve the newly created parcels. Prior to the recordation of a Final Map, the applicant shall relinquish any required and appropriate water rights to the State of Nevada.
5. Any development on each parcel will be required to have an individual system for sewage disposal and a well.
6. The developer or owner shall attain an Encroachment Permit from the Lyon County Roads Department for any new access onto the two parcels. Any new driveways will be required to be installed to County standards as specified by the Lyon County 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 the 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 a 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  
Denson Surveying, Inc., PO Box 528, Yerington NV, 89447