



102 South Main Street Yerington Nevada 89447
PHONE: 775 463-3511 Website: www.yerington.net Fax: 775 463-2284
The City of Yerington is an Equal Opportunity Provider

YERINGTON CITY COUNCIL
MEETING AGENDA
July 22, 2019, - 10:00 A.M. - CITY HALL

1. Meeting called to order, roll call reported and Pledge of Allegiance.
2. For Possible Action: Review and Approval of Agenda.
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 that 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.

Public Comment on any item not on this agenda, and pertinent to the City Council, will be received during the Public Participation/Comment portion of this meeting. The presiding officer will invite public comment pertaining to those matters on this agenda during the council's consideration of each individual matter, and before action, if any, is taken. Public comment is limited to three (3) minutes per person, per item, unless additional time is permitted by the presiding officer.
3. Official Oath/Swearing in of Shane Martin to Serve as a City Council Member until the Next Elections of the Yerington City Council.
4. For Possible Action: Approve the Minutes of the July 8, 2019 Regular Meeting.
5. For Possible Action: Approval of New, Renewal and Name Change Business License Applications.
 - A. Steve Moore dba Rafter-S-Construction, General Construction, 7 W. Pursel Lane Yerington, NV 89447, Mobile-New
 - B. Walker Cellular, Inc., Contractor, 150 Flocchini Circle Lincoln, CA 95648, Mobile-New
 - C. El Mundo Latino, II LLC, Retail, 46 N. Main St. Yerington, NV 89447-Renewal
6. For Possible Action: Approval to Establish a Minimum Fee for Weed/Nuisance Abatement Removal by the City for a Minimum of \$315.00 and \$180.00 Per Hour Thereafter plus disposal fees.
7. For Possible Action: Approval of Revision #25 to the City of Yerington Fee Schedule to Update Wording and Add Weed/Nuisance Abatement and Fees.

8. For Possible Action: Approve City Public Works Weed Abatement Removal of the Following Properties: APN 001-151-07; 31 North Center Street, John & Renee Mouchow.
9. For Possible Action: Approval of the 2019-20 Debt Management Policy and Capital Improvement Plan.
10. Discussion Only: Letter from NV Energy Regarding Electric Meter Located at "US Highway 95A North Unit City", Meter Number BB111486078.
11. For Possible Action: Approval to Authorize the Utilization of Cash Funds Not to Exceed \$500,000 to Pay for the Remaining Pre-Construction (soft) Costs for the Water/Sewer Project.
12. For Possible Action: Review Bills Previously Submitted for Payment.
13. Public Participation/Comments: Public comments(s) shall not be restricted based on content or view point – No action will be taken.
14. Department Reports, City Manager Report and Council Comments - No action will be taken.

Copies of all documents discussed herein may be attained at City Hall, 102 S. Main Street, Yerington, Nevada 89447.

This is a tentative schedule for the meeting. The presiding officer reserves the right to take items in a different order to accomplish business in the most efficient manner, and may combine two or more agenda items for consideration. Items may be removed from this agenda or delayed for later discussion.

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 the Administrative Director/Interim City Clerk at 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, Sheema D. Shaw, do hereby certify that the foregoing agenda was duly posted July 17, 2019 at the following locations:

Yerington City Hall, Yerington Post Office, Lyon County Court House, Lyon County Administrative Complex.

For questions or supporting materials regarding this agenda, please contact Sheema D. Shaw at (775) 463-3511.



Administrative Director/Interim City Clerk

July 8, 2019

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

Mayor John Garry
Council Members Jerry Bryant, Selena Catalano and Terceira Schunke
City Manager Robert Switzer
City Attorney Chuck Zumpft
Chief of Police Darren Wagner
Public Works Director Jay Flakus
Administrative Director/Interim City Clerk Sheema D. Shaw

Guests: Chief Scott Draper of the Mason Valley Fire District, David Ray, Walt Breese, Larry Reynolds, Kyle Frade, Jim Sanford, Shane Martin, Chaz Hunter, Dave and Deb DeGrendele.

Mayor Garry recognized former Councilman Larry Reynolds and presented him with a plaque and thanked him for his service to the City of Yerington. Mayor Garry stated that Mr. Reynolds service to the City of Yerington and the Nevada Highway patrol was tremendous.

Mr. Reynolds thanked Mayor Garry and former Mayor Dini for their wisdom and friendship. Mr. Reynolds also thanked Council members, The City Manager and the Interim City Clerk. Mr. Reynolds stated that we will have many challenges in the upcoming months and it will be an exciting time. Mr. Reynolds asked that council remember that they are not spending their own money, it is the residents of the city.

Agenda Approval

Councilwoman Schunke made a motion to approve the agenda as presented, seconded by Councilwoman Catalano and passed unanimously.

Minutes

Councilwoman Catalano made a motion to approve the minutes of June 24, 2019, seconded by Councilwoman Schunke and passed unanimously.

Business Licenses

The following business license applications were presented for review and approval:

- A. Hammond Furniture, Inc., Retail Home Furnishings, 174 W. Goldfield Ave. Suite A Yerington, NV 89447-Address Change
- B. Liliana Hurtado dba Sacred Space Yoga, Yoga & Movement Studio, 32 S. Main St. Yerington, NV 89447-New

- C. Jessie Blanhir Ramirez dba Blanhir's Bakery, Bakery & Café/Limited Restaurant, 3B S. Main St Yerington, NV 89447-New
- D. Roderick Paupore dba Valley Farms Meat Company, Meat Sales, 1300 Stockton Hill Rd. Kingman, AZ 86401, Mobile-New
- E. Christopher T. Matthews dba Matthews Aviation, Aviation, 600 Airport Way Yerington, NV 89447-Renewal

Councilwoman Schunke made a motion to approve the business license applications as presented, seconded by Councilman Bryant. Mayor Garry asked for public comment, there were no public comments and the motion passed unanimously.

Selection of Applicant to Fill One Vacant City Council Position, Pursuant to Yerington City Charter Sections 1.060 and 2.010, Submitted by the Following Qualified Applicants: Shane R. Martin, Chaz Hunter and Jim Sanford.

Mayor Garry stated that we have the resume's that were submitted by the candidates; however, he would like each candidate to give a presentation to inform the council a little about themselves, why they are interested in becoming a member of the council and what they see as the most urgent issues for the city. Mayor Garry stated that council would hear each candidate in alphabetical order and asked the remaining candidates to wait in the lobby.

Mr. Chaz Hunter stated that it took him a day and a half to think it over and write his resume. Mr. Hunter stated that he grew up in California and then moved to Rhode Island at the age of 13 and stayed there for 10 years. In 2013 he moved to Yerington and has noticed things throughout the county and he would like to help steer Yerington in the right direction with fiscal planning and trying to cut taxes. Mr. Hunter stated that he wanted to help the city save money, thereby saving the citizens money. Mayor Garry thanked Mr. Hunter for his presentation and asked him to send in Mr. Martin.

Mr. Shane Martin addressed the council and stated that he has been in the community for about 10 years and is employed at Peri's in sales. Mr. Martin stated that he wanted to help fix things in the community. Mr. Martin stated that he has coached baseball since he has been here. Mr. Martin stated that as for a five year plan, he is open. He has spoken to a lot of people in the community and the street lights are an issue. Mr. Martin stated that he would like to keep the community clean, organized and moving forward in the right direction. Councilwoman Catalano asked if Mr. Martin had done any research or spoken with anyone on current projects in the city. Mr. Martin stated that he has heard by word of mouth.

Mayor Garry thanked Mr. Martin and asked him to wait in the lobby and ask Mr. Sanford to come it.

Mr. Jim Sanford stated that he is a lifelong Nevadan. Mr. Sanford stated that he moved to Yerington in 1956. Mr. Sanford stated that his father joined Mr. Walter Cox and purchased the Mason Valley News. Mr. Sanford stated that his first job was with the newspaper as an apprentice. Mr. Sanford stated that he attended UNR and received a Bachelor's Degree in journalism. Mr. Sanford stated that he ran the Mason Valley News for 45 years and has served

two terms as Mayor and two terms on council. Mr. Sanford stated that he is aware of the problems that lie ahead for the city with the water/sewer project. It is a \$34-million project. Mr. Sanford stated that he is also aware of the issues the Police Department faces attracting candidates to the area.

Mr. Sanford stated that the reason he is interest in coming back is the different chemistry and he believes he has a lot to give to the community.

Mayor Garry asked Mr. Sanford to step into the lobby while the council took a moment to discuss the candidates.

Mayor Garry stated that he has a personal prejudice and affection for Mr. Sanford; and he feels that Mr. Sanford is the strongest candidate; however, the council may have a different consideration.

City Manager Switzer asked City Attorney Zumpft if Council could write down the name of the person they select and Mayor Garry announce that name followed by a motion. City Attorney Zumpft stated that as long as there is a motion during which a vote is announced and recorded.

Mayor Garry asked that council members write down their recommendation and pass it to him.

Mayor Garry stated that after reviewing the names, Mr. Shane Martin is who the council has selected and asked for a motion.

Councilwoman Catalano made a motion to nominate Mr. Shane Martin as the new member to City Council, seconded by Councilwoman Schunke. Mayor Garry asked for public comments.

Councilman Bryant stated that he has coached baseball with Mr. Martin for five years or so and it is great to see him involved; however, he does not believe Mr. Sanford's experience can be over looked. Councilwoman Catalano concurred that Mr. Sanford experience is beyond; however, she is aware why Mr. Martin was unable to file as a candidate during the election period and it was a legitimate reason.

Mayor Garry asked for further comments, there were no comments. Councilman Bryant apposed and the motion carried.

Approval of a 36-month Agreement with TRI Utility Cost Reductions, Inc., 225 Glades Road Suite 324A, Boca Raton, FL 33431, for Reduction of Utility Costs Including Gas, Power, and Telecommunications.

City Manager Switzer stated that about two months ago Mr. Breese approached the Council with to seek to reduce our utility costs. As a discussion of that meeting our city attorney

had some question regarding language in that agreement. Council has been given a copy of the agreement with a redline version of the changes as recommended by the City attorney.

Mr. Breese stated that Sustainable Tomorrows is a non-profit organization that does charitable work around the world. Mr. Breese stated that what they will do is a forensic audit on utilities which they normally see a refund on 90% of the time. If a refund is received they will split that with the city. Sustainable Tomorrows would get one-half of that refund, which is how they generate their funds and the other half goes to Esti Network.

Mr. Breese stated that if approved there will be two forms to sign; a letter of authorization and a separate contract. There is no fee if there is no refund and the city will receive the peace of mind that the utilities are being billed correctly.

City Manager Switzer asked how far back they could go with the utility bills. Mr. Breese stated that they could go back eight years.

Councilman Bryant made a motion to approve a 36-month agreement with TRI Utility Cost Reductions, Inc., 225 Glades Road Suite 324A, Boca Raton, FL 33431, for reduction of utility costs including gas, power, and telecommunications, seconded by Councilwoman Catalano. Mayor Garry asked for public comments, there were no comments and the motion passed unanimously.

Approval of a Settlement Agreement and Mutual Release Between Hot Spot Broadband, Inc. dba Sky Fiber Internet, (Sky Fiber”), Garry Gomes, an Individual and the City of Yerington.

City Manager Switzer stated that this is the settlement agreement for Sky Fiber. City Manager Switzer stated that for approximately the last year and a half Sky Fiber has had communication apparatus on our water tank. Without having an agreement in place we have been able to negotiate a settlement amount of \$6,000.

Councilman Bryant asked if the equipment will be removed. City Manager Switzer stated that Sky Fiber would be granted access to remove their equipment.

Councilman Bryant made a motion to approve a settlement agreement and mutual release between Hot Spot Broadband, Inc. dba Sky Fiber Internet, (Sky Fiber”), Garry Gomes, an individual and the City of Yerington, seconded by Councilwoman Schunke. Mayor Garry asked for public comments, there were no comments and the motion carried unanimously.

Approval of an Easement Agreement and Deed Between the City of Yerington and the Lyon County School District for All that Certain Real Property Lying Within a Portion of the Northwest One-Quarter (NW 1/2) of Section Fourteen (14), Township Thirteen (13) North, Range Twenty-Five (25) East, Mount Diablo Base Meridian, in the City of Yerington, County of Lyon, State of Nevada, Further Described in Quitclaim Deed Document 48262, Recorded on March 13, 1941, Filed in the Official Records of Lyon County

City Manager Switzer stated that this is a proposed agreement for our water/sewer project in consideration for a sum of \$10.00 which would give us access and easement to that area of the Yerington High School.

Public Works Director Flakus stated that a lot of water goes through the football field and currently there is a wooden box that it sits in. It is better for the City of Yerington to make it a water main and the easement would allow us to work on it when we want to.

Councilman Bryant made a motion to approve an easement agreement and Deed between the City of Yerington and the Lyon County School District for all that certain real property lying within a portion of the Northwest One-Quarter (NW 1/2) of section fourteen (14), Township thirteen (13) North, range twenty-five (25) East, Mount Diablo Base Meridian, in the City of Yerington, County of Lyon, State of Nevada, further described in Quitclaim Deed Document 48262, Recorded on March 13, 1941, filed in the official records of Lyon County, seconded by Councilwoman Schunke. Mayor Garry asked for public comments, there were no comments and the motion carried unanimously.

Placement of No Shooting Signage at Y Hill and Other Areas as Determined within the City Limits

City Manager Switzer stated that this item on the agenda comes from a management meeting and we wanted to discuss it for further elaboration.

Chief Wagner stated that we are primarily talking about the mine property that the City purchased from BLM. Residents have been going up to that area for years to shoot. The City annexed and zoned the property for the mine. The only zoning that allows for shooting in the city limits is agricultural. Chief Wagner stated that we need to decide if we are going to allow the shooting in the area to continue or if we are going to enforce the law. Chief Wagner stated that we have also had people shoot in the lower locations and the neighbors are feeling unsafe.

Mayor Garry stated that we owe it to the public to get the word out and put up signage.

Councilman Bryant asked how we would enforce the law. Chief Wagner stated that it would take a lot of signage and a public campaign. There will be fight back. Councilwoman Catalano stated that we do have a shooting range and we need to think of public safety.

Public Works Director Flakus stated that the previous Mayor had us put up signs at the bottom of the hill, not at the top. Councilwoman Schunke pointed out that people must pass those signs to get to the top. Public Works Director Flakus agreed.

Councilwoman Catalano stated that we may need larger signs and add a phone number to report any shooting in the area.

Councilwoman Schunke asked Chief Wagner what his thoughts were. Chief Wagner stated that a portion of the land the city received as part of the purchase of the property for the

mine was designated as a police shooting range and we will need to designate a portion of that land for the shooting range.

Mr. Dave DeGrendele asked if it was a resident of Panavista that complained. Chief Wagner stated that it was.

Councilman Bryant stated that education will be needed in order to avoid conflict

No action taken

Master Plan Amendment. Kyle and Priscilla Frade have Submitted a Master Plan Amendment Application Intended to Change Parcel 001-411-33, 735 S Main Street, from Commercial Density to Transitional Density

Public Works Director Flakus stated that Mr. Frade has applied to change the zoning for parcel at 735 S. Main Street. The the house was at one time was the veterinary hospital and home of the Veterinarian. Mr. Frade's zoning request triggers a Master Plan amendment. The parcel is currently commercial density, zoned C-2. Mr. Frade would like to use the home as a rental property which you cannot do in commercial. Mr. Frade met with the Planning Commission Chairman and they were able to settle on R-3 zoning, which is a transitional which requires a Master Plan amendment.

Public Works Director Flakus stated that a word that gets thrown out a lot is "spot zoning". Spot zoning implies that the Planning Commission and Council are trying to help someone out in a way that is dis-advantageous to other property owners. This is not however the case with Mr. Frade as it is the same zoning as others in the area.

Mr. Frade addressed the council and stated that the property was originally always R-C, but switched to Commercial when it sat empty for six months and the City's Master Plan switched it.

Councilman Bryant made a motion to approve the Master Plan amendment submitted by Kyle and Priscilla Frade intended to change Parcel 001-411-33, 735 S Main Street, from Commercial Density to Transitional Density, seconded by Councilwoman Schunke. Mayor Garry asked for public comments, there were no comments and the motion carried unanimously.

Zoning Change Request. Kyle and Priscilla Frade have Submitted a Zoning Change Request Application Intended to Change Parcel 001-411-33, 735 S Main Street from C2 to RC Zoning

Councilman Bryant made motion to approve the zoning change request for Kyle and Priscilla Frade intended to change Parcel 001-411-33, 735 S Main Street from C2 to RC Zoning, seconded by Councilwoman Catalano. Mayor Gary asked for public comments, there were no comments and the motion carried unanimously.

Review Bills Previously Submitted for Payment

Bills, Salaries and Vouchers:

Accounts Payable Checks	6-25-2019 6/26/2019	31109 through 31120 31121 through 31122
Payroll Vouchers	7-1-2019	731901 through 731920
Payroll Checks	7-1-2019	31123 through 31128
Transmittal Vouchers	7-1-2019	7011901
Transmittal Checks	7-1-2019	31129

Councilwoman Schunke made a motion to approve the bills as submitted, seconded by Councilwoman Catalano. Mayor Garry asked for public comments, there were no comments and the motion passed unanimously.

Public Participation

There were no public comments.

Department Reports

City Attorney Zumpft reported we should have proposed changes to the water ordinance at the July 22nd or August 12th meeting.

Chief Wagner reported that he currently has an applicant in background and it is going well and a 2nd Applicant has POST and it can transfer from Utah to Nevada. Chief Wagner stated that it is a time consuming process.

Chief Wagner stated that it has been a busy couple of weeks with a few calls for service. Councilwoman Catalano asked about the break-ins that she is hearing about, there was one regarding swords, another with County Sunflower and another four residents. Chief Wagner stated that he would rather not comment on cases that belong to Lyon County. There is an open and active investigation on a Main Street case.

Public Works Director Flakus Reported:

- There are multiple water connections, all of these connections are outside the city limits. Willow Creek, Crystal Clear and Sunset Hills.
- The Mason Booster Station is having communication issues.
- The Luzier station is having complex pump issues.
- The 2018 Community Confidence report has been distributed
- The pump is down at the Airport Lift Station.

- We have found high chlorine residual in the sewer ponds. That issue is under investigation.
- Streets; crack sealing, crosswalk paint, no parking zones are all being worked on.
- Street sweeper is currently under repair
- Street lights and Post Office Clock: we have hired Yerington Electric to help us. There are two connections (one on the east and one on the west side). Our idea was to install mechanical timers so that they would all come on in-sync; however, the clock would not run when it was on.
- Currently spraying weeds in public rights of way.
- We will be having a meeting with members of the Lyon County School District regarding the “Kiss & Drop” project that was killed a year ago.
- Parks: Mountain View Park needs a new bridge for the playground equipment.
- Veterans Park got a new tube for the playground equipment. Councilwoman Catalano stated that the clamp post that was used is a good way to cut our kids and perhaps we need to look at new equipment. Public Works Director Flakus stated that we need a Parks Committee meeting to discuss park needs.
- Airport: Our fuel terminal no longer has support and they will no longer supply replacement parts.
- We have limited involvement with Night in the Country this year.

City Manager Switzer reported that our new website is up and is maintained in-house. The audit for FY 18-19 is ongoing.

City Manager Switzer reported that we had a tour of the Armory, which went very well. He will keep contact and hopes to hear good news.

Interim City Clerk Shaw reported that we are into a new Fiscal year and currently our new budget is being uploaded into our database Caselle. The City Manager has reduced the number of General Ledger numbers that we use to code our billing which will simplify and cut the amount of time it takes to code those bills. Interim City Clerk Shaw stated that it is an exciting time for the city as we move forward.

Councilman Bryant stated that he would like to invite everyone to the Chamber of Commerce breakfast meeting this Wednesday at Pioneer Crossing.

Mayor Garry stated that at one time his father said to him “what is the strength of any chain, the answer was the strength of any chain is always its weakest link.” Mayor Garry stated that he will need strong voices of his council members, the public at large and the department heads. Mayor Garry stated that it is indeed an exciting time for the city with many changes.

There being no further business the meeting was adjourned.

Mayor of the City of Yerington

ATTEST:

Administrative Director/Interim City Clerk

NEW BUSINESS LICENSE APPLICATIONS SUBMITTED TO THE CITY COUNCIL ON July 22, 2019

APPLICANT(S)	BUSINESS NAME	LOCATION	NATURE OF BUSINESS	COMMENTS	TYPE	H	F	B	S	BBB
A	Steve Moore	Rafter-S-Construction 7 W Pursel Ln. Yerington, NV 89447	General Construction	New	P/M		X	X		
B	Josh Walker	Walker Cellular, Inc. 150 Flocchini Circle Lincoln, CA 95648	Contractor	New	P/M		X	X		
C	Lino Ortega Solis	El Mundo Latino, II LLC 46 N. Main St. Yerington, NV 89447	Retail	Renewal	P		X	X		

TYPE - NEEDS ACTION

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

BUSINESS NAME: Rafter - S - Const.

FEE CALCULATION INFORMATION: (No fees are refundable)

Application Fee:

Choose One: \$ 20.00

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) \$ _____

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: 775-463-2729

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

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

Building Inspector _____ Date: _____
 (Signature)

Public Works Director _____ Date: 6/24/19
 (Signature)

2. **Fire Department** Approved Denied []
 Phone: 775-463-2261

Fire Inspector _____ Date: _____
 (Signature)

Fire Chief _____ Date: 6-26-19
 (Signature)

3. **Nevada Health Dept.** Approved [] Denied []
 Phone: 775-687-7533

Inspector _____ Date: _____
 (Signature)

4. **Police Department** Approved Denied []
 Phone: 775-463-2333

Police Chief _____ Date: 06-24-19
 (Signature)

5. **City Clerk** Approved Denied []

City Clerk: _____ Date: 7-8-2019
 (Signature)

6. **City Council Approval** Approved [] Denied []

Mayor: _____ Date: _____
 (Signature)

Check List: (official use)

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

Employee Insurance [] YES [] NO [] N/A

Business Status: _____
 Business Licenses # 3087
 Category # A
 (official use only)

BUSINESS NAME: Walker Cellular, Inc.

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)
 Single Project -- Single job to be completed within one year. (\$50.00 Fee)
 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: 775-463-2729
 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: 6/24/19
 Public Works Director _____ Date: _____
 (Signature)

2. **Fire Department** Approved Denied []
 Phone: 775-463-2261
 Fire Inspector _____ Date: _____
 Fire Chief _____ Date: 6-26-19
 (Signature)

3. **Nevada Health Dept.** Approved [] Denied []
 Phone: 775-687-7550
 Inspector _____ Date: _____
 (Signature)

4. **Police Department** Approved Denied []
 Phone: 775-463-2333
 Police Chief _____ Date: 06-24-19
 (Signature)

5. **City Clerk** Approved Denied []
 City Clerk: _____ Date: 7-8-2019
 (Signature)

6. **City Council Approval** Approved [] Denied []
 Mayor: _____ Date: _____
 (Signature)

Check List: (official use)
 State Business License [] YES [] NO [] N/A
 Employee Insurance [] YES [] NO [] N/A

BUSINESS NAME: E1 Mundo Latino 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:

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.

ADDRESS IS 46 N MAIN
 APPLICATION SHOWS 42

1. **Public Works**
 Phone: 775-463-2729

Approved Denied []

ZONING: [] [] [] [] []
 R-1 R-2 R-3 R-C C-1

Does business comply with existing zoning and current codes? C-2 [] [] M-1 [] N/A

Compliance (yes) (no)

Building Inspector _____ Date: _____
 (Signature)

Public Works Director _____ Date: 6/10/19
 (Signature)

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

Approved Denied []

Fire Inspector _____ Date: _____
 (Signature)

Fire Chief _____ Date: 6-10-19
 (Signature)

3. **Nevada Health Dept.**
 Phone: 775-687-7533

Approved [] Denied []

Inspector _____ Date: _____
 (Signature)

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

Approved Denied []

Police Chief _____ Date: 06-17-19
 (Signature)

5. **City Clerk**

Approved Denied []

City Clerk: _____ Date: 7-8-2019
 (Signature)

6. **City Council Approval**

Approved Denied []

Mayor: _____ Date: _____
 (Signature)

Check List: (official use)

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

Employee Insurance YES [] NO [] N/A

CITY OF YERINGTON

FEE SCHEDULE

Administrative		UNIT	PRICE
	Returned Check (Account Closed, Non-Sufficient Funds, etc.)	Each	\$25.00
	Interest on Past All Due Accounts	Compounded Monthly	1 ½%
	Copy Machine	Per Copy/Page	\$0.25
	Cassette Tape/CD/DVD/ USB Reproduction	Each	\$10.00
	Above Ground Fuel Tank Permit (4-5-3 D)	Each Application	\$100.00
	Large Format Copies up to Arch-D	Per Copy/Page	\$2.50
	Certified Copies	Per Copy/Page	\$3.00
Airport			
	Minimum Hangar Lease Amount	SqFt/Year	\$0.14
	<i>Tie-Down Fee</i> (Operational & Non-Operational Aircraft in City Designated Area)		
	Single engine aircraft and gliders	Month	\$30.00
	Multi-engine aircraft	Month	\$40.00
	Transient aircraft (Less than 30-days)	Day	\$0.00
	100ll Aviation Fuel/Gal	Market Rate	Varies
	Airport Use Fee (for events approved by the City Council, Chap. 1-3.B-2 of Airport Rules and Regulations)	Per Occurrence	Varies
	Event Cleaning Deposit (Chap. I-3.B-3 of Airport Rules and Regulations)	Per Occurrence	\$500.00
	Fee for moving disabled or damaged aircraft, wrecks, derelicts or parts. (Chap. II-3.D and Chap. II-10A thru D of Airport Rules and Regulations)	Per Occurrence	Actual Cost
	Administrative Fee for Late Lease/Tie Down Payment	Per Month/Per Occurrence	\$50.00
	Administrative Fee for Not Receiving Proof of Insurance per Lease Agreement	Per Month/Per Occurrence	\$50.00
Animal Control Shelter			
	<i>Shelter (5-4B-6-D)</i>		
	Surrender of adult dog	Each	\$20.00
	Litter under age of 12 weeks (up to 6 puppies)	6 or Less Pups	\$25.00
	Over 6 puppies in a litter	Per Pup Over 6	\$2.50
	Impounding of any stray	Each	\$20.00
	Per day charge	Day	\$6.00
	14 Day Mandatory Quarantine	Each	\$50.00
	Stray delivered to pound	Each	No Charge
	<i>Adoptions Under 4 Months Of Age</i>		
	Sterilization (Refundable if under 4 months of age)	Each	\$50.00
	Rabies vaccination (Refundable if under 4 months of age)	Each	\$10.00
	Adoption (Retained by City)	Each	\$20.00
	<i>Adoptions 4 Months Of Age Or Over</i>		
	Adoption (See Note 5)	Each	\$20.00
	<i>License Fees (5-4B4-A)</i>		
	Non-spayed or neutered	Each	\$20.00
	Spayed or neutered (must show proof in writing)	Each	\$7.00
	Senior citizens	Each	\$5.00
	Replacement tags (lost)	Each	\$2.00

CITY OF YERINGTON

FEE SCHEDULE

	Senior Replacement tags (lost)	Each	\$1.00	
	Exotic Animal Permit (Non-Refundable) (5-4C-4-C)	Each Application	\$100.00	
	Annual Exotic Animal Permit	Annual	\$35.00	
Building Department				
City of Yerington adopts the Definition of "Valuation" as defined in Section 223, of the 1997 Uniform Building Code.				
For Building Permit and Plan Check Fee: See most recent revision of the City of Yerington Building Valuation Data Sheets Located at the Building and Planning Department				
	Inspection Fee: Changing from one fuel source to another (9-1-1-C2)	Each Inspection	\$50.00	
	Inspection Fee: Electrical Upgrade (9-1-1-C2)	Each Inspection	\$50.00	
	Inspection Fee: Gas Pressure (9-1-1-C2)	Each Inspection	\$50.00	
	Re-inspection Fee: (9-1-1-C2)	Each Re-inspection	\$45.00	
	Manufactured Home Set Permit	Each Structure	\$500.00	
	Sewer Lateral Service Permit	Each Inspection	\$100.00	
	Water Lateral Service Permit	Each Inspection	\$100.00	
	Septic Permit (New and Replacement)	Each Inspection	\$160.00	
	Residential HVAC Permit (Inc. Wood Stoves)	Each Inspection	\$80.00	
	Inspection Card Replacement	Each Occurrence	\$25.00	
Quarterly Business License Fee				
	Application Fee	Each Application	\$20.00	
Quarterly Fee Matrix				
Business License Category	# Of Employees From Line 2.			
	1	2 - 4	5 - 10	11 +
A	\$15.00	\$30.00	\$60.00	\$120.00
B	\$30.00	\$60.00	\$120.00	\$240.00
C	\$50.00	\$100.00	\$200.00	\$300.00
In addition to the Category A, B or C fee, Category D businesses will pay an additional \$250.00 per \$1,000,000.00 per quarter.				
Short Term License: In accordance with the Quarterly Business License Affidavit but in no event less than \$50.00				
	Duplicate Business License	Each Occurrence	\$5.00	
	Auctions	Each Occurrence	\$100.00	
	Sale of Liquor (Section 3-1-21.C)	Per Quarter	\$100.00	
	Sale of Utilities (Section 3-1-21.D)	Per Quarter	\$100.00	
	Operating a house of ill repute	Per Quarter	\$25,000.00	
	Adult Establishments (Adult Oriented Businesses)	Per Year	\$2,000.00	
	Special Events	All	\$10.00	
	Forty-Eight Hour Liquor License (3-3-8 A)	Each Application	\$15.00	
	Late Penalty (Not less than one dollar)	Each Occurrence	10% of amount due	
<i>Gaming: (3-1-22)</i>				
	Slots	Each	\$11.50	
	Table Games	Each	\$30.00	
	Poker or Whist Games (3-4-9-5)	Each	\$60.00	

CITY OF YERINGTON
FEE SCHEDULE

	Each Additional Poker or Whist Games (3-4-9-5)	Each	\$30.00
<i>Liquor Sales (3-1-21)</i>			
	Restaurant Beer & Wine, Retail Beer & Wine, Bar	Each	\$100.00
	Forty Eight Hour special events liquor license	Each	\$15.00
	Quarterly		
	Administrative Late fee for Delinquent Payment plus the cost of notice (certified mail, etc.)	Each Occurrence	\$15.00
		Each Occurrence	Actual Cost
<i>Itinerant Businesses (3-1-23)</i>			
	Circus, Carnival Or Menagerie	Each Three Days	\$200.00
	Fortuneteller, Spiritualist Or Palmist	Each Three Days	\$800.00
Equipment			
	Dump Truck	Hour	\$60.00
	Pickup Truck	Hour	\$20.00
	Front End Loader/Backhoe	Hour	\$75.00
	Grader and Sweeper	Hour	\$90.00
	Roller/Air Compressor	Hour	\$55.00
	Water Truck	Hour	\$75.00
	Wacker. Weed Eater, Asphalt Saw, Trash Pump, 5 KW Generator, Chain Saw)	Hour	\$20.00
	> 5KW Generator	Hour	\$75.00
	Bucket/Boom Truck	Hour	\$45.00
	Other (See Note 3)	Varies	-
Landscaping			
	Bond, cash deposit, cashier's check, or letter of credit shall be in this amount per square foot of total landscape area	SqFt	\$3.00
Crystal Clear Water (See Note 2)			
	Base Rate (For the first 4,000 gallons)	Month	\$50.50
	Per 1,000 gallons thereafter	Per 1,000 gal	\$1.39
	Meter Replacement Fee	Month	\$1.00
	Hook-up Fees	Per Occurrence	\$15.00
<i>Connection Fees</i>			
	¾" Service	Each	\$3,900.00
	1" Service	Each	\$4,200.00
	1 ½" Service	Each	\$14,000.00
	2" Service	Each	\$20,000.00
	3" Service	Each	\$25,000.00
	4" Service (Fee may be negotiable by City Council)	Each	\$30,000.00
	6" Service (Fee may be negotiable by City Council)	Each	\$50,000.00
<i>RV Park Water Fees</i>			
	Base Rate (For the first 4,000 gallons)	Month	\$16.50
	Per 1,000 gallons thereafter	Per 1,000 gal	\$0.88
	Meter Replacement Fee	Month	\$0.80
<i>RV Park Water Connection Fee</i>			
	For Each RV-Spaces Served with Water	Each	\$ 780.00
<i>Service Installation Fees</i>			
	Materials	All	Actual Cost
	Equipment (See Equipment Section)	-	See Equipment

CITY OF YERINGTON

FEE SCHEDULE

Labor (See Note 4)	-	Note 4
Administrative Fee (Posting 24-Hour Notice)	Per Occurrence	\$15.00
Administrative Fee (Shutting Water Off for Non-Payment)	Per Occurrence	\$15.00
Administrative Fee (Turning Water On After Payment)	Per Occurrence	\$0.00
Hook Up Fee (Turn Water On Initially After Deposit or Payment)	Per Occurrence	\$15.00
Fair Value Water Rights	Per Acre Foot	\$2,000.00
Municipal Court		
<i>Assessment Fees (All Fine Ranges Set by NRS and Imposed by the Judge)</i>		
Assessment Fees Based on Fine Amount		
\$ 5 – 49		\$30.00
\$50 – 59		\$45.00
\$60 – 69		\$50.00
\$70 – 79		\$55.00
\$80 – 89		\$60.00
\$90 – 99		\$65.00
\$100 – 199		\$75.00
\$200 – 299		\$85.00
\$300 - \$399		\$95.00
\$400 - \$499		\$105.00
\$500 - \$1000		\$120.00
Other (See Applicable Law & Refer to Judge)		Varies
General Fund Fee	Each	5.00
Genetic Testing Fee	Each	3.00
Returned Check (Account Closed, Non-Sufficient Funds, etc.)	Each	\$50.00
Late Payment Contract Penalty	Per Month	\$10.00
Specialty Court Fee – DUI 1 st & 2 nd	Each	100.00
Public Disturbance Noise From Portable Or Motor Vehicle Audio Equipment: (5-2-2-G)		
1 st Offense	-	\$50.00
2 nd Offense	-	\$100.00
3 rd and all subsequent offenses	-	\$250.00
Facility Assessment Fee (1-4-3 A)	Each	\$10.00
Special Court Program Fee	Each	\$7.00
Maximum Municipal Court (Per offense) (1-4-1-B)		\$1,000.00 Max
Copy Machine	Per Copy/Page	\$1.00
Certified Court Documents	Per Document	\$5.00
Parks		
<i>For Events with Greater than 25 People Attending</i>		
Cleanup/Damage Deposit (Returned when Park is Clean)		\$200.00
Proof of Insurance		N/A
Key Deposit	Per Set	\$25.00
Lost Key/No Return Assessment Fee	Per Key	\$25.00
Planning and Zoning		
Tentative Map (Price each application + price per parcel)	Each	\$350 + \$20
Tentative Map Extension of Time	Each	\$150.00
Parcel Map	Each	\$250.00
Master Plan Amendment	Each	\$700.00

CITY OF YERINGTON

FEE SCHEDULE

Zone Change	Each	\$300.00
Special Use Permit	Each	\$250.00
Variance	Each	\$250.00
Boundary Line Adjustment	Each	\$200.00
Reversion To Acreage	Each	\$250.00
Vacation/Abandonment	Each	\$300.00
Final Map	Each	\$350.00
Final Map Extension of Time	Each	\$150.00
Development Agreement Application (11-2-5, A-C)	Each	\$2,500.00
Copy of Master Plan	Each	\$21.00
Police		
Accident/Incident Report	Pages 1 - 20	\$5.00
Per Page/Copy (each after 20 pages)	Per Copy > 20	\$0.25
Bicycle License	Each	\$1.00
Copy Video Tape	Each	\$10.00
Fingerprinting	Per Card	20.00
Photos from Incident	Developing Cost Printing	Varies
Photos (Individual)	Per Photo	\$5.00
Use of Taser	Per Cartridge	Varies (Current Purchase Price)
Administrative Fee for responding to false (mechanical or electronic) alarms in excess of three false calls in a calendar month	Per Occurrence over 3 in a calendar month	\$50.00
Canvassers and Solicitors Application Fee	Each	\$25.00
City, Mason and Sunset Hills Water (See Note 2)		
Base Rate (For the first 4,000 gallons)	Month	\$33.75
Per 1,000 gallons thereafter	Per 1,000 gal	\$1.50
Meter Replacement Fee	Month	\$1.00
Hook-up Fees	Per Occurrence	\$15.00
<i>Connection Fees</i>		
¾" Service	Each	\$3,900.00
1" Service	Each	\$4,200.00
1 ½" Service	Each	\$14,000.00
2" Service	Each	\$20,000.00
3" Service	Each	\$25,000.00
4" Service (Fee may be negotiable by City Council)	Each	\$30,000.00
4" Fire Sprinkler Service	Each	\$5,000.00
5" and larger Fire Sprinkler Service	Each	\$7,500.00
6" Service (Fee may be negotiable by City Council)	Each	\$50,000.00
<i>Service Installation Fees</i>		
Materials	All	Actual Cost
Equipment (See Equipment Section)	-	See Equipment
Labor (See Note 4)	-	Note 4
Administrative Fee (Posting 24-Hour Notice)	Per Occurrence	\$15.00
Administrative Fee (Shutting Water Off for Non-Payment)	Per Occurrence	\$15.00
Administrative Fee (Turning Water Back On After Payment)	Per Occurrence	\$0.00
Administrative Fee (Turning Water Back On After Normal Business Hours)	Per Occurrence	\$21.00
Hook Up Fee (Turn Water On Initially After Deposit or Payment)	Per Occurrence	\$15.00

CITY OF YERINGTON

FEE SCHEDULE

	Fair Value Water Rights	Per Acre Foot	\$1,000.00
RV Park Water Fees			
	Base Rate (For the first 4,000 gallons)	Month	\$24.90
	Per 1,000 gallons thereafter	Per 1,000 gal	\$1.00
	Meter Replacement Fee	Month	\$1.00
RV Park Water Connection Fee			
	For Each RV-Spaces Served with Water	Each	\$ 780.00
Water Standpipe			
	15,000 gallons (minimum)	1 st 15,000 Gallons	\$25.00
	Per 1,000 gallons thereafter	Per 1,000 gal	\$1.50
Sewer			
	Per Unit (See Note 1 and 2)	Unit	\$35.58
	Per Unit outside city limits (Council action 5/24/2004)	Unit	\$35.58
	Hook-up Fees	Per Occurrence	\$15.00
Connection Fee			
	4" Sewer Service Connection Fee (8-5-1 C)	Each	\$3,800.00
	6" Sewer Service Connection Fee (8-5-1 C)	Each	\$3,800.00
RV Park Sewer Fees			
	Per RV Parking Space with Sewer Service	Month	\$24.90
	Per RV Parking Space without Sewer Service	Month	\$24.90
RV Park Sewer Connection Fee			
	For Each RV-Space Served with Sewer	Each	\$760.00
	For Each RV-Space without Sewer Service	Each	\$ 760.00
Service Installation Fees			
	Materials	All	Actual Cost
	Equipment (See Equipment Section)	-	See Equipment
	Labor (See Note 4)	-	Note 4
	Annual Treatability Charge: (8-3-7-G) (Determined by City Manager and approved by the City Council on a case by case basis)	\$25.00 min. to \$500.00 max. Per Unit	
	Civil Liability (8-3-11-C) (Determined by City Manager and approved by the City Council on a case by case basis)	Day	Not To Exceed \$500.00/day
Commercial and Industrial Sewer Fees			
<i>Metered Sewer Fee is Based on Equivalent Dwelling Unit (EDU) (See City Code 8.4.17.5)</i>			
<i>Use Council Approved Uniform Plumbing Code Table 7.3 to Determine Sewer Fixture Unit (SFU)</i>			
Non-Metered Sewer			
	1 st 25 SFU's	1 st 25 SFU's	\$35.38
	Each Additional SFU	Each	\$1.50
Commercial and Industrial Sewer Connection Fees			
<i>Use Council Approved Uniform Plumbing Code Table 7.3 to Determine Sewer Fixture Unit (SFU)</i>			
	1 st 25 SFU's	1 st 25 SFU's	\$3,800.00
	Each Additional SFU	Each	\$195.00
Street Closure			
	Cleanup/Damage Deposit (Returned when Street is Clean)	Per Occurrence	\$200.00
	Street Cut Permit	SqFt	\$0.25

CITY OF YERINGTON
FEE SCHEDULE

Weed/ Nuisance Abatement and Fees		
Cleanup and removal – Initial Hour	Minimum	\$315.00
Cleanup and removal – Each Hour Thereafter	Per hour	\$180.00
Disposal Fees	Actual Cost	

NOTE:

1. A “unit” for the purpose of this document means a single-family dwelling, including apartments and mobile homes.
2. All prices are based on a 50’ maximum length of pipe. Lengths over 50’ will be billed to the contractor or homeowner at the City’s cost.
3. For all other equipment not listed above, the fee shall be based upon the reasonable rental value thereof.
4. Labor fees for City personnel shall be determined by utilizing the average hourly pay rate, including benefits, for the particular department involved. In order to reimburse the City for certain administrative costs, such average hourly pay rates shall be multiplied by a factor of 1.5.
5. In the case of a dog 4 months of age or over, the newly adopted dog will be transported to the veterinarian by the Animal Control Officer or volunteer for its rabies shots and sterilization. The person adopting the dog will then be responsible for payment to the veterinarian when picking up the dog.



102 South Main Street ♦ Yerington ♦ Nevada ♦ 89447
PHONE: 775 463-3511 Website: www.yerington.net FAX: 775 463-2284
The City of Yerington is an Equal Opportunity Provider

NOTICE OF VIOLATION

July 9, 2019

John & Renee Mouchow
1970 West 6th Street
Reno, NV 89502

Re: APN 001-151-07; 31 North Center Street

Dear Property Owner,

It has been brought to my attention that weeds are being allowed to accumulate on your property at **31 North Center Street**. The accumulation of weeds and noxious vegetation more than 10 inches high is in violation of City Code 4-4 which places responsibility on the property owner to abate the problem. Code 4-4-2, Responsibility to Cut or Destroy states that:

No owner or person in charge of property may allow weeds to be on the property or in the right of way of a public thoroughfare abutting on the property. It is the duty of an owner or person in charge of property to cut down or destroy grass, shrubbery, brush, bushes, weeds or other noxious vegetation as often as needed to prevent them from becoming unsightly, from becoming a fire hazard, or obstructing the view of signs or traffic warnings or, in the case of weeds or other noxious vegetation, from maturing or from going to seed. (1973 Code § 8.20.010)

Pursuant to City Municipal Code 4-4-4, this letter serves as a Notice of Violation for the property at **31 North Center Street**. You have fourteen (14) days from the date of this mailing to commence abatement of the weeds and noxious vegetation. Failure to abate the nuisance will result in further action including misdemeanor fines of up to \$1,000.00 per day (Municipal Code: 1-4-1(b)). You have the right to file an appeal in writing to the Yerington City Council within the fourteen (14) day period.

Robert Switzer
City Manager

cc: Mayor and City Council Members
Chuck Zumpft, Esq., Minden Lawyers, LLC

CITY OF YERINGTON
COMPLAINT FORM

DATE: 9-01-19

FROM: Ed Mares/111

ADDRESS: 35 N. Center St.

PHONE: 315-4781 TAKEN BY: Stacy

DESCRIBE PROBLEM: 31 N. Center St. Weeds & Bush Cut Down?

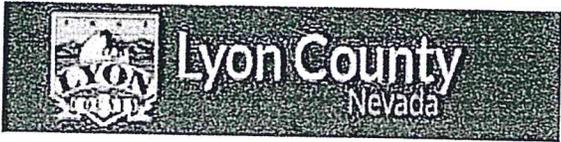
- ROUTE TO:
- PUBLIC WORKS
 - POLICE DEPT.
 - CITY HALL

ASSIGNMENT COMPLETED DATE _____

REMARKS: Per Jessy Coy already has a lien on this property for labor of weed clean up

FILE CLOSED DATE: _____

DEPARTMENT HEAD



[Assessor Home](#)
[Personal Property](#)
[Sales Data](#)
[Secured Tax Inquiry](#)
[Recorder Search](#)

Parcel Detail for Parcel # 001-151-07

Location

Property Location 31 N CENTER ST
 Town YERINGTON
 District 1.0 - City of Yerington
 Subdivision Lot Block 151
 Property Name

Remarks

[Add'l Addresses](#)
[Assessor Maps](#)
[Legal Description](#)

Ownership

Assessed Owner Name MOUCHOW, JOHN & RENEE
 Mailing Address 655 EMERSON WAY
 Add'l Owners SPARKS, NV 89431-0000

Legal Owner Name MOUCHOW, JOHN & RENEE
 Vesting Doc #, Date 159363 03/03/1993 Year / Book / Page
 Map Document #s

[Ownership History](#)
[Document History](#)

Description

Total Acres .240 Square Feet 10,650
 Ag Acres .000 W/R Acres .000

Improvements

Single-family Detached 0	Non-dwelling Units 0	Bedrooms / Baths 0 / .00
Single-family Attached 0	Mobile Home Hookups 0	Stories .0
Multiple-family Units 0	Wells 0	Garage Square Ft... 0
Mobile Homes 0	Septic Tanks 0	Attached / Detached
Total Dwelling Units 0	Buildings Sq Ft 0	
	Residence Sq Ft 0	
	Basement Sq Ft 0	Basement
	Finished Basement SF 0	Bedrooms / Baths 0 / .00

[Improvement List](#)

Appraisal Classifications

Current Land Use Code 120 [Code Table](#)

Zoning Code(s) R1

Re-appraisal Group 2 Re-appraisal Year 2015
 Original Construction Year Weighted Year

Assessed Valuation

Assessed Values	2019-20	2018-19	2017-18
Land	5,600	5,250	5,250
Improvements	0	0	0
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Assessed Value	5,600	5,250	5,250
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

Taxable Valuation

Taxable Values	2019-20	2018-19	2017-18
Land	16,000	15,000	15,000
Improvements	0	0	0
Personal Property	0	0	0
Ag Land	0	0	0
Exemptions	0	0	0
Net Taxable Value	16,000	15,000	15,000
Increased (New) Values			
Land	0	0	0
Improvements	0	0	0
Personal Property	0	0	0

[Back to Search List](#)

Address in AIR
 1970 W 6th St
 Reno, NV 89502

Parcel Detail for Parcel # 001-151-07

<p style="text-align: center;">Location</p> <p>Property Location 31 N CENTER ST Town YERINGTON Add'l Addresses District 1.0 - City of Yerington Assessor Maps Subdivision Lot Block 151 Legal Description Property Name</p> <p>Remarks</p>	<p style="text-align: center;">Ownership</p> <p>Assessed Owner Name MOUCHOW, JOHN & RENEE Mailing Address 655 EMERSON WAY Ownership History Add'l Owners SPARKS, NV 89431-0000 Document History</p> <p>Legal Owner Name MOUCHOW, JOHN & RENEE Vesting Doc #, Date 159363 03/03/1993 Year / Book / Page Map Document #s</p>
---	---

<p style="text-align: center;">Description</p> <p>Total Acres .240 Square Feet 10,650 Ag Acres .000 W/R Acres .000</p> <p style="text-align: center;">Improvements</p> <table border="0"> <tr> <td>Single-family Detached 0</td> <td>Non-dwelling Units 0</td> <td>Bedrooms / Baths 0 / .00</td> </tr> <tr> <td>Single-family Attached 0</td> <td>Mobile Home Hookups 0</td> <td>Stories .0</td> </tr> <tr> <td>Multiple-family Units 0</td> <td>Wells 0</td> <td>Garage Square FL.. 0</td> </tr> <tr> <td>Mobile Homes 0</td> <td>Septic Tanks 0</td> <td>Attached / Detached</td> </tr> <tr> <td>Total Dwelling Units 0</td> <td>Buildings Sq Ft 0</td> <td></td> </tr> <tr> <td></td> <td>Residence Sq Ft 0</td> <td></td> </tr> <tr> <td>Improvement List</td> <td>Basement Sq Ft 0</td> <td>Basement</td> </tr> <tr> <td></td> <td>Finished Basement SF 0</td> <td>Bedrooms / Baths 0 / .00</td> </tr> </table>	Single-family Detached 0	Non-dwelling Units 0	Bedrooms / Baths 0 / .00	Single-family Attached 0	Mobile Home Hookups 0	Stories .0	Multiple-family Units 0	Wells 0	Garage Square FL.. 0	Mobile Homes 0	Septic Tanks 0	Attached / Detached	Total Dwelling Units 0	Buildings Sq Ft 0			Residence Sq Ft 0		Improvement List	Basement Sq Ft 0	Basement		Finished Basement SF 0	Bedrooms / Baths 0 / .00	<p style="text-align: center;">Appraisal Classifications</p> <p>Current Land Use Code 120 Code Table</p> <p>Zoning Code(s) R1</p> <p>Re-appraisal Group 2 Re-appraisal Year 2015 Original Construction Year Weighted Year</p>
Single-family Detached 0	Non-dwelling Units 0	Bedrooms / Baths 0 / .00																							
Single-family Attached 0	Mobile Home Hookups 0	Stories .0																							
Multiple-family Units 0	Wells 0	Garage Square FL.. 0																							
Mobile Homes 0	Septic Tanks 0	Attached / Detached																							
Total Dwelling Units 0	Buildings Sq Ft 0																								
	Residence Sq Ft 0																								
Improvement List	Basement Sq Ft 0	Basement																							
	Finished Basement SF 0	Bedrooms / Baths 0 / .00																							

Assessed Valuation				Taxable Valuation			
	2019-20	2018-19	2017-18		2019-20	2018-19	2017-18
Assessed Values				Taxable Values			
Land	5,600	5,250	5,250	Land	16,000	15,000	15,000
Improvements	0	0	0	Improvements	0	0	0
Personal Property	0	0	0	Personal Property	0	0	0
Ag Land	0	0	0	Ag Land	0	0	0
Exemptions	0	0	0	Exemptions	0	0	0
Net Assessed Value	5,600	5,250	5,250	Net Taxable Value	16,000	15,000	15,000
Increased (New) Values				Increased (New) Values			
Land	0	0	0	Land	0	0	0
Improvements	0	0	0	Improvements	0	0	0
Personal Property	0	0	0	Personal Property	0	0	0

[Back to Search List](#)

Note: address on Caselle is
 1640 E. Commercial Row
 Reno NV 89512

Address in A/R file is:
 1970 W 6th St.
 Reno NV 89502

112797.01 MOUCHOU, JOHN
LIEN 31 N CENTER ST
Disconnected services 112797

1640 E COMMERCIAL ROW
RENO NV 89512

Display Compare History Transactions Customer Services Location Meters Backflow Contracts Loans Certification Credit History Supplemental
Location Additional Fields Service Orders Stock Certificates Attachments Notes

Existing notes:

07/07/11 - 04:21 PM -- aw
SEE AR ACCOUNT 50000088 FOR THE BILLINGS IN REGARD TO THE LIEN ON PROPERTY

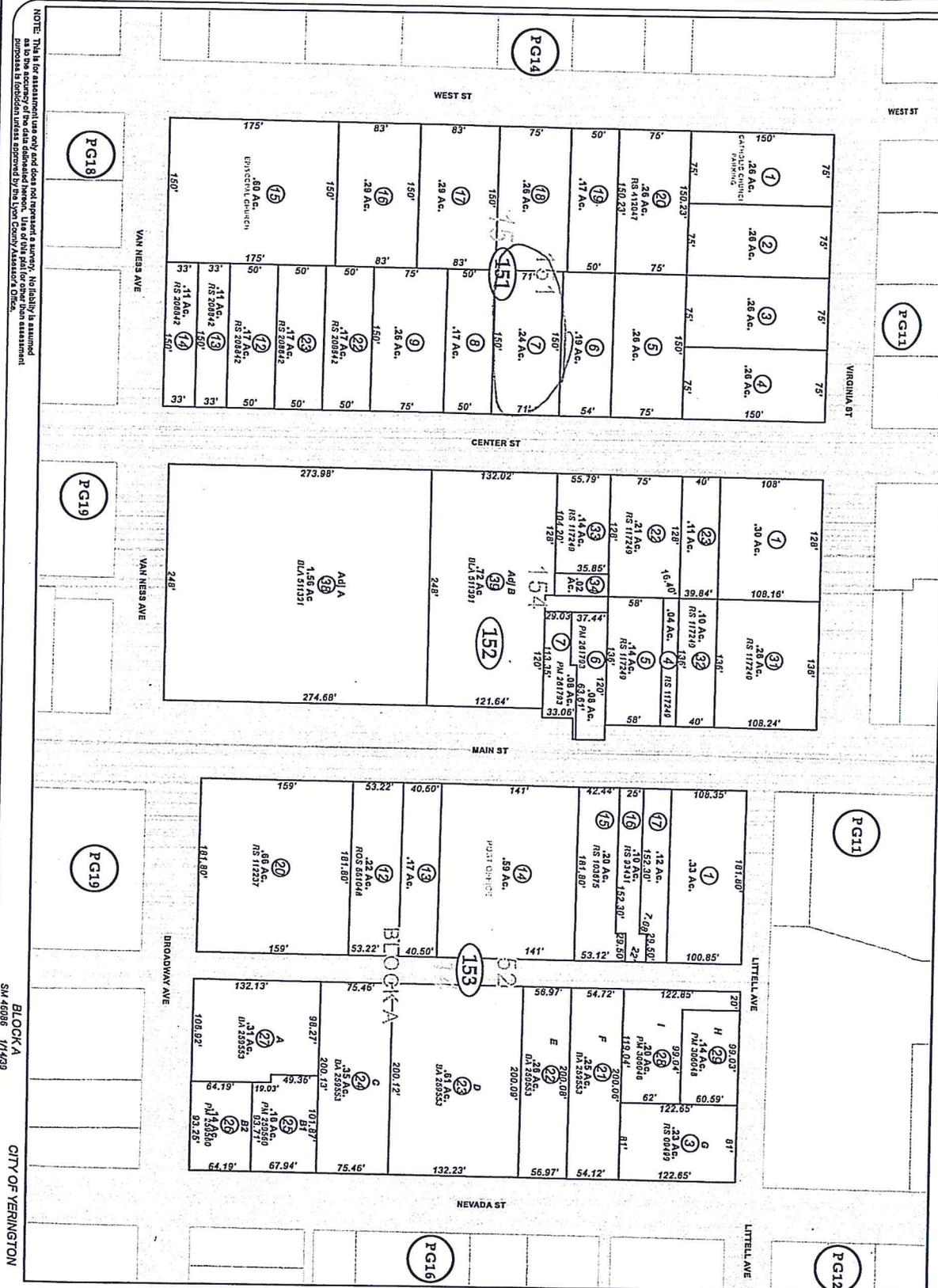
Current A/R file is for hanger lease

NOTICE OF SALE/SEIZURE

NOTICE IS HEREBY GIVEN that I, Nikki Bryan, County Clerk and Treasurer and Ex-Officio Tax Receiver of Lyon County, Nevada will sell at public auction to the highest bidder, for cash, cashier's check, or credit card on the 24th day of May, 2019 at the hour of 10:00 a.m., in the Commissioner's Meeting Room in the Administrative Complex, 27 S. Main Street in Yerington, Nevada, in accordance with the provision of NRS 361.595, all of the right, title and interest of Lyon County, Nevada in and to all of that certain lot, piece or parcel of land lying and being in the County of Lyon, State of Nevada, and particularly described as follows to wit:

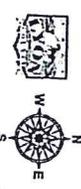
Item #	Parcel #	Location	Owner of Record	Minimum Bid
1	001-151-07	31 N CENTER ST, YERINGTON	MOUCHOW, JOHN & RENEE	\$1,800.00
2	001-191-02	1 S MAIN ST, YERINGTON	VIEGAS, JONTHAN ET AL	\$1,000.00
3	001-651-02	334 COPPER POINTE CIR, YERINGTON	WENGLER NORTH INC	\$1,500.00
4	001-651-03	332 COPPER POINTE CIR, YERINGTON	WENGLER NORTH INC	\$1,500.00
5	001-651-06	328 COPPER POINTE CIR, YERINGTON	WENGLER NORTH INC	\$1,500.00
6	001-651-08	324 COPPER POINTE CIR, YERINGTON	WENGLER NORTH INC	\$1,500.00
7	001-651-09	322 COPPER POINTE CIR, YERINGTON	WENGLER NORTH INC	\$1,500.00
8	001-651-11	318 COPPER POINTE CIR, YERINGTON	WENGLER NORTH INC	\$1,500.00
9	001-651-12	316 COPPER POINTE CIR, YERINGTON	WENGLER NORTH INC	\$1,500.00
10	001-651-18	304 S MOUNTAIN VIEW ST, YERINGTON	WENGLER NORTH INC	\$1,500.00
11	001-652-03	313 COPPER POINTE CIR, YERINGTON	WENGLER NORTH INC	\$1,500.00
12	001-652-04	315 COPPER POINTE CIR, YERINGTON	WENGLER NORTH INC	\$1,500.00
13	001-652-05	331 COPPER POINTE CIR, YERINGTON	WENGLER NORTH INC	\$1,500.00
14	003-012-07	4 PAUMA CT, YERINGTON	WATSON, CAROL	\$9,600.00
15	003-021-01	2 ST ANDREWS DR, YERINGTON	CUTLER, MARIE T	\$8,300.00
16	003-022-04	9 CALICO HILLS, YERINGTON	DAYTON RANCH COMPANY INC	\$5,800.00
17	003-022-05	11 CALICO HILLS LN, YERINGTON	DAYTON RANCH COMPANY INC	\$5,800.00
18	003-033-03	23 CALICO HILLS LN, YERINGTON	KAMINSKI, THOMAS J	\$9,100.00
19	003-051-03	15 NORTHRIDGE DR, YERINGTON	BLAIR APPRAISAL SERVICE INC	\$10,600.00
20	003-051-12	9 OLYMPIA CT, YERINGTON	IVEY, GEORGE / IVEY, CURTIS	\$9,100.00
21	004-132-11	27 BONANZA ST, YERINGTON	MOUCHOU, BARBARA J TR	\$5,200.00
22	004-132-12	23 BONANZA ST, YERINGTON	MOUCHOU, BARBARA J TR	\$2,900.00
23	004-151-17	LOCUST DR, YERINGTON	LE CROY, BARBARA	\$2,500.00
24	004-214-03	BLOCK 17, LOT 12, MASON TOWNSITE	CAFFARATA, ELIZABETH ET AL	\$1,200.00
25	004-401-03	200 WILSON CANYON DR, YERINGTON	PELAYO, R A	\$2,400.00
26	008-022-02	FIRST ST, SILVER CITY	MAYER, MARIE L	\$1,400.00
27	008-072-01	VIVIAN ST, SILVER CITY	MAYER, MARIE LOUISE TR	\$2,300.00
28	008-072-24	PARCEL A, SILVER CITY	WOOD, ROBERT	\$2,300.00
29	010-351-35	62 UPPER COLONY RD, SMITH VALLEY	GLASSBURN, TED & THERESA	\$4,500.00
30	010-502-10	2293 HWY 208, SMITH VALLEY	IRISSARY, JEAN ET AL	\$5,800.00
31	014-251-01	SUNSET HILLS DR, YERINGTON	GILLILAND, DEAN F	\$2,400.00
32	014-251-14	SUNSET HILLS DR, YERINGTON	GILLILAND, DEAN F	\$2,900.00
33	014-331-08	166 N BYBEE LN, YERINGTON <u>Mobile Home Not Included</u>	OGDEN, MARLIN H	\$3,700.00
34	014-371-05	22 ALMOND DR, YERINGTON	CHAMBERS, ROBERT M	\$8,800.00
35	014-581-14	25 ANDES LN, YERINGTON	PIERMAN, LENDA LOU	\$3,300.00
36	014-601-05	28 CARDON LN, YERINGTON	NOROSZ, DAVID	\$2,500.00
37	014-631-13	24 WATKINS WAY, YERINGTON	TRAUTMAN, WILLIAM H	\$1,200.00
38	015-221-21	SILVER SPRINGS	NARA LLC	\$1,100.00

Portion NW1/4 SW1/4 Section 14 & Portion NE1/4SE1/4 Section 15 T13N-R25E, MD&M



NOTE: This is for assessment purposes only and does not represent a warranty. No liability is assumed as to the accuracy of the data delineated hereon. This is a preliminary assessment and is subject to change without notice. This assessment is for assessment purposes only and does not represent a warranty. No liability is assumed as to the accuracy of the data delineated hereon. This is a preliminary assessment and is subject to change without notice. This assessment is for assessment purposes only and does not represent a warranty. No liability is assumed as to the accuracy of the data delineated hereon. This is a preliminary assessment and is subject to change without notice.

BLOCK A SM 46086 1/4 499 CITY OF YERINGTON



Scale: 1" = 100'
 Revised: February 13, 2017

- Map Elements**
- ◆ 1/4 Corner Section
 - ◆ Section Line
 - ◆ 300' Dimension
 - ◆ Parcel Lot
 - ◆ Parcel Number
 - ◆ 0.13 Ac. Average of Parcel
 - ◆ PU 1314/6 Recorded Map Image
 - ◆ Parcel Boundary
 - ◆ Block Number
 - ◆ Page Number
 - ◆ Parcel Book
 - ◆ Page Number
 - ◆ Block Number
 - ◆ Page Number
- Cliffs & Townships**
- ◆ Dayton
 - ◆ Dayton Valley
 - ◆ Fork
 - ◆ Fork Valley
 - ◆ Hixon House
 - ◆ Silver City
 - ◆ Silver Springs
 - ◆ Smith Valley
 - ◆ Stagecoach
 - ◆ Yerington

