

LYON COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT

BUILDING • DEVELOPMENT ENGINEERING • PLANNING

27 S. MAIN STREET
YERINGTON, NEVADA 89447
(775) 463-6591
FAX: (775) 463-5305

34 LAKES BOULEVARD
DAYTON, NEVADA 89403
(775) 246-6155
FAX: (775) 246-6147

Joseph Sanchez
Code Enforcement Officer
Community Development Department
27 S. Main Street
Yerington, NV, 89447
April 01, 2025

FERRONI, ENRICO LEE & NANCY A TRS
FERRONI, NANCY A TR
40 HAWK VIEW DR
WELLINGTON, NV 89444

RE: *Unpermitted Structure(s) at 40 Hawk View Rd, Wellington, NV 89444*

Dear Enrico & Nancy Ferroni,

It has come to the County's attention that a structure(s) has been constructed on your property located at **40 Hawk View Rd, Wellington, NV 89444 (Parcel 009-132-15)** without the required building permits. According to Lyon County regulations, all new construction, alterations, and site improvements require permitting to ensure compliance with building codes and safety standards. Structures built without proper permits are considered non-compliant or illegal.

To address this issue and bring your property into compliance, Lyon County offers an "As-Built" permitting process. This process allows property owners to retroactively apply for permits, have their structures inspected, and verify that they meet minimum code requirements and safety standards.

As-Built Permitting Process

What Does "As-Built" Mean?

The "As-Built" process applies to buildings or site improvements constructed without the necessary permits. It provides an opportunity for property owners to demonstrate compliance with building codes and ensure the safety of the structure as it currently exists or as it was originally built.

Our Goal

Lyon County is committed to ensuring that all properties are developed and maintained safely. Building codes establish minimum requirements to protect public health, safety, and welfare. Our Community Development Department is available to answer any questions and assist you throughout the permitting process.

Steps to Compliance

1. **Identify Non-Permitted Work:** Identify all construction or alterations on your property that were completed without permits. You will need to provide plans or construction documents that document the work completed.
 - For most as-built work, plans must be prepared and stamped by a Registered Nevada Architect or Engineer.
 - Minor non-structural work may be drawn by Nevada-licensed contractors if the contractor is performing the work.
2. **Apply for an As-Built Building Permit:** Submit the prepared plans to the Building Department for review. If the plans meet the required standards, they will be approved. If additional information is needed, the department will provide comments to guide you.
3. **Inspections:** After your plans are approved, the Building Department will issue the permit, and inspections will be scheduled. Due to the nature of as-built structures, multiple inspections may be required. Some parts of the structure, such as foundations, framing, wiring, plumbing, and mechanical systems, may need to be exposed for inspection. In some cases, certification by the project's Architect or Engineer may suffice to verify compliance.
4. **Completion:** Once all inspections are complete and the work is verified to meet code standards, your structure will be deemed compliant.

Important Notice

Please be advised that failure to address this violation within thirty **(30) days** from the date of this notice may lead to further enforcement actions. Such actions may include, but are not limited to, fines, penalties, or legal proceedings. To resolve the violation, the property owner or responsible party must implement the following corrective measures:

1. Identify all unpermitted work on the property and prepare plans or documentation.
2. Submit an application for an As-Built Building Permit.
3. Work closely with inspectors and, if necessary, uncover areas of the structure for compliance verification.
4. Ensure all inspections are completed and compliance is achieved.

Next Steps

We encourage you to begin the As-Built permitting process as soon as possible. Delays in addressing this matter may result in additional enforcement actions. Our team is here to assist you in navigating the permitting and compliance process. Please contact the **Lyon County Community Development Department** at **775-463-6591 ext. 1414** or jsanchez@lyon-county.org to discuss your specific situation and start the application process.

Thank you for your prompt attention to this matter. We look forward to working with you to resolve this issue and ensure your property complies with County regulations.

Sincerely,



Joseph Sanchez/Code Enforcement Officer/County of Lyon
27 South Main Street, Yerington, Nevada 89447

April 30, 2025

Joseph Sanchez
Code Enforcement Officer
27 S. Main Street
Yerington, Nv 89447

Re: Unpermitted Structure

I request the following information -

1. A complete list of parcels in Lyon County that have received notice of unpermitted structure in the last 24 months. (May 2023 – April 2025)
2. Parcel location and date of notice for the parcels that you have sent notices to. (May 2023 – April 2025)
3. How my property came to your attention. If it was reported, found during canvas of the neighborhood, or other means. If it was reported, provide formation of the reporting party.
4. If it was found during a neighborhood canvas, list other actions taken against other parcels in the Smith Valley during the same time period.

This information is being requested under Chapter 239 (Public Records NRS 239.0107)

I have included a copy of the statute for your review. Failure to respond is a category “C” felony. (also included) Page 2 of the statute (NRS 239.0107) advises that you make a reasonable effort to assist the requester to focus the request in such a manner as to maximize the likelihood the requester will be able to inspect, copy, or receive a copy of the public record as expeditiously as possible. If the information is denied, you must provide in writing the reason and statue for denial.

Respond in writing as I don't receive emails.

Sincerely,,

Enrico Ferroni
40 Hawk View Road
Wellington, Nv 89444



LYON COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING • DEVELOPMENT ENGINEERING • PLANNING

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DAYTON, NEVADA 89403
(775) 246-6135
FAX: (775) 246-6147

Joseph Sanchez
Code Enforcement Officer
Community Development Department
27 S. Main Street
Yerington, NV, 89447

May 07, 2025

FERRONI, ENRICO LEE & NANCY A TRS
FERRONI, NANCY A TR
40 HAWK VIEW DR
WELLINGTON, NV 89444

RE: Response to Public Records Request Dated April 30, 2025

Dear Mr. Ferroni,

This letter is in response to your written request dated April 30, 2025, concerning information related to unpermitted structures in Lyon County and in accordance with Nevada Revised Statutes Chapter 239 (Public Records Law).

Please find our responses to each of your numbered items below:

Item 1:

In response to your request for a complete list of parcels in Lyon County that have received notice of unpermitted structures from May 2023 through April 2025, please see the enclosed.

Item 2:

In response to your request for parcel locations and the date of notice for the notices issued during the same period, please see the enclosed document.

Item 3:

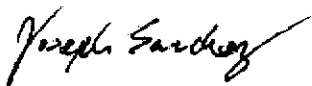
In response to your inquiry on how your property came to our attention, please see the enclosed email communication.

Item 4:

In response to your request regarding neighborhood canvassing actions and related enforcement activities in the Smith Valley area, this item is not applicable. No such canvassing was conducted in the referenced time period that would apply to your property.

Should you have further questions or need clarification regarding any of the enclosed materials, please feel free to submit an additional written request. We remain committed to providing timely and transparent access to public records in compliance with NRS 239.

Sincerely,

A handwritten signature in black ink, appearing to read "Joseph Sanchez". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Joseph Sanchez/Code Enforcement Officer/County of Lyon
27 South Main Street, Yerington, Nevada 89447

40 Hawkview Rd; APN: 9-132-15

2 messages

Thu, Mar 27, 2025 at 3:31 PM

To: Joseph Sanchez <jsanchez@lyon-county.org>

Hi, Joseph, I drove by to take an updated picture and I noticed some added structures that are not being assessed. I checked your files, and the SAGE program and I don't see any permits for these.

appraiser
Lyon County Assessor's Office

2 attachments

9-132-15 sheds, metal gar-front.jpg
502K



9-132-15 sheds, metal gar.jpg
2266K

Joseph Sanchez <jsanchez@lyon-county.org>

Fri, Mar 28, 2025 at 8:03 AM

To: I

Thanks for the update, I'll take a look into it.

Joseph Sanchez
Code Enforcement Officer
County of Lyon
27 South Main Street
Yerington, Nevada 89447
O: 775.463.6591 Ext. 1414
M: 775.364.4008



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DAYTON, NEVADA 89403

Gavin Henderson
Director
Lyon County Community Development
27 S. Main Street
Yerington, NV, 89447
June, 13, 2025

Enrico Ferroni
40 Hawk View Road
Wellington, NV, 89444

Re: Public Record's Request – June 11, 2025

Dear Ferroni,

The Lyon County Community Development Department has received your public record's request on June 11, 2025. Please view the following information provided related to your request.

1. The name of the person from the assessor's office who reported to you the structures on my property.
 - a. Then name of the assessor who reported the structures is Kelly Wilson
2. Parcel location and date of notice for the parcels that this person has reported to you for unpermitted structure violations for the past 36 months. (May 2022 – May 2025).
 - a. APN: 014-621-07 – Manufacture Home
 - i. Reported on: April 8, 2025
 - ii. Cause: Non-Permitted Structure
 - b. APN: 009-286-01 – 420 square-feet Structure
 - i. Reported on: May 23, 2025
 - ii. Cause: Non-Permitted Structure

If you have any questions or need further assistance, feel free to contact our office at 775-463-6592, ext. 2473.

Case Number:	Parcel:	Type:	Address:	Case Filed Date:
CE-2023-0186	019-065-02	Building Permit Required	4 Martin Street Mound House (Dayton) NV 89706	05/31/23
CE-2023-0201	012-301-09	Building Permit Required	70 Tognoli Lane (EAST) Mason Valley NV 89447	06/13/23
CE-2023-0204	010-331-05	Building Permit Required	1 Circle Drive Wellington NV 89444	06/16/23
CE-2023-0251	004-321-07	Building Permit Required	49 Tucker Lane Mason Valley (Yerington) NV 89447	08/07/23
CE-2023-0258	010-741-63	Building Permit Required	263 Great Basin Trail Smith NV 89430	08/15/23
CE-2023-0327	017-168-08	Building Permit Required	2900 5th Street EAST Silver Springs NV 89429	10/02/23
CE-2023-0335	003-013-02	Building Permit Required	3 Smoke Tree Ln Yerington NV 89447	10/06/23
CE-2023-0336	014-251-26	Building Permit Required	298 Sunset Hills Dr Yerington WA 98660	10/06/23
CE-2023-0340	009-241-08	Building Permit Required	368 Angelina Circle Wellington NV 89444	10/09/23
CE-2023-0342	012-081-39	Building Permit Required	12 Mason Road Mason (Yerington) NV 89447	10/09/23
CE-2023-0366	017-322-05	Building Permit Required	2460 7th Street EAST Silver Springs NV 89429	11/08/23
CE-2023-0389	019-265-10	Building Permit Required	404 V & T Way Dayton (Mark Twain) NV 89403	12/29/23
CE-2024-0002	016-061-03	Building Permit Required	31 McClellan Peak Road Mound House NV 89706	01/05/24
CE-2024-0025	019-613-06	Building Permit Required	411 Gleneagles Court Dayton NV 89403	02/07/24
CE-2024-0026	018-232-11	Building Permit Required	2690 Fort Churchill Road Silver Springs NV 89429	02/07/24
CE-2024-0071	006-034-03	Building Permit Required	135 Firemar Row Dayton NV	04/17/24
CE-2024-0106	009-286-01	Building Permit Required	40 Jessica Dr. Wellington NV 89447	06/04/24
CE-2024-0145	019-033-15	Building Permit Required	308 Flowery Ave. 30C Flowery Ave. Dayton Nevada 89403	08/06/24
CE-2025-0020	012-091-37	Building Permit Required	Park Lane Mason Valley NV 89447	02/14/25
CE-2025-0033	017-423-09	Building Permit Required	1060 E Badger Silver Springs NV	03/07/25
CE-2025-0045	018-232-10	Building Permit Required	2700 Fort Churchill Rd Silver Springs NV 89429	04/02/25
CE-2025-0056	019-417-12	Building Permit Required	4910 Buffalo Drive Stagecoach NV 89429	04/16/25
CE-2025-0064	009-132-15	Building Permit Required	40 Hawk View Drive Wellington NV 89444	05/06/25
CE-2025-0065	004-272-14	Building Permit Required	91 HWY 208 Mason Valley NV 89447	05/05/25
CE-2025-0066	004-301-17	Building Permit Required	12 Tucker Lane Mason Valley N 89447	01/31/25
CE-2025-0067	018-232-10	Building Permit Required	2700 Fort Churchill Rd Silver Springs NV 89429	01/09/25
CE-2025-0068	017-543-03	Building Permit Required	9605 Via Segundo Silver Springs NV 89429	01/01/25
CE-2025-0069	009-286-01	Building Permit Required	40 Jessica Dr. Wellington NV 89444	03/03/25

June 12, 2025

Troy Villines
Accessor
27 S. Main Street
Yerington, Nv 89447

Re: Records Request:

On April 1, 2025, I received a letter from Lyon County code enforcement. It advised me that it had come to the county's attention that a structure has been constructed on my property without the required building permit. I submitted a records request to find out how the county had become aware of the structure. I was advised that the reporting person was Kelly Wilson. On March 27, 2025, at 3:31 PM she had sent an email to Joseph Sanchez with two pictures taken of the metal building with a shipping container located behind my shop.

I request the following information -

1. The date she took the pictures.
2. Digital jpeg copies of the two pictures that was sent to Sanchez.
3. A copy of your department's operating procedure in regards to identifying, investigating, and reporting structures that are not being assessed.
4. A list of properties that she has reported to code enforcement for the previous 3 years. (March, 27, 2022 to March 27, 2025)
5. A list of properties that all members of your department has reported to code enforcement for the same period. (March 27, 2022 to March 27, 2025)

This information is being requested under Chapter 239 (Public Records NRS 239.0107)

I have included a copy of the statute for your review. Failure to respond is a category "C" felony. (also included) Page 2 of the statute (NRS 239.0107) advises that you make a reasonable effort to assist the requester to focus the request in such a manner as to maximize the likelihood the requester will be able to inspect, copy, or receive a copy of the public record as expeditiously as possible. If the information is denied, you must provide in writing the reason and statute for denial.

Respond in writing as I don't receive emails.

Sincerely,,

Enrico Ferroni
40 Hawk View Road
Wellington, Nv 89444

cc: esq



LYON COUNTY ASSESSOR

27 S. MAIN STREET
YERINGTON ♦ NV ♦ 89447
(775) 463-6520 ♦ (775) 577-5045
FACSIMILE ♦ (775) 463-5305

TROY R. VILLINES
Assessor

ERIN SINGLEY
Chief Deputy Assessor

ERIC OW-WING
Chief Appraiser

MICHAEL PERUMEAN
KELLY VEIL
Appraisers
Real Property

VALERIE GARCIA
LEA SENCION
Appraisers
Personal Property

HOLLY VILLINES
Mapping Administrator

KATIE GLASER
Office Assistant

Date: June 13th, 2025

Re: Records Request

To: Enrico Ferroni (Requesting Party)

From: Troy Villines, Assessor

Mr Ferroni,

In response to your records request, I submit the following answers.

1. Date of pictures taken 2-2-2024 (as witnessed on accompanying pictures).
2. Digital copies of pictures. Printed copies attached. If you are not receiving emails, how would you like to receive digital copies?
3. The function of the Assessors office is threefold: 1) to discover 2) to list 3) and to value *all* property, both real and personal subject to taxation, within their jurisdiction. Statute that requires the Assessor to establish taxable value N.R.S 361.227.

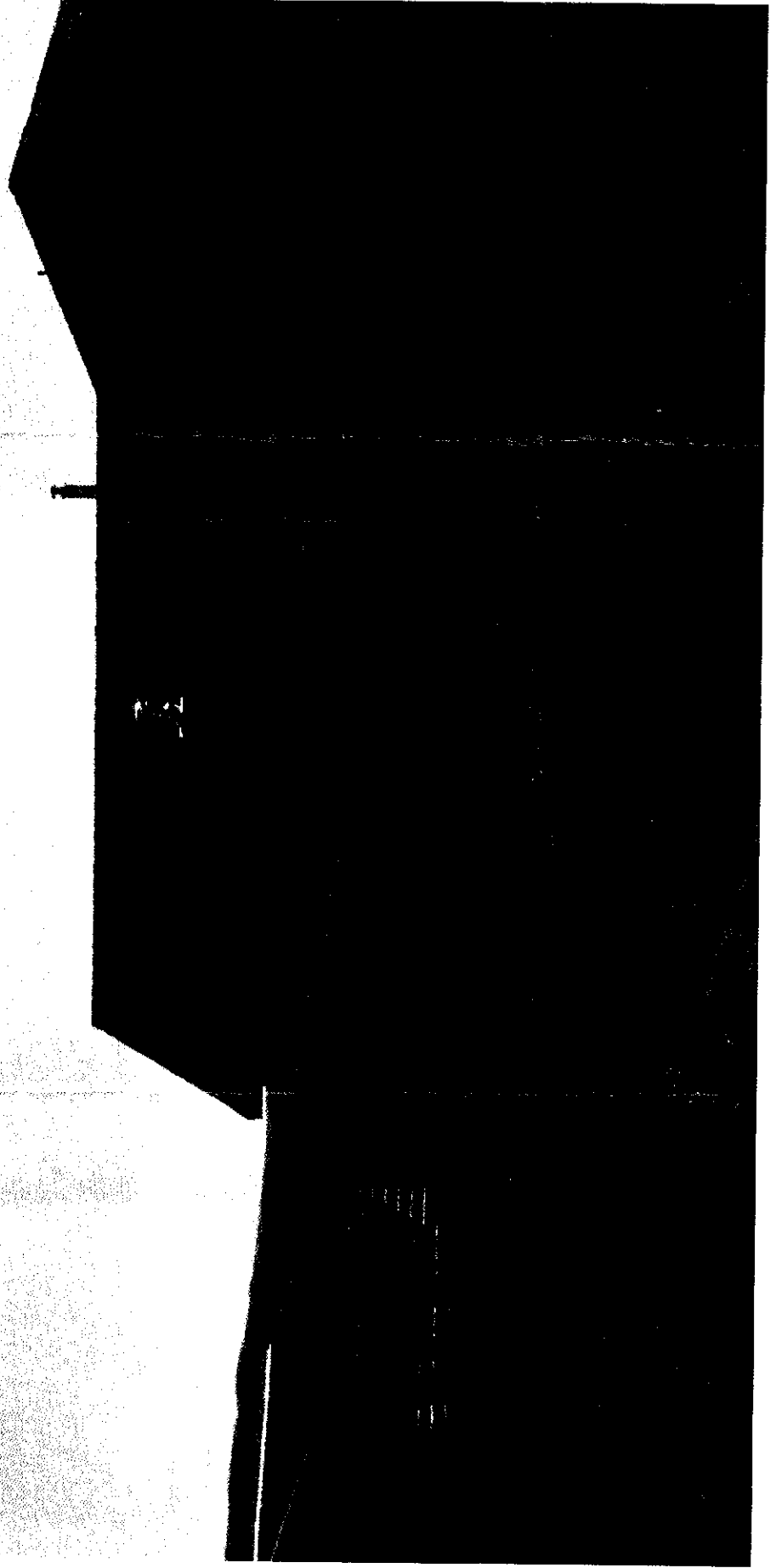
In the state of Nevada there are two components to your valuation. The land value set according to current market values (NAC 361.118) and the improvements to the land is valued using the approved Marshall and Swift costing manual and Nevada Tax Commission approved Rural Manual in accordance with the Nevada Administrative Code (NRS 361.128). A depreciation factor of 1.5% per year is applied to the age of the improvements, structures, etc, up to a maximum of 50 years. Land values are derived from market sales or *other* recognized appraisal methods, in accordance to the Nevada Revised Statutes, and are added to the improvement values. All of these values are updated annually. NRS 361.227. There are no reporting requirement for structures not permitted. Structures are subject to taxation whether they are permitted or not.

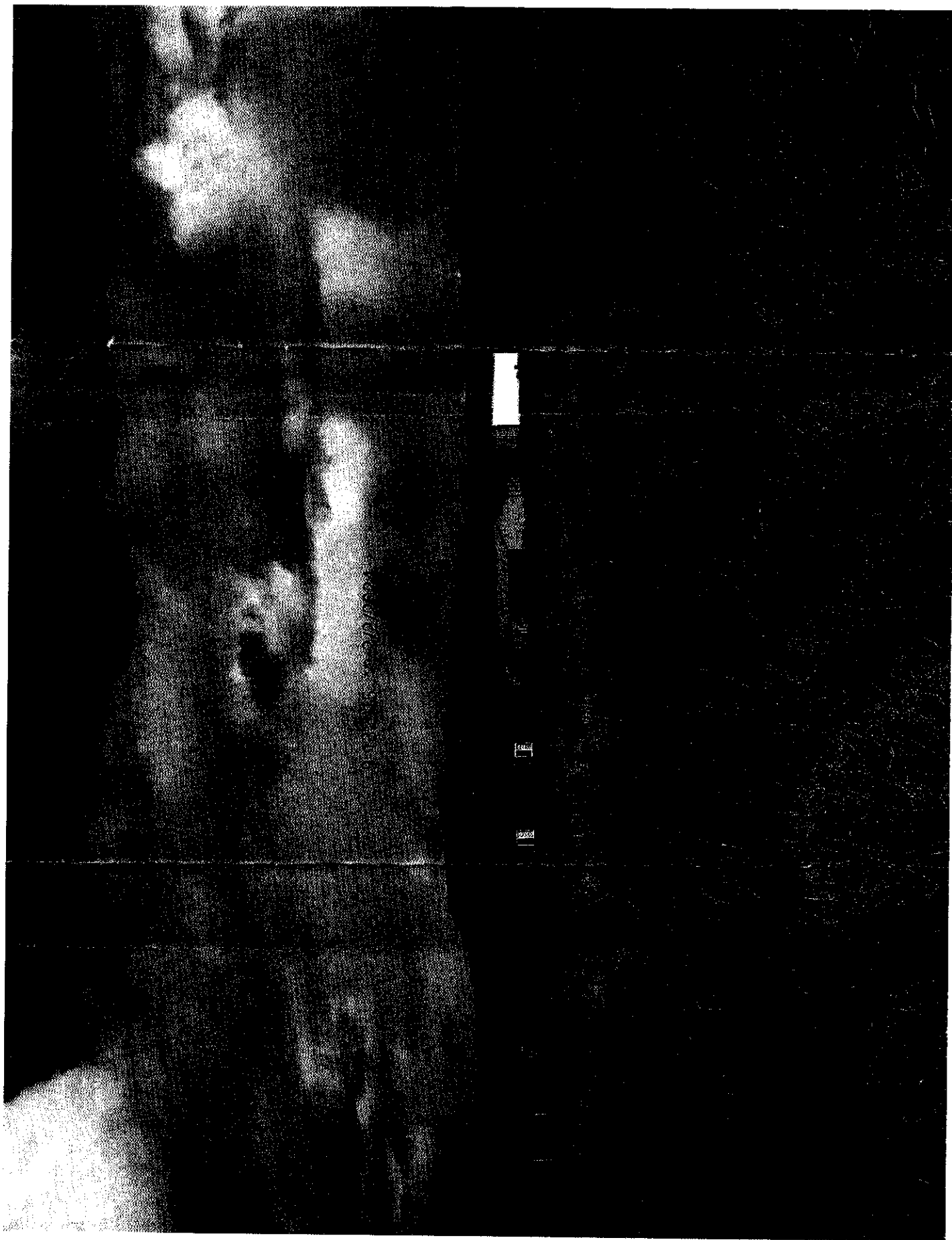
4. Kelly has reported two within the last year (14-621-07 & 9-286-01) that she is aware of as the assessor's office is not required to keep track of improvements involving the reporting to the code enforcement officer.
5. There is no list nor is the assessor's office required to keep a list of inquiries of unpermitted improvements.

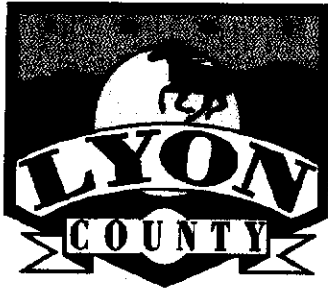
Respectfully,

Troy R Villines

32-15 ** 2/2/2024







LYON COUNTY ASSESSOR

27 S. MAIN STREET
YERINGTON ♦ NV ♦ 89447
(775) 463-6520 ♦ FACSIMILE ♦ (775) 463-5305

TROY VILLINES
Assessor

ERIN SINGLEY
Chief Deputy Assessor

ERIC OW-WING
Chief Appraiser

KELLY WILSON
MICHAEL PERUMEAN
Appraisers
Real Property

LEA SENCION
VALERIE GARCIA
Appraisers
Personal Property

HOLLY VILLINES
Mapping

ELLA RAMIREZ
Real Property

June 16, 2025

Enrico Lee & Nancy A Ferroni, Trs
40 Hawk View Drive
Wellington, NV 89444

Via U.S. mail

Email: rferr2@yahoo.com
2nd email: nferroni@hotmail.com

RE: Additional Outbuilding Improvements on your property

Mr. & Mrs. Ferroni,

I know that you have been in contact with the Lyon County Building Department regarding additional improvements. Have you made a decision on whether you are keeping them, or tearing them down?

If you are keeping them, I will need the dimensions. Are you willing to give me the dimensions or allow me access to measure so that I can get the values on our rolls by June 30, 2025?

I am attaching a Google Maps picture for your reference.

Sincerely,

Kelly Wilson, appraiser
Lyon County Assessor's Office

Cc: Troy Villines, Assessor

The Carport Experts

Office: (209)676-8168 Cell: (209)684-1357

Email: Orders@thecarportexperts.us

1201 N Filbert St Stockton Ca, 95205

INVOICE

Dealer Name	Powersports	Agent	Jon King	Phone	925-864-2727
Buyer Name	Rick Ferroni	Email	rtarr2@yahoo.com		
Phone Number	209-479-0548	Alternative Number			
Address	40 Hawk View Dr	City	Wellington, Nv	Zip Code	89444
Building Address	Same				
Roof Style	Vertical Lean To	Width	12'	Roof Pitch	40'
Notes	Installation After 4th Of July	Roof Length	41'	Log Length	6'8"
BLDG 2 Out Of 2	Pitch 2:12	Panel Gauge	29 Ga	Frame Gauge	14 Ga
Roof Color	Taupe	Trim Color	Cocoa Brown	Panel Color	Taupe
Right Side					
Left Side	Fully Enclosed Horizontal				
Front End	Taupe				
Back End					
Walk In Door					
Roll up door					
Window					
Headers					
Frame Spacings	4' Spacings				
Anchors					
Electricity On Site	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Dealer Discount
Site Levelled	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Building Price
Install Type	Concrete	<input checked="" type="checkbox"/>	Gravel	<input type="checkbox"/>	Tax
	Ground	<input type="checkbox"/>	Dock	<input type="checkbox"/>	Extra Labor
	Road Base	<input type="checkbox"/>	Other	<input type="checkbox"/>	Processing Fee
Ready to Install	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	Plans
					Total
					\$4,649.98
					Deposit
					\$418.92
					Other Payments
					Total Due
					\$4,231.06
					After Installation
					If Paid With CC (+)3%
					\$4,357.99

Buyer Signature

Date

Chuan Argueta 7/12/24
The Carport Experts Representative Date

Purchase Agreement & Terms (see second page for terms and conditions)

The Carport Experts reserves the right to adjust any balance or pricing errors. TCE holds the right to reposses any buildings not paid in full upon installation. A labor charge will be added for any additional labor such as cutting posts to level carports, building over objects such as Rv's and moving materials to remote locations, etc. The customer is responsible for all required permits. The customer understands that all building frames are 1' shorter than roof lengths. The Customer is responsible for informing the installers of any underground cables, gas lines, or any other utility lines. TCE will not be responsible for any damages to un-marked or un-located utilities. All quoted prices include installation on level ground at ground level only. It is the customers sole responsibility to ensure the installation area is adequately prepared/cleared for installation. If upon arrival, the installers find the lot in an unsuitable condition, a minimum of \$175 return trip will be added to the invoice. Installers will not install under hazardous conditions. TCE will charge 25% interest per annum or the maximum allowed by applicable law if the job is not paid immediately after job has been finished. TCE only accepts Cashier's Checks as payment methods. Building price is subject to change at any time, including changes in the market conditions. TCE reserves the right to cancel any job if the client and TCE fail to come to an agreement based on price adjustments, job location and/ or weather conditions. By Signing above, the customer agrees to The Carport Expert's terms on both the front and back of this document.

LYON COUNTY BUILDING DEPARTMENT PERMIT FEE CALCULATOR

Valuation (\$)	Building Fee (\$)	Plan Check Fee (\$)	Processing Fee (\$)	Total Fees (\$)
\$21,957.96	\$ 270.00	\$ 175.50	\$ 25.00	\$ 470.50

Note: Fees are based on Permit Fee Schedule Approved and Effective July 1, 2018

\$ 270.00 \$ 175.50 \$ 445.50 \$ 916.00

$$44.63 \text{ sq ft} \times 916 \text{sqft} = 21957.96$$