

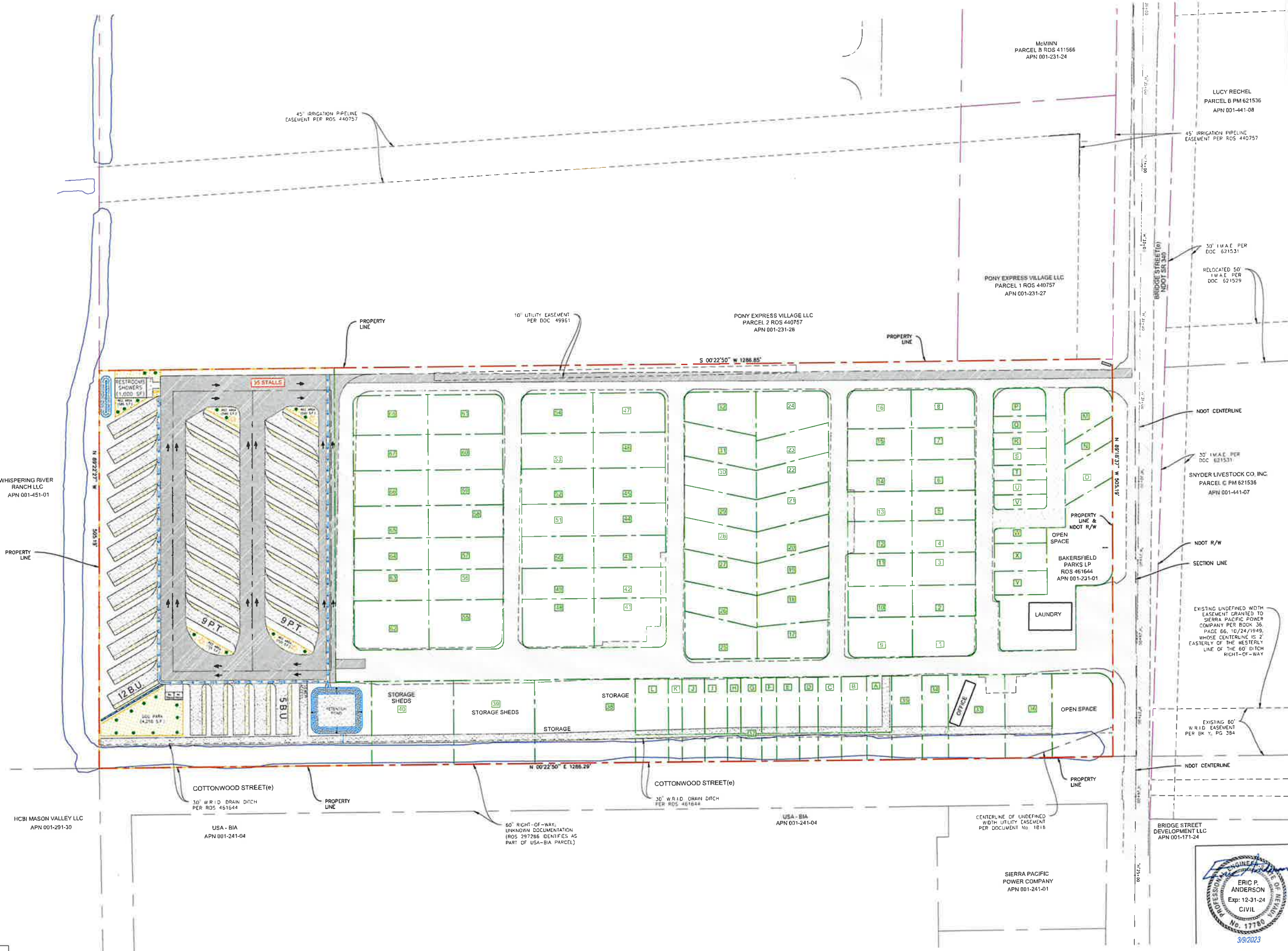
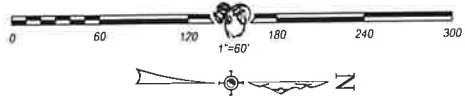
**SITE INFORMATION**  
APN: 001-231-01  
OWNER: BAKERSFIELD PARKS LP  
MR. PETE DETERDING  
ADDRESS: 815 WEST BRIDGE STREET  
YERINGTON, NV 89447  
AREA: 14.92 ACRES (RS 461644)  
ZONING: C-1 - COMMERCIAL  
LAND USE: MANUFACTURED HOME PARK  
(10 OR MORE UNITS)

**SITE DEVELOPMENT CALCULATIONS**  
**EXISTING PARK ANALYSIS**  
TOTAL SITE/PARCEL AREA = 14.92 ACRES  
EXISTING PARK DEVELOPED AREA = 11.30 ACRES  
EXISTING STALLS USES:  
LOTS 1 - 36: MANUFACTURED HOMES  
LOTS 37 (A - L): RV STALLS  
LOT 38: STORAGE  
LOTS 39 - 40: MINI STORAGE UNITS  
LOTS 41 - 52: MANUFACTURED HOMES  
LOTS M - Y: RV STALLS  
OPEN SPACE / COMMON USE AREA: 0.40 ACRES  
LAUNDRY BUILDING: 0.16 ACRES

**PROPOSED EXPANSION ANALYSIS**  
PROPOSED EXPANSION AREA = 3.62 ACRES  
DENSITY ALLOWED = 25 RV STALLS PER GROSS ACRE  
3.62 ACRES X 25 STALLS = 90 STALLS ALLOWED  
35 STALLS PROPOSED; THEREFORE OKAY (35 < 90)  
MINIMUM ALLOWABLE NET SITE AREA PER RV SPACE  
= 1,000 S.F. REQUIRED; 1,360 S.F. PROVIDED  
(MINIMUM); THEREFORE OKAY  
MINIMUM SETBACK OF RV SPACE TO PUBLIC STREET LINE  
= 10' MINIMUM; NO PUBLIC STREET LINES;  
PRIVATE STREETS; THEREFORE OKAY  
MINIMUM SETBACK FROM THE EXTERIOR BOUNDARY LINE FOR  
ANY BUILDING OR RV = 10' MINIMUM  
10' MINIMUM PROVIDED; THEREFORE OKAY  
MINIMUM VEHICLE PARKING SPACE = 10' MINIMUM WIDTH  
15' MINIMUM PROVIDED; THEREFORE OKAY  
RECREATION AREA/OPEN SPACE REQUIRED = 5% OF GROSS  
PARK AREA (157,687 S.F. X 5% = 7,884 S.F. REQUIRED)  
8,228 S.F. REC AREA/OPEN SPACE PROVIDED;  
THEREFORE OKAY (8,228 S.F. > 7,884 S.F.)  
ACCESSORY BUILDING (RESTROOMS/SHOWERS) REQUIRED  
WITHIN 500' OF ALL RV STALLS  
390' MAXIMUM PROVIDED; THEREFORE OKAY  
50% OF RV SPACES SHALL BE PROVIDED WITH INDIVIDUAL  
SEWER CONNECTIONS  
100% PROVIDED; THEREFORE OKAY  
EACH RV PARK SHALL BE FENCED WITH A SCREENING FENCE  
NOT MORE THAN 6' NOR LESS THAN 4' IN HEIGHT AROUND  
THE ENTIRE PARK BOUNDARY  
6' HIGH SCREENING FENCE PROPOSED  
INTERNAL STREETS MINIMUM PAVED WIDTH = 20'  
32' MINIMUM PAVED WIDTH PROVIDED; THEREFORE OKAY  
ALL STREETS SHALL BE LIGHTED AT NIGHT WITH AT LEAST  
THE EQUIVALENT OF A 50 WATT LAMP FOR EACH 100 LINEAR  
FEET OF STREET  
STREET LIGHTS PROVIDED EVERY 100 LINEAL FEET  
OWNER, MANAGER, OR CARETAKER REQUIRED TO RESIDE  
WITHIN THE PARK  
MANAGER RESIDES ON-SITE IN EXISTING PARK;  
THEREFORE OKAY

**PROPOSED EXPANSION STALLS SUMMARY**  
# FULL SIZE PULL THROUGH STALLS PROPOSED = 18  
# FULL SIZE BACK-UP STALLS PROPOSED = 17  
TOTAL # STALLS PROPOSED = 35

**BASIS OF BEARING:**  
NORTH AMERICAN DATUM OF 1983 AS BASED ON  
FEDERAL BASE NETWORK COOPERATIVE BASE  
NETWORK OBSERVATIONS IN 1994 (AKA  
NAD83/94), NEVADA STATE PLANE COORDINATE  
SYSTEM, WEST ZONE AND HOLDING THE  
WASHOE COUNTY PUBLISHED LATITUDE AND  
LONGITUDE OF 38°59'31.28" NORTH  
AND 119°09'44.1488" WEST FOR REGIONAL GPS  
CORS "YER1" (WASHOE COUNTY IDENTIFIER  
LYNSM0010). A COMBINED GRID-TO-GROUND  
SCALE FACTOR OF 1.000279329 IS USED TO  
SCALE THE STATE PLANE GRID COORDINATES  
TO GROUND.  
**BASIS OF ELEVATION:**  
NORTH AMERICAN VERTICAL DATUM  
OF 1988 (NAVD88) AND HOLDING THE WASHOE  
COUNTY PUBLISHED ELLIPSOID HEIGHT  
OF 4,317.803 METERS (4,323.820 FEET) FOR  
REGIONAL GPS CORRS "YER1" AND USING  
GEOID 99 TO DERIVE THE ORTHOMETRIC  
ELEVATION ABOVE MEAN SEA LEVEL.



**SPECIAL USE PERMIT PLANS FOR THE  
PIONEER MOBILE HOME & RV PARK EXPANSION  
OVERALL HORIZONTAL CONTROL PLAN ~ PROPOSED**  
CITY OF YERINGTON, NEVADA

Date: 3.9.2023  
Drawn By: EPA  
Designed By: EPA  
Checked By: EPA

**SUP-2**  
2 OF 10





APN:	001-231-01
OWNER:	BAKERSFIELD PARKS LP MR. PETE DETERING
ADDRESS:	815 WEST BRIDGE STREET YERINGTON, NV 89447
AREA:	14.92 ACRES (RS 461644)
ZONING:	C-1 ~ COMMERCIAL
LAND USE:	MANUFACTURED HOME PARK (10 OR MORE UNITS)

### EXISTING PARK ANALYSIS

### PROPOSED EXPANSION ANALYSIS

### PROPOSED EXPANSION STALLS SUMMARY

**BASIS OF BEARING:**

Basis of Elevation:

NORTH AMERICAN VERTICAL DATUM  
OF 1988 (NAVD88) AND HOLDING THE WASHOE  
COUNTY PUBLISHED ELLIPSOID HEIGHT  
OF 1317.903 METERS (4323.820 FEET) FOR  
REGIONAL GPS CORS "YER1" AND USING  
GEOID 99 TO DERIVE THE ORTHOMETRIC  
ELEVATION ABOVE MEAN SEA LEVEL.



MATCH LINE (REF. SHEET SUP-4)

MATCH LINE (REF. SHEET SUP-4)

**SPECIAL USE PERMIT PLANS FOR THE  
PIONEER MOBILE HOME & RV PARK EXPANSION  
SITE PLAN ~ SOUTH**

Date: 3.9.2023  
 Crown By: EPA  
 Designed By: EPA  
 Checked By: EPA

**SUP-3**  
3 OF 10

**BIGHORN**  
C.O.N.S.U.L.T.I.N.G.

P.O. BOX 18700 RENO, NV 89511  
OFFICE 775/827-6900 FAX 775/825-6166

1

CITY OF YERINGTON

2023 9 34:10 AM N:\BIGHORN\PROJECTS\PioneerRVPark-20235UP\PioneerMobileHomeRVPark-SUP Plans-030823.dwg Thank You for Choosing Bighorn Consulting"