



# LYON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

27 SOUTH MAIN STREET, YERINGTON, NEVADA 89447  
(775) 463-6592 • (775) 463-5305 FAX  
34 LAKES BLVD., DAYTON, NEVADA 89403  
(775) 246-6135

For Office Use Only
Date _____
Received by _____
File Number _____

## DEVELOPMENT APPLICATION

This form must be completed and all requested information incorporated, as prescribed by the application submission requirements for each application type, before the application is deemed complete and accepted for processing by Lyon County.

Application Type (check all that apply)		
<input type="checkbox"/> Abandonment	<input type="checkbox"/> Extension of Time Request	<input type="checkbox"/> Reimbursement Agreement
<input type="checkbox"/> Amended Map	<input type="checkbox"/> Hardship Exception Permit	<input type="checkbox"/> Reversion to Acreage
<input type="checkbox"/> Appeal of Administrative Decision	<input type="checkbox"/> Improvement Plan for Land Division	<input type="checkbox"/> Site Improvement Plan
<input type="checkbox"/> Appeal of Planning Commission Decision	<input type="checkbox"/> Improvement Standards Variance or Waiver	<input type="checkbox"/> Special Use Permit
<input type="checkbox"/> Approval Condition Amendment	<input type="checkbox"/> Master Plan Map Amendment	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Master Plan Text Amendment	<input type="checkbox"/> Street Name Request
<input type="checkbox"/> Certificate of Amendment	<input type="checkbox"/> Mobile Home Park/Recreational Vehicle Park	<input type="checkbox"/> Subdivision Map, Tentative
<input type="checkbox"/> Continuation of Planning Application	<input type="checkbox"/> Parcel Map	<input type="checkbox"/> Subdivision Map, Final
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Parcel Map, Final	<input type="checkbox"/> Variance <input type="checkbox"/> Administrative
<input type="checkbox"/> Development Agreement, Revision	<input type="checkbox"/> Parcel Map Waiver	<input type="checkbox"/> Wireless Communication Facility
<input type="checkbox"/> Division of Land into Large Parcels, Tentative Map Waiver	<input type="checkbox"/> Planned Unit Development, Final	<input type="checkbox"/> Wireless Communication Facility, Modification
<input type="checkbox"/> Division of Land into Large Parcels, Tentative Map	<input type="checkbox"/> Planned Unit Development, Tentative	<input type="checkbox"/> Zoning Determination
<input type="checkbox"/> Division of Land into Large Parcels, Final Map	<input type="checkbox"/> Pre-Application Conference	<input type="checkbox"/> Zoning Map / Text Change

General Information			
Assessor's Parcel number(s)	Acreage	Assessor's Parcel number(s)	Acreage
Applicant Name(s): <input type="checkbox"/> Same as Owner <input type="checkbox"/> Other (Insert name(s)):			
Community: <input type="checkbox"/> Dayton <input type="checkbox"/> Fernley <input type="checkbox"/> Mark Twain <input type="checkbox"/> Mason Townsite <input type="checkbox"/> Mason Valley <input type="checkbox"/> Mound House <input type="checkbox"/> Other County <input type="checkbox"/> Silver City <input type="checkbox"/> Silver Springs <input type="checkbox"/> Smith Valley <input type="checkbox"/> Stagecoach			
Previous applications filed on this site:			
Project Name (if applicable):			

Project Information		
Project or Request Description Summary: (Separate detailed Narrative and Justification are required)		
Project Area (square feet or acres):	Number of proposed units:	Smallest parcel size:
Uses proposed (check all that apply): <input type="checkbox"/> Single Family Residential <input type="checkbox"/> Multi-Family Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial		

Project Location	
Project Street Address:	Section(s)/Township/Range:
Primary Access:	
Approximately _____ feet <input type="checkbox"/> north <input type="checkbox"/> south of _____ (street name)	
Approximately _____ feet <input type="checkbox"/> east <input type="checkbox"/> west of _____ (street name)	
If within a Subdivision, Name:	Lot: _____ Block: _____
Project Location (with point of reference to primary access, major cross streets or area locator):	



**Property Owner's Affidavit:**

I, \_\_\_\_\_, being duly sworn, depose and say that I am an owner\* in \_\_\_\_\_,  
(Printed name)

fee of the described property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I acknowledge that I am aware of the "right to farm" policy of the county and have been provided with a copy of a statement (attached to this application form) containing substantially the disclosure set forth in Chapter 10.15 of the Lyon County Code. I have read and understand the Application Schedule enclosed with this application form. I understand that no assurance or guarantee can be given by the Lyon County Community Development Department staff. I further acknowledge that additional costs may be incurred for County Engineer review if required.

(\*A separate Affidavit must be provided by each property owner)

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

(Notary stamp)

\_\_\_\_\_  
Notary Public in and for said county.

**Property Owner's Affidavit:**

I, \_\_\_\_\_, being duly sworn, depose and say that I am an owner\* in \_\_\_\_\_,  
(Printed name)

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Notary Public in and for said county.

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fee of the described property involved in this application, that I have knowledge of, and agree to, the filing of this application, and that the statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I acknowledge that I am aware of the "right to farm" policy of the county and have been provided with a copy of a statement (attached to this application form) containing substantially the disclosure set forth in Chapter 10.15 of the Lyon County Code. I have read and understand the Application Schedule enclosed with this application form. I understand that no assurance or guarantee can be given by the Lyon County Community Development Department staff. I further acknowledge that additional costs may be incurred for County Engineer review if required.

(\*A separate Affidavit must be provided by each property owner)

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_

(Notary stamp)

\_\_\_\_\_  
Notary Public in and for said county.

## RIGHT TO FARM DISCLOSURE

Pursuant to Chapter 10.15 of the Lyon County Code:

*As a condition of approval of any subdivision or parcel map of any land in Lyon County, the owners or developers of such land and their heirs, assigns and successors, shall agree to provide notice to any and all subsequent purchasers of the provisions of Nevada Revised Statutes 40.140 and this chapter. Such notice shall include a signed acknowledgment on all land development maps. No public official, board, commission, or agency of the county shall issue a permit, lease, license, certificate, or other entitlement for use of a parcel which is adjacent to or near agricultural land and other land until the owner(s) of the property has signed a written disclosure statement acknowledging that they are aware of the "right to farm" policy of the county and have been provided with a copy of a statement containing substantially the disclosure set forth in this chapter.*

### Disclosure Statement

*Lyon County has determined that the highest and best use for agricultural land as defined below is to develop or preserve said lands for the purposes of agricultural operations and it will not consider the inconveniences or discomforts arising from or related to agricultural operations to be a perceived nuisance if such operations are legal, consistent with accepted customs and standards and operated in a non-negligent manner.*

*If property you own or may purchase in the future is located adjacent, near, or close to agricultural lands or within agricultural lands, including agriculture land easements, irrigation ditch easements, drain ditch easements, or agricultural products processing facilities, you may be subject to inconveniences or discomfort arising from agricultural operations. These may include but are not limited to the spraying, cleaning, and maintenance of irrigation water delivery systems as well as traffic, noise, odors, dust, chemicals, smoke, insects, operation of machinery (during any 24-hour period), aircraft operation, and storage and disposal of agriculture by-products, including manure. One or more of the inconveniences described above may occur even in the case of an agricultural operation, which is in conformance with existing laws and regulations and locally accepted customs and standards. If you live near an agricultural production area and/or agriculture products facility, you should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of living in a County with a strong rural character and a healthy agricultural sector. You are prohibited from interfering with or in any way obstructing agricultural operations, including, for example, tampering with irrigation delivery facilities, obstructing irrigation ditches, and obstructing agricultural land easements.*

*For purposes of this notification:*

*While not presently zoned or designated on the General Plan for primary or substantial agricultural use, the land contains an existing agricultural operation of a type that would be obvious to an uninformed observer after a physical inspection of the property, and that operation began at a time when such use was permissible.*

*"Agricultural Operation" means all operations necessary to conduct agriculture as defined in Section 10.15.02 of the Lyon County Code, as such may be amended from time to time and shall include, but not be limited to, the cultivation and tillage of the soil, lawful use of appropriated water rights for agricultural irrigation purposes as well as any agriculture irrigation water delivery system maintenance and improvements, the burning of agricultural waste, weeds and other debris or other agricultural burning, including ditches and fields, lawful use of housing and transportation of labor for the purpose of crop production, protection of crops and livestock from pests (i.e., insects, diseases, weeds, predators) damaging or which could potentially damage crops or livestock, the proper and lawful use of agricultural chemicals, including but not limited to the ground and aerial (i.e., via aircraft) application of crop protection products and fertilizers, fumigation, or the raising, production, irrigation, pruning, harvesting, or processing of any living organism having value as an agricultural commodity or product, and any commercial practices performed incident to or in conjunction with such operations where the agricultural product is being produced, including preparation for market, delivery to storage, processing and packaging, and distribution to market, or to carriers for transportation to market or processing of an agricultural commodity, and those buildings or related facilities (no matter their zoning) that process, store, package and distribute agriculture products.*

### DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

	<b>Application Type</b>	Abandonment or Vacation	Appeal of Decision <sup>5</sup>	Approval Condition Amendment	Continuance Request	Development Agreement	Development Agreement, Revision	Extension of Time Request	Hardship Exception Permit	Master Plan Map Amendment	Master Plan Text Amendment	Mobile Home Park/Recreational Vehicle Park	Planning Commission Determination	Pre-Application Conference	Reimbursement Agreement	Site Improvement Plan	Special Use Permit	Specific Plan	Street Name Request	Variance, Administrative	Variance	Wireless Communication Facility	Wireless Communication Facility, Modification	Zoning Map Change	Zoning Text Change
<input checked="" type="checkbox"/>	<b>Submittal Requirements</b> Fees and number of copies needed for required information & materials are shown for each application type																								
<input type="checkbox"/>	Application Fee	\$750	\$275	\$750	50% of Orig. App. Fee	\$2,000	\$1,000	\$500	\$850	\$2,250	\$2,250	\$500	\$300	\$500	\$1,500	\$500	\$850	\$2,500 <sup>1,2</sup>	\$250	\$350	\$750	\$1,000	\$750	\$1,750 <sup>3,4</sup>	\$1,750
<input type="checkbox"/>	Application Form	2	3	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
<input type="checkbox"/>	Site Plan			2* <sup>6</sup>					*			20				6	2 <sup>6</sup>			2	2* <sup>6</sup>	3	3		
<input type="checkbox"/>	Reduced Site Plan (11" x 17")			2*					2			2					2			2	2*	2	2		
<input type="checkbox"/>	Floor Plan			2*								6					2*			2*	2*	3	3		
<input type="checkbox"/>	Building Elevations			2*								6					2*			2*	2*	3	3		
<input type="checkbox"/>	Map			2* <sup>6</sup>						2 <sup>6</sup>			15	15				20	2	2*	2* <sup>6</sup>			2 <sup>6</sup>	
<input type="checkbox"/>	Reduced Map (11" x 17")			2*						2			2					2	2	2*	2*			2	
<input type="checkbox"/>	Map on CD (AutoCAD format)									1								1						1	
<input type="checkbox"/>	Detailed Description/Narrative	2	3	2	2*	2	2	2	2	2 <sup>6</sup>	2	2	2	2	2		2	20	2	2	2	2	2	2	2
<input type="checkbox"/>	Vicinity Map	2							2	2		2	2	2			2	2	2	2	2	2	2	2	
<input type="checkbox"/>	Title Report	2										2													
<input type="checkbox"/>	Property Legal Description/Deed	2							2	2		2	2	2			2	2	2	2	2	2	2	2	
<input type="checkbox"/>	Justification	2	3	2	2	2	2	2	2	2 <sup>6</sup>	2	2	2	2			2	20	2	2	2			2	2
<input type="checkbox"/>	Photographs (min. set of four photos)	2		2					2	2		2	2	2			2	2		2	2	2	2	2	
<input type="checkbox"/>	Street Name Request Form											2*							2						
<input type="checkbox"/>	Project Approval Letter with Conditions		3*	2												2*									
<input type="checkbox"/>	Additional Required Documents/Information	✓	✓			✓	✓		✓	*		✓		◆	✓	✓		✓				✓	✓		
<input type="checkbox"/>	Engineering Review Fees May Be Applicable	◆		◆						◆	◆	◆		◆	◆	◆	◆	◆						◆	◆

\* If applicable and/or dependent on the type of project.      ✓ Specific additional information is required (See application submittal instructions)      ◆ Additional information is required for Specific Plan & PUD  
 ✎ Additional copies may be required.      ◆ Engineering Review Fees - Actual cost of engineering review will be billed in addition to the application fee as required by the nature/technical aspects of application/request.  
 1. \$20 additional fee for each dwelling unit over 50.      2. \$2,500 application fee if filed and heard concurrently with PUD.      3. \$250 additional fee for each adjacent parcel with same ownership.  
 4. \$875 plus \$125 fee for each adjacent parcel with same ownership if filed with MPA.      5. One set of application materials submitted to County Clerk, and original set & one copy submitted to Community Development Dept.

### LAND DIVISION APPLICATION SUBMITTAL REQUIREMENTS

	<b>Application Type</b>																
<input checked="" type="checkbox"/>	<b>Submittal Requirements</b> Fees and number of copies needed for required information & materials are shown for each application type	Amended Map	Boundary Line Adjustment	Certificate of Amendment	Division of Land into Large Parcels, Tentative Map Waiver	Division of Land into Large Parcels, Tentative Map	Division of Land into Large Parcels, Final Map	Improvement Plan	Improvement Standards Variance or Waiver	Parcel Map	Parcel Map, Final	Parcel Map Waiver	Planned Unit Development, Tentative	Planned Unit Development, Final	Reversion to Acreage	Subdivision Map, Tentative	Subdivision Map, Final
<input type="checkbox"/>	Application Fee	See Note #4	\$300	\$75	\$500	\$500	\$250	\$500	\$750	\$1,000	\$500	\$500	\$2,500 <sup>1</sup>	\$1,000	\$750	\$1,750 <sup>1</sup>	\$1,000
<input type="checkbox"/>	Application Form	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2
<input type="checkbox"/>	Map	*	2			20	20	6		15	6		20/22 <sup>3</sup>	15	15	20/22 <sup>3</sup>	10
<input type="checkbox"/>	Reduced Map (11" x 17")	*				2	2			2			2	2	2	2	2
<input type="checkbox"/>	Original Map Mylar	1 <sup>2</sup>	1 <sup>2</sup>				1 <sup>2</sup>				1 <sup>2</sup>			1 <sup>2</sup>	1 <sup>2</sup>		1 <sup>2</sup>
<input type="checkbox"/>	Detailed Description/Narrative	2		2	2	2	2		2	2			20/22 <sup>3</sup>	15	2	2	
<input type="checkbox"/>	Vicinity Map	2			2	2	2		2	2			2	2	2	2	
<input type="checkbox"/>	Title Report		2			2	2			2			2		2	2	
<input type="checkbox"/>	Property Legal Description/Deed		2			2	2			2			2		2	2	
<input type="checkbox"/>	Justification	2			2	2	2		2	2			20/22 <sup>3</sup>	15	2	2	
<input type="checkbox"/>	Photographs (min. set of four photos)					2	2			2			2	2	2	2	
<input type="checkbox"/>	Grading Plan							3					3	3*		3	
<input type="checkbox"/>	Drainage Report							3		3			3	3*		3	
<input type="checkbox"/>	Traffic Study							3		3			3	3*		3	
<input type="checkbox"/>	Soils Report							3		3			3	3*		3	
<input type="checkbox"/>	Irrigation Water Conveyance Approval						2*				2			2			2
<input type="checkbox"/>	Water Rights										2			2			2
<input type="checkbox"/>	Will Serve Letters/Utility Statements					2*	2*			2	2		2	2	2	2	2
<input type="checkbox"/>	Street Name Request Form					2*	2*			2*			2	2*		2	
<input type="checkbox"/>	Map Approval Letter with Conditions										2			2			2
<input type="checkbox"/>	Approved Improvement Plans or Proof of Completion										2			2			2
<input type="checkbox"/>	Cost Estimate							3						2*			2*
<input type="checkbox"/>	Financial Security													2*			2*
<input type="checkbox"/>	Improvement Agreement													2*			2*
<input type="checkbox"/>	Recording Fees	1	1	1			1				1			1	1		1
<input type="checkbox"/>	Traverse Calculations (Wet Stamped)	2	2				2				2			2	2*		2
<input type="checkbox"/>	Tentative Map on CD (AutoCAD format)					1				1			1			1	
<input type="checkbox"/>	Final Map on CD (AutoCAD format)	1	1				1				1			1	1		1
<input type="checkbox"/>	Additional Required Documents/Information		✓	✓				✓	✓		✓	✓	✓	✓	✓		
<input type="checkbox"/>	Engineering/Surveying Review Fees	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆

\* If applicable and/or dependent on the type of project.      ✓ Specific additional information is required (See application submittal instructions)      \* Same number as required for the original map  
 ◆ Engineering/Surveying Review Fees - The actual cost of engineering/surveying review will be billed in addition to the application fee.  
 1. Additional fee of \$20 for each dwelling unit over 50      2. Submit to Community Development Department after Map review is completed &/or prior to setting a hearing by the Board of Commissioners  
 3. If within 3 miles of an incorporated city.      4. Amended Map Fees: Division of Land Into Large Parcels Map - \$500.00; Parcel Map - \$750; & Subdivision Map - \$1,000 plus \$20.00 per dwelling unit over 50

## PLANNING APPLICATION NOTES

**ATTENTION: APPLICANTS ARE ENCOURAGED TO SUBMIT PROPOSED APPLICATIONS FOR PRE-APPLICATION REVIEW.**

**ALL APPLICATIONS SUBMITTED BETWEEN APPLICATION SUBMITTAL DATES ARE DEEMED TO BE SUBMITTED ON THE NEXT APPLICABLE APPLICATION SUBMITTAL DATE. APPLICATIONS DETERMINED TO BE INCOMPLETE WILL BE RETURNED.**

**PLANNING COMMISSION HEARINGS: ABANDONMENT, APPEAL OF ADMINISTRATIVE DECISION, DIVISION OF LAND INTO LARGE PARCELS, MASTER PLAN AMENDMENT, PARCEL MAP, PLANNED UNIT DEVELOPMENT, REVERSION TO ACREAGE, SPECIAL USE PERMIT, SPECIFIC PLAN, STREET NAMES, TENTATIVE SUBDIVISION MAP, VARIANCE, WAIVER, ZONE CHANGE.**

**BOARD OF COMMISSIONERS HEARINGS: ABANDONMENT, APPEAL OF PLANNING COMMISSION DECISION, DIVISION OF LAND INTO LARGE PARCELS, FINAL SUBDIVISION MAP, MASTER PLAN AMENDMENT, PLANNED UNIT DEVELOPMENT, SPECIAL USE PERMIT, SPECIFIC PLAN, TENTATIVE SUBDIVISION MAP, VARIANCE, ZONE CHANGE.**

**ADVISORY BOARD MEETINGS: APPLICANTS ARE ENCOURAGED TO ATTEND THE ADVISORY BOARD MEETING FOR THEIR AREA AS SHOWN ON THE SCHEDULE. APPLICANTS ARE ADVISED TO CONTACT THE RELEVANT ADVISORY BOARD FOR INFORMATION REGARDING ADVISORY BOARD REVIEW OF AN APPLICATION. MONTHLY ADVISORY BOARD MEETING DATES ARE AS FOLLOWS:**

**DAYTON – FIRST WEDNESDAY**

**MASON VALLEY – LAST WEDNESDAY**

**MOUND HOUSE – FIRST TUESDAY**

**SILVER CITY – FIRST TUESDAY**

**SILVER SPRINGS – FIRST MONDAY**

**SMITH VALLEY- THE WEDNESDAY FOLLOWING THE FIRST TUESDAY**

**STAGECOACH – FIRST WEDNESDAY**

- NOTES:**
- 1. MASTER PLAN AMENDMENT APPLICATION SUBMITTAL DEADLINES OCCUR IN APRIL, AUGUST AND DECEMBER ONLY. APPLICATIONS SUBMITTED BY THE APRIL DEADLINE ARE HEARD BY THE PLANNING COMMISSION IN JULY AND THE BOARD OF COMMISSIONERS IN AUGUST; APPLICATIONS SUBMITTED BY THE AUGUST DEADLINE ARE HEARD BY THE PLANNING COMMISSION IN NOVEMBER AND THE BOARD OF COMMISSIONERS IN DECEMBER; AND APPLICATIONS SUBMITTED BY THE DECEMBER DEADLINE ARE HEARD BY THE PLANNING COMMISSION IN MARCH AND THE BOARD OF COMMISSIONERS IN APRIL.**
  - 2. THE TIMING OF PUBLIC HEARINGS MAY BE AFFECTED BY THE COMPLEXITY OF THE APPLICATION, REVIEWING AGENCIES' COMMENTS AND OTHER FACTORS. LYON COUNTY MAY ALTER THE HEARING SCHEDULE FOR AN INDIVIDUAL APPLICATION WITHIN THE TIME FRAMES SET FORTH IN LYON COUNTY CODE AND NEVADA REVISED STATUTES BASED ON THE SPECIFIC CIRCUMSTANCES AND REQUIREMENTS OF THE APPLICATION.**
  - 3. REVIEWING AGENCIES MAY REQUEST THAT THE APPLICANT PROVIDE ADDITIONAL INFORMATION.**

**PLEASE CONTACT PLANNING DIVISION STAFF FOR APPLICATION HEARING SCHEDULE INFORMATION.**



# Lyon County Planning Division

27 SOUTH MAIN STREET  
 YERINGTON, NEVADA 89447  
 (775) 463-6592  
 FAX: (775) 463-5305

## 2015 PLANNING APPLICATION SCHEDULE

APPOINTMENTS ARE RECOMMENDED WHEN SUBMITTING APPLICATIONS - PLEASE CALL (775) 463-6592 TO MAKE AN APPLICATION SUBMITTAL APPOINTMENT

PRE-APPLICATION REVIEW SUBMITTAL CUTOFF DATE <i>BEFORE NOON</i> ALL APPLICATIONS <sup>1,2</sup> APPOINTMENT RECOMMENDED	APPLICATION SUBMITTAL DATE <i>BEFORE NOON</i> INCLUDING FEES ALL APPLICATIONS <sup>1,2</sup> APPOINTMENT RECOMMENDED	ADVISORY BOARD MEETINGS FOR APPLICATION REVIEW	PLANNING COMMISSION HEARING DATE <sup>2,3</sup> <i>SECOND TUESDAY OF THE MONTH</i>	BOARD OF COUNTY COMMISSIONERS HEARING DATE <i>FIRST THURSDAY OF THE MONTH</i>	PLANNING COMMISSION HEARING DATE FOR MASTER PLAN AMENDMENTS & SPECIFIC PLANS <i>SECOND TUESDAY OF THE MONTH</i>	BOARD OF COUNTY COMMISSIONERS HEARING DATE FOR MASTER PLAN AMENDMENTS & SPECIFIC PLANS <i>FIRST THURSDAY OF THE MONTH</i>
NOVEMBER 3, 2014	NOVEMBER 17, 2014	DECEMBER 31 – JANUARY 7	JANUARY 13 <sup>2,3</sup>	FEBRUARY 10 <sup>2</sup>		
<b>DECEMBER 1<sup>1</sup></b>	<b>DECEMBER 15<sup>1</sup></b>	JANUARY 28 - FEBRUARY 4	FEBRUARY 10 <sup>2,3</sup>	MARCH 5 <sup>2</sup>	MARCH 10 <sup>1</sup>	APRIL 2 <sup>1</sup>
DECEMBER 29	JANUARY 12	FEBRUARY 25 - MARCH 4	MARCH 10 <sup>2,3</sup>	APRIL 2 <sup>2</sup>		
FEBRUARY 2	FEBRUARY 16	MARCH 25 - APRIL 8	APRIL 14 <sup>2,3</sup>	MAY 7 <sup>2</sup>		
MARCH 2	MARCH 16	APRIL 29 - MAY 6	MAY 12 <sup>2,3</sup>	JUNE 4 <sup>2</sup>		
<b>MARCH 30<sup>1</sup></b>	<b>APRIL 13<sup>1</sup></b>	MAY 27 – JUNE 3	JUNE 9 <sup>2,3</sup>	JULY 2 <sup>2</sup>	JULY 14 <sup>1</sup>	AUGUST 6 <sup>1</sup>
MAY 4	MAY 18	JUNE 24 – JULY 8	JULY 14 <sup>2,3</sup>	AUGUST 6 <sup>2</sup>		

**ATTENTION: APPLICANTS ARE ENCOURAGED TO SUBMIT PROPOSED APPLICATIONS FOR PRE-APPLICATION REVIEW.**

**ALL APPLICATIONS SUBMITTED BETWEEN APPLICATION SUBMITTAL DATES ARE DEEMED TO BE SUBMITTED ON THE NEXT APPLICABLE APPLICATION SUBMITTAL DATE. APPLICATIONS DETERMINED TO BE INCOMPLETE WILL BE RETURNED.**

**PLANNING COMMISSION HEARINGS:** ABANDONMENT, APPEAL OF ADMINISTRATIVE DECISION, DIVISION OF LAND INTO LARGE PARCELS, MASTER PLAN AMENDMENT, PARCEL MAP, PLANNED UNIT DEVELOPMENT, REVERSION TO ACREAGE, SPECIAL USE PERMIT, SPECIFIC PLAN, STREET NAMES, TENTATIVE SUBDIVISION MAP, VARIANCE, WAIVER, ZONE CHANGE.

**BOARD OF COMMISSIONERS HEARINGS:** ABANDONMENT, APPEAL OF PLANNING COMMISSION DECISION, DIVISION OF LAND INTO LARGE PARCELS, FINAL SUBDIVISION MAP, MASTER PLAN AMENDMENT, PLANNED UNIT DEVELOPMENT, SPECIAL USE PERMIT, SPECIFIC PLAN, TENTATIVE SUBDIVISION MAP, VARIANCE, ZONE CHANGE.

**NOTES:** 1. MASTER PLAN AMENDMENT APPLICATION SUBMITTAL DATES OCCUR IN APRIL, AUGUST AND DECEMBER ONLY. APPLICATIONS SUBMITTED BY THE APRIL DATE ARE HEARD BY THE PLANNING COMMISSION IN JULY AND THE BOARD OF COMMISSIONERS IN AUGUST; APPLICATIONS SUBMITTED BY THE AUGUST DATE ARE HEARD BY THE PLANNING COMMISSION IN NOVEMBER AND THE BOARD OF COMMISSIONERS IN DECEMBER; AND APPLICATIONS SUBMITTED BY THE DECEMBER DATE ARE HEARD BY THE PLANNING COMMISSION IN MARCH AND THE BOARD OF COMMISSIONERS IN APRIL.

2. APPLICATIONS FOR THE FOLLOWING ITEMS DO NOT FOLLOW THE ABOVE HEARING SCHEDULE: APPEAL AND REVERSION TO ACREAGE.

3. THE TIMING OF PUBLIC HEARINGS MAY BE AFFECTED BY THE COMPLEXITY OF THE APPLICATION, REVIEWING AGENCIES' COMMENTS AND OTHER FACTORS. APPLICATIONS MAY BE SCHEDULED FOR HEARING DATES EARLIER THAN SHOWN IN THE APPLICATION SCHEDULE (EXCEPT MASTER PLAN AMENDMENTS) IF CIRCUMSTANCES WARRANT.

4. REVIEWING AGENCIES MAY REQUEST THAT THE APPLICANT PROVIDE ADDITIONAL INFORMATION.



# Lyon County Planning Division

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 FAX: (775) 463-5305

## 2015 PLANNING APPLICATION SCHEDULE

APPOINTMENTS ARE RECOMMENDED WHEN SUBMITTING APPLICATIONS - PLEASE CALL (775) 463-6592 TO MAKE AN APPLICATION SUBMITTAL APPOINTMENT

PRE-APPLICATION REVIEW SUBMITTAL CUTOFF DATE <i>BEFORE NOON</i> ALL APPLICATIONS <sup>1,2</sup> APPOINTMENT RECOMMENDED	APPLICATION SUBMITTAL DATE <i>BEFORE NOON</i> INCLUDING FEES ALL APPLICATIONS <sup>1,2</sup> APPOINTMENT RECOMMENDED	ADVISORY BOARD MEETINGS FOR APPLICATION REVIEW	PLANNING COMMISSION HEARING DATE <sup>2,3</sup> <i>SECOND TUESDAY OF THE MONTH</i>	BOARD OF COUNTY COMMISSIONERS HEARING DATE <i>FIRST THURSDAY OF THE MONTH</i>	PLANNING COMMISSION HEARING DATE FOR MASTER PLAN AMENDMENTS & SPECIFIC PLANS <i>SECOND TUESDAY OF THE MONTH</i>	BOARD OF COUNTY COMMISSIONERS HEARING DATE FOR MASTER PLAN AMENDMENTS & SPECIFIC PLANS <i>FIRST THURSDAY OF THE MONTH</i>
JUNE 1	JUNE 15	JULY 29 – AUGUST 5	AUGUST 11 <sup>2,3</sup>	SEPTEMBER 3 <sup>2</sup>		
JUNE 29	JULY 13	AUGUST 26 – SEPTEMBER 8	SEPTEMBER 8 <sup>2,3</sup>	OCTOBER 1 <sup>2</sup>		
<b>AUGUST 3<sup>1</sup></b>	<b>AUGUST 17<sup>1</sup></b>	SEPTEMBER 30 – OCTOBER 7	OCTOBER 13 <sup>2,3</sup>	NOVEMBER 5 <sup>2</sup>	NOVEMBER 10 <sup>1</sup>	DECEMBER 3 <sup>1</sup>
AUGUST 31	SEPTEMBER 14	OCTOBER 28 – NOVEMBER 4	NOVEMBER 10 <sup>2,3</sup>	DECEMBER 3 <sup>2</sup>		
SEPTEMBER 28	OCTOBER 12	NOVEMBER 25 – DECEMBER 7	DECEMBER 8 <sup>2,3</sup>	JANUARY 7, 2016 <sup>2</sup>		
NOVEMBER 2	NOVEMBER 16	DECEMBER 30 – JANUARY 6, 2016	JANUARY 12, 2016 <sup>2,3</sup>	FEBRUARY 4, 2016 <sup>2</sup>		
<b>NOVEMBER 30<sup>1</sup></b>	<b>DECEMBER 14<sup>1</sup></b>	JANUARY 27, 2016 – FEBRUARY 3, 2016	FEBRUARY 9, 2016 <sup>2,3</sup>	MARCH 3, 2016 <sup>2</sup>	MARCH 8, 2016 <sup>1</sup>	APRIL 7, 2016 <sup>1</sup>

**ATTENTION: APPLICANTS ARE ENCOURAGED TO SUBMIT PROPOSED APPLICATIONS FOR PRE-APPLICATION REVIEW.**

**ALL APPLICATIONS SUBMITTED BETWEEN APPLICATION SUBMITTAL DATES ARE DEEMED TO BE SUBMITTED ON THE NEXT APPLICABLE APPLICATION SUBMITTAL DATE. APPLICATIONS DETERMINED TO BE INCOMPLETE WILL BE RETURNED.**

**PLANNING COMMISSION HEARINGS:** ABANDONMENT, APPEAL OF ADMINISTRATIVE DECISION, DIVISION OF LAND INTO LARGE PARCELS, MASTER PLAN AMENDMENT, PARCEL MAP, PLANNED UNIT DEVELOPMENT, REVERSION TO ACREAGE, SPECIAL USE PERMIT, SPECIFIC PLAN, STREET NAMES, TENTATIVE SUBDIVISION MAP, VARIANCE, WAIVER, ZONE CHANGE.

**BOARD OF COMMISSIONERS HEARINGS:** ABANDONMENT, APPEAL OF PLANNING COMMISSION DECISION, DIVISION OF LAND INTO LARGE PARCELS, FINAL SUBDIVISION MAP, MASTER PLAN AMENDMENT, PLANNED UNIT DEVELOPMENT, SPECIAL USE PERMIT, SPECIFIC PLAN, TENTATIVE SUBDIVISION MAP, VARIANCE, ZONE CHANGE.

**NOTES:** 1. MASTER PLAN AMENDMENT APPLICATION SUBMITTAL DATES OCCUR IN APRIL, AUGUST AND DECEMBER ONLY. APPLICATIONS SUBMITTED BY THE APRIL DATE ARE HEARD BY THE PLANNING COMMISSION IN JULY AND THE BOARD OF COMMISSIONERS IN AUGUST; APPLICATIONS SUBMITTED BY THE AUGUST DATE ARE HEARD BY THE PLANNING COMMISSION IN NOVEMBER AND THE BOARD OF COMMISSIONERS IN DECEMBER; AND APPLICATIONS SUBMITTED BY THE DECEMBER DATE ARE HEARD BY THE PLANNING COMMISSION IN MARCH AND THE BOARD OF COMMISSIONERS IN APRIL.

2. APPLICATIONS FOR THE FOLLOWING ITEMS DO NOT FOLLOW THE ABOVE HEARING SCHEDULE: APPEAL AND REVERSION TO ACREAGE.

3. THE TIMING OF PUBLIC HEARINGS MAY BE AFFECTED BY THE COMPLEXITY OF THE APPLICATION, REVIEWING AGENCIES' COMMENTS AND OTHER FACTORS. APPLICATIONS MAY BE SCHEDULED FOR HEARING DATES EARLIER THAN SHOWN IN THE APPLICATION SCHEDULE (EXCEPT MASTER PLAN AMENDMENTS) IF CIRCUMSTANCES WARRANT.

4. REVIEWING AGENCIES MAY REQUEST THAT THE APPLICANT PROVIDE ADDITIONAL INFORMATION.