



**LYON COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT**

BUILDING * DEVELOPMENT ENGINEERING * PLANNING
CODE ENFORCEMENT * ECONOMIC DEVELOPMENT
27 SOUTH MAIN STREET, YERINGTON, NEVADA 89447
(775) 463-6592
website: www.lyon-county.org

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 can be deemed complete and accepted for processing by Lyon County.

Application Type (check all that apply)		
<input type="checkbox"/> Abandonment	<input type="checkbox"/> Hardship Exception Permit	<input type="checkbox"/> Reversion to Acreage
<input type="checkbox"/> Administrative Design Review/ Permit	<input type="checkbox"/> Site Improvement Plan Permit	<input type="checkbox"/> Specific Plan
<input type="checkbox"/> Amended Map	<input type="checkbox"/> Master Plan Map Amendment	<input type="checkbox"/> Street Name Request
<input type="checkbox"/> Appeal of Administrative Decision	<input type="checkbox"/> Master Plan Text Amendment	<input type="checkbox"/> Subdivision Map, Tentative
<input type="checkbox"/> Appeal of Planning Commission Decision	<input type="checkbox"/> Mobile Home Park/Recreational Vehicle Park	<input type="checkbox"/> Subdivision Map, Final
<input type="checkbox"/> Approval Condition Amendment	<input type="checkbox"/> Parcel Map, Tentative	<input type="checkbox"/> Temporary Use Permit
<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Parcel Map, Final	<input type="checkbox"/> Variance – Administrative (Minor)
<input type="checkbox"/> Certificate of Amendment	<input type="checkbox"/> Parcel Map Waiver	<input type="checkbox"/> Variance (Major)
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Planned Unit Development, Final	<input type="checkbox"/> Wireless Communication Facility
<input type="checkbox"/> Development Agreement	<input type="checkbox"/> Planned Unit Development, Tentative	<input type="checkbox"/> Wireless Communication Facility, Mod.
<input type="checkbox"/> Development Agreement, Revision	<input type="checkbox"/> Planning Commission Determination	<input type="checkbox"/> Zoning Determination
<input type="checkbox"/> Division of Land into Large Parcels, Tentative Map	<input type="checkbox"/> Pre-Application Conference (Final Sub. Maps & SIPs only)	<input type="checkbox"/> Zoning Map Amendment
<input type="checkbox"/> Division of Land into Large Parcels, Final Map	<input type="checkbox"/> Reimbursement Agreement	<input type="checkbox"/> Zoning Text Amendment
<input type="checkbox"/> Extension of Time Request		

General Information			
Assessor's Parcel number(s)	Acreage	Assessor's Parcel number(s)	Acreage

Applicant Name(s): Same as Owner Other (Insert name(s)):

Community: Dayton Fernley Mark Twain Mason Townsite Mason Valley Mound House
 Other County Silver City Silver Springs Smith Valley 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): Single Family Residential Multi-Family Residential Commercial Industrial

Project Location

Project Street Address: _____

Primary Access: _____ Section(s)/Township/Range: _____

Approximately _____ feet north south of _____ (street name)

Approximately _____ feet east 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):

Other Information	
Current Master Plan designation(s):	
Proposed Master Plan designation(s):	
Current Zoning designation(s):	
Proposed Zoning designation(s):	
Floodplain designation (from FIRM maps):	
Road/street surface of frontage/access:	

Applicant Information	
Applicant/Developer	Professional Consultant/Representative
Name:	Name:
Address:	Address:
City: State: Zip:	City: State: Zip:
Phone: Fax:	Phone: Fax:
Cell: Contact:	Cell: Contact:
Email:	Email:
Property Owner	Other Person(s) to be Contacted
Name:	Name:
Address:	Address:
City: State: Zip:	City: State: Zip:
Phone: Fax:	Phone: Fax:
Cell: Contact:	Cell: Contact:
Email:	Email:

The receipt of an application at the time of submission does not imply the application complies with all requirements of the Lyon County Code or Lyon County Community Development Department, or that it is deemed complete and will be processed.

Property Tax Status:

As per Lyon County Code Title 15, Section 15.606.13.E., a signature is required from the Lyon County Clerk's Office showing the taxes are paid current on the subject property.

I, Stacey Lindberg, hereby certify that all required property taxes are paid current on APN(s): _____

By: _____ Date _____
Deputy Clerk

Applicant's Affidavit: (If the applicant is not the property owner, the owner(s) must sign a Property Owner Affidavit)

I, _____, being duly sworn, depose and say that I am the applicant
(Printed name)

of the described project and/or request, I specify that I am an owner* in fee of the described property involved in this application by my checking of this box , and I affirm that all 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 15.20 of the Lyon County Code. I have read and understand the Application Submittal Schedule enclosed with this application form. *I understand that no assurance or guarantee for approval can be given by the Lyon County Community Development Department staff.* I further acknowledge that I will be obligated to pay additional costs for County Engineer review if required.

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

Signature of Applicant _____
Subscribed and sworn to before me, a Notary Public, this _____ day of _____
as _____ of _____
capacity within company name of company or corp. (if applicable)
Notary Public in and for said county.

_____ Date

(Notary stamp)

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 15.20 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 for approval 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, a Notary Public, this _____ day of _____

(Notary stamp)

as _____ of _____
capacity within company name of company or corp. (if applicable)

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)

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 15.20 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, a Notary Public, this _____ day of _____

(Notary stamp)

as _____ of _____
capacity withcompany name of company or corp. (if applicable)

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)

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 15.20 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, a Notary Public, this _____ day of _____

(Notary stamp)

as _____ of _____
capacity within company name of company or corp. (if applicable)

Notary Public in and for said county.

RIGHT TO FARM DISCLOSURE

Pursuant to Chapter 15.20 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.

15.20.04 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 15.01.11 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

Application Type Submittal Requirements Fees and number of copies needed for required information & materials are shown for each application type		Abandonment	Administrative Design Review / Permit	Appeal of Administrative Decision	Appeal of Planning Commission Decision ⁵	Approval Condition Amendment	Conditional Use Permit	Development Agreement	Development Agreement, Revision	Extension of Time Request	Hardship Exception Permit (admin. Review)	Master Plan Map Amendment	Master Plan Text Amendment	Planning Commission Determination	Pre-Application Conference (for Final Subdiv. Maps & SIFs only)	Reimbursement Agreement	Specific Plan ♦	Temporary Use Permit	Variance, Administrative (Minor ⁹)	Variance (Major)	Wireless Communication Facility	Wireless Communication Facility, Modification	Zoning Determination	Zoning Map Change	Zoning Text Change
		\$1750	\$1750	\$750	\$1500	\$2000	\$2500	\$4000	\$2000	\$750	\$850	\$4250	\$4250	\$500	\$750	\$3250	\$3750 ^{1,2}	\$500	\$1000	\$2000	\$1500	\$1250	\$100 ⁶	\$2800 ^{3,4}	\$2750
<input type="checkbox"/>	Application Fee																								
<input type="checkbox"/>	1. Application Form (signed & notarized)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/>	2. Site Plan (full sized)		1		1* ¹	1* ¹		1	1	1	1* ¹							1*	1	1	1	1		1* ¹	
<input type="checkbox"/>	3. Reduced Site Plan (11" x 17")		1		1	1		1	1	1	1							1*	1	1	1	1			
<input type="checkbox"/>	4. A. Floor Plan		1*		1*	1*					1							1*	1*	1*	1	1			
<input type="checkbox"/>	4. B. Building Elevations		1*		1*	1*													1*	1*	1	1			
<input type="checkbox"/>	5. Map (full sized)				1* ¹	1* ¹					1* ¹		1	1		1* ¹	1*	1*	1*	1* ¹		1	1* ¹		
<input type="checkbox"/>	6. Reduced Map (11" x 17")				1*						1		1	1		1	1*	1*	1*			1	1		
<input type="checkbox"/>	7. Complete appl. - Digital (PDF only for now)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/>	8. Project Description / Narrative	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/>	9. Justification / Findings	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/>	10. Vicinity Map	1	1			1					1				1		1	1	1	1	1	1	1	1	
<input type="checkbox"/>	11. Title Report	1	1			1															1	1			
<input type="checkbox"/>	12. Property Legal Description/ Vesting Deed	1	1			1					1	1		1	1		1	1	1	1	1	1	1	1	
<input type="checkbox"/>	13. Photographs (min. set of four photos)	1	1			1	1				1	1		1	1		1		1	1	1	1	1	1	
<input type="checkbox"/>	14. Project Approval Letter with Conditions			1*	1*	1				1*					1*										
<input type="checkbox"/>	15. Additional Required Documents/ Information	✓	✓	✓		✓	✓		✓	✓	✓	✓		✓	✓		✓	✓	✓	✓	✓	✓		✓	
<input type="checkbox"/>	16. Engineering Review Fees May Apply	♦	*			♦				♦		♦		♦	♦	♦	♦			♦			♦	♦	♦
<input type="checkbox"/>	17. Not-Applicable Letter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/>	18. Complete appl. PDF /Entered to SAGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

* If applicable and/or dependent on the type of project. ✓ Specific addl. information is required (Check with Comm. Devel. staff) ♦ Addl. information is required for Specific Plan & PUD (Check with Comm. Devel. staff) ⚡ Additional copies may be required. ⚡ Engineering Review Fees - Actual cost of engineering review in addition to the application fee.
 1. \$40 additional fee for each dwelling unit over 50. 2. \$2,750 application fee if filed and heard concurrently with PUD. 3. \$500 additional fee for each adjacent parcel with same ownership.
 4. \$1,750 plus \$250 fee for each adj. parcel with same ownership if filed with MPA.
 5. Zero fee for MINV for manufactured home size 6. \$40 per hour for additional requested research above the zoning verification.

LAND DIVISION APPLICATION SUBMITTAL REQUIREMENTS

<input checked="" type="checkbox"/>	Application Type															
<input type="checkbox"/>	Submittal Requirements Fees and number of copies needed for required information & materials are shown for each application type	Amended Map	Boundary Line Adjustment (admin. Review)	Certificate of Amendment	Division of Land into Large Parcels, Tentative Map,	Division of Land into Large Parcels, Final Map	Site Improvement Plan/ Permit ⁶	Parcel Map, Tentative	Parcel Map, Final	Parcel Map Waiver	Planned Unit Develop. Tentative ♦	Planned Unit Development, Final♦	Reversion to Acreage (Admin. Review)	Street Name Request ⁸	Subdivision Map, Tentative	Subdivision Map, Final
<input type="checkbox"/>	Application Fee	See Note #6	\$1100	\$500	\$750	\$550	\$1000	\$2500	\$1250	\$1250	\$4250 ¹	\$3500	\$1500	\$500	\$5750 ¹	\$1750
<input type="checkbox"/>	1. Application Form (signed & notarized)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/>	2. Complete appl. – Digital (PDF only for now)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/>	3. Map / Plan Set (full sized)	1	1		1	1	1	1	1		1	1	1		1	1
<input type="checkbox"/>	4. Reduced Map / Plan Set (11" x 17")	1	1		1	1		1	1		1	1	1		1	1
<input type="checkbox"/>	5. Original Map Mylar (upon notice of final appr.)	1	1			1			1			1	1			1
<input type="checkbox"/>	6. Project Description/ Narrative & Justification	1		1	1		1	1		1	1	1	1	1	1	
<input type="checkbox"/>	7. Vicinity Map	1	1		1	1	1	1		1	1	1	1		1	
<input type="checkbox"/>	8. Title Report	1	1		1	1		1	1		1		1		1	1
<input type="checkbox"/>	9. Property Legal Description/ Vesting Deed	1	1		1		1	1		1			1		1	
<input type="checkbox"/>	10. Photographs (min. set of four photos)				1		1	1		1			1		1	
<input type="checkbox"/>	11. Grading Plan	1*					1				1	1			1	
<input type="checkbox"/>	12. Drainage Report	1*					1	1			1	1*			1	
<input type="checkbox"/>	13. Traffic Study	1*						1			1	1*			1	
<input type="checkbox"/>	14. Soils Report	1*					1	1			1	1*			1	
<input type="checkbox"/>	15. Area Study										1				1	
<input type="checkbox"/>	16. Hydrology and Hydraulics (H&H) Study						1*				1				1	
<input type="checkbox"/>	17. Irrigation Water Conveyance Approval					1*			1			1				1
<input type="checkbox"/>	18. Water Rights					1			1			1				1
<input type="checkbox"/>	19. Intent to Serve/Will Serve Letters/ Utility Strmnts		1		1*	1*		1	1		1	1	1		1	1
<input type="checkbox"/>	20. Street Name Request Form				1*	1*		1*			1	1*		1	1	
<input type="checkbox"/>	21. NDEP Recommendation / Approval										1	1			1	1
<input type="checkbox"/>	22. NDOW Recommendation / Approval														1	1
<input type="checkbox"/>	23. Response letter to Conditional Approval								1			1				1
<input type="checkbox"/>	24. Approved Impr. Plans & Proof of Completion						1		1			1				1 ⁶
<input type="checkbox"/>	25. Cost Estimate						1*		1*			1*				1*
<input type="checkbox"/>	26. Financial Security						1*		1*			1*				1*
<input type="checkbox"/>	27. Improvement Agreement						1*		1*			1*				1*
<input type="checkbox"/>	28. Recording Fees	1	1	1		1			1			1	1			1
<input type="checkbox"/>	29. Traverse Calculations (Wet Stamped)	1	1			1		1	1			1	1		1	1
<input type="checkbox"/>	30 AutoCAD format via email / CD	1	1	1		1		1	1			1	1		1	1
<input type="checkbox"/>	31. Additional Required Documents/Information		✓	✓			✓			✓	✓	✓	✓			
<input type="checkbox"/>	32. Engineering/Surveying Review Fees	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦	♦		♦	♦
<input type="checkbox"/>	33. Not-Applicable Letter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

* If applicable and/or dependent on the type of project. ✓ Specific addl. information is required (Check with Comm. Devel. staff) ♦ Addl. information is required for Specific Plan & PUD (Check with Comm. Devel. Staff) ♦ Engineering Review Fees - Actual cost of engineering review in addition to the application fee. 1. \$40 additional fee for each dwelling unit over 50.
 2. \$2,750 application fee if filed and heard concurrently with PUD. 3. \$500 additional fee for each adjacent parcel with same ownership. 4. \$1,750 plus \$250 fee for each adj. parcel with same ownership if filed with MPA. 5. One set of application materials submitted by **individual PDF's** to Comm. Devel. 6. Amended Map fees & Requirements: Major Amendment fees shall be the same as the original map being amended. Minor Modifications shall be treated as an administrative design review with the associated fees to be applied. 7. No fee if submitted with Tent. Subdivision Map appl.

2026 PLANNING APPLICATION SCHEDULE

PRE-APPLICATION MEETINGS ARE REQUIRED BY CODE FOR THE FOLLOWING APPLICATIONS: SITE IMPROVEMENT PERMITS, SUBDIVISION MAPS, PLANNED UNIT DEVELOPMENTS (TENTATIVE), SPECIFIC PLANS, DEVELOPMENT AGREEMENTS, AND MOBILE HOME PARKS/RV PARKS.
PLEASE CONTACT COMMUNITY DEVELOPMENT AT (775)463-6592 TO DETERMINE THE SCOPE OF THE REQUIRED MEETING.

APPLICATION SUBMITTAL DATE <i>BEFORE 3PM</i> MASTER PLAN AMENDMENT APPLICATIONS ¹	ADVISORY BOARD MEETINGS <i>EXCEPT SILVER CITY, SEE NOTE C.</i>	PLANNING COMMISSION HEARING DATE ^{2,3,4} <i>SECOND TUESDAY OF THE MONTH (EXCL. HOLIDAYS)</i>	BOARD OF COUNTY COMMISSIONERS HEARING DATE ^{2,3,4} <i>FIRST THURSDAY OF THE MONTH (EXCL. HOLIDAYS)</i>	MASTER PLAN AMENDMENTS & SPECIFIC PLANS	
				PLANNING COMMISSION HEARING DATE ^{3,4,5} <i>SECOND TUESDAY OF THE MONTH (EXCL. HOLIDAYS)</i>	BOARD OF COUNTY COMMISSIONERS HEARING DATE ^{3,4,5} <i>FIRST THURSDAY OF THE MONTH (EXCL. HOLIDAYS)</i>
NOVEMBER 17, 2025	JANUARY 5-7, 2026	JANUARY 13, 2026	FEBRUARY 5, 2026		
DECEMBER 15, 2025	FEBRUARY 2-4, 2026	FEBRUARY 10, 2026	MARCH 5, 2026	MARCH 10, 2026	APRIL 2, 2026
JANUARY 19, 2026	MARCH 2-4, 2026	MARCH 10, 2026	APRIL 2, 2026		
FEBRUARY 16	APRIL 1-7	APRIL 14	MAY 7		
MARCH 16	MAY 4-6	MAY 12	JUNE 4		
APRIL 20	JUNE 1-3	JUNE 9	JULY 2	JULY 14	AUGUST 6
MAY 18	JULY 1-7	JULY 14	AUGUST 6		
JUNE 15	AUGUST 3-5	AUGUST 11	SEPTEMBER 3		
JULY 20	SEPTEMBER 2-8	SEPTEMBER 8	OCTOBER 1		
AUGUST 17	OCTOBER 1-7	OCTOBER 13	NOVEMBER 5	NOVEMBER 10	DECEMBER 3
SEPTEMBER 21	NOVEMBER 2-4	NOVEMBER 10	DECEMBER 3		
OCTOBER 19	DECEMBER 1-7	DECEMBER 8	JANUARY 7, 2027		
NOVEMBER 16, 2026	JANUARY 4-6, 2027	JANUARY 12, 2027	FEBRUARY 4, 2027		
DECEMBER 21, 2026	FEBRUARY 1-3, 2027	FEBRUARY 9, 2027	MARCH 4, 2027	MARCH 9, 2027	APRIL 1, 2027

PLANNING APPLICATION NOTES

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 NOT BE PROCESSED ***

A. PLANNING COMMISSION HEARING ITEMS:

ABANDONMENT, APPEAL OF ADMINISTRATIVE DECISION, CONDITIONAL USE PERMIT, DIVISION OF LAND INTO LARGE PARCELS, MASTER PLAN AMENDMENT, PARCEL MAP, PLANNED UNIT DEVELOPMENT, SPECIFIC PLAN, STREET NAMES, TENTATIVE SUBDIVISION MAP, VARIANCE (MAJOR), WAIVER, ZONE CHANGE.

B. BOARD OF COMMISSIONERS HEARING ITEMS:

ABANDONMENT, APPEAL OF PLANNING COMMISSION DECISION, CONDITIONAL USE PERMIT, DIVISION OF LAND INTO LARGE PARCELS, MASTER PLAN AMENDMENT, PLANNED UNIT DEVELOPMENT, SPECIFIC PLAN, TENTATIVE SUBDIVISION MAP, FINAL SUBDIVISION MAP, VARIANCE (MAJOR), ZONE CHANGE.

C. ADVISORY BOARD MEETINGS:

APPLICANTS ARE ENCOURAGED TO ATTEND THE ADVISORY BOARD MEETING FOR THEIR AREA AS LYON COUNTY STAFF DOES NOT TYPICALLY ATTEND. 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;

SILVER CITY – THIRD TUESDAY

SMITH VALLEY - THE FIRST WEDNESDAY;

MOUND HOUSE – FIRST TUESDAY;

SILVER SPRINGS – FIRST MONDAY;

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.
4. SCHEDULE MAY BE CORRECTED OR REVISED AS NECESSARY. PLEASE ENSURE YOU ARE USING THE MOST CURRENT SCHEDULE. 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.

LYON COUNTY DOES NOT REGULATE CC&RS HOWEVER, VERIFICATION MUST BE PROVIDED THAT YOUR PROJECT DOES NOT CONFLICT WITH ANY DEED RESTRICTIONS OR CC&RS THAT MAY APPLY.