



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"/> 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	<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 Map 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): <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:		
Primary Access:	Section(s)/Township/Range:	
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):		

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, Nikki Bryan, 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 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

Date

Subscribed and sworn to before me, a Notary Public, 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)

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)

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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(*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)

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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(*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)

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		Abandonment	Administrative Design Review / Permit	Appeal of Administrative Decision ⁵	Appeal of Planning Commission Decision	Approval Condition Amendment	Conditional Use Permit	Development Agreement	Development Agreement, Revision	Extension of Time Request	Hardship Exception Permit	Master Plan Map Amendment	Master Plan Text Amendment	Planning Commission Determination	Pre-Application Conference	Reimbursement Agreement	Specific Plan	Temporary Use Permit	Variance, Administrative (Minor)	Variance (Major)	Wireless Communication Facility	Wireless Communication Facility, Modification	Zoning Determination	Zoning Map Change	Zoning Text Change
<input type="checkbox"/>	Application Fee	\$1500	\$500	\$750	\$1500	\$3500	\$1500	\$3500	\$1750	\$650	\$850	\$3500	\$3500	\$400	\$750	\$2000	\$3025 ^{1, 2}	\$500	\$1000	\$1500	\$1250	\$1000	\$400	\$2500 ^{3, 4}	\$2500 ^{3, 4}
<input type="checkbox"/>	1. Application Form (signed & notarized)	1	1	2	2	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		1		1 ⁶	1 ⁶			*		1	15							1	1	1	1			
<input type="checkbox"/>	3. Reduced Site Plan (11" x 17")		1			1	1		1		1								1	1	1	1			
<input type="checkbox"/>	4. A. Floor Plan		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 ⁶						1 ⁶		1	1		15	1	1*	1* ⁶			1 ⁶	1 ⁶	
<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. PDF format/Digital copy	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 & Justification/Findings	1	1	2	2	1	1	1	1	1	1	1 ⁶	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/>	9. Vicinity Map	1	1				1				1				1		1	1	1	1	1	1	1	1	
<input type="checkbox"/>	10. Title Report	1	1				1																		
<input type="checkbox"/>	11. Property Legal Description/ Vesting Deed	1	1				1				1	1		1	1		1	1	1	1	1	1	1	1	1
<input type="checkbox"/>	12. Photographs (min. set of four photos)	1	1			1	1				1	1		1	1		1	1	1	1	1	1	1	1	1
<input type="checkbox"/>	13. Project Approval Letter with Conditions			2*	2*	1									1*										
<input type="checkbox"/>	14. Additional Required Documents/Information	✓	✓	✓		✓	✓		✓	*	*	✓		✓	✓		✓				✓	✓			
<input type="checkbox"/>	15. Engineering Review Fees May Apply	◆	*			◆				◆		◆		◆	◆	◆	◆			◆			◆	◆	◆
<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

* 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. \$2,500 application fee if filed and heard concurrently with PUD. 3. \$500 additional fee for each adjacent parcel with same ownership.
 4. \$1500 plus \$250 fee for each adj. parcel with same ownership if filed with MPA. 5. One set of application materials submitted to County Clerk, 1 original set & one copy submitted to Comm. Devel.. 6. Five (5) sets of **signed** plans required after approval 7. Amended Map Fees: Same as for original map type being amended

LAND DIVISION APPLICATION SUBMITTAL REQUIREMENTS

<input checked="" type="checkbox"/>	Application Type	Amended Map	Boundary Line Adjustment	Certificate of Amendment	Division of Land into Large Parcels, Tentative Map	Division of Land into Large Parcels, Final Map	Site Improvement Plan/ Permit	Parcel Map, Tentative	Parcel Map, Final	Parcel Map Waiver	Planned Unit Develop. Tentative	Planned Unit Development, Final	Reversion to Acreage	Street Name Request	Subdivision Map, Tentative	Subdivision Map, Final
	Submittal Requirements Fees and number of copies needed for required information & materials are shown for each application type															
<input type="checkbox"/>	Application Fee	See Note #7	\$1000	\$375	\$500	\$250	\$500	\$2000	\$1000	\$1000	\$3250 ¹	\$3000	\$1000	\$500	\$3000 ¹	\$1500
<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. PDF /Entered to SAGE	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
<input type="checkbox"/>	3. Map (full sized)	*	2		2	2	3	2	2		3	3	2		2	2
<input type="checkbox"/>	4. Reduced Map (11" x 17")	*	1		1	1		1			1	1	1		1	1
<input type="checkbox"/>	5. Original Map Mylar	1 ²	1 ²			1 ²			1 ²			1 ²	1 ²			1 ²
<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	
<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		1		1	
<input type="checkbox"/>	11. Grading Plan						1				1	1			1	
<input type="checkbox"/>	12. Drainage Report						1	3			3	3*			3	
<input type="checkbox"/>	13. Traffic Study							3			3	3*			3	
<input type="checkbox"/>	14. Soils Report						1*	3			3	3*			3	
<input type="checkbox"/>	15. Area Study										1				1	
<input type="checkbox"/>	16. Hydology 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
<input type="checkbox"/>	20. Street Name Request Form				1*	1*		1*			1	1*		1	1	
<input type="checkbox"/>	21. NDEP Recommendation										1	1			1	1
<input type="checkbox"/>	22. Map Approval Letter with Conditions document								1			1				1
<input type="checkbox"/>	23. Approved Impr. Plans or Proof of Completion						1*		1			1				1
<input type="checkbox"/>	24. Cost Estimate						1*		1*			1*				1*
<input type="checkbox"/>	25. Financial Security						1*		1*			1*				1*
<input type="checkbox"/>	26. Improvement Agreement						1*		1*			1*				1*
<input type="checkbox"/>	27. Recording Fees	1	1	1		1			1			1	1			1
<input type="checkbox"/>	28. Traverse Calculations (Wet Stamped)	1	1			1			1			1	1*			1
<input type="checkbox"/>	29. Tentative Map on CD															
<input type="checkbox"/>	30. Final Map on CD (AutoCAD format and PDF)	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

* If applicable and/or dependent on the type of project. ✓ Specific add. 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. \$2,500 application fee if filed and heard concurrently with PUD. 3. \$500 additional fee for each adjacent parcel with same ownership.
 4. \$1500 plus \$250 fee for each adj. parcel with same ownership if filed with MPA. 5. One set of application materials submitted to County Clerk, 1 original set & 1 copy submitted to Comm. Devel.
 6. Five (5) sets of **signed** plans required after approval 7. Amended Map Fees: Same as for original map type being amended

2021 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> <i>ALL APPLICATIONS¹</i> <i>APPOINTMENT RECOMMENDED</i>	APPLICATION SUBMITTAL DATE <i>BEFORE NOON</i> <i>INCLUDING FEES</i> <i>ALL APPLICATIONS¹</i> <i>APPOINTMENT RECOMMENDED</i>	ADVISORY BOARD MEETINGS FOR APPLICATION REVIEW	PLANNING COMMISSION HEARING DATE^{2,3} <i>SECOND TUESDAY OF THE MONTH</i>	BOARD OF COUNTY COMMISSIONERS HEARING DATE <i>FIRST THURSDAY OF THE MONTH (EXCL. HOLIDAYS)</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 16, 2020	JANUARY 4-7, 2021	JANUARY 12, 2021	FEBRUARY 4, 2021		
NOVEMBER 30, 2020	DECEMBER 14, 2020	FEBRUARY 1 - 4	FEBRUARY 9	MARCH 4	MARCH 9	APRIL 1
DECEMBER 28, 2020	JANUARY 11, 2021	MARCH 1 - 4	MARCH 9	APRIL 1		
JANUARY 28, 2021	FEBRUARY 15	APRIL 1 - 7	APRIL 13	MAY 6		
MARCH 1	MARCH 15	MAY 3 - 6	MAY 11	JUNE 3		
MARCH 29	APRIL 12	JUNE 1 - 7	JUNE 8	JULY 1	JULY 14	AUGUST 6
MAY 3	MAY 17	JULY 1 - 7	JULY 13	AUGUST 5		
MAY 31	JUNE 14	AUGUST 2 - 5	AUGUST 10	SEPTEMBER 2		
JULY 5	JULY 19	SEPTEMBER 1 - 8	SEPTEMBER 14 ³	OCTOBER 7		
AUGUST 2	AUGUST 16	OCTOBER 4 - 7	OCTOBER 12	NOVEMBER 4	NOVEMBER 10	DECEMBER 3
AUGUST 30	SEPTEMBER 13	NOVEMBER 1 - 4	NOVEMBER 9 ³	DECEMBER 2		
SEPTEMBER 4	OCTOBER 18	DECEMBER 1 - 7	DECEMBER 14 ³	JANUARY 6, 2022		
NOVEMBER 1	NOVEMBER 15	JANUARY 3-6, 2022	JANUARY 11, 2022	FEBRUARY 3, 2022		
NOVEMBER 29, 2021	DECEMBER 13	FEBRUARY 1-7 2022	FEBRUARY 8, 2022	MARCH 3, 2022	MARCH 9, 2022	APRIL 1, 2022

PLANNING APPLICATION NOTES

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, CONDITIONAL 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, CONDITIONAL USE PERMIT, SPECIFIC PLAN, TENTATIVE SUBDIVISION MAP, FINAL 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

SILVER SPRINGS – FIRST MONDAY

MASON VALLEY – FIRST THURSDAY

SMITH VALLEY - THE WEDNESDAY FOLLOWING THE FIRST TUESDAY

MOUND HOUSE – FIRST TUESDAY

STAGECOACH – FIRST WEDNESDAY

SILVER CITY – FIRST TUESDAY

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.