



**Planning Department**  
**595 Silver Lace Blvd, Fernley, NV 89408**  
**Development Application**

**APPLICATIONS, PLANS, AND/OR SUPPORTING DOCUMENTATION THAT ARE INCOMPLETE OR ILLEGIBLE WILL NOT BE ACCEPTED.**

Please complete all sections that apply to you and/or your project. Various applications are only accepted on the application deadline dates. Please call before you submit to verify that someone will be available to assist you at (775) 784-9810.

<input type="checkbox"/> ADMINISTRATIVE REVIEW .....(AR)		<input type="checkbox"/> APPEAL ..... (APP)	
<input type="checkbox"/> ANNEXATION .....(ANX)		<input type="checkbox"/> PLANNED DEVELOPMENT ..... (PD)	
<input type="checkbox"/> CONDITIONAL USE PERMIT .....(CUP)		<input type="checkbox"/> DEVELOPMENT AGREEMENT ..... (DA)	
<input type="checkbox"/> MAJOR DEVIATION .....(MJD)		<input type="checkbox"/> TEMPORARY USE PERMIT ..... (TUP)	
<input type="checkbox"/> MASTER PLAN AMENDMENT.....(MPA)		<input type="checkbox"/> VARIANCE .....(VAR)	
<input type="checkbox"/> MINOR DEVIATION .....(MND)		<input type="checkbox"/> REASONABLE ACCOMMODATION .....(RAD)	
<input type="checkbox"/> ZONING MAP AMENDMENT.....(ZMA)		<input type="checkbox"/> OTHER: _____	

Applicant's Name		Signature		Primary Contact?	
Company Name:					
Address:					
City:		State:	Zip Code:	Email:	
Phone No.:		Cell No.:		Fax No.:	
Property Owners Name					Primary Contact?
Company Name:					
Address:					
City:		State:	Zip Code	Email:	
Phone No.:		Cell No.:		Fax No.:	
Engineer / Representative					Primary Contact?
Company Name:					
Address:					
City:		State:	Zip Code	Email:	
Phone No.:		Cell No.:		Fax No.:	
Brief Project Type/Description (Attach Detailed Project Type / Description):					
Subdivision/Project Name And/Or Phase:					
Project Location (Street Address):					
Assessor's Parcel Number(s):					
Current Zoning:		Comprehensive Plan Land Use Designation			
Total Project Acreage:		% Commercial:		<b>CITY UTILITIES</b>	
Number of Parcels Proposed:		% Open Space:		<b>Water:</b>	<b>Sewer</b>
				<input type="checkbox"/> Currently Served <input type="checkbox"/> Proposed	<input type="checkbox"/> Currently Served <input type="checkbox"/> Proposed
Previous Applications For This Site? <input type="checkbox"/> Yes <input type="checkbox"/> No					
List Previous Application No(s) And Names:					
2009 Flood Zone Designation: <input type="checkbox"/> A <input type="checkbox"/> AE <input type="checkbox"/> AH <input type="checkbox"/> AO				FEMA Map No.:	
Application Filing Date:		<b>Office Use Only</b>		Application Fee:	
Application No.:		Development Review Meeting		Outsource Fee:	
Application Intake By:		Date:		Noticing Fee:	
Planner:		Time:		Total Due:	

## LETTER OF AUTHORIZATION

This letter shall serve to notify and verify the I/we am/are the legal owner(s) of the property being considered under this application and do hereby authorize the above representative to file and represent my/our interest in this application.

I/we am/are the legal owner(s) of said property; have read the foregoing "Letter of Authorization" and know the contents thereof; and so hereby certify (or declare) under penalty of perjury under the laws of the State of Nevada that the information contained in this application is true and correct.

OWNER(S) OF RECORD: ***(Include all signatures-provide extra sheets if necessary)***

_____	_____	_____
(Print Name)	(Signature)	(Date)
_____	_____	_____
(Print Name)	(Signature)	(Date)

I certify under penalty of perjury that I am the applicant and that the foregoing statements and answers contained herein and the information herein submitted, are in all respects true and correct. I grant permission to City staff and officials to enter the property to conduct inspections/site visits necessary for the review of the project. I also certify that all plans and submittal requirements are in accordance with the Nevada Revised Statutes and City Code, have been drawn to a standard engineering scale (e.g. 1"=20', 1"=50', 1"=100') or architectural scale (e.g. 1/4"=1', 1/8"=1') that is appropriate to the project size, and clearly define and identify all of the required information.

APPLICANT:

_____	_____	_____
(Print Name)	(Signature)	(Date)

APPLICANT'S ENGINEER/REPRESENTATIVE:

_____	_____	_____
(Print Name)	(Signature)	(Date)

City of Fernley Development Code, Section 32.03.030, Common Review Procedures: The City will not process incomplete applications. Review for completeness of application forms is solely to determine whether preliminary information required for submission with the application is sufficient to allow further processing. A determination of completeness shall not constitute a decision as to whether an application complies with the City's Development Code.

Note: Development review meetings are preliminary nature and comments expressed by staff should not be construed as being Conditions of Approval for any project application.

## APPLICATION ABBREVIATIONS AND CODE REFERENCE

<b>Abrev.</b>	<b>APPLICATION TITLE</b>	<b>SECTION</b>
ANX	Annexation	32.03.040
MPA	Master Plan Amendment	32.03.040
ZMA	Zoning Map Amendment	32.03.040
PD	Planned Development	32.03.040
AR	Administrative Review	32.03.050
CUP	Conditional Use Permit	32.03.050
TUP	Temporary Use Permit	32.03.050
BLA	Boundary Line Adjustment	32.03.060
TDLLP	Tentative Division of Land into Large Parcels	32.03.060
FDLLP	Final Division of Land into Large Parcels	32.03.060
TPM	Tentative Parcel Map	32.03.060
FPM	Final Parcel Map	32.03.060
RTA	Reversion to Acreage	32.03.060
TSM	Tentative Subdivision Map	32.03.060
FSM	Final Subdivision Map	32.03.060
T1V	Type I Vacations	32.03.080
T2V	Type II Vacations	32.03.080
MJD	Major Deviation	32.03.090
MND	Minor Deviation	32.03.090
VAR	Variance	32.03.090
APP	Appeals	32.03.090
DA	Development Agreement	32.03.100
RAD	Reasonable Accommodation	32.03.100

# RESIDENTIAL PROJECT DATA SHEET

## City of Fernley, Nevada

### 1. Number of Dwelling Units

Single Family Detached \_\_\_\_\_  
Duplexes \_\_\_\_\_  
Multi-Family Attached \_\_\_\_\_  
Single Family Attached \_\_\_\_\_  
TOTAL \_\_\_\_\_ Ac. \_\_\_\_\_%

### 2. Site Area Breakdown

Lots or Buildings \_\_\_\_\_ Ac. \_\_\_\_\_%  
Public Right-of-Way \_\_\_\_\_ Ac. \_\_\_\_\_%  
Common Area \_\_\_\_\_ Ac. \_\_\_\_\_%

### 3. Gross Density

\_\_\_\_\_ / \_\_\_\_\_ = \_\_\_\_\_

Total # of Dwellings    Total Area in Acres    Gross Density (DU/AC)

### 4. Schools Serving Project

Elementary School \_\_\_\_\_  
Middle School \_\_\_\_\_  
High School \_\_\_\_\_

### 5. Estimated Sewage to be Generated

\_\_\_\_\_ GPD  
(Attach Calculations)

### 6. Traffic

Average Daily Trips \_\_\_\_\_ Trips  
Peak Hour Trips \_\_\_\_\_ Trips  
(Attach Calculations)

### 7. Flood Hazard

Portion of site subject to inundation  
By 100 year flood:

\_\_\_\_\_ Ac. \_\_\_\_\_%

### 8. Estimated Water Demand (Attach Calculations)

Domestic \_\_\_\_\_ AFY  
Irrigation \_\_\_\_\_ AFY  
TOTAL \_\_\_\_\_ AFY  
Source of water supply: \_\_\_\_\_

### 9. Lot Sizes

\_\_\_\_\_ Sq. Ft. minimum (corner)  
\_\_\_\_\_ Sq. Ft. minimum (interior)  
\_\_\_\_\_ Sq. Ft. maximum  
\_\_\_\_\_ Sq. Ft. average

### 10. Minimum Building Setbacks

\_\_\_\_\_ Feet (Front Property Line to Dwelling)  
\_\_\_\_\_ Feet (Front Property Line to Garage)  
\_\_\_\_\_ Feet (Exterior Side Property Line to Dwelling)  
\_\_\_\_\_ Feet (Interior Side Property Line to Dwelling)  
\_\_\_\_\_ Feet (Rear Property Line to Dwelling)

### 11. Portion of Site within the Following Slope Categories:

0% - 10% \_\_\_\_\_ Ac. \_\_\_\_\_%  
10% + \_\_\_\_\_ Ac. \_\_\_\_\_%

### 12. Unit Sizes

\_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Bedrooms  
\_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Bedrooms  
\_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Bedrooms  
\_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Bedrooms  
\_\_\_\_\_ Sq. Ft. \_\_\_\_\_ Bedrooms

### 13. Maximum Building Height

\_\_\_\_\_ Feet \_\_\_\_\_ Stories

### 14. Coverage of Lot by Structure

Maximum \_\_\_\_\_%

### 15. Single Family & Two-Family Parking

Garage \_\_\_\_\_ Spaces/Unit  
Carport \_\_\_\_\_ Spaces/Unit  
Open \_\_\_\_\_ Spaces/Unit  
Total \_\_\_\_\_ Spaces/Unit

### 16. Multi-Family Parking

# Units \_\_\_\_\_ x 2.0 = \_\_\_\_\_ Spaces  
# Covered Spaces \_\_\_\_\_ Units x 1.0 = \_\_\_\_\_ Spaces  
# Guest Parking \_\_\_\_\_ Units x 0.25 = \_\_\_\_\_ Spaces  
Total Required = \_\_\_\_\_ Spaces  
Total Provided = \_\_\_\_\_ Spaces

# NON-RESIDENTIAL PROJECT DATA SHEET

## City of Fernley, Nevada

### 1. Site Area Breakdown

Building Coverage \_\_\_\_\_ Ac. \_\_\_\_\_ %  
Landscaped Area \_\_\_\_\_ Ac. \_\_\_\_\_ %  
Paved Area \_\_\_\_\_ Ac. \_\_\_\_\_ %  
Undeveloped Area \_\_\_\_\_ Ac. \_\_\_\_\_ %  
Public Right-of-Way \_\_\_\_\_ Ac. \_\_\_\_\_ %  
TOTAL \_\_\_\_\_ Ac. \_\_\_\_\_ %

### 3. Floor Area Ratio

\_\_\_\_\_ / \_\_\_\_\_ = \_\_\_\_\_  
Total Floor Net Site Floor Area  
Area (Sq. Ft.) Area (Sq. Ft.) Ratio

### 5. Building Area Breakdown & Parking Calculations

Retail/Office/Financial	_____ Sq. Ft. / 250	=	_____ Spaces
Personal Service	_____ Sq. Ft. / 250	=	_____ Spaces
Veterinary Clinic	_____ Sq. Ft. / 250	=	_____ Spaces
Health Club	_____ Sq. Ft. / 300	=	_____ Spaces
Private Recreation Facility	_____ Sq. Ft. / 200	=	_____ Spaces
Gaming	_____ Sq. Ft. / 100	=	_____ Spaces
Restaurant/Bar	_____ Sq. Ft. / 100	=	_____ Spaces
General Industrial	_____ Sq. Ft. / 500	=	_____ Spaces
Light Industrial	_____ Sq. Ft. / 500	=	_____ Spaces
Food & Beverage Processing	_____ Sq. Ft. / 500	=	_____ Spaces
Vehicle Service Center	_____ Gas pumps x 1.0 + _____ service bays x 3	=	_____ Spaces
Overnight Lodging	_____ Rooms x 1.0 + _____ Rooms/15 + accessory uses	=	_____ Spaces
Theatre/Auditorium	_____ Seats/3 + _____ Employees x 1.0	=	_____ Spaces
Hospitals	_____ Beds x 1.5	=	_____ Spaces
Day Care Center, Large	_____ Children/8 + _____ Employees x 1.0	=	_____ Spaces
Educations Facility	_____ Classrooms x 10	=	_____ Spaces
High School	_____ Classrooms x 10	=	_____ Spaces
Middle School	_____ Classrooms x 3	=	_____ Spaces
Elementary School	_____ Classrooms x 3	=	_____ Spaces
Rest Home	_____ Beds x 0.33 + _____ Employees @ Shift x 1.0	=	_____ Spaces
Church	_____ Sq. Ft. / 30 + accessory uses	=	_____ Spaces

### 6. Outdoor Uses

Outdoor Storage \_\_\_ Yes \_\_\_ No  
Outdoor Processing \_\_\_ Yes \_\_\_ No  
Staging/Loading of Trucks \_\_\_ Yes \_\_\_ No

### 8. Traffic (Attach Calculations)

Average Daily Trips \_\_\_\_\_ Trips  
Peak Hour Trips \_\_\_\_\_ Trips

### 10. Hazardous Materials

Will the use on this site involve the use of hazardous materials? \_\_\_ Yes \_\_\_ No

### 12. Portion of Site within the Following Slope Categories:

0% - 10% \_\_\_\_\_ Ac. \_\_\_\_\_ %  
10% + \_\_\_\_\_ Ac. \_\_\_\_\_ %

### 2. Existing Building Information

#1 Description \_\_\_\_\_  
Floor Area \_\_\_\_\_ Sq.Ft Height \_\_\_\_\_ Feet  
Type of Construction \_\_\_\_\_  
#2 Description \_\_\_\_\_  
Floor Area \_\_\_\_\_ Sq.Ft Height \_\_\_\_\_ Feet  
Type of Construction \_\_\_\_\_

### 4. Description of Proposed Use

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 7. Estimated Water Demand (Attach Calculations)

Domestic \_\_\_\_\_ AFY  
Irrigation \_\_\_\_\_ AFY  
TOTAL \_\_\_\_\_ AFY  
Source of water supply: \_\_\_\_\_

### 9. Estimated Sewage to be Generated

\_\_\_\_\_ GPD  
(Attach Calculations)

### 11. Flood Hazard

Portion of site subject to inundation by 100 year flood:  
\_\_\_\_\_ Ac. \_\_\_\_\_ %