



DOUGLAS COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

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TRANSFER OF DEVELOPMENT RIGHTS (TDR) APPLICATION (Code Section 20.500)

FOR STAFF USE ONLY			
DP- _____ TDR Number	_____ Units Transferred	_____ Received By	_____ Date

INSTRUCTIONS TO APPLICANT

The following application form is provided for persons who propose to transfer development rights from “Sending Parcels” to a “Receiving Parcel” within areas designated for such purposes by the Douglas County Master Plan. 20.500.020 (a) *To transfer or acquire development rights under this chapter, a person shall apply to the community development department for a certificate that the parcel in question is eligible for such transfer or acquisition.*

APPLICANT:

Name: _____ Company: _____

Address: _____ City/State/Zip: _____

Telephone No: () _____

E-mail: _____

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.

Printed Name	Signature	Date
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LETTER OF AUTHORIZATION

This letter shall serve to notify and verify that I/we am/are the legal owner(s) of the above property being considered under this application as a “sending” parcel and do hereby authorize the above representative to file and represent my/our interest in this application to transfer all applicable development rights from the above indicated parcel, as indicated within this application.

OWNER(S) Of RECORD: (Include extra sheets if necessary)

Printed Name	Authorization Signature	Date
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Printed Name	Authorization Signature	Date
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TRANSFER OF DEVELOPMENT RIGHTS APPLICATION SUBMITTAL CHECKLIST

The following items must be and submitted with this application.

Application Fee (view full fee schedule)	YES
Email submittal to planning@douglasnv.us	YES
01. Application Form	1
02. Digital copy of each document - (each item must be a separate digital file and in pdf format no larger than 10mb.	1
03. Legal Description – for each affected parcel, including the “sending” parcel(s) and “receiving” parcel.	1
04. Tax Receipt - showing that all taxes and assessments are paid current as of the date of the application	1
05. Title Report - for each affected parcel , including the “sending” parcel(s) and “receiving” parcel	
06. Copies of a Deed Restriction for a perpetual open space easement for each “sending” parcel, in the form provided by the Community Development Department, granting such easement to Douglas County or a non-profit conservation entity. The open space easement must contain words sufficient to restrict transfer of any appurtenant water rights where the sending parcel has such water rights and the applicant is applying for a density bonus under this provision. Where residential units are being retained on the sending parcel, the deed restriction must indicate the number of residential dwelling units retained on the parcel. The deed restriction will be recorded by the Community Development Department.	1
07. Evidence that the sending parcel has appurtenant surface water rights under the Alpine Decree where the applicant is applying for a density bonus under this provision. See Excel Sheets – linked on page 3.	1
08. Completed “Application and Certification for Transfer of Development Rights” worksheet (link to website).	1

NOTES

- A Development Right must be transferred to a specific parcel located within a Master Plan-designated “Receiving Area.” “Banking” of development rights is prohibited.
- Transfers of development rights are subject to administrative review by the Community Development Department for verification of zoning and development right availability.
- Transferring development rights to a specific parcel does not guarantee the applicant the ability to develop all available units on the receiving parcel. Development rights may be transferred from one Receiving Area to another where excess units have been transferred.
- Transfers from parcels zoned A-19 are eligible for bonuses using the following calculations:
 1. The bonus for the transfer of development rights for each 19 acres shall be 9 units. These bonus units are conferred, and can only be used for transfer. They cannot be used on the sending parcel for any other purpose.
 2. A bonus of 7 units per 19 acres shall be provided for each sending parcel for which at least 50% of the 19 acres is located within the designated FEMA 100-year floodplain.
 3. A bonus of 7 units per 19 acres shall be provided when transfer of all of the appurtenant surface and groundwater irrigation rights from the parcel is restricted. The restriction against the transfer may provide for substitution of water rights of equivalent volume and equal or senior priority, on approval by the Board at the time of substitution.
 4. A bonus of 20 units for every 100 acres shall be provided for each sending parcel when the parcel of contiguous parcels are a minimum of 100 acres in area.
 5. The board in its discretion may grant additional bonuses not to exceed one unit per 19 acres for dedication of improved and permanent public access easements or easements to rivers, streams, public lands or significant historical resources. These bonus units are conferred, and can only be used, upon transfer of all development rights from the sending parcel. It cannot be used on the sending parcel for any other purpose. Development rights are transferred in fractions, based on the sending parcel(s) total size, by dividing the total parcel size by 19 acres.
- Development rights may only be used on receiving parcels in whole numbers, rounded down. For example, 2.9 development rights equals 2 development rights.

ITEM	<p align="center">APPLICATION AND CERTIFICATION FOR TRANSFER OF DEVELOPMENT RIGHTS</p> <p align="center">Douglas County, Community Development Department</p>
1	<p>CURRENT HOLDER OF DEVELOPMENT RIGHT(S) ("TRANSFEROR")</p> <p>Assessor's Parcel No(s): _____</p> <p>Name: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____ Phone No. _____</p>
2	<p>NEW HOLDER OF DEVELOPMENT RIGHT(S) ("TRANSFeree")</p> <p>Assessor's Parcel No(s): _____</p> <p>Name: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____ Phone No. _____</p>
3	<p>LEGAL DESCRIPTION & VICINITY MAP OF TRANSFEROR'S PROPERTY:</p> <p>See Exhibit(s) _____ attached.</p> <p>Total Acreage (Gross): _____ Total Reserved Acreage (Net): _____</p>
4	<p>CURRENT TITLE REPORT FOR TRANSFEROR'S PROPERTY</p> <p>See Exhibit(s) _____ attached.</p>
5	<p>PERPETUAL OPEN SPACE EASEMENT FOR TRANSFEROR'S PROPERTY:</p> <p>See Exhibit(s) _____ attached.</p>
6	<p>TRANSFER DOCUMENT(S):</p> <p>See Exhibit(s) _____ attached.</p>
7	<p>A-19 TDR Application Worksheet</p>
7	<p>FR-19 TDR Application Worksheet</p>
8	<p>FILING FEE: SEE CURRENT FEE SCHEDULE: CLICK HERE FOR CURRENT FEE SCHEDULE.</p>
9	<p><i>"I swear, under penalty of perjury, that this represents a complete and thorough search of the records of the County Recorder of Douglas County and the records on file in the Douglas County Community Development Department office."</i></p> <p>SIGNATURE: _____</p> <p>PRINT NAME: _____</p> <p>FIRM NAME: _____</p> <p>MAILING ADDRESS: _____</p> <p>CITY: _____ STATE: _____ ZIP: _____</p> <p>PHONE: _____</p> <p>OWNER: _____ AGENT: _____</p> <p>SUBSCRIBED AND SWORN BEFORE ME</p> <p>THIS _____ DAY OF _____</p> <p align="center">(Month/Year)</p> <p>(ss) _____</p> <p align="center">Notary Signature</p> <p align="right">Notary Stamp</p>