



COMMUNITY DEVELOPMENT
1594 Esmeralda Avenue, Minden, Nevada 89423

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Building Division
Engineering Division
Planning Division
Code Enforcement

NOTICE OF PUBLIC HEARINGS
PROPOSED MASTER PLAN MAP AMENDMENTS
20-YEAR MASTER PLAN UPATE

Dear Property Owner(s):

You are receiving this notice because you are a landowner of property being affected by one or more proposed amendments to the Douglas County Master Plan Future Land Use Maps, or because you are landowner within the noticing range of such a request. The current and proposed changes which may affect or impact your property are shown on the enclosed map(s). At the top right hand corner of the enclosed map(s) is a box with a capital letter and number which corresponds to the proposed amendment as described below. Additional information on the proposed Master Plan Amendments are available at the Douglas County Community Development offices, Planning Division, at 1594 Esmeralda Avenue, Room 202, in Minden, Nevada. Information on the proposed amendments may be reviewed during regular office hours Monday through Friday (8:00 a.m. to 3:00 p.m.), except legal holidays. You may also email the County Manager's Office at countymanager@douglasnv.us with questions. A final agenda and report for the public hearings will be available a minimum of three (3) business days prior to the meeting from the Community Development Department or online at: <http://douglascountynv.igmp2.com/Citizens/Default.aspx>. Information regarding the 20-year Master Plan Update can be accessed online at: <https://www.douglascountynv.gov/cms/one.aspx?portalId=12493103&pageId=12607102>.

The public hearings on the proposed Master Plan Amendments will be heard on:

Planning Commission Meeting.

Date: **November 12, 2019**

Time: The meeting commences at 9:00 a.m., but these items will not to be heard before **1:00 p.m.** These matters may be continued without additional notice.

Location: Carson Valley Improvement Club, **CVIC Hall**, 1604 Esmeralda Ave, Minden, NV

The planning commission recommendation will then be heard by the Board of County Commissioners on:

Board of County Commissioners Meeting.

Date: **December 3, 2019**

Time: The meeting commences at **9:00 a.m.** These matters may be continued without additional notice.

Location: Carson Valley Improvement Club, **CVIC Hall**, 1604 Esmeralda Ave, Minden, NV

Proposed Master Plan Amendments:

For Possible Action. Discussion on adoption of a resolution by the Planning Commission and Board of Commissioners on the 20-year update to the Douglas County Master Plan, which includes the following proposed amendments to the Future Land Use Map(s) and Master Plan Text:

A) Master Plan Text Amendments to Chapter 2-Land Use Element, amending Policy 3.2 to establish a single Future Land Use Map and refer to the multiple maps depicting future land use in specific regions, designated communities or other distinct areas as a diagrams;

B) Master Plan Future Land Use Map Amendment, amending the Community Plan boundaries to conform to current and future land uses as set forth in the Master Plan Chapter 2-Land Use Element, for and between the following Community Plans: Indian Hills/Jacks Valley, Agricultural (North, South & Central), Airport, Johnson Lane, East Valley, Gardnerville Ranchos, Minden/Gardnerville, and establishing separate Community Plans for the unincorporated Towns of Gardnerville and Minden, as follows:

(If applicable, see enclosed corresponding map letter/number)

- B.1) Northern Agricultural and Indian Hills/Jacks Valley;
- B.2) Airport and Central Agriculture;
- B.3) Johnson Lane and Central Agriculture;
- B.4) East Valley and Central Agriculture;
- B.5) Minden/Gardnerville and Minden;
- B.6) Minden/Gardnerville and Gardnerville;
- B.7) Central Agricultural and Minden;
- B.8) East Valley and Minden;
- B.9) Central Agriculture and Gardnerville;
- B.10) East Valley and Gardnerville;
- B.11) Minden/Gardnerville and South Agricultural; and
- B.12) South Agriculture and Gardnerville Ranchos.

C) Master Plan Future Land Use Map Amendment, amending and correcting the current land use designation for the following areas to match the present use established following actual development of the parcels, as follows:

(If applicable, see enclosed corresponding map letter/number)

- C.1) Clear Creek Subdivision- changing approx. 1,255 acres of Receiving Area to approx. 195 acres of Single Family Estates, approx. 37 acres of Single Family Residential, approx. 201 acres of Recreation, and approx. 822 acres of Forest and Range;**
- C.2) Genoa Community Plan-changing approx. 145 acres of Receiving Area to approx. 115 acres of Single Family Residential, approx. 0.6 acres of Commercial, approx. 1 acre of Agricultural, approx. 28 acres of Recreation; changing approx. 9 acres of Recreation to Single Family Residential; and changing approx. 44 acres of Agricultural to Recreation;**
- C.3) North Fork Trails Subdivision-changing approx. 33 acres of Receiving Area to Single Family Estates;**
- C.4) Minden Community Plan-changing approx. 56 acres of Receiving Area to approx. 48 acres of Single Family Residential, approx. 3 acres of Community Facilities, and approx. 5 acres of Multi-Family Residential;**
- C.5) Gardnerville Community Plan (north)-changing approx. 32 acres of Receiving Area to approx. 24 acres of Single Family Residential, approx. 5 acres of Community Facilities, and approx. 3 acres of Multi-Family Residential; and changing approx. 34 acres of Agricultural to approx. 33 acres of Community Facilities, and approx. 1 acre of Single Family Residential; and changing approx. 0.1 acres of Commercial to Community Facilities;**
- C.6) Gardnerville Community Plan (central) - changing approx. 66 acres of Receiving Area to approx. 51 acres of Single Family Residential, approx. 4 acres of Community Facilities and approx. 11 acres of Multi-Family Residential;**

- C.7) Gardnerville Community Plan (south)-changing approx. 28 acres of Receiving Area to approx. 19 acres of Commercial, approx. 9 acres of Community Facilities; and changing approx. 0.22 acres of Community Facilities to Commercial;**
- C.8) Gardnerville Ranchos Community Plan-changing approx. 91 acres of Receiving Area to approx. 54 acres of Single Family Residential, approx. 1 acre of Commercial, approx. 33 acres of Single Family Estates, and approx. 3 acres of Community Facilities.**

D) Master Plan Future Land Use Map Amendment for Park Ranch Holdings LLC, (hereafter Park) amending the land use designation of approx. 1,044 acres of Receiving Area and approx. 510 acres of Agriculture in the Topaz Ranch Estates/Holbrook Community Plan (hereafter “Topaz”) to approx. 1,002 acres of Rural Residential, approx. 473 acres of Single Family Estates, approx. 59 acres of Commercial and approx. 20 acres of Multi-Family Residential to conform to the current zoning designations; and amending the land use designation in the Minden/Gardnerville Community Plan (hereafter “Minden & Gardnerville”) changing approx. 768 acres of Agriculture and approx. 42 acres of Rural Residential to Receiving Area and changing approx. 3 acres of Agricultural to Industrial in the Minden Community Plan and changing approx. 185 acres of Agriculture and approx. 49 acres of Rural Residential to Receiving Area in the in the Gardnerville Community Plan.

*The relocation of the Receiving Area land use designation from Topaz to Minden and Gardnerville is a condition precedent to a proposed amended development agreement between Park and Douglas County. The proposed development agreement will be heard as a separate item; for information on that item, please visit the Master Plan Update webpage.

(If applicable, see enclosed corresponding map letter/number)

- D.1) Changing approx.798 acres Agricultural and 51 acres of Rural Residential to Receiving Area and changing approx. 3 acres Agricultural to Industrial in the Minden Community Plan;
- D.2) Changing approx. 184 acres of Agriculture and 70 acres of Rural Residential to Receiving Area in the Gardnerville Community Plan; and
- D.3) Changing 1,044 acres of Receiving Area and 510 acres of Agriculture to approx.1,002 acres of Rural Residential, approx. 473 acres of Single Family Estates, approx. 59 acres of Commercial and approx. 20 acres of Multi-Family Residential in Topaz to conform and align with the current zoning designations.

Interested persons may appear at the meetings to present oral comments to the Planning Commission and Board of County Commissioners or may submit comments by mail to Douglas County Community Development Department P.O. Box 218, Minden, NV 89423. If written comments are not received prior to the date of the meetings, the Planning Commission and Board of County Commissioners will not consider them. For further information, please contact the Community Development or fax comments to (775) 782-9007.

Name: _____

Comments (additional comments may be provided separately): _____
