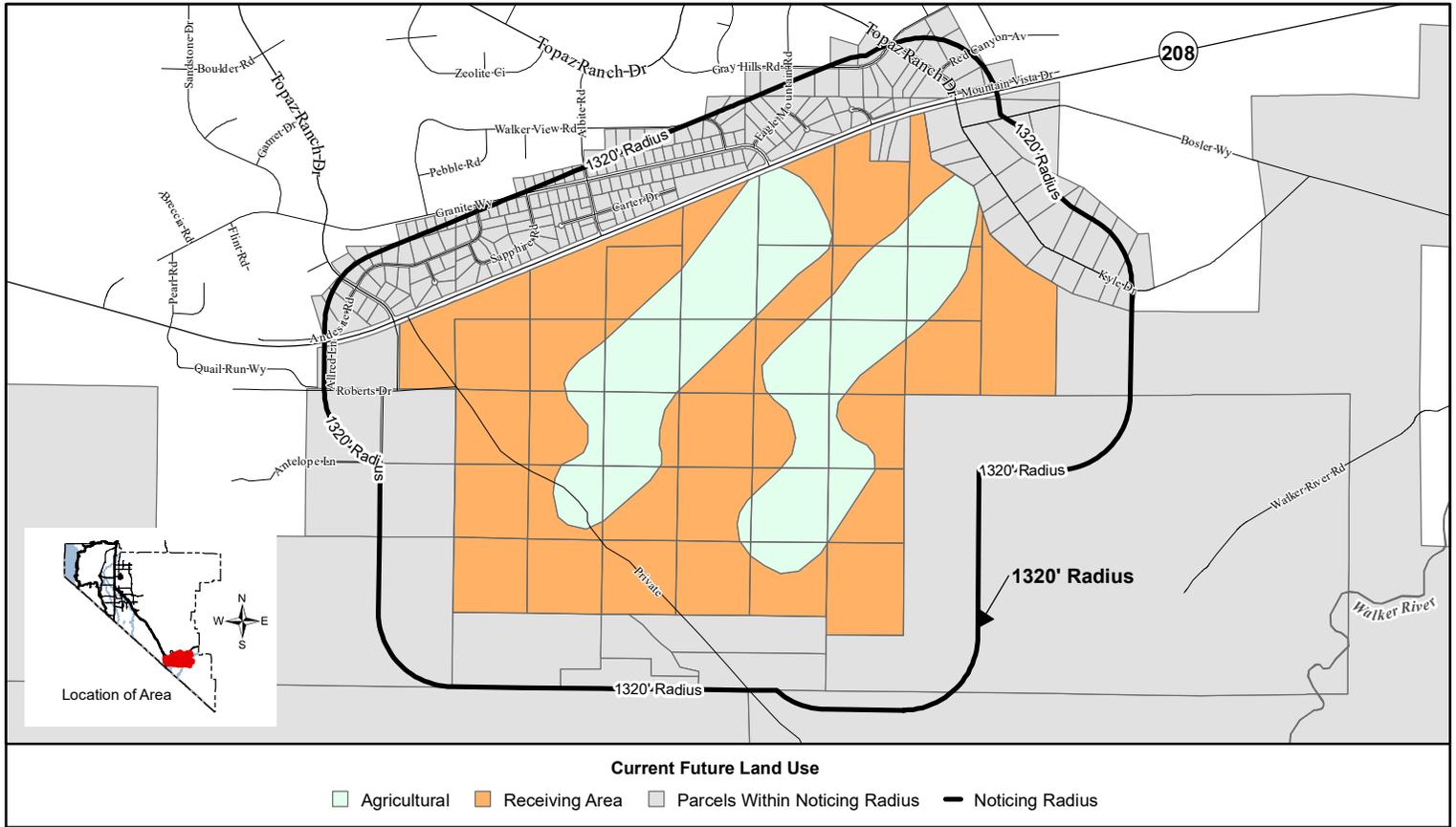
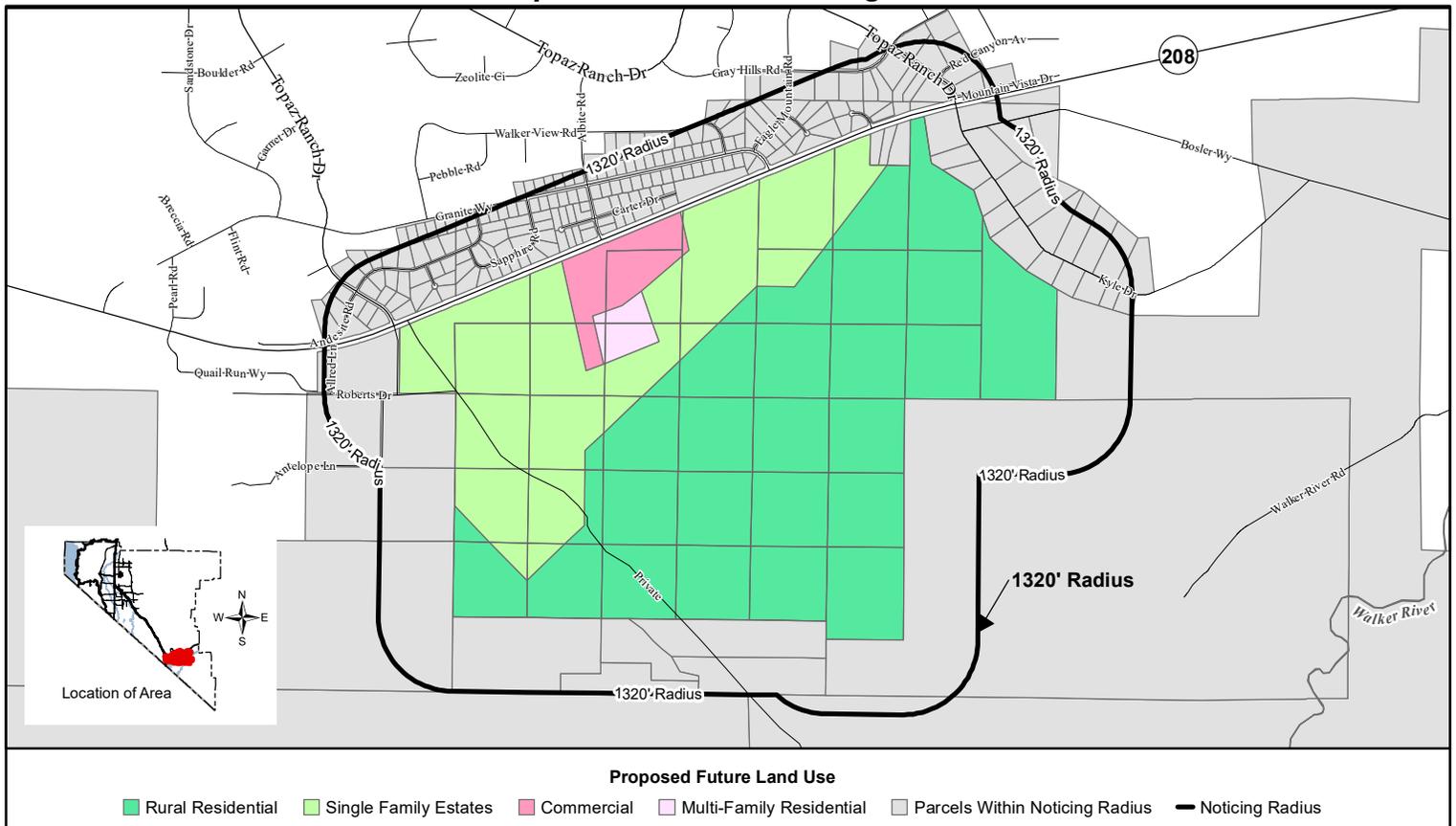




# Douglas County Master Plan Noticing - Current Future Land Use Topaz Amended Receiving Area



# Douglas County Master Plan Noticing - Proposed Future Land Use Topaz Amended Receiving Area



The data contained herein has been compiled on a geographic information system (GIS) for the use of Douglas County. The data does not represent survey delineation and should not be construed as a replacement for the authoritative source, plat maps, deeds, resurveys, etc. No liability is assumed by Douglas County as to the sufficiency or accuracy of the data.

**What does this map mean?**

The attached map outlines current Land Use and proposed changes in Land Use from Receiving Area and Agricultural to Rural Residential, Single Family Estates, Commercial and Multi-Family Residential.

You received this notice because the existing Land Use for your property is proposed to change, or your property may be impacted because it is located within a certain proximity to the proposed changes.

**What is the purpose of a Land Use designation in the Douglas County Master Plan? What is Receiving Area?**

The Douglas County Master Plan contains 12 future Land Use designations which are grouped into the following three categories: 1) Resource Uses; 2) Residential Uses; and 3) Non-Residential Uses. The future Land Uses are designed to reflect existing Land Uses in the County as well as the most appropriate future Land Uses for the Regional and Community Plans. The future Land Use designations insure adequate opportunities for residential, mixed-used, and non-residential development and insure that urban densities occur within existing towns or urban service areas.

There are Receiving Areas in several areas of the County. These Receiving Areas provide opportunities for expansion of each area at urban densities. It is anticipated that the density permitted by current zoning in the receiving area will be increased through the acquisition of development rights from Resource Lands (sending parcels) which are then transferred to Receiving Areas in order to allow and to provide for development. In this instance, the Receiving Area is proposed to be removed, disallowing the transfer of development rights to increase density and Land Use is being changed to be consistent with existing zoning.

**I have questions/comments regarding this Notice of Public Hearing what should I do?**

In addition to the public hearings and written comment form provided in the notice, the County is inviting the public to attend a workshop at the locations and times identified below. The workshops will include an introduction by the County Manager, and a brief staff presentation regarding the proposed changes followed by a question and answer breakout session where citizens can also give feedback regarding the proposed changes.

**October 21, 2019 – Topaz Ranch Estates Community Center – 4:30pm to 6:30pm  
3911 Carter Dr, Wellington**

**October 22, 2019 – Douglas County Community Center - 4:30pm to 6:30pm  
1329 Waterloo Ln, Gardnerville**

**October 23, 2019 – Indian Hills GID Board Room – 4:30pm to 6:30pm  
3394 James Lee, Carson City**

Douglas County Community Development will also host open office hours on **October 24, 2019 from 2:00pm until 5:00pm at the Minden Inn located at 1594 Esmeralda Avenue, Minden** for those members of the public unable to attend the public workshops, who would like to provide public comment and/or have additional questions.