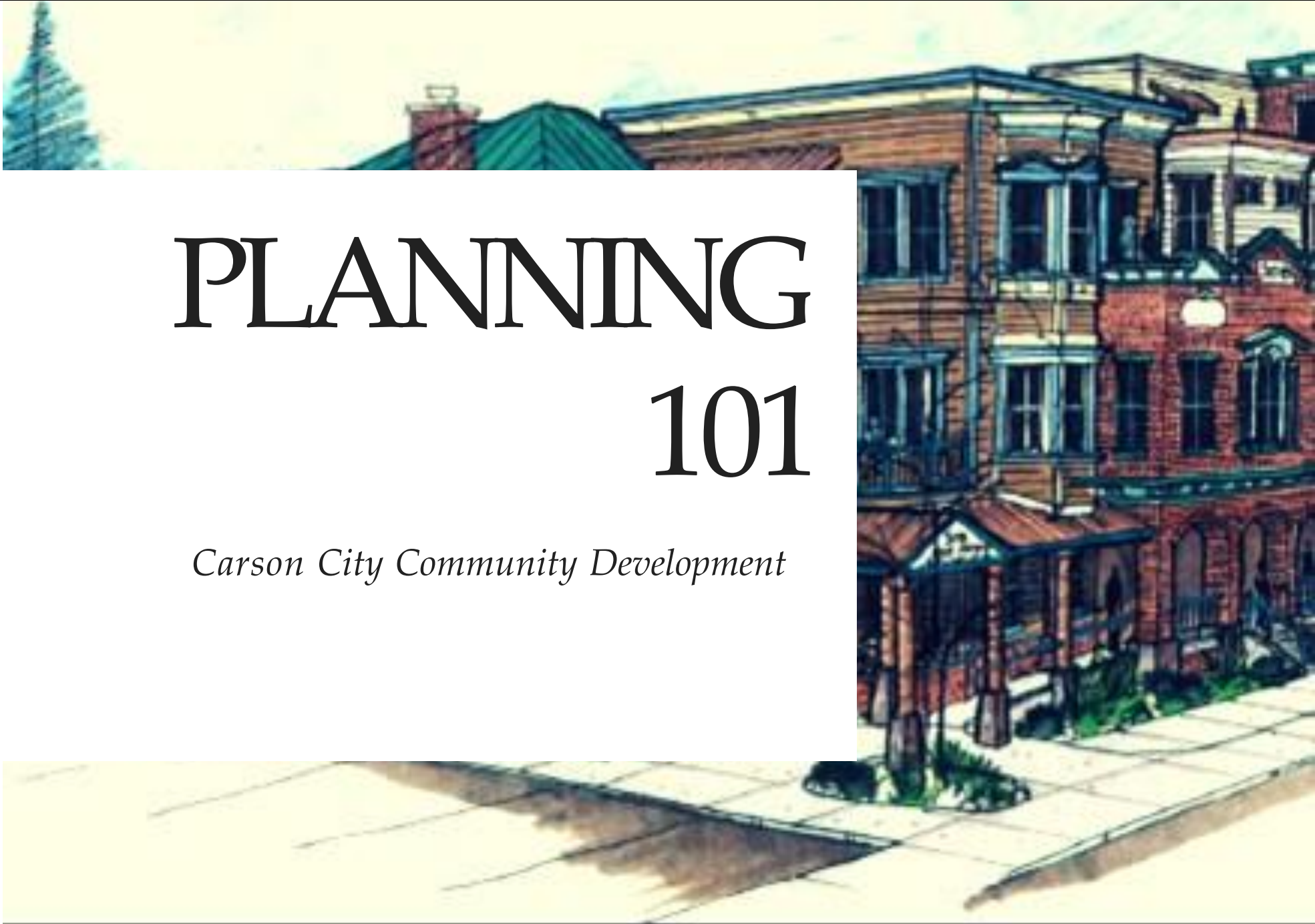


PLANNING 101

Carson City Community Development



WHAT'S THE PLAN?

The Master Plan - Land Use Policies

APPENDIX A: RELATED PLANS

- PARKS AND RECREATION MASTER PLAN
- UNIFIED PATHWAYS MASTER PLAN
- WASTEWATER COLLECTION SYSTEM MASTER PLAN
- WATER MASTER PLAN
- STORMWATER MASTER PLAN
- CARSON AREA 2004 TRANSPORTATION PLAN
- AIRPORT MASTER PLAN
- OPEN SPACE PLAN
- CARSON RIVER MASTER PLAN
- CARSON CITY HISTORICAL/ARCHEOLOGICAL PROPERTIES PRESERVATION PLAN
- SIERRA PACIFIC POWER COMPANY MASTER PLAN
- TAHOE REGIONAL PLANNING AGENCY

WHAT IS ZONING?

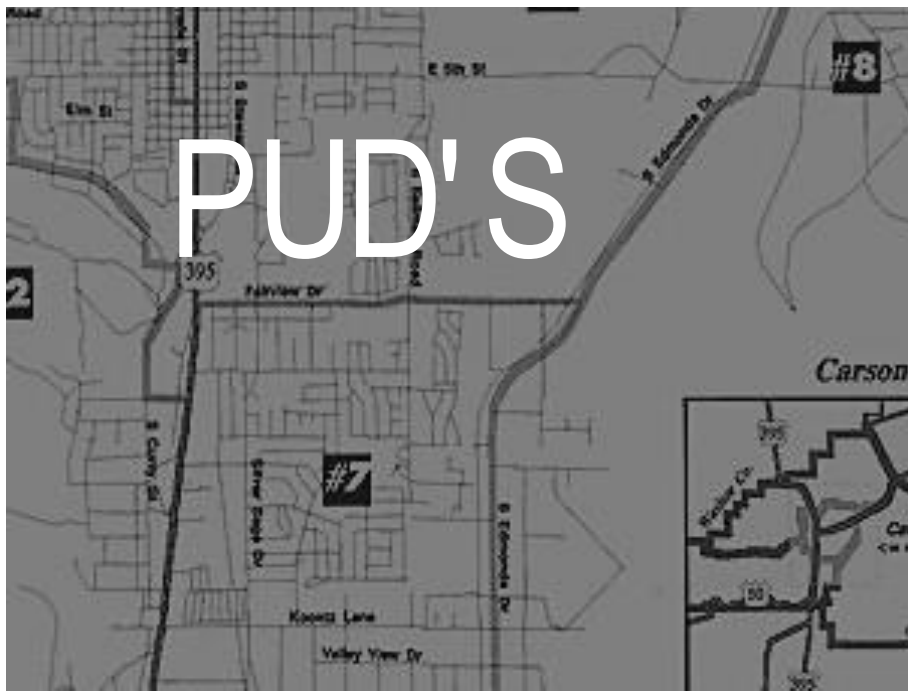
(Title 18)

LAND USE

- **ALLOWED - MINISTERIAL PERMIT**
(BUILDING PERMIT)
- **MAY BE ALLOWED - DISCRETIONARY PERMIT**
(ADMINISTRATIVE PERMIT & SPECIAL USE PERMIT)
- **NOT ALLOWED**

DIMENSION CRITERIA

- **VARIANCES - DISCRETIONARY**



HISTORIC DISTRICT

- Local Design Standards
- Secretary of the Interior's Standards

PLANNED UNIT DEVELOPMENT

Title 17.09

- May limit land use/can't add
- Flexible dimensional standards in exchange for design flexibility - no change in density.
- Findings (Title 17.09)

ADMINISTRATIVE PERMIT & SUP FINDINGS *Summary*

1. Consistency with Master Plan.
2. Detrimental to surrounding properties of the general neighborhood.
3. Detrimental effect on vehicular or pedestrian traffic.
4. Overburden public services & facilities.
5. Complies with other regulations.
6. Detrimental to public health, welfare, or safety.
7. Material damage to other property in the vicinity.

VARIANCE FINDINGS *Summary*

1. Special circumstances applicable to the property would deprive the property of privileges enjoyed by other properties in the vicinity or under the same zoning.
2. Necessary for the preservation and enjoyment of substantial property rights.
3. Will not adversely affect the health or safety of area residents or workers, or be materially detrimental to the public welfare, or materially injurious to property or improvements in the neighborhood.

ADMINISTRATIVE PERMIT

ADMINISTRATIVE PERMIT APPLICATION
SUBMITTED & ROUTED

AGENCY COMMENTS & CONDITIONS
PROVIDED TO PLANNER

PLANNER WRITES THE REPORT TO
HEARINGS OFFICER

HEARINGS OFFICER CONDUCTS A PUBLIC
HEARING & ACTS ON APPLICATION

BUILDING PERMIT APPLICATION COMES IN
- NEEDS TO COMPLY WITH CONDITIONS
OF APPROVAL OF ADMINISTRATIVE
PERMIT AS APPROVED BY THE HEARINGS
OFFICER

SUP & VARIANCE

SUP OR VARIANCE APPLICATION
SUBMITTED & ROUTED

AGENCY COMMENTS & CONDITIONS
PROVIDED TO PLANNER

PLANNER WRITES THE REPORT TO
PLANNING COMMISSION

PLANNING COMMISSION CONDUCTS A
PUBLIC HEARING & ACTS ON APPLICATION

BUILDING PERMIT APPLICATION COMES IN
AND NEEDS TO COMPLY WITH CONDITIONS
OF APPROVAL AS APPROVED BY THE
PLANNING COMMISSION

GROWTH MANAGEMENT

2024

- Residential Housing Starts: 765
- Daily water usage: 10,000 gpd
 - Utilizes water conservation measures and techniques; and
 - Promote health, welfare, safety and quality of life; or create quality jobs; or promote recreation and tourism.
- Growth Management Commission

MAJOR PROJECT REVIEW

Preliminary Review

Required For:

MOBILE HOME PARKS

CAMPGROUNDS

COMMERCIAL GREATER THAN 50,000 SQFT

INDUSTRIAL GREATER THAN 50,000 SQFT

RV PARKS

MULTI-FAMILY PROJECTS

OFFICE GREATER THAN 50,000 SQFT

INSTITUTIONAL/PUBLIC USE
GREATER THAN 50,000 SQFT

In addition - Applicant applies on a voluntary basis.

After - Each agency prepares comments for incorporation into discretionary or ministerial permitting process.



SUBDIVISION OF LAND

PARCEL MAP:

4 or fewer lots
(discretionary)

SUBDIVISION:

More than 4 lots
(discretionary)

OTHER:

Lot Line Adjustments and
Deletions, Reversion to
Acreage, Merger,
Resubdivision of Land
(Ministerial)

FINDINGS FOR PARCEL MAPS, PUDS, AND TENTATIVE SUBDIVISION MAPS *Summary*

Findings You Are Considering

- Environmental and Health Laws
- Availability of Water
- Availability & Accessibility of Public Services
- Access to Public Lands
- Conformity with Zoning Ordinance & Master Plan
- Conformity with Streets & Highways Plans
- Effect on existing streets & need for new streets
- Floodplain, Earthquake Faults, Slope & Soil
- Comments from State Agencies
- Availability & Accessibility of Fire Protection
- Recreation & Trail Easements

PARCEL MAP

CONCEPTUAL MAP REVIEW

APPLICATION FOR TENTATIVE MAP SUBMITTED & ROUTED

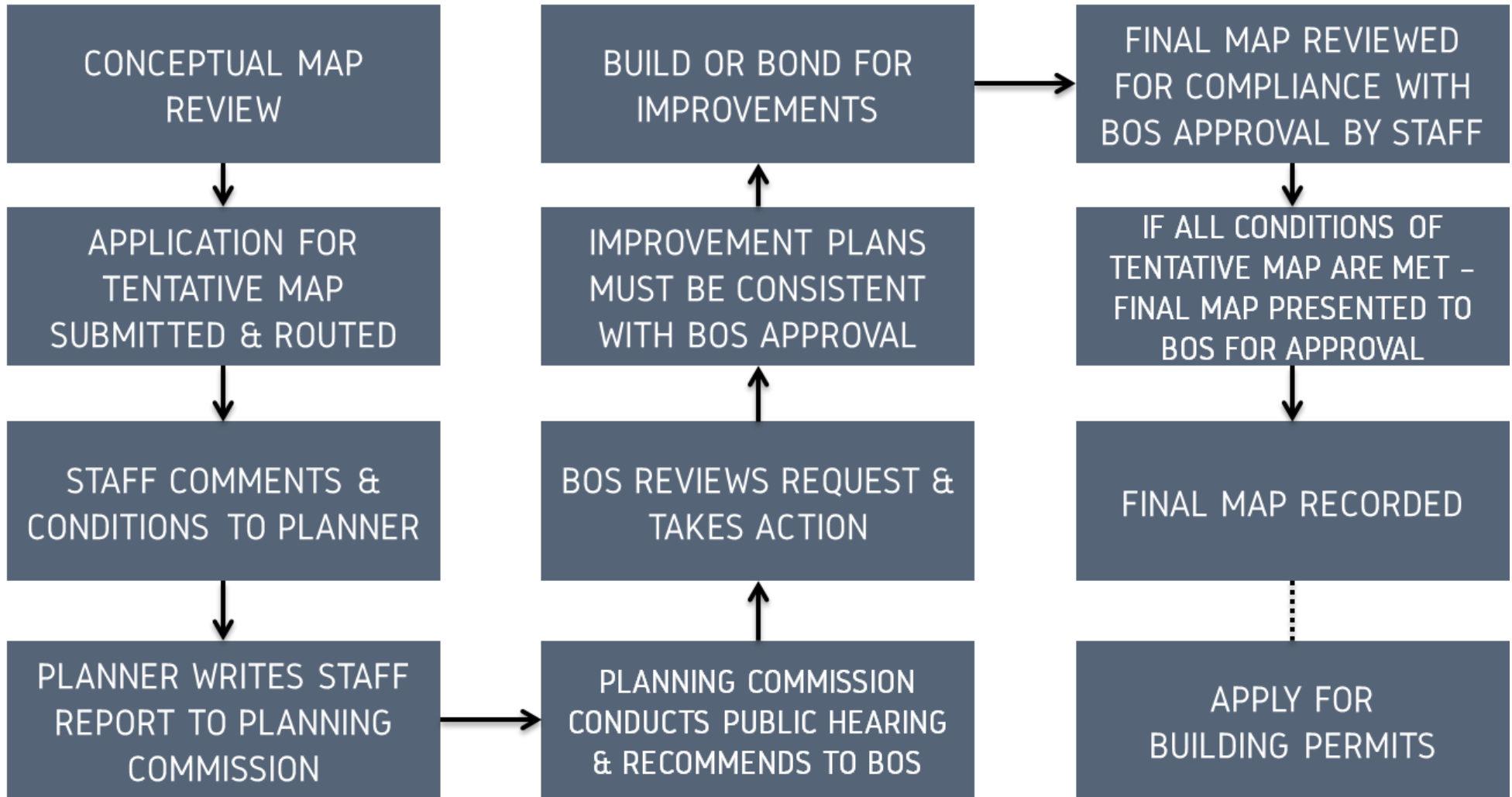
STAFF COMMENTS PROVIDED TO APPLICANT VIA PLANNER

ONCE STAFF OK'S, THE COMMUNITY DEVELOPMENT DIRECTOR APPROVES

IMPROVEMENT PLANS CONSISTENT WITH APPROVAL

FINAL MAP CAN RECORD WHEN IMPROVEMENTS ARE COMPLETE OR BONDED FOR

SUBDIVISION



Rules of Thumb

Casting A Wide Net

Regulations (conditions) should be:

- Administratively Feasible
- Economically Feasible
- Legally Feasible

Rely on a Source Document

Speak with a Single Voice



THANK YOU
FOR YOUR
TIME.

*We hope you enjoyed
our presentation.*