



Lincoln County Planning Department
PO Box 329
#1 Main Street
Pioche, Nevada 89043
Phone: 775.962.5345
Fax: 775.962.5347

APPLICANT INFORMATION:

Applicant(s) Name: _____ Phone: _____

Applicant's Mailing Address: _____

City: _____ State: _____ Zip: _____

Fax: _____ Cell Phone: _____

E-Mail Address: _____ Alt Phone: _____

Owner (s) Name: _____

Owner (s) Name: _____

Treasurer's signature: _____

PROPERTY INFORMATION:

Parcel(s) APN: _____

Location of parcel: _____

Total Acreage of Subject Parcel: _____

Current Zoning: _____ Proposed Zoning: _____

Master Plan Designation: _____

Site Address: _____ Address verified? Yes / No _____

Water provider: _____ Fire District: _____

Power: _____ Communications: _____

Planning Overlays: _____ FEMA: _____

SITE VISITATION: Signature on this Application provides permission for site visitation by County representatives to review your request. It must be signed by the owner of the property and attested to in the affidavit of ownership and verified by the assessor's office.

Receipt # _____

AMOUNT PAID \$ _____

REQUIRED DOCUMENTATION MUST ACCOMPANY APPLICATION

FEES: See county fee schedule

<u>Required Information</u>	<u>Where Do I Find It?</u>
Copy of Assessor's plat for your parcel	Assessor's Office
Copy of Deed/Easement map	Recorder's Office
Owner's Affidavit (page 3 of this application)	Complete and notarize
Town Board Approval (letter or copy of minutes)	Town Board
Plot Plan	See Page 5 of application
Statement of purpose describing request: (Supporting documents, pictures, maps, letter describing or showing why you are making this request.)	

PLEASE NOTE!! Applicants should understand that applying for a Zone Change, Variance, or Special use permit does not guarantee your request will be granted. No refunds are available from a denied request.

All Documentation must be in the Planning Office 3 weeks before the next scheduled Planning Commission Meeting, please review the planning deadline calendar in the Planning Commission Office or on county website.

Incomplete applications will be held until completed by applicant and will be scheduled for the next available meeting after submission fees are paid.

Applicant or authorized representative must attend the Planning Commission meeting for approval of application.

Receipt # _____

AMOUNT PAID \$ _____



OWNER'S AFFIDAVIT

State of Nevada)
) ss
County of Lincoln)

I, _____

Being Duly Sworn, depose and say that I am an owner of the property involved in this

Planning Application _____ and having been authorized by the other property owners (*if applicable*) that the foregoing statements and answers herein contained and the information herewith submitted are in all respects true and correct to the best of my knowledge and belief.

SIGNED: _____

Print Name _____

Address _____

City _____ State _____ Zip _____

Phone: _____

Subscribed and sworn before me this _____ day _____ 20__

Notary Public in and for said County and State

My commission expires _____

Receipt # _____

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ZONE CHANGE STANDARDS

The Planning Commission may grant a zone change if all, the following can met:

1. The proposed designation or amendment is compatible with the goals, policies, land use designations and policies of the master plan.
2. The proposed designation or amendment is consistent with any other adopted policies of the county and this code.
3. Will promote the general public health, safety, welfare and economy of Lincoln County and will not injury it.
4. Rezoning should only be allowed if evidence shows that;
 - a. The land to be rezoned was zoned in error and as presently zoned is consistent with the policies of the master plan.
 - b. The area for which rezoning is requested has changed or is changing to a degree that it is in the public interest to encourage re-development of the area.
 - c. The proposed re-zoning is necessary in order to provide land for a community related use which was not anticipated at the time of the adoption or update of the master plan and that such re-zoning would be consistent with the master plan.
5. The site is suitable to the proposed zone;
6. The zone change is not being requested to circumvent the land division minimum standards of the existing zoning district.

Conditions possible for a Zone Change

Reasonable conditions may be imposed as are necessary to insure the compatibility of a zone change to surrounding uses and as are necessary to fulfill the general and specific purposes of this Ordinance. Such conditions may include, but are not limited to, the following:

- a. Special yards and spaces; fences and walls;
- b. Special parking and/or loading provisions;
- c. Street dedication and improvements or bonds in lieu of improvements;
- d. Control of points of vehicular ingress and egress;
- e. Special provisions for signs;
- f. Lighting, landscaping and maintenance of grounds;
- g. Control of noise, vibration, odors, or other similar nuisances.
- h. Other operational or site constraints

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PLOT PLAN REQUIREMENTS FOR ZONE CHANGES

1. Minimum of 11" x 17" size (grid will be provided to applicants for use)
2. Indicating the following
 - a. Parcel dimensions and area
 - b. Setbacks to all structures
 - c. APN's, Zoning districts for subject and adjacent parcels
 - d. Parcel Number
 - e. Name of subdivision/lot and block
 - f. Site Address
 - g. Location of septic, well, any associated easements for use, power lines, outside water sources, driveways with widths, irrigation ditches, cultivated fields
3. Statement of purpose (e.g. divide one parcel into 4 parcels for homes)
4. Zoning and master plan designations

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