



Planning Department
 155 N. Taylor St, Ste. 194, Fallon, Nevada 89406
 Off. 775-423-7627 // Fax 775-428-0259
 http://nv-churchillcounty.civicplus.com

General Application Form

**** This application is NOT a permit. ** ** Please print to be readable. ****
**** You will also need to attach the forms that are specific to your project. ****

BRIEF PROJECT DESCRIPTION: _____
 (I.E. - Speedy Mart expansion, Jones 4-lot land division, Riveredge Planned Development, etc.)

PERMIT INFORMATION

Zoning District(s): _____ **Use Table Listing (CCC 18.08.250):** _____ **Review Req'd.:** _____

List all Supplemental Application Forms needed for this project and attach them. (See Page 2 for assistance.)

PC HEARING (See submittal schedule for assistance.) N/A **Desired Date:** _____ **Submittal Deadline:** _____

APPLICANT INFORMATION

The **person's signature below** attests that they have reviewed the application materials and wish to pursue or allow the requested changes to the property. A govt. leaseholder attests that the requested changes are allowed within their approved lease. Persons signing below verify that the application information is true and accurate to the best of their knowledge. **NOTE: We cannot accept applications for projects that do not have a signature by the property owner, public lands manager, or govt. leaseholder, with limited exceptions.**

Legal Owner **Org./Govt. Official** **Govt. leaseholder** | **Applicant (if not owner)** **Representative/2nd Owner/Other**

Name (& title): _____

Name (& title): _____

Organization (if any): _____

Organization (if any): _____

Phone #s: () _____ () _____

Phone #s: () _____ () _____

E-mail: _____

E-mail: _____

Mailing Address: _____

Mailing Address: _____

Signature: _____

Signature: _____

Date: _____

Date: _____

PROPERTY INFORMATION

Project Address(es): _____

Nearest Intersection: _____

Churchill County Parcel Numbers:

B. _____ // _____ acres.

A. _____ // _____ acres.

C. _____ // _____ acres.

Fronting Co. Road? NO YES

Fronting State Hwy? NO YES

Fronting TRACC Trail? NO YES

Sewer or Water Svc. Area? NO YES

Fronting Sewer/Water Line? NO YES

Well Protection Area? NO YES

NAS Fallon Overlay? NO YES

NAS Fallon Noise Area? NO YES

100-yr Floodplain? NO YES

(Ask staff or see Co. WebMaps for assistance with determining whether these special areas and their special rules apply)

(FOR STAFF USE ONLY – SEE PAGE 2)

DATE RCVD: _____

INITIALS: _____

FEE: \$ _____

ADDITIONAL APPLICATION FORMS WORKSHEET (not part of application form)

- Review all of the form criteria below. Even if you think you only need one permit, you may find that others are also needed.
- Consult the Zoning Use Table (CCC 16.08.250) to find your use and compare it to the zoning district your property is in. This determines if the use is allowed, and what permit or review is required. Ask staff if you need assistance.

- No Fee **Zoning Review:** Some projects need ONLY a Zoning Review. **However,** most other zoning permit reviews also require it.
Check the big box and the applicable small box if you will: Construct, expand, or replace a building
 Establish a new use or change an existing use. Construct, expand, or establish an outside use area
- Administrative SUP (\$50):** Check the big box and the applicable small box if you are establishing an:
 Accessory Dwelling Unit Additional Dwelling on a lot Other (use regular SUP form)
- Home Business Permit (HBP):** Check the big box and the applicable small box if you are establishing a home business
 Administrative review if meeting the basic code criteria (**\$75**) Special Use Permit if NOT meeting criteria (**\$150**)
- Special Use Permit:** Check the big box and applicable small box if your project requires a SUP (ask staff for assistance):
 General SUP - **\$300** Major SUP - **\$500** (such as power/industrial plant)
- Temporary Use Permit (\$100):** Check the big box and the applicable small box if you are placing a:
 Temporary Quarters for Hardship Reasons Temporary Quarters for Home Construction
 Temporary Quarters for Farm Labor Temporary Quarters for General Purposes
 Temporary Commercial Office (in Commercial Coach) Temporary Quarters for Commercial Watchman
- Variance:** Check the big box and the applicable small box if you are requesting to modify or vary a development standard:
 Admin. Variance - **\$50** (less than 10% of a numerical standard) Variance (standard) - **\$300** (all others)
-
- Transfer of Development Rights (\$150):** Check this box if you are applying to be a Sending Site.
- Abandonment:** Check the big box and the applicable small box if you are requesting to:
 Abandon Public Utility Easement (Admin.) - **\$100** Abandon other easement/right of way (BOCC) - **\$100**
- Parcel Modification:** Check the big box and the applicable small box if you are requesting a:
 Certificate of Amendment (text error) - **\$200** For Map of Amendment (map error) see Land Divisions
 Boundary Line Adjustment (Record of Survey) - **\$750** Deed of Combination (Record of Survey) - **\$750**
 Commercial/Industrial Lot Creation (Record of Survey after subdivision approval) - **\$750**
- Land Divisions:** Check the big box and the applicable small box if you are requesting a:
 1st time Parcel Map (dividing land into 2-4 parcels) - **\$1000** Second or subsequent Parcel Map - **\$1000**
 Division of Land into Large Parcels (any number of 40 acres or more) - **\$750**
 Map of Amendment (correcting point or line errors – uses original map process) - **\$750**
 Reversion to Acreage (merging lots created by a previous map – not by deed) - **\$750**
 Tentative Parceling Plan for a series of Parcel Maps - **\$1500**
 Cluster Development Plan for residential lots and Conservation Easements on agricultural land - **\$1500**
 Tentative Subdivision Review - **\$1500** Improvement Plans Review – **No Fee** Final Subdivision Review - **\$1250**
- Planned Unit Development:** Check the big box and the applicable small box if you are developing a PUD:
 Concept Workshop - **\$300** Concept Plan - **\$300** PUD Permit - **\$1000**
- Amendments to Code or Master Plan:** Check the big box and the applicable small box if you are:
 Changing Zoning District Boundaries - **\$300** Changing the text of the Development Code - **\$100**
 Changing the text or figures in a Plan - **\$300** Establishing a Development Agreement – **Sm-\$1000 / Lg-\$2000**

TOTAL FEES



Zoning Review Application Form

BRIEF PROJECT DESCRIPTION: _____
 (Use same description as on General Application Form)

ALL USES

Dept. signoff

Use Table Listing (CCC 16.08.250): _____ **Review Needed:** _____

- The following always require a Special Use Permit (circle those that apply and see SUP application)
- 24 hour or night businesses** **Use of large volumes of water** **Alcohol Sales** **Public Health & Safety**
- Major Traffic Generator (500+ trips or 250 visits/day)** **Use of hazardous or pollution substances**

Setbacks & Height Standards: Front: _____ Rear: _____ Sides: _____ Height: _____
 (See Tables in CCC 16.16.020.1)

Legal and Physical Access: Direct frontage? **Yes No** > 30' easement + 20' driveway? **Yes No**
 (See CCC 16.16.010.1)

Parking and Loading (CCC 16.16.020.5) _____

- Parking spaces required: _____ / provided: _____ Disabled reqd.: ____ / provided: _____
- Loading space required? **No Yes** > Describe it: _____

Water Rights Dedication: (CCC 14.04.020.B) _____

- Acres of surface water rights on property? _____ If none, payment-in-lieu: _____

Friction zone buffering: Circle those that apply (CCC 16.16.020.2) _____

- | | |
|---|------------------------------|
| Single Family Residential (SFR) to Commercial | SFR to Multi-family |
| Commercial to Industrial | SFR to Industrial |
| Residential or commercial adjacent to existing agriculture | SFR to major arterial |

1/2-mile setback along US highways (Wrecking/Junk Yards, Landfill, Brothel, Explosion/Combustion Testing)

Describe your plan: _____

Commercial / Industrial / Multi-Family

Screening of outdoor material storage areas: 6' view obscuring fence (higher if needed)
 (See CCC 16.16.020.2 / does not apply to product display)

Signage (CCC 16.16.020.6) _____

C-1, C-2, & Industrial Zones

Freestanding – allowed total maximum area for zone: _____

Proposed pole sign height: _____ Proposed pole sign area: _____

Proposed ground sign height: _____ Proposed ground sign area: _____

Wall (10% max) Proposed area: _____ **Projecting (8 SF max)** Proposed area: _____

Other Zones - Provide details _____

Landscaping Circle proposed use: Commercial Industrial Multi-family MH park RV park _____

- Parking lot trees required (1 per 15 spaces): _____ Provided: _____
- Buffer for adjacent residential uses required? **No Yes** > Details: _____
- Buffer for street frontage required? **No Yes** > Details: _____
- Buffer for friction zones required (see above): **No Yes** > Details: _____

Additional Information: _____

Churchill County Planning Department
Zoning Review Cheat Sheet
(not part of application)

Use Table Listing [Refer to Zoning Map and Use Table (CCC 16.08.250)]

The Zoning Map will identify the zoning district for your site. The Use Table lists the uses that are allowed and prohibited in each zone, and also indicates the review process for allowed uses. Where allowed, the following uses require review through a Special Use Permit at a minimum (see SUP application form for additional details):

- **The use of large volumes of water**
- **24 hour or nighttime businesses**
- **Mobile home/RV park**
- **Uses the Planning Director determines may have impacts to public health and safety, or to adjoining land uses**
- **A use that is a Major Traffic Generator having over 500 trips per day (1 visit = 2 trips, 1 in & 1 out)**
- **The use of hazardous or pollution substances**
- **Alcohol sales at a permanent site**
- **Adult businesses**

Setbacks & Height [Refer to Development Standards Table (in CCC 16.16.020.1) & CCC 14.04.060]

For each zone there are required setbacks for the front (street) yard, side yard, and rear yard in the tables. The default height limit is 35' (CCC 14.04.060) but this excludes certain naturally tall things like spires, flagpoles, etc. Additional allowances for height limits are found in CCC 16.16.020.1 for certain zoning districts.

Legal and Physical Access [Refer to General Development Standards (CCC 16.16.010.1.A)]

- All lots must have access to County or State road, either directly or via an easement.
- Any easement must be 30' wide, with a 20' drive, and any bridge must meet Fire Code strength standards.
- Driveway to building must meet Fire Code all weather standards. (gravel)
- Access to public right of way must be approved by Road Department or NDOT
- Paved apron required on all NDOT access, and for businesses on County Road access (gravel OK for other uses)

Parking and Loading [Refer to Parking Standards (CCC 16.16.020.5)]

- Triggers:
 - Any new use – full number of parking spaces required
 - Expanding use – new parking spaces required for expansion area
 - Change in use for commercial/industrial uses (but not home business) – additional parking may be required
 - Converting residential to office/commercial/multi-family requires full parking compliance
 - Handicapped parking – all parking lots (except single family residence or home business) must have 1 or more, and they must be **paved** spaces
 - Dirt surface is allowed, except for: disabled parking (above); & new or expanding commercial use requires minimum of gravel surface
 - Driveway from road to building must be all-weather (gravel or paved) surface (See Legal & Physical Access)
 - Any new or expanding commercial/ industrial use – SCREEN parking from adjacent residential use or zone
- Parking space markings are required & parking lot lighting must use “dark sky” fixtures
- Access to public right of way must be approved by Road Department or NDOT: NDOT requires paved apron, and Road Dept. requires businesses to have paved apron.
- Loading: <3000 square feet (sf) building - incorporated into parking area; <10,000 sf building – 1 space + 1/40,000 sf more

Water Right Dedication/Payment-in-lieu: [Refer to Water Right requirements (CCC 14.04.020.B)]

- Required for all new residential, commercial, and industrial uses to be served by a private well
- If lot has water rights, dedication (usually 2 acre-feet) is made through Planning along with building permit
- If no water rights, make payment with building permit

Friction zone (compatibility) buffering: [Refer to Friction Zone Standards (CCC 16.16.020.2)]

Residential or commercial adjacent to existing agriculture: Plan required to buffer use from Agricultural issues.

Single Family Residential (SFR) to major arterial: Setback 50' from property line (**PL**), one story only, additional noise/visual buffer required of up to 8' sound wall as needed. 20' landscaping and walkway with 30 setback required.

SFR to Multi-family: 100'+ separation building to building, with 50'+ setback to PL. For Multi-family, plus 10' landscape strip. Additional noise/visual buffer up to 8' sound wall as needed.

SFR to Industrial: 200'+ separation building to building, with 100'+ setback to PL and 8' landscape strip between building and PL, plus additional noise/visual buffer required of up to 8' sound wall as needed.

Commercial to SFR: 100' separation building to building, new use provides an 8' wide landscape strip, additional noise/visual buffer up to 8' sound wall as needed. New residences shouldn't face commercial.

Commercial to industrial: 75' separation building to building. For new Commercial, 8' landscape strip on commercial side of line, and 25' setback from PL. For new Industrial, 50' setback from PL, and 8' landscape strip on industrial side of line. Additional noise/visual buffer required of up to 8' sound wall as needed.

Half-mile setback along US highways for brothel/prostitution, junkyard (and similar), landfill, explosive / combustion testing.

Screening of outdoor materials storage (not vehicles or product display) [Refer to Outside Storage (CCC 16.16.020.3)]

- C-1, C-2, & Industrial zones - view obscuring screen that is 6' high (or higher for tall materials)
- All zones – No storage in setbacks, parking areas, traffic areas, or driver visibility areas.

Signage [Refer to Advertising Signs Standards (CCC 16.16.020.6)]

- Existing non-conforming signs – sign change OK if no structure change, and repairs OK if less than 50% of value.
- RR-20, A-10, A-5, E-1, & R-1 zones: **Signs require an SUP**; 160 square feet (**sf**) max total area; other standards
- R-2 zone has many limits
- C-1, C-2 and I zones: Master sign plan for 2+ business signs; SUP for 4+ business signs; no blocking other signs

West of Sheckler Rd.

Freestanding - 160 sf lot max; Pole – 25' high, 160 sf, others; Ground – 4' high, 80 sf, other limits
Wall – 10% of wall area max; Projecting – 8 sf max.

Sheckler Rd. to Carson River

Freestanding - 140 sf lot max; Pole – 20' high, 140 sf, others; Ground – 4' high, 70 sf, other limits
Wall – 10% of wall area max; Projecting – 8 sf max.

Carson River to City of Fallon

Freestanding - 120 sf lot max; Pole – 20' high, 120 sf, others; Ground – 4' high, 60 sf, other limits
Wall – 10% of wall area max; Projecting – 8 sf max.

Landscaping: [Refer to Landscaping Standards (CCC 16.16.020.4)]

- Triggers: For ALL new or expanding uses (except agriculture and single family residential)
- No landscape "area" requirement except for buffers (below). Adding other areas is owner's choice. No plant requirement, except parking lot trees (below). Landscaping contents is owner's choice and may include bark, decorative rock, interesting objects, plants, etc. - but cannot be dirt.
- Parking lot trees: 1 tree per 15 parking spaces placed within parking area for shade (existing trees count)
- Buffer required for adjacent residential zones/uses: 8' wide strip along common line
- Buffer required for street frontage: 10' wide strip along public roads; 5' wide strip along other roads
- Buffer for friction zones (see above), which may include a sound wall.
- Screening of parking lots from adjacent residential uses may require landscaping (see above).