

MASTER PLAN - a vision for the future - a guideline or tool for suggesting patterns and planning where development may be most appropriate by land use designations (residential, commercial, industrial, etc.)

NRS 278.150

ZONING - Ordinances (laws) that regulate land use (size, allowed uses, setbacks, requirements, uses allowed with approval of a conditional/special use permit)

To change zoning on property, it must comply with the designation of the master plan.

New master plans, changes to existing plans, and changes to zoning require:

- ✓ consent of the property owner by a signed, notarized Owner's Affidavit,
- ✓ mailing of public hearing notices to all properties within 300 feet of the subject property,
- ✓ publication in the local newspaper 10 days prior to the scheduled meeting,
- ✓ a public hearing and recommendation from the planning commission,
- ✓ scheduling of a public hearing and publication notice by the governing body

Visit the Planning Department Website at hcnv.us for information about the Regional Planning Commission and members, the Humboldt County Regional Master Plan, meeting agendas & schedules, Winnemucca Municipal Code (zoning ordinances), Humboldt County Code (zoning ordinances), fees and applications. You can also call the Planning Department and speak with staff at 775-623-6392.

ZONING DESIGNATIONS: The zoning designations in the Grass Valley/Rose Creek area are

- **M-3** which is the Open Land Use District;
- **AG** which is Agricultural;
- **MHP** which is Mobile Home Park;
- **C** which is Commercial;
- **G-C** which is General Commercial;
- **NC-R** which is neighborhood commercial;
- **PF** which is Public Facility;
- **RR** which is Rural Ranchette;
- **AID** which is Airport Industrial District;
- **PFAD** which is Public Facilities Airport District; and
- **M-1** which is Industrial.

MASTER PLAN DESIGNATIONS: The following are the Master Plan designations for the Grass Valley/Rose Creek area:

- **LDR** (Low Density Residential) which allows no more than 1 dwelling per every 5 acres;
- **MDR** (Medium Density Residential) which allows no more than one dwelling unit per every acre;
- **HDR** (High Density Residential) which allows a dwelling unit on less than 1 acre;
- **AG** (Agricultural);
- **OSMU** (Open Space Multiple Use) which is generally natural resources, grazing, mines, uses as shown in M-3 or anything that doesn't fit in the other designations;
- **COMM** (Commercial) which allows commercial zoning designations;
- **IND** (Industrial) which allows industrial zoning designations;
- **PF** (Public Facilities).