

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.

The ZONING designations in the Jungo Road area are

- ❖ M-3 which is the Open Land Use District;
- ❖ C which is Commercial;
- ❖ G-C which is General Commercial;
- ❖ PF which is Public Facility;
- ❖ M-1 which is Industrial;
- ❖ AG which is Agriculture and
- ❖ RR-1.25 which is single-family residential with a minimum lot size of 1.25 acres.

There are seven (7) MASTER PLAN designations in the Jungo Road area:

- ❖ MDR (Medium Density Residential) which allows no more than one dwelling unit per every acre;
- ❖ OSMU (Open Space Multiple Use) which is generally natural resources, grazing, mines, uses 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;
- ❖ LIND (Light Industrial) which allows lighter industrial uses;
- ❖ NR (Natural Resources);
- ❖ PF (Public Facilities).