

Step One

Conceptual Plan Application Requirements

In the spirit of encouraging innovative design and implementing smart growth in Churchill County a review process has been specifically created to review and process PUD applications. The first step of that process is the Conceptual Plan. The following items are to be included as part of the application and supporting information for the Conceptual Plan for Planned Unit Developments.

Conceptual Plan Application Requirements (provide 25 copies)

Site Description:

Description of property and location

Description of land uses surrounding the property within a one-mile radius

Describe the unique features and site attributes that make the property eligible for a PUD

Project Narrative:

Describe the project elements

Proposed land uses

Proposed densities

Describe how the proposed densities will compare to the existing surrounding area

Describe mitigation measures employed to ensure that project is not detrimental to surrounding area

Describe access

Discuss infrastructure requirements and how project will be serviced

Describe proposed effects on public services

Discuss drainage of the project and how it will be addressed

Describe proposed open space areas

Potential public sites and services – dedication

Describe proposed project phasing

Conceptual Site Plan (provide 25 copies)

The site plan area to be prepared to the following scales, for smaller sites (less than 10-acres) 1"=40', for sites in excess of 10-acres the site plans will be prepared at a 1"=100' with 5' contour intervals. The map will include at a minimum the following:

- ___ Parcel number
- ___ Total acreage
- ___ North arrow/Scale
- ___ Existing zoning
- ___ Existing master plan designation
- ___ Proposed location of parks and open space
- ___ Location of flood designations
- ___ Existing structures
- ___ Adjacent zoning designations within 300-feet
- ___ Projected densities

Reference Document – Do Not Make Copies

Step One

CHURCHILL COUNTY PLANNED UNIT DEVELOPMENT
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Date Received _____

Workshop Date _____

Fee Paid _____

Check No. _____

Name of Development _____

Location of Property _____

Applicant Name(s) _____

Mailing Address _____

City _____ State _____ Zip _____ Telephone () _____

Surveyor _____ Telephone () _____

Engineer _____ Telephone () _____

Present Zoning _____ Master Plan Designation _____

Section _____ Township _____ Range _____ APN(s) _____

Submit 25 copies of map and one digitized CAD copy with the original application. A second digitized copy will be required after changes are made.