



Lander County Community Development

SPECIAL USE PERMIT APPLICATION

APPLICANT/OWNER INFORMATION

Applicant(s): _____

Address: _____

Mailing Address: _____

Phone: _____ Email: _____

Legal Owner(s) of property: _____

PROJECT INFORMATION

Property Location: _____

Assessor's Parcel Numbers(s): _____

Current Master Plan Land Use Designation: _____

Current Zoning District: _____

Proposed Use: _____

Provision of the Zoning Ordinance that requires the requested Special Use Permit for the proposed use:

Are there any deed restrictions affecting the use of the property? _____

Application continues on next page

Please contact the Lander County Planning Department with any questions you may have regarding this application.

Phone: (775) 635-2860

REQUIRED FINDINGS

Please provide a written response to the below required findings and include with the other materials in Checklist Item 3.

Before a permit may be granted, evidence is required that the proposed use:

- (a) Is necessary to the public health, safety, convenience, and welfare;

- (b) Is a use permitted in land use district subject of the provisions of Section 17.14 of Lander County Municipal Code? A special use permit may not be issued for a use not conditionally permitted within a land use district;

- (c) Will not result in material damage or prejudice to other property in the vicinity;

- (d) Is compatible with existing surrounding land uses and development.

- (e) Is in substantial conformance with the master plan.

- (f) Will have adequate services and infrastructure to support the proposed development.

- (g) Will adequately mitigate traffic impacts of the project and provides a safe pedestrian environment.

- (h) Location and scale, intensity, density, height, layout, setbacks, and architectural and overall design of the development and the uses proposed, is appropriate to the area in which it is located.

- (i) Does not create adverse environmental impacts such as smoke, noise, glare, dust, vibrations, fumes, pollution or odor which would be detrimental to, or constitute a nuisance to area properties.

- (j) Project signage is in character with project architecture and is compatible with or complementary to surrounding uses.

- (k) The structure has been designed such that the window placement and height do not adversely affect the privacy of existing residential uses.

SIGNATURE(S)

I hereby certify that the information stated above and materials submitted along with this application form are true and correct to the best of my knowledge. It is my responsibility to inform Lander County of any changes to information represented in this submittal.

Owner's Signature

Date

Applicant's Signature *(if the person applying is not the owner)*

Date

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SPECIAL USE PERMIT
APPLICATION CHECKLIST
Lander County, NV

The following must accompany this application:

- ☐ **1. \$300.00 application fee (non-refundable).** Check or money orders payable to Lander County
- ☐ **2. Proof of ownership.** If the person signing the owner's affidavit is not listed as the property owner in the most recent records of the Lander County Assessor, proof of ownership acceptable to the administrator must be submitted with the application
- ☐ **3. Review Materials including:**
 - **A.** Complete application form
 - **B.** Written description of request, including:
 - Describe in detail the proposal for the property
 - Explain the purpose of the special use permit
 - Any potential effects to adjoining property owners with regard to noise, dust, traffic
 - Response to all required findings
- ☐ **4. Site Plan.** Draw to scale, showing proposed buildings, access, parking, and any other information the Planning Commission will need to make an informed decision.
- ☐ **5. One hardcopy and one electronic copy (USB or Email) of all application materials.**

NOTE

It is strongly recommended that all applicants or their representative physically attend (or be available by phone) the Planning Commission hearing as their application may be deferred or denied for lack of evidence.

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Phone: (775) 635-2860

OWNER'S AFFIDAVIT

STATE OF NEVADA)
) SS.
COUNTY OF LANDER)

I, _____ BEING DULY SWORN, DEPOSE AND
SAY THAT I AM AN OWNER OF PROPERTY INVOLVED IN THIS PETITION AND 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.

PROPERTY ADDRESS OR PARCEL NUMBER: _____

SIGNED _____

MAILING ADDRESS _____

PHONE _____

NOTARY ACKNOWLEDGMENT

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20____ ,
BY _____ (NAME OF SIGNER), WHO IS PERSONALLY KNOW
TO ME OR WHO HAS PRODUCED _____ (TYPE OF IDENTIFICATION) AS
IDENTIFICATION.

NOTARY SEAL:

NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE
MY COMMISSION EXPIRES: _____