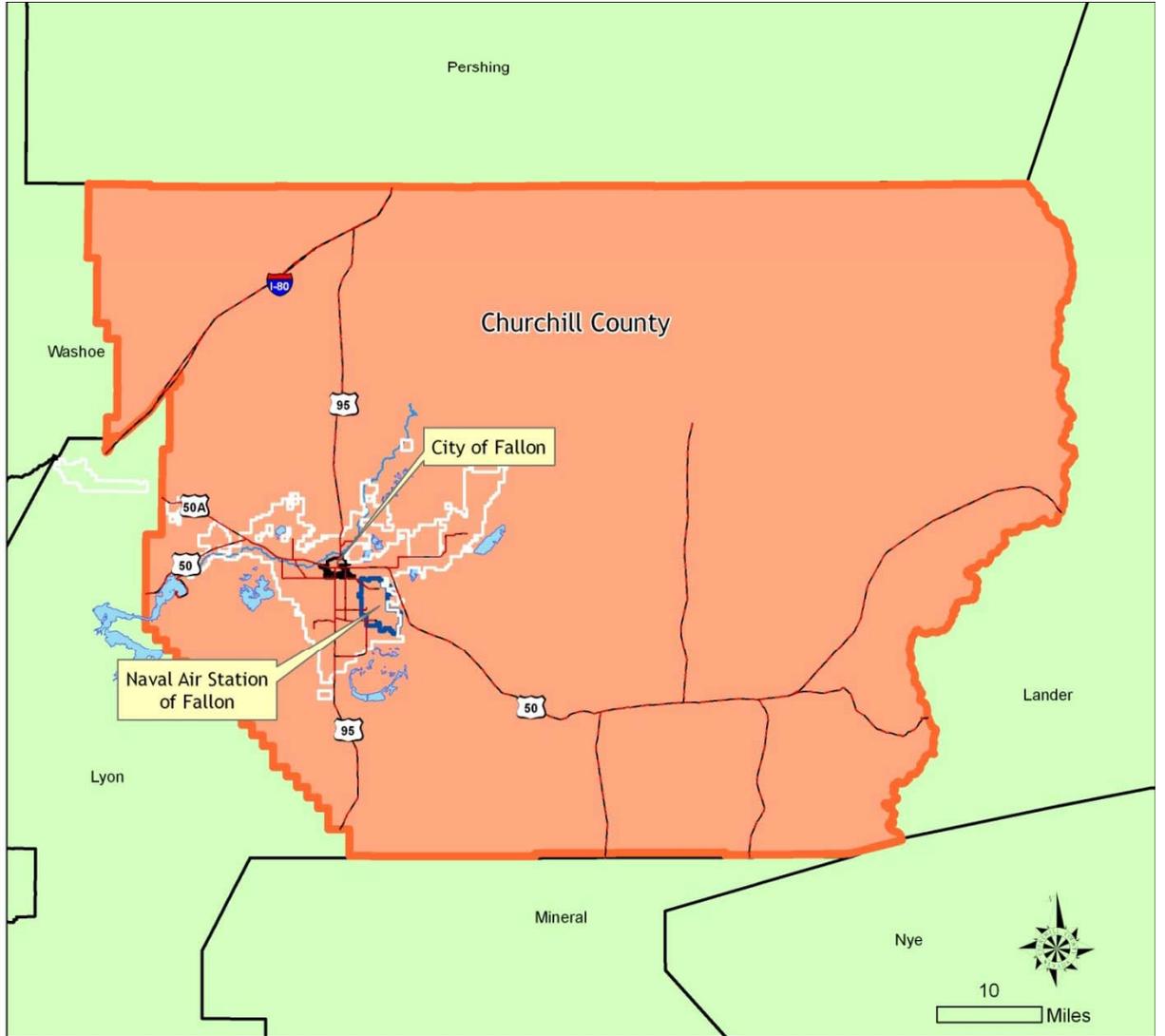
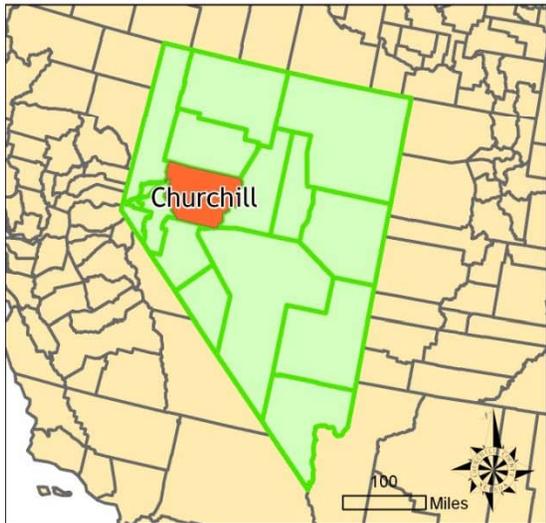


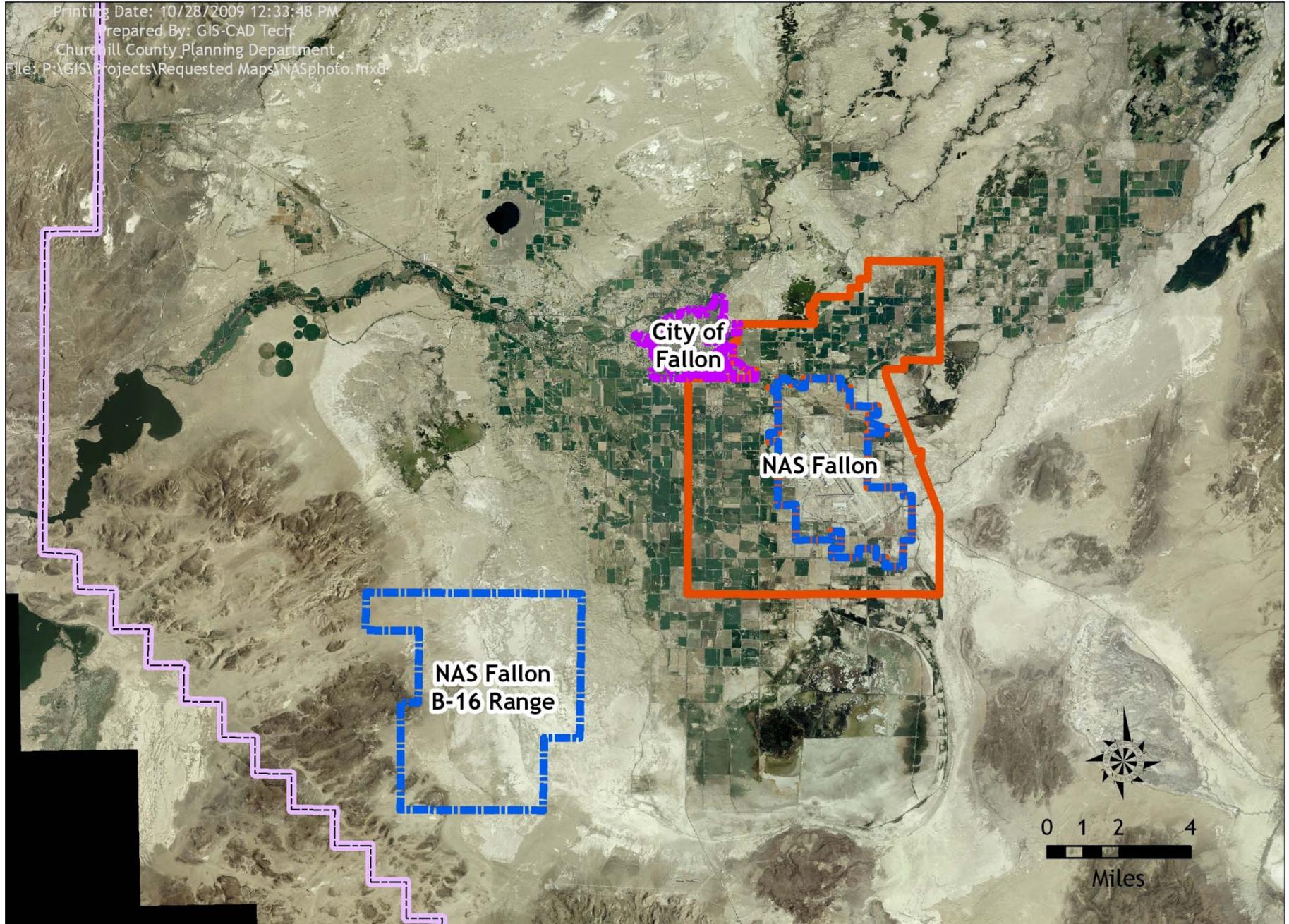
Churchill County, Nevada

Transfer of Development Rights Program





Printing Date: 10/28/2009 12:33:48 PM
Prepared By: GIS-CAD Tech
Churchill County Planning Department
File: P:\GIS\Projects\Requested Maps\NASphoto.mxd



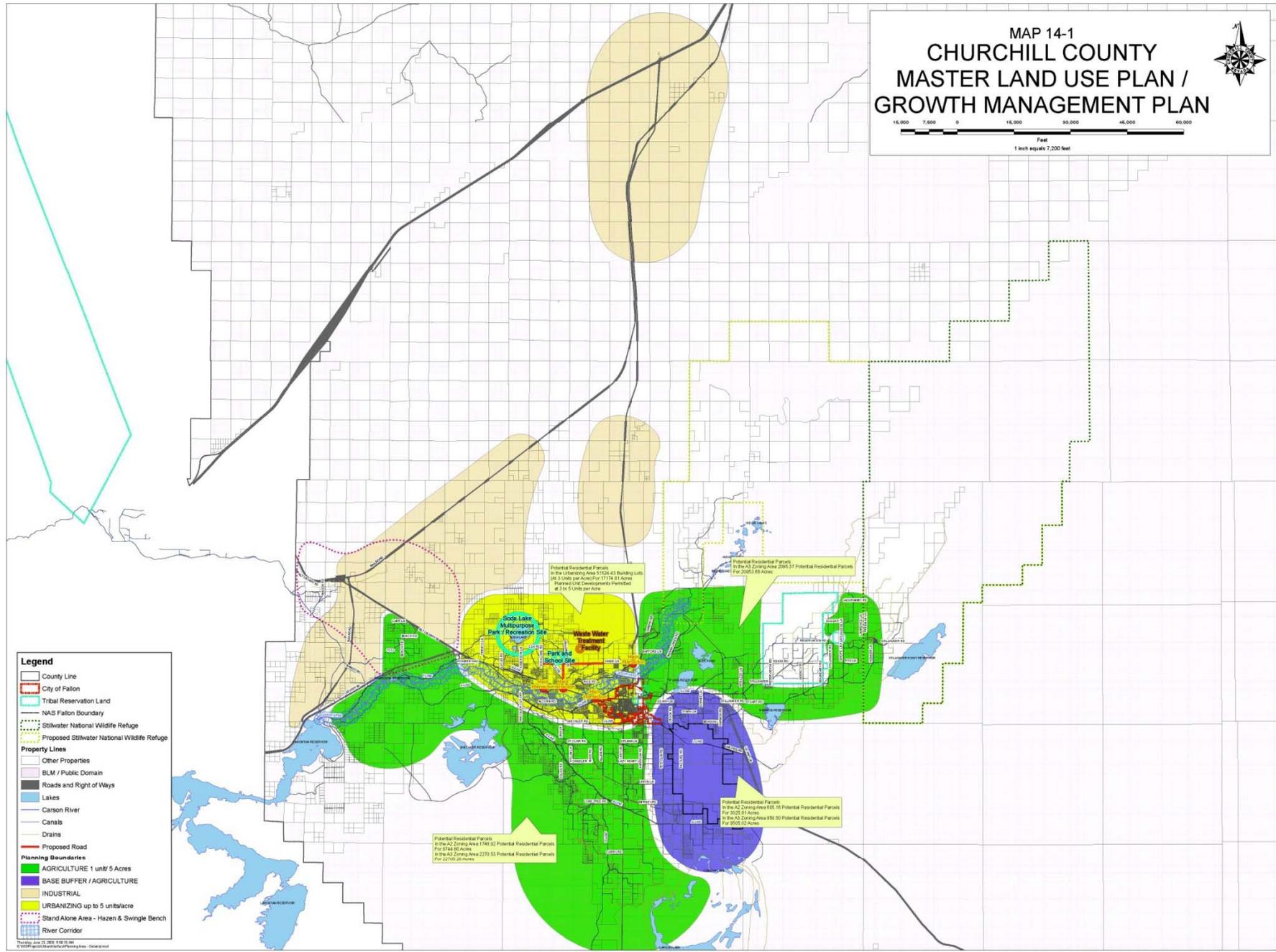
City of
Fallon

NAS Fallon

NAS Fallon
B-16 Range



MAP 14-1 CHURCHILL COUNTY MASTER LAND USE PLAN / GROWTH MANAGEMENT PLAN



- Legend**
- County Line
 - City of Fallon
 - Tribal Reservation Land
 - NAS Fallon Boundary
 - Stillwater National Wildlife Refuge
 - Proposed Stillwater National Wildlife Refuge
 - Property Lines**
 - Other Properties
 - BLM / Public Domain
 - Roads and Right of Ways
 - Lakes
 - Carson River
 - Canals
 - Drains
 - Proposed Road
 - Planning Boundaries
 - AGRICULTURE 1 unit/ 5 Acres
 - BASE BUFFER / AGRICULTURE
 - INDUSTRIAL
 - URBANIZING up to 5 units/acre
 - Stand Alone Area - Hazen & Swingle Bench
 - River Corridor

Potential Residential Parcels
In the L1 Zoning Area 1133-43 Building Lots
At 3 Units per Acre For 17734.81 Acres
Residential Conditional Parcels
At 2 to 5 Units per Acre

Potential Residential Parcels
In the A2 Zoning Area 2095.57 Potential Residential Parcels
For 2095.57 Acres

Potential Residential Parcels
In the A2 Zoning Area 1161.82 Potential Residential Parcels
For 1161.82 Acres

Potential Residential Parcels
In the A2 Zoning Area 2270.53 Potential Residential Parcels
For 2270.53 Acres

Potential Residential Parcels
In the A2 Zoning Area 1915.16 Potential Residential Parcels
For 1915.16 Acres

Potential Residential Parcels
In the A3 Zoning Area 390.50 Potential Residential Parcels
For 390.50 Acres

TDR Program Development

- Identify and Engage Stakeholders
- Have Committed & Energized Group Leaders
- Provide Tangible Rewards

Reasons for Our Success

- ✓ Timing
- ✓ Motivated Individuals and Entities
- ✓ It “Fits”

Conservation Easements Through TDR Program

