

This map is a generalized depiction of approved land uses in plans for specific geographic areas. Provisions of more detailed Plan Area Statements, Community Plans and other adopted plans prevail until superseded by conforming Area Plans. Amendments that are included in the 2012 Regional Plan Update include the following:

1. Amended Conservation Classification to Recognize USFS Ownership.
2. Minor Boundary Modifications to Recognize Public Land Acquisitions by USFS, CA and NV.
3. Recognize Commercial Districts as Mixed-Use Areas.
4. Approximately 477 acres at Van Sickle Bi-State Park are designated Recreation.
5. Approximately 250 acres adjoining the High Density Tourist District and approximately 57 acres at the Heavenly base on Ski Run Boulevard are designated Resort Recreation. Land coverage within the Resort Recreation District is subject to Section 30.5 of the Code of Ordinances (Prohibition of Additional Land Coverage in Land Capability Districts 1a, 1c, 2, 3 and 1b (Stream Environment Zones)).

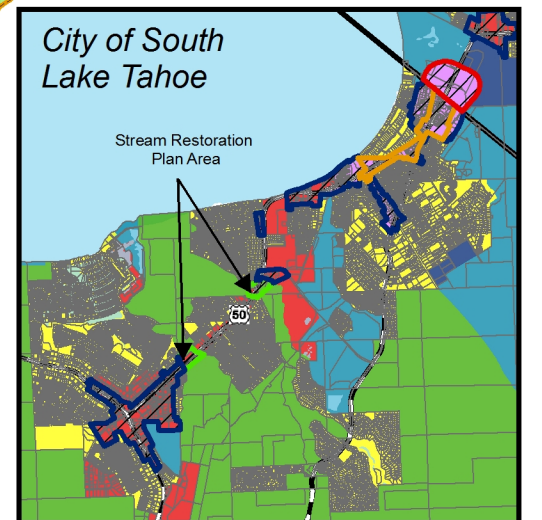
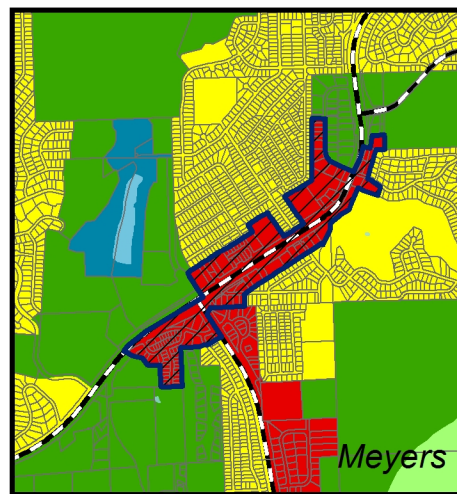
TRPA Jurisdiction Boundary

Land Use Classifications

- Wilderness
- Backcountry
- Conservation
- Recreation
- Resort Recreation
- Residential
- Mixed-Use
- Tourist

Special Planning Districts

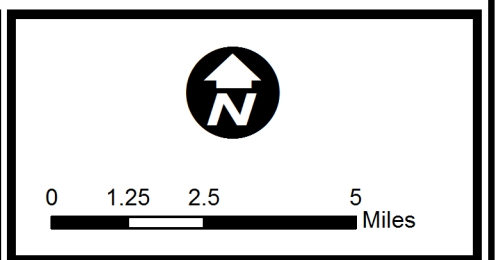
- High Density Tourist District
- Regional Center District
- Town Center District
- Stream Restoration Plan Area

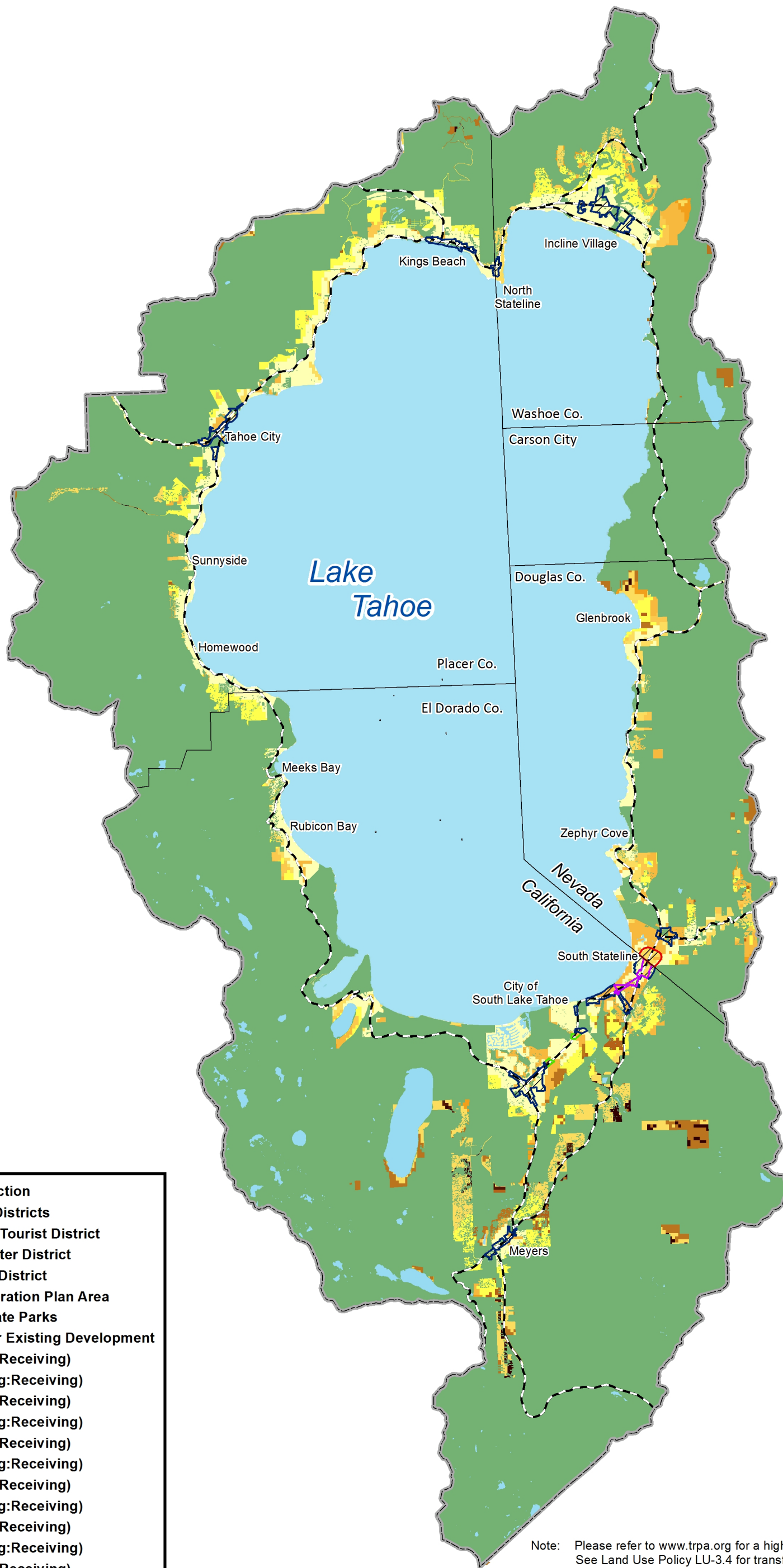


Note: Please refer to www.trpa.org for a higher resolution version of the map. See Land Use Policy LU-4.1 for Land Use Classification definitions.



Map 1
Conceptual Regional Land Use
December 12, 2012





Note: Please refer to www.trpa.org for a higher resolution version of the map. See Land Use Policy LU-3.4 for transfer of existing development.

TRPA Jurisdiction

Special Planning Districts

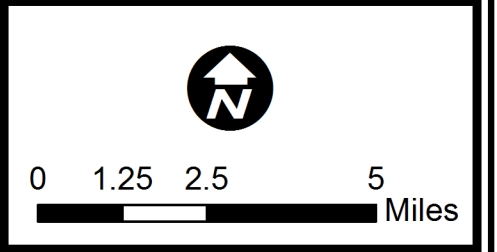
- High Density Tourist District
- Regional Center District
- Town Center District
- Stream Restoration Plan Area
- USFS and State Parks

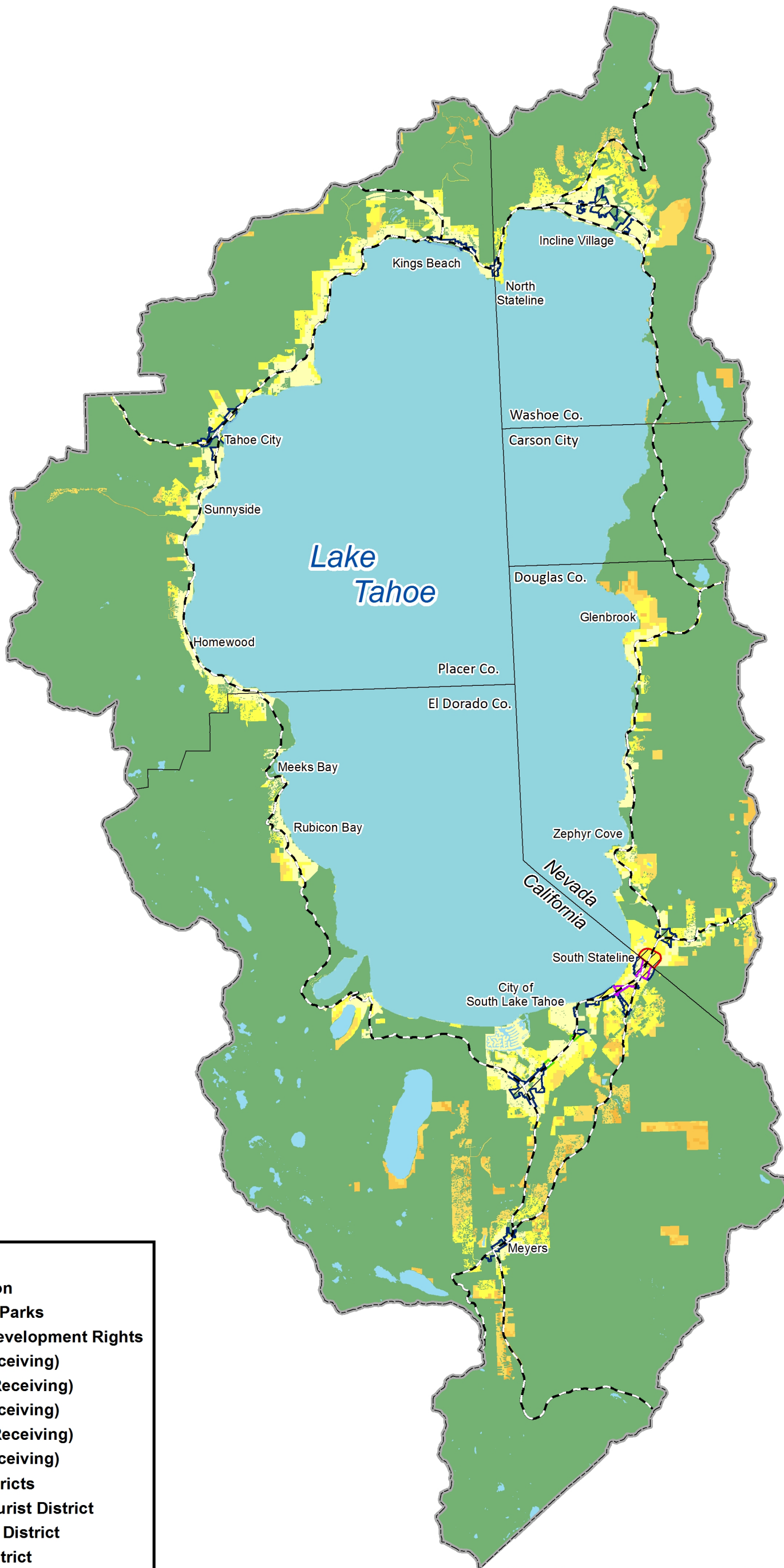
Transfer Ratios for Existing Development

- 1:1 (Sending:Receiving)
- 1:1.5 (Sending:Receiving)
- 1:2 (Sending:Receiving)
- 1:2.5 (Sending:Receiving)
- 1:3 (Sending:Receiving)
- 1:3.5 (Sending:Receiving)
- 1:4 (Sending:Receiving)
- 1:4.5 (Sending:Receiving)
- 1:5 (Sending:Receiving)
- 1:5.5 (Sending:Receiving)
- 1:6 (Sending:Receiving)














Map 2
Conceptual Ratios for
Transfer of Existing Development
December 12, 2012





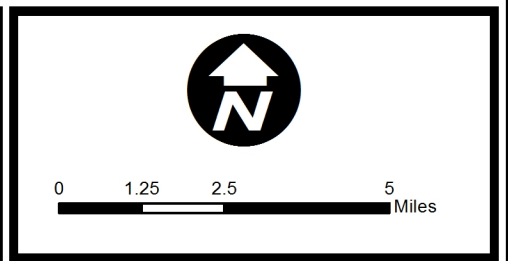
Legend

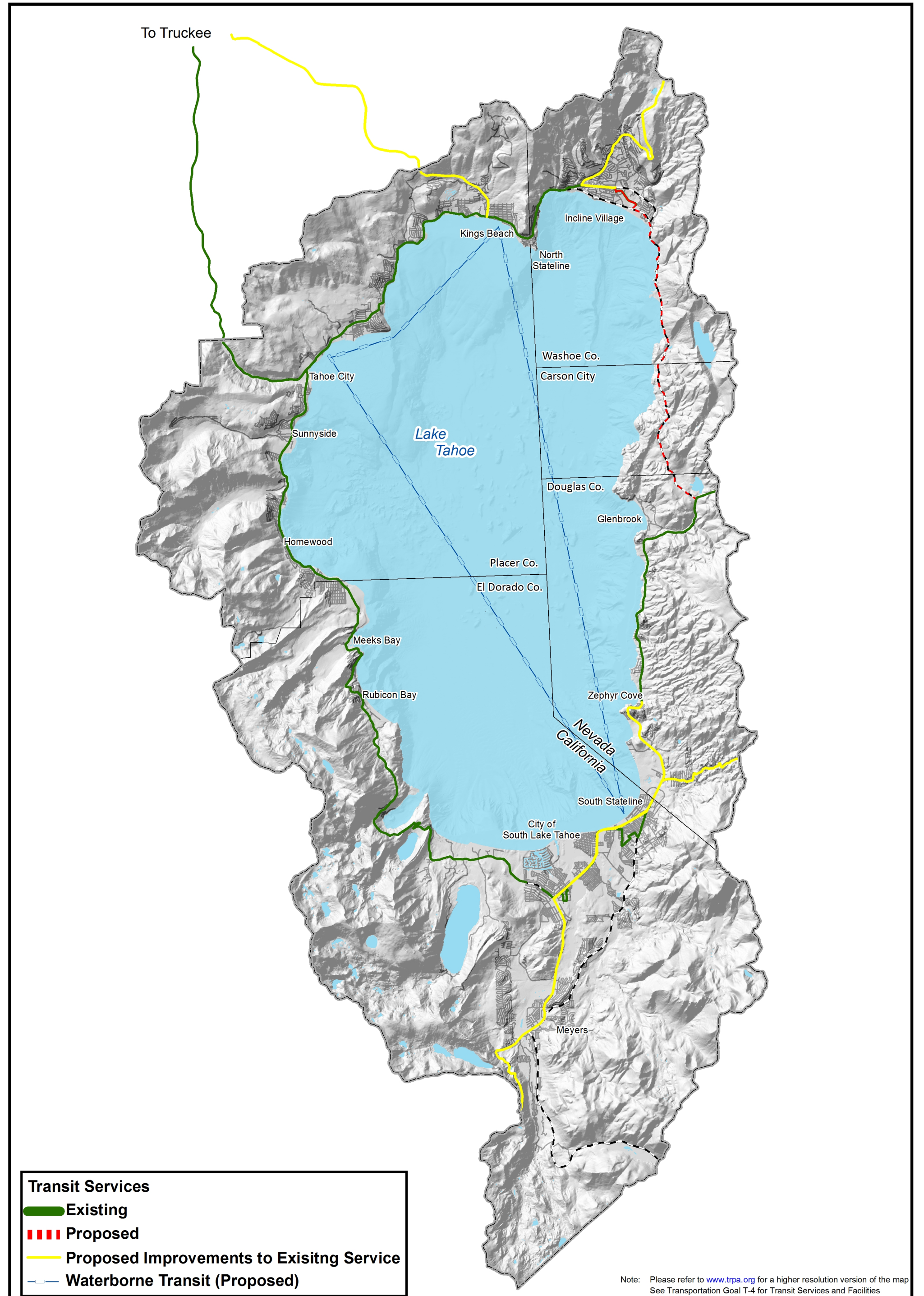
-  TRPA Jurisdiction
-  USFS and State Parks
- Transfer Ratios for Development Rights**
-  1:1 (Sending:Receiving)
-  1:1.5 (Sending:Receiving)
-  1:2 (Sending:Receiving)
-  1:2.5 (Sending:Receiving)
-  1:3 (Sending:Receiving)
- Special Planning Districts**
-  High Density Tourist District
-  Regional Center District
-  Town Center District
-  Stream Restoration

Note: Please refer to www.trpa.org for a higher resolution version of the map. See Land Use Policy LU-3.4 for transfer of development rights.



Map 3
Conceptual Ratios for
Transfer of Development Rights
December 12, 2012






Transit Services

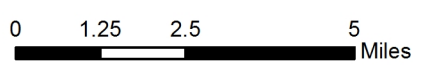
- █ Existing
- ▬▬▬ Proposed
- ▬▬▬ Proposed Improvements to Existing Service
- ▬▬▬ Waterborne Transit (Proposed)

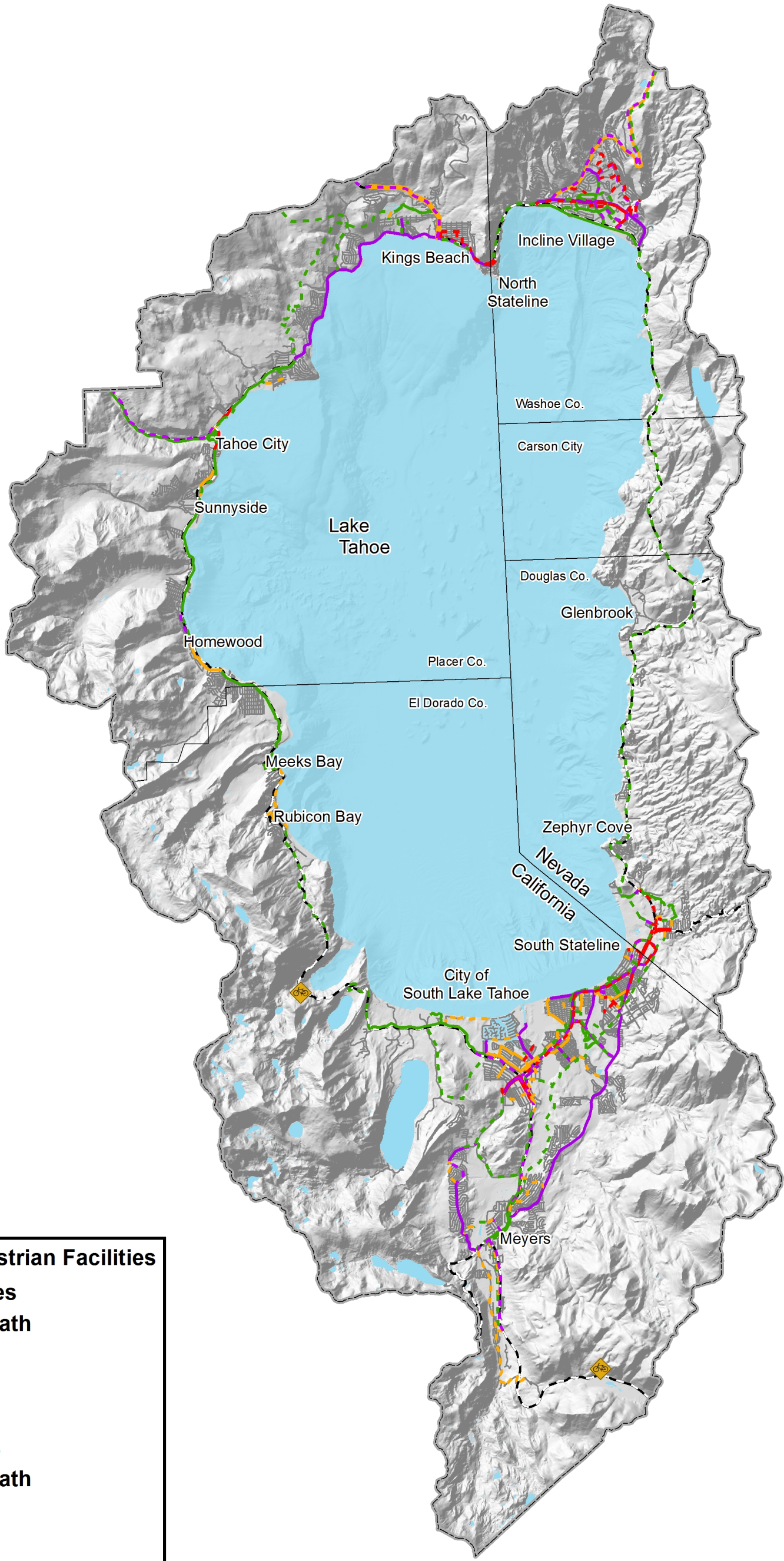
Note: Please refer to www.trpa.org for a higher resolution version of the map. See Transportation Goal T-4 for Transit Services and Facilities.



Map 4
Conceptual Transit Services
 December 12, 2012







Bicycle and Pedestrian Facilities

Proposed Facilities

- - - Shared Use Path
- - - Bike Lane
- - - Bike Route
- - - Sidewalk

Existing Facilities

- Shared Use Path
- Bike Lane
- Bike Route
- Sidewalk

Share the Road

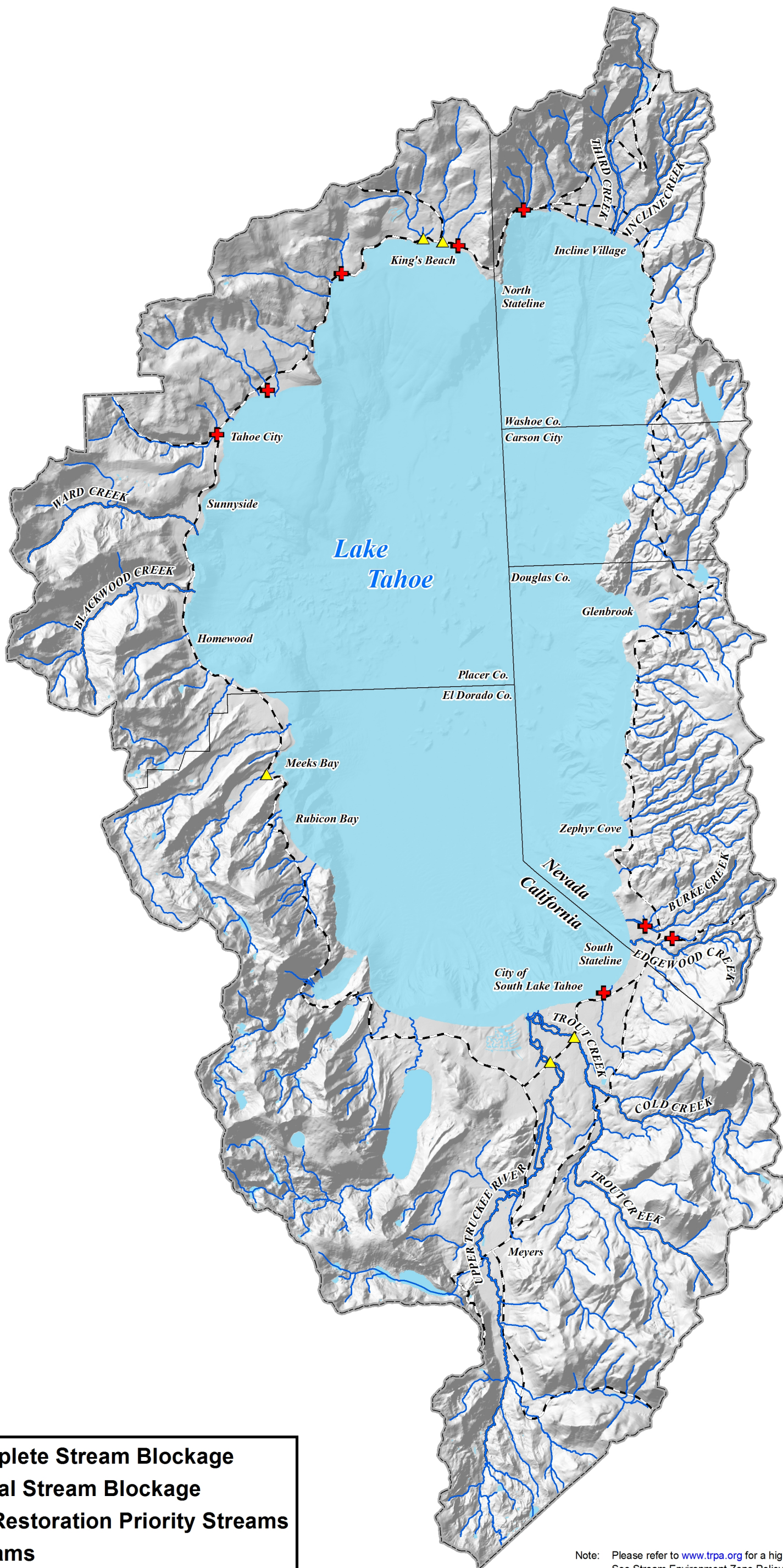
Note: Please refer to www.trpa.org for a higher resolution version of the map
See Transportation Goal T-2 for Bicycle and Pedestrian Facilities



Map 5
Conceptual Bicycle & Pedestrian Facilities
December 12, 2012



0 1.25 2.5 5 Miles



- + Complete Stream Blockage
- ▲ Partial Stream Blockage
- EIP Restoration Priority Streams
- Streams

Note: Please refer to www.trpa.org for a higher resolution version of the map
See Stream Environment Zone Policy SEZ-1.7 for Stream Corridor Impediments



Map 6
Conceptual Stream Corridor Impediments
December 12, 2012

