

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 Provisions of more detailed Plan Area Statements, Community Plans and other adopted plans prevail until superseded by conforming Area Plans.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. Minor Boundary correction to change Heavenly Ski Area property from Residential to Recreation
4. Recognize Commercial Districts as Mixed-Use Areas
5. Parcels adjoining the High Density Tourist District designated Recreation. This includes 479 acres of the Van Sickle State Park and approximately 256 acres of private land

TRPA Jurisdiction Boundary

Land Use Classifications

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

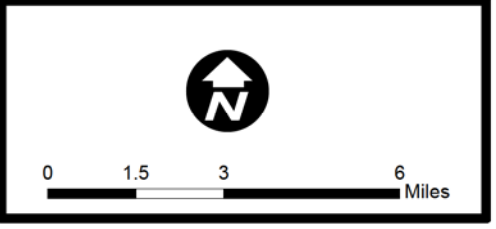
Special Planning Districts

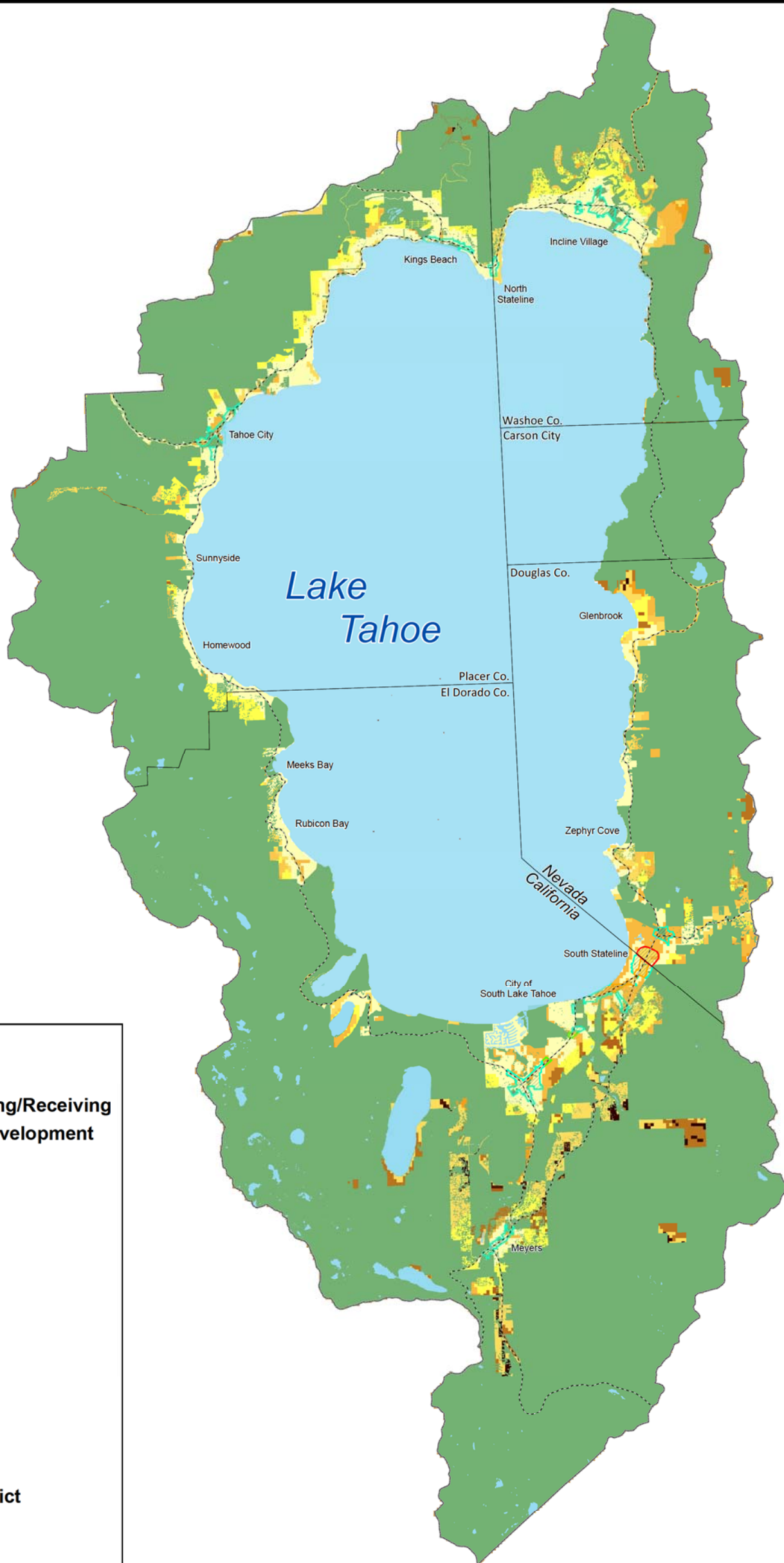
- High Density Tourist District
- Regional Center District
- Town Center District
- Stream Restoration Plan Area

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
 April 25, 2012





Legend

- TRPA Jurisdiction
- Areas Ineligible for Sending/Receiving
- 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)
- 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-3.4 for transfer of existing development

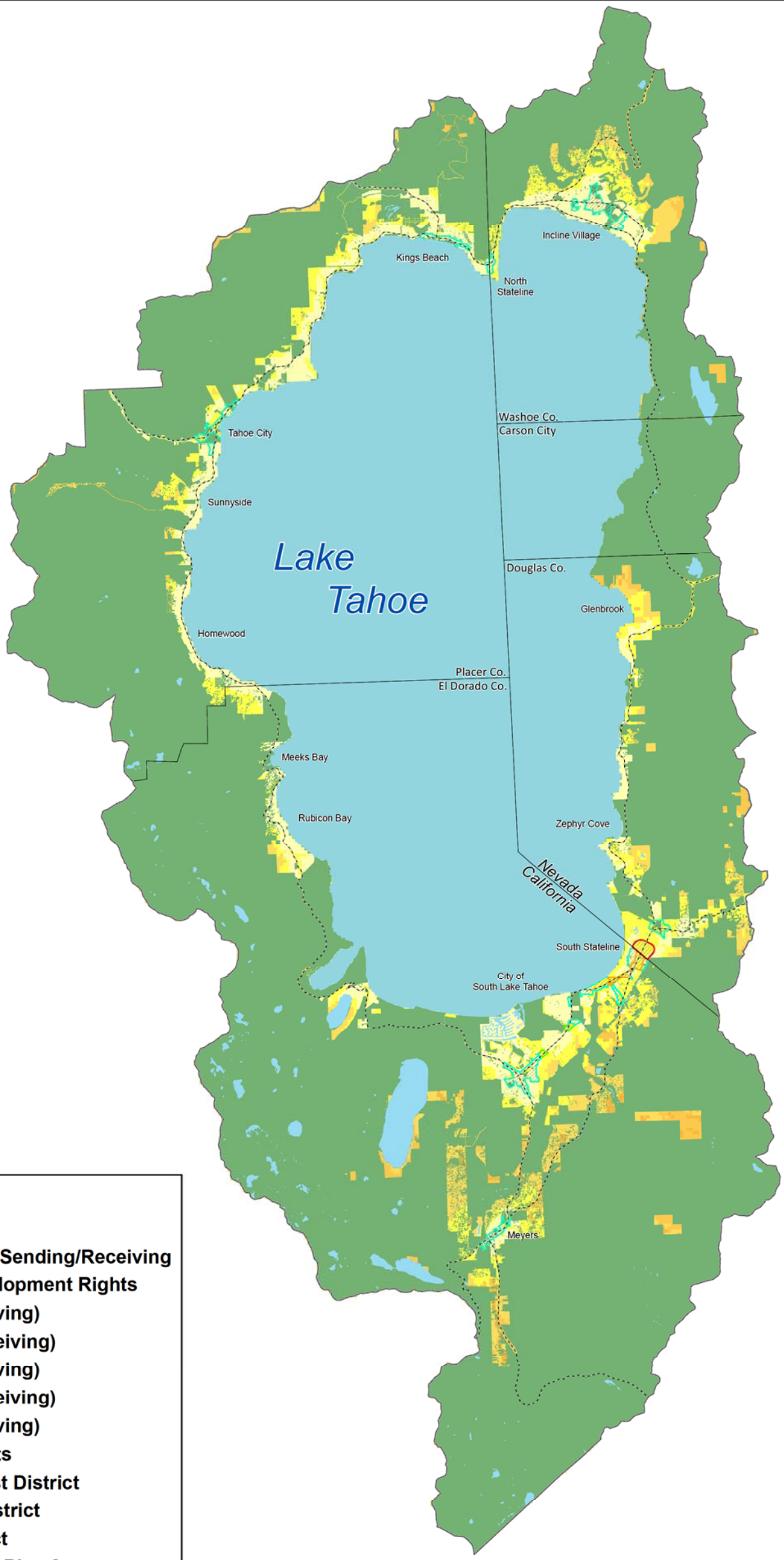


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**Map 2
Conceptual Ratios for
Transfer of Existing Development
April 25, 2012**



0 1.5 3 6 Miles



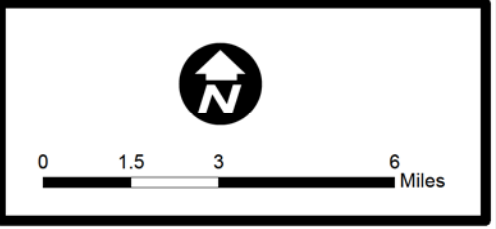
Legend

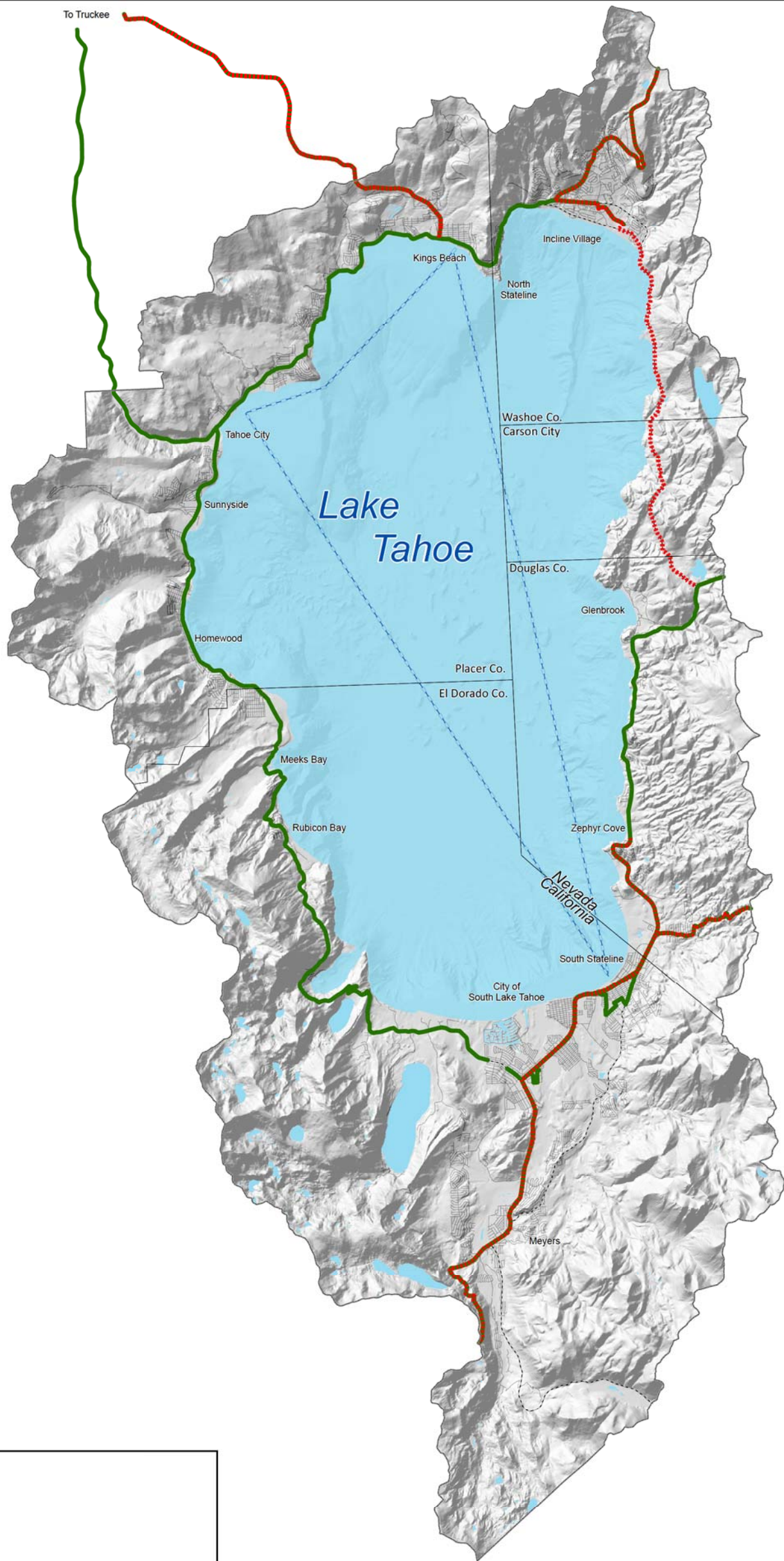
- TRPA Jurisdiction
- Areas Ineligible for Sending/Receiving
- 1:1 (Sending:Receiving)
- 1:1.5 (Sending:Receiving)
- 1:2 (Sending:Receiving)
- 1:2.5 (Sending:Receiving)
- 1:3 (Sending:Receiving)
- Special Planning Districts**
- High Density Tourist District
- Regional Center District
- Town Center District
- Stream Restoration Plan Area

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
April 25, 2012





Transit Services

- Existing
- ⋯ Proposed
- - - 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.

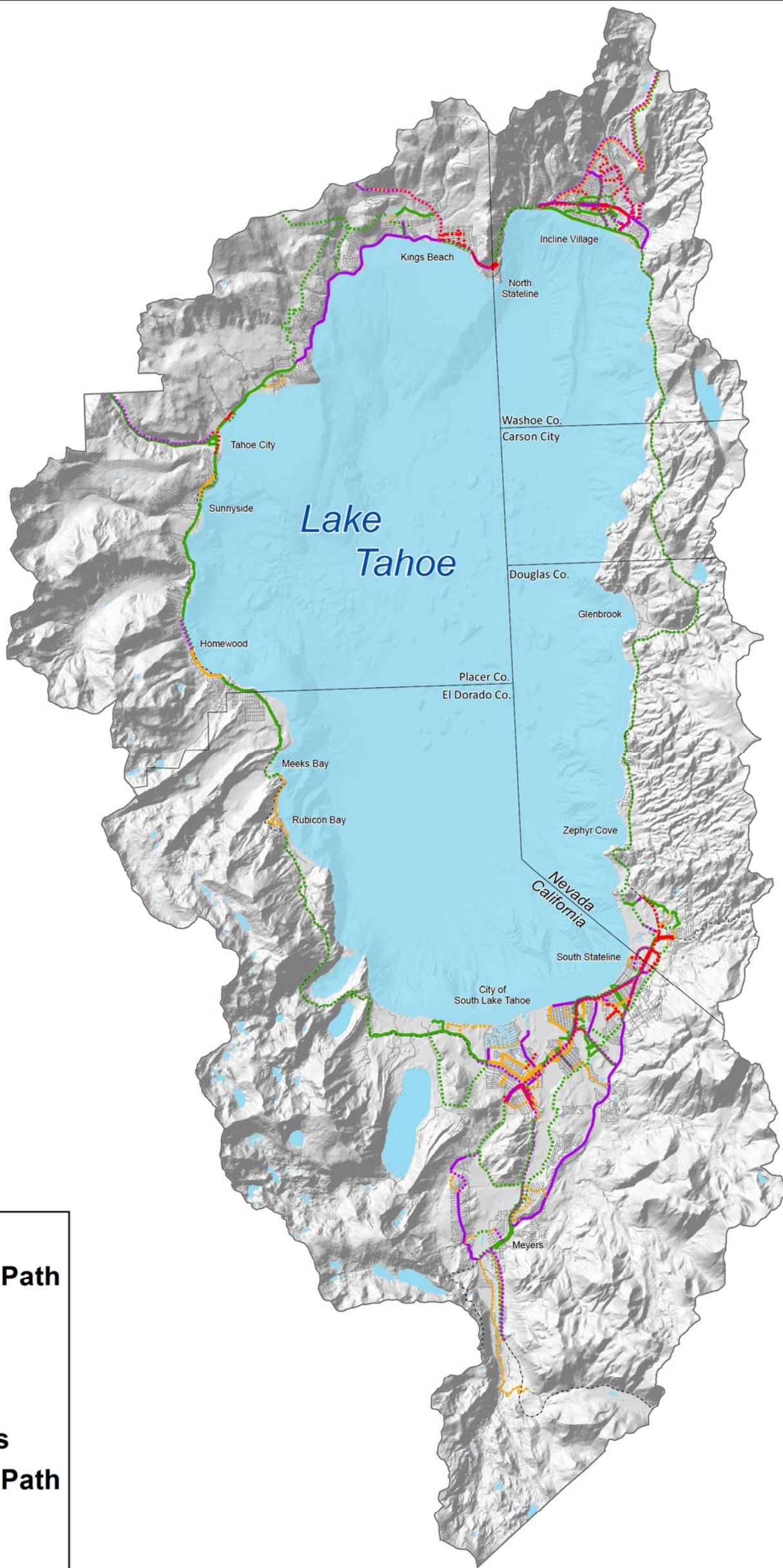


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**Map 4
Conceptual Transit Services
April 25, 2012**



0 1.5 3 6 Miles



CLASS

- ⋯ Shared Use Path
- ⋯ Bike Lane
- ⋯ Bike Route
- ⋯ Sidewalk
- Existing Facilities**
- Shared Use Path
- Bike Lane
- Bike Route
- Sidewalk

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

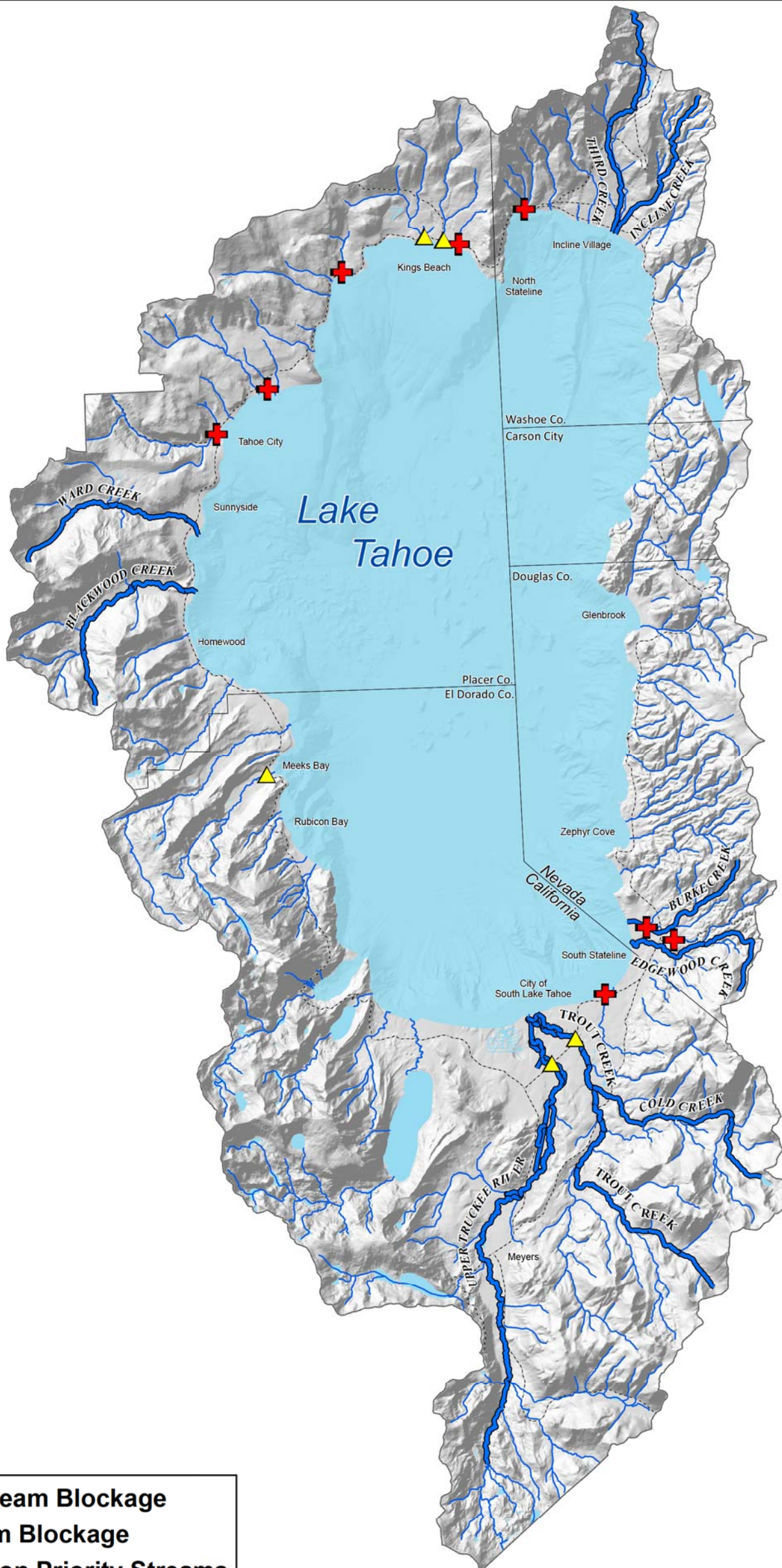


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**Map 5
Conceptual Bicycle & Pedestrian Facilities
April 25, 2012**



0 1.5 3 6 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
April 25, 2012

