



2025

APPLICATION FILING DEADLINES AND HEARING DATES

Douglas County Community Development Department
MAJOR APPLICATION SUBMITTAL BY APPOINTMENT ONLY (MUST BE DIGITAL FORMAT)

Digital appointments must be made at **least 24 hours in advance.**

Please call or email (775) 782-6217 to schedule a digital appointment

Email: planning@douglasnv.us

<p>Application Submittal Deadline ^{1,2} before 12:00 p.m. By appointment only at least 24 hours in advance</p> <p>(All Applications) →</p>	<p>Staff-Applicant Meeting (If applicable; dates subject to change)</p> <p>(All applications)</p>	<p>Water Conveyance Advisory Committee (First <u>Monday</u> of the month at 4:00 p.m.) Minden Inn Room 306</p> <p>(Review of Irrigation and Drainage Facilities)</p>	<p>Planning Commission Hearing (Second <u>Tuesday</u> of the month 1:00 p.m.) Historic County Courthouse</p> <p>(SUP, VAR, ZMA, MPA, TSM, TLDM & PD)</p>	<p>Board of Commissioners Hearing (1st & 3rd <u>Thursday</u> of the month) Historic County Courthouse</p> <p>(ZMA², MPA², TSM, FLDM, PD², Major Mod & Abandonment)</p>
December 12, 2024	Jan 16, 2025	Feb 3, 2025	February 11, 2025	Mar 6/Mar 20, 2025
January 16	February 13	March 3	March 11	April 3/April 17
Feb 13	March 15	April 7	April 8	May 1/May 15
March 20	April 10	May 5	May 13	June 5/June 19*
April 17	May 22	June 2	June 10	July 3/July 17
May 8	June 12	July 7	July 8	August 7/August 21
June 18*(19 th Holiday)	July 25	August 4	August 12	September 4/September 18
July 17	August 21	September 8	September 9	October 2/October 16
August 14	September 18	October 6	October 14	November 6/November 20
September 11	October 16	November 3	November 11*	December 4/December 18
October 9	November 13	December 1	December 9	Jan 1*/Jan 15, 2026
November			January 13, 2026	Feb 5/Feb 19, 2026
December 11	Jan 15, 2026	Feb 2, 2026	February 10, 2026	Mar 5/Mar 19, 2026
Master Plan Map Amendments ²				
June 4, 2025 ²	July 16	N/A	September 9, 2025	October 2/October 16, 2025
December 3, 2025 ²	January 14, 2026	N/A	March 10, 2026	April 2/April 16, 2026

See Page 2 (reverse) for Key to Abbreviations and List of Footnotes | Dates subject to change without notice

We will not have a regular submittal date in November, 2025.



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(Dates subject to change without notice)

Counter Hours – Minden Inn (Room 202): Mon-Fri 9:30am to 4pm

Email: planning@douglasnv.us for digital application submittal appointment

Key to Abbreviations:

SUP = Special Use Permit	VAR = Variance	ZMA = Zoning Map Amendment
MPA = Master Plan Amendment	TSM = Tentative Subdivision Map	TLDM = Tentative Map for Division of Land into Large Parcels
FLDM = Final Map for Division of Land into Large Parcels	Abnmt = Road or Easement Abandonment	PD = Planned Development
MAJOR MOD = Major modification		

List of Footnotes:

1. All applications submitted between listed application submittal deadline dates are deemed to be submitted on the next applicable submittal deadline date. 12pm is the deadline for the cycle noted. Submittals can be made prior to this date. Each applicant will have their own scheduled digital appointment time.
 2. June 4th and December 3rd are the application submittal deadlines for Master Plan Map Amendments only. Master Plan Text Amendments may be submitted during any submittal deadline.
- * This meeting date may change or be canceled due to Holiday or Elections.

Special Use Permit and Variance applications must be heard by the Planning Commission within 65 days of a complete application.

Major Design Review applications must be processed within 30 working days of a complete application.

Tentative Subdivision Maps must be processed within 60 days of a complete application.

Pre-Application Meetings:

Pre-Application meetings are optional, but recommended prior to formal submittal. In order to schedule a Pre-Application meeting, you can submit [online via ACA](#). The submittal and fee was be in at least 10 working days prior to a meeting. Meetings are generally held the first and third Wednesday of the month between the hours of 1:00pm to 4pm. Space permitting.

NOTE: The above dates are contingent upon the applicant submitting a complete application package. The scheduling of public hearings may also be affected by the timing of advisory board meetings such as the town boards and Water Conveyance Advisory Committee.

NOTE: If your project is within Town boundaries you will need to reach out to governing body for submittal.

- Town of Gardnerville - <https://www.townofgardnerville.com/>
- Town of Minden - <https://www.townofminden.com/>
- Town of Genoa - <https://www.genoanevada.org/>

NOTE: Please reach out to East Fork Fire (<https://eastforkfire.org/> or ARay@eastforkfire.org or 775-782-9040) or Tahoe Douglas Fire (<https://tahoefire.org/>) for their submittal requirements.