



DOUGLAS COUNTY

COMMUNITY DEVELOPMENT DEPARTMENT

1594 Esmeralda Avenue, Post Office Box 218,

Minden, Nevada 89423

TEL (775) 782-6217 * FAX (775) 782-9007

planning@douglasnv.us / www.douglascountynv.gov

ZONING DETERMINATION & REBUILD LETTERS APPLICATION INFORMATION

Zoning Determination Letters:

Zoning Determination Letters, also called Zoning Verification Letters, are documents sometimes required by purchasers or lenders when a property is sold or refinanced. A Zoning Determination Letter verifies the current zoning of a property. A Zoning Determination Letter **DOES NOT**: (a) verify the status of structures or uses on the property; or (b) certify conformance or non-conformance of existing structures or uses on the property. Without doing a site inspection or performing a more detailed analysis of the property's history, which is not County policy, Douglas County is unable to comment on whether a property is in compliance with applicable zoning regulations.

To obtain a Zoning Determination Letter, you must submit a written request. Requests are completed in the order that they are received. The request should include an Assessor's Parcel Number (APN #####-##-###-###); street address; and the name, mailing address, and contact information of the requester. The [current fee](#) for this service must be paid in advance.

The request and payment, made payable to Douglas County, can be mailed to:

Douglas County
Attn: Community Development #34
PO Box 218
Minden, NV 89423

Alternatively, the request can be made via email to planning@douglasnv.us, and County Staff will contact you to make payment arrangements online.

Rebuild Letters:

Rebuild Letters purport to offer an opinion as to whether an existing structure may be rebuilt in the event the structure is damaged or destroyed. However, the determination of whether a structure can be rebuilt depends upon the facts and circumstances unique to that property and structure at the time the structure is damaged. Such facts cannot be known in advance. Accordingly, Douglas County does not issue Rebuild Letters.

In determining whether a structure can be rebuilt, Douglas County considers various factors including the character and use of the structure, the applicable zoning regulations, and the requirements of Chapter 20.698 of the [Douglas County Code](#).

For additional information please contact:

Douglas County Community Development
1594 Esmeralda Avenue, Room 202
PO Box 218
Minden, NV 89423
Phone: (775) 782-9017

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