

EUREKA COUNTY PLANNING COMMISSION
P.O. BOX 596
EUREKA, NV 89316

APPLICATION FOR DIVISION OF LAND INTO LARGE PARCELS

Disclaimer

READER BEWARE! All information provided is intended solely for the purpose of assisting the Planning Commission and the applicant of a division of land complying with the law. IT DOES NOT in any way alter, amend, or revise the law contained in Title 8 of the Eureka County Code or the Nevada Revised Statutes. In all instances, the law contained in Title 8 and the N.R.S. prevails. As per N.R.S. 278.320(4), this application may not apply to the division of land for agricultural purposes.

Return all applications to: Eureka County Public Works
P.O. Box 714
Eureka, NV 89316

PLEASE NOTE: NO MAP SHALL BE REVIEWED, NO ACTION SHALL BE TAKEN, NO AGREEMENT OF ANY KIND SHALL BE MADE, AND NO TIME LIMIT BEGINS TO RUN UNTIL THE PLANNING COMMISSION HAS RECEIVED A COMPLETED APPLICATION. ALL INFORMATION MUST BE COMPLETED BY THE APPLICANT OR THIS APPLICATION WILL NOT BE ACCEPTED. MARK N/A WHERE IT IS NOT APPLICABLE.

Developers are encouraged to request a non-binding pre-conference discussion with the Planning Commission prior to filing any application.

1. Name and Mailing Address of Applicant:

City	State	Zip
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Phone Number: _____ Fax Number: _____

E-mail address: _____

2. Name and Mailing Address of Authorized Representative: (if other than Applicant)

City	State	Zip
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Phone Number: _____ Fax Number: _____

E-mail address: _____

3. Name and Mailing Address of Legal Owner:

City State Zip

Phone Number: _____ Fax Number: _____

E-mail address: _____

4. Name and Mailing Address of Engineer/Surveyor:

City State Zip

Phone Number: _____ Fax Number: _____

E-mail address: _____ PLS# _____

5. General Location of Property:

Township Range Section

Nearest County Road or Town Street

6. Assessor's Parcel Number(s):

7. Brief Description of Proposal:

8. Total Area of Site:

Acres: _____ Square Feet: _____

9. Proposed Parceling Action: (Attach additional sheet if applicable)

Parcel 1: _____ square feet or _____ acres

Parcel 2: _____ square feet or _____ acres

Parcel 3: _____ square feet or _____ acres

Parcel 4: _____ square feet or _____ acres

10. Present Land use on site: _____

11. Present land use on adjacent land: _____

12. A. Describe the Type and Size of Access Road(s) You Intend to Provide:

B. Describe All Existing Roads on the Property:

13. Is the property located in a flood plain? (Provide a copy of the Flood Plain Map relating to the Parcel)

_____ No
_____ Yes

14. Mark only one: Topography of property being divided is:

Mountainous Steep _____
Moderately Hilly _____
Relatively Flat _____

15. Describe Any Erosion, Landslide or Other Hazardous Land Featured on the Property and the Location of Such:

16. Describe any Existing Natural Drainage, Streambed, Creek or Open Body of Water on Property:

17. Provide as Much Information as Possible on the Following Item if Applicable:

A. Waste Disposal (Septic System, Community Sewer, etc.)

B. Water Supply:

C. Source of Electricity, Gas, etc. and the Suppliers:

I HEREBY CERTIFY THAT THE FOREGOING IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE:

Signature of Applicant or Authorized Representative

Date

Division of Land into Large Parcels Checklist

All maps filed shall be based upon a current field survey and conducted in conformance with the Nevada Administrative Code 625.010 and shall contain all of the following information:

- _____ Title Block
- _____ Owner name and address
- _____ Assessor Parcel Number (APN)
- _____ Parcel area _____ acres
- _____ Area and width requirements met
- _____ Vicinity Map
- _____ Statement of scale _____ Graphic Scale _____ North arrow _____
- _____ Adequate margins
- _____ Basis of bearings
- _____ Bearings and Distances
- _____ Curve data
- _____ Section corner tie
- _____ Adjacent property owners
- _____ Parcels that are of common ownership but are not made part of the parceling process shall be clearly defined
- _____ Tagged corners set in accordance with the NRS
- _____ Monuments set per NRS
- _____ Graphic border
- _____ Approximate road traveled way
- _____ Road names
- _____ Road turn-around if required
- _____ Floodway/flood zone boundary
- _____ Potential wetlands
- _____ Proposed irrigation and drainage easements
- _____ Existing roadways, easements and supporting documents
- _____ Proposed roadways and easements
- _____ Existing bridges and/or proposed bridges
- _____ Existing corrugated metal pipe and/or proposed corrugated metal pipe
- _____ NDOT encroachment permit
- _____ Existing improvements (dwelling units, accessory buildings, well and septic facilities and leach fields)
- _____ Water Right Dedication Note: "Water right dedication requirements per the Eureka County Code 8.150 will be met concurrently with recordation of the final map."
- _____ A copy must be provided of any recorded document or map that is referenced on the parcel map.

DO **NOT** FILL OUT OR SIGN THE FOLLOWING CERTIFICATES AND JURATS
ON THIS APPLICATION.
THESE MUST BE DRAFTED AND SIGNED ON THE MYLAR MAP.

COUNTY TREASURER'S CERTIFICATE

This is to certify that Assessors Parcel No. _____ has no delinquencies and that taxes are paid through _____, 20_____.

Eureka County Treasurer

Date

OWNER'S CERTIFICATE

STATE OF _____)
:SS
COUNTY OF _____)

Being first duly sworn, the undersigned, _____ affirms and says that he/she/they, is/are the sole owner(s) of the land to be divided by this map, and I/we consent to this Land Division.

Submitted and sworn to before me, a Notary Public in and for said state and county, this _____ day of _____, 20_____.

Notary Public

EUREKA COUNTY PLANNING COMMISSION APPROVAL

At a regular meeting of the Eureka County Planning Commission, Eureka County, State of Nevada, held on the _____ day of _____, 20_____. This map was approved:

Chairperson

Date

COUNTY COMMISSIONERS APPROVAL

At a regular meeting of the Eureka County Commissioners held on the _____ day of _____, 20____, this map, consisting of one sheet was presented as a proposed _____ located in _____.

A. Jurat for public roads:

Eureka County hereby accepts the offer of dedication for public purposes of the street, road and public utility rights-of-way shown on this map. Street and road rights-of-way are not accepted by the County for maintenance until they are improved to County standards, approved by the Eureka County Department of Public Works and expressly accepted by resolution of the Board of Eureka County Commissioners.

Chairman, Eureka County Commissioners

Date

Eureka County Clerk

Date

B. Jurat for private roads:

Eureka County hereby accepts the offer of dedication for public purposes of the public utility rights of way shown on this map. The County accepts no responsibility and will provide no services upon the Private Road(s) described, including but not limited to snow removal.

C. Acceptance of this parcel map by Eureka County does not constitute a guarantee that each or any lot shown thereon contains a lawful building site.

D. Further re-parceling of any parcel created by this map may be subject to the provisions of N.R.S. 278.462(3) and Eureka County Code, Title 8, permitting imposition of reasonable improvement standards, but not more than would be required if the subsequent parcel were a subdivision.

E. All requirements of governmental agencies with permit authority must be met.

F. Eureka County expressly declares the prior use of adjacent or nearby land for ranching, farming, agriculture, mining, industrial or commercial purposes, and the expansion or modification of such use, shall not constitute a nuisance to after-established or subsequent in time residential uses pursuant to Nevada Revised Statutes (N.R.S.) 40.140, N.R.S. 202.450, and Eureka County Code 8.120.070.

WATER RIGHTS DEDICATION

This is to certify that on the _____ day of _____, 20____ the applicant has complied with the requirements of Eureka County Code 8.150 regarding water rights dedication.

Applicant Signature

Date