

# EUREKA COUNTY PLANNING COMMISSION LAND ACQUISITION GUIDE 2009

## Accessibility

- Mail delivery is not available to all areas of the county. Ask the postmaster to describe the system for your area. This includes parcel/package delivery services from independent vendors, i.e. UPS and or Fed Ex.



## Utility Services

- Water, sewer, electric, telephone and other services may not be available at your location. In order to develop land in Eureka County the land owner must convey to Eureka County a two acre feet water right per parcel, from within the basin, to Eureka County. Domestic water well and septic tank leach-field development requires permitting through the Nevada Division of Water Resources and the Nevada Department of Environmental Protection.

## The Property

- There are many factors that can affect the development potential for your property. It is extremely important that you visit potential properties to determine what physical and or utilitarian constraints and limitations exist. The Eureka County Planning Commission does not condone or promote the purchase of property 'site-unseen'.
- You can obtain a plat/parcel map of your property from the Eureka County Assessor, but unless the land has been surveyed and corner/boundary pins placed by a Nevada licensed private engineer/surveyor, you cannot assume that the plat/parcel map is accurate. Fences that separate properties are often misaligned with the property lines. A survey of the land is the only way to confirm the location of your property lines.

## Mother Nature

- Eureka County's municipalities and outlying areas are subject to climatic variation and weather extremes that require careful thought in relation to land development and management. Additionally the lands physical characteristics (soils & vegetation) vary considerably as influenced by elevation, geology, and climate. These are very important factors and considerations for sound and wise land development and management.

## Agriculture and Mining

- Agriculture and mining are integral components of Eureka County's history, economy and lifestyle. Agriculture and mining have provided a sustainable economic base in Nevada for some one hundred and forty years.



- It is important for the new neighboring land owner to understand agricultural and mining land management issues.
- If you choose to live among the farms and ranches of our rural countryside, do not expect county or state government to intervene in the normal operations of your agri-business neighbors. In fact, Nevada has "Right to Farm" legislation that protects farmers and ranchers from nuisance and liability lawsuits. It enables them to continue producing food and fiber.
- Nevada has an open range law. Eureka County has a fence out ordinance requiring adjacent or bordering property owners to fence out livestock in order to protect their property. This means if you do not want cattle, sheep or other livestock on your property, it is your responsibility to fence them out.
- Strategic residential property location is a primary consideration when developing private lands near large mining operations. Around the clock equipment operations, and open-pit mining dust control & management are significant factors when evaluating sites for residential construction/development.



***The following listing identifies key planning contacts and department managers who will be able to provide assistance with your planning initiative.***

**Vera Baumann - Secretary  
Eureka County Planning  
Commission**

10 South Main Street  
POB 596  
Eureka, Nevada 89316  
Phone: 775-237-6128  
FAX: 775-237-6015  
E-Mail: [ecplanning@eurekanv.org](mailto:ecplanning@eurekanv.org)

**Jim Evans - Community Planner &  
Development Coordinator**

10 South Main Street  
POB 677  
Eureka, Nevada 89316  
Phone: 775-237-5641 ext. 241  
FAX: 775-237-6015  
E-Mail: [jimevans@eurekanv.org](mailto:jimevans@eurekanv.org)

**Michael Mears-Eureka County  
Assessor**

10 South Main Street  
POB 88  
Eureka, Nevada 89316  
Phone: 775-237-5270  
FAX: 775-237-6124

**EUREKA COUNTY PLANNING  
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For more information please contact the Eureka County Planning Commission at the Eureka County Court House

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POB 596  
Eureka, Nevada 89316

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**EUREKA COUNTY  
PLANNING COMMISSION  
LAND ACQUISITION  
GUIDE FOR BUYERS AND  
DEVELOPERS**

**JANUARY 2009**



***EUREKA (I found it)***

***Have you found land in Eureka County? A place where you can feel and breathe all the brisk fresh air anyone may wish for and a land where glorious sunsets compliment the long days end.***

***The following informational guidelines were prepared by Eureka County's Planning Commission. It is very important for potential buyers and land speculators to realize that the majority of private lands available for sale in Eureka County are undeveloped lands and parcels. As a land use planning and management advisory board for Eureka County's Board of County Commissioners it is of paramount interest and concern that we provide prospective buyers with the most current information available. We hope that the information provided will help you make a sound decision in relation to the purchase and management of your property in Eureka County.***

**Accessibility**

- Throughout the vast majority of Eureka County's outlying areas in north and north-central Eureka County the emergency response times (Sheriff, fire suppression, medical care, etc.) cannot be guaranteed. Under some extreme conditions, you may find that emergency response is extremely slow and expensive.
- You can experience problems with the cost of maintenance of your primary and or secondary access roads. Many rural properties are served by both private and public roads. Easement and right-of-way access are not guaranteed on either adjoining private and or public lands. Some county roads may not be maintained on a routine basis. The same holds true for contiguous or noncontiguous adjoining private access roads. It is very important to determine who has maintenance responsibility. In outlying areas it is likely that neighboring private lands are owned by absentee owners who do not manage or assume responsibility for access.

- Additionally our extreme weather conditions can impact access roads. In order to insure safe daily commuter trafficking and potentially the deployment of heavy equipment for any planned development and construction it is essential that you determine whether or not the roads are properly built. During the winter you may require a dependable four-wheel drive vehicle in order to travel to and from your property.



In some instances you may not be able to access the property under severe weather conditions. Some outlying properties require four-wheel drive under normal dry conditions.

- Eureka County school buses travel only on paved county roads that have been designated as school bus routes by the school district. You may need to drive your children to the nearest bus stop which may be several miles from your residence. Bus riding time can be extensive, i.e. two to four hours daily. In some of the more remote locations some families may have to consider home schooling.