

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

SUBDIVISION APPLICATION

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 Statues. 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. Type of Development proposed:

Residential (Single-Family): _____ acres

Residential (Multi-Family): _____ acres

Commercial: _____ acres

Street Right-of-Ways: _____ 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. Existing and proposed street dedications are as follows: _____

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

_____ No
_____ Yes

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

Mountainous Steep _____
Moderately Hilly _____
Relatively Flat _____

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

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

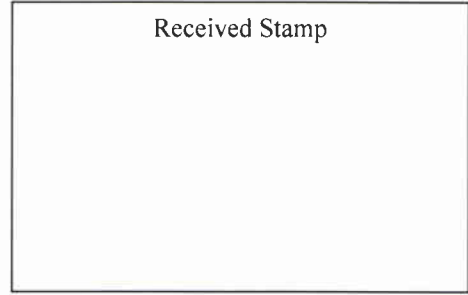
18. Are there any cemeteries, historical buildings, or other items of historical interest on the subject property? If so, please explain: _____

19. Will the project require the construction of public service facilities, i.e. roads, sewer lines, water lines, etc.? If so, describe the required construction:

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

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

Attachments Needed:



- Copy of Assessor’s Parcel Map
- Evidence of Ownership (copy of Deed)
- 15 Copies of the Map
- Verification that taxes are paid for land to be subdivided
- Detailed Vicinity Map (within 15 mile radius)
- Detailed Topographic Map
- Specific plans for handling storm water drainage, together with estimated additional runoff which would be generated by the development, shall be submitted to the satisfaction of County Engineer
- Preliminary grading plan prepared by a qualified engineer registered with the State of Nevada upon request by County Engineer
- Hydrological report including such conditions as ground water seepage conditions, and location of wells and springs, to be prepared by a qualified civil engineer registered with the State of Nevada
- Description of water quality in adequate detail to assure Eureka County that proposed source of water does meet applicable State of Nevada rules and regulations
- Digitized CAD copy of the map
- Preliminary Title Report
- Closure Calculations

ATTACHMENTS RECEIVED BY:

Director of Public Works or
Authorized Representative

Date

Fees Collected:	Fee set by Resolution:	\$ _____
	# Lots _____ X \$ _____ / per lot	\$ _____
Recording Fees due	Recording Fee: \$54.00	
at time of recording:	Additional Page(s) \$10.00/per sheet	
	TOTAL DUE	\$ _____

Application reviewed by:

_____ **Department of Public Works**

_____ **Lumos & Associates (County Engineer)**

_____ **Eureka School District**

_____ **Nevada Division of Water Resources**

_____ **Nevada Division of Environmental Protection Agency**

_____ **Public Utility Commission**

TENTATIVE PLAT REQUIREMENTS

Every Tentative Plat or accompanying application shall show the following data and contain the following information:

- Subdivision designation suitable to Planning Commission and County Engineer.
- Name and Address of developer.
- Name and address of the surveyor or engineer who prepared the map together with a serial number issued by the State.
- Legal description sufficient to define boundaries of the subdivision and evidence of ownership of property to be divided.
- Section corner tie and basis of bearings.
- Location, names and widths of all adjoining streets. Reference documents that create easements or other right-of-ways. Existing and proposed road names.
- Assessor Parcel Number(s).
- The width or right-of-way, proposed name and approximate grade of each street, alley or way within the proposed subdivision and approximate radius of all curves.
- Width and approximate location of all existing and proposed easements (Public or Private) for roads, drainage, sewer, irrigation or public utility purposes and dedication for parks, recreation area, schools or other public purposes, if any.
- If other subdivisions adjoin, that portion thereof which so adjoins showing the streets and ownership thereon with relation to the streets in the proposed subdivision.
- The number of, size and proposed use of building sites, size and proposed use of public areas, if any. All proposals must produce correspondence indicating having complied with requirements of NRS 278.346, regarding offer to dedicate to possible school site with final decision of school board. Note: Don't include building footprints on Tentative Map for proposed uses.
- Source of water supply and proposed method of sewage disposal with certified approval of state Sanitary Engineer.
- All blocks to be lettered or numbered consecutively. Lot or site numbers shall be consecutive within each block or totaled. Note: Use only numeric designations for lot numbers; don't use a combination of numeric and alphabetic.
- Location and size of nearest available public sewer and water mains, existing or planned, with estimate amounts of sewage to be treated.
- Septic Density within a square mile. (Transcribe a circle with a 2,979 foot radius from the center of the development.)
- The dimensions of each lot shall show and each lot shall have an area not less than required by other regulations of Eureka County.
- If any portion of the land proposed for subdivision is subject to inundation, storm flow conditions, geologic hazard or other hazard, the land so affected shall be clearly marked on the map by a prominent note on each sheet and nature of hazard explained.
- A contour of five foot intervals when slope is in excess of ten percent and two foot intervals when slope is below ten percent, when in the opinion of County Engineer and Planning Commission, topography is a major factor in the subdivision design.
- Date, north arrow, scale and number of sheet. Title block and legend.
- Location and outline to scale of each existing building or structure which is not to be moved in the development.

- The set back distance or that distance between the right-of-way for the street and nearest point of proposed structure to that right-of-way.
- Vicinity Map showing roads, adjoining development, places, canals, rivers and other data sufficient to locate the proposed development and show its relation to community factors.
- The line of high and low water on all sides abutting any lake, river, stream, reservoir, and/or any other body of water.
- Potential Wetlands.
- Heavy, solid lines for the subdivision boundary.
- Description of boundary and control monuments.
- A typical building site showing setbacks and typical building area.
- A summary of the total number of acres, number of lots, acreage of industrial or commercial uses, acreage of open space, acreage of land in street right-of-way and other descriptive materials useful in reviewing the proposal.
- All areas not a part of the proposed plat or intended to remain private ownership shall be clearly and definitely marked, "NOT A PART" or "PRIVATE".
- Statements of intent regarding proposed deed restrictions, home associations and other legal instruments relating to the reservation, maintenance and liability of any common area, park or recreation areas.
- A map indicating plans for the development of the entire area if the proposed plat is a portion of a larger holding intended for subsequent development.
- When deemed necessary by the Planning Commission or County Engineer, the subdivider shall submit traffic estimates for specific streets.
- Location of snow storage areas sufficient to handle snow removed from public and private streets, if applicable.
- Parking spaces sufficient for the number of dwelling units proposed shall be shown on the map. Cuts increasing any portion of the slope to a ratio greater than two horizontal to one vertical, for parking areas, roads or other purposes, shall be controlled by a retaining wall or other acceptable method, and shall be designated on the map.
- A tree preservation and protection plan where applicable shall be made a part of the tentative plat with indication thereon of those trees proposed to be removed, those to remain and where new trees are to be planted.
- Design of public and private streets, right of way and collective driveways shall be such that emergency access by fire fighting vehicle is practicable. Emergency fire trails shall be utilized when appropriate and shall be so designated on the map.
- Indication of prominent landmarks, areas of unique natural beauty, rock outcropping, vistas and natural foliage which will be deciding considerations in the design of the subdivision; plans shall call for the maximum retention of such features.
- Those subdivisions lying within a water and/or sewer service area of approved community systems must submit a letter indicating that the water and/or sewer system will serve each lot within the proposed subdivision.
- 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 subdivision map.

FINAL SUBDIVISION MAP REQUIREMENTS

Every Final Subdivision Map or accompanying application shall show the following data and contain the following information:

- All information required on the Tentative Plat Requirements listed above.
- The location and outline to scale of each existing building and improvements showing the distance between structures and right-of-ways.
- Typical street grading plan.
- Location, approximate grade, direction of flow and type of facility of existing and proposed drainage channels and storm drains.
- NDOT Encroachment Permit.
- 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.”
- Any other information the County specifically requests.

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