

Ordinance created by Ordinance #11-22-10

**Ordinance effective 12-03-2010**

(Has not yet been codified)

## **Chapter 16.18**

### **DIVISION OF LAND INTO LARGE PARCELS**

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#### **16.18.010 Intent and purpose**

The purpose of this chapter is to provide an orderly mechanism to establish minimum standards in addition to those standards set forth in the Nevada Revised Statutes ("NRS") for the division of land into large parcels, including any proposed improvements and construction of land developments, and to carry out the purpose of this title to protect, enhance, and preserve the county lands and related resources, including water, while ensuring orderly growth.

#### **16.18.020 Scope**

A. This chapter applies to the division of land into lots or parcels where each proposed lot or parcel is at least:

- 1) One-sixteenth of a section as described by a government land office survey; or
- 2) forty acres in area, including roads and easements.

B. This chapter does not apply to the division of land into lots or parcels, each of which contains not less than one section or 640 acres.

#### **16.18.030 Tentative map requirements**

In addition to the requirements of NRS 278.471 through 278.4725, inclusive, as amended from time to time, an applicant must comply with the following when filing an application and tentative map with the planning department:

- A. Pay the required filing fee.

#### **16.18.040 Planning commission review**

The planning commission will review the proposed division of land into large parcel maps and, within sixty days of filing the map, approve, conditionally approve or disapprove the proposed map, unless the time is extended by agreement with the applicant.

#### **16.18.050 Final map requirements**

In addition to the requirements of NRS 278.472 through 278.4725, inclusive, as amended from time to time, the following must be included on the final map:

A. A notice which states the county has not accepted for maintenance any roads shown on the map and that the county is not required to accept any road for maintenance unless the road meets the legal requirements established by the county.

B. A notice which states the county does not make any representations as to whether there is legal access to the property and that the county assumes no legal responsibility for such access.

C. A notice which states that a mineral lease may affect the property shown on the map, if the subject property is affected by a mineral lease.

D. A 30' easement for public access and public utility purposes must be depicted on the perimeter of each parcel and offered to the county for dedication; and, a notice which states the county, at county discretion, may or may not accept the offer of dedication.

E. A notice which states that a county building permit is required prior to construction of certain structures or improvements to the property.

#### **16.18.060 Board of county commissioner's review**

The board of county commissioners will review the final map of division of land into large parcels, and within sixty days, unless the time is extended by agreement with the applicant, after filing the map, approve, conditionally approve or disapprove the final map, in accordance with NRS Chapter 278.4725, as amended from time to time.

#### **16.18.070 Appeals**

A. An applicant or other person aggrieved by the decision of the planning commission on a proposed map may appeal that decision to the board of county commissioners by filing a notice of appeal with the clerk of the board of county commissioners within five (5) business days after notice of the decision was sent to the applicant. The notice of appeal must set forth specific reasons for the appeal.

B. An applicant or other person aggrieved by the decision of the board of county commissioners may pursue remedies available pursuant to NRS 278.0235, as amended from time to time.