

NYE COUNTY ZONE CHANGE APPLICATION (NCC 17.04.895)



***** Zone Change applications will not be taken over the counter. Please call (775) 751-4249 to schedule an appointment *****

Checklist

- Original signed application
- Fee (Fees include a \$175 notification fee)
- Proof of Ownership, or Power of Attorney
- Owner's written, notarized approval if property ownership is other than the applicant.
- Justification letter (letter must address the following):
 - A letter stating the justification(s) for the approval of the zone change application
 - Including an analysis of the impact on adjacent properties;
 - And any actions proposed to minimize any detrimental impacts of the zone change
- Conceptual Site Development Plan professionally drawn to scale that shows the following information (as listed in 17.04.970 and Document Submittal Requirements):
 - A north arrow
 - Property dimensions
 - Showing the subject property's location in relation to adjacent properties, all existing and proposed buildings, structures & their generic uses (i.e. office, retail, etc.) within three hundred feet (300') of the boundary of the subject property.
 - Proposed building setbacks
 - Proposed drainage paths
 - Proposed driveway locations and traffic flows
 - Conceptual parking configuration
 - Proposed open space
 - Proposed landscaping
 - Proposed street names
 - Names of adjoining streets

- Burden of Proof: The applicant bears the burden of proof to establish that the approval of the zone change is warranted; therefore, any and all relevant information and documentation related to this proof must accompany the application

Determination Of Completeness: Within ten (10) business days of submission, the zoning administrator shall review the zone change application and determine if the application is complete pursuant to subsection E of this section.

****Zone Change Applications are presented to the Regional Planning Commission for a recommendation on the application and then to the Board of County Commissioners for final action.***

****All Parcels of Land Included Within A Single Zone Change Application Must Be Contiguous: Any noncontiguous portions shall be considered a separate application and shall require a separate application form and other required documentation and fee(s).***

***** Falsification of any information contained hereon may cause all approvals to be revoked.***

Application Fee

Zone Change: \$725 plus \$25 per acre

Extension of Time: \$275 plus \$10 per acre

Department of Planning
250 N. Hwy 160, Ste. 1
Pahrump, NV 89060
Phone: 775-751-4249
Fax: 775-751-4324
Website: www.nyecounty.net

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Zone Change

Zoning District Amendment (Zone Change) Zone Change Extension of Time

Project Name: _____

Project Location: _____

Assessor's Parcel Number(s): _____

Existing Zoning: _____ Proposed Zoning District: _____ Existing Master Plan: _____ Gross Acres: _____

Legal Description: _____

Intent of this Request: _____

Property Owner	Name _____ Company _____
	Address _____ City _____
	State _____ Zip Code _____ Phone _____ Email _____
Agent/Applicant	Name _____ Company _____
	Address _____ City _____
	State _____ Zip Code _____ Phone _____ Email _____

(I, We), the undersigned swear and say that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application to initiate under Nye County Code; that the information on the plans and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted, (I, We) also authorize the Nye County Planning Department and its designee, to enter the premises of the property subject to this application for the purpose of gathering information for the purpose of advising the public of the proposed application. FURTHER, THE UNDERSIGNED HEREBY ACKNOWLEDGES THAT HE/SHE IS AWARE OF AND HAS READ THE ATTACHED "LIST OF POTENTIAL NYE COUNTY DEVELOPMENT REQUIREMENTS."

Property Owner/Agent Signature

Print Name

For Office Use Only

Date Filed:	Application Number:	Received By:
Processed By:	MEETING DATES	PHN Mailed: FAM Issued:
Receipt #:	RPC: BOCC: Advertise Date:	
Code Compliance on File? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Related Case Numbers:	
Case #		
STAFF NOTES:		

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LIST OF POTENTIAL NYE COUNTY DEVELOPMENT REQUIREMENTS

This is a list of potential land development requirements based on existing Nye County Code and other adopted regulations and policies that may be applicable to your development project. Not all requirements listed here will necessarily apply in all cases. The type and extent of the development will determine which requirements apply to your specific project. Please be advised this list is not intended to be all-inclusive; there may be other federal, state or local regulations not listed here that may be applicable to your development project.

1. A liquor, gaming and/or fireworks license, permit, or other State, County or Town issued permit, license, or approval may be required for your intended use.
2. Drainage studies, construction plans, geotechnical reports and/or traffic studies may be required and must be submitted and approved, and all improvements must comply with the approved plans.
3. Development of the subject property may require the installation of an engineered septic system or connection to public utilities.
4. Prior to development of the site, approval may be required of a Site Development Plan, which may include review of parking layout, landscaping, lighting, public improvements, proposed signage, etc.
5. Property owner or developer may be required to make road or other improvements to the adjacent right-of-way(s) in accordance with Nye County standards.
6. Water rights may be required to be transferred to the Nevada State Water Engineer's Office in the amount of 2.0 acre-feet for each additional parcel created less than five (5) acres gross in size.
7. No construction of public improvements shall occur until any required plans are submitted and approved in accordance with the Guidelines for Design & Review of Development Engineering Submissions along with the calculations of the construction valuation, and plan check, and inspection fees shall be borne by the Developer(s).
8. Developer may be required, at their own cost, to perform and complete other improvements required by the Board of County Commissioners, state and county statutes, codes, regulations, etc., and those improvements set forth in the plans, documents and reports submitted by the Developer. Improvements include, but are not limited to, road construction, installation of traffic signage, drainage improvements, and any extensions of utility lines.
9. Should the developer submit a land division map for recordation prior to the completion of any required improvements, the developer shall include cost estimates prepared by a civil engineer licensed in the state of Nevada indicating the costs of all remaining improvements.
10. Developer may be required to provide Nye County with adequate financial security such as a performance bond or irrevocable letter of credit in an amount equal to 125% of the engineer's estimate, in order to ensure completion of the required improvements.
11. The submittal of an Adequate Public Facilities (APF) report applicable to the project for which such approval is sought may be required, containing background information that describes the proposed development, its location, and the adequacy and conditions of all surrounding public facilities; identification and analysis of development impacts to public facilities; and proposed program for mitigating impacts to the public facilities. Any such submittal must address the impacts of each phase of the project development and must submit a schedule for each phase of construction.
12. As deemed appropriate under applicable rules, the Director of Public Works may determine that certain public improvements are required as a condition of approval but may be deferred upon technical review of owner's submissions. The owner of the property shall agree to pay for his share of the deferred public improvements and such agreement shall be recorded by the owner on the title of the land.
13. The developer may be responsible for improvements, repairs, striping, re-striping, signage, reconstruction, rehabilitation, or resurfacing of roads. Determination of this requirement is the sole responsibility of the Department of Public Works.
14. The need for traffic improvements required as a result of a Traffic Impact Analysis (TIA) shall be subject to Public Works Department review and approval.
15. The Public Works Department reserves the right to provide further comments on all development servicing issues upon review (if applicable) of sanitary, geotechnical, technical drainage studies, and/or traffic impact analysis.
16. All encroachments into a road easement must conform to Nye County Code § 12.08.010 and a permit must be obtained from Nye County Public Works.
17. Any above-ground obstructions within an easement, right-of-way, roadway and/or street, such as trees, utility lines, utility poles, utility boxes, guy wires, mailboxes and similar items may be required to be removed or relocated from the easement, right-of-way, roadway and/or street.
18. Prior to construction of new buildings or structures, the property owner may be required to obtain approval of building, plumbing, electrical or other construction permit(s) through Pahrump Building & Safety.
19. Should any interior work to an existing building be proposed, applicant may be required to submit and obtain approval of a Tenant Improvement (TI) application through the Planning Department, followed by any required building, electrical or plumbing permits from Pahrump Building & Safety.
20. Prior to beginning operation, property owner may be required to obtain approval of a Business License from the Town of Pahrump.