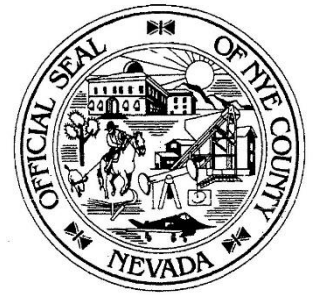


MASTER PLAN AMENDMENT APPLICATION (NCC 17.04.930)

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



Application Checklist

- Original signed application
- Owner affidavit notarized by all owners of the property
- Fee Major (\$1500 application fee, \$175 notification fee)
Minor (\$1000 application fee, \$175 notification fee)
- Copy of legal description in electronic format in Microsoft Word.
- Copy of most recent assessor's parcel map AutoCad file of land use boundaries
- Land use map
(one legible 11" x 17" or larger color print and one (1) electronic copy)
 - Name of project
 - Total acreage
 - Vicinity map, date, north arrow and scale
- Location and boundaries of proposed land use designations including acreage of each designation
- Land use designations of abutting properties
- Justification letter
 - Name of proposed project
 - Explanation of the intent of the application
 - Listing of total acreage, land use, and zoning
 - Address comprehensive plan themes
 - Traffic impact analysis shall compare the maximum potential traffic that may be generated by the proposed land use in accordance with the site plan submittal.
- Pursuant to Section 17.04.930 Does the proposed master plan amendment:
 - Promote the adopted policies related to housing, safety, streets and highways, and adequate public facilities; and not adversely affect the policies and action programs of the master plan
 - Address oversights, inconsistencies, scrivener's errors or land use related inequities in the plan without adversely impacting the public health, safety or welfare
 - Address significant changes that have occurred in a particular area since the adoption of the master plan, and represent a more desirable utilization of land

- Provide for land uses compatible with existing and planned adjacent land uses and promote the desired pattern of orderly physical growth of the planning district based on projected population growth with the least amount of impairment to the natural resources and provide for the efficient expenditure of funds for public services.
- Constitute an overall improvement to the master plan not solely for the good or benefit of a particular land owner or owners at a particular point in time
- Adversely impact all or a portion of the planning area by:
 - a. Altering acceptable land use patterns to the detriment of the master plan;
 - b. Requiring public expenditures for larger and more expensive infrastructure, such as street improvements, sewer, or water systems than are needed to support the proposed land uses.
- Adversely impact planned uses because of increased traffic
- Affect the livability of the area or the health or safety of present and future residents.
- Adversely impact the natural environment or scenic quality of the area in contradiction to the master plan.

The following criteria shall be used to determine if an application qualifies as a Major amendment:

- a. Any change from a nonresidential land use to a residential land use on twenty (20) or more gross acres;
- b. Any change from one category of residential to another category of residential where increased densities or intensities are proposed on fifty (50) or more gross acres; or
- c. Any change from a residential land use category to a nonresidential land use category on ten (10) or more gross acres.

The following criteria shall be used to determine if an application qualifies as a Minor amendment:

- a. Any change not qualifying as a Major amendment;
- b. Any change from one category of residential to another category of residential that would reduce densities or intensities

Application Fees:

\$1,675 Major

\$1,175 Minor

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



Master Plan Amendment

Project Name _____

Project Address _____

Assessor's Parcel Number(s) _____

Gross Acres _____ Existing Land Use _____ Proposed Land Use _____

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 purposed 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:
	RPC: BOCC:	
Receipt #:	Advertise Date:	FAM Issued:
Code Compliance on File? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Related Case Numbers:	
Case #		
Township: Section: Range:	<input type="checkbox"/> Major Amendment <input type="checkbox"/> Minor Amendment	
STAFF NOTES:		