

NYE COUNTY ZONING REVIEW APPLICATION (NCC 17.04.910)



Application Checklist

- Original signed application (blue or black pen only)
- Fee
- Proof of Ownership (copy of recorded Deed or Assessor Information page)
- Site plan¹ (8 1/2 x11" or 11x17") drawn to scale (Assessor maps and Aerial views are not accepted as plot plans)
 - Property size, including dimensions of property
 - Building size by square footage of use
 - All proposed setbacks and existing dimensions
 - Easements, their locations and widths.
 - Existing and/or proposed right of ways.
 - Area of Disturbance in acres. ((Must be numerical value, Ex. 1.1 ac or 900 ft²)
 - North Arrow
 - Driveways
 - Streets
 - All existing Development
 - Landscape plan according to NCC
- Completed Dust Control Plan or Acknowledgment
- Encroachment Permit (if applicable) from Nye County Public Works
- Assessor's Parcel map
- Approval letter from utility company regarding the type of service available.
- HOA (approval if applicable)

¹For Multi-Family projects of four units or less require the following additional information and must comply with the Development Standards outlined in Article 6 of the Zoning Ordinance: number of bedrooms, size and number of parking spaces, routes of vehicular access, driveway sizes and locations, location of signs, landscaping, trash enclosures with an approval letter from Pahrump Valley Disposal, lighting, group delivery mail boxes, and any other information that is necessary for the Zoning Administrator to evaluate the request.

A Zoning Review Application must be submitted to the Planning Department **prior to** the construction of any building, including the placement of a manufactured home; and any construction that involves modifications or expansion of an existing building; or **prior to** establishing any other land use which may not require a building permit.

A Zoning Review Application approval is **valid for 180 days from the date of approval** and will expire if not commenced for the proposed use or plan of development for which the Zoning Review was obtained. The Zoning Administrator may extend a Zoning Review Application for good cause. Upon the issuance of a building permit or approval to construct from other federal, state or county agencies the Zoning Review must track along the same expiration timeframes and policies as the building permit or other approval.

A Zoning Review Approval by Nye County Planning Department does not correlate to an approval by any organized Homeowner's Association/Architectural Review Committee. Anyone developing within an area that may be governed by any such organized Homeowner's Association/Architectural Review Committee should contact that organization

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

Application Fee:

Lot development and/or Accessory Structures < 400 Sq. ft. \$10.00

SFR, Guest Residence, or Accessory Structures > 400 Sq. Ft. \$25.00

Department of Planning
250 N Hwy160, Ste. 1
Pahrump, NV 89060
Phone: 775-751-4249
Fax: 775-751-4324
Website: www.nyecounty.net

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Zoning Review

PLEASE COMPLETE IN BLUE OR BLACK INK

For Office Use Only

Property Address: _____

Assessor's Parcel Number: _____ Acreage: _____

Area of Disturbance: _____ Unit _____ Block _____ Lot _____

Legal Description: Subdivision: _____ T _____ R _____ S _____

Describe **ALL existing** development on the property: _____

Describe **PROPOSED** development related to this application: _____

Is the proposed development a manufactured home: Yes No If yes, provide Year _____ Sq. Ft. _____ Number of sections: _____

Proposed setbacks: Front _____ Rear _____ Side(s) _____ Street Side _____

Proposed building height: _____ Distance between buildings (5' minimum): _____

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 acknowledge that (I am, We are) the owner(s) of record on the tax rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Nye County Code; that the information on the plans and drawings attached hereto, and all of the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief (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 purposes of gathering information for the purpose of advising the public of the proposed application

Property Owner/Agent Signature

Print Name

For Office Use Only

Date Filed:	Application Number:	Received by:
Processed By:	Reference Files:	
Receipt #:		

Dust Control: Yes No NA
Permit # _____
Encroachment Permit: Yes No N/A
Permit # _____

Code Enforcement on file: Yes No N/A
Case #: _____

Current Zoning: _____
Master Plan Designation: _____

Water: Well Community System **Sewer:** Septic Community System

Staff Notes:

FLOOD DAMAGE PREVENTION CHECK Date Checked: _____ By: _____ APPROVED EXEMPT

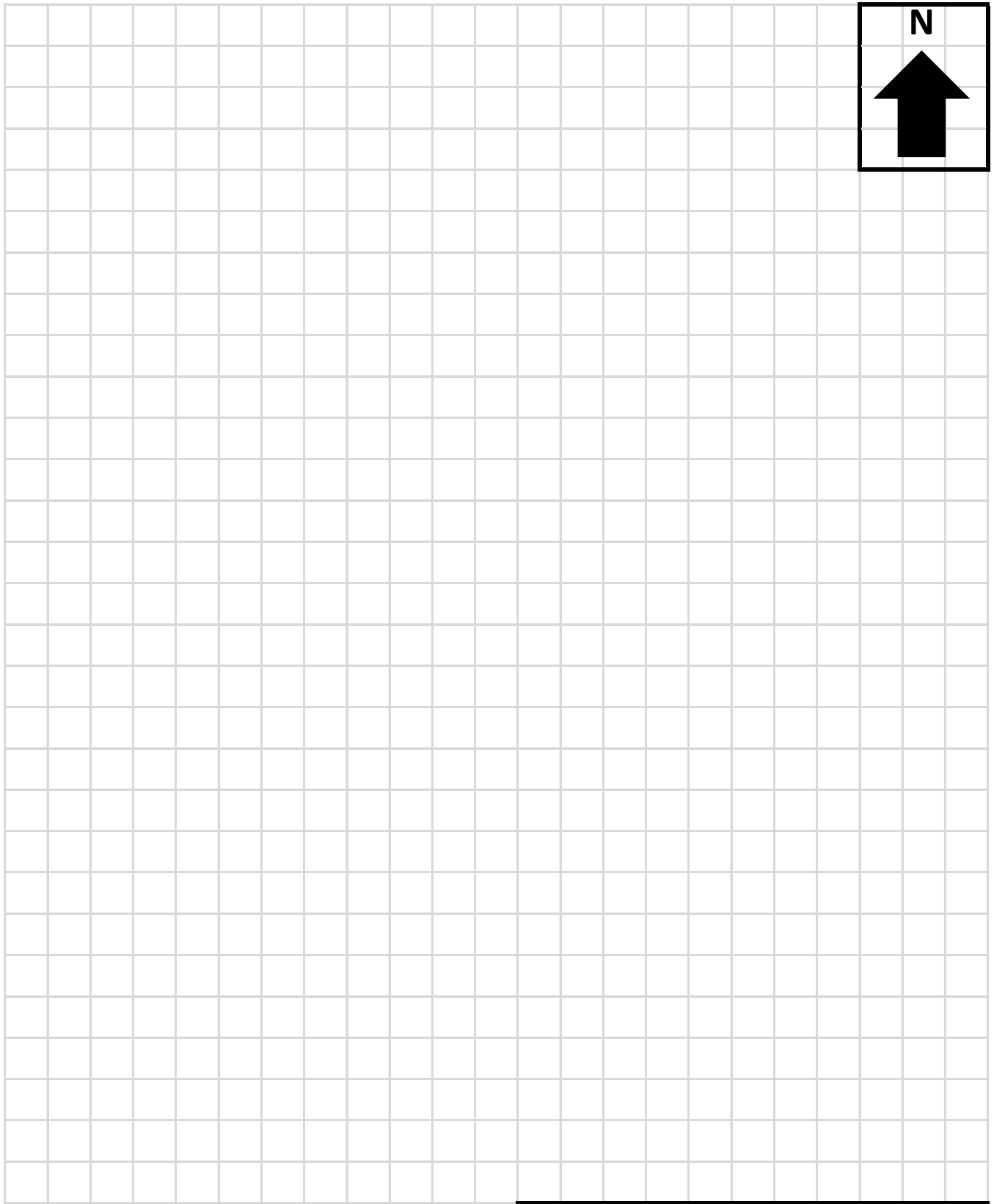
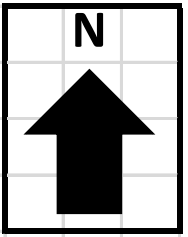
Flood Zone: _____ Firm Number: 32023C _____ E / F / G Effective Date: _____

Comments:

Scale: _____

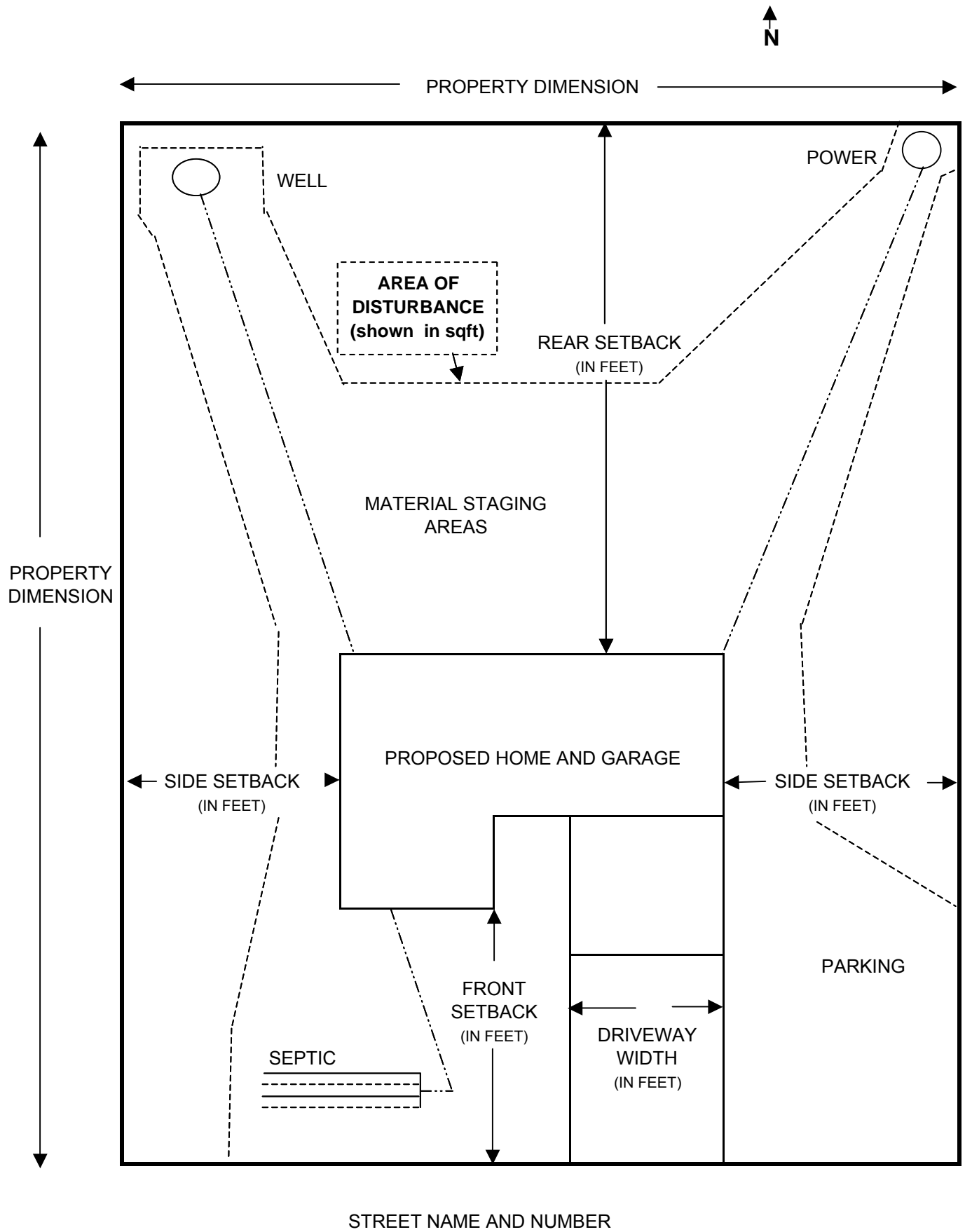
Address: _____

APN: _____



Office Use Only: ZR- _____ DC- _____ PW- _____	
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This a sample only. It is **not** to be used for your Plot Plan

Sample calculation formulas to figure Area of Disturbance (AOD) for Dust Control.

1. Structures = (overall length + 20ft) x (overall width + 20 ft)
Example – A structure 100 x 50 would equal 8400sqft (120 x 70)
2. Trenching for water & Power = 20ft wide x the length.
3. Leach Fields = 30ft wide x the length
4. Traffic Areas = 30ft wide x the length
5. Materials Staging Areas = Show the actual size

It is not required to label each area. The above are used as examples of what must be considered when calculating the total Area of Disturbance for your project.

*The above information is subject to change without notice

MANUFACTURED HOME NOTICE AND ACKNOWLEDGEMENT

EFFECTIVE SEPTEMBER 2, 2004

ZONING REVIEW NO. _____

YOU ARE HEREBY NOTIFIED THAT EFFECTIVE SEPTEMBER 2, 2004 YOU MUST OBTAIN A “MANUFACTURED HOME FINAL INSPECTION PERMIT” FROM THE BUILDING AND SAFETY DEPARTMENT PRIOR TO BEGINNING WORK ON A MANUFACTURED HOME INSTALLATION. THE COST OF THIS PERMIT IS \$75.00, AND AT THE TIME OF PERMIT PURCHASE YOU WILL BE REQUIRED TO PAY THE \$1,600 SCHOOL TAX RECENTLY ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS.

THE PURPOSE OF THIS PERMIT IS SO THAT THE INSTALLATION CAN BE INSPECTED BY THE BUILDING INSPECTOR TO ENSURE THAT THE INSTALLATION IS IN CONFORMANCE WITH THE SITE / PLOT PLAN; AND THE INSPECTION WILL INCLUDE SETBACKS, ELEVATIONS, ELECTRICAL CLEARANCE, GRADING AND DRAINAGE; AND TO ENSURE THAT THE HOME IS NOT A PRE-HUD HOME (OLDER THAN JULY, 1976), WHICH ARE NOT ALLOWED TO BE INSTALLED EXCEPT IN A MOBILE HOME PARK (an information sheet concerning pre-HUD mobile homes is available at the Planning Counter).

I, _____, ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE ABOVE STATED INFORMATION.

AUTHORIZED SIGNATURE

DATE