

LOCAL AREA PRIVATE MASTER PLAN
Elko County Planning, Zoning, Building & Safety Division
 155 South 9th Street, Elko, NV 89801
 (775) 738-6816 or 738-2266

<p>APPLICATION MUST BE SUBMITTED WITH ALL REQUIRED INFORMATION AND THE APPLICATION FEE. <u>AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED FOR REVIEW.</u></p>	<p style="text-align: center;">*** FOR STAFF USE ONLY ***</p> <p>REC'D BY: _____</p> <p>APP. NO: _____</p> <p>APP. FEE: \$500.00 _____</p> <p>CHECK # _____ CASH _____</p> <p>DATE & TIME _____</p>
<p>ASSESSOR'S PARCEL NUMBER(s) _____</p> <p>1/4 SECTION _____ SECTION _____ TOWNSHIP _____ RANGE _____</p> <p>STREET ADDRESS AND GENERAL LOCATION OF PROPERTY</p> <p>_____</p> <p>_____</p>	
<p>_____ OWNER OF PROPERTY:</p> <p>NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY, STATE _____</p> <p>PHONE (DAY): _____</p> <p>_____ SURVEYOR OF RECORD:</p> <p>NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY, STATE _____</p> <p>PHONE (DAY): _____</p>	<p>_____ AGENT:</p> <p>NAME _____</p> <p>MAILING ADDRESS _____</p> <p>CITY, STATE _____</p> <p>PHONE (DAY): _____</p> <p style="text-align: center;">* PLEASE INDICATE PRIMARY CONTACT FOR APPLICATION</p>

MASTER PLAN APPLICATION SUBMITTAL REQUIREMENTS:

THE FOLLOWING ITEMS MUST BE COMPLETED AND SUBMITTED WITH THIS APPLICATION. **INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED.**

FOR STAFF USE ONLY

_____ **APPLICATION FORM** COMPLETED, WITH NOTARIZED SIGNATURE OF OWNER OR AUTHORIZED AGENT.

_____ **LEGAL DESCRIPTION** OF MASTER PLAN AREA.. METES AND BOUNDS OR ALIQUOT PART(S), AND A COPY OF ANY REFERENCED MASTER PLAN MAP.

_____ **VERIFICATION OF OWNERSHIP** COPY OF MOST RECENTLY RECORDED DEED REFLECTING THE CURRENT OWNERSHIP.

_____ **VICINITY MAP, TOPOGRAPHY MAP, AND FLOOD ZONE MAP** (IF PRINTED)

_____ **EXISTING ZONING** VERIFICATION OF EXISTING ZONING

_____ **SUPPLEMENTAL DATA FORM** THIS SHOULD BE ATTACHED.

THE MASTER PLAN MAP MUST SHOW THE FOLLOWING:

- _____ 1. ALL ADJACENT PROPERTY OWNERS AND HOLDINGS OF OWNER.
- _____ 2. LOCATION, NAME AND RIGHT-OF-WAY WIDTHS OF ALL ADJOINING STREETS OR ACCESS EASEMENTS AND OWNERSHIP THEREOF.
- _____ 3. PROPOSED ZONING, PLANNED DIVISIONS AND USES OF LAND.
- _____ 4. PROPOSED LOCATION OF EXISTING AND PROPOSED EASEMENTS - FOR ACCESS, DRAINAGE IRRIGATION, UTILITIES, ETC.
- _____ 5. IDENTIFICATION OF ALL EXISTING PARCELS.
- _____ 6. PROPOSED METHOD OF WATER AND SEWER USAGE AND DELIVERY
- _____ 7. PROPOSED METHOD FOR DEVELOPMENT OF ROADS AND FUTURE MAINTENANCE
- _____ 8. PROPOSED HOME OWNERS ASSOCIATION AND CC& R's or DOR'.
- _____ 9. DELINEATION OF ANY SPECIAL FLOOD HAZARD AREAS, AND THE ACCOMPANYING NOTE CONCERNING COMPLIANCE WITH THE COUNTY'S FLOOD PREVENTION CODES FOR ANY NEW/FUTURE CONSTRUCTION.

NOTE: *ADDITIONAL INFORMATION MAY BE REQUIRED OR REQUESTED BY THE COUNTY PLANNING & ZONING DIVISION.*

**OWNER'S AFFIDAVIT
APPLICATION AGREEMENT**

I, UNDERSIGNED OWNER (OR AUTHORIZED AGENT, WITH A LETTER OF APPROVAL FROM THE PROPERTY OWNER) OF THE PROPERTY HEREIN DESCRIBED, HEREBY MAKE APPLICATION FOR THE COMMUNITY DEVELOPMENT DEPARTMENT'S REVIEW OF THE MASTER PLAN BEING SUBMITTED, AND I HEREBY CERTIFY THAT THE INFORMATION GIVEN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. IN ADDITION, I UNDERSTAND THAT THIS APPLICATION MUST BE DETERMINED TO BE COMPLETE BY COUNTY STAFF AND WILL NOT BE ACCEPTED FOR COMPLETE REVIEW UNTIL SUCH DETERMINATION HAS BEEN MADE.

THE APPLICATION HEREBY SUBMITTED TRULY REPRESENTS MY INTENDED PROPOSAL. THEREFORE I UNDERSTAND AND AGREE THAT MY APPLICATION WILL PROCEED FOR PROPER REVIEW PROCEDURES, UNLESS A SUBSTANTIAL CHANGE (AS DETERMINED BY STAFF) IS MADE DURING THE PUBLIC NOTICE PERIOD.

I HEREBY CERTIFY THAT I HAVE READ AND UNDERSTAND THIS APPLICATION.

SIGNATURE _____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ DAY OF _____, 20__.

(NOTARY PUBLIC)

COUNTY OF _____, STATE OF NEVADA
(SEAL)

II. SPECIAL DEVELOPMENT INFORMATION:

PLEASE BE AWARE THAT IF YOU MAKE ANY INACCURATE STATEMENTS FILLING OUT THIS SUPPLEMENTAL INFORMATION FORM COULD DELAY ACTION ON THIS MASTER PLAN MAP APPLICATION.

If **YES** is answered to **ANY** of the following questions please provide an explanation on a separate page.

	YES	NO
1. Development, construction or grading on steep slopes.		
2. Will require extensive earth work or grading.		
3. Development or construction on fill or expansive soils.		
4. Will be altering the course of any drainage or waterway.		
5. Will cause an increase in: ash, dust, smoke, fumes or odor to the area or surrounding properties.		
6. Proposed project is located on lands that periodically flood or is totally or partially within a flood zone. If yes, provide Flood Zone Designation.		
7. Will cause the loss of wetland or waterway vegetation.		
8. Will create the reduction of agricultural lands, crop lands or agricultural soils.		
9. Will require the removal of trees or large amounts of brush.		
10. Will cause an increase in noise or vibration on or off-site.		
11. Is substantially different in size or character from existing development patterns of the area.		
12. A notice of violation or citation has been issued concerning this property or project.		
13. Will create a substantial increase in energy / resource use.		
14. Will cause a loss of existing housing units.		
15. Will cause an increase in housing units.		
16. Will substantially increase vehicular traffic to the area.		
17. Involve the use of: a) toxic or hazardous materials, b) highly flammable materials, c) explosives.		
18. Will introduce the risk of an explosion or the release of hazardous substances in the event of an accident.		
19. Will expose public to untreated or partially treated sewage or chemical pollution.		
20. Will require outdoor areas illuminated at night		
21. Will change the scenic view from existing: a) residential areas, b) public lands, c) roadways.		
22. Will involve possible archaeological or historical significant areas.		

	YES	NO
23. Will involve development on more than one parcel of land.		
24. This project is part of a speculated or proposed series of future projects.		
25. This project is located within one (1) mile of the Incorporated City limits of the City of _____.		
26. If so has the City Council, Planning Commission or Staff been notified of this proposal?		
27. Are the Incorporated City comments attached to this application?		
28. This project is located within the un-incorporated town or community of _____.		
29. If so has the town or community advisory board has been notified of this proposal.		
30. Are the un-incorporated town or community comments attached to this application?		
31. There are known written or verbal subdivision (CC&R's) (DOR's) restrictions attached to this property. If yes attach a current copy to this application.		
32. This application has been submitted to the applicable architectural review committee, if required.		
32a. If yes, then attach a copy of letter of approval to this application.		
33. The applicant/developer has contacted adjacent property owners about the possible subdivision of this property.		
34. The applicant/developer is aware of any prior Elko County Planning Commission or Elko County Commissions actions against the development of this property.		
35. There is currently a lawsuit pending that will impact this property. If so, please provide the case number and names of the parties involved in the lawsuit.		
36. There is currently a lawsuit pending on properties adjacent to this property that will impact access or have other impacts upon this property. If so, please provide the case number and names of the parties involved in the lawsuit.		
37. DOES THIS LAND CURRENTLY MEET THE AGRICULTURAL LAND CLASSIFICATION AND IS "AGRICULTURALLY DEFERRED" FOR TAX PURPOSES?		
38. IS THIS LAND MORE THAN 40 ACRES IN SIZE?		
39. IS THIS LAND CURRENTLY BEING USED FOR AGRICULTURAL PURPOSES?		
40. DESCRIBE THE LANDS ON ALL FOUR (4) SIDES OF THIS PROPERTY, INCLUDING USES. (USE ANOTHER SHEET OF PAPER IF NEEDED)		

41. Answers to questions # 35 through 40:
