

NYE COUNTY SITE DEVELOPMENT PLAN REVIEW APPLICATION (NCC 17.04.950)

An approved and certified Site Development Plan is required before any building permit, Certificate of Occupancy or other construction or development permit can be issued for; commercial or industrial development, any new development authorized by Conditional Use Permit or expansion of a legally grandfathered use or building other than a single-family residence.

***** This application will not be taken over the counter. Please call (775) 751-4249 to schedule an appointment. A pre-submittal meeting is encouraged *****



Application Checklist

- Original signed application
- Fee
- Proof of Ownership
- Letter of Intent
- Three (3) paper copies and one (1) electronic copy of the entire Site Plan. Required size is 24" X 36", drawn to and must include the following information:
 - Title of project, Name of developer, property dimensions, version date, existing and proposed buildings/structures/uses
 - Cover sheet
 - Special notes (if any on a separate sheet)
 - General notes*
 - Traffic study matrix worksheet for projects between 101-500 average daily trips or a Traffic Impact Analysis for all projects over 500 average daily trips*
 - Preliminary site grading and drainage plan*
 - Total impervious coverage calculation and total average daily trips summary*
 - Drainage study for all projects proposing 70% impervious coverage, 45,000 + square feet of impervious coverage or 100 Average Daily Trips*
 - A geotechnical report specific to any off-site public improvements*
 - Preliminary site utilities layout plan*
 - Vicinity map, date, north arrow & scale
 - Site design showing building(s) layout with square footage of use(s), number of parking spaces per use as required by code along with the number of spaces provided. Include commercial loading areas (if applicable), dimension parking spaces, drive aisles including accessible parking type and spaces provided per NCC 17.04.730
 - Building elevations/architectural details
 - Setbacks
- Location and proof of commercial well/ septic or public water and sewer

- Street access to site, including width of proposed driveways, adjacent street names, intersections, center line, and ultimate right-of-way dimensions
- Label and show adjacent streets, existing public or private easements for streets and/or utilities
- Letter from sanitation company approving refuse bin location, size and design
- Landscaping Standards and clear-sight zones (per NCC 17.04.740)
- Outdoor Lighting Standards (per NCC 17.04.750), if applicable
- Screening Walls and Fences (per NCC 17.04.760), if applicable

*** All Public Works documents are required to be stamped, signed and dated by a Professional Engineer. Contact Nye County Public Works for General Notes, Grading, Drainage Study, Traffic Study, Geotechnical Report requirements and review fees.**

Site Development Categories:

Category I – Full Review Process for new development or major expansions of existing development.

Category II – Modified Review Process for redevelopment of existing uses or minor expansions (50% of existing gross floor area or less) where relief from standards are appropriate.

Category III – Conceptual Plan Review for development already approved and the proposed new use is the same or less intensive than the previously approved use or the use is within the scope of an approved Development Agreement, commercial subdivision and infrastructure, drainage and traffic improvements are completed.

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

Application Fee

\$.20 per square foot for the 1st 10,000 square feet and \$.02 for any additional square footage

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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Site Development Plan Review

Project Name: _____

Project Development: _____

Project Location: _____

Assessor's Parcel Number(s): _____

Existing Zoning: _____ Master Plan Land Use: _____ Gross Acres: _____

Intent of this Request (brief): _____

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 of 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 purposes of gathering information for the purpose of advising the public of the proposed application.

Property Owner/Agent Signature

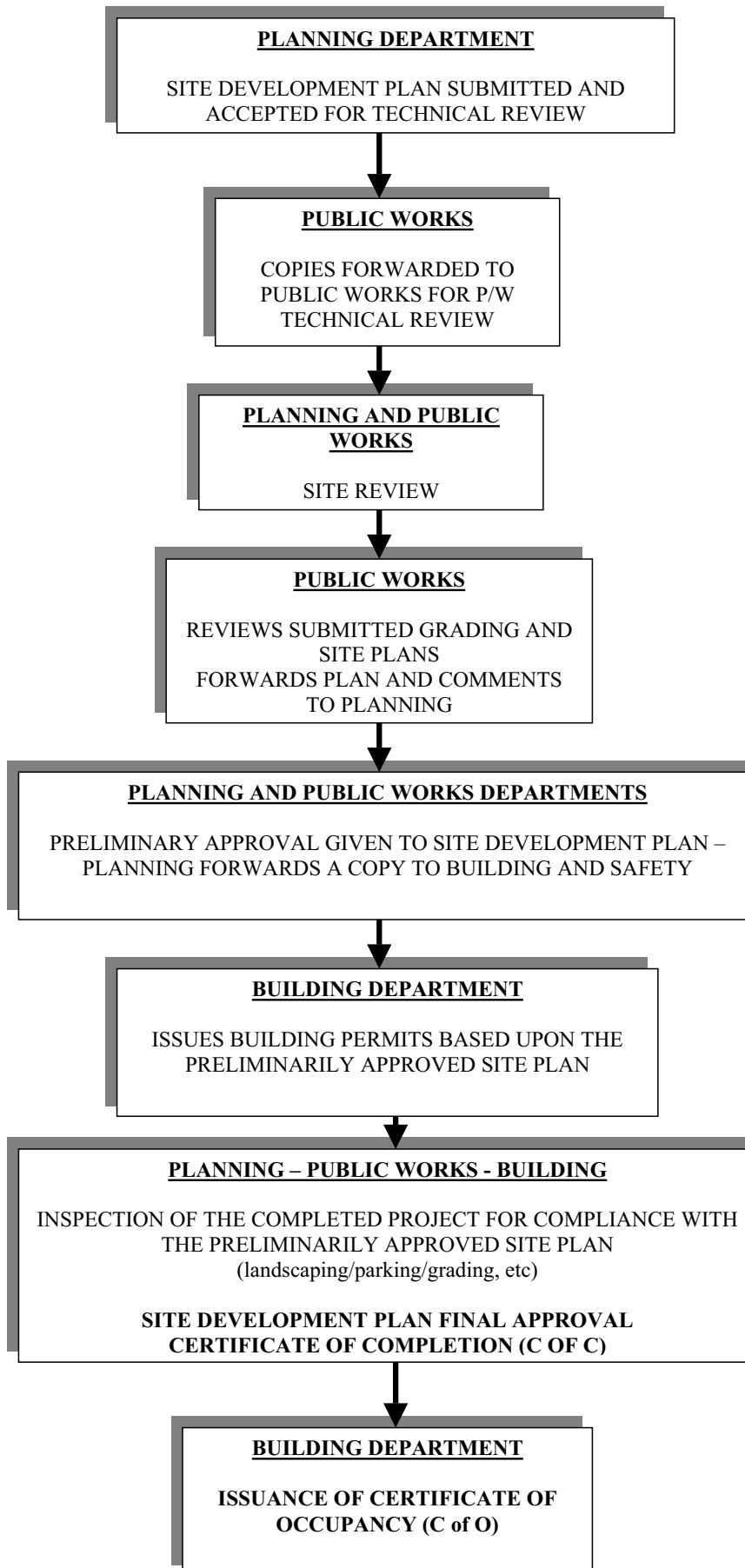
Print Name

For Office Use Only

Date Filed:	Application Number:	Received by:
Processed By:	Related Case Numbers:	
Receipt #:		
Code Compliance on File? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Application Type:	
Case #	<input type="checkbox"/> Category I <input type="checkbox"/> Category II <input type="checkbox"/> Category III	
Staff Notes:		

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SITE PLAN REVIEW PROCESS



Information on this flow-chart is for illustrative use only and is not intended as a legal process flow.

PUBLIC WORKS SITE DEVELOPMENT PLAN CHECK LIST

1. Submittal must conform to Guidelines for Design and Review of Development Engineering Submissions (GDRDES)
2. Submitted plans must be 24"x36" sheets, folded to 8½"x11"
3. Include a digital copy of all documents in the submittal on a CD.
4. All plans submitted must adhere to NRS 625.611
5. Provide Engineers Estimate Data Sheet and Fee Calculation Template for on-site improvements (also for off-site improvements if applicable). Available on-line at: <http://www.nyecounty.net/documentcenterii.aspx>
6. Fill out and submit a copy of our Traffic Mitigation Fee Worksheet dated 4/24/18 available on-line at: <http://nyecounty.net/documentcenterii.aspx>.
If the project will generate ≤ 100 ADT, no further action will be required. If the project will generate 101-500 ADT, the applicant must choose to either perform a Traffic Impact Analysis or pay a Traffic Mitigation Fee based on the information in the worksheet. If the project will generate > 500 ADT, the applicant must perform a Traffic Impact Analysis.
7. ± 100 ADT, 70% impervious coverage, or $\pm 45,000$ s.f. of building and paved area requires drainage study. Refer to GDRDES, section 3.06
8. Obtain Nye County Encroachment Permit for any ties or improvements within the County Right-of-Way (ROW). Nye County Code 12.08
9. Show encroachment to roadway (show driveway(s) with radii)
10. Show driveway(s) being paved
11. Show vehicular and parking areas paved or surface treated
12. Show driveway(s) elevations for flow line; show either low water crossing or culvert, show elevations for edge of roadway
13. Show spot elevations & drainage off of property to ROW
14. Show elevations of flow line along property (proposed over existing) 100' beyond property limits
15. Retaining walls over 4' must be wet stamped by a licensed Engineer.
Other permits may apply
16. Show elevations around property limits, parking & building
17. Show location, elevations, name(s), and surface type of roadway(s)
18. Show top of curbing and wall elevations
19. No parking spots that allow backing into the ROW
20. Show building down spouts and flow path into on-site drainage
21. Show Valley Gutter details (when used)
22. Use acceptable scale: 1" = 10', 20', 30', 40', or 50'
23. Provide Nye County Public Works "General Notes" and appropriate Utility Company General Notes