



Requirements for the Review of a Tentative Subdivision Map in Rural Counties

A tentative map may only be submitted for review by the planning commission or a representative that has been authorized to submit the tentative map on behalf of the planning commission per NRS 278.330

1. Provide the tentative subdivision map showing the design of the subdivision, including the arrangement of lots, the alignment of roads, and easements – each sheet must be individually wet-stamped, signed, and dated in non-black ink by a Professional Land Surveyor or Engineer registered in Nevada.
2. A check payable to the Nevada Division of Environmental Protection or NDEP for \$400.00 + \$3.00 per lot.
3. If the tentative map is being submitted on behalf of the planning commission, a letter designating authorization from the planning commission must be submitted to the NDEP.
4. Provide a letter from the drinking water utility and the wastewater utility stating the availability and accessibility of utilities (“Intent-to-Serve”) per NRS 278.349(3c) or supply a “Will-Serve” letter.
5. On the Title Page or Cover Sheet:
 - a. Provide the subdivision’s location by section, township, and range or any other description which provides a positive identification of the location of the subdivision.
 - b. Provide a vicinity map showing the nearest city and/or major highway.
 - c. Provide the names and addresses of the owners and developers of the subdivision.
 - d. Indicate the type of water system and source (individual well or public water system).
 - e. Indicate the type of proposed wastewater system (community or individual sewage disposal systems).
 - f. Indicate the number of lots in the subdivision.
 - g. State distance between the subdivision and any existing water and wastewater utilities.
6. Provide a map showing the topographic features of the subdivision, including contours at intervals of 2 feet for slopes of 10% or less, and intervals of 5 feet for slopes over 10%.
7. Provide a map of the 100-year floodplain for the applicable area. The map must have been prepared by recognized methods or by an appropriate governmental agency for those areas subject to flooding.
8. Provide a master plan showing the future development and intended use of all land under the ownership or control of the developer in the vicinity of the proposed subdivision.
9. Provide a brief description regarding the historical usage of the property or any significant existing environmental degradation that could negatively affect the proposed project.

A letter recommending approval or denial of the tentative map will be sent to the related planning agency within fifteen (15) calendar days of the receipt of the complete submittal. Copies of the letter will be sent to the owner of the development and the consulting firm that prepared the tentative map submittal.