

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

1. Remit appropriate plan review fees. Make checks payable to the Nevada Division of Environmental Protection.
2. Supply two copies of the map showing the tentative design of the subdivision, including the arrangement of lots, the alignment of roads and easements. Each sheet of the plans is to be stamped, signed in non-black ink and dated by an engineer or surveyor registered in Nevada.
3. Supply a topographic map showing 2-foot (0.6 m) intervals for up to a 10% slope and 5-foot (1.5 meter) intervals for slopes greater than 10%.
4. Indicate the type of water system and source (individual well or public water system).
5. Indicate the type of proposed wastewater system (community or individual sewage disposal systems).
6. Provide documentation that the subdivision is not in a 100-year flood plain.
7. Provide subdivision description by specific area section, township and range.
8. Provide a vicinity map showing the nearest city and/or major highway.
9. Provide the names and addresses of the owners and developers of the subdivision.
10. 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.
11. Provide a brief description regarding the historical usage of the property or any significant existing environmental degradation that could negatively affect the proposed project.
12. Supply “Will-Serve” or “Intent-to-Serve” letters from the water and wastewater utilities.
13. State distance between subdivision and any existing water or wastewater utilities.
14. Unless water for the subdivision is to be supplied from a public water system, submit a report of the analyses of four samples taken in or adjacent to the subdivision from different representative wells. The analyses must show that the water meets the standards prescribed in NAC 445A.450 to 445A.492, inclusive. The samples may be composited by a State-certified laboratory.
15. Provide Public Utilities Commission notification if the subdivision will be served by new privately-owned water and wastewater utilities. This may be in the form of a “Certificate of Public Convenience and Necessity (CPC)” issued by the Nevada Public Utilities Commission.
16. Provide a master plan showing well and septic locations to avoid problems with adjacent lots. Provide a minimum of 200 feet horizontal distance to well and 100 feet to watercourses or lakes. The master plan must show required separations set forth in NAC 278.460.
17. Where individual sewage disposal systems are proposed, refer to <http://ndep.nv.gov/uploads/water-wpc-engineering-docs/min-info-subdivision-with-septics.pdf> to see the additional requirements for a subdivision proposing to use individual sewage disposal systems.