

Section ID:

Section:

Title: Parceling (Bill No. 86-10, Ordinance No. 23)

Last Revised Date: 12/16/2002

Description:

PAHRUMP TOWN ORDINANCE - PARCELING ORDINANCE

PAHRUMP TOWN ORDINANCE NO. 23

THE PAHRUMP TOWN BOARD finds as follows:

WHEREAS, there is now no official parceling ordinance of the unincorporated Town of Pahrump; and

WHEREAS, there are no formal rules for parceling property of the unincorporated Town of Pahrump; and

WHEREAS, all of the above are needed by the unincorporated Town of Pahrump to ensure proper and orderly growth;

NOW, THEREFORE, the Pahrump Town Board pursuant to the authority of Nevada Revised Statutes, Chapter 269 and Senate Bill 463 (1985), does ordain:

SECTIONS:

23.000 **Title**

23.100 **Definitions**

23.200 **General Requirements**

23.300 **Development Standards**

23.400 **Streets And Highways**

23.500 **Street Improvements**

23.600 **Parcel Maps**

23.700 **General Provisions**

23.000 TITLE. AN ORDINANCE DESIGNATING THE TOWN BOARD OF THE UNINCORPORATED TOWN OF PAHRUMP AS THE SOLE APPROVAL AUTHORITY FOR THE PARCELING OF LAND WITHIN THE TOWN INTO FOUR (4) OR FEWER PARCELS FOR TRANSFER OR DEVELOPMENT.

23.010 **SHORT TITLE.** The title by which this ordinance shall be known is the "PAHRUMP PARCELING ORDINANCE".

23.100 DEFINITIONS.

23.101 **COUNTY.** “County” means the County of Nye, State of Nevada.

23.103 **IMPROVEMENT.** “Improvement” means such street work and utilities to be installed on land dedicated for streets and easements as are necessary for general use of property owners in the division and local neighborhood traffic and drainage needs.

23.104 **LOT.** Means a district part or parcel of land which has been divided to transfer ownership or to build. The term does not include a parcel of land used or intended solely for use as a location for a water well.

23.106 **PARCELING.** “Parceling” is the division of land into four (4) or less parcels.

23.108 **PARCEL MAP.** “Parcel Map” means a map prepared in accordance with NRS 278.461, 278.462, and 278.467 inclusive, and such other pertinent Pahrump Ordinances.

23.110 **PARCELOR.** “Parcelor” means a person, firm, corporation, partnership, or association who causes land to be divided into parcels for himself or others.

23.115 **RIGHT-OF-WAY.** “Right-of-way” includes all public and private rights-of-way and shall include all areas required for public use in accordance with any master plan or parts thereof.

23.118 **STATE.** “State” means the State of Nevada.

23.121 **STREETS.** “Streets” means a way for vehicular traffic, whether designated as a street, avenue, boulevard, road, lane, viaduct, place or however designated, but not including alleys.

23.124 **SUBDIVISION.** “Subdivision” is as defined in NRS 278.320.

23.130 **TOWN.** “Town” means the unincorporated Town of Pahrump.

23.133 **TOWN BOARD.** Means the “Town Board” of the unincorporated Town of Pahrump.

23.136 **TOWN CLERK.** “Town Clerk” means the Town Clerk of the unincorporated Town of Pahrump.

23.200 GENERAL REQUIREMENTS

23.210 **COMPLIANCE WITH THE STATE AND COUNTY LAW.** All parceling within the Town in order to be approved, must be in compliance with NRS 278.461, 278.462, 278.464, 278.467, 278.471 through 278.4725, inclusive, and Title 16 of the Nye

County Code.

23.220 APPROVAL BY THE PAHRUMP TOWN BOARD REQUIRED . Effective with this ordinance, the Pahrump Town Board shall be the approval authority for all parceling within the Township.

23.230 PARCELING NOTIFICATION TO LIEN AND MORTGAGE HOLDERS.

The parcelor shall submit proof that he has notified all lien and mortgage holders of record by certified mail of the proposed parceling at least ten (10) days prior to the submission of the parcel map to the Pahrump Town Board. The parcelor shall submit with the parcel map a list of all lien or mortgage holders accompanied by a preliminary title report.

23.240 ALL OWNERS MUST APPROVE REQUEST FOR PARCELING. All owners of the land must sign a statement requesting the parceling, and such statement must be submitted with the parcel map. All owners shall sign a statement which:

- (a) Consents to the preparation and recording of the parcel map; and
 - (b) Offers for dedication that part of the land which the person wished to dedicate for public use; and
 - (c) Reserves any parcel from dedication; and
 - (d) Grants any permanent easement for utility installation or access, as designated on the parcel map, together with a statement approving such easement, signed by the public utility or person in whose favor the easement is created or whose services are required.
- The parcelor shall also submit with the parcel map a preliminary title report of the land to be parceled. If more than two (2) persons are owners of record of the land to be parceled, they may appoint one (1) person power of attorney to sign for them all. Such power of attorney must be submitted with the statement requesting the parceling and with the final map.

23.250 INTERRUPTION OF DRAINAGE AND FLOOD CONTROL CHANNELS BY PARCELING PROHIBITED. No parceling shall be approved if the intended improvements shall interrupt natural drainage or flood control channels, unless such interruption is adequately compensated for in the parceling plan. It is the responsibility of the parcelor to prove that such compensation is adequate, and such proof shall be presented in written form with the parcel map.

23.260 SCOPE AND MODIFICATION OF PROVISIONS. The provisions of this ordinance are to be considered minimum requirements and are not intended to repeal or abrogate any other law or restrictions of record on land. In each case the greater restriction of all of them shall apply. When strict conformance with the provisions of this ordinance are impractical, the Pahrump Town Board may allow modifications which are not in violation of this title or other law, provided however that such modifications are not to the detriment of the citizens of the Town or the general public at large.

23.270 LIABILITY FOR DAMAGE DURING CONSTRUCTION. The parcelor shall sign a statement that during the entire period of construction, the Town will be held harmless by the parcelor for any damage occurring within the parcel or adjacent areas as a result of his activities.

23.300 DEVELOPMENT STANDARDS

23.310 GENERAL CONSIDERATIONS. In the parceling of land lying wholly or partially within the Town, no parcel map shall be approved by the Pahrump Town Board unless the map indicates full compliance with the requirements of this section.

23.320 SIZE OF LOTS.

23.331 STATE AND COUNTY REQUIREMENTS - LOT SIZE. Lot sizes and other requirements imposed by the State or County, or any agency thereof, are considered by the Town of Pahrump to be minimum standards. Where Town requirements exceed those of the State or County, the Town requirements pertain.

23.332 LOTS - MINIMUM SIZE. The size and shape of lots shall be in conformance with any zoning existent at the time of submission of the parcel map, but shall not be less than;

- (a) Sixty (60) feet in width, except corner lots which must be seventy (70) feet.
- (b) Six thousand (6000) square feet in area;
- (c) Eighty (80) feet in depth. All lots shall be generally rectangular with depth not to exceed three (3) times the average width. Exceptions may be granted in the case of commercial, industrial, or agricultural use as to relationship between depth and width. Cul-desac lots must be of sufficient size and shape to be usable for the purpose intended.

23.333 LOT SIZE - ON-SITE SEPTIC SYSTEM. If individual sewage disposal systems are to be used, the minimum lot size for residential lots shall be fifteen thousand (15,000) square feet inclusive of streets to be offered for dedication or already offered or accepted for dedication. Lots for commercial uses shall be a minimum of ten thousand nine hundred (10,900) square feet.

23.334 LOT SIZE - ON-SITE SEPTIC AND WATER SYSTEM. If individual sewage disposal systems and water systems are to be used, the minimum lot size for such lots shall be forty-three thousand five hundred sixty (43,560) square feet, exclusive of streets to be offered for dedication or already offered or accepted for dedication.

23.335 SEWER AND WATER PLACEMENT - LOTS LESS THAN SEVENTY-FIVE

THOUSAND (75,000) SQUARE FEET. The design of lots containing less than seventy five thousand (75,000) square feet on which either on-site sewer or water systems, or both, are intended shall comply with the following rules:

(a) The parcel map shall show areas on each lot, within which an onsite septic tank and water well may be installed, built, or drilled. Such designated areas must be in compliance with all state, county, and town statutes, ordinances, and regulations. These shall be the only areas in which such septic tanks and wells shall be placed. Such designated areas must take into account any existing septic systems and wells exterior to but within one hundred (100) feet of the perimeter of the land to be parceled as well as any existing wells and septic systems within the area to be divided.

(b) No part of the septic tank or leach area shall be within ten (10) feet of any property line or within twenty (20) feet of any irrigation line or sprinkler system or other outside water line or tap connected with a water source that is not equipped with an anti-siphon device adequate to ensure that the domestic water system is not contaminated.

(c) No lot shall be designed in such a manner that compliance with these rules shall preclude compliance by an adjacent property owner whether within the area of land to be parceled or not.

(d) No lot shall be designed where compliance with these rules is not possible due to existing wells, septic systems, and water lines on the lot itself or an adjacent property.

23.340 DESIGN OF LOTS.

23.341 FRONTAGE. The frontage of any lot on a public street shall not be less than seventy-five (75) percent of its average width. Exception may be made in case of land to be used for commercial, industrial, or agricultural purposes, or for cul-de-sac lots, or where topographical features make such frontage impossible. However, such exception shall not result in any lot having less than a forty (40) foot frontage on a street. In no case shall this subsection be used to create a lot or parcel which would be landlocked except for a right-of-way to a public street.

23.343 LOTS ABUTTING A TOWN BOUNDARY. No lot shall be divided by a Town boundary.

23.344 SET-BACK LINES. Set-back lines shall be shown on the parcel map and shall apply to all permanent structures, excepting fences and perimeter walls. Permanent structures shall include both built-in-place structures and manufactured units or buildings to be set in place for other than storage of the unit itself. Minimum set-back requirements are:

(a) Side yards shall be not less than ten (10) percent of the lot width along both sides perimeters of the lot, except that no side setback shall be required by the Town that exceeds twenty (20) feet.

(b) Front and rear set-backs shall not be less than twenty-five (25) feet for the primary structure.

23.345 OFF-STREET PARKING. Lot design shall be such that, considering building setbacks, sufficient off-street parking for the lot's intended purpose is possible. In the

case of residential use, this shall be a minimum of two (2) parking places per living unit.

23.346 USABLE AREA FOR RESIDENTIAL STRUCTURES. Lot size and design shall be such that after applying set-back and off-street parking requirements, a rectangular block of not less than twelve hundred (1200) square feet with a minimum width of sixteen (16) feet shall remain on which may be placed a residential structure.

23.347 SIDE LINES. The side lines of all lots, so far as possible, shall be straight and shall be at right angles to the street which the lot faces, radial or approximately radial if the street is curved.

23.350 STREETS AND ALLEYS

23.351 PARCEL AND STREET NAMES. The Pahrump Town Board shall have the authority to require street names to be proposed by the parcelor.

23.352 STREET INTERSECTIONS. The intersection of streets shall be as close as possible to ninety (90) degrees, but in no case less than sixty (60) degrees. The dedication of street rights-of-way shall include a rounded corner at each street intersection of not less than twenty-five (25) feet radius and the improvement of the street, as regards width, shall be commensurately increased. Street offsets shall not be less than one hundred twenty-five (125) feet between center lines.

23.353 ALLEYS. Alleys are not required within the Town, but when included in the design of the parcel shall be offered for dedication. Alleys shall be at least twenty (20) feet in width, shall be improved with at least six (6) inches of approved road gravel and the finished grade shall be the same as the natural grade of the adjoining lots unless the alley is intended to serve as a device for run-off or flood control.

23.354 BLOCKS. No block between cross-streets shall be longer than thirteen hundred twenty (1320) feet, or one-fourth (1/4) of a section, from a centerline of the crossstreets.

23.360 MONUMENTS AND BENCHMARKS

23.361 MONUMENTS AND BENCHMARKS - GENERALLY. Monuments and benchmarks shall be set before improvements shall be considered complete. All monuments and benchmarks shall be:

- (a) Present and in an undisturbed condition at the time the improvement is accepted.
- (b) Of concrete, stone or metal at or below natural grade, except those within a dedicated right-ofway, shall be sufficiently covered or protected to preclude being disturbed by maintenance of the right-of-way.
- (c) Of sufficient length to hinder removal but not less than two (2) feet.
- (d) marked or capped with markings, as required by law or good engineering practice.
- (e) Shown and identified on the parcel map.

23.364 **PERMANENT MONUMENTS.** Permanent monuments shall be set at all angle and curve points on the exterior boundaries of the parcel, and in any case at intervals of no less than five hundred (500) feet. Monuments shall also be set at the points of intersection of street right-of-way center lines, or at the beginning or end of curves on such intersecting right-of-way center lines.

23.365 **PERMANENT BENCHMARKS.** Permanent elevation benchmarks referring to an approved datum may be required by the Town to be set at street intersections at an approved location.

23.366 **COVERING BENCHMARKS AND MONUMENTS.** Benchmarks and monuments must not be covered in a manner that prevents their exposure. If to be covered, as by hard surfacing a street, a metal box shall be installed around it with a lid or cap flush with the finished surface.

23.400 **STREETS AND HIGHWAYS**

23.410 **CONFORMITY TO PROPOSED AND EXISTING STREETS.** Proposed streets shall provide for the direct continuation of the centerline of the principal existing streets and highways adjacent, adjoining, or through the area to be parceled. Streets shall conform, insofar, as allowable by topographical conditions, to the existing traffic pattern of the surrounding area and that included in the master plan. Lesser streets and rightsof-way shall be in conformity with the intended use of the land after parceling, and professional design and planning principals.

23.411 **STREET NAMES.** Streets that are extensions of, or are obviously in alignment with, existing streets shall bear the names of the existing streets. The names of new streets shall be subject to the approval of the Pahrump Town Board and shall not duplicate or bear undue resemblance to existing street names except as provided above.

23.430 **STREET WIDTHS AND GRADES**

23.431 **STREET RIGHTS-OF-WAY - GENERALLY.** Major arteries, including section line streets, shall not be less than eighty (80) feet in width. Lesser streets, including quarter (1/4) section and sixteenth (1/16) section streets, shall not be less than sixty (60) feet in width. The requirement for a sixty (60) foot right-of-way may be modified to a lesser width by the Pahrump Town Board if such reduction is in the best interest of the Town or if such lesser width would be in conformity with existing rights-of-way for which the proposed street is a continuation. In no case shall streets less than forty (40) feet in width be permitted. All streets shall be offered for dedication to the Town of Pahrump. Such offer shall be in the form of a Certification on the final map.

23.432 **HALF (1/2) ROADS.** Street easements along the perimeter of the land to be parceled shall be offered for dedication if such perimeter shall lie along a section line, quarter (1/4) section line, or sixteenth (1/16) section line; or if the master plan indicates such street to be of necessity; or if such road shall be necessary to provide adequate

rights-of-way for access to other lands either developed or undeveloped. Such easements shall be one-half (½) the width of the total easement which would be required if such street would be an interior street of the parcel. If a half (½) road easement already exists along the perimeter of the land to be parceled, but exterior to such land, the parcelor shall offer a perimeter road easement no less than the existing easement.

23.433 **STREET GRADES.** Street grades shall not exceed seven (7) percent unless topographical conditions make grades in excess of seven (7) percent necessary. On primary and secondary streets and roads, grades shall not exceed six (6) percent.

23.450 **DEAD-END STREETS.** When necessary to give access to or permit a satisfactory dividing of adjoining land, streets shall continue through to the boundary of the property and the resulting dead-end streets may be approved without a turnaround, provided they are no less than sixty (60) feet in width. In all other cases, an improved turn-around having a diameter of not less than forty-five (45) feet shall be provided.

23.451 **CUL-DE-SACS.** Cul-de-sacs shall have an improved turn-around with a minimum radius of fifty (50) feet.

23.460 **AGRICULTURAL AND INDUSTRIAL USES.** The Town recognizes that land divided for agricultural and industrial use may require exceptions to provisions of this ordinance. Such special circumstances shall be considered if the resulting units of land are not less than ten (10) nominal acres in size, inclusive of rights-of-way.

23.500 **STREET IMPROVEMENTS**

23.510 **STREET IMPROVEMENTS REQUIRED.** It is the intent of the Town that as condition of parceling land, streets shall be improved at least to the Town of Pahrump's specifications at the expense of the parcelor. Street improvements shall be such that a logical continuity with existing improved rights-of-way shall be maintained. The street work required will be that necessary for the general use of the lot owners, local neighborhood traffic, drainage needs, flood control, and furtherance of the aims of the master plan of the Town.

23.511 **GRAVELING OF ROADS.** A minimum condition shall be the graveling of roads to a minimum water compacted depth of six (6) inches of one and one-half (1 ½) inches minus. The minimum width of such improvement shall be thirteen (13) feet on both sides of the centerline of the street. The minimum width on section line and quarter (¼) section line streets shall be fifteen (15) feet on both sides of the centerline of the right-of-way. The improved width of half (½) roads that must be improved shall not be less than eighteen (18) feet.

23.520 **STREET SPECIFICATIONS - GENERAL.** All streets shall be constructed to specifications approved by the Town Board.

23.521 **DRAINAGE SWALES.** All improved streets shall have drainage swales on both

sides of the improved street of sufficient width, depth, and construction to adequately carry of rain water under normal conditions. The depth of the finished drainage swale shall not be less than twelve (12) inches below the natural ground level of the adjoining property or the finished grade of the improved street whichever is of lesser elevation. The maximum depth of the finished drainage swales shall not exceed eighteen (18) inches below natural ground level of the adjoining property or finished street grade whichever is of lesser elevation.

23.522 FLOOD CONTROL. All proposed streets shall be designed and improved in conformity with the flood control plan fro the Town.

23.523 STREET SIGNS. The parcelor shall provide and install street and traffic control signs acceptable to the Town.

23.600 PARCEL MAPS.

23.610 SUBMISSION OF PARCEL MAP. The parcelor shall file seven (7) copies of a parcel map and accompanying statements with the Pahrump Planning Department. Each copy shall be marked with the date and time of receipt by an employee or officer of the Town.

23.620 STREET ADDRESS ASSESSMENT. No parcel map for a proposed parceling shall be approved if the street address assessment has not been paid and a Certificate to that effect from the Town Clerk submitted with the parcel map.

23.630 PARCEL MAPS - STANDARDS. The parcel map or survey map shall be prepared and submitted in accordance with the applicable statutes of the State of Nevada. It shall be clearly and legibly drawn upon mylar of good quality. All lines, letters, and figures shall be made in black India ink. The size of each sheet of the map shall be twenty-four (24) by thirty-two (32) inches. Certificates may be printed or stamped in opaque ink. A marginal line shall be drawn completely around each sheet, leaving an entirely blank margin of one (1) inch at the top, bottom, and right edges, and of two (2) inches at the left edge along the twenty-four (24) inch dimension. The name, title, or other designation, and all drawings, affidavits, certificates, acknowledgments, endorsements, acceptances of dedication and notary seals shall be within the marginal line.

23.640 PARCEL MAPS - SCALE AND CONTENTS. The parcel map shall be drawn to a scale of sufficiently large to clearly show all details, and enough sheets shall be used to accomplish this end. The following information shall be shown:

(a) The first sheet shall contain the title conspicuously placed in the lower right-hand corner. Below this shall be a subtitle consisting of a general description of all the property being parceled, by reference to deeds or maps that have been recorded, or to official United States Surveys.

(b) The title sheet shall show, in addition, the basis of bearings, the name of the parcelor as well as the Registered Land Surveyor and/or Professional Engineer, and a location

diagram.

- (c) The final sheet shall contain such certificates, acknowledgments, endorsements, acceptances of dedication, and notary seals as may be necessary.
- (d) The map shall show distance(s) and bearing(s) to a section or quarter-section (1/4) corner.
- (e) The name of the parcel; and
- (f) The names and addresses of the owners of record, parcelor, and engineer or licensed surveyor; and
- (g) All boundary dimensions showing property lines and essential topographical features and information regarding the land to be subdivided especially areas subject to inundation, and the location, width, and direction of flow of all water courses. A contour map shall be REQUIRED when, in the judgement of the Town Board, such a map is needed; and
- (h) All proposed streets and other rights-of-way including width of easement, width and type of road surface, construction detail of drainage swales, approximate radii of curves, and grades; and
- (i) All lots with approximate dimensions thereof and block and lot numbers; and
- (j) Proposed easements and set back lines with dimensions; and
- (k) Existing buildings and other structures, wells and septic systems and their disposition; and
- (l) Adjacent and abutting streets and rights-of-way, including names, width, and degree of improvement; and
- (m) Adjacent land use including names of subdivisions and approximate size of lots; and
- (n) A vicinity map to show the location of the property to be parceled; and
- (o) Date, north point, and scale; and
- (p) All lots shall be numbered, either by progressive numbers, or, if in blocks, progressively numbered or lettered. All numerical progressions shall start with the numbers one (1) and progress through each consecutive whole number. All alphabetical progressions shall start with the letter "A" and progress through each letter of the alphabet; and
- (q) Each page of the parcel map shall state whether the area mapped is in a flood hazard zone, or both a flood hazard zone and flood way are involved, the areas of each shall be shown on the applicable Flood Insurance Rate Map or Flood Hazard Boundary Map; and
- (r) All areas not a part of the proposed plat, or intended to remain in private ownership, shall be clearly marked "NOT A PART" or "PRIVATE"; and
- (s) Description or diagram showing legal access to the property to be parceled including condition of such right-of-way with respect to width and condition of improvement.

23.650 STATEMENTS AND CERTIFICATES TO ACCOMPANY PARCEL MAPS.

The tentative parcel map shall contain and be accompanied by the following:

- (a) Preliminary Title Report of the property to be parceled; and
- (b) The deed restrictions which parcelor proposes to apply; and
- (c) Type of water service, evidence that the water source is _____ been and can be legally secured if other than individual

domestic wells; and

(d) Type of sanitary sewer service and, if other than individual septic tanks, the method of disposal; and

(e) Location of current electric power lines in the vicinity, distance from nearest points on the parcel perimeter, what

electric line extensions both outside and within the proposed parcel will be provided by the parcelor, and the estimated cost to the purchaser of the furthest lot for electric line extensions; and

(f) All monuments found and making proper references to maps bearing records of surveys of the monuments whenever the centerline of an existing street or alley is established; and

(g) Any permanent monuments or property markers placed during the survey and specifying their form and identifying markings; and

(h) A worksheet shall be submitted with the map showing the closure of the exterior boundaries of the proposed parcel and every block and lot therein. Temperature and tension correction shall be applied to all measured distances in conformance with the standards adopted by the Federal Board of Surveys and Maps; and

(I) Sufficient data to readily determine the bearing and length of every lot line, block line, and boundary line; linear dimensions shall be expressed in feet and decimals of a foot. Not ditto marks shall be used; and

(j) Lots containing one (1) acre or more must show acreage to the nearest hundredth (100th) of an

acre. Both gross and net acres shall be shown; and

(k) Length, radius and total delta and length of arc of all centerline curves on streets, and lengths of arc and delta of each curved lot boundary; and

(l) Location of utility easements, indicating the utility provided for (including storm drains, sewers, water, electric, and telephone), by fine dotted lines and showing width, lengths, and bearings and sufficient dimensions and ties to locate the easements definitely with respect to the parcel; and

(m) The corners of all adjoining subdivisions, portions thereof, or tracts of land contiguous to the boundaries of the parcel, and shall be identified by lot number, subdivision or tract name and place or record, by section, township and range, or by other proper designation; and

(n) Certificate of the owner, consenting to the parceling; and

(o) Certificate of the owner, offering to dedicate streets and other lands; and

(p) A statement from the county tax receiver showing that not property tax liens or assessments stand against the

property to be parceled, and that all taxes assessed against the subject property for the then current tax year have been paid; no parcel map may be approved by the Town Board unless the property taxes have been fully

paid for the tax year in which final approval by the Town Board is given; and

(q) A statement from Valley Electric Association that the parcels are serviceable and that utility easements are sufficient for their needs; and

(r) A statement from Nevada Bell Telephone Company that the parcels are serviceable and that utility easements are sufficient for their needs; and

(s) A statement from any water or sewer utility to be used that the parcel is serviceable,

the easements are sufficient for their needs, and that an agreement between the parcelor and the utility has been signed by both parties and is on file with the Town; and

(t) Certificate from the Pahrump Town Board Chairman and attested to by the Town Clerk, that all proposed roads and rights-of-way are within Town of Pahrump specifications for dedication, that all improvementsn have been completed, and the completed improvements have been inspected and approved by an authorized representative of the Town.

23.660 PHYSICAL STAKING OF PROPERTY TO BE PARCELED. Prior to filing the parcel maps, the parcelor shall stake the approximate boundaries of the proposed parcel in a manner that will allow physical examination of the property by the Pahrump Town Board or a representative thereof. The parcelor shall inform the Pahrump Town Board of the method of staking, and shall maintain the staking until the parcel map is approved or disapproved.

23.670 ACTS PROHIBITED BEFORE APPROVAL. Until a parcel map is approved by the Pahrump Advisory Planning Board, the parcelor shall not:

- (a) Commence a final survey of any street or lots; or
- (b) Commence any grading or construction work upon any proposed street, road, or right of- way.

23.680 PUBLIC MEETING TO BE HELD

23.682 PUBLIC MEETING. The Pahrump Town Board will hold a public meeting on the proposed parcel and within forty-five (45) days of the submission of the parcel map to the Pahrump Town Board, and render a written decision approving, disapproving, or conditionally approving the parcel.

23.684 PRESENCE OF THE PARCELOR OR REPRESENTATIVE REQUIRED.

In order for the Pahrump Town Board to adequately review the parcel map of the proposed parcel, it is the responsibility of the parcelor to have present at the public meeting a person sufficiently knowledgeable in the details of the proposed division to answer questions by the Town Board. If such representative can not be present, the parcelor or his representative may request a thirty (30) day extension of the forty-five (45) day review period to allow for a public meeting when he or his knowledgeable representative can be present. The Pahrump Town Board may elect to disapprove the parcel map or continue consideration to another date if substantive questions cannot be answered at the public meeting.

23.690 FILING AND APPROVAL PROCEDURE

23.691 APPROVAL OF FINAL MAP. Within thirty (30) days of filing of the parcel map, the Pahrump Advisory Planning Board and the Planning Department shall submit to the Pahrump Town Board in writing its recommendations regarding approval of the parcel. Following such submission, the Pahrump Town Board shall, at their next

regularly scheduled meeting at which the parcel map may legally be heard, approve or disapprove the parcel map. If the decision to disapprove is made, the parcelor and the Pahrump Town Board may mutually agree to postpone the decision until a future certain date to allow the parcelor to comply with the requirements to complete his parcel map. Upon approval, the Pahrump Town Clerk shall sign the approval certificate of the parcel map.

23.692 RECORDATION OF APPROVED FINAL MAP. It shall be the responsibility of the parcelor to record the approved parcel map on the records of the county.

23.694 SALES PRIOR TO RECORDATION ARE VOID - EXCEPTION. Any sale by contract or deed of property being parceled prior to the recording of the parcel map by the Nye County Recorder is void; except, following written notice to the Town Board, the parcelor may sell all of the land to be parceled to one (1) person, or to more than one (1) person if their interests are undivided.

23.700 GENERAL PROVISIONS.

23.710 SEVERABILITY. If any one or more sections, clauses, or parts of this ordinance shall be declared invalid or void, such judgement shall not affect, impair or invalidate the remaining provisions of this ordinance, but shall be confined in its operation to the specific sections, clauses, or parts held invalid or void.

23.720 PROHIBITED ACT IS MISDEMEANOR WHEN NO PENALTY IMPOSED.

Whenever the performance of any act is prohibited by this ordinance, or is made or declared to be unlawful, or whenever the doing of an act is required by this town ordinance, or the failure to do any act is declared to be unlawful by this ordinance, and no penalty for the violation of such provision is imposed or provided for, then the performance of such act or the failure to perform such act shall be a misdemeanor.

23.730 MISDEMEANOR PENALTIES DESIGNATED. Any person, firm, or corporation who shall be convicted of a misdemeanor shall be punished by a fine not to exceed one thousand dollars (\$1,000), or imprisonment in the county jail not to exceed six (6) months, or both such fine and imprisonment.

23.740 SUBTERFUGE FOR AVOIDANCE OF SUBDIVISION PROHIBITED.

Division of land is prohibited in which the original parcelor becomes a subsequent owner of land so parceled, except on land to be used for commercial purposes.

23.750 FILING FEE. A filing fee of thirty-five dollars (\$35.00) shall be paid for each parcel map with the Pahrump Town Board.

**NOTICE OF ADOPTION OF BILL NO. 86-10 TOWN ORDINANCE - PAHRUMP PARCELING ORDINANCE
PAHRUMP TOWN ORDINANCE NO. 23**

NOTICE IS HEREBY GIVEN that the Pahrump Town Board, at its regular meeting held on the 25th day of November, 1986, adopted Bill No. 86-10, Typewritten copies of the ordinances are available for public inspection at: The Office of the Nye County Clerk, Courthouse, Tonopah, Nevada, and The Office of the Pahrump Town Board, at the Town Office, Community Center, Pahrump, Nevada.

Board members voting in favor of the adoption:

__Signatures on file__

Board members voting against the ordinance:

This ordinance shall be in full force and effect on and after the 29th day of December, 1986. After publication in full in a newspaper having general circulation in the Town of Pahrump, Nye County, Nevada, at least once a week for a period of two weeks.

DATED this 1st day of December, 1986.

PAHRUMP TOWN BOARD

BY: __Signature on file__

Chairman

Publish: PV Times

Date: 12/5/86 & 12/19/86

AMENDMENTS TO BILL NO. 86-10

23.333 Third line—replace exclusive with inclusive.

23.361 (d) Replace engineering with surveying.

23.364 Amend to read: PERMANENT MONUMENTS. Permanent monuments shall be set at all angle and curve points on interior lot corners and exterior boundaries of the parcel, and in any case maintain line of sight between consecutive points on street centerline or exterior boundary.

Monuments shall also be set....

23.610 Amend to read: Submission of Parcel Map. The parcelor shall file one (1) copy with the Planning Department for review, and upon completion of the review, shall file seven (7) copies...

23.511 Amend to read:

Graveling of roads—Preparation of Subgrade.

The areas where new construction is required shall be scarified, wetted, cultivated and compacted after rough grading has been completed. Ground surfaces shall be loosened to a depth of at least six inches. The loosened material shall then be worked to a finely divided condition and all rocks larger than 4 inches in greatest dimension shall be removed. The moisture content shall be brought to optimum by the addition of water, by the addition and blending of dry, suitable material or by the drying of existing material.

The material shall then be compacted to the specified relative compaction.

23.512 GRAVELING OF ROADS. A minimum condition shall be the graveling of roads to a minimum water compacted depth of six (6) inches of one and one-half (1½) inches minus. The minimum width of such improvement shall be thirteen (13) feet on both sides of the centerline of the street. The minimum width of section line and quarter (1/4) section line streets shall be fifteen (15) feet on both sides of the centerline of the right-of-way. The improved width of half (½) roads that must be improved shall not be less than eighteen (18) feet.

23.621 Add the following: Filing Fee. A filing fee of fifty (50.00) dollars shall be paid to the Town of Pahrump for each parcel map submitted.

23.640 (b) Delete and/or Professional Engineer, and a location diagram

(f) Delete engineer or

(h) Third line—delete approximate

(I) Delete approximate

23.650 (e) Delete last clause: and the estimated cost to the purchaser of the furthest lot for electric line extensions:

(h) Amend to read: A worksheet shall be submitted, if required by the Planning Department with a map showing the closure of the exterior boundaries of the proposed parcel and every block and lot therein. Current professional standards shall be applied...

(j) Amend to read: Lots containing one (1) gross acre or more must show acreage to the nearest hundredth (100th) of an acre. Both gross and net acres shall be shown; and lots containing less than one (1) gross acre shall show gross and net square feet; and

23.682 Third line—Replace Town Board with Planning Department

23.691 Title—Replace Final with Parcel

23.692 Title—Replace Final with Parcel

23.750 Delete