

Chapter 16.24

PARCEL, BOUNDARY LINE ADJUSTMENT AND REVERSION MAPS

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* Editor's Note: The title of Ch. 16.24 was amended by Ord. 757 § 1.1.

16.20.010 Intent and purpose.

The regulation of land division, boundary line adjustments and reversion of maps or reversion of divisions of land to acreage is deemed necessary in order to promote the public health, safety, and general welfare, including the orderly growth and development of the city by providing procedures to assure compliance with the property development standards of this code, precise plans and precise plan lines adopted by the city council; to assure adequate provisions of necessary improvements and health and safety measures; and, to prevent interference with the opening and extension of streets necessary for proper traffic circulation and the development of adjacent properties. (Ord. 757 §1.2, 2008: Ord. 640 § 1.2, 1998: Ord. 433 § 1, 1986: Ord. 391 § 122, 1983)

16.24.020 Scope.

This chapter applies to land which is to be divided for the purpose of transfer or development into four lots or less, and to and which is the subject of an adjustment of the boundary line, and to reversion of maps and reversion of division of and to acreage. This chapter does not apply to any division of land exempted by Chapter 278, Nevada Revised Statutes. (Ord. 757 §1.3, 2008: Ord. 640 § 1.3, 1998)

16.24.030 Procedure.

No division of land into four lots or less, adjustment of a boundary line or map of reversion will be made except in accordance with the provisions of this chapter. Any person desiring to divide land into four lots or less must:

A. Submit to the planning department and an application for approval of the proposed map procedure as provided for in Section 16.24.050;

B. Submit to the planning department a proposed map as provided in Section 16.24.060 together with as many copies as may be required by the planning department;

C. File the approved map in accordance with Chapter 278, Nevada Revised Statutes. (Ord. 757 §1.4, 2008: Ord. 640 § 1.4, 1998)

16.24.040 Application-Proposed map.

Any application for the approval of division of land into four lots or less, adjustment of a boundary line or for map of reversion will be made by filing the following items with the planning department:

A. Application Form. Application for approval of the proposed map will be made upon the form provided by the planning department. The application must contain the following information:

1. The name and address of the property owner;
2. The name, address and telephone number of the applicant;
3. A legal description of the whole parcel to be divided;
4. The names of adjoining property owners;
5. For parcel maps only, the source of domestic water supply and the proposed method of sewage disposal.

B. Proposed Map. A proposed parcel map prepared in accordance with WMC 16.24.050. (Ord. 757 §1.5, 2008: Ord. 640 § 1.5, 1998)

16.24.050 Map requirements.

A. A parcel map must conform to requirements and objectives of the city general plan and to applicable ordinances and statutes. Except where clearly inapplicable, as determined by the city engineer, specific standards for parcel maps shall be in accordance with the following as amended:

1. Lot planning shall be governed by WMC 16.28.030.
2. Block design shall be governed by WMC 16.28.020.
3. Street location and arrangement shall be governed by WMC 16.40.010.
4. Street naming shall be governed by WMC 16.40.020.
5. Easement planning shall be governed by WMC 16.28.020.
6. Responsibility for improvements shall be governed by WMC 16.32.010.
7. Development standards shall be governed by WMC 17.22.120 through 17.22.230, inclusive.
8. Inspection, testing and map check fees shall be governed by WMC 17.22.240.
9. A survey is required for the final parcel map unless NRS 278.463 is satisfied.

B. A map for adjustment of a boundary line must conform with the requirements of NRS 278.5693 as amended.

C. A map of reversion must conform to the requirements of NRS 278.490, 278.495, 278.496 and 278.4956 as amended. (Ord. 757 §1.6, 2008: Ord. 640 § 1.6, 1998)

16.24.060 Administrative review-decision.

A. The planning director or other designated representative of the planning department will review the map application, the proposed parcel map and recommend approval, conditional approval or disapproval of the map.

B. The planning director or other designated representative of the planning department will review the map application, the proposed boundary line adjustment map and grant final approval, conditional approval or disapproval of the map.

C. The planning director or other designated representative of the planning department will review the map application, the proposed map of reversion and grant final approval, conditional approval or disapproval of the map. (Ord. 757 §1.7, 2008: Ord. 640 § 1.7, 1998)

16.24.070 Hearing-decision.

At the time and place fixed for hearing the parcel map application, the planning commission shall, within sixty days after filing the parcel map application with the planning department, unless the time is extended by mutual agreement between the planning commission and the applicant, review and consider the planning department recommendation, any relevant evidence and material from other departments as presented by the planning director, and approve, conditionally approve or disapprove the parcel map. The planning commission shall set forth findings and conclusions they deem appropriate to the decision. The planning commission may continue the hearing, with the consent of the applicant, to obtain further information before making a decision. Unless the time is extended by mutual agreement, if the planning commission fails to take action within the period specified in this section, the parcel map shall be deemed approved. (Ord. 757 §1.8, 2008: Ord. 640 § 1.8, 1998)

16.24.080 Effective date of decision.

A. The decision of the planning commission shall become effective five (5) working days after the issuance of the decision.

B. The decision of the planning director or other designated representative shall become effective on the date the decision is made. (Ord. 757 §1.9, 2008: Ord. 640 § 1.9, 1998)

16.24.090 Appeal.

See Chapter 17.126.
(Ord. 757 §1.10, 2008: Ord. 640 § 1.10, 1998)