

# Proposed Subdivision Review Regulation

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# State of Nevada Assembly Bill 211 (2021)

2021 – AB211: Amending NRS 278

An Act relating to land use planning; requiring, with certain exceptions, a copy of the tentative map of the design of a proposed subdivision of land to be forwarded to the Department of Wildlife for review; revising the factors that are considered before taking final action on a tentative map; and providing other matters properly relating thereto.





# Proposed Regulation (LCB File No. R162-22)

- ◆ Relates to land use planning; specifically, subdivision development;
- ◆ Defines and interprets several terms relating to the review of tentative subdivision maps;
- ◆ Sets forth requirements of certain information to be submitted to the Department;
- ◆ Provides that the Department will provide written comments on a tentative map;
- ◆ Establishes certain fees for the review of a tentative map;
- ◆ Provides for other matters related to review.



# Proposed Regulation (Sections 1-6)

## Definitions & Interpretations

### DEFINITIONS

- “Subdivision”
- “Tentative map”

### INTERPRETATIONS

- “Infill Development”
- “Substantially vacant”
- “Vacant”

## Requirements of Developers

### SUBMISSION OF:

- Tentative map topographic features
- location relative to nearest city/major highway
- cross streets, or other landmarks
- Expected timeline of development
- Size of development (acres); Type of H<sub>2</sub>O system to be used and H<sub>2</sub>O source
- map of 100-year floodplain; PLSS TRS of subdivision
- Contact information
- Master Plan indicating future development
- FEE





# Proposed Regulation (Sections 7-8)

## Requirements of Department

### PROVIDE WRITTEN:

- Notification of missing requirements (when applicable) in submission
- Methods to avoid or minimize impacts to wildlife
- Recommendations on mitigation measures (where appropriate)
- Best Management Practices (BMPs) or Required Design Features (RDFs)
- Notification that no impacts are anticipated (where applicable)
- Development of a subdivision review form, available via Department website, to be submitted by Developers with tentative map and fee

## Fees

### DEPARTMENT WILL CHARGE:

For *initial review* of tentative map:

- \$250 plus additional fee of \$5 per acre shown on map

For review of any *modifications to a tentative map* previously submitted:

- \$5 per acre shown on modified tentative map



# QUESTIONS?

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