

TENTATIVE MAP CHECKLIST

Date: _____ Application Number: _____ Planner: _____

Subdivision Name: _____

NOTE: Additional items may be required at the time of submittal if deemed necessary by Planning staff.
The map must contain a legend indicating the purpose of all lines, symbols, and markings.

30.28.130(a.)(3.) GENERAL SUBDIVISION PROCESSING REQUIREMENTS

TEXT	Y	N	N/A
Date of preparation and scale, not to exceed 100 feet to 1 inch.			
Lettering placed to read in the bottom right. North arrow shall be up.			
Name(s), address(es), and telephone number of owner(s) of record, subdivider, and person(s) who prepared the map.			
Legal description including a graphic vicinity map, and approximate acreage.			
Proposed use of property.			
A vicinity or key map showing the relation of the subdivision to the surrounding area.			
Listing of the protective covenants and deed restrictions the subdivider intends to enforce.			
MAP/STATEMENT	Y	N	N/A
Known, mapped or observable faults and fissures, and setback to any faults, or a statement related thereto.			
All groundwater depths historically within 20 feet of the existing ground surface, or a statement related thereto.			
A statement indicating the proposed location of the nearest water and sewer utility distribution.			
MAP	Y	N	N/A
Exterior subdivision boundary map & dimensions, including existing or proposed vacated areas, & areas to be dedicated.			
Lot corners of adjoining subdivisions/tracts/ including recording data.			
Adjacent streets – location, name(s), present widths and improvements.			
Proposed streets – location, names, proposed grade and width, including street section drawings.			
Contour interval lines of slope for the entire subdivision at the following intervals: i) From level to 40% - 2-foot intervals; ii) Between 40% and 80% - 5-foot intervals; iii) Exceeding 80% - 10-foot intervals.			
Hillside Development Regulations (30.56.100) required for slopes exceeding 12%, showing slope limits.			
Drainage, sewage, public utilities, and other easement widths and locations. Any easement to Clark County restricting the use of a proposed Lot must be part of a vacation application submitted in conjunction with the tentative map.			
Radii of all curves.			
Lots – Layout, lot number, dimensions, including gross and net lot size for each lot.			
Existing building/structure location & outline, to scale, noting any removal(s), or other influences to layout/design.			
Sidewalk location. If detached, vacation must be approved before or submitted concurrently with this TM.			
Proposed sites to be reserved or dedicated for public parks, schools, playgrounds and/or other public uses.			
Stormwater: Overflow & location, widths, & flow direction, proposed drainage and facilities, & 100-year flood plain limit.			
A map showing entire area if proposed plat is a portion of a larger holding intended for subsequent development.			
Existing culverts, drainpipes, watercourses, natural drainage channels location, size and relocation, if proposed.			
Water: Supply source and availability, existing water main size and location, and proposed fire hydrant location.			
Sewage: Proposed method of disposal and location and size of nearest main.			
Proposed improvements and location, including any shared access.			
30.40 LOT AREA AND DENSITY REQUIREMENTS	Y	N	N/A
Lots meet minimum lot size for the zoning district.			
Lot density matches zoning district allowances.			
Open space (PUD, RUD, Multi-family, Resort Condo)			
30.52.030 (b.) MINIMUM WIDTH PRIVATE STREET REQUIREMENTS	Y	N	N/A
2+SF DU – 37'W for L curb, 38'W for R curb, 39'W for roll curb (36' drivable), County-approved turnaround for 150'/longer private streets/access easements			
2-6 SF DU – 25'W for L curb (24' drivable) for private streets/access easements less than 150'. WIDTH NON-WAIVABLE.			
1 SF DU (no street frontage) – 20'W with no County-approved turnaround for private access easements. See Figure 30.52-1			
30.52.050 IMPROVEMENT STANDARDS	Y	N	N/A
Review Modifications to Uniform Standard Drawings 212, 222, 222.1, and 225.			
30.52.052 RESIDENTIAL SUBDIVISION STREET CONFIGURATION REQUIREMENTS	Y	N	N/A
Street intersections off-set a minimum of 125 feet (measured from right-of-way line to right-of-way line), unless exempt			

30.56.080 AND 30.64 REQUIREMENTS	Y	N	N/A
Lots must have legal access. (30.56.080)			
Double frontage lots shall be avoided. (30.56.080)			
Legality of Lot (lot of record; no remnant lots) (30.56.080)			
Energy efficient design (30.56.080)			
Landscaping location, width, area, easement/common area per previously approved land use application (30.64)			
ADDITIONAL ITEMS	Y	N	N/A
All conditions of approval are met.			
Map matches previous site plan approval.			
NRS 116 & 117: PLATS & PLANS – COMMON INTEREST COMMUNITIES/SUBDIVISION	Y	N	N/A
Certified legible plats and plans are required for all common-interest communities except cooperatives, in compliance with NRS 278 contains all information required below:			
The name and a survey of the area of the plat			
A sufficient description of the real estate			
The extent of any encroachments by or upon any portion of the property within the plat			
All easement location and dimensions which serve or burden any portion of the common-interest community;			
Any vertical unit boundaries location and dimensions and that unit's identifying number (i.e. cross section drawing of multi-story buildings);			
The location with reference to an established datum any horizontal unit boundaries not shown or projected on plans recorded pursuant to subsection 4 and that unit's identifying number; and			
Limited common elements location and dimensions, including porches, balconies and patios, other than parking spaces and the other limited common elements described in subsections 2 and 4 of NRS 116.2102			