



March 26, 2013

**Re: Information Concerning Zoning, Special Flood Hazard Areas, Building Permits, Covenants, Conditions & Restrictions (CC&R's) Enforcement, and Encroachment Permits within Nye County, Nevada.**

To Whom It May Concern:

The purpose of this memorandum is to provide you with information concerning the above referenced topics within Nye County.

### **Zoning**

A Zoning Ordinance/Zoning Map is in effect within the Pahrump Regional Planning District (check with Planning staff for further information). There is no Zoning Ordinance/Zoning Map in any other area of Nye County with the exception of Nye County Code Title 15.08 which regulates mobile homes, mobile home parks, nuisances, sanitary protection of water and food supplies, and control of sewage disposal. Development must comply with all other County/State/Federal requirements, utility providers and any privately enforced Covenants, Conditions & Restrictions (CC&R's) applicable to your property.

### **Building within a Special Flood Hazard Area**

Should you intend to perform any "Development" (Nye County Code 15.12.040) within a Special Flood Hazard Area (SFHA), you must obtain a permit to do so from this department. For areas other than Pahrump, please contact Planning staff with your assessor's parcel number for further information. If your property is located in Pahrump, please contact the Planning Department at (775) 751-4249.

### **Building Permits**

Within the Pahrump Regional Planning District, a building permitting and inspection program became effective October 1, 1998. However, in all other areas of Nye County there is no building permit system in place; nor does Nye County enforce any building, plumbing, electrical, fire or any other uniform construction codes for

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residential construction. For commercial and industrial construction, State Fire Marshal inspections are required which incorporate the 2003 International Fire Code, 2005 National Electric Code, and 2006 International Building Code. Flood permits and Certificates of Compliance for fire safety are also required. Additionally, inspections are required for the installation of manufactured/mobile homes and commercial coaches. Effective April 1, 2013, the responsibility for these inspections will transfer from the State of Nevada Manufactured Housing Division to Nye County through an approved Interlocal Agreement. For installations outside of the Pahrump Regional Planning District, please call 775-482-8184 (Tonopah) and for installations within the PRPD please call 775-751-3773 (Pahrump).

#### **CC&R's and Deed Restrictions**

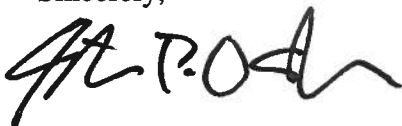
Many developers of subdivisions within Nye County have created private Covenants, Conditions & Restrictions (CC&R's) or other deed restrictions to control the use of property in their developments. Nye County is not a party to, nor does it enforce any CC&R's or deed restrictions within the County.

#### **Encroachment Permits**

Prior to any excavation, construction, installation, and/or occupancy within any Nye County right-of-way, such as the installation of driveways, sewer or water lines, or performing any road work, an Encroachment Permit must be obtained from the Nye County Public Works Department. Permission must be requested from Public Works a minimum of 30 days in advance of any road or street closure. All work within the County right-of-way must be done to County standards and must receive a final inspection approval. Please contact Nye County Public Works at 775-751-6855 for more information.

I hope this information proves useful and should you have questions or need any additional information, please contact me at 775-751-4249.

Sincerely,

A handwritten signature in black ink, appearing to read "S.P.O.", with a stylized flourish at the end.

Steve P. Osborne, AICP  
Director of Planning