



# Pershing County Planning and Building Department

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## Master Plan Amendment Application

**Applicant or Representative:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email \_\_\_\_\_

**Property Owner:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email \_\_\_\_\_

**Professional Consultant:** \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email \_\_\_\_\_

### **Property Information**

Property address or location: \_\_\_\_\_

Legal description of property (section, township, range): \_\_\_\_\_

Assessor's parcel number(s): \_\_\_\_\_

Total area of property (acres or square feet): \_\_\_\_\_

Current regulatory land use district: \_\_\_\_\_

Proposed regulatory land use district: \_\_\_\_\_

**Project Information**

Provide a detailed description of the proposed project: \_\_\_\_\_

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Provide a time schedule for completion of the proposed project: \_\_\_\_\_

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Describe the existing use of the property: \_\_\_\_\_

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Describe the land uses of surrounding properties: \_\_\_\_\_

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Describe the effect the proposed change in regulatory land use district may have on surrounding properties: \_\_\_\_\_

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Describe how the proposed change in regulatory land use district is consistent with the Pershing County Master Plan: \_\_\_\_\_

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List any state, federal, or other public agencies' approvals or permits required for the proposed project: \_\_\_\_\_

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Provide the floodplain status of the property relative to information provided by FEMA: \_\_\_\_\_

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**Infrastructure and Services**

Describe how water will be provided: \_\_\_\_\_

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Describe how sewage disposal will be provided: \_\_\_\_\_

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Describe how electricity will be provided: \_\_\_\_\_

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Describe how other necessary infrastructure and services will be provided (i.e. solid waste disposal, telephone service, etc.): \_\_\_\_\_

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Describe the condition of existing roads which provide access to the project location: \_\_\_\_\_

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Describe the effect the proposed project will have on existing road and traffic conditions: \_\_\_\_\_

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Describe any new roads that will be built: \_\_\_\_\_

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The following are required to be submitted with a Master Plan amendment application:

1. A scaled map of the property, correlating with the legal description, and clearly showing the property's location.
2. A scaled map depicting site constraints, including but not limited to slopes, potential wetlands, floodways, drainage ways, geologic hazards and fault zones.

Additional exhibits may also be required by the Planning Director as necessary.

**Applications must be entirely filled out and have all required attachments. Applications will not be processed until all information necessary to review and decide upon the application has been determined complete by the Planning Director.**

# Acknowledgement of the Tax Assessment Consequences of Altering Agricultural Real Property NRS 361A



To avoid delays in map application processing when altering Agricultural land, this form must be completed and returned to the Pershing County Assessor's Office prior to filing any maps. Proof of submission to Assessor must be included when submitting application to Planning & Building.

- ✓ *I acknowledge that the assessed valuation on my parcel may change and that deferred taxes may be billed because of altering my property lines.*
- ✓ *I acknowledge that NRS 361A.270 states it is the responsibility of the property owner to provide the assessor 30 days written notice if any portion of a parcel ceases to be used exclusively for agricultural use. I also acknowledge that NRS 361A.283 states a penalty of 20 percent of the total accumulated deferred tax may be charged for failure to provide the assessor with the required notice.*
- ✓ *I acknowledge that property taxes must be paid in full on an existing parcel number before a new parcel can be created.*
- ✓ *Furthermore, I acknowledge that maps recorded between June 15<sup>th</sup> and July 1<sup>st</sup> may not be processed until the next fiscal year and that taxes calculated on the existing parcel on the July 1<sup>st</sup> lien date must be paid in full before a new parcel can be created.*

Owner Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Daytime Phone# \_\_\_\_\_

*If you have questions, please contact the Assessor's Office at (775)273-2369.*

## What is agricultural real property?

Agricultural real property is:

- Land devoted to agricultural use for at least three (3) consecutive years.
- A parcel that includes at least 7 acres of land devoted to accepted agricultural practices.
- A parcel that is contiguous to other agricultural real property owned by the lessee.
- A parcel which is part of a business venture that produces a minimum gross income of \$5,000 from agricultural pursuits.

## What is an agricultural use assessment?

- Qualified parcels assessed as agricultural are valued for tax purposes using classifications and values set annually by the Department of Taxation.
- The values are based upon survey data of Nevada agriculture markets while other types of property are valued according to the regional real estate market.
- Deferred taxes are the difference between the agricultural taxes and the taxes that would have been paid had the parcel not been agriculturally assessed.
- Deferred taxes are a perpetual lien against the parcel until the deferred taxes are paid.

## What qualifies a parcel for an agricultural use assessment?

- The owner of real property may apply to the county assessor for an agricultural use assessment by June 1 of any year.
- Provide documentation of the minimum gross income of \$5,000 from agricultural pursuits. This may include, without limitation, leases, receipts, rent paid, account balance sheets, profit, and loss statements, audited financial statements and federal income tax returns.
- The county assessor determines the eligibility of agricultural use applications for properties 20 acres or larger.
- The Nevada Department of Taxation determines the eligibility of agricultural use applications for properties less than 20 acres.
- The approved application is recorded establishing the perpetual lien.

## What would cause a parcel to no longer qualify for an agricultural assessment?

- Physical alteration of the surface of the property to be used for a purpose other than agriculture.
- The recording of a final map or parcel map which creates one or more parcels not intended for agricultural use.
- A change in zoning to a higher use made at the request of the owner.

For Assessor Office Use Only: APN(s) \_\_\_\_\_  Deferred Calculated  No Deferred Taxes

**Owner Affidavit**

State of \_\_\_\_\_ )

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ss:

County of \_\_\_\_\_ )

I, \_\_\_\_\_  
being duly sworn, depose and say that I am an owner\* of property involved in this petition and that the foregoing statements and answers herein contained and the information herewith submitted are in all respects complete, true and correct to the best of my knowledge and belief. I understand that no assurance or guarantee can be given by members of the Planning Department.

\*Owner refers to the following: (Please check the appropriate box.)

- Owner
- Corporate Officer/Partner (Provide copy of record document indicating authority to sign).
- Power of Attorney (Provide copy of Power of Attorney).
- Owner Agent (Provide copy of record document indicating authority to sign).
- Letter from Government Agency with Stewardship

\_\_\_\_\_  
Signed

\_\_\_\_\_  
Address

Subscribed and sworn to before me  
this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Notary public in and for said county and state.

(Notary Stamp)

My commission expires: \_\_\_\_\_