30.12 Comprehensive Plan and Community Districts

PART A THE PLAN

30.12.010 The Comprehensive Plan.
30.12.020 Purpose.

PART B COMPREHENSIVE PLAN AMENDMENTS

30.12.030 Purpose.
30.12.040 General Comprehensive Plan Amendment Processing.
30.12-1 Comprehensive Plan Amendment - Authority and Consideration Table.

PART C COMMUNITY DISTRICTS

30.12.050 Purpose.
30.12.060 Established Community Districts .

30.12 Comprehensive Plan and Community Districts

PART A THE PLAN

30.12.010 **The Comprehensive Plan.** The Clark County Comprehensive Plan is that plan adopted by the Board on [~~December 15, 1983~~]August 21, 2001, and includes all other adopted land use plans and other plan elements [~~subsequently adopted~~]. For any land without a designated land use within an adopted element, the Land Use Map adopted on January 21, 1974 shall indicate the range of density and intensity permitted. (Ord 2674 § 1, 2001)

30.12.020 **Purpose.** The Clark County Comprehensive Plan shall serve as a pattern and guide for the orderly physical growth and development of Clark County. Unless otherwise provided, all development approved through this Title shall be in conformance with the Comprehensive Plan as follows.

1. Unless otherwise noted in this Title, all approved zoning districts and development should reflect the applicable land use classification and intensity of use specified:

   A. In the community district element.

   B. In the various land use maps adopted in conjunction with the land use plans.

   C. In the general description of the various land use categories depicted upon the adopted maps.

2. A proposed land use category allows a range of zoning districts, therefore the approval of a land use plan map, or an amendment thereto, shall not be construed to obligate the Commission or the Board to approve the maximum density or intensity of use permitted within an approved land use category. Requests for land use applications are subject to the discretion of the Commission or Board, within the general guidance contained within the Comprehensive Plan coupled with consideration of:

   A. The general prosperity, health, safety, and welfare of the public.

   B. The character of the area.

   C. The area's peculiar suitability for particular uses.

   D. The availability of water and other required resources.

   E. The availability of, and facilities for, services.

   F. Preservation of the value of buildings and property.

G. Encouraging the most appropriate land use.

3. Public facility design, location and improvement policies contained within the Comprehensive Plan shall be utilized as guidelines in the application of subdivision, public improvement, and design review procedures contained within this Title, including:

   A. The provision of lots of sufficient size, adequate improvements and facilities, and appropriate design for the intended use.

   B. The construction and installation of streets, highways with uniformity of street width and access to lands, public utilities and other public facilities to minimize traffic congestion and safety hazards.

   C. The prevention of the subdivision of lands which are subject to severe slope; lack of water, sewer or other required public services; flooding; or which are otherwise unsuitable for subdivision.

   D. The development of a permanently wholesome community environment, adequate public services and safe streets.

4. Site design and location policies contained within the Comprehensive Plan shall be utilized as guidelines in the application of the design review procedures contained within Table 30.16-9 (Design Review).

5. Land use and subdivision applications for the development of land may be approved, conditionally approved, or denied based on the plans, policy statements, goals contained anywhere within the Comprehensive Plan, or any amendment thereto, or element thereof.

PART B COMPREHENSIVE PLAN AMENDMENTS

30.12.030 **Purpose.** The purpose of this part is to provide standards and procedures for the acceptance, processing, hearing and final action on Comprehensive Plan amendments, with the intent of providing for the orderly and efficient development of land.

30.12.040 **General Comprehensive Plan Amendment Processing.** Comprehensive Plan amendments may be initiated, accepted, processed, noticed, heard and acted upon in accordance with the provisions of this Part. The Comprehensive Plan shall only be amended per Table 30.12-1 below, except adopted land use plan maps may be amended for major projects, in accordance with Table 30.20-4.

Table 30.12-1 *(Italicized words are defined in Chapter 30.08)* *COMPREHENSIVE PLAN AMENDMENT* - AUTHORITY AND CONSIDERATION TABLE	
a. Initiating Authority	Upon receipt of a request by a member of the *Board*, the Director of Comprehensive Planning shall receive direction at a subsequent meeting of the *Board*.
b. Introduction	Should the *Board* choose to direct staff to prepare a *Comprehensive Plan* amendment, the Director of Comprehensive Planning shall prepare the amendment in accordance with the direction given. The Director shall thereafter schedule the amendment for consideration to the *Board*. If the *Board* determines that the amendment to the plan is worthy of further consideration, the public hearing process is initiated and the proposed amendment shall be referred to the *Commission*.
c. Commission Action	The *Commission* shall consider the amendment at a public hearing per Section 30.16.220 within forty (40) days and shall act upon the amendment within ninety (90) days of the referral. Any decision to approve an amendment shall be by the affirmative vote of not less than two-thirds (2/3) of the total membership of the *Commission*. The *Commission* shall forward a report of its action to the *Board*.
d. Board Action	Following action by the Commission, or the 90 day period, whichever comes first, the *Board* shall consider the amendment, the facts presented, and the report of the *Commission* and may approve, approve with changes, or deny any proposed amendment in accordance with NRS 278. Any change from that which was adopted by the *Commission* shall be referred back to the *Commission* for a report in accordance with NRS 278.220.
e. Notice Requirements	Posted notice, entity notice, city notice, newspaper notice; plus any local government whose boundary is within one-half mile (2640') for a project of regional significance. (See Section 30.16.230 for detailed notice requirements.)
f. Recommending Entities	Town Board or Citizens Advisory Council, government entities, and *Commission*; plus Cities within city notice area for projects of regional significance.
g. Approval Authority	*Board*.
h. Standards for Approval	Upon a determination that the general prosperity, health, safety, and/or welfare will be served, the *Board* may adopt amendments and additional elements to the *Plan*, or may adopt a new plan.
i. Application Expiration	None.
j. Denial	The denial by the *Board* of an amendment shall constitute a finding by the *Board* that the amendment is inconsistent with the standards and purposes enumerated in the *Plan*, this Title, and/or the Nevada Revised Statutes.
k. Finality of Decision	**1.** When there is no change to the amendment, as adopted by the *Commission*, the decision of the *Board* shall become final and effective fourteen (14) days after its adoption. **2.** Any change proposed by the *Board* shall be forwarded to the *Commission* for its adoption. The *Commission* shall act within forty (40) days or the change shall be considered final.

(Ord. 2756 § 2, 6/2002)

PART C COMMUNITY DISTRICTS

30.12.050 **Purpose.** The purpose of establishing different community districts within unincorporated Clark County is to enable the establishment of alternative development standards particularly suited for the geographic areas described below. Each community district is designated on the latest map adopted by the Board, or within any adopted land use plan, and may have special development standards which shall apply within that district only. Such special development standards shall be designed to reflect and accommodate the particular social, geographic and other characteristics of the district.

30.12.060 **Established Community Districts.**

a. Community District 1 shall include the property shown as a regional economic base and employment center.

b. Community District 2 shall include the property shown as the urban growth area.

c. Community District 3 shall include the property shown as the future development/rural open space.

d. Community District 4 shall include the property shown as growth centers or satellite communities.

e. Community District 5 shall include those portions of unincorporated Clark County towns and communities as shown within the South, Northeast and Northwest Land Use Plans including but not limited to: Indian Springs, Mt. Charleston, Searchlight, Bunkerville, Glendale, Moapa, Moapa Valley, Goodsprings Cal-Nev-Ari, Blue Diamond, Mountain Springs, and Sandy Valley as shown in Appendix G, map 3A. Within community district 5, uses and standards specified as permitted within community district 5 as shown in Table 30.44-1 (Global Use Table), shall be permitted even if the slope exceeds twelve percent.

f. Community District 6 shall include the property shown as an open space and conservation district, or land which has a slope in excess of twelve percent (12%). (Ord. 2573 § 3, 2001; Ord. 2510 § 2, 2000)