30.20 Major Projects

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30.20 Major Project Application Processing

30.20.010 Purpose.

a. The purpose of this Chapter is to provide standards and procedures for the acceptance, processing, hearing, and final action on applications for lands designated for future development or lying beyond the area projected to meet the near term urban growth. It allows the comprehensive consideration of such projects and the infrastructure required for them, in accordance with the purpose of the Comprehensive Plan per Chapter 30.12 (The Comprehensive Plan and Community Districts).

b. Additionally, NRS 278 provides authority for the County to carry out its plan for infrastructure financing through the negotiation of development agreements. Projects in Community District (C-D) 3-6 are considered under the *Major Projects* review process. These projects may proceed under the requirements of a *Standard Development Agreement*, or by negotiating a *Master Development Agreement* utilizing the *Major Projects Team*.

c. The guidelines which establish the development process options under which a project developer may proceed with a *Major Project* are outlined in this Chapter.

30.20.020 Requirement and Qualification for Major Projects. In order to qualify for processing as a Major Project, one of the following conditions should be met:

1. *Major Projects* of seven hundred acres (700) acres or more require the negotiation of a *Master Development Agreement*, with oversight from the *Major Projects Team*.

2. *Major Projects* three hundred (300) acres up to (700) acres shall require a *Standard Development Agreement* or at the applicant's request, negotiation of a *Master Development Agreement* and utilization of the *Major Projects Team*.

3. *Major Projects* between one hundred (100) acres up to (300) acres requires a *Standard Development Agreement* or the applicant may petition the Board to negotiate a *Master Development Agreement* and utilization of the *Major Projects Team*.

4. Projects less than 100 acres in size shall be required to utilize the *Standard Development Agreement* if located within an approved Public Facilities Needs Assessment (*PFNA*) area.

30.20.030 Application Processing for Major Projects.
Applications for a *Major Project* shall be processed and conform to the requirements per Tables 30.20-1 through 30.20-8.

Table 30.20-1 OVERVIEW OF MAJOR PROJECT PROCESS

Type of Major Project		Process			
Outside an approved PFNA* Area: Minimum 100 acres	**Inside an Approved PFNA* Area: No minimum acreage**	**Application**	**Processing Time**	**Recommending Bodies**	**Approval Bodies**
X	X	Pre-Application Conference/Draft Plan Planning Area Review (See Table 30.20-2)	60 days	Staff Town Board	BCC
X		*Specific Plan* Review (see Table 30.20-3) or Land Use Plan Map Amendment (see Table 30.20-4)	45 days	Town Board	BCC
X		*Public Facility Needs Assessment* (see Table 30.20-5)	45 days	Town Board	BCC
X	X	Planned Community Overlay District (optional) see Chapter 30.20.080 and Table 30-20.6) or other Land Use Application (see Chapter 30.16)	45 days		BCC
X	X	*Development Agreement* (see Table 30.20-7)	45 days		BCC
X	X	*Development Plan* (see Table 30.20-8 in conjunction with P-C Overlay District, Table 30.20-9 not in conjunction with P-C Overlay District)	45 days	Town Board	BCC
X	X	Land Use Approvals (see Chapter 30.16)	Chapter 30.16	Chapter 30.16	Chapter 30.16

*PFNA: Public Facilities Needs Assessment

30.20.040 Purpose, Pre-application conference, Draft Plan and Project Review. Applications for a pre-application conference, draft plan and project review shall be processed per Table 30.20-2.

Table 30.20-2 *(Italicized words are defined in section 30.08.030)* *PRE-APPLICATION CONFERENCE, DRAFT PLAN AND PROJECT REVIEW* AUTHORITY AND CONSIDERATION TABLE	
a. Initiating Authority	*Board, Property owner, any other governmental entity*
b. Standards for Acceptance	1. Inside an approved Public Facilities Needs Assessment Area: No minimum acreage requirement. 2. Outside a Public Facilities Needs Assessment Area in accordance with 30.20.020.
c. Document Submittal Requirements	Only complete submittals will be accepted by the Zoning Administrator which must include: Application Justification letter Legal descriptions 24 copies of draft plan/reports, with information listed in Pre-Application Conference below. Additional information may be required following review of submitted materials. (See section 30.20.110 for details)
d. Fee	$825 + $2 per acre
e. Pre-Application Conference	1. After a complete application submittal, the owner or authorized representative shall complete a pre-application conference with the Director of Comprehensive Planning to discuss and identify the following: applicable filing requirements, proposed neighborhood plan, and the draft plan/report including the project and draft plan map, related public service and facility needs requirements, preliminary land use plan (including land use ratios), entitlements and public meeting schedule, existing land use relationships, aerial maps, topography, density, transportation and trail systems, infrastructure, and other capital improvements, and other additional reports/information as deemed necessary. 2. Director of Comprehensive Planning shall conduct a neighborhood plan technical review.
f. Approximate Processing Time	Conduct a pre-application conference within 60 days from the date of the request, unless extended by mutual consent or for good cause.
g. Application Process	Meeting with staff and other governmental entities, conduct a neighborhood meeting, and present the proposed neighborhood plan to the Town Advisory Board to receive comments and assistance to finalize the neighborhood plan.
h. Reviewing/ Recommending Entities	Government entities, Town Advisory Board, Staff
i. Approval Authority	*Board*
j. Time Limit	Any draft plan and neighborhood plan review/pre-application conference shall expire within one (1) year if a *Specific Plan* review or land use plan map amendment has not been submitted.
k. Issue identification and resolution	The applicant shall thereafter appoint a representative(s) to consult with the Director of Comprehensive Planning to resolve issues related to development of the project identified by staff with the draft plan. All issues shall be addressed prior to the submission of, and be reflected in the proposed *Specific Plan* or land use plan map amendment.

(Ord. 2510 § 3 (part), 2000)

30.20.050 Purpose, Specific Plan. Applications for a Specific Plan shall be processed per Table 30.20-3.

Table 30.20-3 *(Italicized words are defined in section 30.08.030)* *SPECIFIC PLAN* - AUTHORITY AND CONSIDERATION TABLE	
a. Initiating Authority	*Board, Property owner*
b. Standards for Acceptance	**1.** A *Specific Plan* shall not be accepted prior to approval of the *neighborhood plan* by the *Board*. **2.** For projects within an approved *Public Facility Needs Assessment* (*PFNA*), the *Specific Plan* must be in conformance with that needs assessment. **3.** A *Specific Plan* shall address any changes and issues identified in the draft plan review including: development standards, design manual (landscaping, street scape, signage, buffering/transition between uses, performance factors), transportation plan, land use designations and phasing plan. **4.** If the proposed *Major Project* is not in conformance with the adopted land use plan element, a plan amendment in accordance with Table 30-20-4 must be approved by the *Board* in lieu of the *Specific Plan*.
c. Document Submittal Requirements	Only complete submittals will be accepted by the Zoning Administrator which must include: Application — 2 Legal Descriptions 4 site plans — Justification letter Development schedule — Pre-application conference list 24 copies of *Specific Plan*/reports PFNA acceptance letter Additional information may be required following review of submitted materials. For projects outside an approved *PFNA*, a signed, notarized letter stating all property owners within the notification radius required for the neighborhood meeting had been notified and the date, time and location that the neighborhood meeting was held, must be submitted prior to the *public hearing* before the *Board*. (See section 30.20.110 for details)
d. Fee	$600 plus $2 per acre over 300 gross acres plus per parcel over 1 parcel : Up to 20 acres - $25; 20 to 100 acres - $50 and more than 100 acres - $100
e. Approximate Processing Time	45 days, unless extended by mutual consent or for good cause.
f. Application Process	**1.** For projects outside of an approved Public Facilities Needs Assessment, a neighborhood meeting with property owners within the neighborhood plan and 2,500 ft. from the boundary of the project, noticed and conducted by the applicant, is required. **2.** Town Board meeting. **3.** *Public hearing* before the *Board* per 30.16. 220.
g. Notice	Posted notice, entity notice, city notice[1], 500 ft. Radius, 2,500 ft. radius notice for neighborhood meeting (certified mailing list from title company or list from Department of Comprehensive Planning), and signs per table 30.16-18. (See 30.16.230 for detailed notice requirements.)
h. Recommending Entities	Government entities, town board or citizen's advisory council, including those whose jurisdiction is within 2,500 ft. radius of the proposed project.
i. Approval Authority	*Board.*

Table 30.20-3 *(Italicized words are defined in section 30.08.030)* *SPECIFIC PLAN* - AUTHORITY AND CONSIDERATION TABLE	
j. Standards for Approval	No *Specific Plan* shall be approved unless in conformance with the adopted land use plan and in accordance with chapter 30.12.020(2). The application may be approved if the Board determines that the plan is consistent with community goals, compatible with existing and planned land uses, and addresses issues identified at the pre-application conference, draft plan and neighborhood plan review.
k. Conditions of Approval	**1.** The Board may identify additional issues, significant improvements and anticipated phasing, and may modify the plan as needed. The approval of a *Specific Plan* shall not confer the right to develop the *Major Project*, but shall only provide the developer guidance regarding the potential of the project and the issues which need to be resolved to the satisfaction of the Board through subsequent applications and agreements. **2.** All approved plans, conditions, restrictions and rules shall be made a part of the application approval and shall be binding on the property owner and applicant. **3.** The Director of Comprehensive Planning may concurrently request direction from the Board to initiate a land use plan map amendment to adopt a neighborhood plan.
l. Time Limit if Approved	Any approved *Specific Plan* for which land use applications for development have not been submitted within two (2) years of the approval shall expire, and all approvals for the *Major Project* shall be void.
m. Withdrawal	An application withdrawn by the *property owner* or *applicant* shall cease its consideration. Thereafter, the only consideration shall be whether the application is withdrawn without prejudice and is therefore not subject to the re-petition limits described below.
n. Denial	The denial of an application shall constitute a finding by the *Board* that the application is inconsistent with the standards and purposes enumerated in the *Plan*, this Title, and/or the Nevada Revised Statutes.
o. Finality of Decision	Following a reconsideration period of five (5) working days, action shall be final, effective the date of action on the application, unless reconsidered. Following *Board* action, the applicant shall be notified of the decision.
p. Expiration of an Application Not Acted On	An application shall expire if more than six (6) months elapses from the last announced public hearing date without a request by the applicant for rehearing, in which case the re-petition limits shall apply.
q. Reconsideration	**1. Request.** A member of the *Board* who voted in favor of the motion which carried may request that the amendment be reconsidered if received by the *Zoning Administrator* within five (5) *working days* of a decision, in which case the decision shall not become final. The amendment shall thereafter be scheduled for a hearing before the *Board* within thirty-five (35) calendar days. **2. Rehearing.** Should the *Board* approve reconsideration of the decision at the hearing, the amendment shall be scheduled for a public hearing at a subsequent meeting of the *Board*. If the *Board* approves reconsideration of an item originally denied, the property owner or applicant shall pay a re-notification fee as required by Chapter 30.80 Fees, not less than fifteen (15) calendar days before the date for which the public hearing is scheduled, and prior to notice being sent.
r. Re-petition	**1.** Unless denied without prejudice, when an application has been denied no subsequent Specific Plan shall be accepted by the Zoning Administrator for the same or less restrictive application for the same property within one (1) year of the final denial of the previous application. **2.** An application withdrawn from consideration after notice has been sent pursuant to Section 30.16.230 shall be subject to the re-petition waiting period, unless the *Board* allows the withdrawal to be made without prejudice.

Footnotes for Table 30.20-3
Additional Requirements:

1. For projects of regional significance, city notification shall include a radius of one-half mile (2640') from the boundary of any adjacent city.

(Ord. 2756 §4 (part), 6/2002; Ord. 2510 § 4 (part), 2000)

30.20.060 Purpose, Land Use Plan Map Amendment. Applications for a land use plan map amendment shall be processed per Table 30.20-4.

Table 30.20-4 *(Italicized words are defined in Chapter 30.08)* *LAND USE PLAN MAP AMENDMENT* AUTHORITY AND CONSIDERATION TABLE	
a. Initiating Authority	*Board* or *property owner.*
b. Standards for Acceptance	**1.** A property owner may only apply for an amendment to the land use category, as described within the Plan, shown for that property within any of the various land use plan maps, and only in conjunction with a proposed major project. **2.** For any amendment submitted by a property owner, all parcels of land included within a single petition must be *contiguous.* **3.** A *Land Use Plan Amendment* shall not be accepted prior to completion of the pre-application conference. **4.** A *Land Use Plan Amendment* shall address any changes and issues identified in the draft plan review including: development standards, design manual (landscaping, street scape, signage, buffering/transition between uses, performance factors), transportation plan, land use designations and phasing plan.
c. Pre-Application Conference	Before submitting the application, the owner or authorized representative shall engage in a pre-application conference with the Director of Comprehensive Planning to discuss form and filing requirements, and preliminary land planning, including land use relationships, density, transportation systems, infrastructure, and other capital improvements. The conference may be held concurrent with the conference required under Table 30.20-2.
d. Document Submittal Requirements	Only complete submittals will be accepted by the Zoning Administrator which must include: Application — Two (2) deeds PFNA acceptance letter — Pre-application conference list Justification letter Two (2) Assessor's maps 24 copies of *Land Use Plan/Specific Plan*/reports (See Section 30.20.110 for details)Development schedule Additional information may be required following review of submitted materials. A signed, notarized letter stating all property owners within the notification radius required for the neighborhood meeting had been notified and the date, time and location that the neighborhood meeting was held, must be submitted prior to the *public hearing* before the *Board.* (See section 30.20.110 for details)
e. Fee	$1,000 plus $2 per acre for each acre over 300 gross acres plus per parcel over 1 parcel : Up to 20 acres - $25; 20 to 100 acres - $50 and more than 100 acres - $100
f. Approximate Processing Time	*Action* shall be taken within seventy-five (75) calendar days of acceptance of the application, unless extended by mutual consent of the County and owner or for good cause.

Table 30.20-4 *(Italicized words are defined in Chapter 30.08)* *LAND USE PLAN MAP AMENDMENT* AUTHORITY AND CONSIDERATION TABLE	
g. Application Process	**1.** For projects outside of an approved Public Facilities Needs Assessment, a neighborhood meeting with property owners within the neighborhood plan and 2,500 ft. from the boundary of the project, noticed and conducted by the applicant, is required. **2.** Town Board meeting. **3.** *Public hearing* before the *Board* per 30.16. 220.
h. Notice Requirements	Posted notice, entity notice, city notice[1], newspaper notice, 500' radius notice, and signs. See Section 30.16.230
i. Recommending Entities	Town Board or Citizens Advisory Council, government entities.
j. Commission Action	The *Commission* shall consider the amendment at a public hearing per Section 30.16.220 within forty (40) days of acceptance. When initiated by the Board, the Commission shall act 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* in accordance with the standards for approval, otherwise the amendment shall be forwarded with a recommendation for denial. The *Commission* shall forward a report of its action to the *Board*.
k. Board Action	The *Board* shall consider the amendment, the facts presented, standards for approval, and the report of the *Commission*, and may approve, approve with changes, or deny any proposed amendment. 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.
l. Approval Authority	*Board*.
m. Notice Requirements	Posted notice, entity notice, city notice, newspaper notice, 500' radius notice, and signs. See Section 30.16.230
n. Recommending Entities	Town Board or Citizens Advisory Council, government entities.
o. Commission Action	The *Commission* shall consider the amendment at a public hearing per Section 30.16.220 within forty (40) days of acceptance. When initiated by the Board, the Commission shall act 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* in accordance with the standards for approval, otherwise the amendment shall be forwarded with a recommendation for denial. The *Commission* shall forward a report of its action to the *Board*.
p. Board Action	The *Board* shall consider the amendment, the facts presented, standards for approval, and the report of the *Commission*, and may approve, approve with changes, or deny any proposed amendment. 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.
q. Approval Authority	*Board*.

Table 30.20-4 *(Italicized words are defined in Chapter 30.08)* *LAND USE PLAN MAP AMENDMENT* AUTHORITY AND CONSIDERATION TABLE	
r. Standards for Approval	**1.** The applicant bears the burden of proof to establish that the determination standards of this subsection have been met and approval of the land use plan amendment is warranted. In order to approve an amendment, the *Commission* and/or *Board* must find that: **A.** The density and/or intensity of the proposed land use plan amendment is compatible with the adopted land use plan, its adjacent land use categories and applicable policies. **B.** The zoning districts allowed by the proposed amendment will be compatible with the existing adjacent land uses or zoning districts. **C.** There are adequate transportation, recreation, utility, and other public facilities to accommodate the uses. intensities, and densities permitted by the proposed land use plan amendment. **D.** The proposed amendment continues to promote the objectives of the land use plan as designated in NRS 278. **2.** If the *Board* does not follow the recommendation of a Town Board, Citizens Advisory Council, and/or city, the reasons shall be specified for the record. **3.** If the *Board* approves a density of over three (3) dwelling units per acre, or a non-residential use within three hundred and thirty (330) feet of a rural preservation neighborhood, good cause shall be shown. **4.** The approval of an amendment shall constitute a finding by the *Board* that the amendment is consistent with the standards and purposes enumerated in the *Plan*, this Title, and/or the Nevada Revised Statutes.
s. Time Limit	No time limit. If approved, the Director of Comprehensive Planning shall update the map to reflect the newly adopted land use category after the amendment becomes final.
t. Withdrawal	An amendment withdrawn by the *property owner* or *applicant* shall be subject to the re-petition specified in this table unless accepted as withdrawn without prejudice by the *Board*.
u. Denial	The denial 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.
v. Finality of Decision	Following a reconsideration period of five (5) working days, action shall be final, effective the date of action on the application, unless reconsidered. Following *Board* or *Commission* action, the applicant shall be notified of the decision.
w. Conditions of Approval	**1.** The *Commission* and *Board* may amend only the portion of the land described in the application. **2.** All approved plans, conditions, restrictions and rules shall be made a part of the amendment's approval and shall be binding on the property owner and applicant.
x. Expiration of an Application Not Acted On	An amendment shall expire if more than six (6) months elapses from the last announced public hearing date without a request by the applicant for rehearing, in which case the re-petition limits shall apply.

Table 30.20-4 *(Italicized words are defined in Chapter 30.08)* *LAND USE PLAN MAP AMENDMENT* AUTHORITY AND CONSIDERATION TABLE	
y. Reconsideration	**1. Request.** A member of the *Board* who voted in favor of the motion which carried may request that the amendment be reconsidered if received by the *Zoning Administrator* within five (5) *working days* of a decision, in which case the decision shall not become final. The amendment shall thereafter be scheduled for a hearing before the *Board* within thirty-five (35) days. **2. Rehearing.** Should the *Board* approve reconsideration of the decision at the hearing, the amendment shall be scheduled for a public hearing at a subsequent meeting of the *Board*. If the *Board* approves reconsideration of an item originally denied, the property owner or applicant shall pay a re-notification fee as required by Chapter 30.80 (Fees), not less than fifteen (15) days before the date for which the public hearing is scheduled, and prior to notice being sent.
z. Re-petition	**1.** Unless expressly denied without prejudice, or for an amendment initiated by the Board, when an amendment has been denied, or approved but reduced to a more restrictive category, no subsequent amendment shall be accepted by the *Zoning Administrator* for the same or less restrictive amendment for the same property within one (1) year of the final denial of the previous amendment. **2.** An amendment withdrawn from consideration after notice has been sent pursuant to Section 30.16.230 shall be subject to the re-petition waiting period, unless the *Board* allows the withdrawal to be made without prejudice.

Footnotes for Table 30.20-4

Additional Requirements:

1. For projects of regional significance, city notification shall include a radius of one-half mile (2640') from the boundary of any adjacent city.

(Ord. 2756 § 4 (part), 6/2002; Ord. 2510 § 4 (part), 2000)

30.20.070 Purpose, Public Facilities Needs Assessment. Applications for a public facilities needs assessment shall be processed per Table 30.20-5.

Table 30.20-5 *(Italicized words are defined in section 30.08.030)* *PUBLIC FACILITIES NEEDS ASSESSMENT* AUTHORITY AND CONSIDERATION TABLE	
a. Initiating Authority	*Board, Property owner*
b. Standards for Acceptance	**1.** A draft *Public Facilities Needs Assessment (PFNA)* application addressing comments from the pre-application conference must be submitted to the Director of Comprehensive Planning a minimum of 30 days prior to submission of the *PFNA* application. **2.** The *PFNA* application may be addressed and considered in conjunction with the review of the specific plan and must address the area covered in the *neighborhood plan* area.. **3.** The Director of Comprehensive Planning may provide to applicant a *PFNA* acceptance letter prior to submittal of a *PFNA* application.
c. Document Submittal Requirements	Only complete submittals will be accepted by the Zoning Administrator which must include: **Draft PFNA:** application 2 assessor's maps 4 draft plan/reports (updated if applicable) **PFNA:** application *PFNA* Acceptance Letter 5 copies needs analysis Additional information may be required following review of submitted materials. (See section 30.20.110 for details)
d. Fee	Draft PFNA application $500; PFNA application $500 plus $4 per acre for each acre over 300 gross acres plus per parcel over 1 parcel : Up to 20 acres - $25; 20 to 100 acres - $50 and more than 100 acres - $100
e. Approximate Processing Time	75 days (30 days for staff review of Draft PFNA application , plus 45 days after PFNA application has been submitted),unless extended by mutual consent or for good cause.
f. Application Process	**1.** PFNA application Town Board meeting. **2.** *PFNA* application - *Public hearing* before the *Board* per 30.16.220.
g. Notice	Posted notice, entity notice, city notice[1], and 500' radius notice. (See 30.16. 230 for detailed notice requirements.)
h. Recommending Entities	Government entities
i. Approval Authority	*Board.*

Table 30.20-5 *(Italicized words are defined in section 30.08.030)* *PUBLIC FACILITIES NEEDS ASSESSMENT* AUTHORITY AND CONSIDERATION TABLE	
j. Standards for Approval	The application may be approved if the Board determines that the needs assessment will ensure that adequate public services including transportation, fire and police protection, flood control and drainage, parks and open space, trails system, schools, and water and sewer services, and to evaluate the need for and phasing of additional facilities and services required by the proposed will serve the proposed development in accordance with the approved *Specific Plan*, and that existing services to established development will not be significantly affected.
k. Conditions of Approval	1. The Board may identify issues, significant improvements and anticipated phasing, and may modify the assessment as needed. The approval of a public facilities needs assessment by the Board shall not confer the right to develop the *Major Project*, but shall only provide the developer guidance regarding the potential of the project and the issues which need to be resolved and methods of resolution to the satisfaction of the Board through subsequent applications and agreements. 2. All approved plans, conditions, restrictions and rules shall be made a part of the application's approval and shall be binding on the property owner and applicant.
l. Time Limit if Approved	Any approved public facilities needs assessment for which a land use application has not been submitted within two (2) years of the approval shall expire unless an extension of time has been granted per Table 30.16-17. Any extension may be subject to the applicant updating all or part of the analysis.
m. Withdrawal	An application withdrawn by the *property owner* or *applicant* shall cease its consideration. Thereafter, the only consideration shall be whether the application is withdrawn without prejudice and is therefore not subject to the re-petition limits described below
n. Denial	The denial of an application shall constitute a finding by the *Board* that the application is inconsistent with the standards and purposes enumerated in the *Plan*, this Title, and/or the Nevada Revised Statutes.
o. Finality of Decision	Following a reconsideration period of five (5) working days, action shall be final, effective the date of action on the application, unless reconsidered. Following *Board* action, the applicant shall be notified of the decision.
p. Issue identification and resolution	If approved, the applicant shall continue consultation with the Director of Comprehensive Planning to resolve issues related to development of the project identified by the Board with the draft plan, or any subsequent application. All issues shall be resolved prior to the submission of, and reflected in the proposed development agreement.
q. Expiration of an Application Not Acted On	An application shall expire if more than six (6) months elapses from the last announced public hearing date without a request by the applicant for rehearing, in which case the re-petition limits shall apply.

Table 30.20-5 *(Italicized words are defined in section 30.08.030)* *PUBLIC FACILITIES NEEDS ASSESSMENT* AUTHORITY AND CONSIDERATION TABLE	
r. Reconsideration	**1. Request.** A member of the *Board* who voted in favor of the motion which carried may request that the amendment be reconsidered if received by the *Zoning Administrator* within five (5) *working days* of a decision, in which case the decision shall not become final. The amendment shall thereafter be scheduled for a hearing before the *Board* within thirty-five (35) calendar days. **2. Rehearing.** Should the *Board* approve reconsideration of the decision at the hearing, the amendment shall be scheduled for a public hearing at a subsequent meeting of the *Board*. If the *Board* approves reconsideration of an item originally denied, the property owner or applicant shall pay a re-notification fee as required by Chapter 30.80 Fees, not less than fifteen (15) calendar days before the date for which the public hearing is scheduled, and prior to notice being sent.
s. Re-petition	**1.** Unless denied without prejudice, when an application has been denied no subsequent public facilities needs assessment shall be accepted by the *Zoning Administrator* for the same or less restrictive application for the same property within one (1) year of the final denial of the previous application. **2.** An application withdrawn from consideration after notice has been sent pursuant to Section 30.16.230 shall be subject to the re-petition waiting period, unless the *Board* allows the withdrawal to be made without prejudice.

Footnotes for Table 30.20-5

Additional Requirements:

1. For projects of regional significance, city notification shall include a radius of one-half mile (2640') from the boundary of any adjacent city.

(Ord. 2756 § 4 (part), 6/2002)

30.20.080 Purpose, Planned Community Overlay District. Applications for a planned community overlay district shall be processed per Table 30.20-6.

Table 30.20-6 *(Italicized words are defined in section 30.08.030)* *PLANNED COMMUNITY OVERLAY DISTRICT* - AUTHORITY AND CONSIDERATION TABLE FOR PROJECTS 300 OR MORE ACRES	
a. Initiating Authority	*Property owner*
b. Document Submittal Requirements	Only complete submittals will be accepted by the Zoning Administrator which must include: Application — Legal description 4 Zoning maps — 2 Assessor's maps Additional information may be required following review of submitted materials. (See section 30.20.110 for details)
c. Standards for Acceptance	**1.** Minimum of 300 acres; and **2.** Following the approval of a *Specific Plan*, or land use plan map amendment and a *Public Facilities Needs Assessment*, a zone boundary amendment may be submitted in accordance with Table 30.16-3 of this Title to establish a Planned Community overlay district and to increase the allowable density or intensity of use as provided by Part A of Chapter 30.12, which must be approved in conjunction with a *Master Development Agreement*. The Zoning Administrator shall not schedule such an application until he/she confirms that the development agreement has been approved or can be scheduled with the amendment for joint consideration.
d. Application Process	See Chapter 30.16.060 (Zone Boundary Amendment) and Table 30.16-3 (Zone Boundary Amendment - conforming) for processing procedures, requirements, and conditions not otherwise shown in this table.
e. Approval Authority	*Board.*
f. Standards for Approval	**1.** A P-C Planned Community overlay district may be approved if the applicant demonstrates that the application is in conformance with the approved *Specific Plan* or land use plan map amendment and public facilities needs assessment approved for the project. Prior to map approval or issuance of any permits, other than those permits issued under this section, a development plan must be reviewed and approved in accordance with Table 30.20-8 (Development Plan). **2.** The P-C Planned Community overlay district is intended to provide for the use of creative design concepts to help meet market demands and encourage the effective use of the natural topography, open space, and other natural or existing features, and create opportunities for the implementation of private sector proposals of new concepts to address community needs. These concepts would be addressed through a special use permit to modify development standards. **3.** Approval of the P-C Planned Community overlay district shall include the planned community parameters.
g. Modifications to Plans	Changes to plans are subject to the standards listed in 30.20.120.
h. Time Limit if Approved	No time limit. Upon approval, an ordinance to finalize the zoning shall be prepared and introduced for consideration by the Board.

(Ord. 2510 § 4 (part), 2000)

30.20.090 Purpose, Development Agreement. Applications for a development agreement shall be processed per Table 30.20-7.

Table 30.20-7 *(Italicized words are defined in section 30.08.030)* *DEVELOPMENT AGREEMENT* AUTHORITY AND CONSIDERATION TABLE	
a. Initiating Authority	*Board, Property owner, any other Governmental entity*
b. Standards for Acceptance	**1.** An application for a *Standard Development Agreement* is not required when a land use application is approved subject to a *Standard Development Agreement* based on a previously approved *Specific Plan* or land use plan and public facilities needs assessment and the applicant does not propose modifications to the *Standard Development Agreement.* **2.** A *Standard* or *Master Development Agreement* may be processed concurrently with, but not prior to: an application for specific plan review for a major project as defined in this Title, a request for approval of a land use plan map amendment or a land use application for the proposed development.
c. Document Submittal Requirements	Only complete submittals will be accepted by the Zoning Administrator which must include: Application 2 Development agreements Issue Resolution Letter Additional information may be required following review of submitted materials. (See section 30.20.110 for details)
d. Fee	$2,000 plus $2 per acre plus per parcel over 1 parcel : Up to 20 acres - $25; 20 to 100 acres - $50 and more than 100 acres - $100
e. Approximate Processing Time	45 days, unless extended by mutual consent or for good cause.
f. Application Process	*Public hearing* before the *Board* per 30.16.220.
g. Notice	Posted notice, entity notice, city notice[1], 500' radius notice, and signs.
h. Recommending Entities	Government entities (See 30.16.230 for detailed notice requirements.)
i. Approval Authority	*Board*

Table 30.20-7 *(Italicized words are defined in section 30.08.030)* *DEVELOPMENT AGREEMENT* AUTHORITY AND CONSIDERATION TABLE	
j. Standards for Approval	The development agreement may be approved if the Board determines that: **1.** The issues identified in the Public Facilities Needs Assessment relating to this project have been adequately addressed; **2.** A development agreement is a necessary and appropriate mechanism to implement the development of the project; **3.** The development agreement is consistent with the objectives, policies, general land uses and programs specified in the master plan; **4.** The development agreement is compatible with the uses authorized in, and the regulations prescribed for, the zoning district in which the property is located and all other provisions of this Title; **5.** The development agreement is in conformity with the public convenience, general welfare and good land use practices; **6.** The development agreement will not be detrimental to the public health, safety and general welfare; **7.** The development agreement will not adversely affect the orderly development of property or the preservation of property values; and **8.** The development agreement is consistent with the provisions of NRS Chapter 278.
k. Vesting of Rights	Any development agreement approved and adopted pursuant to this chapter may provide that the property owner will be vested for specific development rights only upon achieving specific progress thresholds. Such progress thresholds shall be based on the construction of specific public or private improvements or the submission of *Specific Plans* or data prior to the exercise of certain development rights. The property owner or applicant shall acquire no vested rights other than those allowed in the agreement and otherwise provided under the laws of Clark County, the state of Nevada or governmental or quasi-governmental bodies. (See Note below 30.20-7.q.)
l. Time Limit if Approved	As specified in the agreement, subject to a two year review of the agreement. If approved, the agreement shall be adopted by ordinance in accordance with the Nevada Revised Statutes. An updated development schedule shall be included with each two year review.
m. Withdrawal	An application withdrawn by the *property owner* or *applicant* shall cease its consideration. Thereafter, the only consideration shall be whether the application is withdrawn without prejudice and is therefore not subject to the re-petition limits described below
n. Denial	The denial of an application shall constitute a finding by the *Board* that the application is inconsistent with the standards and purposes enumerated in the *Plan*, this Title, and/or the Nevada Revised Statutes.

Table 30.20-7 *(Italicized words are defined in section 30.08.030)* *DEVELOPMENT AGREEMENT* AUTHORITY AND CONSIDERATION TABLE	
o. Finality of Decision	Following a reconsideration period of five (5) working days, action shall be final, effective the date of action on the application, unless reconsidered. Following *Board* or *Commission* action, the applicant shall be notified of the decision. No permits or licenses shall be issued until the action becomes final.
p. Expiration of an Application Not Acted On	An application shall expire if more than six (6) months elapses from the last announced public hearing date without a request by the applicant for rehearing, in which case the re-petition limits shall apply.
q. Applicability to Code	When specified in the development agreement , the laws, ordinances, codes, resolutions and regulations (except for fees, monetary payments, submittal requirements or review procedures prescribed by ordinance for any provision relating to standards and specifications that have been adopted by the Regional Transportation Commission and Clark County Regional Flood Control District and those sections of the code which apply to state and federal laws and regulations; uniformly applying to all development and construction) in effect as of the effective date of the agreement shall apply to all development within the community. If not specified, the laws, ordinances, codes, resolutions and regulations in effect at time of map approval or permit issuance shall apply, unless changed by an amended *Development Agreement.*
r. Reconsideration	**1. Request.** A member of the *Board* who voted in favor of the motion which carried may request that the agreement be reconsidered if received by the *Zoning Administrator* within five (5) *working days* of a decision, in which case the decision shall not become final. The amendment shall thereafter be scheduled for a hearing before the *Board* within thirty-five (35) calendar days. **2. Rehearing.** Should the *Board* approve reconsideration of the decision at the hearing, the agreement shall be scheduled for a public hearing at a subsequent meeting of the *Board.* If the *Board* approves reconsideration of an item originally denied, the property owner or applicant shall pay a re-notification fee as required by Chapter 30.80 Fees, not less than fifteen (15) calendar days before the date for which the public hearing is scheduled, and prior to notice being sent.
s. Re-petition	**1.** Unless denied without prejudice, when an application has been denied no subsequent development agreement shall be accepted by the *Zoning Administrator* for the same or less restrictive application for the same property within one (1) year of the final denial of the previous application. **2.** An application withdrawn from consideration after notice has been sent pursuant to Section 30.16.230 shall be subject to the re-petition waiting period, unless the *Board* allows the withdrawal to be made without prejudice.

Footnotes for Table 30.20-7

Additional Requirements:

1. For projects of regional significance, city notification shall include a radius of one-half mile (2640') from the boundary of any adjacent city.

(Ord. 2756 § 4 (part), 6/2002; Ord. 2510 § 4 (part), 2000)

30.20.100 Purpose, Development Plan (within a P-C Planned Community Overlay District). Applications for a development plan shall be processed per Table 30.20-8.

Table 30.20-8 *(Italicized words are defined in section 30.08.030)* *DEVELOPMENT PLAN for P-C Planned Community Overlay District only* AUTHORITY AND CONSIDERATION TABLE	
a. Initiating Authority	*Property owner.*
b. Standards for Acceptance	**1.** Permitted only within an approved PC Planned Community Overlay District. **2.** Preliminary traffic impact analysis must be submitted 30 days prior to the submission of the *Development Plan.* **3.** All parcels of land included within a single petition must be *contiguous.*
c. Document Submittal Requirements	Only complete submittals will be accepted by the Zoning Administrator which must include: Application — 4 *Development Plans* 4 zoning maps -PC (Planned Community) — 2 assessor's maps 2 deeds — Justification letter Development schedule — 2 legal descriptions Preliminary *traffic impact analysis* 30 days prior to the submission of the *Development Plan* (See section 30.20.110 for details)
d. Fee	$825 plus $2 per acre plus per parcel over 1 parcel : Up to 20 acres - $25; 20 to 100 acres - $50 and more than 100 acres - $100
e. Approximate Processing Time	45 days, unless extended by mutual consent or for good cause.
f. Application Process	*Public hearing* before the *Board* per 30.16.220.
g. Notice	Posted notice, entity notice, city notice[1], newspaper notice, 500' radius notice, and signs. (See 30.16.230 for detailed notice requirements.)
h. Recommending Entities	Government entities and town board or citizen's advisory council
i. Approval Authority	*Board.*
j. Appeal Authority	*N/A*
k. Standards for Approval	**1.** Conformance with the *Specific Plan* or land use plan, development agreement and planned community parameters listed in Table 30.20-6 (P-C Overlay District). **2.** If the *Board* does not follow a recommendation of a town board, citizens advisory council, and/or city, the reasons shall be specified for the record. **3.** The approval of the plan shall constitute a finding by the *Board* that the plan is consistent with the standards and purposes enumerated in the *Plan*, this Title, and/or the Nevada Revised Statutes.
l. Modifications to Plans	Changes to plans are subject to the standards listed in 30.20.120.
m. Time Limit if Approved	The time limit for the P-C Planned Community overlay district and development plan shall run concurrent with the development agreement.

Table 30.20-8 *(Italicized words are defined in section 30.08.030)* *DEVELOPMENT PLAN for P-C Planned Community Overlay District only* AUTHORITY AND CONSIDERATION TABLE	
n. Withdrawal	An application withdrawn by the *property owner* or *applicant* shall cease its consideration. Thereafter, the only consideration shall be whether the application is withdrawn without prejudice and is therefore not subject to the re-petition limits described below
o. Denial	The denial of a plan shall constitute a finding by the *Board* that the plan is inconsistent with the standards and purposes enumerated in the *Plan*, this Title, and/or the Nevada Revised Statutes.
p. Finality of Decision	Following a reconsideration period of five (5) working days, action shall be final, effective the date of action on the application, unless reconsidered. Following *Board* or *Commission* action, the applicant shall be notified of the decision. No permits or licenses shall be issued until the action becomes final.
q. Conditions of Approval	**1.** The *Board* may impose conditions to mitigate potential adverse effects of an application on adjacent properties and the community. **2.** All approved plans, conditions, restrictions and rules shall be made a part of the amendment's approval and shall be binding on the property owner and applicant.
r. Expiration of an Application Not Acted On	A plan shall expire if more than six (6) months elapses from the last announced public hearing date without a request by the applicant for rehearing, in which case the limits shall apply.
s. Reconsideration	**1. Request.** A member of the *Board* who voted in favor of the motion which carried may request that the amendment be reconsidered if received by the *Zoning Administrator* within five (5) *working days* of a decision, in which case the decision shall not become final. The amendment shall thereafter be scheduled for a hearing before the *Board* within thirty-five (35) calendar days. **2. Rehearing.** Should the *Board* approve reconsideration of the decision at the hearing, the amendment shall be scheduled for a public hearing at a subsequent meeting of the *Board*. If the *Board* approves reconsideration of an item originally denied, the property owner or applicant shall pay a re-notification fee as required by Chapter 30.80 Fees, not less than fifteen (15) calendar days before the date for which the public hearing is scheduled, and prior to notice being sent.
t. Re-petition	**1.** Unless denied without prejudice, when a plan has been denied, the same plan shall not be accepted by the *Zoning Administrator* for the same property within one (1) year of the final denial of the previous plan. **2.** An application withdrawn from consideration after notice has been sent pursuant to Section 30.16.230 shall be subject to the re-petition waiting period, unless the *Board* allows the withdrawal to be made without prejudice.

Footnotes for Table 30.20-8

Additional Requirements:

1. For projects of regional significance, city notification shall include a radius of one-half mile (2640') from the boundary of any adjacent city.

(Ord. 2756 § 4 (part), 6/2002; Ord. 2510 § 4 (part), 2000)

30.20.105 Purpose, Development Plan (within a P-C Planned Community Overlay District). Applications for a development plan shall be processed per Table 30.20-9.

Table 30.20-9 *(Italicized words are defined in section 30.08.030)* *DEVELOPMENT PLAN/ZONE BOUNDARY AMENDMENT* (Non) *P-C Planned Community Overlay District only* - AUTHORITY AND CONSIDERATION TABLE	
a. Initiating Authority	*Property owner.*
b. Standards for Acceptance	**1.** Permitted only within an approved Major Project to establish zoning distrcits only. Additional land use applications per Table 30.16.-10 are necessary to review specific uses. **2.** All parcels of land included within a single petition must be *contiguous.*
c. Document Submittal Requirements	Only complete submittals will be accepted by the Zoning Administrator which must include: Application — 4 Development Plans 4 zoning maps — 4 Site Plans 2 deeds — 2 assessor's maps Justification letter 2 legal descriptions
d. Fee	$825 plus per parcel over 1 parcel : Up to 20 acres - $25; 20 to 100 acres - $50 and more than 100 acres - $100
e. Supplemental Fees where applicable	$2 per 1,000 sq. ft. If > 20,000 sq.ft. f non-residential building area $2 per hotel room. New per parcel fee. (See chapter 30.80 fees)
f. Approximate Processing Time	45 days, unless extended by mutual consent or for good cause.
g. Application Process	*Public hearing* before the *Board* per 30.16.220.
h. Notice	Posted notice, entity notice, city notice[1], newspaper notice, 500' radius notice, and signs. (See 30.16.230 for detailed notice requirements.)
i. Recommending Entities	Government entities and town board or citizen's advisory council
j. Approval Authority	*Board.*
k. Appeal Authority	*N/A*
l. Standards for Approval	**1.** Conformance with the *Specific Plan* or land use plan, and development agreement. **2.** If the *Board* does not follow a recommendation of a town board, citizens advisory council, and/or city, the reasons shall be specified for the record. **3.** The approval of the plan shall constitute a finding by the *Board* that the plan is consistent with the standards and purposes enumerated in the *Plan*, this Title, and/or the Nevada Revised Statutes.
m. Modifications to Plans	Changes to plans are subject to the standards listed in 30.20.120.
n. Time Limit if Approved	The time limit for the Development Plan/Amendment shall run concurrent with the development agreement.

Table 30.20-9 *(Italicized words are defined in section 30.08.030)* *DEVELOPMENT PLAN/ZONE BOUNDARY AMENDMENT* (Non) *P-C Planned Community Overlay District only* - AUTHORITY AND CONSIDERATION TABLE	
o. Withdrawal	An application withdrawn by the *property owner* or *applicant* shall cease its consideration. Thereafter, the only consideration shall be whether the application is withdrawn without prejudice and is therefore not subject to the re-petition limits described below
p. Denial	The denial of a plan shall constitute a finding by the *Board* that the plan is inconsistent with the standards and purposes enumerated in the *Plan*, this Title, and/or the Nevada Revised Statutes.
q. Finality of Decision	Following a reconsideration period of five (5) working days, action shall be final, effective the date of action on the application, unless reconsidered. Following *Board* or *Commission* action, the applicant shall be notified of the decision. No permits or licenses shall be issued until the action becomes final.
r. Conditions of Approval	**1.** The *Board* may impose conditions to mitigate potential adverse effects of an application on adjacent properties and the community. **2.** All approved plans, conditions, restrictions and rules shall be made a part of the amendment's approval and shall be binding on the property owner and applicant.
s. Expiration of an Application Not Acted On	A plan shall expire if more than six (6) months elapses from the last announced public hearing date without a request by the applicant for rehearing, in which case the limits shall apply.
t. Reconsideration	**1. Request.** A member of the *Board* who voted in favor of the motion which carried may request that the amendment be reconsidered if received by the *Zoning Administrator* within five (5) *working days* of a decision, in which case the decision shall not become final. The amendment shall thereafter be scheduled for a hearing before the *Board* within thirty-five (35) calendar days. **2. Rehearing.** Should the *Board* approve reconsideration of the decision at the hearing, the amendment shall be scheduled for a public hearing at a subsequent meeting of the *Board*. If the *Board* approves reconsideration of an item originally denied, the property owner or applicant shall pay a re-notification fee as required by Chapter 30.80 Fees, not less than fifteen (15) calendar days before the date for which the public hearing is scheduled, and prior to notice being sent.
u. Re-petition	**1.** Unless denied without prejudice, when a plan has been denied, the same plan shall not be accepted by the *Zoning Administrator* for the same property within one (1) year of the final denial of the previous plan. **2.** An application withdrawn from consideration after notice has been sent pursuant to Section 30.16.230 shall be subject to the re-petition waiting period, unless the *Board* allows the withdrawal to be made without prejudice.

Footnotes for Table 30.20-9

Additional Requirements:

1. For projects of regional significance, city notification shall include a radius of one-half mile (2640') from the boundary of any adjacent city.

(Ord. 2756 § 4 (part), 6/2002; Ord. 2510 § 4 (part), 2000)

30.20.110 Document Submittal Requirements. All major project applications shall be accompanied by the documents and information described below when required by Tables 30.20-2 thru - 9.

a. All documents shall be legible and suitable for microfilm reproduction. All plans must be accurate, drawn to a standard scale, and folded so they can be placed into a legal file. For an application to be acceptable for processing, all required documents which are applicable to the specific application must be filed:

1. **Pre-application Conference List.** A signed and completed copy of the pre-application conference list showing the results of the conference, and additional materials required, if any. In addition, the list shall include:

   A. **Entitlement and Public Meeting Schedule-** A tentative working schedule outlining the applicant and staff understanding of proposed dates for filing submittal requirements and corresponding public meeting dates; and

   B. **Preliminary Report-** A report estimating the approximate amount of water and sewage capacity required with the approximate dates the supply will be needed, showing that sufficient power can be provided to the site in a timely manner, and detailing any other information identified and deemed necessary as a result of the pre-application conference.

2. **Application.** A signed application, notarized when required by the Zoning Administrator, detailing the nature and justification for the request.

3. **Plan/Report**. A map or maps, and report if necessary, showing the proposed neighborhood plan boundaries, dimensions, total acreage, generalized land use categories, amount and percentage of acreage in each land use category, significant characteristics of the site and surroundings including topography and built, proposed transportation and circulation routes to and within the project, distance from various governmental and utility services, how and when service will be provided to the proposed development, existing and planned land uses of adjacent properties, vicinity map, and other data or reports as may be required following the review of materials in the pre-development conference. This refers to draft plan, specific plan or land use plan.

4. **Site Plan.** A site plan or plans showing the following for the neighborhood plan or proposed P-C Planned Community overlay district:

   A. The neighborhood plan project boundaries, dimensions, overall density, and acreage;

   B. The proposed land uses and land use categories, including their locations and configurations, the amount of acreage and percentage of total site area of each category, the amount of open space or recreational facilities on public property or common area, and approximate location of public uses such as schools, parks, fire and police stations;

C. Significant natural characteristics of the site and surroundings including topography, drainage, subsidence, faults, other geologically unstable areas, or any other natural characteristic which may affect development of the land;

D. Existing and proposed drainage facilities, arterial and collector streets, and major utility facilities;

E. The major transportation and circulation routes as identified in the Public Facilities Needs Assessment;

F. The existing land uses of adjacent properties and the planned land uses of adjacent properties as indicated on a land use plan adopted by the *Board* or other local governing body if within their jurisdiction;

G. Existing physical or cultural features which are intended to be preserved, if any;

H. A vicinity map;

I. Locations of major grading or regrading; and

J. Accommodations for major utilities.

5. **Justification letter.** A letter stating the reasons which justify the approval of an application, including an analysis of outstanding issues, the intended uses and nature of the request, how the application is compatible with the plan and this Title, its impact on adjacent properties, the need for any public utility or public services, actions to be taken to minimize any detrimental impacts of the proposal, and, if applicable, the time period for which the permit is sought. The letter shall address the justification for the specific application for which it is submitted, and shall describe any previous and/or pending actions with regard to the proposed project, including application numbers and dates of hearings.

6. **Public Facilities Needs Analysis.** Provide the following calculations, analysis or assessments:

A. **Transportation:** Transportation and street network analysis addressing the impacts of vehicular and pedestrian traffic generated at full build out of the neighborhood plan The analysis must estimate traffic volumes generated by the proposed development of the neighborhood plan and distribute and assign these volumes to the study area streets and intersections. The analysis must recommend a network of arterial and collector streets that will accommodate the traffic volumes projected at the build out of the neighborhood plan at a level of service AD@ or higher.

The limits of the study area will be determined in a meeting between the developer and the Clark County Traffic Engineer. A level of service analysis must be furnished for each study area intersection under estimated build out traffic volumes. The preliminary traffic analysis shall include proposed mitigation measures to improve the level of service of any intersection within the study area projected to have a level of service "D" or lower due to the proposed development. The proposed arterial and collector network must be presented with estimated lane requirements. Regional continuity and connectivity of the proposed arterial and collector network shall be demonstrated.

B. Fire and Police Protection:

i. Assessment of the ability of the Clark County Fire Department to provide minimum fire protection services within the Neighborhood Plan. Minimum services are defined as being located within a 1.5 mile radius of a fully equipped fire protection facility as defined by the Clark County Fire Department.

ii. Assessment of the ability of the Las Vegas Metropolitan Police Department to provide a response time of 10 minutes or less and provide a pro rata share of costs for one fully equipped substation per 120,000 residents.

C. **Flood Control and Drainage:** Conceptual Master Flood and Drainage analysis.

D. **Parks/Trails:** Preliminary parks plan based on 2.5 acres per 1000 population park space, as defined by the Clark County Parks Department. The balance may be part of a trail system or open space.. Identify trails or possible linkages to the Las Vegas Valley Pedestrian/Bicycle Trail System.

E. **Schools**: School site analysis based on the criteria established by the Clark County School District. This analysis is intended to result in identification of existing and proposed school sites and appropriate infrastructure to support such sites necessary to serve the neighborhood plan and not to identify on-site structural requirements.

F. **Water and Sewer Services:** Water and sewer service analysis based on the criteria established by the Las Vegas Valley Water District and the Clark County Sanitation District.

G. **Employment Analysis:** A report giving the overall number of jobs proposed to be generated if other than a residential development.

H. **Analysis summary:** A summary report of the analysis, issues, improvements and proposed phasing of improvements concurrent with development of the neighborhood plan, and including a list of suggested members of the review team for the project and the proposed schedule for the review process.

7. **PFNA Acceptance Letter.** A letter from the Director of Comprehensive Planning indicating that the needs analysis has been submitted as required and has been accepted as sufficient for consideration by the Board of County Commissioners.

8. **Development Schedule.** The development schedule is a non-binding best estimate of the developer showing approximate phasing and proposed sequence of development, and anticipated requirements for the entire project, including approximate dates of commencement and completion of the planned community for a five year period, to be used by affected governmental and public utility entities to anticipate the need for services within the neighborhood plan. The development schedule shall be complete if it contains for the following:

   A. **Subdivision maps**. The number of tentative maps and final maps to be submitted for approval, including the number of lots per map and the total number of lots;

   B. **Building Permits.** The total number of residential units and commercial and industrial projects, and the square footage of all commercial and industrial development;

   C. **Public Facilities:**

      i. Location, type and size of regional drainage facilities to be constructed;

      ii. Number of parks/trails to be constructed, their size and location;

      iii. Number of fire stations to be constructed and their location;

      iv. Number of schools to be constructed, their type and location;

      v. Number of police stations to be constructed and their location;

      vi. Number of libraries to be constructed, their size and location; and

      vii. Number of other public facilities to be constructed, their type, size and location.

D. **Traffic Generation**. An analysis of projected traffic, including the number of trips to and from the project per day, and the number of internal trips per day;

E. **Demographic Data**. An analysis of projected population and jobs within the project.

F. **Water.** An evaluation of the number of acre-feet of water to be used and the location, size, and type of water facilities and distribution lines; and

G. **Sewer.** An evaluation of the daily average and peak flows to be generated in millions of gallons per day and the location, size, and type of sewer facilities and distribution lines.

9. **Development Plans.** Plans showing:

A. The boundary of the planned community or neighborhood plan;

B. Overall density;

C. Physical or cultural features intended to be preserved;

D. Locations of major grading or regrading;

E. Topographic character of the land;

F. Accommodations for major utilities;

G. Location of faults and geological unstable areas which preclude the development of certain land; and

H. Location of existing or proposed uses of the land, including, but not limited to, the approximate location and configuration of different types or densities of dwelling units, the approximate location of recreational facilities or open space areas proposed on public property or within the common area, and the approximate location of existing or proposed public uses such as schools, parks, fire and police stations, etc.

10. **Development Agreement.**

A. A development agreement shall:

i. Describe the land subject to the development agreement;

ii. Specify the permitted uses of the property, the density or intensity of the uses, and the maximum height, size and setbacks of proposed buildings;

iii. Provide, where appropriate, for reservation or dedication of land for public purposes, including, but not limited to rights-of-way, easements or public facilities, as may be required or permitted pursuant to laws, ordinances, resolutions, rules or plans adopted by the board or the regional transportation commission and in effect at the time of entering into the agreement;

iv. Specify the duration of the agreement and, if desired, terms for modification and extension of the agreement; provide that the parties shall not be precluded from extending the termination date by mutual agreement or from entering into subsequent development agreements or supplements thereto;

v. Specify the laws, ordinances, codes, resolutions, rules, regulations, plans, design and improvement standards by name and date of adoption applicable to the project. Unless specified in the agreement or unless directly in conflict with what is specified in the agreement, the laws, ordinances, codes, resolutions, rules, regulations, plans and design and improvement standards adopted by the Board or the regional transportation commission and in effect at the time of issuance of any required construction or building permit shall apply;

vi. Specify other conditions, terms, restrictions and requirements for other discretionary actions;

vii. Address the issues identified in the Public Facilities Needs Assessment relating to this project if a Public Facilities Needs Assessment has been approved for the subject property in accordance with this Title; and

viii. Contain a description of the final resolution proposed for each of the issues identified, and any other information identified and deemed necessary as a result of any action by the Board.

B. A development agreement may;

i. Provide for commencement and completion of various portions of the proposed development. Each portion or phase of development or improvement contemplated should be able to stand alone, independent of proposed further phases or improvements. Subsequent phases of development may be added to completed phases to achieve independent status;

ii. Include conditions imposed by other land use and permit approvals allowed by law as of the effective date of the development agreement;

iii. If required by the Board, be accompanied by a bond, posted by the property owner, to ensure provision of some or all of the public facilities;

iv. Contain an indemnity or insurance clause requiring the developer, applicant and/or property owner to indemnify the county against certain claims arising out of the development process; and

v. A *Master Development Agreement* may contain a reference to utilization of the *Major Projects* Review Team and the additional fees required therein.

C. The development agreement also may cover any other matter not inconsistent with this chapter, nor prohibited by law.

11. **Issue Resolution Letter.** A letter from the Director of Comprehensive Planning indicating that the proposed development agreement is in substantial compliance with this Title and that all identified issues have been resolved as required by the Board as reflected in the proposed development agreement, which has been accepted as sufficient for consideration by the Board

12. **Assessor's map(s).** The most recent official assessor's plat map or maps, to scale, indicating the subject parcels, together with a list of all of the parcel numbers included within the proposal if more than one parcel is involved.

13. **Legal description.** The legal description of the property shall be typed on a clean sheet of paper. The legal description of the easement and/or right-of-way or area to be vacated or reconveyed must be typed on the AExhibit A@ form provided by the Zoning Administrator.

14. **Zoning Map.** A black and white zoning map, or set of maps, drawn to scale on paper no larger than eight (81/2) and one-half inches by fourteen (14) inches, indicating the location of the proposed zoning districts along with the proposed acreage of each district.

15. **Zoning Map - PC (Planned Community).** A zoning map no larger than eight (8) inches by fourteen (14) inches for the entire area covered in the *Development Plan* which shall indicate the location of the proposed zoning districts, along with the proposed acreage of each type shall be recorded to reflect the most recently approved *Development Plan*.

b. If the Director of Comprehensive Planning or Zoning Administrator determines that any of the listed documents are not necessary for a particular application, he/she may waive the requirement for the submission of the document. Duplicate documents for multiple applications being considered at the same hearing are not required. If the nature of a particular application necessitates the submittal of additional documentation, such documentation may be required by the Zoning Administrator. (Ord. 2510 § 4 (part), 2000)

Table 30.20-10
UNIFIED DEVELOPMENT CODE
LAND USE APPLICATIONS - DOCUMENT SUBMITTAL REQUIREMENTS

Application Type	Pre-Application Conference List	Application	Plan/Report	Site Plans	Justification Letter	Public Facilities Needs Analysis	PFNA Acceptance Letter	Development Schedule	Development Plans	Development Agreement	Issue Resolution	Assessor's Map	Legal Description	Zoning Map	Notarized Letter	Preliminary Traffic Impact Analysis	Deed
Pre-Application Conference, Draft Plan and Project Review		1	24		1								1				
Specific Plan	1	1	24	4	1		1	1							1		
Land Use Plan Map Amendment	1	1	24		1		1	1				2			1		2
Public Facilities Needs Assessment																	
DRAFT PFNA		1	4									2					
PFNA		1				5	1										
Planned Community Overlay District		1										2	1	4			
Development Agreement		1								2	1						
Development Plan -for P-C Overlay only		1			1			1	4			2	2	4		1	2
Development Plan/Zone Boundary Amendment		1		4	1				4			2	2	4			2

30.20.120 Conformance to Plans.

a. **General Conformance.** Approval of a *Major Project* and associated plans, conditions, restrictions and rules shall be binding on the applicant. The violation of such shall be sufficient to cause the application to become invalid.

b. **Substantial Conformance.**

1. Submission of more detailed plans for subsequent phases of an approved Major Project which do not include substantial changes from the originally approved plans, as determined by the Zoning Administrator, will be considered in substantial conformance.

2. The following change to a *Specific Plan* or *Development Plan* are considered minor and shall require a design review, as a public hearing, to be presented to the *Board*.

A. An addition to the originally approved development plan of no more than ten percent of residential land or ten percent of non-residential private land uses of the total land area; or

B. No more than a ten percent increase in the originally approved number of dwelling units; or

c. **Substantial Changes to an Approved Major Project.**

1. In addition to, and prior to, any required additional land use approvals, any substantial change to a *Major Project* shall require the same submittals, processing, hearings and review as though it were a new Major Project. For the purposes of this section, substantial change shall be defined as:

A. An addition of more than five percent or one hundred acres (of original approval), whichever is greater; or

B. An addition of dwelling units within the originally approved land area which exceeds the maximum number of dwelling units approved for the project by more than ten percent; or

C. An addition of more than ten percent in non-residential acreage; or

D. A change in the principal use from what was shown and approved on the original plans.

2. The request shall be accompanied by documentation of unforseen changes in the marketplace, government regulations or natural conditions that have occurred since the original major project approval which necessitate the amendment to the project.

3. The submission of more detailed plans for subsequent phases of an approved major project within the originally approved land area which substantially conform with the original approval will not be considered a substantial change.

4. The addition of acreage less than 5% or 100 acres shall require approval of a modified development plan to address the added acreage only together with any required land use application.