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## 30.16 Land Use Application Processing

**30.16.010 Purpose.** The purpose of this Chapter is to provide standards and procedures for the acceptance, processing, hearing and final action of land use applications. To merit approval by the approval authority, an application, amendment, or map must demonstrate compatibility with all applicable community goals as follows:

1. Furthering the purpose of the Plan.
2. Contributing to the general prosperity, health, safety, and welfare of the community.
3. Avoiding or minimizing impacts on adjacent property.
4. Complementing or enhancing the character of the neighborhood and promoting logical and orderly development patterns.
5. Minimizing negative impacts on traffic conditions.
6. Ensuring adequate parking is provided.
7. Minimizing negative environmental impacts, including but not limited to water, noise, dust, odor, smoke, air quality, drainage, light, glare, wildlife, vegetation, wetlands, and the natural functioning of the environment.
8. Providing or contributing to required public improvements, facilities, or services to ensure that adequate transportation, recreation, drainage, fire protection, utility, and other applicable needs are met.
9. Considering the impact on public schools.

**30.16.020 General Land Use Application Processing.** Land use applications may be initiated, accepted, processed, noticed, heard and acted upon in accordance with the provisions of this Chapter. Each application shall be processed as specified in this Chapter. Sections 30.16.040 through 30.16.200 establish specialized standards for processing and final action on various application types. Section 30.16.210 describes the general standards for processing and consideration of all applications. Section 30.16.230 details the notice requirements when a public hearing is required, and Section 30.16.240 lists document submittal requirements for each of the application types.

(Ord. 2970 § 2 (part), 11/2003)

**30.16.030 Procedural and Administrative Matrix. DELETED**

**Table 30.16-1: DELETED**

(Ord. 2970 § 2 (part), 11/2003)

**30.16.040 Application Types.** Tables 30.16-2 through 30.16-17 describe the various land use applications and the initiation, consideration, and final approval authorities for each.

**30.16.050 Text Amendment.** Applications to amend the text of the Unified Development Code shall be processed per Table 30.16-2. **NOTE: ADDITIONAL REQUIREMENTS ARE ESTABLISHED IN SECTIONS 30.16.210 AND 30.16.240.**

Table 30.16-2 <b>TEXT AMENDMENT - AUTHORITY AND CONSIDERATION TABLE</b> <i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>									
<b>a. Initiating Authority</b>	<i>Board or Board member, Zoning Administrator, Director of Public Works, Director of Development Services, or a person with a property interest related to the requested text amendment</i>								
<b>b. Standards for Acceptance</b>	<ol style="list-style-type: none"> <li>1. Any member of the <i>Board</i> may direct the <i>Zoning Administrator</i> to prepare an ordinance and schedule it for introduction and a public hearing in accordance with Section 244.095-115 of the Nevada Revised Statutes. Any other person shall obtain the concurrence of a <i>Board</i> member prior to submission of a text amendment and, if applicable, shall comply with the following:               <ol style="list-style-type: none"> <li>A. Prior to submitting a text amendment application to amend the Mixed Use Overlay District map, the property owner or applicant shall engage in a pre-submittal conference with the <i>County</i> pursuant to Section 30.48.750. The pre-submittal conference shall not be scheduled without written consent of the applicable <i>Board</i> member(s) pursuant to subsection (b)(1)(B) below.</li> <li>B. Applications to amend the Mixed Use Overlay District map shall not be accepted without written consent of the <i>Board</i> member(s) in whose district the property is located; or, if any such <i>Board</i> member is constrained by ethical conflicts of interest or declines to consent to the acceptance of an application, a request for acceptance may be placed on an agenda for the <i>Board</i> to consider at the request of the applicant. When the <i>Board</i> member(s) in whose district the property is located declines to consent, the <i>Board</i> may nevertheless consider the request and approve acceptance of an application with a unanimous vote of the other <i>Board</i> members voting and not abstaining, subject to NRS requirements. In all other instances, a simple majority vote is required to accept an application.</li> </ol> </li> </ol>								
<b>c. Document Submittal Requirements</b>	<ol style="list-style-type: none"> <li>1. <b>Pre-Submittal Conference Requirements (mixed use development only):</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Twenty (20) compelling justifications</td> <td style="width: 50%;">Twenty (20) vicinity maps</td> </tr> <tr> <td>Twenty (20) project descriptions</td> <td>Twenty (20) reports</td> </tr> <tr> <td>Two (2) landscape plans</td> <td>Two (2) assessor's maps</td> </tr> <tr> <td colspan="2">Written consent from <i>Board</i> member(s) or <i>Board</i> approval per subsection (b) above</td> </tr> </table> </li> <li>2. <b>All Other Application Submittals:</b> <ul style="list-style-type: none"> <li>Application form</li> <li>Three (3) justification letters</li> <li>Disclosure form</li> <li>Concurrence with the merits of the text amendment from a member of the <i>Board</i></li> </ul>           Additionally, for applications to expand or amend the Mixed Use Overlay District: vicinity map, project description, reports, compelling justification pursuant to Section 30.48.720(b), and written consent from <i>Board</i> member(s) or <i>Board</i> approval per subsection (b)(1)(B) above (See Section 30.16.240 Document Submittal Requirements)         </li> </ol>	Twenty (20) compelling justifications	Twenty (20) vicinity maps	Twenty (20) project descriptions	Twenty (20) reports	Two (2) landscape plans	Two (2) assessor's maps	Written consent from <i>Board</i> member(s) or <i>Board</i> approval per subsection (b) above	
Twenty (20) compelling justifications	Twenty (20) vicinity maps								
Twenty (20) project descriptions	Twenty (20) reports								
Two (2) landscape plans	Two (2) assessor's maps								
Written consent from <i>Board</i> member(s) or <i>Board</i> approval per subsection (b) above									
<b>d. Fee</b>	\$200; Applications to amend the Mixed Use Overlay District shall require an additional notification fee of \$1,000 plus \$1 per every notice over 1,000, and a pre-submittal conference fee of \$500								
<b>e. Approximate Processing Time</b>	Forty-five (45) calendar days								
<b>f. Application Process</b>	Hearing before the <i>Board</i> per 30.16.210; plus <i>Commission</i> for applications to amend the Mixed Use Overlay District, whose recommendation shall be forwarded to the <i>Board</i> no sooner than the second zoning agenda following <i>Commission</i> action								
<b>g. Notice Requirements</b>	Posted notice, entity notice, and city notice; plus 2,500' radius and signs for amendments to the Mixed Use Overlay District. If the proposed regulation is to amend airport zoning regulations, the notice must be sent fifteen calendar (15) days prior to the hearing, in accordance with NRS 497.080 (See Section 30.16.230 Notice)								
<b>h. Recommending Entities</b>	Cities, Government Entities, and Town Board								

Table 30.16-2 <i>TEXT AMENDMENT - AUTHORITY AND CONSIDERATION TABLE</i> <i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>	
<b>i. Approval Authority</b>	<i>Board</i>
<b>j. Standards for Approval</b>	<ol style="list-style-type: none"> <li>1. If a determination is made that an amendment requested by a person other than a <i>Board</i> member may serve the general prosperity, health, safety, and/or welfare of the entire County, the <i>Board</i> may direct the <i>Zoning Administrator</i> to draft an ordinance accordingly. The <i>Zoning Administrator</i> shall schedule the ordinance for introduction and a public hearing in accordance with NRS Section 244.095-119</li> <li>2. A text amendment is not intended to relieve particular hardships nor to confer special privileges or rights upon any person or property</li> <li>3. A text amendment to expand or amend the Mixed Use Overlay District shall only be approved when the proposed area meets the intended purpose of the Overlay, including transit-oriented development as described in Sections 30.48.700 and 30.48.760, and the proposal constitutes a broader, community-serving adjustment of Overlay boundaries rather than site-specific, parcel-based adjustments</li> </ol>
<b>k. Related Application Submittal</b>	A required land use application may be submitted after an enabling ordinance has been adopted, provided the application is not acted on before the effective date of the ordinance; however, applications for a mixed use development may be submitted after approval of the text amendment provided they are not acted upon prior to the effective date of the ordinance amending the Mixed Use Overlay District map

(Ord. 3432 § 2(part), 10/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3229 § 3 (part), 6/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3174 § 2 (part), 1/2005; Ord. 3085 § 39, 6/2004; Ord. 2970 § 2 (part), 11/2003)

**30.16.060 Zone Boundary Amendment.** Applications to amend the Official Zoning Map shall be processed per Table 30.16-3. **NOTE: ADDITIONAL REQUIREMENTS ARE ESTABLISHED IN SECTIONS 30.16.210 AND 30.16.240.**

<b>Table 30.16-3 ZONE BOUNDARY AMENDMENT - AUTHORITY AND CONSIDERATION TABLE</b>	
<i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>	
<b>a. Initiating Authority</b>	<i>Board or property owner</i>
<b>b. Standards for Acceptance</b>	<ol style="list-style-type: none"> <li>1. Proposed amendments shall be processed as conforming amendments if submitted on or after the adoption date of the land use plan map when in compliance with the definition of <i>conforming amendment</i>; however, such applications shall not be acted upon prior to the effective date of the adopted land use plan</li> <li>2. Nonconforming amendments shall not be considered within two years of the plan's adoption unless approval is received in writing from the Commissioner in whose district the property is located; or, if such Commissioner is constrained by ethical conflicts of interest, the request shall be placed on an agenda for the <i>Board</i> to consider. Notwithstanding the above, the content of a zone boundary amendment may ultimately be determined to be nonconforming although the request is processed as conforming</li> <li>3. Amendments may follow the parcel lines identified on the Clark County Assessor's parcel map(s) if the submitted legal description does not exactly match the parcel boundaries unless the reclassification request includes more than one (1) district within the parcel or unless the request is for only a portion of the parcel</li> <li>4. Prior to submitting any nonconforming amendment, or a conforming amendment for the uses listed below (A-E), the owner or applicant shall engage in a pre-submittal conference with the <i>County</i> to discuss form and filing requirements and preliminary land planning, including but not limited to land use relationships and intensity, density, transportation systems, infrastructure, related capital improvements, and other potential impacts. A pre-submittal conference shall include plans as required pursuant to the Chapter (if applicable) noted and/or as determined by the Zoning Administrator               <ol style="list-style-type: none"> <li>A. uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC (determination of pertinent requirements for the proposed use)</li> <li>B. planned unit development (PUD) (see Chapter 30.24)</li> <li>C. mixed use development (see Chapter 30.48 Part J)</li> <li>D. project of regional significance (includes resort hotel)</li> <li>E. neighborhood casinos (see Chapter 30.48 Part E)</li> </ol> </li> <li>5. Amendments to establish increased density or intensity within any overlay district shall not be accepted unless in compliance with Chapter 30.48</li> <li>6. Amendments to establish U-V zoning outside the Mixed Use Overlay District (see Appendix G, Map 15a) shall not be accepted prior to approval of the required text amendment application to amend the Overlay boundaries, pursuant to Section 30.48.720</li> <li>7. Amendments to establish C-1, C-2, or H-1 zoning within the Mixed Use Overlay District that are nonconforming to the applicable land use plan shall not be accepted</li> <li>8. FAA and other additional requirements and standards are established in 30.16.210</li> </ol>

**Table 30.16-3 ZONE BOUNDARY AMENDMENT - AUTHORITY AND CONSIDERATION TABLE**  
*SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)*

<p><b>c. Document Submittal Requirements</b></p>	<ol style="list-style-type: none"> <li><b>1. Pre-submittal Conference Requirements</b> (for nonconforming amendments; uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development (see Chapter 30.24); mixed use development (see Chapter 30.48 Part J); neighborhood casinos (see Chapter 30.48 Part E); and <i>projects of regional significance</i> only):                  Pre-submittal form                      Twenty (20) site plans                      Twenty (20) project descriptions                  Twenty (20) elevations                      Twenty (20) floor plans                  Two (2) landscape plans                      Two (2) assessor's maps                  Twenty (20) compelling justification letters (copies) (<i>nonconforming amendments only</i>)                  Two (2) preliminary traffic impact analysis (<i>projects of regional significance only</i>)</li> <li><b>2. Conforming and Nonconforming Amendments:</b>                  Application form                      Disclosure form                  Five (5) site plans (conforming only)                  Three (3) justification letters (conforming only)                  Two (2) elevations                      Two (2) landscape plans                  Two (2) assessor's maps                      Two (2) legal descriptions                  Two (2) floor plans                      Two (2) zone boundary map/legals                  Two (2) deeds                      Parking analysis                  Fire permit survey form                  Four (4) reports (<i>projects of regional significance only</i>)                  Photos of adjacent development (For amendments to CP or CRT districts and for nonconforming amendments)                  Two (2) grading plans if hillside development (see Chapter 30.56, Part C)                  List and quantities of hazardous materials only if applicable (See Clark County Fire Department's <i>Hazardous Materials Systems Guideline</i>, NRS, and NAC)                  Written evidence of prior submittal to FAA of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.16.210(4)(F), if applicable                  For mixed use developments within the Mixed Use Overlay District, concurrent submittal of design review and (if applicable) special use permit applications, and 4 copies of the Educational Services Report per 30.16.240(a)(17)(G)</li> <li><b>3. Additional Requirements for Nonconforming Amendments:</b>                  Four (4) reports                      Seventeen (17) project descriptions                  Seventeen (17) site plans                      Seventeen (17) compelling justification letters                  Two (2) neighborhood meeting reports (see Subsection (f)(iii) below)                  One (1) pre-submittal conference summary</li> </ol> <p>(See Section 30.16.240 for FAA and additional document submittal requirements)</p>
<p><b>d. Base Fee</b></p>	<ol style="list-style-type: none"> <li>1. Conforming Amendments: \$750, plus \$500 for pre-submittal conference if applicable</li> <li>2. Nonconforming Amendments: \$500 for pre-submittal conference, and \$1,150 plus \$50 per acre with application</li> <li>3. Add \$200 if within a major project (See Chapter 30.80 Fees)</li> </ol>
<p><b>e. Approximate Processing Time</b></p>	<ol style="list-style-type: none"> <li>1. Conforming Amendment: Approximately forty-five (45) calendar days</li> <li>2. Nonconforming Amendment within the <i>urban area</i> except Laughlin, or within Moapa Valley: Approximately one hundred twenty (120) calendar days after the last day of the week of the filing period for the planning area during which the application is submitted</li> <li>3. Nonconforming Amendment outside the <i>urban area</i>, except Moapa Valley, and including Laughlin: Approximately one hundred twenty (120) calendar days</li> </ol>

Table 30.16-3 <i>ZONE BOUNDARY AMENDMENT - AUTHORITY AND CONSIDERATION TABLE</i> <i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>	
<b>f. Application Process</b>	<ol style="list-style-type: none"> <li>1. Conforming Amendment: Public Hearing before the <i>Board</i> per 30.16.210 (and pre-submittal conference for uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development; mixed use development; and <i>projects of regional significance</i>)</li> <li>2. Nonconforming Amendment: <ol style="list-style-type: none"> <li>A. <i>Public Hearings</i> before the <i>Commission</i> and <i>Board</i> per Section 30.16.210</li> <li>B. Nonconforming amendments within the <i>urban area</i> except Laughlin, or within Moapa Valley, shall be considered for each planning area not more than once per calendar quarter. Urban town board/citizens advisory council area boundaries which include properties that fall outside the urban area (as defined in 30.08) shall be considered as located within the urban area for the purpose of processing nonconforming zone boundary amendments</li> <li>C. A pre-submittal conference is required prior to scheduling of neighborhood meeting</li> <li>D. At least one neighborhood meeting with <i>property owners</i> within a 1,500 foot radius of the project is required prior to the <i>Town Board</i> meeting. The applicant shall perform the following: <ol style="list-style-type: none"> <li>i. send a notice to all <i>property owners</i> and manufactured home tenants within the 1,500' project radius (or the nearest 30 separately-owned parcels) and the town advisory board of the date, time, and location of the neighborhood meeting at least ten (10) days prior to that meeting;</li> <li>ii. conduct the neighborhood meeting; and</li> <li>iii. document to the <i>Zoning Administrator</i> the notification of <i>property owners</i> provided and the status of neighborhood concerns. The meetings shall be scheduled in the evening hours and located in the same area as the proposal</li> </ol> </li> <li>E. A presentation to the <i>Town Board</i> is required</li> <li>F. In addition and if necessary, the applicant shall coordinate with service providers and local government entities to address issues identified in the required impact analyses and reports and to ensure the proposal will not adversely affect existing and future infrastructure plans</li> </ol> </li> </ol>
<b>g. Notice Requirements</b>	<ol style="list-style-type: none"> <li>1. Conforming Amendment: posted notice, entity notice, city notice, newspaper notice, 750' radius notice, and signs; plus any local government whose boundary is within one-half mile (2,640') for a project of regional significance</li> <li>2. Nonconforming Amendment: posted notice, entity notice, city notice, newspaper notice, 1,500' radius notice, and signs; plus any local government whose boundary is within one-half mile (2,640') for a project of regional significance (See Section 30.16.230 Notice)</li> </ol>
<b>h. Recommending Entities</b>	<i>Government Entities</i> and <i>Town Board</i> ; plus <i>Cities</i> for project of regional significance and <i>Commission</i> for zone boundary amendment processed as a nonconforming amendment
<b>i. Approval Authority</b>	<i>Board</i> .
<b>j. Appeal Authority</b>	No administrative appeal.
<b>k. Standards For Approval</b>	<ol style="list-style-type: none"> <li>1. Requests for amendments are subject to the discretion of the <i>Board</i> in consideration of the <i>Plan</i>. The <i>Board</i> may approve a request as submitted, or may reduce a request to a more restrictive <i>district</i>, including a district within a more restrictive zoning <i>district</i> category in accordance with Chapter 30.12</li> <li>2. Good cause shall be shown if the <i>Board</i> approves a density of over two (2) dwelling units per acre within three hundred and thirty (330) feet of an RNP-I or RNP-II district; four (4) dwelling units per acre within three hundred and thirty (330) feet of an RNP-III district; or a non-residential use within three hundred and thirty (330) feet of an RNP-I, RNP-II, or RNP-III district</li> <li>3. If the allowable density or intensity of use is sought to be decreased, and at least twenty percent (20%) of the owners whose property's density or intensity of use will be decreased object to the change, the <i>Board</i> shall consider the merits of the objections and shall make a written finding that the public interest and necessity will be promoted by the change</li> <li>4. For a nonconforming zone boundary amendment, the applicant shall provide compelling justification that approval of the nonconforming zoning is appropriate. The <i>Board</i> may consider the cumulative impacts of nonconforming zone boundary amendments within the planning area. (See Section 30.08.030, <i>Compelling Justification</i>)</li> <li>5. FAA and other additional requirements and standards are established in 30.16.210</li> </ol>

<b>Table 30.16-3 ZONE BOUNDARY AMENDMENT - AUTHORITY AND CONSIDERATION TABLE</b> <i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>	
<b>I. Application Expiration</b>	<ol style="list-style-type: none"> <li>1. Conforming Amendment. No time limit unless the <i>Board</i> deems that a resolution of intent is necessary. Upon approval, an ordinance to finalize the zoning and amend the Official Zoning Map, shall be prepared and introduced for consideration by the <i>Board</i></li> <li>2. Nonconforming Amendment. Time limit of three (3) years for completion unless an alternative time limit is set by the <i>Board</i>. Upon approval, the <i>property owner</i> shall execute a <i>resolution of intent</i> to reclassify the property</li> <li>3. Superseded Applications. Action on an amendment that has not been ordinances is void with the approval of a subsequent amendment</li> </ol>
<b>m. Resolutions of Intent</b>	<ol style="list-style-type: none"> <li>1. A resolution of intent to reclassify shall include any conditions, stipulations or limitations which the <i>Board</i> may deem necessary and require in the public interest as a prerequisite to final action on a request for an amendment to a zoning district boundary</li> <li>2. The fulfillment of all conditions, stipulations and limitations contained in any such resolution shall make the resolution a binding commitment on the part of the <i>Board</i></li> <li>3. A resolution of intent is entered into for the benefit of the public and not for the benefit of any private individual or entity</li> <li>4. Upon completion of all conditions contained in the resolution the <i>Board</i> shall authorize an amendment to a zoning district boundary or a zoning district reclassification by the adoption of an ordinance amending the Official Zoning Map. If a subdivision map is recorded for a portion of the zone boundary amendment, an ordinance to reclassify the property may be approved by the <i>Board</i> only for that portion included in the map</li> </ol>

(Ord. 3432 § 2 (part), 10/2006; Ord. 3357 § 2 (part), 3/2006; Ord. 3355 § 2 (part), 2/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3229 § 3 (part), 6/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3174 § 2 (part), 1/2005; Ord. 3163 § 1, 12/2004; Ord. 3160 § 4 (part), 11/2004; Ord. 3106 § 2 (part), 8/2004; Ord. 3055 § 2 (part), 4/2004; Ord. 2988 § 1, 12/2003; Ord. 2970 § 2 (part), 11/2003;)

30.16.070 **Special Use Permits.** Applications for special use permits shall be processed per Table 30.16-4. *NOTE: ADDITIONAL REQUIREMENTS ARE ESTABLISHED IN SECTIONS 30.16.210 AND 30.16.240.*

<b>Table 30.16-4 SPECIAL USE PERMIT - AUTHORITY AND CONSIDERATION TABLE</b>																						
<i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>																						
<b>a. Initiating Authority</b>	<i>Board, public utility, property owner or leaseholder</i>																					
<b>b. Standards for Acceptance</b>	<ol style="list-style-type: none"> <li>1. Applications to expand the Gaming Enterprise District shall not be accepted unless in compliance with Chapter 30.48, Part E</li> <li>2. Applications for a special use, or for increased density, intensity, or height within any overlay district are also subject to the additional requirements and restrictions established in Chapter 30.48 (see respective Part)</li> <li>3. Applications for the following (A-E) shall not be accepted prior to a pre-submittal conference which shall include plans as required pursuant to the Chapter (if applicable) noted and/or as determined by the Zoning Administrator:               <ol style="list-style-type: none"> <li>A. uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC (determination of pertinent requirements for the proposed use)</li> <li>B. planned unit development (PUD) (see Chapter 30.24)</li> <li>C. mixed use development (see Chapter 30.48 Part J)</li> <li>D. project of regional significance (includes resort hotel)</li> <li>E. neighborhood casinos</li> </ol> </li> <li>4. FAA and other additional requirements and standards are established in 30.16.210</li> <li>5. Applications to establish package wastewater treatment plants shall demonstrate compliance with Clark County Code, Chapter 24.28, prior to submittal and acceptance</li> <li>6. Applications to establish supportive housing shall not be accepted without written verification from a competent professional that the project complies with all applicable HUD requirements for supportive housing</li> </ol>																					
<b>c. Document Submittal Requirements</b>	<ol style="list-style-type: none"> <li>1. <b>Pre-submittal Conference Requirements</b> (for uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development (see Chapter 30.24); mixed use development (see Chapter 30.48 Part J); neighborhood casinos (see Chapter 30.48 Part E); and <i>projects of regional significance</i> only):               <table style="width: 100%; border: none;"> <tr> <td style="width: 33%;">Pre-submittal form</td> <td style="width: 33%;">Twenty (20) site plans</td> <td style="width: 33%;">Twenty (20) project descriptions</td> </tr> <tr> <td>Twenty (20) elevations</td> <td>Twenty (20) floor plans</td> <td></td> </tr> <tr> <td>Two (2) landscape plans</td> <td>Two (2) assessor's maps</td> <td></td> </tr> </table> <p>Two (2) preliminary traffic impact analysis (<i>projects of regional significance only</i>, except for non-mixed use projects in the H-1 District)</p> <p>Two (2) vicinity maps (<i>projects of regional significance only</i>)</p> </li> <li>2. <b>All Other Application Submittals:</b> <table style="width: 100%; border: none;"> <tr> <td style="width: 60%;">Application form</td> <td>Five (5) site plans</td> </tr> <tr> <td>Two (2) floor plans</td> <td>Two (2) elevations</td> </tr> <tr> <td>Two (2) landscape plans</td> <td>Two (2) deeds</td> </tr> <tr> <td>Three (3) justification letters</td> <td>Parking analysis</td> </tr> <tr> <td>Two (2) assessor's maps</td> <td>Two (2) legal descriptions</td> </tr> <tr> <td>Disclosure form</td> <td>Fire permit survey form</td> </tr> </table> <p>Four (4) locator maps for expansion of the <i>Gaming Enterprise District</i> only</p> <p>Impact analysis (traffic only) for resort hotel only, submitted thirty (30) days prior to submission of application (see Chapter 30.48, Part E)</p> <p>Four (4) reports (<i>projects of regional significance only</i>)</p> <p>Two (2) grading plans if hillside development (see Chapter 30.56, Part C)</p> <p>List and quantities of hazardous materials only (See Clark County Fire Department's <i>Hazardous Materials Systems Guideline</i>, NRS, and NAC)</p> <p>Written evidence of prior submittal to FAA of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.16.210(4)(F), if applicable</p> <p>Written verification from a competent professional that the project complies with all applicable HUD requirements for supportive housing, if applicable</p> <p>(See Section 30.16.240 for FAA and additional document submittal requirements)</p> </li> </ol>	Pre-submittal form	Twenty (20) site plans	Twenty (20) project descriptions	Twenty (20) elevations	Twenty (20) floor plans		Two (2) landscape plans	Two (2) assessor's maps		Application form	Five (5) site plans	Two (2) floor plans	Two (2) elevations	Two (2) landscape plans	Two (2) deeds	Three (3) justification letters	Parking analysis	Two (2) assessor's maps	Two (2) legal descriptions	Disclosure form	Fire permit survey form
Pre-submittal form	Twenty (20) site plans	Twenty (20) project descriptions																				
Twenty (20) elevations	Twenty (20) floor plans																					
Two (2) landscape plans	Two (2) assessor's maps																					
Application form	Five (5) site plans																					
Two (2) floor plans	Two (2) elevations																					
Two (2) landscape plans	Two (2) deeds																					
Three (3) justification letters	Parking analysis																					
Two (2) assessor's maps	Two (2) legal descriptions																					
Disclosure form	Fire permit survey form																					

**Table 30.16-4 SPECIAL USE PERMIT - AUTHORITY AND CONSIDERATION TABLE**  
*SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)*

<b>d. Base Fee</b>	<p>\$325 except as required below, plus sign fee if required                  \$450 for project of regional significance                  \$850 for alcohol as a principal use when not located within a Gaming Enterprise District                  \$850 for mixed use developments in any permitted district                  \$1,050 for hazardous materials                  \$10,000 for expansion of Gaming Enterprise District                  Add \$200 if within a major project                  Add \$500 pre-submittal conference fee if applicable</p>
<b>e. Approximate Processing Time</b>	<p>Gaming Enterprise District Expansion: Seventy-five (75) calendar days  <i>Explosives, Hazardous Materials or Waste</i> in amounts regulated by NRS and NAC: One hundred and twenty (120) calendar days                  All Others: Forty-five (45) calendar days</p>
<b>f. Application Process</b>	<p><i>Public hearing</i> per Section 30.16.210 (and pre-submittal conference for uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development; mixed use development; and <i>projects of regional significance</i>) For an expansion of the <i>Gaming Enterprise District</i>, a court reporter shall record the hearing in accordance with Chapters 463 and 656 of NRS</p> <p>To establish a <i>neighborhood casino</i>, at least one neighborhood meeting with <i>property owners</i> within a 2,500' radius of the project shall be required prior to the <i>Town Board</i> meeting. The applicant shall perform the following:</p> <ol style="list-style-type: none"> <li>i. Send notice to all <i>property owners</i> and manufactured home tenants within the 2,500' project radius (or the nearest 30 separately-owned parcels) and the <i>Town Board</i> of the date, time, and location of the neighborhood meeting at least ten (10) days prior to that meeting;</li> <li>ii. Conduct the neighborhood meeting; and</li> <li>iii. Document to the <i>Zoning Administrator</i> the notification of <i>property owners</i> provided and the status of neighborhood concerns.</li> <li>iv. All neighborhood meetings shall be scheduled in the evening hours and located in the same area as the proposal.</li> </ol>
<b>g. Notice Requirements</b>	<ol style="list-style-type: none"> <li>1. <i>Project of regional significance</i>: Posted notice, entity notice, city notice, seven hundred fifty (750) foot radius notice and any local government whose boundary is within one-half mile (2640')</li> <li>2. <i>Gaming Enterprise District Expansion</i>: Posted notice, entity notice, city notice, two thousand five hundred (2,500) foot radius notice, and signs                         <ol style="list-style-type: none"> <li>A. To establish a <i>neighborhood casino</i>, the applicant shall advertise the project in a newspaper of general circulation within the County, minimum 1/8 of page, substantially concurrent with the time public hearing notices are sent. Content of advertising is left to applicant, but must be approved by staff.</li> </ol> </li> <li>3. <i>Explosives, Hazardous Materials or Waste</i> in amounts regulated by NRS and NAC: Posted notice, entity notice, city notice, newspaper notice, one thousand (1,000) foot radius notice (including multiple family tenants), and signs. Notice must also be sent to the entities listed in Section 278.147 of NRS. The same notice must be provided for hearings before both the <i>Commission</i> and <i>Board</i></li> <li>4. <i>Mixed Use Development in any permitted districts and/or Alcohol as a principal use outside a gaming enterprise district</i>: Posted notice, entity notice, city notice, one thousand five hundred (1,500) foot radius notice, and signs.</li> <li>5. <i>All Others</i>: Posted notice, entity notice, city notice, and five hundred (500) foot radius notice</li> <li>6. Notice for applications to redevelop a manufactured home park to a different use shall include signs per 30.16.230(8)(E)(iv)                  (See Section 30.16.230 Notice)</li> </ol>
<b>h. Recommending Entities</b>	<p><i>Government Entities</i> and <i>Town Board</i>, plus <i>Cities</i> for a project of regional significance, and <i>Commission</i> for mixed use developments nonconforming to Section 30.48.770 whose recommendation shall be forwarded to the <i>Board</i>                  For <i>Explosives, Hazardous Materials or Waste</i>: entities listed under Section 278.147 of NRS</p>

**Table 30.16-4 SPECIAL USE PERMIT - AUTHORITY AND CONSIDERATION TABLE**  
*SEE ALSO 30.16.210 for general process information and standards (italicized words are defined in Chapter 30.08)*

<b>i. Approval Authority</b>	<p><i>Commission</i>; except the recommendation of the <i>Commission</i> shall be forwarded to the <i>Board</i> for the following:</p> <ol style="list-style-type: none"> <li>1. applications to expand the Gaming Enterprise District</li> <li>2. applications to establish a facility for Explosives, Hazardous Materials or Waste in amounts regulated by NRS and NAC and as required pursuant to NRS 278.147</li> <li>3. applications to establish a heliport</li> <li>4. applications to modify evaluative criteria for mixed use development in the C-1, C-2, U-V, and H-1 districts pursuant to Section 30.48.730</li> <li>5. applications to redevelop manufactured home parks to a different use</li> </ol> <p><i>Board</i> for the following:</p> <ol style="list-style-type: none"> <li>1. application submitted in conjunction with, or in lieu of, another application that requires <i>Board</i> approval</li> <li>2. applications for a project of regional significance</li> <li>3. applications for a mixed use development pursuant to Section 30.48.730(2)</li> </ol>
<b>j. Appeal Authority</b>	<i>Board</i>
<b>k. Standards for Approval</b>	<ol style="list-style-type: none"> <li>1. Special uses shall not be permitted by right, but shall be considered on a case by case basis for the proposed lot(s) or parcel(s). Applications are subject to the discretion of the <i>Commission</i> and/or <i>Board</i> in consideration of the <i>Plan</i> in accordance with Chapter 30.12.</li> <li>2. No application shall be approved unless the applicant establishes that the use is appropriate at the proposed location by showing the following:             <ol style="list-style-type: none"> <li>A. The proposed use shall be in harmony with the purpose, goals, objectives and standards of the <i>Plan</i> and of this Title;</li> <li>B. The proposed use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or rights-of-way, or other matters affecting the public health, safety, and general welfare; and</li> <li>C. The proposed use will be adequately served by public improvements, facilities, and services and will not impose an undue burden</li> </ol> </li> <li>3. Applications for <i>projects of regional significance</i> and projects approved through a nonconforming zone boundary amendment shall demonstrate with clear and convincing evidence that any proposed modification to required design and development standards, including reductions to landscaping, screening and buffering requirements, will not adversely impact neighboring properties</li> <li>4. Expansions to the gaming enterprise district shall demonstrate that:             <ol style="list-style-type: none"> <li>A. The roads, water, sanitation, utilities and related services to the location are adequate;</li> <li>B. The proposed establishment will not unduly impact public services, consumption of natural resources and the quality of life enjoyed by residents of the surrounding neighborhoods;</li> <li>C. The proposed establishment will enhance, expand and stabilize employment and the local economy;</li> <li>D. The proposed establishment will be located in an area planned or zoned for that purpose pursuant to NRS 278.010 to 278.630, inclusive;</li> <li>E. The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area; and</li> <li>F. All traffic impacts can be adequately mitigated. This requirement must be satisfied by the submission of a traffic study meeting the requirements set forth in the Clark County improvement standards to the Clark County traffic engineer thirty days prior to submitting the application for a special use permit</li> </ol> </li> <li>5. A majority vote of three quarters (3/4) of the <i>Board's</i> members present at the meeting shall be required to approve an expansion of the <i>Gaming Enterprise District</i></li> <li>6. FAA and other additional requirements and standards are established in 30.16.210</li> </ol>
<b>l. Application Expiration</b>	Two years to commence except when approved in conjunction with a zone boundary amendment

(Ord. 3432 § 2 (part), 10/2006; Ord. 3397 § 2 (part), 6/2006; Ord. 3357 § 2 (part), 3/2006; Ord. 3355 § 2 (part), 2/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3229 § 3 (part), 6/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3174 § 2 (part), 1/2005; Ord. 3113 § 2 (part), 8/2004; Ord. 3078 § 1 (part), 6/2004; Ord. 3055 § 2 (part), 4/2004; Ord. 3008 §1 (part), 12/2003; Ord. 2988 § 1, 12/2003; Ord 2981 § 2 (part) 11/2003; Ord. 2970 § 2 (part), 11/2003)

**30.16.080 Administrative Temporary Use.** Applications for an administrative temporary use shall be processed per Table 30.16-5.

<b>Table 30.16-5 ADMINISTRATIVE TEMPORARY USE - AUTHORITY AND CONSIDERATION TABLE</b> <i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>	
<b>a. Initiating Authority</b>	<i>Board, public utility, property owner or leaseholder</i>
<b>b. Standards for Acceptance</b>	Applications shall only be accepted when expressly permitted under Table 30.44-1.
<b>c. Document Submittal Requirements</b>	Application form One (1) site plan Justification letter (See Section 30.16.240 Document Submittal Requirements)
<b>d. Fee</b>	None
<b>e. Processing Time</b>	Five (5) <i>working days</i>
<b>f. Application Process</b>	Administrative review per 30.16.210
<b>g. Notice Requirements</b>	None
<b>h. Recommending Entities</b>	<i>Government Entities</i>
<b>i. Approval Authority</b>	<i>Zoning Administrator</i>
<b>j. Appeal Authority</b>	A person may appeal the decision by submitting a special use permit application per Table 30.16-4.
<b>k. Standards for Approval</b>	No administrative temporary use shall be approved unless the applicant demonstrates that the proposed temporary use is appropriate for its proposed location during the proposed period
<b>l. Finality of Decision</b>	Final and effective the date of action on the application

(Ord. 2970 § 2 (part), 11/2003)

**30.16.090 Variances.** Applications for variances shall be processed per Table 30.16-6. **NOTE: ADDITIONAL REQUIREMENTS ARE ESTABLISHED IN SECTIONS 30.16.210 AND 30.16.240.**

<b>Table 30.16-6 VARIANCE - AUTHORITY AND CONSIDERATION TABLE</b> <i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>																							
<b>a. Initiating Authority</b>	<i>Property owner or leaseholder</i>																						
<b>b. Standards for Acceptance</b>	<ol style="list-style-type: none"> <li>1. Applications shall only be accepted for variances to the development standards of this Title</li> <li>2. When a <i>Waiver of Standards</i> application is identified in this Title as an alternative method to seek relief, an applicant must pursue the waiver of standards application (receive decision from the appeal authority) prior to submittal of a variance</li> <li>3. An application for a variance to the following standards is expressly prohibited, including additional standards which may be specified as such in this Title, and cannot be accepted by the <i>Zoning Administrator</i>:               <ol style="list-style-type: none"> <li>A. A use of property not expressly authorized by the zoning district regulation governing the property in question, as identified in Chapter 30.44</li> <li>B. Site development standards required with specific uses subject to the requirements of Chapters 30.44 and 30.48</li> <li>C. Airport Environs Overlay District requirements of Chapter 30.48</li> <li>D. Requirements for the expansion of the Gaming Enterprise District of Chapter 30.48</li> <li>E. Sight zone requirements of Chapter 30.56</li> <li>F. Clear visibility for all interior drive aisles per Section 30.60.020</li> <li>G. Mobility impaired parking spaces per 30.60.060</li> <li>H. Restrictions on the size of water features as identified in Section 30.64.060</li> <li>I. Procedural requirements of this Title, including <i>Major Projects</i>, Chapters 30.04, 30.16, 30.20, and 30.28</li> <li>J. Fees as identified in Chapter 30.80</li> <li>K. Parking spaces required per Table 30.60-1</li> <li>L. Residential density restrictions as identified in Chapters 30.40 and 30.48</li> <li>M. Waivers of paved access roads within the PM-10 Non-attainment Area</li> <li>N. Variances to incidental take permits as identified in 30.32.050</li> <li>O. Requirements for uses involving hazardous chemicals, explosives, materials or wastes</li> <li>P. Paving requirements not exempt per 30.60.025</li> <li>Q. Reductions to design standards established in 30.24.080</li> <li>R. Applications to vary or modify zoning base district standards or mixed use requirements, including density and height, for mixed use development in the C-1, C-2, or H-1 districts, except as permitted by Chapter 30.48 Part J</li> </ol> </li> <li>4. FAA and other additional requirements and standards are established in 30.16.210</li> </ol>																						
<b>c. Document Submittal Requirements</b>	<table border="0"> <tr> <td>Application form</td> <td>Five (5) site plans</td> </tr> <tr> <td>Two (2) floor plans</td> <td>Two (2) elevations</td> </tr> <tr> <td>Two (2) landscape plans</td> <td>Parking analysis</td> </tr> <tr> <td>Two (2) assessor's maps</td> <td>Two (2) deeds</td> </tr> <tr> <td>Three (3) justification letters</td> <td>Two (2) legal descriptions</td> </tr> <tr> <td>Disclosure form</td> <td>Fire permit survey form</td> </tr> <tr> <td>Four (4) reports (<i>projects of regional significance</i> only)</td> <td></td> </tr> <tr> <td>Two (2) grading plans if hillside development (see Chapter 30.56, Part C)</td> <td></td> </tr> <tr> <td>List and quantities of hazardous materials only if applicable (See Clark County Fire Department's <i>Hazardous Materials Systems Guideline</i>, NRS, and NAC)</td> <td></td> </tr> <tr> <td>Written evidence of prior submittal to FAA of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.16.210(4)(F), if applicable</td> <td></td> </tr> <tr> <td>(See Section 30.16.240 for FAA and additional document submittal requirements)</td> <td></td> </tr> </table>	Application form	Five (5) site plans	Two (2) floor plans	Two (2) elevations	Two (2) landscape plans	Parking analysis	Two (2) assessor's maps	Two (2) deeds	Three (3) justification letters	Two (2) legal descriptions	Disclosure form	Fire permit survey form	Four (4) reports ( <i>projects of regional significance</i> only)		Two (2) grading plans if hillside development (see Chapter 30.56, Part C)		List and quantities of hazardous materials only if applicable (See Clark County Fire Department's <i>Hazardous Materials Systems Guideline</i> , NRS, and NAC)		Written evidence of prior submittal to FAA of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.16.210(4)(F), if applicable		(See Section 30.16.240 for FAA and additional document submittal requirements)	
Application form	Five (5) site plans																						
Two (2) floor plans	Two (2) elevations																						
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Written evidence of prior submittal to FAA of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.16.210(4)(F), if applicable																							
(See Section 30.16.240 for FAA and additional document submittal requirements)																							
<b>d. Base Fees</b>	\$250 if the deviation is less than 30% of the development standard \$325, plus additional notice fee if required \$450 for project of regional significance Add \$200 if within a major project (See Chapter 30.80 Fees)																						
<b>e. Approximate Processing Time</b>	Forty-five (45) calendar days																						
<b>f. Application Process</b>	<i>Public hearing per 30.16.210</i>																						

**Table 30.16-6 VARIANCE - AUTHORITY AND CONSIDERATION TABLE**  
*SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)*

<b>g. Notice Requirements</b>	<ol style="list-style-type: none"> <li>1. If the deviation is less than 30% of the development standard, entity notice, city notice, one hundred (100) foot radius notice</li> <li>2. Project of regional significance: Posted notice, entity notice, city notice, seven hundred fifty (750) foot radius notice, and any local government whose boundary is within one-half mile (2,640')</li> <li>3. Mixed use development: Posted notice, entity notice, city notice, and one thousand five hundred (1,500) foot radius notice</li> <li>4. All others: Posted notice, entity notice, city notice, five hundred (500) foot radius (See 30.16.230 Notice)</li> </ol>
<b>h. Recommending Entities</b>	<i>Government Entities and Town Board</i>
<b>i. Approval Authority</b>	<p><i>Commission</i>, except for requests to reduce the required separation for large scale retail businesses, which shall be forwarded to the <i>Board</i></p> <p><i>Board</i> for the following:</p> <ol style="list-style-type: none"> <li>1. application submitted in conjunction with, or in lieu of, another application that requires <i>Board</i> approval</li> <li>2. variances to the CMA Area Design Overlay District standards</li> <li>3. applications for a project of regional significance</li> </ol>
<b>j. Appeal Authority</b>	<i>Board</i>
<b>k. Application Expiration</b>	Two years to commence from the date of approval, except when approved in conjunction with a zone boundary amendment
<b>l. Standards for Approval</b>	<ol style="list-style-type: none"> <li>1. In cases where there are special circumstances or conditions peculiar to the property or building by reason of exceptional narrowness, shallowness, shape or topographic condition of a specific piece of property, or by reason of other extraordinary or exceptional situation, where the strict application of the regulations of this Title would result in peculiar and exceptional practical difficulties to the development of the property, an applicant may request a variance and shall have the burden of proof to establish that the proposed variance is appropriate for its proposed location. The <i>Commission</i> or <i>Board</i> shall take into consideration the benefit to the applicant if the variance is granted as weighed against the detriment to the health, safety and welfare of the neighborhood or <i>County</i> by such grant. In making such determination the <i>Commission</i> or <i>Board</i> shall also consider:             <ol style="list-style-type: none"> <li>A. Whether an undesirable change will be produced in the character of the neighborhood, or a detriment to nearby properties will be created by the granting of the variance</li> <li>B. Whether the benefit sought by the applicant can be achieved by some method, feasible for the applicant to pursue, other than a variance</li> <li>C. Whether the requested variance is substantial</li> <li>D. Whether the proposed variance will have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district</li> <li>E. Whether the alleged difficulty was self-created, which consideration shall be relevant to the decision of the <i>Commission</i> or <i>Board</i>, but shall not necessarily preclude the granting of the variance</li> </ol> </li> <li>2. Applications for <i>projects of regional significance</i> and projects approved through a nonconforming zone boundary amendment shall demonstrate with clear and convincing evidence that any proposed modification to required design and development standards, including reductions to landscaping, screening, and buffering requirements will not adversely impact neighboring properties</li> <li>3. If the <i>Commission</i> or <i>Board</i> determines that the granting of a variance is appropriate in accordance within Subsection 1 above, the <i>Commission</i> or <i>Board</i> shall grant the minimum variance that it shall deem necessary and adequate in order to preserve and protect the character of, and minimize any adverse impacts on the neighborhood and the health, safety, and welfare of the <i>County</i>. The <i>Commission</i> or <i>Board</i> may impose reasonable conditions and restrictions which are directly related and incidental to the proposed use of the property, and are consistent with the intent of this Title</li> <li>4. FAA and other additional requirements and standards are established in 30.16.210</li> </ol>

(Ord. 3357 § 2 (part), 3/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3078 § 1 (part), 6/2004; Ord. 3062 § 2 (part), 5/2004; Ord. 3055 § 2 (part), 4/2004; Ord. 3021 § 1, 2/2004; Ord. 2981 § 2 (part), 11/2003; Ord. 2970 § 2 (part), 11/2003)

**30.16.100 Waiver of Development Standards.** Applications for waivers of development standards shall only be processed per Table 30.16-7. **NOTE: ADDITIONAL REQUIREMENTS ARE ESTABLISHED IN SECTIONS 30.16.210 AND 30.16.240.**

Table 30.16-7 <i>WAIVER OF DEVELOPMENT STANDARDS - AUTHORITY AND CONSIDERATION TABLE</i> <i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>	
<b>a. Initiating Authority</b>	<i>Property owner or leaseholder</i>
<b>b. Standards for Acceptance</b>	Applications shall only be accepted for waivers to allow the substitution of alternative development standards for those contained within this Title, or to waive a standard, unless specifically prohibited by any provision of this Title <ol style="list-style-type: none"> <li>1. Applications to waive on-site paving requirements not exempt per 30.60.025 shall not be accepted without concurrence from the <i>Department of Air Quality and Environmental Management</i>.</li> <li>2. Applications to waive or modify zoning base district standards or mixed use requirements, including density and height, for mixed use development in the C-1, C-2, or H-1 districts, except as permitted by Chapter 30.48 Part J, shall not be accepted</li> <li>3. FAA and other additional requirements and standards are established in 30.16.210</li> </ol>
<b>c. Document Submittal Requirements</b>	Application form Two (2) floor plans Two (2) landscape plans Two (2) deeds Parking analysis Disclosure form Four (4) reports ( <i>projects of regional significance</i> only) Two (2) grading plans if hillside development (see Chapter 30.56, Part C) List and quantities of hazardous materials only if applicable (See Clark County Fire Department's <i>Hazardous Materials Systems Guideline</i> , NRS, and NAC) Written evidence of prior submittal to FAA of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.16.210(4)(F), if applicable (See Section 30.16.240 for FAA and additional document submittal requirements)
<b>d. Base Fee</b>	\$225 for waivers to development standards listed in 30.52.120 (except paving waivers) \$250 for deviation less than 30% of the development standard \$325, (including paving waivers listed in 30.52.120) plus additional notice fee if required \$450 for project of regional significance Add \$200 if within a major project (See Chapter 30.80 Fees)
<b>e. Approximate Processing Time</b>	Forty-five (45) calendar days
<b>f. Application Process</b>	<i>Public hearing</i> per 30.16.210 unless specified in this Title that the hearing is not required to be a public hearing
<b>g. Notice Requirements</b>	<ol style="list-style-type: none"> <li>1. For waivers of development standards listed in 30.52.120 (except paving waivers): Posted notice, entity notice, city notice</li> <li>2. For deviation less than 30% of the development standard: Posted notice, entity notice, city notice, one hundred (100) foot radius notice</li> <li>3. Project of regional significance: Posted notice, entity notice, city notice, seven hundred fifty (750) foot radius notice and any local government whose boundary is within one-half mile (2,640')</li> <li>4. Mixed use development: Posted notice, entity notice, city notice, and one thousand five hundred (1,500) foot radius notice</li> <li>5. All others (including paving waivers): Posted notice, entity notice, city notice, and five hundred (500) foot radius</li> </ol> (See Section 30.16.230 Notice)
<b>h. Recommending Entities</b>	<i>Government Entities and Town Board; Commission for projects of regional significance; Department of Air Quality and Environmental Management for waivers of on-site paving requirements</i>
<b>i. Approval Authority</b>	<i>Commission</i> , except for requests to reduce the required separation for large scale retail businesses, which shall be forwarded to the <i>Board</i> <i>Board</i> for the following: <ol style="list-style-type: none"> <li>1. application submitted in conjunction with, or in lieu of, another application that requires <i>Board</i> approval</li> <li>2. waivers to the CMA Area Design Overlay District standards</li> <li>3. applications for a project of regional significance</li> <li>4. applications to modify the requirements for mixed use development as permitted by Chapter 30.48 Part J</li> </ol>
<b>j. Appeal Authority</b>	<i>Board</i>

**Table 30.16-7 WAIVER OF DEVELOPMENT STANDARDS - AUTHORITY AND CONSIDERATION TABLE**  
*SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)*

<b>k. Application Expiration</b>	Two years to commence except when approved in conjunction with a zone boundary amendment
<b>l. Standards for Approval</b>	<ol style="list-style-type: none"> <li>1. The applicant for a waiver of development standards shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following:             <ol style="list-style-type: none"> <li>A. The use and value of the area adjacent to the property included in the waiver request will not be affected in a substantially adverse manner;</li> <li>B. The proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate neighborhood, and will not be materially detrimental to the public welfare;</li> <li>C. The granting of such application shall be in harmony with the general purpose, goals, objectives and standards of the <i>Plan</i> and of this Title, and;</li> <li>D. The proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities or services</li> </ol> </li> <li>2. Applicants for a waiver of standards shall further respond to additional standards as specified within the various chapters of this Title</li> <li>3. Applications for <i>projects of regional significance</i> and projects approved through a nonconforming zone boundary amendment shall demonstrate with clear and convincing evidence that any proposed modification to required design and development standards, including reductions to landscaping, screening, and buffering requirements will not adversely impact neighboring properties</li> <li>4. A waiver of off-site improvement standards constitutes a temporary postponement only and shall only be approved subject to signing deed restrictions for future improvements</li> <li>5. FAA and other additional requirements and standards are established in 30.16.210</li> </ol>

(Ord. 3432 § 2 (part), 10/2006; Ord. 3357 § 2 (part), 3/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3113 § 2 (part), 8/2004; Ord. 3062 § 2 (part), 5/2004; Ord. 3008 § 1 (part), 12/2003; Ord. 2981 § 2 (part), 11/2003; Ord. 2970 § 2 (part), 11/2003)

**30.16.110 Administrative Minor Deviations.** Applications for minor deviations shall be processed per Table 30.16-8.

<b>Table 30.16-8 ADMINISTRATIVE MINOR DEVIATIONS - AUTHORITY AND CONSIDERATION TABLE</b> <i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>		
<b>a. Initiating Authority</b>	<i>Property owner, leaseholder</i>	
<b>b. Standards for Acceptance</b>	Applications shall only be accepted for administrative minor deviations as specified in this Title. Applications may be processed to allow deviations up to ten percent (10%) of the standards to allow for a construction error (even when this Title prevents the filing of deviations or waivers of development standards), only if the approved building permit plans showed the correct standard and previous related inspections were approved on the property.	
<b>c. Document Submittal Requirements</b>	Application form Two (2) floor plans Two (2) assessor's maps Three (3) justification letters (See Section 30.16.240 Document Submittal Requirements)	Two (2) site plans Two (2) elevations Deed Letters of consent (if applicable)
<b>d. Fee</b>	\$50.00	
<b>e. Processing Time</b>	Ten (10) <i>working days</i>	
<b>f. Application Process</b>	Administrative review per 30.16.210	
<b>g. Notice Requirements</b>	None	
<b>h. Recommending Entities</b>	<i>Government Entities</i>	
<b>i. Approval Authority</b>	<i>Zoning Administrator</i> in cooperation with the <i>Director of Public Works and the Director of Development Services</i>	
<b>j. Appeal Authority</b>	<i>Board</i>	
<b>k. Standards for Approval</b>	A minor deviation may be approved if there is no material detriment or injury to the neighborhood, or there is an alternative which will produce a living environment or design quality superior to that produced under the existing standards, as evidenced by concurrence from adjacent <i>property owners</i> when applicable	
<b>l. Application Expiration</b>	Two years to commence. No extensions shall be permitted	
<b>m. Finality of Decision</b>	The applicant shall be sent a Notice of Administrative Decision following action which shall be final and effective five (5) <i>working days</i> from the date the letter was sent	

(Ord. 3432 § 2 (part), 10/2006; Ord. 3397 § 2 (part), 6/2006; Ord. 3209 § 4 (part), 3/2005; Ord. 3085 § 40, 6/2004; Ord. 2970 § 2 (part), 11/2003)

**30.16.120 Design Review.** Applications for design review shall be processed per Table 30.16-9. A Design Review or Administrative Design Review shall be required in addition to any other land use application for which plans have been submitted. *NOTE: ADDITIONAL REQUIREMENTS ARE ESTABLISHED IN SECTIONS 30.16.210 AND 30.16.240.*

<b>Table 30.16-9 DESIGN REVIEW - AUTHORITY AND CONSIDERATION TABLE</b>	
<i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>	
<b>a. Initiating Authority</b>	<i>Property owner or leaseholder</i>
<b>b. Standards for Acceptance</b>	<p>A <i>design review</i> or <i>administrative design review</i> shall be required in addition to any other required land use application for all construction as specified in this Title within any of the various districts for development visible from any street, except as noted below or when the <i>Board, Commission, or Zoning Administrator</i> determines that a design review is not necessary. Applications shall only be accepted when the applicant demonstrates that the proposed project is in conformance with the provisions of this Title. A design review is required for the following or as specified in this Title (see Table 30.16-10 for Administrative Design Review criteria):</p> <ol style="list-style-type: none"> <li>1. A modification to an approved project which increases the non-single family residential building area by more than 100 sq. ft. or ten percent (10%), whichever is greater</li> <li>2. A modification to an approved project which increases the non-single family residential building height by more than four (4) feet or ten percent (10%), whichever is greater</li> <li>3. The relocation of any dwelling which is not a manufactured home (as defined by NRS 489.113) five (5) years or older, which shall require a public hearing</li> <li>4. A temporary sign larger than 1,200 square feet</li> <li>5. Significant changes in location of previously approved uses or principal structures</li> <li>6. The following uses (A-F), which shall also require the applicant to engage in a pre-submittal conference prior to submitting a land use application. A pre-submittal conference shall include plans as required pursuant to the Chapter (if applicable) noted and/or as determined by the Zoning Administrator               <ol style="list-style-type: none"> <li>A. uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC (determination of pertinent requirements for the proposed use)</li> <li>B. planned unit development (PUD) (see Chapter 30.24)</li> <li>C. mixed use development (see Chapter 30.48 Part J)</li> <li>D. project of regional significance (includes resort hotel)</li> <li>E. neighborhood casinos (see Chapter 30.48 Part E)</li> <li>F. projects within the Asian Design Overlay District (see Chapter 30.48 Part K)</li> </ol> </li> <li>7. To establish a manmade decorative water feature. Note: Approval of an Administrative Design Review application is additionally required to operate a manmade decorative water feature (see Section 30.64.070(C))</li> <li>8. FAA and other additional requirements and standards are established in 30.16.210</li> </ol>

Table 30.16-9 <i>DESIGN REVIEW - AUTHORITY AND CONSIDERATION TABLE</i> <i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>	
<b>c. Document Submittal Requirements</b>	<p>1. <b>Pre-submittal Conference Requirements</b> for uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development (see Chapter 30.24); mixed use development (see Chapter 30.48 Part J); neighborhood casinos (see Chapter 30.48 Part E); and <i>projects of regional significance</i> only, projects within the Asian Design Overlay District (see Chapter 30.48 Part K for submittal requirements):</p> <p>Pre-submittal form                      Twenty (20) site plans                      Twenty (20) project descriptions  Twenty (20) elevations                      Twenty (20) floor plans  Two (2) landscape plans                      Two (2) assessor's maps  Twenty (20) pedestrian circulation plans (mixed use development only)  Two (2) preliminary traffic impact analysis (<i>mixed use projects of regional significance only</i>)</p> <p>2. <b>All Other Applications Submittals:</b></p> <p>Application form                      Five (5) site plans                      Two (2) floor plans  Two (2) elevations                      Two (2) landscape plans                      Two (2) assessor's maps  Two (2) deeds                      Two (2) legal descriptions                      Parking analysis  Three (3) justification letters                      Disclosure form                      Fire permit survey form  Four (4) reports (<i>project of regional significance only</i>)  Two (2) grading plans if hillside development (see Chapter 30.56, Part C)  Two (2) pedestrian circulation plans (mixed use development only)  List and quantities of hazardous materials only if applicable (See Clark County Fire Department's <i>Hazardous Materials Systems Guideline</i>, NRS, and NAC)  Photographs, samples, or other documentation may be required to determine compatibility with surrounding development  Written evidence of prior submittal to FAA of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.16.210(4)(F), if applicable  For projects within the Asian Design Overlay District see Chapter 30.48 Part K for additional submittal requirements.  (See Section 30.16.240 for FAA and additional document submittal requirements)</p>
<b>d. Base Fee</b>	\$300, plus notice and sign fees if required \$2,000 for project of regional significance Add \$200 if within a major project Add \$500 Pre-submittal conference fee if applicable (See Chapter 30.80 Fees)
<b>e. Approximate Processing Time</b>	Forty-five (45) calendar days
<b>f. Application Process</b>	Hearing, or <i>public hearing</i> when required, per 30.16.210 (and pre-submittal conference for uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development; mixed use development; <i>projects of regional significance</i> ; and projects within the Asian Design Overlay District)
<b>g. Notice Requirements</b>	Posted notice, entity notice, and city notice, plus the following: <ol style="list-style-type: none"> <li>1. If a public hearing is required by this Title or the <i>Commission</i> or <i>Board</i>, or for a moved building over 5 years old; five hundred (500) foot radius</li> <li>2. For a project of regional significance: seven hundred fifty (750) foot radius, and any local government whose boundary is within one-half mile (2,640')</li> <li>3. For mixed use development: one thousand five hundred (1,500) foot radius notice, and signs</li> <li>4. Design review notices may also include notice of proposed changes in location of uses or principal structures when applicable</li> </ol> (See Section 30.16.230 Notice)
<b>h. Recommending Entities</b>	<i>Government Entities</i> , public utilities, and <i>Town Board</i> , plus <i>Cities</i> for <i>projects of regional significance</i>
<b>i. Approval Authority</b>	<i>Commission</i> , except <i>Board</i> for the following: <ol style="list-style-type: none"> <li>1. applications within a <i>major project</i> per Section 30.20.120</li> <li>2. design reviews for signage in conjunction with resort hotels or projects within the CMA Area Design Overlay District</li> <li>3. when required as a condition of approval of any previous application</li> <li>4. at the discretion of the <i>Zoning Administrator</i></li> <li>5. application submitted in conjunction with, or in lieu of, another application that requires <i>Board</i> approval</li> <li>6. applications to establish a mixed use development</li> <li>7. applications for a project of regional significance</li> <li>8. applications to establish a manmade decorative water feature</li> <li>9. projects within the Asian Design Overlay District (see Chapter 30.48 Part K)</li> </ol>
<b>j. Appeal Authority</b>	<i>Board</i>

**Table 30.16-9 DESIGN REVIEW - AUTHORITY AND CONSIDERATION TABLE**  
*SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)*

<b>k. Standards for Approval</b>	<p>The applicant for any design review shall have the burden of proof to establish that plans, including changes in location of uses or principal structures, satisfy the following criteria:</p> <ol style="list-style-type: none"> <li>1. The proposed development is compatible with adjacent development and development in the area;</li> <li>2. The proposed development is consistent with the applicable land use plan, this Title, and other regulations, plans and policies of the County;</li> <li>3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;</li> <li>4. Building and landscape materials are appropriate for the area and for the County;</li> <li>5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;</li> <li>6. Appropriate measures are taken to secure and protect the public health, safety, and general welfare; and</li> <li>7. FAA and other additional requirements and standards as established in Sections 30.16.210 - 30.16.240</li> </ol>
<b>l. Application Expiration</b>	Two years to commence

(Ord. 3432 § 2 (part), 10/2006; Ord. 3382 § 1 (part), 5/2006; Ord. 3357 § 2 (part), 3/2006; Ord. 3355 § 2 (part), 2/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3229 § 3 (part), 6/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3174 § 2 (part), 1/2005; Ord. 3160 § 4 (part), 11/2004; Ord. 3062 § 2 (part), 5/2004; Ord. 2970 § 2 (part), 11/2003)

**30.16.130 Administrative Design Review.** Applications for administrative design review shall be processed per Table 30.16-10. A Design Review or Administrative Design Review shall be required in addition to any other land use application for which plans have been submitted.

<b>Table 30.16-10 ADMINISTRATIVE DESIGN REVIEW - AUTHORITY AND CONSIDERATION TABLE</b> <i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>	
<b>a. Initiating Authority</b>	<i>Property owner or leaseholder</i>
<b>b. Standards for Acceptance</b>	Applications shall only be accepted when the applicant demonstrates that the proposed project is not a <i>project of regional significance</i> , is in conformance with the provisions of this Title, and when the application is for (see Table 30.16-9 for Design Review): <ul style="list-style-type: none"> <li>A. An addition to an existing non-single family residential building of up to fifty percent (50%) of the floor area, but not to exceed ten thousand (10,000) square feet, if the architectural style is consistent with the existing structure</li> <li>B. A non- residential building of any size or an accessory structure when the architectural style is consistent with the buildings within an existing or approved non-residential development or when an existing non-residential building acts as a buffer to single family residential development; and for all kiosks and drive-thru windows added after original approval or construction to address queuing and onsite circulation (e.g., windmill and similar water dispensers, smog checks, banks, fast food, drycleaners, etc.)</li> <li>C. Communication antennas and/or towers per Table 30.44-1</li> <li>D. Operation of manmade decorative water features in accordance with subsection 30.64.070 (C)(8). Note: Approval of a Design Review application is required to establish a manmade decorative water feature (see Table 30.16-9)</li> <li>E. Increased height or reconstruction of off-premise signs pursuant to Section 30.76.060</li> <li>F. Applications for projects which the County is directed to approve by a court of competent jurisdiction</li> <li>G. Accessory buildings in conjunction with an existing or approved public park</li> </ul>
<b>c. Document Submittal Requirements</b>	Application form Two (2) floor plans Two (2) landscape plans Two (2) deeds Parking analysis Two (2) pedestrian circulation plans (mixed use development only) Photographs, samples, or other documentation may be required to determine compatibility with surrounding development For communication towers, evidence of technological or economic hardship which would prevent colocation on a building or structure within 600 feet For applications to operate manmade decorative water features, a receipt from the Southern Nevada Water Authority as required by 30.64.070(C)(8), and 4 landscape plans stamped by a licensed professional showing the amount of turf to be removed and/or the surface area of the water feature (See Section 30.16.240 for Document Submittal Requirements)
<b>d. Base Fee</b>	\$300 Add \$200 if within a major project
<b>e. Processing Time</b>	Ten (10) <i>working days</i> after the last day of the week of the filing period during which the application is submitted
<b>f. Application Process</b>	Administrative review per 30.16.210
<b>g. Notice Requirements</b>	Entity notice (See Section 30.16.230 Notice)
<b>h. Recommending Entities</b>	<i>Government Entities</i>
<b>i. Approval Authority</b>	<i>Zoning Administrator</i>
<b>j. Appeal Authority</b>	<i>Board</i>
<b>k. Standards for Approval</b>	Development shall comply with all development standards as specified in this Title, shall be harmonious and compatible with surrounding development, and shall not be unsightly, undesirable, or noxious
<b>l. Application Expiration</b>	Two years to commence
<b>m. Finality of Decision</b>	The applicant shall be sent (by certified mail) a Notice of Administrative Decision following action which shall be final and effective five (5) <i>working days</i> from the date the letter was sent

(Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3160 § 4 (part), 11/2004; Ord. 3106 § 2 (part), 8/2004; Ord. 3094 § 2, 7/2004; Ord. 3061 § 3 (part), 5/2004; Ord. 3055 § 2 (part), 4/2004; Ord. 3019 § 3, 2/2004; Ord. 2981 § 2 (part), 11/2003; Ord. 2970 § 2 (part), 11/2003)

**30.16.140 Vacation and Abandonment.** Applications for vacation and abandonment shall be processed per Table 30.16-11.

<b>Table 30.16-11 VACATION AND ABANDONMENT - AUTHORITY AND CONSIDERATION TABLE</b> <i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>	
<b>a. Initiating Authority</b>	<i>Board, Director of Development Services, Director of Public Works, Zoning Administrator, or property owner of any property abutting the alignment</i>
<b>b. Standards for Acceptance</b>	At a minimum, applications shall be processed for entire street segments, from intersection to intersection unless a determination is made by the Director of Development Services or Zoning Administrator that the vacation and abandonment of a partial segment is appropriate
<b>c. Document Submittal Requirements</b>	Application form                      Four (4) site plans                      Two (2) assessor's maps Two (2) deeds                      Two (2) legal descriptions Two (2) easement/right-of-way documents Three (3) justification letters Disclosure form If vacating patent easements only, without a public hearing, in addition to the above: Letters of consent from <i>property owners</i> adjacent to the easement and/or any extension of the easement to the nearest dedicated right-of-way (See Section 30.16.240 Document Submittal Requirements)
<b>d. Base Fee</b>	\$200 to vacate patent easements only, without a public hearing \$300 to vacate right-of-way, or easements with a public hearing plus \$200 certified mail fee Add \$200 if within a major project (See Chapter 30.80 Fees)
<b>e. Approximate Processing Time</b>	1. To vacate patent easements only, without a public hearing: Ten (10) <i>working days</i> after the last day of the week of the filing period during which the application is submitted 2. To vacate easements with a public hearing, or right-of-way: Forty-five (45) calendar days
<b>f. Application Process</b>	<i>Public hearing or administrative review per Section 30.16.210</i>
<b>g. Notice Requirements</b>	1. To vacate patent easements only, without a public hearing: none 2. To vacate easements with a public hearing, or right-of-way: posted notice, entity notice, city notice, newspaper notice, and 500' notice (certified mail required) (See Section 30.16.230 Notices)
<b>h. Recommending Entities</b>	1. To vacate patent easements only, without a public hearing: <i>Government Entities</i> , public utilities, and <i>Town Board</i> (shall be used if received but are not required); letters of consent from <i>property owners</i> adjacent to the easement and/or any extension of the easement to the nearest dedicated right-of-way shall also serve as recommendations 2. To vacate easements with a public hearing, or right-of-way: <i>Government Entities</i> , public utilities, and <i>Town Board</i>
<b>i. Approval Authority</b>	1. To vacate patent easements only, without a public hearing: <i>Development Services</i> in cooperation with the <i>Director of Public Works</i> 2. To vacate easements with a public hearing, or rights-of-way: <i>Commission</i> , except full-width rights-of-way for collector and arterial streets included on the Transportation Element map shall be forwarded to the <i>Board</i> with the <i>Commission's</i> recommendation
<b>j. Appeal Authority</b>	<i>Board</i>
<b>k. Standards for Approval and Recordation</b>	1. The Director of <i>Development Services</i> , in cooperation with the <i>Director of Public Works, Commission, or Board</i> , shall determine that there is no present nor future public need for the area proposed to be vacated, and that the public will not be materially injured by the proposed vacation. The approval of a vacation and abandonment shall constitute such a determination 2. The order of vacation shall be recorded in the Office of the <i>County Recorder</i> after ninety (90) days from the date of approval if no dissenting recommendations have been received from any public utility and all conditions of approval have been satisfied
<b>l. Application Expiration</b>	The order of vacation must be recorded in the Office of the <i>County Recorder</i> within two (2) years from the date of approval. Any extension of time shall require the re-approval of affected government and public utility entities

(Ord. 3432 § 2 (part), 10/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3160 § 4 (part), 11/2004; Ord. 3085 § 41, 6/2004; Ord. 2970 § 2 (part), 11/2003)

**30.16.150 Reconveyance of Public Property.** Applications for the reconveyance of public property shall be processed by the originating department or agency through the Clark County Department of Administrative Services, working in conjunction with the Departments of Development Services and Comprehensive Planning to satisfy related NRS requirements concerning public notification and Planning Commission recommendations.

**DELETED: Table 30.16-12 (*Italicized words are defined in Chapter 30.08*)  
RECONVEYANCE OF PUBLIC PROPERTY - AUTHORITY AND CONSIDERATION TABLE**

(Ord. 3085 § 42, 6/2004; Ord. 2970 § 2 (part), 11/2003)



**30.16.170 Street Name or Numbering System Change.** Applications to change street names which have habitable or occupied buildings facing them, or to name streets inconsistent with the standards of the Address and Street Numbering Policy shall be processed per Table 30.16-14.

<b>Table 30.16-14</b> <b>STREET NAME OR NUMBERING SYSTEM CHANGE - AUTHORITY AND CONSIDERATION TABLE</b> <i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>	
<b>a. Initiating Authority</b>	<i>Board, Zoning Administrator, or property owner of any property abutting the alignment</i>
<b>b. Standards for Acceptance</b>	Only one (1) street alignment, or numbering system, shall be considered with each application, and applications shall be processed for entire street segments, from intersection to intersection. Nothing in this subsection shall prevent a <i>property owner</i> from requesting an address change that conforms to Las Vegas Valley Street Naming and Address Assignment Policy from the <i>Building Official</i> .
<b>c. Document Submittal Requirements</b>	Application form Three (3) Justification letters Recommendation letter from City of Las Vegas Fire Department's Fire Alarm Office Recommendation letter from <i>Building Official</i> (See Section 30.16.240 for Document Submittal Requirements) <p style="text-align: right;">Two (2) Assessor's maps Disclosure form</p>
<b>d. Fee</b>	\$300
<b>e. Approximate Processing Time</b>	Forty-five (45) calendar days
<b>f. Application Process</b>	Public Hearing per Section 30.16.210
<b>g. Notice Requirements</b>	Posted notice, entity notice, city notice, and abutting property notice (See Section 30.16.230 Notice)
<b>h. Recommending Entities</b>	<i>Government Entities, Town Board, Building Official, and City of Las Vegas Fire Department's Fire Alarm Office</i>
<b>i. Approval Authority</b>	<i>Commission</i>
<b>j. Appeal Authority</b>	<i>Board</i>
<b>k. Standards for Approval</b>	All proposed street names shall comply with the Las Vegas Valley Street Naming and Address Assignment Policy, as adopted by the <i>Board</i> on August 3, 1988, as shown in Appendix A unless the <i>Commission</i> or <i>Board</i> determines that the public interest will be served by the change. The approval of a street name or numbering system change shall constitute such a determination.
<b>l. Application Expiration</b>	None
<b>m. Conditions of Approval</b>	The applicant shall be responsible for installation of street signs, per Public Works requirements.
<b>n. Compliance</b>	Upon the approval of a system of street naming, numbering or house numbering, or any amendment thereto, the Building Official shall determine its application to all streets, avenues, thoroughfares or other traffic-ways, or to the numbering of any premises thereon, and shall communicate the same to the owner of each abutting developed parcel. The official, assigned address of all buildings, units of buildings, or other approved land uses shall be displayed in accordance with the display requirements prescribed in the Las Vegas Valley Street Naming and Address Assignment Policy. Street signs shall be installed within sixty (60) calendar days of the approval of the application.

(Ord. 3085 § 44, 6/2004; Ord. 2970 § 2 (part), 11/2003)

30.16.180  
15.

**Waiver of Conditions.** Applications for waivers from conditions shall be processed per Table 30.16-

<b>Table 30.16-15 WAIVER OF CONDITIONS - AUTHORITY AND CONSIDERATION TABLE</b> <i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>	
<b>a. Initiating Authority</b>	<i>Property owner, leaseholder, or Board</i>
<b>b. Standards for Acceptance</b>	An application may be accepted to waive a condition imposed by the <i>Commission</i> or <i>Board</i> on any approved land use application or subdivision map application, providing the waiver is heard by the original or higher approval authority. The waiver may be submitted in conjunction with a subsequent land use application. If the plan was originally approved by a public hearing, the waiver shall also be a public hearing.
<b>c. Document Submittal Requirements</b>	Application form Disclosure form Three (3) Justification letters (See Section 30.16.240 Document Submittal Requirements)
<b>d. Base Fee</b>	\$300 plus the notification fee required by the original application
<b>e. Approximate Processing Time</b>	Forty-five (45) calendar days
<b>f. Application Process</b>	The same hearing process conducted for the original application
<b>g. Notice Requirements</b>	The same notice provided for the original application (See original application type)
<b>h. Recommending Entities</b>	<i>Government Entities, and Town Board</i>
<b>i. Approval Authority</b>	<i>Commission or Board</i>
<b>j. Appeal Authority</b>	<i>Board</i>
<b>k. Standards for Approval</b>	<ol style="list-style-type: none"> <li>1. Upon finding that the condition will no longer fulfill its intended purpose, the authority may waive conformance to the condition.</li> <li>2. Applications for projects approved through a nonconforming zone boundary amendment shall demonstrate with clear and convincing evidence that any proposed waiver will not adversely impact neighboring properties.</li> </ol>
<b>l. Application Expiration</b>	No time limit

(Ord. 2970 § 2 (part), 11/2003)

**30.16.190 Annexation Requests.** Application requests for the annexation of property within the boundaries of an unincorporated town as such boundary existed on July 1, 1983, as required by NRS 268.580(d), into an incorporated city shall be processed per Table 30.16-16. For the purposes of this subsection, "city" shall mean the City of Henderson, the City of Las Vegas, or the City of North Las Vegas.

<b>Table 30.16-16 ANNEXATION REQUEST - AUTHORITY AND CONSIDERATION TABLE</b>	
<i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>	
<b>a. Initiating Authority</b>	<i>Property owner</i>
<b>b. Document Submittal Requirements</b>	Application form Two (2) deeds Three (3) justification letters Disclosure form (See Section 30.16.240 Document Submittal Requirements)
<b>c. Fee</b>	Five (5) site plans Two (2) legal descriptions Three (3) annexation letters
<b>d. Approximate Processing Time</b>	Two (2) assessor's maps
<b>e. Application Process</b>	\$1,000
<b>f. Notice Requirements</b>	Forty-five (45) calendar days
<b>g. Recommending Entities</b>	Hearing per 30.16.210
<b>h. Approval Authority</b>	Posted notice, entity notice, and city notice (See Section 30.16.230 Notice)
<b>i. Standards for Approval</b>	<i>Government Entities and Town Board</i>
<b>j. Time Limit if Approved</b>	<i>Board</i>
	An application may be approved by the <i>Board</i> for good cause shown in order to achieve the following: eliminate County islands, establish consistent boundaries based on natural features which will provide for consistent and logical services and service areas, to correct faulty survey errors, and ensure the request will not have a negative fiscal impact upon the <i>County</i> . The approval of an annexation request shall constitute such a determination.
	None

(Ord. 3296 § 3 (part), 10/2005; Ord. 3055 § 2 (part), 4/2004; Ord. 2970 § 2 (part), 11/2003)



<b>Table 30.16-17 EXTENSIONS OF TIME - AUTHORITY AND CONSIDERATION TABLE</b> <i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>	
<b>k. Standards for Approval</b>	<ol style="list-style-type: none"> <li>1. For an administrative extension, the <i>Zoning Administrator</i> may grant an extension of time providing that conditions have not sufficiently changed to warrant denial. An application to extend the commencement of construction, and review date, for an off-premise sign shall be approved unless the sign is no longer in conformance with Sections 30.72.040, 30.76.060, and Table 30.44-1.</li> <li>2. For an extension of time by hearing, the approval authority may grant an extension of time for any time period, or eliminate further review. The approval authority may deny or add new conditions to the application if it finds that circumstances have substantially changed to warrant denial or added conditions. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws or policies affecting the subject property.</li> </ol>
<b>l. Application Expiration</b>	<ol style="list-style-type: none"> <li>1. For an administrative extension, the time may be extended to match the expiration date for the subsequent application, building permit, or map. Applications to extend commencement of construction for off-premise signs may be approved for two years. The review date of a previously approved but not constructed off-premise sign shall only be extended two years beyond the previous review date.</li> <li>2. For a hearing extension, the <i>Commission</i> or <i>Board</i> shall determine a time limit. A time limit for review to assess the continued impact of the use on the community and adjacent uses may also be imposed.</li> </ol>
<b>m. Conditions of Approval</b>	All extensions are subject to all the conditions of the original approval unless otherwise specified by the <i>Commission</i> or <i>Board</i> . The <i>Commission</i> or <i>Board</i> may impose additional conditions to further mitigate potential adverse effects of the proposal on adjacent properties and the community.

(Ord. 3432 § 2 (part), 10/2006; Ord. 3355 § 2 (part), 2/2006; Ord. 3106 § 2 (part), 8/2004; Ord. 3085 § 45, 6/2004; Ord. 3061 § 3 (part), 5/2004; Ord. 2981 § 2 (part), 11/2003)

**30.16.205 Zoning Compliance Application.** Applications to ensure specified developments are in compliance with development code requirements shall be processed per Table 30.16-17.5.

<b>Table 30.16-17.5 ZONING COMPLIANCE APPLICATION - AUTHORITY AND CONSIDERATION TABLE</b>																			
<i>SEE ALSO 30.16.210 for general process information and standards (Italicized words are defined in Chapter 30.08)</i>																			
<b>a. Initiating Authority</b>	<i>Property owner or leaseholder</i> , or the operator of a community residence																		
<b>b. Standards for Acceptance</b>	Applications shall only be accepted when the applicant demonstrates that the proposed project is in conformance with the provisions of this Title.																		
<b>c. Document Submittal Requirements</b>	<table border="0"> <tr> <td>Application form</td> <td>Five (5) site plans</td> </tr> <tr> <td>Two (2) floor plans</td> <td>Two (2) elevations</td> </tr> <tr> <td>Two (2) landscape plans</td> <td>Two (2) assessor's maps</td> </tr> <tr> <td>Two (2) deeds</td> <td>Two (2) legal descriptions</td> </tr> <tr> <td>Parking analysis</td> <td>Three (3) justification letters</td> </tr> <tr> <td colspan="2">Photographs to confirm compliance with residential standards</td> </tr> <tr> <td colspan="2">If the applicant is a renter, notarized authorization to submit the application from the property owner.</td> </tr> <tr> <td colspan="2">For community residences, documentation demonstrating compliance with this title and applicable NAC provisions.</td> </tr> <tr> <td colspan="2">(See Section 30.16.240 for Document Submittal Requirements)</td> </tr> </table>	Application form	Five (5) site plans	Two (2) floor plans	Two (2) elevations	Two (2) landscape plans	Two (2) assessor's maps	Two (2) deeds	Two (2) legal descriptions	Parking analysis	Three (3) justification letters	Photographs to confirm compliance with residential standards		If the applicant is a renter, notarized authorization to submit the application from the property owner.		For community residences, documentation demonstrating compliance with this title and applicable NAC provisions.		(See Section 30.16.240 for Document Submittal Requirements)	
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For community residences, documentation demonstrating compliance with this title and applicable NAC provisions.																			
(See Section 30.16.240 for Document Submittal Requirements)																			
<b>d. Base Fee</b>	\$300 (except that applications for community residences shall be exempt from any fees)																		
<b>e. Processing Time</b>	Ten (10) <i>working days</i> after the last day of the week of the filing period during which the application is submitted																		
<b>f. Application Process</b>	Administrative review per 30.16.210																		
<b>g. Approval Authority</b>	<i>Zoning Administrator</i>																		
<b>h. Appeal Authority</b>	A person may appeal the decision by submitting a special use permit application per Table 30.16-4.																		
<b>i. Standards for Approval</b>	Development shall comply with all development standards as specified in this Title.																		
<b>j. Application Expiration</b>	Two (2) years to commence																		
<b>k. Finality of Decision</b>	The applicant shall be sent (by certified mail) a Notice of Administrative Decision following action which shall be final and effective five (5) <i>working days</i> from the date the letter was sent																		

(Ord. 3423 § 3, 8/2006)

**30.16.210 Application Process.** When specified within this Title that such an application is required or authorized, the approval authority shall consider applications in accordance with the following procedure in addition to the requirements listed in sections 30.16.040 through 30.16.200 above for specific application types:

- 1. Applications.** Any application, amendment, or map requiring approval shall be filed with the Zoning Administrator and shall be presented to the approval authority for review and approval within the approximate time specified under the application type. Administrative applications shall be processed and acted upon without a formal hearing. Hearing applications shall be scheduled to a meeting before the approval authority; however, public hearing notices need not be sent to adjacent and nearby properties provided other required notice is given. Public hearing applications shall be scheduled to a meeting before the approval authority and shall be notified per the appropriate application requirement, including notice to adjacent and nearby properties.
- 2. Pre-submittal Conference.** Any application, amendment, or map requiring a pre-submittal conference shall include plans as required pursuant to this Title and/or as determined by the Zoning Administrator, and shall satisfy all pre-submittal requirements prior to the application's submittal. Multiple applications for the same project may utilize one pre-submittal conference, subject to expiration as established in Section 30.16.210(19)(G). A pre-submittal conference, including any required document submitted thereto, shall not be considered a land use application submittal. A pre-submittal conference shall be required for the following (A-G) and as otherwise determined by the Zoning Administrator:
  - A.** uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC (determination of pertinent requirements for the proposed use)
  - B.** planned unit development (PUD) (see Chapter 30.24)
  - C.** mixed use development, including mixed use development in C-1, C-2 and H-1. (see Chapter 30.48 Part J)
  - D.** project of regional significance
  - E.** neighborhood casinos
  - F.** nonconforming zone boundary amendments
  - G.** projects within the Asian Design Overlay District (see Chapter 30.48 Part K for submittal requirements)
- 3. Document Submittal Requirements.** Land use pre-submittal forms and applications shall not be acceptable without the required documents unless the Zoning Administrator determines a listed document is not required. If circumstances warrant, the Zoning Administrator may require additional documentation necessary to evaluate a particular application.
- 4. Standards for Acceptance.**
  - A.** All parcels of land included within a single petition or application must be contiguous. Except for specific applications to waive standards, all plans shall show development that complies with the standards of this Title. If such an application is accepted and later found to not be in conformance with this Title, the application shall be considered to be withdrawn and the fees shall be refunded to the applicant or owner, or applied to another application at the applicant or owners request. In addition, standards for acceptance of specific applications are as listed with each application type.
  - B.** Applications, amendments, or maps to establish uses involving hazardous chemicals, explosives, materials or wastes shall not be accepted prior to submittal of the Clark County Fire Permit Survey Form to the Building Official. The owner or applicant shall also engage in a pre-submittal conference with County staff to discuss hazardous materials requirements pertinent to the proposed development prior to submitting an application for a chemical and/or hazardous material use.

- C. Applications for increased density or intensity, or for exceptions to the special standards required, within any overlay district shall not be accepted unless in compliance with Chapter 30.48.
  - D. Annexation applications shall not be accepted without the required acknowledgement from the City into which a property is proposed to be annexed (See Annexation Letter, Section 30.16.240 (13)).
  - E. Applications to waive on-site paving requirements not exempt per 30.60.025 shall not be accepted without concurrence from the Department of Air Quality and Environmental Management.
  - F. Applications for any land use that requires submittal of FAA Form 7460-1, Notification of Proposed Construction, per Section 30.56.070 and Chapter 30.48 Part B shall not be accepted without written evidence (from FAA) of prior submittal to the FAA.
  - G. Applications for any land use that requires a pre-submittal conference shall not be accepted prior to satisfying all pre-submittal conference requirements.
5. **Fees.** When applicable, the applicant shall pay a filing fee per Chapter 30.80 at the time of filing for a pre-submittal conference request, application, amendment, or map (*fees are also listed in each application table*).
6. **Processing Time.** Generally, *action* shall be taken approximately within the specified period as measured from the date of acceptance of the application unless appealed, extended by the County, at the request by owner, or for good cause.
7. **Review.**
- A. The Zoning Administrator may notify interested public utilities and governmental entities. The Town Board whose jurisdiction includes the area of the petition shall be notified not less than ten days prior to the hearing unless it is an administrative application.
  - B. If a hearing is required to be a public hearing, public notice as required shall be provided, and interested parties shall have an opportunity to be heard. If a public hearing for a subsequent application is required by the Commission or Board as a condition of approval, the notice provided shall be the same notice provided for the original application.
  - C. The approval authority shall consider the submitted data and information, recommendations from public utilities, government entities including town boards, and interested parties in an endeavor to determine whether the application will help accomplish the purpose and intent of this Title.
  - D. The maximum time required to review, notice, and present the application, amendment, or map shall be as listed in Tables 30.16-2 through 30.16-17, and shall be counted from the date the completed application is accepted, except for nonconforming zone changes within the urban area, except Laughlin, or nonconforming zone changes within Moapa Valley, and administrative design reviews, which shall be counted from after the last day of the week of the filing period during which the application is submitted. The time may be extended by mutual consent or, for non-administrative applications, may be extended by the approval authority for good cause. If the application is appealed, additional time shall be required to process and hear the appeal.
  - E. For an expansion of the Gaming Enterprise District, a court reporter shall record the hearing in accordance with Chapters 463 and 656 of NRS.
8. **Approval Authority.** The approval authority listed in Tables 30.16-2 through 30.16-17 shall have the authority to take final action on an application, amendment, or map, except that applications for which the Commission is the approval authority may instead, when submitted in conjunction with another application, amendment, or map requiring Board action, be acted on by the Board.

9. **Request to Hold.** The owner or applicant may request the approval authority to postpone consideration of an application, amendment, or map from the scheduled date to a future date. The approval authority may hold the application, amendment, or map as requested, may hold it to a date other than requested, or may act on it if the approval authority determines action is appropriate. Per NRS 278.050, the approval authority shall not grant more than two (2) continuances on the same matter unless additional circumstances are warranted by the determination of good cause shown by the applicant. A request to hold a nonconforming zone change within the urban area except Laughlin, or a nonconforming zone change within Moapa Valley, may result in the application being held to the next group of applications within the same planning area.
10. **Decision.** The approval authority shall act upon the application with consideration to recommendations from the Town Board and other government entities, providing all applicable requirements of this Title are met.
- A. If the recommendation of the Town Board or City is not followed, the approval authority shall specify for the record the reasons for its decision.
  - B. The applicant and Town Board (or Citizens Advisory Council) shall be notified of the decision on an application not less than ten days following final action.
11. **Conditions of Approval.** As a prerequisite to approval of an application, the approval authority may impose conditions on any application, amendment, or map necessary to accomplish the objectives of this Title and to mitigate potential adverse effects of an application on adjacent properties and the community which shall be binding on property owner(s) and their successors, including but not limited to the following:
- A. All development or use of land is subject to the development standards listed in this Title unless otherwise specified.
  - B. Compliance with all approved plans, conditions, restrictions and rules is required prior to permit issuance or map recordation, except that the approval authority may require revisions to plans.
  - C. The approval authority may require the property owner to grant to the County right-of-way, easements, or other consideration necessary for the protection of the health and welfare of the community, including the signing of a resolution of intent in conjunction with an application for a zone boundary amendment.
  - D. Any condition imposed by the Board in conflict with any requirement of this Code which is designed to mitigate the impact of an application, amendment, or map on adjacent property owners or the community shall be permitted without additional land use application submittals unless the condition would create a health or safety hazard (including, without limitation, sight zone or airport environs hazards).
  - E. Any condition imposed on a previously approved application may be waived on any subsequently approved application if required notices show the waiver requested. The Commission may only waive conditions imposed by the Commission; however, the Board may waive conditions imposed by the Commission or Board.
  - F. The approval authority may propose a development agreement consistent with the needs identified by the approval of a public facilities needs assessment or in conjunction with a project of regional significance.
12. **Standards for Approval.** In addition to specific standards for approval for each application type listed in Sections 30.16.040 through 30.16.200 above, the following standards apply for the consideration of all application types:
- A. An application, amendment, or map may be approved if it meets the following criteria:

- i. It is generally consistent with the Plan, as amended, or reflects conditions that have changed since the adoption or amendment to the Plan.
  - ii. There will be capacity to provide adequate public facilities and services, including but not limited to transportation, utility, sewer, water, police, and fire service, to accommodate development permitted under the proposal.
  - iii. It complies with and forwards the capital improvement planning efforts of the County.
  - iv. It will not significantly impact the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.
  - v. It will result in a logical and orderly development pattern.
  - vi. The proposal, including but not limited to the density, intensity, scale, height, and operations, is harmonious and compatible with existing and planned development on adjacent properties and in the surrounding area or neighborhood; shall not be unsightly, undesirable, or noxious; and/or includes measures that will be taken to adequately buffer or otherwise mitigate any incompatibility.
- B.** The approval of an application, amendment, or map shall constitute a finding by the approval authority that the application, amendment, or map is consistent with the standards and purposes enumerated in the Plan, this Title, and/or NRS. The approval of any application, amendment, or map will not waive building codes, fire codes, business license requirements, or any other requirement imposed by County, State, or Federal regulations or law.
- C.** Except for administrative minor deviations, special use permits, waivers, and variances to specific development standards as approved, development shall comply with all development standards as specified in this Title.
- D.** Written evidence that the FAA has determined whether a proposed structure constitutes a hazard to air navigation shall be submitted two weeks prior to final action unless the Zoning Administrator concludes the FAA determination has been submitted early enough for action to occur, on any related land use application for any proposed structure that intrudes into the Airport Airspace Overlay District that is not excepted (see Chapter 30.48 Part B); applications for which required FAA determinations have not been received shall be held.
- 13. Denial.** The denial of an application, amendment, or map shall constitute a finding by the approval authority that the application, amendment, or map is inconsistent with the standards and purposes enumerated in the Plan, this Title, or the Nevada Revised Statutes.

**14. Appeal.**

- A.** Except for Administrative Temporary Uses, Administrative Minor Deviations, and applications acted on by the Board, any person may appeal, in writing, the decision of the approval authority to the Board within five (5) working days of the decision, in which case the approval authority's decision will serve as a recommendation to the Board. If appealed, the hearing process as shown below for appeals, re-petition, and reconsideration shall apply.
- B.** The appeal must be physically received by the Zoning Administrator by 5:00 p.m. of the fifth day, or five days after a notice of Administrative Decision has been mailed for administrative applications only. Once an appeal has been filed, it cannot be withdrawn.
- C.** Administrative Temporary Uses and Administrative Minor Deviations shall be final and effective the date of action on the application, and the manner of appeal is to submit, respectively, a special use permit for the use or a waiver of development standards for the deviation.

- D. Any person may appeal the Board's approval of an application to expand the Gaming Enterprise District outside the Las Vegas Boulevard Gaming Corridor or the Rural Clark County Gaming Zone, per Chapter 463 of NRS, to the review panel of the Gaming Policy Committee within ten (10) working days of the decision of the Board.
  - E. A Planning Commissioner who voted on an application may not file an appeal.
  - F. In the event of an appeal, the application shall be scheduled for a hearing by the Board within forty (40) calendar days of the close of the appeal period unless continued for good cause. The Board may limit its discussion to the issues raised in the appeal.
15. **Finality of Decision.** Action becomes final upon expiration of the appeal or reconsideration period. No permits or licenses shall be issued until the action becomes final.
- A. For all administrative applications other than administrative temporary uses, the applicant shall be sent (by certified mail) a Notice of Administrative Decision following action on the application. Action shall be final and effective five (5) working days from the date the letter was sent unless appealed to the Board.
  - B. For all applications acted on by the Commission or Board, the notice shall be sent by first class mail following final action.
16. **Withdrawal.** An application, amendment, or map withdrawn by the property owner or applicant shall cease its consideration. Thereafter, the only consideration shall be whether the application, amendment, or map is subject to the re-petition limits. An application, amendment, or map request withdrawn by the property owner or applicant shall be subject to the re-petition limits specified in this table unless accepted as withdrawn without prejudice by the Commission or Board. A property owner or applicant may not withdraw any portion of an application that is initiated by a government entity.
17. **Re-petition.** Unless initiated by a governmental entity, applications, amendments, and maps are subject to the following re-petition limits:
- A. Unless expressly denied without prejudice, the same application, amendment, or map, or a different application, amendment, or map for a more intensive use or increase in density, shall not be accepted by the Zoning Administrator within six (6) months of final action on the previous application, amendment, or map. If the second application, amendment, or map is denied, no subsequent application, amendment, or map shall be accepted by the Zoning Administrator within one (1) year of final denial of the previous application, amendment, or map.
  - B. An application, amendment, or map 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 Commission or Board allows the withdrawal to be made without prejudice.
18. **Reconsideration.**
- A. **Request.** For any application, amendment, or map whereby final action is decided by the Board, any member of the Board who voted in favor of the motion which carried may request that the application, amendment, or map be reconsidered if made in writing and received by the Zoning Administrator within five (5) working days of the decision, in which case the decision shall not become final. The request for reconsideration shall thereafter be scheduled for a hearing before the Board on the second zoning agenda after the request was made.
  - B. **Rehearing.** Should the Board approve reconsideration of the decision at the hearing, the application, amendment, or map shall be scheduled for a public hearing at a subsequent meeting of the Board.

## 19. Expiration.

- A. Unless otherwise specified in the approval of any amendment or application, the applicant or owner shall have the time specified in Tables 30.16-2 through 30.16-17 to commence or complete the use as measured from the date of the approval.
- B. The approval authority may also approve a special use permit, waiver of development standards, or variance application with a review date to determine continued compatibility with adjacent properties and the community.
- C. Any land use application heard in conjunction with another application, amendment, or map shall have the same time limit unless otherwise specified by the approval authority.
- D. If construction is commenced, work shall continue until completed. If permits for the construction expire before completion and after the commencement date, the amendment or application shall expire unless an extension of time is submitted and approved.
- E. An application, amendment, or map held by the owner or applicant shall expire if more than six (6) months elapse from the last announced public hearing date without a request by the applicant for rehearing, in which case the re-petition limits shall apply.
- F. A special use permit, waiver of standards, variance, design review, or administrative design review application that establishes any use, for which construction has been completed or the use commenced, shall expire if the building is destroyed and not reconstructed, or the use is discontinued and not reestablished, within one (1) year if the use or structure has not otherwise become nonconforming. A use is considered to be discontinued if the required license or permit for the use has expired. When reconstruction is required, if reconstruction is commenced within one (1) year, the application shall not expire, providing construction is continuous and building permits do not expire.
- G. Satisfaction of pre-submittal conference requirements, including all documents submitted thereto, shall be considered expired after 180 days, or two successive application batching cycles if applicable, whichever comes first (Note: the batching cycle during which a pre-submittal conference occurs shall count as the first of two successive cycles.)  
(Ord. 3432 § 2 (part), 10/2006; Ord. 3397 § 2 (part), 6/2006; Ord. 3382 § 1 (part), 5/2006; Ord. 3355 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3229 § 3 (part), 6/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3163 § 2, 12/2004; Ord. 3085 § 46, 6/2004; Ord. 3055 § 2 (part), 4/2004)

### 30.16.230 Notice.

- a. Before an application for which a hearing is required is acted upon, notice of the hearing shall be provided as required in Tables 30.16-2 through 30.16-17 above.
  - 1. Any notice required shall be written in language which is easy to understand and shall give the date, time, place, purpose of the hearing and, when applicable, give a physical description or map of the property in question.
  - 2. The notice shall be sent by mail or by electronic means, when acceptable to the owner, tenant, or entity to which the notice is sent, if receipt of the electronic notice can be verified.
  - 3. All required public hearing notices must be sent prior to the first public hearing as stated below. If the date and time of any subsequent hearing is announced at the meeting, additional notice is not required, except for hazardous material or explosive requests.
  - 4. Additional notice and fees apply when more than three (3) months have elapsed since the original notice was sent. If an application is held indefinitely, or a less restrictive request is made part of the application, renotification is required.

5. If the Commission or Board requires a subsequent design review with public hearing as a condition of approval for an application, the notice provided shall be the same notice provided for the original application requiring the design review. Notices for design review applications may also include notice of proposed changes in location of uses or principal structures when applicable.
  6. Special use permit applications for explosives, or hazardous materials or waste, shall include a list of the substances and quantities that will be located at the facility.
- b. Pursuant to the notification requirements established in Tables 30.16-2 through 30.16-17, public notice consists of the following types:
1. **Entity Notice.** Where entity notice is required, an advisory notice of an application shall be sent to interested governmental and public utility entities including the Town Board whose jurisdiction includes the area of the petition as requested, or as required by law, a minimum of ten (10) calendar days prior to the meeting. A courtesy notice shall also be sent to any Town Board whose jurisdiction is within one-half (1/2) mile of the proposed project. When the application is a special use permit for explosives or hazardous materials or waste, notice shall be sent to:
    - A. The Administrator of the Division of Environmental Protection of the Department of Conservation and Natural Resources.
    - B. The State Fire Marshal.
    - C. The Administrator of the Division of Industrial Relations of the Department of Business and Industry.
  2. **Posted Notice.** All applications scheduled for a hearing before the Commission and/or Board shall be shown on an agenda, which shall be posted in various designated public locations within the community, in conformance with NRS 241.020 (Open Meeting), a minimum of three (3) working days prior to the meeting. Note: all agendas are accessible on the Clark County internet web page ([www.accessclarkcounty.com](http://www.accessclarkcounty.com)).
  3. **Newspaper Notice.** Where newspaper notice is required, notice of the hearing shall be published in a newspaper of general circulation within the County a minimum of ten (10) calendar days prior to the meeting.
  4. **City Notice.** Where city notice is required, notice of the hearing shall be sent to the governing body of a city which completely surrounds the property proposed to be reclassified or which is within an area affected by an interlocal agreement between the County and city. City notice required for special use permits shall include any city whose boundary is within five hundred (500) feet of the proposed site, and city notice for projects of regional significance shall include any city whose boundary is within one-half mile (2640 feet) of the proposed site.
  5. **Radius Notice.** Where radius notice is required, notice of the hearing shall be sent a minimum of ten (10) calendar days prior to the meeting to:
    - A. Each owner of real property listed on the latest assessment rolls of the County within the radius specified to the exterior boundary of the land described in the petition, or the owners of the nearest thirty (30) separately owned parcels, whichever provides notice to the greater number of property owners. The specified distance listed in Tables 30.16-2 through 30.16-17 for each application type or specific request shall be noticed.
    - B. Each tenant of a manufactured home park when the park is within the notice area specified above, and including each tenant of a manufactured home park proposed for redevelopment to a different use.

- C. The property owner or applicant. If a proposed amendment involves a change of the zoning district that reduces the density or intensity of use, the notice must include a section that allows the property owner whose property's density or intensity of use will be decreased to state his approval of or opposition to the proposed amendment.
  - D. Where certified notice is required, notice shall be sent by certified mail at least ten (10) calendar days prior to the meeting to the owners of all properties within the specified radius.
  - E. If the application is for a special use permit for explosives, hazardous materials or waste, the tenants of multiple family dwelling units shall also be notified, and the notice shall be sent not less than thirty (30) calendar days prior to the hearing before the Commission and the Board.
6. **Abutting Properties.** Where notice to abutting properties is required, notice shall be sent least ten (10) calendar days prior to the meeting to the owners of all properties abutting any segment of a street established by easement, dedication, or prescriptive right, the name of which is proposed to be changed, or to all properties within the area affected by any street numbering change.
  7. **Area Notice.** For a major project initiated by a property owner, after a pre-application conference and prior to the Board hearing on a Specific Plan, the developer shall notify property owners inside and within 2500 feet of the proposed planning area, to provide information on the proposed project, to allow opportunity for public input, and to address the rights and obligations of the property owners within the planning area. The developer shall notify the County of the date, time and location of the meeting. If the proposed major project has been initiated by the Board, the Zoning Administrator shall schedule, notify and conduct the meeting. See Chapter 30.20.
  8. **Signs.** When required, a sign, or signs, shall be posted by the County on the property describing the time and place of the public hearing, existing and proposed land use categories, and the purpose of the request. Sign requirements include:
    - A. The sign shall be a minimum of four (4) square feet (2' x 2') in size.
    - B. The letters indicating the time of the public hearing and the proposed application shall be a minimum of two (2) inches in height.
    - C. The sign shall remain on the property until final action is complete.
    - D. The sign must reasonably calculated to withstand the elements for forty (40) calendar days and must be consistent in the use of colors for the background and lettering of the sign.
    - E. **Number of Signs.**
      - i. For tracts of land less than fifteen (15) acres, one (1) notification sign is required.
      - ii. For tracts which exceed fifteen (15) acres, an additional notification sign is required for each improved street front within the petition which exceeds one thousand three hundred and twenty (1,320) feet.
      - iii. No single application shall be required to post more than five (5) notification signs on the property.
      - iv. For manufactured home parks proposing redevelopment to a different use, one additional sign shall be clearly posted at the entrance to the manufactured home park's on-site manager's Office. (Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3229 § 3 (part), 6/2005)

Table 30.16-18 LAND USE APPLICATIONS - NOTICE REQUIREMENTS FOR APPLICATIONS SUBJECT TO A HEARING													
NOTE: SECTIONS 30.16.210, 30.16.230, AND 30.16.240 MAY ESTABLISH ADDITIONAL REQUIREMENTS													
Application Type	Non-Public Hearing				Public Hearing								
	Posted Notice	Entity Notice	City Notice	Newspaper Notice	100' Radius	500' Radius	750' Radius	1000' Radius	1500' Radius	2500' Radius	Abutting Properties	Area Notice	Signs
Text Amendment	Yes	Yes	Yes							Yes <sup>12</sup>			Yes <sup>12</sup>
Zoning Boundary Amendment - Conforming	Yes	Yes	Yes <sup>8</sup>	Yes			Yes <sup>14</sup>		Yes <sup>12</sup>				Yes <sup>14</sup>
Zone Boundary Amendment - Nonconforming	Yes	Yes	Yes <sup>8</sup>	Yes					Yes <sup>10, 12, 14</sup>				Yes <sup>14</sup>
Special Use Permit	Yes	Yes	Yes <sup>8,9</sup>			Yes <sup>14</sup>	Yes <sup>1</sup>						Yes <sup>14</sup>
Special Use Permit (Explosives and Hazardous Materials in amounts regulated by NRS 459.3816)	Yes	Yes <sup>3</sup>	Yes <sup>8,9</sup>	Yes				Yes <sup>3</sup>					Yes
Special Use Permit (Alcohol as Principal Use, and/or Mixed Use Development)	Yes	Yes	Yes <sup>8,9</sup>						Yes				Yes <sup>12</sup>
Special Use Permit (Gaming Enterprise)	Yes	Yes	Yes <sup>8,9</sup>							Yes			Yes
Variance (for deviations less than 30%)	Yes	Yes	Yes		Yes		Yes <sup>1</sup>	Yes <sup>4</sup>					
Variance (for deviations more than 30%)	Yes	Yes	Yes <sup>8</sup>			Yes	Yes <sup>1</sup>	Yes <sup>4</sup>	Yes <sup>12</sup>				
Design Review	Yes	Yes	Yes <sup>8</sup>										
Design Review-Public Hearing <sup>13</sup>	Yes	Yes	Yes <sup>8</sup>			Yes	Yes <sup>1</sup>		Yes <sup>12</sup>				Yes <sup>12</sup>
Vacation and Abandonment, public hearing	Yes	Yes	Yes	Yes		Yes <sup>11</sup>							
Vacation and Abandonment, easement only		Yes											
Street Name or Numbering Change	Yes	Yes	Yes								Yes		
Waiver of Conditions	Yes	Yes	Yes		Yes <sup>6</sup>	Yes <sup>6</sup>	Yes <sup>6</sup>	Yes <sup>6</sup>	Yes <sup>6</sup>	Yes <sup>6</sup>			
Waiver of Development Standards (for deviations less than 30%)	Yes	Yes	Yes		Yes		Yes <sup>1</sup>	Yes <sup>4</sup>					
Waiver of Development Standards	Yes	Yes	Yes <sup>8</sup>			Yes	Yes <sup>1</sup>	Yes <sup>4</sup>	Yes <sup>12</sup>				
Annexation Request	Yes	Yes	Yes										
Extension of Time - Hearing	Yes	Yes	Yes			Yes <sup>7</sup>		Yes <sup>7</sup>		Yes <sup>7</sup>			
<b>MAJOR PROJECTS</b>													
Specific Plan	Yes	Yes	Yes <sup>8</sup>			Yes							Yes
Land Use Plan Map Amendment	Yes	Yes	Yes <sup>8</sup>	Yes		Yes						Yes	Yes
Public Facilities Needs Assessment	Yes	Yes	Yes <sup>8</sup>			Yes							
Development Agreement	Yes	Yes	Yes <sup>8</sup>			Yes							
Development Plan	Yes	Yes	Yes <sup>8</sup>	Yes		Yes							Yes
Tentative Map <sup>14</sup>	Yes	Yes	Yes										Yes <sup>14</sup>

Table 30.16-18

LAND USE APPLICATIONS - NOTICE REQUIREMENTS FOR APPLICATIONS SUBJECT TO A HEARING

NOTE: SECTIONS 30.16.210, 30.16.230, AND 30.16.240 MAY ESTABLISH ADDITIONAL REQUIREMENTS

**Additional Requirements:**

1. For a project of regional significance only.
2. Notice must be sent to the entities listed under 30.16.230 (1).
3. Notice must be sent to the tenants of multi-family housing units in addition to property owners and manufactured home park tenants. All required notices shall be sent a minimum of thirty (30) calendar days prior to the Planning Commission hearing and shall also be resent a minimum of thirty (30) calendar days prior to the hearing before the Board.
4. Only if to reduce the required separation for large scale retail businesses.
5. Newspaper notice shall be published and public hearing notices sent a minimum of ten (10) calendar days prior to the Board's public hearing.
6. The same notice as the original application.
7. The same notice as the original application, if required.
8. For projects of regional significance, city notification shall include a radius of one-half mile (2640') from the boundary of any adjacent city.
9. City notification shall include a radius of five hundred (500) feet from the boundary of any adjacent City.
10. The 1,500' notification radius also applies to neighborhood meetings required for nonconforming zone boundary amendments.
11. Notice must be sent by certified mail.
12. For applications to expand or amend the Mixed Use Overlay District.
13. Notice for design review applications may include changes in location of uses or principal structures. If the Commission or Board requires a subsequent design review with public hearing as a condition of approval for an application, the notice provided shall be the same notice provided for the original application requiring the design review.
14. Notice to redevelop a manufactured home park to a different use shall include each tenant of the manufactured home park proposed for redevelopment, and one additional sign posted at the entrance to the manufactured home park Office.

(Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3229 § 3 (part), 6/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3209 § 4 (part), 3/2005; Ord. 3174 § 2 (part), 1/2005)

**30.16.240 Document Submittal Requirements.**

- a. All documents accompanying applications shall be legible and suitable for microfilm and imaging reproduction. All documents submitted are available to the public for inspection and copying. All plans must be accurate, drawn to a standard scale not smaller than one (1) inch equals sixty (60) feet, or one-eighth (1/8) inch equals one (1) foot, dimensioned, and folded so they can be placed into a legal size file.
  1. **Application.** A signed application, notarized when required by the Zoning Administrator, detailing the nature and justification for the request. For signature of a corporation, or of someone other than the property owner, corporate declaration of authority or power of attorney must accompany the application. A leaseholder should consult with the property owner prior to the submission of an application.
  2. **Site Plans.**
    - A. Site development plans showing the uses of the parcel of land, existing and proposed structures, setbacks, yards and open space, maximum slope of property (if exceeds twelve (12%), see Chapter 30.56 for hillside development), lot layout, the size and number of parking spaces, routes of vehicular access, the location of signs, the location of landscaping, trash enclosures, loading spaces, sight zones, and any other information that is necessary for the Zoning Administrator to evaluate the request. Proposed development shall be shown on the entire parcel or parcels included within the application. Plans accompanying applications other than a Design Review or Administrative Design Review shall be considered conceptual plans only, and will still require the submission of a Design Review or Administrative Design Review.
    - B. For an annexation request and vacation and abandonment, the plan shall show the property proposed to be annexed or vacated, the adjacent parcels, and the political jurisdiction to which the adjacent parcels belong.
    - C. For planned unit development (PUD), the plan shall additionally show (or a separate plan be submitted that shows):
      - i. All required open space areas in relation to property lines, buildings, pavement, streets, and pedestrian connections.
      - ii. All public parks, public recreational facilities, or other open space reserved for public use with acreage equivalent to the open space requirements for the proposed project.
  3. **Floor Plans.** Floor plans indicating the size of existing and proposed buildings, the use of space and total square footage of buildings. Plans accompanying applications other than a Design Review or Administrative Design Review shall be considered conceptual plans only, and will still require the submission of a Design Review or Administrative Design Review.
  4. **Elevation.** Elevations indicating the architectural appearance, the types of building materials proposed for the exterior, and the height of the existing and proposed buildings. At the discretion of the Zoning Administrator, photographs of existing structures may be substituted for required elevations. Plans accompanying applications other than a Design Review or Administrative Design Review shall be considered conceptual plans only, and will still require the submission of a Design Review or Administrative Design Review.
  5. **Landscape Plan.** Plans accompanying applications other than a Design Review or Administrative Design Review may be conceptual. All other plans shall address applicable

sight visibility concerns, including adequate spatial considerations for the size (height and width) and foliage spread of plant materials at maturity, and shall show the following:

- A. Landscaped areas in relation to property lines, pavement, streets, buildings, traffic control signs and devices, and sight visibility zones.
  - B. The common name, botanical name, size, number and location of existing and proposed plant materials and non-living ground cover (See Appendix C, Plant List).
  - C. Water features, fences, and retaining walls.
  - D. Total landscape area in square feet, with amount of any permitted turf (in square feet) separately listed.
  - E. Grading to show retention of precipitation when possible.
  - F. Location of overspray sprinklers.
6. **Locator Map.** A map which shows the location of residential developments, structures for religious services, and public or private schools within two thousand five hundred (2,500) feet of the property upon which the establishment is to be located.
  7. **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 (1) parcel is involved. For street naming, street name or numbering change, and vacation and abandonment applications, Assessor's maps for the entire alignment affected by the application shall be required.
  8. **Zone Boundary Map/Legal Description.** When multiple zoning districts are requested with a single application, the legal description for the area of each zone boundary shall be typed on a clean sheet of paper, together with maps showing the proposed district boundaries.
  9. **Deed.** The most recent recorded deed is required. For any extension of time, the deed is required only if ownership of the property has changed since the original application's approval.
  10. **Legal Description.** The legal description of the property shall be typed on a clean sheet of paper. The legal description of an easement and/or right-of-way to be vacated or property to be reconveyed must be typed on the "Exhibit A" form provided by the Zoning Administrator.
  11. **Parking Analysis.** An analysis of required parking for all existing and/or proposed uses at the location shall demonstrate adequate parking based on Chapter 30.60. The analysis may be included on the site plan. For any waiver of standards which proposes to reduce required parking, a traffic study justifying the reduction shall also be submitted.
  12. **Letters of Consent.** For minor deviations (when the proposed improvement is adjacent to an existing developed property) and vacating patent easements only, notarized letter(s) of consent for a proposed improvement as required by this Title, are required from adjacent, impacted property owner(s). However, minor deviations for architectural height intrusions shall require signatures from all abutting property owners.
  13. **Annexation Letter.** A letter, memo, or standard form issued by the City into which a property is proposed to be annexed acknowledging the property owner's intent to be annexed and the City's willingness to consider the request if approved by the County.

- 14. Justification Letter.** A letter stating justification(s) for the approval of a land use application, including how the proposal will produce an environment of stable and desirable character consistent with the objectives of this Title and the Comprehensive Plan, an analysis of outstanding issues, the intended uses, the 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, an analysis of how the proposal is consistent with the standards of approval listed for the various applications and, if applicable, the time period for which any permit is sought. A justification letter submitted for a special use permit or waiver of development standards for a group home shall be considered a request for accommodation. A justification letter submitted for waiver or variance applications for projects approved through a nonconforming zone boundary amendment shall include clear and convincing evidence pursuant to Table 30.16-7(1)(3). For nonconforming zone boundary amendments, also see *Compelling Justification* in Section 30.08.030.
- 15. Preliminary Traffic Impact Analysis.** A study, performed by a professional engineer, that assesses the impacts of a proposed development on the existing and future multi-modal transportation network generated at full build out of the development and surrounding area. The analysis shall include alternative modes of transit, including walking, bicycling, and mass transit. The analysis must estimate traffic volumes generated by the development proposed and distribute and assign these volumes to the study area streets and intersections. The limits of the study area will be determined in a meeting between the developer and the County. Pedestrian safety needs, including safe routes for public school attendees, must be addressed. Any proposed methods of traffic demand management (TDM) should also be included. A level of service (LOS) analysis must be furnished for each study area intersection under estimated build out traffic volumes. The preliminary traffic impact 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 of "E" or lower due to the proposed development.
- 16. Letters from Fire Alarm Office and Building Official.** A letter from the Fire Alarm Office and Building Official which specifies that the proposed name is in accordance with the guidelines shown in Las Vegas Valley Street Naming and Address Assignment Policy, as adopted by the Board on August 3, 1988.
- 17. Reports.** Separate unbound copies of the following reports must be submitted and must include the name of the correspondent, telephone number, project location and Assessor's parcel number(s). The reports are to include general preliminary information for consideration by the reviewing authority, and are intended to indicate how services not planned in the Comprehensive Plan, or anticipated as a result of a project of regional significance, can be provided to accommodate any increased demand for services created by the proposed project. Except as provided below, they are not intended to be detailed engineering studies nor are they intended to substitute for detailed engineering studies required later in the development process. The reports include:

  - A. Water Supply Report.** Data indicating: 1) the quantity of water demanded during, and after, its construction, estimated by applying a demand factor established by the provider of water service, or an equivalent calculation, to the number of units that will be created, and the gross acreage that will be occupied, by the project; and 2) that there is an adequate supply of water and that the necessary facilities exist to deliver the water to accommodate the project. If the existing water supply or service facilities are not adequate, the petitioner must indicate how the existing supply and service facilities will be augmented to accommodate the development. The report should also address the effect of any officially adopted plans and/or schedules for publicly provided improvements.

- B. Wastewater Treatment Report.** Data indicating: 1) the quantity of sewage effluent generated, estimated by applying a sewage generation factor established by the provider of sewer service, or an equivalent calculation, to the number of units or area of indoor floor space that will be created; and 2) that the existing wastewater treatment facilities and pipelines are adequate. If the existing wastewater treatment capacity and pipelines are not adequate, the petitioner must indicate how the existing facilities will be augmented to accommodate the proposed development. The report should also address the effect of any officially adopted plans and/or schedules for publicly provided improvements.
- C. Traffic & Right-of-Way Report.** A report prepared by a professional engineer defining the number of vehicle trips generated, estimated by applying to the proposed project, the average trip rates for the peak days and hours established by the Institute of Transportation Engineers or its successor, the effects of the traffic expected on the streets, roads and highways, and proposed mitigation measures considered by the petitioner to be adequate to alleviate any adverse traffic impacts. The report should address the effect of the Master Transportation Plan of the Regional Transportation Commission and any officially adopted plans and/or schedules for publicly provided improvements and provide preliminary information delineating public and private right-of-way dedication measures and the existing and planned, capacities of roads considered by the petitioner to be adequate to alleviate adverse access and traffic circulation impacts.
- D. Geotechnical Report.** Preliminary information delineating proposed impact mitigation measures considered by the petitioner to be adequate to alleviate adverse geologic hazards and adverse subsurface soil and groundwater conditions.
- E. Fire Protection and Emergency Services Report.** Data indicating that there is an adequate supply of water for fire protection as required by Section 903.2 of the latest adopted Uniform Fire Code and that the existing water delivery facilities are sufficient to provide adequate fire protection. The petitioner must also submit information indicating the location of the nearest fire station and other emergency services and their distance from the property. If the existing water supply and fire fighting services are not adequate to accommodate the proposal, the petitioner must indicate how the existing services will be augmented to provide adequate fire protection. The report should also address the effect of any officially adopted plans and/or schedules for publicly provided improvements.
- F. Police Service Report.** The report shall indicate the following: 1) number of square feet for single-family, multifamily, commercial, industrial and hotel/casino uses; 2) a schedule for development and any plans for phasing the project; 3) the number of calls for police service in the vicinity and the average police response time; 4) identification of any security measures proposed to be provided for the project by the petitioner; 5) address the effect of any officially adopted plans and/or schedules for publicly provided improvements; and 6) the distance from the site to where the nearest police services are provided, including facilities that are planned but not yet constructed, and facilities which have been included in a plan for capital improvements prepared by the appropriate local government pursuant to NRS 278.0226.
- G. Educational Services Report.** An estimate of the number of school-age children (elementary through high school) which will live in the proposed development and data regarding the current capacity of the public schools which provide educational services to the area and the existing and planned capacities of schools. The report should also address the effect of any officially adopted plans and/or schedules for publicly provided improvements.

- H. Neighborhood Impact Report.** A report estimating the impact on existing public services, consumption of natural resources, and the quality of life enjoyed by the residents of surrounding neighborhoods, and also demonstrating that the proposal will not be detrimental to the health, safety, or general welfare of the community.
- I. Economic Impact Report.** A estimate of the economic benefit of the proposal, including the number of potential jobs created by the proposal.
- J. Additional Reports.** A brief statement setting forth the anticipated effect of the project on housing, mass transit, open space and recreation. In addition, the Planning Commission or Board may require the submittal of any other reports and/or information they feel is necessary to make an informed decision on the application.
- 18. Ownership/Applicant Disclosure.** A disclosure form provided by Clark County that requires applicants to list the names of individuals holding more than five percent (5%) ownership or financial interest in the business entity appearing before the Board of County Commissioners, except as provided below, shall be submitted with an application as required. "Business entities" include all business associations organized under or governed by Title 7 of the Nevada Revised Statutes, including but not limited to private corporations, close corporations, foreign corporations, limited liability companies, partnerships, limited partnerships, and professional corporations. Publicly traded corporations shall list all Corporate Officers and Board of Directors in lieu of disclosing the names of individuals with ownership or financial interest. The disclosure requirement, as applied to land-use transactions, extends to the applicant and the landowner.
- 19. Fire Permit Survey Form.** A disclosure form provided by Clark County that requires applicants to identify all hazardous chemicals, explosives, waste, or other materials involved in the storage, manufacturing, or use of such materials at a business site.
- 20. Project Description.** A brief summary description of the proposed development, including total acreage, zoning requested, significant site characteristics (if any), building designs, heights, and intended uses as shown on plans, previous and potential use permit or waiver requests, surrounding zoning and land uses, analysis of outstanding issues not covered by the compelling justification letter, and any other information necessary for a preliminary evaluation of the project.
- 21. Easements/Right-of-Way Documents.** These shall include one (1) copy of each document which created an encumbrance or easement on the property as shown on the title report.
- 22. Vicinity Map.** A map showing the location of a proposed project in relation to the surrounding area (vicinity) which shall include, at a minimum, the notification radius required for a given application type and identify all major streets, highways, and railway lines within the vicinity and all the land uses proposed for the project. Additional information shall also be included as required per Title 30 for various application types.
- 23. FAA Submittal.** Written evidence from FAA of prior submittal of Form 7460-1, Notification of Proposed Construction, pursuant to Section 30.56.070 and Chapter 30.48 Part B.
- 24. Pedestrian Circulation Plan.** A plan showing the functional integration and layout of all public and private pedestrian connections to adjacent projects, properties, and public rights-of-way. The plan shall clearly show pedestrian connections to all existing and proposed sidewalks, pedestrian bridges, trails, transit stops, parking areas (public and private), park and ride facilities, and public (open space) areas such as, but not limited to, pedestrian arcades and plazas. The plan shall also include the following:

- A. Cross section and elevation details for all proposed pedestrian connections.
  - B. The location and design details of all amenity zone features within the pedestrian realm.
- b. The Zoning Administrator may determine that any of the listed documents is not necessary for a particular application and may thereby 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, Commission or Board.

(Ord. 3432 § 2 (part), 10/2006; Ord. 3356 § 2, 2/2006; Ord. 3354 § 2 (part), 2/2006; Ord. 3296 § 3 (part), 10/2005; Ord. 3219 § 2 (part), 5/2005; Ord. 3174 § 2 (part), 1/2005; Ord. 3160 § 4 (part), 11/2004; Ord. 3106 § 2 (part), 8/2004; Ord. 3055 § 2 (part), 4/2004; Ord. 3008 § 2, 12/2003; Ord. 2989 § 1, 12/2003; Ord. 2970 § 2 (part), 11/2003; Ord. 2865 § 4 (part), 4/2003; Ord. 2756 § 3 (part), 6/2002)

**Table 30.16-19: DELETED**

(Ord. 3354 § 3, 2/2006)