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30.80 Fees

30.80.010 Purpose. The Director of Development Services, the Director of Comprehensive Planning, and the Zoning Administrator are authorized to collect fees as specified in this Chapter for the implementation and enforcement of this Title. (Ord. 3085 § 60, 6/2004; Ord. 2769 § 106, 7/2002)

30.80.020 General Requirements.

- a. The fees required herein shall be due and payable at the time of filing of any application or prior to the performance of the specified service.
- b. Required fees shall not be waived nor refunded, except as specified in this Section. The Board shall consider each refund request and may order a refund of fees as provided in NRS 244.200 through NRS 244.255. All refund requests shall be submitted in writing to the Director of the department (Comprehensive Planning or Development Services) responsible for collecting the fee in question.
 1. Applicants may request a refund of eighty percent (80 %) only when an application listed in Tables 30.80-1 or 30.80-3 is withdrawn before notices are mailed or application information is distributed to applicable government entities, or before plan review has been performed. The Board shall then consider the circumstances of each withdrawal request and may order a refund of fees as deemed appropriate.
 2. Applicants may request a refund of eighty percent (80 %) only when an application listed in Tables 30.80-2 or 30.80-5 is withdrawn before plan review has been performed or applicable permits have been issued.
 3. A refund of eighty percent (80 %) may only be requested for services and products listed in Table 30-80-4 prior to the provision of services or the delivery or mailing of products.
- c. Reconsideration, reactivation and re-notification fees, required after the application has been submitted, shall be due and payable not less than fifteen (15) days in advance of the meeting at which the matter has been rescheduled to be heard. If not paid, the application shall be held until the required fee is paid, and additional reactivation and re-notification fees may be applicable.
- d. Application fees as required under Table 30.80-1, and specified administrative fees required under Table 30.80-4, shall not be required when the applicant is a government agency, a nonprofit organization, or a developer of an affordable housing project (for fees related to such projects) as certified by the Clark County Department of Administrative Services. An applicant or petitioner claiming an exception to the required fee shall be required to demonstrate not-for-profit status.
- e. When a court reporter is required to report the results of a hearing, as required by Chapter 463 of the Nevada Revised Statutes, the applicant shall arrange, and pay, for the full cost of the reporter. The applicant shall ensure a copy of the transcript is delivered to the Zoning Administrator within ten (10) working days of the hearing. Failure to have a court reporter present at the public hearing shall require holding the public hearing in abeyance until such time as a court reporter can be present and possibly require the payment of reactivation and re-notification fees.
(Ord. 3296 § 10(part), 10/2005; Ord. 3160 § 16 (part), 11/2004; Ord. 3085 § 61, 6/2004)

30.80.030 Application Fees. The following types of fees shall be required for the petitions and applications listed in Tables 30.80-1 and 30.80-3 below, payable to the Director of Development Services or the Comprehensive Planning Department as assigned. The fees listed are cumulative.

1. **Base Application Fee.** The base fee for each application type, not including additional fees based on type of hearing and size and complexity of the application.

2. **Pre-submittal Conference Fee.** When required by this Title for specific application types, the fee established to process and review preliminary plans and determine compliance with various code requirements.
3. **Notice Fees.** Whenever an application, including an extension of time and a waiver of conditions, is required by this Title, or by Chapter 278 of NRS, to provide a public hearing and/or to post signs on property to notify nearby residents and property owners of the pending hearing, additional fees for each application are required and included in the base application fee, calculated proportionally on the notification radius and signs required. Notice fees required in addition to the base fees per Tables 30.80-1 and 30.80-3, or required as a result of an application being held at the request of the owner or applicant, are required as follows:
 - A. When notification is required to be given to abutting property owners, a fee of seventy-five dollars (\$75) is required.
 - B. When a one hundred (100) foot notification radius is required, a fee of twenty-five dollars (\$25) is required.
 - C. When a three hundred (300) foot notification radius is required, a fee of seventy-five dollars (\$75) is required.
 - D. When a five hundred (500) foot notification radius is required, a fee of one hundred dollars (\$100) is required.
 - E. When a seven hundred fifty (750) foot notification radius is required, a fee of two hundred dollars (\$200) is required.
 - F. When a one thousand (1,000) foot notification radius is required, a fee of three hundred and fifty dollars (\$350) is required for each set of notices required to be mailed.
 - G. When a one thousand five hundred (1,500) foot notification radius is required, a fee of five hundred dollars (\$500) is required.
 - H. When a two thousand five hundred (2,500) foot notification radius is required, a fee of one thousand dollars (\$1,000) is required, plus one dollar (\$1) per notice in excess of one thousand (1,000) notices. Notice fees in excess of one thousand dollars (\$1,000), if required, shall be paid not less than fifteen (15) days prior to the meeting. Failure to pay the additional notice fees as required shall result in the item not being scheduled for a public hearing.
 - I. When an extension of time is required to be noticed, in accordance with Section 30.16.230, the same notice fee for the original application is required.
 - J. **Sign Fee.** When a sign is required to be posted on the property, an additional fee of one hundred and twenty-five dollars (\$125) is required.
4. **Major Projects Fees.** An additional fee of two hundred dollars (\$200) is required for each application within a major project to recover additional administrative costs. Other supplemental fees include the following:
 - A. For a specific plan or land use plan amendment within a major project, two dollars (\$2) for each acre over three hundred (300) gross acres. A specific plan or land use plan amendment shall not require the submission of any other supplemental fee.
 - B. For a public facilities needs assessment within a major project, four dollars (\$4) for each acre over three hundred (300) gross acres. A public facilities needs assessment shall not require the submission of any other supplemental fee.

C. For a development agreement within a major project, two (\$2) dollars per acre. A development agreement shall not require the submission of any other supplemental fee.

D. For a development plan within a major project, two (\$2) dollars per acre. A development plan shall not require the submission of any other supplemental fee.

(Ord. 3219 § 9 (part), 5/2005; Ord. 3085 § 62, 6/2004; Ord 3020 § 4, 2/2004; Ord 3008 § 9, 12/2003; Ord. 2970 § 4 (part), 11/2003; Ord. 2769 § 107, 7/2002; Ord. 2664 §11, 2001; Ord. 2510 § 16 (part), 2000)

Table 30.80-1 Fee Schedule for Land Use Applications		
Application	Fee	Additional Fees: (if required)
Administrative Design Review	\$300	<p>Pre-submittal Conference & \$500 Fee is required for all of the following: nonconforming zone changes; uses involving hazardous chemicals, explosives, materials or wastes in amounts regulated by NRS and NAC; planned unit development; mixed use development; neighborhood casinos and projects of regional significance</p> <p>Notice Fee: Abutting property \$75 100' - \$25 300' - \$75 500' - \$100 VS Certified - \$200 750' - \$200 1,000' - \$350 1,500' - \$500 2,500' - \$1,000 plus \$1 per notice over 1,000 notices</p> <p>Sign Fee: \$125</p> <p>For all non-administrative (except for Administrative Design Reviews and Administrative Vacation and Abandonments) Major project applications – Add \$200</p>
Administrative Extension of Time	\$150, or \$300 for a Zone Change	
Administrative Minor Deviation	\$50	
Administrative Street Naming	No Fee	
Administrative Temporary Use	No Fee	
Administrative Vacation and Abandonment	\$200	
Annexation Request	\$1,000	
Design Review (except as noted below)	\$300, plus notice and sign fees if required, plus \$500 pre-submittal fee for pre-submittal conference if applicable	
Design Review, Projects of Regional Significance	\$2,000, plus \$500 pre-submittal fee for pre-submittal conference if applicable	
Extension of Time	\$150, or \$300 for a Zone Change, plus notice fees if required	
Special Use Permit (except as noted below)	\$325, plus sign fee if required, plus \$500 for pre-submittal conference if applicable	
Special Use Permit, Alcohol as a principle use Special Use Permit, Mixed Use Development	\$850, plus \$500 for pre-submittal conference if applicable	
Special Use Permit, Gaming Enterprise District Expansion	\$10,000	
Special Use Permit, Hazardous Materials pursuant to NRS 278.147	\$1,050, plus \$500 for pre-submittal conference if applicable	
Special Use Permit, Projects of Regional Significance	\$450, plus \$500 for pre-submittal conference if applicable	
Street Name or Numbering System Change	\$300	
Text Amendment	\$200, plus notice and sign fees if required, and \$500 pre-submittal fee for mixed use development	
Vacation & Abandonment	\$300 plus \$200 certified mail fee	
Variance (except as noted below)	\$325, plus additional notice fee if required	
Variance, Less than 30% deviation	\$250	
Variance, Projects of Regional Significance	\$450	
Waiver of Conditions	\$300, plus notice fee if required	
Waiver of Standards (except as noted below)	\$325, plus additional notice fee if required	
Waiver of Standards, Less than 30% deviation, or non-public hearing	\$250	
Waiver of Standards, Projects of Regional Significance	\$450	
Zone Change, Conforming	\$750, plus \$500 for pre-submittal conference if applicable	
Zone Change, Nonconforming	\$500 for pre-submittal conference; \$1,150 plus \$50/acre for application	
Refund Policy: Per 30.80.020(b)		

(Ord. 3432 § 13, 10/2006; Ord. 3397 § 13 (part), 6/2006; Ord. 3354 § 14, 2/2006; Ord. 3296 § 10(part), 10/2005; Ord. 3229 § 13, 6/2005; Ord. 3219 § 9 (part), 5/2005; Ord. 3021 § 3, 2/2004; Ord. 2970 § 4 (part), 11/2003; Ord. 2907 § 13 (part), 7/2003; Ord. 2925 § 2, 7/2003; Ord. 2756 § 6, 6/2002; Ord. 2741 § 13 (part), 5/2002; Ord. 2664 § 12, 2001; Ord. 2510 § 16 (part), 2000)

30.80.040 Sign fees. Fees for sign installation permits shall be required, payable to the Building Official, as shown in Table 30.80-2.

Table 30.80-2 Fee Schedule - Signs	
Sign Type	Required Fee
Temporary Signs	
Weekend directional sign	\$5 per sign
Special attraction or on-premise sign	\$25 per sign, including extensions
Off-premise for sale sign, or extension of time	\$100 per sign, including extensions
Refund Policy: Per 30.80.020(b)	

(Ord. 3296 § 10(part), 10/2005; Ord. 3061 § 9, 5/2004; Ord. 2725§ 6, 3/2002)

1. The fees listed above shall be twice the amount normally required if work for which a permit is required by this Title has been commenced without first obtaining the permit, or if the sign constructed exceeds the scope of a valid permit.
2. The fees listed above shall be waived for a temporary sign when the beneficial user of the sign is a government agency or nonprofit organization.

30.80.050 Map Fees. Payable to the Director of Development Services.

1. Fees for subdivision maps shall be required as shown in Table 30.80-3.
2. Prior to recording a map, additional fees shall be paid to the County Recorder sufficient to cover the cost of making the negative and duplicate cloth transparency print and the two (2) paper prints required, together with a recording fee of twenty-five cents (\$.25) per lot, plus fifty cents (\$.50) for indexing.

Table 30.80-3 Fee Schedule – Subdivision Maps				
Map Type	Required Fees - Non Major Projects		Required Fees - Major Projects	
	Original Map	Extension of Time	Original Map	Extension of Time
Tentative Map	\$400 + \$2 per lot	\$200	\$800 + \$4 per lot	\$400
Major Subdivision Maps				
Technical Review (including amended map)	\$400 + \$4 per lot	\$200	\$700 + \$6 per lot	\$400
Final Map	\$100		\$200	
Reversionary Map	\$500		\$900	
Minor Subdivision Maps				
Review (including amended map or review)	\$150	\$100	\$300	\$200
Exception to Review	\$150	\$100	\$300	\$200
Technical Review	\$200 + \$2 per lot	\$100	\$300 + \$2 per lot	\$200
Final Parcel Map	No Fee		No Fee	
Reversionary Map	\$350		\$600	
Reversion of a Certificate of Land Division	\$350 + \$2 per lot for survey submittal		\$600+ \$2 per lot for survey submittal	
Boundary Line Adjustment	\$200		\$200	
Refund Policy: Per 30.80.020(b)				

(Ord. 3397 § 13 (part), 6/2006; Ord. 3297 § 6, 10/2005; Ord. 3296 § 10(part), 10/2005; Ord. 3020 § 5, 2/2004; Ord. 2769 § 108, 7/2002; Ord. 2741 § 13 (part), 5/2002; Ord. 2573 § 17, 2001; Ord. 2510 § 16 (part), 2000)

30.80.060 Administrative Fees. Table 30.80-4 shows administrative fees that are required related to the administration and implementation of the requirements of this Title, and adopted land use guides, payable to the Director of Development Services or the Current Planning Division as assigned.

Table 30.80-4 Fee Schedule - Administrative Fees	
Administrative Service	Required Fee
Agenda Subscriptions	
*Notice of final action	\$65 per fiscal year
*Agenda only (front sheets)	\$65 per fiscal year
Full agenda packet with backup information	\$ 800 per fiscal year, plus \$140 if mailed
Audio or Video recording of any public hearing record	\$10 for each tape, plus \$3 if mailed
Copies	
Up to 8.5" X 14"	Up to 10 pages, \$1 per page Additional pages over 10, \$0.50 per page
11" X 17"	\$2 per page
Larger than 11" X 17"	\$4 per page, plus \$3 if mailed
CD (data) of any public hearing record	\$50 for each CD, plus \$1 per hit for each document type, plus \$20 per hour staff time for any time in excess of one hour, plus \$3 if mailed
Land Use Plan (1998 and after)	\$2, plus \$2 if mailed
Land Use Guide (before 1998)	\$10, plus \$2 if mailed
Maps (Geographic Information System)	
Black and white	
24" X 36" or smaller	\$5, plus \$6 if mailed
Larger than 24" X 36"	\$10, plus \$6 if mailed
Colored	
11" X 17" or smaller	\$10, plus \$6 if mailed
Larger than 11" X 17" up to 24" X 36"	\$20, plus \$6 if mailed
Larger than 24" X 36"	\$30, plus \$6 if mailed
Research and Reports	\$45 per hour; minimum of \$45
Unified Development Code (Paper Copy)	\$20 each, plus \$5.50 if mailed
Subscription for Code Updates (Paper Copy)	\$65 per fiscal year, includes 4 mailings (1 every 3 months)
Unified Development Code (Diskette/CD)	\$12.50 each, plus \$3 if mailed
Subscription for Code Updates (Diskette/CD)	\$150.00 per fiscal year, includes 12 mailings (1 each month)
Zoning Confirmation Letter^{1,3}	
For delivery within ten working days of receipt	\$45, plus \$5 per acre for each net acre over ten acres ² , but not to exceed \$5,000
For delivery within three working days of receipt	\$75, plus \$5 per acre for each net acre over ten acres ² , but not to exceed \$5,000
*Available on the internet (at no cost) at http://www.accessclarkcounty.com	
Additional Requirements:	
1. Does not include information relative to past land use applications, including expired or superseded zone boundary amendments, use permits, and/or variances unrelated to the current district classification or uses currently permitted on the subject property.	
2. To be rounded to the nearest acre.	
3. Fee may be waived pursuant to Section 30.80.020.	
Refund Policy: Per 30.80.020(b)	

(Ord. 3296 § 10(part), 10/2005; Ord 3209 § 13, 3/2005; Ord. 3160 § 16 (part), 11/2004; Ord. 3085 § 63, 6/2004; Ord. 2970 § 4 (part), 11/2003; Ord. 2769 § 109, 7/2002; Ord. 2741 § 13 (part), 5/2002; Ord. 2510 § 16 (part), 2000)

30.80.070 Off-Site Improvement Fees. Off-site improvement fees payable to the Director of Development Services shall be required as shown in Table 30.80-5.

Table 30.80-5 Fee Schedule - Off-Site Improvement Fees		
Administrative Service	Required Fee	
Improvement Plan Review		
Original Application or Resubmittal ²	\$300, or 2.5 percent of the estimated construction cost ¹ , whichever is greater	
Revision of an Approved Plan	\$50	
Impact Analysis Review		
Original Application or Resubmittal ² or Updates	Initial Submittal & 1 Review	Every Review Over 2 Reviews
Up to 5 Acres	\$500	\$125
Over 5 Acres & up to 40 Acres	\$1,000	\$250
Over 40 Acres & up to 320 Acres	\$2,000	\$375
Over 320 Acres & up to 2,560 Acres	\$4,000	\$500
Over 2,560 Acres	\$6,000	\$750
Optional Traffic Mitigation	\$500, plus \$65 per trip ³ , prior to building permits or approval of improvement plans	
Encroachment Permit	\$75	
Improvement Phasing	\$2,500 prior to executing a phasing agreement	
Inspection Fees⁴		
Offsite Permit		
First \$28,750	\$300, or 4.375 percent, whichever is greater	
Next \$86,250	3.5 percent	
Over \$115,000	1.75 percent	
Encroachment Permit	\$225, or 4.375 percent, whichever is greater ⁵	
Reinspection Fee	\$48 for each reinspection	
Bond Replacement	\$250 prior to release of the existing bond	
Construction Control Plan Review ²	\$50	
Construction Traffic Control Plan Violation	\$100, or actual cost, whichever is higher, prior to final right-of-way permit inspection	
Right-of-Way Permit Violation	\$300	
Flood Plain Determination	\$20 for each request for information as to whether or not a property is located within a Federal Emergency Management Agency defined special flood hazard area	
Clark County Supplement to Uniform Standard Drawings and Specifications	\$10	
Additional Requirements:		
1. As determined on the construction bond estimate form, and as approved by the Director of Development Services.		
2. Resubmittal shall be required if plans do not contain sufficient information for a complete review, have been substantially redesigned, or if required corrections are not submitted within one (1) year of notification.		
3. As defined in Chapter 30.52.055(b).		
4. Based on the estimated construction costs as determined by the Director of Development Services.		
5. Additional fees may be required to provide for overtime or night work and must be paid prior to final acceptance of the work.		
Refund Policy: Per 30.80.020(b)		

(Ord. 3296 § 10(part), 10/2005; Ord. 2849 § 1, 7/2003; Ord. 2769 § 110 & 111, 7/2002)

30.80.080 MSHCP Mitigation Fee.

- a. When required by the provisions of Chapter 30.32 of this Title and Clark County Code, Section 9.08.200, and except as otherwise provided in Subsections (b) and (d) hereof, all applicants for Land Disturbance Permits shall pay a mitigation fee as required by Clark County Code, Section 9.08.200 of five hundred fifty dollars (\$550.00) per gross acre or any portion thereof located within the parcel to be developed, including both areas which are disturbed and areas which are left undisturbed, as well as the area disturbed by related offsite improvements.
- b. Applicants for the following types of development shall not be required to pay a MSHCP Mitigation Fee:
 1. Reconstruction of any structure damaged or destroyed by fire or other natural causes.
 2. Rehabilitation or remodeling of existing structures or existing off-site improvements.
 3. Land disturbance on any parcel by the County for strictly governmental uses. This exemption shall not apply to commercial uses, such as, but not limited to airports and golf courses. All fees shall be reimbursed to the respective County department (i.e. Parks and Recreation or Public Works.) (Ord. 2677 § 1, 2001)
 4. Disturbance of any lands, including lands conveyed from federal to private ownership, within the County, which are covered by and are subject to the terms and conditions of a project-specific habitat conservation plan or project-specific multi-species habitat conservation plan approved by the United States Fish & Wildlife Service.
- c. Applicants for development of property for which fees have been paid as required by a Section 7 Consultation issued pursuant to the Federal Endangered Species Act shall be allowed to credit MSHCP Mitigation Fees actually paid against the total amount of the fees required by this Chapter for the parcel involved in the Section 7 Consultation.
- d. Applicants for development of single family residential and manufactured housing on lots two gross acres in size or greater, and applicants for development of free standing off-premise signs, communication towers and similar structures, where less than 10,000 square feet is graded or otherwise disturbed, with the balance of the property left in its natural condition shall pay a MSHCP Mitigation Fee of one hundred thirty seven dollars and fifty cents (\$137.50). Where more than 10,000 square feet, but less than 20,000 square feet is graded or otherwise disturbed and the balance of the property is left in its natural condition, the MSHCP Mitigation Fee shall be two hundred and seventy five dollars (\$275.00).
- e. Where any Land Disturbance Permit has been previously issued after payment of a MSHCP Mitigation Fee mandated by this Chapter or any previous ordinance which imposed a MSHCP Mitigation Fee to implement the Desert Conservation Plan and has expired, the applicant for a new Land Development Permit on the same property shall pay the fee pursuant to the current provisions of this Chapter less the amount previously paid.
- f. All applicants for Land Disturbance Permits that are required to submit a Land Disturbance Report shall pay processing fees of twenty-five dollars (\$25) per residential Land Disturbance Permit and fifty dollars (\$50) per commercial Land Disturbance Permit to the Clark County department which issues the Land Disturbance Permit.

- g.** All MSHCP Mitigation Fees collected pursuant to the provisions of this ordinance shall be deposited into the Special Reserve Fund, as referenced in Clark County Code, Section 9.08.200. The Fund, including interest and other income which accrues thereto, shall be expended solely for the implementation of the terms of the Multiple Species Habitat Conservation Plan, the Implementing Agreement and the Section 10(a) Permits issued pursuant to that Plan.
- h.** After approval by the United States Fish and Wildlife Service and the Board of County Commissioners and after compliance with the provisions of NRS 244.275, the administrators of the Multiple Species Habitat Conservation Plan may accept real property or interests therein in lieu of payment of MSHCP mitigation fees. The fair market value of such real property shall be equal to or greater than the MSHCP mitigation fees which would otherwise be required to be paid.
- i.** Required fees shall not be waived nor refunded except as specified in this Section. The Board shall consider each refund request and may order a refund of fees as provided in NRS 244.200 through NRS 244.255. All refund requests shall be submitted in writing to the Director of the department responsible for collecting the fee in question.

 - 1.** Applicants may request a refund of eighty percent (80 %) of the mitigation fees required by this Section when an application for a Land Disturbance Permit is withdrawn before the permit has been issued.

(Ord. 3296 § 10 (part), 10/2005; Ord. 3085 § 64, 6/2004; Ord. 2907 § 13 (part), 7/2003; Ord. 2602 § 3, 2001)