176-04-201-001
176-05-101-014
176-05-401-006

Receipt/Conformed Copy
Requestor:
DEVELOPMENT SERVICES CLARK COUNTY
08/18/2008 11:10:50 T20080180043
Book/Instr: 20080818-0001526
Agreement Page Count: 40
Fees: $0.00 N/C Fee: $0.00

Debbie Conway
Clark County Recorder

DEVELOPMENT AGREEMENT

(Including the First Amendment to the Development Agreement)

BETWEEN

THE COUNTY OF CLARK

AND

RHODES RANCH GENERAL PARTNERSHIP
A Nevada General Partnership

FOR

Rhodes Ranch Master Planned Community

DA-0888-08

DEVELOPMENT AGREEMENT
Between
THE COUNTY OF CLARK
and
RHODES RANCH GENERAL PARTNERSHIP
For
RHODES RANCH MASTER PLANNED COMMUNITY

DA-0888-08

THIS, THE SECOND AMENDMENT TO AND RESTATEMENT OF THE RHODES RANCH, LP MASTER DEVELOPMENT AGREEMENT ("Second Amendment" or "Development Agreement") is made and entered into this **16th** day of **July**, **2008** by and between the ***County of Clark, State of Nevada*** (hereinafter referred to as the "County") and ***Rhodes Ranch, GP, a Nevada General Partnership*** (hereinafter referred to as "Owner") the Master Developer of Rhodes Ranch Master Planned Community which includes the real property described on Exhibit "A" attached hereto and incorporated herein by reference.

The original DEVELOPMENT AGREEMENT ("Original Agreement") was made and entered into on the 18th day of December, 1996 between the County and Owner. A First Amendment to the Original Agreement was made and entered into on the 17th day of January, 2000 between the County and Owner. The County subsequently approved a land use application to expand and increase the acreage and density for the Subject Property. This Second Amendment amends, incorporates, restates, and supersedes all prior Development Agreements between the parties concerning the Subject Property.

SECTION 1

DEFINITIONS

1.01 Definitions. For all purposes of this Agreement, except as otherwise expressly provided or unless the context otherwise requires, the following terms shall have the following meanings:

(a) **"Agreement"** also referred to as the Second Amendment to and Restatement of the Rhodes Ranch, LP Master Development Agreement, has the meaning assigned to it in the first paragraph hereof and includes all exhibits attached hereto or incorporated by reference herein and all written amendments, which are subsequently approved by the parties hereto.

(b) **"Applicable Rules"** means the specific code, ordinances, rules, regulations and official policies of the County as adopted and in force at

the time of permit issuance or map recordation and as amended and modified from time to time, regarding planning, zoning, subdivisions, timing and phasing of development, permitted uses of the Subject Property, density, design, and improvement standards and specifications applicable to the Rhodes Ranch including the Public Facilities Needs Assessment Report and the portions of Title 29 of the Code which are attached as Exhibit "B", subject to the following:

(i.) The zoning or land use established by the Land Use Approvals will not be amended or modified during the term of this Agreement without the Owner's prior written approval; and

(ii.) The Chapters of Title 29 of the Code set forth in Exhibit "B" shall be locked in for the term of this Agreement to the extent those chapters do not involve fees, monetary payments, or any provision of the Title 30 adopted by the County Commission relating to or referencing standards or specifications which have also been endorsed or adopted by the Southern Nevada Regional Planning Coalition, Regional Transportation Commission or CCRFCD and which are uniformly applied throughout the County. The Owner agrees to be subject to all such fees and monetary payments prescribed by ordinance as adopted or amended from time to time throughout the duration of this Agreement.

County agrees it will not adopt any ordinance, rule, regulation, policy or guideline that would have the effect of violating or abrogating any provision of this Agreement or evading or frustrating the clear intent of this Agreement.

(c) "**Best Efforts**" means, in the case of any contingent obligation of County or Owner, that the party so obligated will make a good faith effort to accomplish the stated goal, task, project or promised performance; provided, such term does not imply a legal obligation to take any specific action if, (i) in the case of a County obligation, such action would, in the reasoned opinion of the County Commission, be imprudent given competing public needs and projects, or (ii) in the case of an Owner obligation, such action would, in the reasoned opinion of the Owner, be commercially unreasonable. In either case, the responsible party shall give written notice to the other party that it has considered such contingent obligation and the reason for its decision not to perform.

(d) "**CCRFCD**" means the Clark County Regional Flood Control District.

(e) "**Code**" means the Clark County Code, including all rules, regulations, standards, criteria, manuals and other references as amended and modified from time to time subject to Section 1.01(e).

(f) "**Community Open Space**" means the golf course and any park space, streetscape area or other open space owned by the Owner or a homeowners association within the Planned Community.

(g) "**County**" means the County of Clark, State of Nevada together with its successors and assigns.

(h) "**County Commission**" means the Board of County Commissioners of the County of Clark, State of Nevada.

(i) "**County Master Plan**" means the comprehensive plan adopted by the Planning Commission of Clark County and County Commission in 1983 and all amendments thereto including, but not limited to, all adopted land use and development guides and elements.

(j) "**Designated Builder**" means a merchant homebuilder, apartment developer or other owner of real property within the Planned Community that is constructing any development subject to the residential construction tax if designated by Owner to the County in writing.

(k) "**Development Agreement Ordinance**" means Chapter 30.20 of the Clark County Code and any other Chapters of the Clark County Code that are relevant to this Agreement.

(l) "**Effective Date**" means the date on which the Ordinance approving this Agreement becomes effective.

(m) "**Homeowners Association**" or "HOA" means an association of owners of dwelling units within a "planned community", "condominium", or "cooperative" as such terms are used in NRS Chapter 116, et seq.

(n) "**Improvements**" means public facilities that may include but are not limited to fire hydrants, sidewalks, curbs, gutters, pavement, gravel, aggregate base, streetlights, street name signs, traffic signals and signs, pavement markings, other applicable traffic control devices, survey monuments, flood control and drainage facilities which are permitted within public rights-of-way as required by the County.

(o) "**Land Use Approvals**" means the land use approvals and authorizations, including prior and subsequent approvals, and all applicable conditions related to Rhodes Ranch.

(p) "**LVMPD**" means the Las Vegas Metropolitan Police Department ("Metro").

(q) "**Master Drainage Study**" means a comprehensive drainage study prepared for the Planned Community acceptable to the Department of Community Development and in accordance with the Code.

(r) "**Master Parks Plan**" means a comprehensive concept level parks plan of Qualified Parks within the Planned Community acceptable to the Department of Parks and Community Service, including but not limited to, the following elements: general location of parks, open space sites, trails and open space systems, wash corridors and flood control facilities which are planned to be integrated into the park/trail systems; natural features; bicycle paths; schools and/or other recreational space(s).

(s) "**Master Transportation Study**" means a comprehensive transportation study and any updates thereto, prepared for the Planned Community and submitted to and approved by the County that includes analysis of the viability of the proposed alternate major street network and intersection plan of the Planned Community and identifies impacts to street segments and intersections within and outside of the Planned Community or to any of its individual subdivisions. The Master Transportation Study includes any and all addendums acceptable to the County, State and/or other public entity.

(t) "**NDOT**" means Nevada Department of Transportation.

(u) "**NRS**" means Nevada Revised Statutes, as amended.

(v) "**Owner**" means ***Rhodes Ranch Limited Partnership*** and its successors and assigns, if any, as Owner of the land constituting the Subject Property.

(w) "**Park Director**" means the Director of the Clark County Parks and Recreation Department.

(x) "**P-C Zoning**" means the zoning overlay district for the Planned Community approved through Application No. ZC-1953-96 and all conditions thereto, pursuant to the P-C Zoning Ordinance in effect.

(y) "**P-C Zoning Ordinance**" means Ordinance No. 1733 creating Chapter 29.48 of Title 29 of the Code establishing a P-C Planned Community Overlay District which became effective on November 22, 1995.

(z) "**Phase of Development**" shall mean the area located within the limits of any land division map for the Planned Community, or any other non single family residential development within the Planned Community, or portions thereof, and being a part of the Specific Plan.

(aa) "**Planned Community**" means the Subject Property and the proposed development of the Subject Property described in this Agreement. (Also referred to as "Rhodes Ranch" and the "Rhodes Ranch Master Planned Community").

(bb) "**Planned Community Parameters**" has the meaning set forth in Section 29.48.030 of the Code.

(cc) "**Qualified Park**" means a programmable park space that is open and available for general public use on a non-discriminatory basis and programmed by the County. (Also referred to herein as "County Park").

(dd) **"Rhodes Ranch"** Also referred to as the Rhodes Ranch Master Planned Community, means the Subject Property and the existing property development of the Subject Property as described in the Land Use Approvals and this Agreement.

(ee) "**Specific Plan**" means the ***Rhodes Ranch Specific Plan,*** application numbers MP-0785-96 and MP-0876-06 as approved by the County Commission and amended from time to time.

(ff) "**Streetscape Area**" means the street medians and landscape improvements adjacent to all County roads within the Planned Community.

(gg) "**Street Improvements**" means public or private facilities that may include but are not limited to fire hydrants, sidewalks, curbs, gutters, pavement, gravel, aggregate base, streetlights, street name signs, traffic signals and signs, pavement markings, other applicable traffic control devices, survey monuments, flood control and drainage facilities which are permitted within public rights-of-way as required by the County.

(hh) **"Subject Property"** means that certain real property, which Owner owns or has the right to acquire, located in the County and more particularly described on Exhibit "A".

(ii) **"Term"** means the term of this Agreement together with any extension agreed upon pursuant to Section 7.02 hereof.

(jj) "**Trails and Open Space**" means public non-programmed amenities such as trail systems, equestrian facilities, trailheads, wash corridors or other natural or environmental areas of significance. Trails and Open Space may have activity nodes.

(kk) "**Updated Master Transportation Study**" means an update to the Master Transportation Study that addresses the transportation impacts of residential units 9,001 through 12,621 in the Planned Community.

SECTION 2

RECITAL OF PREMISES, PURPOSE AND INTENT

2.01 Recitals. This Agreement is predicated upon the following facts and findings:

(a) Statutory Authorization. The County is authorized, pursuant to NRS §278.0201 through 278.0207 and 278.02591 through 278.02598 inclusive, to enter into binding Development Agreements with persons having a legal or equitable interest in real property to establish long range plans for the development of such property.

(b) Ownership Interest. Owner represents that it has, will acquire, or has the right to acquire, fee title ownership of the Subject Property.

(c) County Authorization, Hearing and Ordinance. All preliminary processing with regard to the Rhode's Ranch Master Planned Community has been duly completed in conformance with all applicable laws, rules and regulations. The County Commission, having given notice as required by law, held a public hearing on the Owner's application seeking approval of the form of this Agreement and the execution hereof by the County. At the described meeting, the County Commission found that this Agreement is consistent with the County's plans, policies and regulations, including the County Master Plan, that the Agreement meets the requirements of the County Code, and execution hereof by and on behalf of the County is in the public interest and is lawful in all respects. On **July 16th**, **2008**, the County Commission adopted Ordinance No. **3676** approving this Agreement and authorizing the execution hereof by duly constituted officers of the County. Said ordinance took effect on **July 30th**, **2008**. The County agrees to record a certified copy of the ordinance as required by NRS § 278.0207.

(d) County Intent. The County desires to enter into this Agreement in conformity with the requirements of NRS and as otherwise permitted by law to better provide for public services, public uses and urban infrastructure, to promote the health, safety and general welfare of the County and its inhabitants and visitors, to minimize uncertainty in planning for and securing orderly development of Rhodes Ranch and surrounding areas, to insure attainment of the maximum efficient utilization of resources within the County at the least economic cost to its citizens and otherwise achieve the goals and purposes of the Clark County Code and Master Plan. In exchange for these and other benefits to the County, the Owner will receive the assurance that it may develop Rhodes Ranch during the Term in accordance with the Applicable Rules, subject to the terms and conditions herein contained.

(e) Owner Intent. In accordance with the legislative intent evidenced by the NRS authorizing development agreements and the intent of the County in adopting an ordinance allowing development agreements, the Owner wishes to obtain reasonable assurances that the Owner may develop the Rhode's Ranch Master Planned Community in accordance with the terms and conditions set forth in this Agreement. The public services, which include facilities and infrastructure, existing or planned at this time, require additions, expansions and enhancements in order to provide the necessary support for the full development of the Subject Property as contemplated by the Owner. The Owner is willing to enter into this

Agreement in order to pay the Owner's share of the costs to provide certain public services, facilities and infrastructure in the area of the Rhode's Ranch Master Planned Community. The Owner acknowledges that this Agreement was made a part of the County record at the time of its approval by the County Commission and that the Owner agrees without protest to the requirements, limitations, or conditions imposed by this Agreement and the Land Use Approvals. The Owner's decision to commence development of the Rhode's Ranch Master Planned Community is based on the expectation of proceeding with Rhodes Ranch to completion.

(f) Acknowledgment of Uncertainties. The parties acknowledge that circumstances beyond the control of either party could defeat their mutual intent that the Rhode's Ranch Master Planned Community be developed in the manner contemplated by this Agreement. Among such circumstances are the unavailability of water or other limited natural resources, regulation of air and water quality, and similar conditions. The Owner recognizes that water shortages could affect the County's ability to perform its obligations hereunder. It is not the intent of the parties nor shall this Section be construed as excusing the County of any obligation hereunder or depriving the Owner of any right under this Agreement, which can be performed.

(g) Provision of Water and Sewer Service. The Owner clearly understands and agrees that, amongst other requirements, water commitment and sanitary sewer system development approval must be obtained from the proper governmental entities, namely the Las Vegas Valley Water District and the Clark County Water Reclamation District. Fees and services for such commitments and systems are established by said governmental entities and must be paid and complied with by the Owner in accordance with said governmental entities' requirements as amended from time to time. This Agreement does not in any way guarantee or provides a right for the provision of water and sewer services nor are any fees and services for water or sewer service established and/or waived here.

2.02 Incorporation of Recitals. The foregoing recitals shall be deemed true and correct in all respects with respect to this Agreement and shall serve as the basis for the interpretation of this Agreement.

2.03 Permitted Uses, Density, Height and Size of Structures. Pursuant to NRS § 278.0201, this Agreement must set forth the maximum height and size of structures to be constructed on the Subject Property, the density and intensity of uses and the permitted uses of the Subject Project. County agrees the Rhode's Ranch Master Planned Community may be developed to the density and intensity and with the land uses and development standards set forth in the Land Use Approvals, the Applicable Rules and this Agreement. The density is capped at 12,621 residential units within the Planned Community. This residential unit cap of 12,621 residential units does not include the 1,000 residential units approved for the hotel/casino site referenced in Section 3.03(c).

2.04 Expansion of the Planned Community. Subject to County's consent as evidenced by an approved supplement to this Agreement, Owner may increase the size of the Planned Community, so long as the aggregate increases do not result in a total number of residential units that exceeds the limitations set forth in Section 4.01(b)of this Agreement. An amendment to this Agreement shall be required prior to any change or addition that will result in an aggregate density that exceeds the limitations set forth in this Section of the Agreement.

SECTION 3

DEVELOPMENT OF THE PLANNED COMMUNITY

3.01 Time for Construction and Completion of the Planned Community. Except as otherwise provided in this Agreement, Owner shall have discretion as to the time of commencement, construction, phasing, and completion of any and all development of the Planned Community.

3.02 Rhodes Ranch Master Plan. The Rhodes Ranch Planned Community Specific Plan approved by the Board of Clark County Commissioners on October 16, 1996, as updated on December 6, 2006 (the "Specific Plan") along with the Planned Community Parameters adopted along with the P-C Overlay Zone in application number ZC-1953- 96 constitute the Rhodes Ranch Land Use Master Plan.

3.03 Reliance on Land Use Approvals and Use Approvals and Applicable Rules. County hereby agrees that Owner will be permitted to carry out and complete the entire Planned Community in accordance with the uses and densities set forth in the Land Use Approvals subject to the terms and conditions of this Agreement and the Applicable Rules. Without limiting the foregoing and subject to the conditions and requirements of the Applicable Rules and the Land Use Approvals, County agrees:

(a) Pursuant to the Specific Plan and the Planned Community Parameters included in the P-C Overlay Application ZC-1953-96 and this Agreement,

(i) Twelve thousand six hundred twenty-one (12,621) residential units (or such lesser number as Owner may elect) may be developed and constructed within the Planned Community;

(ii) Three Hundred Fifty (350) acres (or such lesser number as Owner may elect) of the Planned Community may be developed with non-residential private uses;

(iii) The Planned Community may, subject to water conservation conditions in this Agreement, contain one golf course having up to Eighteen (18) holes of golf and related facilities; and

(iv) The Planned Community may be developed with other land uses and facilities described in the Specific Plan.

(b) Pursuant to the P-C Zoning and the terms of this Agreement and subject to Owner's infrastructure obligations described in this Agreement, the development of the Planned Community may proceed as if all of it were in an area designated "Community District 2" notwithstanding that all or portions of the Planned Community otherwise have the characteristics of "Community District 3" (as such terms are defined or referenced in the P-C Zoning Ordinance and the County Master Plan).

(c) The Planned Community contains one hotel/casino with H-1 zoning, and other associated uses, including one thousand (1,000) residential units above the unit cap of twelve thousand six hundred twenty-one (12,621) residential units, modified development standards and zoning classifications specified in action ZC-1955-96, as approved by the Board of County Commissioners. A separate agreement to be negotiated between the property owner and County will be required to address the additional impact caused by the additional 1,000 residential units above the unit cap that are associated with the hotel/casino.

(d) Pursuant to the P-C Zoning and terms of this Agreement, and upon approval of each Phase of Development, Owner shall be entitled to develop the respective Phase of Development in accordance with the Specific Plan, the P-C Overlay, and this Agreement.

(e) Pursuant to the Land Use Approvals,

(i) Owner may develop or permit development of aggregate processing operations, and concrete and asphaltic concrete plants and sell the products of such operations within and outside the Planned Community;

(ii) Use permits have been granted which modify, in certain respects, the development standards found in Title 29 of the Code. Any modifications to the standards are limited to the approvals obtained;

(iii) Streets have been vacated subject to the dedication of other rights-of-way; and

(iv) Certain development and improvement standards applicable to completion and development of infrastructure in the Planned Community have been modified.

3.04 Air Quality Conformity. Owner acknowledges County has adopted an air quality plan and agrees to use its Best Efforts to comply with the applicable provisions thereof, including any state and federal rules and regulations.

3.05 Dust Mitigation. Owner will use its Best Efforts to educate builders and contractors within the Planned Community of the applicable rules of the Clark County Air Quality Management Department with respect to dust mitigation and will encourage

compliance therewith. County will provide Owner with printed materials available and schedules of any County Health Department seminars or presentations designed to educate Owner and other members of the public in dust mitigation.

3.06 Water Conservation. Owner agrees to use its Best Efforts to encourage water conservation in the Planned Community. Owner agrees to design the golf course, Streetscape Areas, park space and any other Community Open Space using the best available water conserving techniques, including but not limited to proper soil preparation and water conserving irrigation systems and equipment. Landscaping within public streetscape areas shall not include turf and shall be limited to water conserving plant materials. Owner shall create and impose design criteria on all development within the Planned Community that will encourage water conservation in all landscaping treatments by incorporating water conservation concepts, proven water conservation equipment, techniques, and plant materials. All existing landscaping on the Effective Date of this Agreement may remain unchanged. From the effective date of this Agreement, Owner will abide by any new water conservation standards.

3.07 Temporary Storm Water Construction Permit. Owner agrees to educate builders and contractors within the Planned Community on the requirements for a Temporary Storm Water Construction Permit issued from the Nevada Division of Environmental Protection (NDEP).

3.08 Reliance on Specific Plan. County hereby agrees that the Subject Property may be used and developed during the Term hereof for the purpose and in the manner set forth in the Specific Plan incorporated herein by reference subject to the terms and conditions of this Agreement. The Specific Plan sets forth the broad categories of uses and generally defines densities allowed in the Planned Community. County and Owner shall develop more detailed descriptions of the uses and densities through the review process established by the P-C Zoning Ordinance. County agrees that such detailed descriptions may not decrease the approved uses set forth in the Specific Plan and it is not the parties' intent that the process set forth in the P-C Zoning Ordinance could decrease the approved uses set for the in the Specific Plan; provided, however, Owner may decrease the density of use at its option. The Specific Plan sets forth an agreed upon degree of flexibility but, except as otherwise provided herein, Owner may not increase the density and types of uses beyond the maximum set forth in the Specific Plan without County's consent. County also agrees the Specific Plan is now part of the County Master Plan and that all required approvals for such plan of development have been received.

3.09 Modification of Applicable Rules.

(a) County and Owner Acknowledge and agree the Specific Plan and the County Approvals are peculiar to the Planned Community and may not be

amended, modified or changed during the Term of this Agreement without the express written consent of Owner except as otherwise explicitly provided in this Agreement.

(b) Pursuant to Code Section 29.48.030(E), the County's development standards will apply to the Planned Community following substantial completion of development. County agrees that any changes to the development standards applicable to any base zoning district that are more restrictive than the development standards in effect on the Effective Date will not apply to the Planned Community.

(c) Notwithstanding the foregoing, should the County adopt or amend new ordinances, rules, regulations or policies, Owner shall have the option, in its sole discretion, subject to the limitations included in the Specific Plan and the P-C Zoning Ordinance, of accepting such new or amended matters by the giving County written notice of such acceptance and County and Owner shall execute a supplement to this Agreement which will be recorded and then constitute a portion of this Agreement.

3.10 Major Projects Review Team. Owner hereby acknowledges and agrees to submit all required approvals for the development of the Planned Community through the Major Projects Review Team, with the exception of the Master Transportation Study, which shall be reviewed and approved by the Civil Engineering Division of the Development Services Department. The Major Projects team shall process all applications, land division maps, right of way dedications and vacations, technical plans and studies, off-site permits and perform the zoning plan check process of building permits in a prompt, efficient and diligent manner. The Major Projects Review Team is funded through the increased fees contained in the Applicable Rules as amended from time to time by the Board of County Commissioners that the Owner and Builders of the Planned Community are required to pay. All applications relating to the Planned Community will include the name "Rhodes Ranch".

3.11 Special Improvement District. County agrees to use its Best Efforts to assist Owner in the creation of one or more Special Improvement Districts in accordance with the Special Improvement District Guidelines, and to finance those infrastructure improvements for the Planned Community as allowed by law. Further, County agrees to consider, at Owner's option, progress payments as outlined in the Special Improvement District Guidelines, so long as Owner provides additional security to the County's satisfaction guaranteeing completion of the individual Special Improvement District projects. If allowed by applicable law, Owner's share of traffic signal costs may be included in such a Special Improvement District.

SECTION 4

PUBLIC FACILITIES

4.01 General Provisions.

(a) Construction of Facilities in Lieu of Financial Contribution. Owner may request to construct a public facility in lieu of a financial contribution for such facility. Such a request must be made to and accepted in writing by County, and subject to the following:

(i) The proposed facility shall be subject to approval by the County in accordance with the Applicable Rules;

(ii) The Owner shall be required to construct the approved facility, to County standards and the facility must be constructed in its entirety, unless expressly permitted pursuant to this Agreement or other written approval of the County; and

(iii) The facility shall be accessible to the public for its intended use.

(b) Cap on Residential Units. Owner may develop up to 12,621 residential units within the Planned Community. An amendment to this Agreement addressing the additional public facilities and infrastructure needs shall be required prior to the issuance of any building permit that will allow an aggregate of more than 12,621 residential units. This residential unit cap of 12,621 residential units does not include the 1,000 residential units approved for the hotel/casino site referenced in Section 3.03(c).

4.02 Parks. Owner shall design and construct at no costs or expense to County a maximum of 55 acres of Qualified Parks in conformance with the Master Parks Plan and may dedicate the same to the County. Any reimbursement of the Residential Construction Tax from County to Owner shall not be considered a cost or expense to County. The County acknowledges 55 acres is the only park acreage obligation required of Owner as part of this Second Amendment. The previous qualified park acreage constructed in association with the recreation center within the gated community (7.5 acres) and the acreage associated with the Elementary School (5 acres) are not counted towards this obligation. Owner agrees to provide all recreational amenities on the maximum of 55 acres as identified in the Master Parks Plan. For purposes of this section, Qualified Park acreage shall be net acreage as the term is defined in Clark County Code Chapter 29.

(a) Master Parks Plan. Owner shall work with County to develop a comprehensive Master Parks Plan for the Planned Community. Such Plan shall include the locations of the Qualified Parks and the recreational amenities within such parks, including without limitation, open space sites, trail systems, flood

control facilities which are to be integrated into the park/trail system, natural features, bicycle paths, schools and other recreational open space. If Owner and the County Park's Director or his or her designee have not agreed upon a Master Parks Plan prior to the issuance of the building permit for the 9000 residential unit, Owner and County may mutually agree in writing to adjust the park construction timelines outlined in Section 4.02(b).

(b) Park Maintenance. Owner reserves the right but not the obligation to maintain parks dedicated to the County within the Planned Community pursuant to entering into a license and maintenance agreement with the County. Owner agrees that County is only obligated to maintain Qualified Parks that are10 or more acres in size or are contiguous with another County maintained park totaling 10 or more acres in size unless Owner assumes maintenance obligations of said Qualified Parks. Owner agrees to maintain all other parks, as well as trails, paseos and equestrian facilities. Further Owner may elect to transfer maintenance obligations to any HOA formed by Owner, or its designee.

(i) Park Standards – Owner shall design and construct Qualified Parks in compliance with County's minimum park standards and specifications in force at the time of approval of the Master Park Plan. All Qualified Park designs and cost estimates must receive County approval prior to commencing construction of the parks.

(ii) Qualified Parks to be Constructed – The following parks will be constructed by Owner as described herein at the locations mutually agreed upon by the County and Owner and/or as identified in the Specific Plan and on the park plan attached hereto as Exhibit "C", subject to the limitations described in this Section.

- Red Ridge Park: Owner shall construct the 27 acre Red Ridge Park at the location indicated on Exhibit "C". County recognizes that Owner has commenced construction on Red Ridge Park, but the construction permits have lapsed, and the permits must be re-issued to recommence the construction of Red Ridge Park. County will use its Best Efforts to ensure a grading permit is re-issued to Owner within 6 months of the Effective Date of this Agreement. If the grading permit necessary to re-commence construction of the park has not been re-issued for Red Ridge Park within 6 months of the Effective Date of this Agreement, Owner and County agree that Owner may receive one 30 day extension of time for good cause. If after 7 months from the Effective Date of this Agreement, the grading permit necessary to recommence construction of the Park has not been re-issued, a status check at a public hearing before the Board of County Commissioners will be conducted. A status check at a public hearing before the Board of County

Commissioners may also be conducted one year from the Effective Date of this Agreement, and may be conducted in six (6) month intervals thereafter, to assess the status of the construction of Red Ridge Park.

Owner shall substantially complete the 27 acre Red Ridge Park within two (2) years from the Effective Date of this Agreement. If, after two (2) years from the Effective Date of this Agreement, Owner has not substantially completed Red Ridge Park, Owner may request one three (3) month administrative extension of time for good cause. If Owner needs additional time to substantially complete Red Ridge Park after the three (3) month administrative extension has expired, Owner may request one additional three (3) month extension of time, for good cause, to substantially complete Red Ridge Park from the Board of County Commissioners at a public hearing. Owner must apply for, and obtain approval of, the three (3) month extension of time from the Board of County Commissioners prior to the expiration of the three (3) month administrative extension of time described above.

- Regional Park: Owner shall construct the 18 acre Regional Park at the location indicated on Exhibit "C". Owner shall substantially complete the 18 acre Regional Park prior to the issuance of the building permit for the 11,000 residential unit.

- Future Park Obligation: Owner shall construct a 10 acre Future Park at the location indicated on Exhibit "C". Owner shall commence construction on the 10 acre Future Park prior to the issuance of the building permit for the 11,750 residential units and substantially complete the Future Park prior to the issuance of the building permit for the 12,250 residential unit.

Owner and County agree that Owner may construct two 5-acre parks in lieu of the 10 acre Future Park at locations agreed upon by the parties. The two 5-acre parks will be considered Qualified Parks if added to existing Qualified Parks. The first 5-acre park must be substantially complete prior to the issuance of the building permit for the 11,750 residential unit. The second 5-acre park must be substantially complete prior to the issuance of the permit for the 12,250 residential unit. No qualified acreage will be located within the gated portion of the community.

The phrase "commence construction" means an earthmoving permit has been issued on the park site. The phrase "substantially complete the Park" means that the park has been constructed, to County standards, with all improvements installed, as acknowledged by the Clark County Manager or his or her designee in writing.

(iii) Park Names - Owner shall submit for County approval all park names within the Planned Community.

(iv) Park Acreage Adjustments and Substitutions. County may approve alternate park sites for development by Owner without amending this Agreement. County is obligated to obtain the BLM lease for each park site identified in Section 4.02(b)(ii), and as shown on the approved Specific Plan, in the time and manner consistent with Owner's obligations to complete said parks. In the event County is unable to obtain the required BLM lease in the time and manner consistent with the Owner's obligation to complete said parks, Owner and County may mutually agree to adjust the timeline as specified herein.

(c) Use of Flood Control Facilities--County will consider allowing Owner to have the right to construct private parks, trails and recreational facilities within storm water detention basins, drainage channels, and flood plains so long as such facilities meet the minimum design and construction standards of the County and the CCRFCD (where applicable). Where applicable, Clark County agrees to use its Best Efforts to enter into an inter-local agreement with the CCRFCD to permit the construction and use of approved private park and trail facilities within regional flood control facilities.

(d) Park Paseo Flood Criteria

(i) Park improvements may not be constructed in such a way as to significantly reduce the cross-sectional flow requirements of a drainage facility. Appropriate flood warning signage must be placed per County requirements throughout all applicable parks and paseos. Side slopes of detention facilities containing parks shall not be steeper than a 4:1 slope. In addition, the design of any multi-use facilities must meet the criteria set forth in the Hydrologic Criteria and Drainage Design Manual Section 304.8.

(ii) Landscaped paseos or linear parks connected to other park space or public facilities shall be a minimum of fifty feet (50') in width at the narrowest point (measured at the top of the channel) and contain a path with a minimum width of eight feet, unless otherwise required for vehicular access.

(e) Residential Construction Tax Credit – Chapter 19.05 of the Code imposes a fee upon the privilege of constructing residential units (hereinafter "Residential Construction Tax"). Owner and any Designated Builder shall be entitled to a credit against the Residential Construction Tax for any Qualified Park as follows:

(i) Except as provided herein, the minimum park size shall

not be less than ten (10) acres in size, and shall include all or some of the following amenities: turf areas, trees, irrigation, playground apparatus, playing fields, play areas, picnic areas, horseshoe pits, jogging and exercise paths, frisbee golf, water play features and other recreational equipment or appurtenances designed to serve residences within the Planned Community. A park smaller than ten acres and referenced in Section 4.02 of this Agreement may qualify for tax credits if it is connected to other park space or public facilities.

(ii) All facilities for which tax credits have been granted shall be available for use by the general public on a non-discriminatory basis. In the case of privately owned land, such requirement shall be stated in a land use restriction reasonably acceptable to the County, and recorded against the land on which such facilities are located.

(iii) Qualified Park improvements must be in conformance with NRS 278.4983.

(iv) Tax credits shall not be available for any residential unit for which a building permit has been issued.

(v) Pursuant to Code Chapter 19.05, Owner agrees to bond for 100 percent of the approved estimated construction cost of the Qualified Park and recreational facilities. Except as provided herein, once the Qualified Park is constructed and accepted by County Owner agrees to provide to the County copies of all construction invoices, bills and payment checks. The final credit shall be adjusted by the County to reflect the actual cost of the Qualified Park.

(vi) At such time as Owner and or Designated Builder have completed a Qualified Park, Owner or Designated Builder shall thereafter be entitled to a reimbursement of collected (RCT) Residential Construction Tax. The amount of the credit shall be equal to 100% of the collected RCT for said project, not to exceed the costs to construct the Qualified Park. A phased reimbursement of the collected RCT tax will be thoroughly considered by County after the re-issuance of the grading permit and the recommencement of the construction of Red Ridge Park.

(f) Park Right-of-Way Street Dedication. County agrees to reasonably accommodate Owner's desire to create curvilinear roads within the Planned Community and to allow perimeter roadways to encroach into park property as needed for the desired curvilinear Street Improvements.

4.03 Traffic Studies. County acknowledges that Owner has prepared, submitted and had approved by the County a Master Transportation Study.

Owner agrees to prepare and submit to the County and Nevada Department of Transportation ("NDOT") an Updated Master Transportation Study to address the impacts to existing infrastructure from existing and proposed development outlined in this Second Amendment, specifically to address any density over 9,000 residential units. Owner further agrees to prepare and submit site specific traffic studies as required through the conditional approval of development actions in accordance with the Code and in a manner acceptable to the County. Owner shall be responsible to provide (or agrees to provide with adequate assurance of performance) in accordance with the County's standard practices, at no cost to the County, On-Site improvements (defined below) and Access Roads in connection with each Phase of Development in accordance with the Code and in a manner acceptable to the County. Owner shall be responsible to provide at no cost to County all On-Site Improvements in accordance with this Section. For the purposes of this Section of this Agreement, the following terms have the following meanings:

"Access Roads" shall mean a minimum of two-lane paved access roads having a minimum of two through lanes and a left turn lane and safety lighting at all existing intersections necessary to provide ingress and egress for each phase of the development.

"Off-Site Improvements" shall mean mitigation measures and improvements required by the Updated Master Transportation Study for roadways and intersections located outside the Planned Community, except for Access Roads and improvements required for intersections and roadways along the external boundary of the Planned Community as identified in said Updated Master Transportation Study approved by the County.

"On-Site Improvements" shall mean mitigation measures and improvements to intersections and roadways located within each Phase of Development of the Planned Community plus Access Roads and improvements required for intersections and roadways located along the external boundary of the Planned Community as identified in the applicable site specific traffic study approved by the County.

4.04 Mitigation of Off-Site Traffic Impacts. As it applies to the Planned Community, Owner's obligation (to improve any Off-Site Improvements, to pay the estimated fair market value for property needed to construct such Off-Site Improvements, and for any other transportation appurtenances required to be located outside of the Planned Community) shall be limited to those obligations identified in the approved Updated Master Transportation Study and this Agreement. Also as it applies to the Planned Community and except as expressly provided in this Agreement, Owner shall have no obligation to participate in, pay, contribute or otherwise provide any further rights-of-way, facilities or improvements

located outside the Planned Community. Development of the Planned Community will not be interrupted as a result of any failure of necessary Off-Site Improvements being in place so long as Owner has complied with the terms of this Agreement in all material respects.

4.05 Underground Conduit. If separately approved by the County's Board of Commissioners, the County agrees to attempt to negotiate a non-exclusive revocable license and maintenance agreement subject to the conditions established by the County to allow Owner to install underground conduit in all public roadways and rights-of-way in the Planned Community at Owner's sole cost and expense for cable TV, video, computer, communication, telephone and similar functions and future electronic or communication uses of any kind, County does not assume any responsibility for the protection of any such conduit, and any installation thereof by Owner shall be at Owner's sole risk. Owner shall be required to remove or relocate the conduit upon notice from the County. The use of such conduit by any entity including the Owner shall be subject to applicable regulatory and franchising provisions of the County, State, and Federal government. Owner further agrees to require any user of such conduit, including the Owner, to be franchised or licensed as required by law or the County, and to provide reasonable additional capacity for the County exclusive use at cost or expense to the County.

4.06 Flood Control Facilities and Technical Drainage Studies. County acknowledges that Owner has met its obligations under the Original Agreement related to the Master Drainage Study, Flood Control Facilities and Technical Drainage Studies for the Planned Community. If an update is needed, Owner agrees to prepare and submit update(s) to these Studies to address the additional impacts of this Second Amendment on the Planned Community, specifically to address any additional density over 9,000 residential units. Owner shall prepare a technical drainage study acceptable to the County and the CCRFCD for each Phase of Development prior to recording any final map or the County issuance of any permits for that Phase of Development. The Owner shall construct at its sole cost and expense those Flood control facilities identified in the approved technical drainage study which are necessary for the flood protection of the Planned Community or for the mitigation of any downstream flood impacts caused by the development of the Planned Community, Owner agrees to cooperate with the County in the design and treatment of local and regional flood control facilities including, but not limited to, the construction of recreational or other multiple use facilities located within said flood control facility, if approved by the County and the CCRFCD.

4.07 Fire and Emergency Medical Services. County acknowledges Owner has fulfilled its obligations for fire and emergency medical services under the Original Agreement up to the 9,000th building permit for a residential unit. Beginning with the issuance of the 9,001 building permit for a residential unit within the Planned Community and continuing with each permit thereafter, the Owner shall pay $100.00 per residential building permit as contribution towards a fire facility and equipment. There will be a maximum 3% annual increase per individual residential permit in the fire and

emergency medical services contribution starting the year after the issuance of the 9,001 residential building permit.

4.08 Metro Contribution. County acknowledges Owner has fulfilled its obligations for police services under the Original Agreement up to the 9,000th building permit for a residential unit. Beginning with the issuance of the 9,001 building permit for a residential unit within the Planned Community and continuing with each permit thereafter, the Owner shall pay $110.00 per residential building permit as a contribution towards a police facility and equipment. There will be a maximum 3% annual increase per individual residential permit in the police services contribution starting the year after the issuance of the 9,001 residential building permit.

4.09 Schools Sites County acknowledges that the Clark County School District has reserved public lands for future public schools as shown on the Specific Plan. County agrees Owner has no obligation to provide additional school sites within the Planned Community. However, Owner has agreed to provide the offsite sewer and water for hook-up only to the elementary school proposed on the Specific Plan as a part of its development obligation to County. County agrees to use its Best Efforts to cooperate with Owner and the Clark County School District for any changes in the designated school sites, provided the Clark County School District and Owner have agreed to such change.

4.10 Cooperation in Obtaining Available Funding. County will use its Best Efforts to obtain and use, or to assist Owner in obtaining and using, any state, regional or federal funds (including, without limitation, funds available pursuant to the Southern Nevada Public Land Management Act of 1998, as amended) available for the acquisition, construction, or maintenance of public facilities required to be developed by Owner under this Section.

4.11 Reimbursement for Public Improvements. County acknowledges that Owner may create a special improvement district ("SID") to provide for certain public improvements in and adjacent to the Planned Community, and that private property owners will benefit from the provision of such improvements. Owner shall provide to County written notice that the SID has been formed, and the amount assessed per acre to properties within the district (the "Assessed Amount"). County shall require, as a condition of approval of the development of any property within the Planned Community not assessed in the district, that the owner of such property reimburse Owner an amount equal to the Assessed Amount multiplied by the number of gross acres within the proposed development.

4.12 Acquisition of Offsite Rights-of-Way. With respect to rights-of-way outside the boundaries of the Planned Community but necessary for development of the roadways, utilities, or flood control facilities for the Planned Community, County shall use its Best Efforts to assist (except financially) Owner in obtaining such necessary rights-of-way through acquisition from the Bureau of Land Management or by power of condemnation where authorized by law. Owner acknowledges that County may only acquire roadway, flood control, and sanitary sewer rights-of-way from the Bureau of Land Management. With respect to acquisitions requested by Owner which involve consideration or

payments of fair market value or just compensation, Owner acknowledges it shall be responsible for all such expense and cost of condemnation, including, but not limited to severance damages and reasonable attorney's fees; provided, in no event shall Owner be responsible for the cost of acquisition of any right-of-way beyond a one hundred foot wide corridor, unless additional portions of property must be acquired in order to obtain the intended one hundred foot wide corridor. County also acknowledges that County or RTC will be acquiring right-of-way for its own construction purposes and agrees that Owner shall not be responsible for the cost thereof unless a Traffic Study has demonstrated the immediate need for such improvement. Owner acknowledges County has authority to settle all condemnations entered into at the request of County.

4.13 Street Sections – Modified Development Standards. County agrees to condition right-of-way dedications by private parties within the Planned Community not subject to this Agreement to conform to the street sections and modified street standards, established in the County Approvals.

SECTION 5

REVIEW AND DEFAULT

5.01 Frequency of Reviews. As required by NRS § 278.0205 and the Development Agreement Ordinance, at least once every twenty-four (24) months during the Term, the Owner shall provide and the County shall review in good faith, a report submitted by the Owner documenting the extent of the Owner's and the County's material compliance with the terms of this Agreement during the preceding twenty-four (24) months. If at the time of review an issue not previously identified in writing is required to be addressed, the review, at the request of either party, shall be continued to afford sufficient time for response. The County and the Owner shall be permitted an opportunity to be heard before the County Commission regarding their performance under this Agreement in the manner set forth in this Development Agreement.

5.02 Procedures in the Event of Noncompliance. In the event of any noncompliance with any provision of this Agreement, the party alleging such noncompliance shall deliver to the other in writing a courtesy notice stating the reason for noncompliance and any action necessary to correct the noncompliance. Courtesy notices must be made by certified mail. If after thirty (30) days of the date the courtesy notice is sent the noncompliance is not corrected to the satisfaction of the complaining party, the party alleging noncompliance shall deliver in writing a notice of default. The time of notice shall be measured from the date of certified mailing. The notice of default shall include the Section of this Agreement alleged to be violated, the nature of the alleged default and, where appropriate, the manner and period of time in which it may be satisfactorily corrected. During the period of time the notice of default letter is pending the party alleged to be in default shall not be considered in default for the purposes of termination or institution of legal proceedings. If the default is corrected, then no default shall exist and the noticing party shall take no further action. If the default is not corrected after

thirty (30) days or such greater time specified in any notice of default, the following procedures shall apply::

(a) County Procedures

(i) Intent to Remedy Noncompliance. After proper notice and the expiration of the above-referenced periods for correcting the alleged default, the Direct of Development Services, or his or her designee, may do one or both of the following options:

(1) Suspend the processing and issuance of any or all building permits or inspections for Rhodes Ranch until the noncompliance has been corrected; and/or

(2) Issue a letter providing notice of County's intent to set the matter for hearing before the County Commission.

The letter shall notify the Owner of the action taken. In the event County selects option (2), the County shall give the Owner at least seven (7) business days notice to correct the default before the matter is scheduled for a hearing. The letter, notifying the Owner of the hearing shall contain the intended hearing date. The seven (7) business days are measured from the date of certified mailing of the notice.

(ii) Hearing Schedule. If the default is not corrected within the time specified above, the matter shall be scheduled and noticed as required by law for consideration and review by the County Commission on the next available Commission zoning agenda.

(iii) Review by County Commission. Following consideration of the evidence presented before the County Commission and a finding based on substantial evidence that a default has occurred by Owner and the default remains uncorrected, the County Commission may authorize the suspension of building permits within the Planned Community or may amend or terminate this Agreement. Termination shall not in any manner rescind, modify, or terminate any Vested Right in favor of Owner, existing or received, as of the date of the termination. Owner shall have twenty-five (25) calendar days after the date of notice of the County Commission's decision is filed with the Clark County Clerk, Commission Division, to institute legal action pursuant to Sections 5.04 and 5.05 hereof, to determine whether the County Commission abused its discretion in determining whether a default existed and remained uncorrected.

(b) Owner Procedures

(i) Review by County Commission After proper notice and the expiration of the above-reference periods for correcting the alleged default, Owner may issue a letter requesting a hearing before the County Commission for review of the alleged default. Upon receipt of the letter, County shall schedule an item to consider the alleged default on the next available Commission zoning agenda.

(ii) Decision by County Commission. Following consideration of the evidence presented before the County Commission and a finding that a default has occurred by County and remains uncorrected, the County Commission shall direct County staff to correct the default. Owner shall have twenty-five (25) calendar days after the date of notice of the County Commission's decision is filed with the Clark County Clerk, Commission Division, to institute legal action pursuant to this Section hereof to determine whether the County Commission abused its discretion in determining whether a default existed and remained uncorrected.

(c) Notices. All notices provided for herein shall be sent to and in the manner provided in Section 7.08 of this Agreement.

5.03 Unavoidable Delay or Default, Extension of Time for Performance. Neither party hereunder shall be deemed to be in default, and performance shall be excused, where delays or defaults are caused by war, acts of terrorism, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by governmental entities, failure of governmental agencies (other than County) to perform acts or deeds necessary for the performance of this Agreement, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulations, litigation, or similar matters beyond the control of the parties. If written notice of any such delay is given to County within thirty (30) calendar days after the commencement thereof, an automatic extension of time, unless otherwise objected to by County within ten (10) business days of such written notice, shall be granted coextensive with the period of the enforced delay, or longer as may be required by circumstances or as may be subsequently agreed to between County and Owner.

5.04 Institution of Legal Action. The County and Owner agree that the County would not have entered into this Agreement if it were liable for damages under or with respect to this Agreement. Accordingly, the County and the Owner may pursue any remedy at law or equity available for breach, except that neither the Owner nor the County shall be liable to the other or to any other person or entity for any monetary damages whatsoever. Prior to the institution of any legal action, the party seeking legal action must give the thirty (30) day notice of default as set forth in this Section. Following such notice, a public hearing must be held by the County Commission where the allegations

will be considered and a decision regarding their merits will be reached. Any judicial review of the County Commission's decision or any legal action taken pursuant to this Agreement will be heard by a Court under the standard review appropriate to Court review of zoning actions, and the decision of the County Commission shall be overturned or overruled if their decision is arbitrary and capricious. Judicial review of the decision of the County Commission shall be limited to the evidence presented to the County Commission at the public hearing. If a party desires to present new or additional evidence to the Court, they may petition the Court to remand the matter to the County Commission to consider the additional or new evidence. Jurisdiction for judicial review or any judicial action under this Agreement shall rest exclusively with the Eighth Judicial District Court, State of Nevada.

5.05 Applicable Laws. This Agreement shall be construed and enforced in accordance with the law of the State of Nevada.

5.06 Adjustments for Inflation. In the event there is a delay of more than one year in the payment of a contribution required in Section 4 of this Agreement, the amount of the contribution may be adjusted for inflation. If the parties are unable to agree to the adjusted amount, the matter may be set for a hearing before the County Commission, after notice is provided to Owner. After the County Commission conducts a public hearing and considers the evidence presented, it may adjust the amount of the contribution to account for inflation.

SECTION 6

CONFLICTING LAWS

6.01 Conflicting State or Federal Rules. In the event that any conflicting state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by the County, this Agreement shall remain in full force and effect as to those provisions not affected and the conflicting laws or regulations shall not be applied retroactively.

(a) Notice and Copies. Either party, upon learning of any such matter, will provide the other party with written notice thereof and provide a copy of any such law, regulation or policy or an account of any such action or inaction together with a statement of how any such matter conflicts with the provisions of this Agreement.

(b) Modification Conferences. The parties shall, within thirty (30) days of the notice referred to in the preceding subsection, meet and confer in good faith and attempt to modify this Agreement to bring it into compliance with any such federal or state law or regulation, or accommodate any such action or inaction.

6.02 County Commission Hearings. In the event the County believes that an amendment to this Agreement is necessary pursuant to this Section 6 due to the effect or enactment of any federal or state law or regulation, the proposed amendment shall be scheduled for hearing before the County Commission. The County Commission shall determine the exact nature of the amendment or suspension necessitated by such federal or state law or regulation or action or inaction. The Owner shall have the right to offer oral and written testimony at the hearing. Any suspension or modification ordered by the County Commission pursuant to such hearing is subject to judicial review as set forth in Section 5 above. The parties agree that any matter submitted for judicial review shall be subject to expedited review in accordance with Rule 2.15 of the Eighth Judicial District Court of the State of Nevada.

6.03 Cooperation in Securing Permits. The County shall cooperate with Owner in securing any County permits, licenses or other authorizations which may be required as a result of any amendment or suspension resulting from actions initiated under this Section. Owner will be responsible to pay all applicable fees in connection with securing of the permits.

SECTION 7

GENERAL PROVISIONS

7.01. Enforcement and Binding Effect. Subject to the limitations of NRS 278, this Agreement is enforceable by either party in accordance with its terms notwithstanding any change (which, except for this Agreement, would otherwise be applicable) in any of the Applicable Rules. Nothing in this Agreement shall prevent the County from increasing "cost based fees" which are deemed to be fees for issuance of Land Use Approvals, building permits, plan checks, or inspections which are based upon actual costs to the County and which are uniformly applied to all development and construction subject to the County's jurisdiction.

7.02. Duration of Agreement. The Term of this Agreement shall commence upon the Effective Date and shall expire on the twentieth (20th) anniversary of the Effective Date unless extended by written agreement executed by County and Owner.

7.03. Assignment.

(a) To an Affiliate of Owner. The rights of Owner under this Agreement may be freely transferred or assigned to any entity, partnership or corporation which Owner controls or in which Owner has a controlling interest or which controls Owner; provided, such entity shall assume in writing all obligations of Owner hereunder. In connection with the conveyance of any portion of the property Owner shall provide County with written notice of any sale, transfer, conveyance or assignment of any unimproved portion of the Planned Community.

(b) Transfer Not to Relieve Owner of its Obligation. Except as expressly provided herein, no assignee or transferee of any portion of the Planned Community within a recorded subdivision map shall be subject to the obligations of Owner as to the portion of the Planned Community so assigned or transferred nor be deemed to have assumed all such obligations, and such assignment or transfer shall not relieve Owner of its obligation as to the assigned or transferred portion of the Planned Community. However, Owner may assign to an assignee or transferee the right to enforce this Agreement with respect to that portion of the Planned Community which such assignee has acquired an interest or that portion of the Planned Community a transferee has acquired.

(c) To a Third Party. If Owner shall sell or transfer more than fifty (50%) percent of the Planned Community then owned by Owner to a party not affiliated with Owner, Owner shall be relieved of its obligations hereunder, provided such transferee shall assume all obligations of Owner then unsatisfied,

(d) In Connection with Financial Transactions. Owner has full discretion and authority to transfer, assign or encumber the Planned Community or portions thereof in connection with financing transactions, without limitation on the size or nature of any such transaction, the amount of land involved or the use of the proceeds therefrom, and may enter into such transaction at any time and from time to time without permission of or notice to County.

7.04. Amendment or Cancellation of Agreement. Except as otherwise permitted by NRS §278.0205 and Section 5 of this Agreement, this Agreement may be amended from time to time or canceled only upon the mutual written agreement of the parties hereto.

7.05 Indemnity; Hold Harmless. Except as expressly provided in this Agreement, Owner shall hold County, its officers, agents, employees, and representatives harmless from liability for damage or claims for damage far personal injury, including death and claims for property damage which may arise from the direct or indirect operations of Owner of those of its contractors, subcontractors, agents, employees, or other persons acting on Owner's behalf which relate to the development of the Planned Community. Owner agrees to and shall defend County and its officers, agents, employees, and representatives from actions for damages caused or alleged to have been caused by reason of Owner's activities in connection with the development of the Planned Community. Owner agrees to indemnify, hold harmless, and provide and pay all costs for a defense for County in any legal action filed in a court of competent jurisdiction by a third party challenging the validity of this Agreement. The provisions of this Section shall not apply to the extent such damage, liability, or claim is proximately caused by the intentional or negligent act of County, its officers, agents, employees, or representatives.

7.06 Binding Effect of Agreement. Subject to this Section, the burdens of this Agreement bind, and the benefits of this Agreement inure to the parties' respective successors in interest.

7.07 Relationship of Parties. It is understood that the contractual relationship between County and Owner is such that Owner is an independent contractor and not an agent of County for any purpose.

7.08 Notices. All notices, demands and correspondence required or provided for under this Agreement shall be in writing and delivered in person or sent by overnight courier or mailed by certified mail postage prepaid, return receipt requested. Notices shall be addressed as follows:

To County: COUNTY OF CLARK
Department of Development Services Major Projects Division
Clark County Government Center
500 South Grand Central Parkway, 1st Floor
P.O. Box 551741
Las Vegas, NV 89155-1741
Attn: Joel McCulloch

With a Copy to: COUNTY OF CLARK
OFFICE OF THE DISTRICT ATTORNEY-CIVIL DIVISION
Clark County Government Center
500 South Grand Central Parkway 5th Floor
P.O. Box 552215
Las Vegas, Nevada 89155-2215

To Owner: Rhodes Ranch, LP
4730 South Fort Apache Road, Suite 300
Las Vegas, NV 89147
Attention: John Rhodes

With a Copy to: Kummer Kaempfer Bonner Renshaw & Ferrario
3800 Howard Hughes Parkway, 7th floor
Las Vegas, Nevada 89169
Attn: Bob Gronauer

Either party may change its address by giving notice in writing to the other and thereafter notices, demands and other correspondence shall be addressed and

transmitted to the new address. Notices given in the manner described shall be deemed delivered on the day of personal delivery or the delivery date by overnight courier or mail is first attempted.

7.09 Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

7.10 Waivers. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate officers of County or the Owner, as the case may be. Failure or delay in giving any notice provided for herein shall not constitute a waiver of any default. Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies in respect to any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive such party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert, or enforce any of its rights or remedies..

7.11 Recording; Amendments. Promptly after the Effective Date, an executed original of this Agreement shall be recorded in the Official Records of Clark County, Nevada. All amendments hereto must be in writing signed by the appropriate officers of County and Owner in a form suitable for recordation in the Official Records of Clark County, Nevada. Upon the completion of performance of this Agreement or its earlier revocation or termination, a statement evidencing said completion or revocation signed by appropriate officers of County and Owner shall be recorded in the Official Records of Clark County, Nevada.

7.12 Release. Each residential lot within the Subject Property shall be automatically released from the encumbrance of this Agreement without the necessity of executing or recording any instrument of release upon the issuance of a building permit for the construction of a residence thereon.

7.13 Headings, Exhibits; Cross-references. The headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand or limit the terms of this Agreement. All exhibits attached to this Agreement and the recitals at the front of this Agreement are incorporated herein by the references thereto contained herein. Any term used in an exhibit hereto shall have the same meaning as in this Agreement unless otherwise defined in such exhibit. All references in this Agreement to Sections and exhibits shall be to Sections and exhibits of or to this Agreement, unless otherwise specified. Unless otherwise expressly set forth herein, all references to "days" in this Agreement shall mean calendar days

7.14 Severability of Terms. If any term or other provision of this Agreement is held to be invalid, illegal or incapable of being enforced by any rule of law or public policy, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect, provided that the invalidity, illegality or unenforceability of such term does not

materially impair the parties' ability to consummate the transactions contemplated hereby. If any term or other provision is invalid, illegal or incapable of being enforced, the parties hereto shall, if possible, amend this Agreement so as to affect the original intention of the parties.

7.15 Voluntary Agreement. The Owner acknowledges and agrees that it voluntarily, willingly and without protest and duress freely enters into this Agreement and accepts the terms and conditions herein.

IN WITNESS WHEREOF, this Agreement has been executed by the parties on the day and year first above written, as authorized by Ordinance No. 1579 of the Clark County Code, to be effective on the date shown in Section 2.01(c).

COUNTY:

BOARD OF COUNTY COMMISSIONERS,
COUNTY OF CLARK, STATE OF NEVADA

By: _____
Rory Reid, Chair

Attest: _____
Shirley B. Parraguirre, County Clerk

OWNER:

_____
James Rhodes

By _____

_____

STATE OF NEVADA)
)ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on the 16th day of July, 2008, by ~~Lucienne Ransom~~ James Rhodes

LUCIENNE RANSOM
Notary Public State of Nevada
No. 08-6692-1
My appt. exp. Apr. 4, 2012

NOTARY PUBLIC

Lucienne Ransom

A

See Attached Exhibit "A" for

Legal Description with Assessor Parcel Numbers

APN# _____

WALLACE • MORRIS SURVEYING, INC.
Land Survey Consulting

EXHIBIT "A"

EXPLANATION: THIS DESCRIPTION REPRESENTS RHODES RANCH, A PLANNED COMMUNITY IN CLARK COUNTY, NEVADA.

DESCRIPTION

A PORTION OF SECTIONS 5, 8, 17 AND 18, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

SECTION 5

THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), AND
THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), AND
THE NORTH HALF (N 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), AND
THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), AND
THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), AND
THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), AND
THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4), AND
GOVERNMENT LOT 23, AND
THE NORTH HALF (N 1/2) GOVERNMENT LOT 22, AND
THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), AND
THE WEST HALF (W 1/2) OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND
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THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND

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5740 S. Arville Street, Suite 206 • Las Vegas, Nevada 89118 • Ph: 702.212.3967 • Fx: 702.212.3963

THE NORTH HALF (N 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND
THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND
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THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND
THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4),
ALL LYING WITHIN SAID SECTION 5

EXCEPTING THEREFROM THAT CERTAIN PORTION OF "LAS VEGAS BELTWAY" LYING WITHIN THE SOUTH HALF (S 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF SAID SECTION 5, AS CONVEYED TO CLARK COUNTY BY "GRANT, BARGAIN, SALE DEED" RECORDED JANUARY 21, 1980 IN BOOK 1175 OF OFFICIAL RECORDS AS INSTRUMENT NO. 1134866, AND "DEDICATION" RECORDED JULY 21, 2000 IN BOOK 20000721 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01114, AND "GRANT BARGAIN AND SALE DEED" RECORDED JUNE 7, 2001 IN BOOK 20010607 OF OFFICIAL RECORDS AS INSTRUMENT NO. 01105, AND "DEDICATION" RECORDED JULY 13, 2004 IN BOOK 20040713 OF OFFICIAL RECORDS AS INSTRUMENT NO. 03769, AND "FINAL ORDER OF CONDEMNATION" RECORDED FEBRUARY 14, 2003 IN BOOK 20030214 OF OFFICIAL RECORDS AS INSTRUMENT NO. 02863, ALL IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA. **FURTHER EXCEPTING THEREFROM** THAT CERTAIN FINAL MAP OF "ARBY CONDOMINIUMS" ON FILE IN BOOK 127, PAGE 52 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEVADA.

SECTION 8

THE EAST HALF (E 1/2), AND
THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), AND
THE EAST HALF (E 1/2) OF THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4), AND
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ALL LYING WITHIN SAID SECTION 8

SECTION 17

THE NORTHWEST QUARTER (NW 1/4), AND
THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), AND
THE NORTHWEST QUARTER (NW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4), AND
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THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4),
ALL LYING WITHIN SAID SECTION 17

SECTION 18

THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE EAST HALF (E 1/2) OF THE NORTHWEST QUARTER (NW 1/4), AND
THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4), AND
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THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND
THE WEST HALF (W 1/2) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND
THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND
THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4),
ALL LYING WITHIN SAID SECTION 18

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO BE USED TO TRANSFER TITLE UNTIL FULL COMPLIANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278:

KEVIN W. WALLACE P.L.S.
NEVADA LICENSE NO. 15977
EXPIRES: JUNE 30, 2008

PROFESSIONAL LAND SURVEYOR - STATE OF NEVADA
KEVIN W. WALLACE
Exp. 06/30/08
No. 15977

5/30/08

WALLACE • MORRIS SURVEYING, INC.
Land Survey Consulting

EXHIBIT "B"

EXPLANATION: THIS DESCRIPTION REPRESENTS THOSE CERTAIN AREA'S REMOVED FROM RHODES RANCH BOUNDARY, A PLANNED COMMUNITY IN CLARK COUNTY, NEVADA.

DESCRIPTION

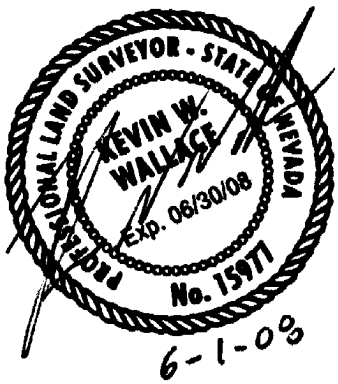
A PORTION OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 60 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:

SECTION 5

THE WEST HALF (W 1/2) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), AND
THE SOUTHEAST QUARTER (SE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4), AND
THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4), AND
THE EAST HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHEAST QUARTER (SE 1/4), AND
THE WEST HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE 1/4) OF THE SOUTHEAST QUARTER (SE 1/4),
ALL LYING WITHIN SAID SECTION 5

THIS DESCRIPTION IS PROVIDED AS A CONVENIENCE AND IS NOT INTENDED TO BE USED TO TRANSFER TITLE UNTIL FULL COMPLIANCE WITH THE PROVISIONS OF N.R.S. CHAPTER 278:

KEVIN W. WALLACE P.L.S.
NEVADA LICENSE NO. 15977
EXPIRES: JUNE 30, 2008



S:\SHG-08040_LEGALS\Rhodes Ranch Bndry Alfa Removed.doc
5740 S. Arville Street, Suite 206 • Las Vegas, Nevada 89118 • Ph: 702.212.3967 • Fx: 702.212.3963

B

See Attached Exhibit "B" for

Title 29

EXHIBIT B

Title 19: Parks and Recreation

Chapter 19.05	Local Park Code

Title 26: Land Development Regulations

Chapter 26.01	General Provisions
Chapter 26.02	Definitions
Chapter 26.03	Major Projects Review Procedure
Chapter 26.40	Development Agreements

Title 28: Subdivisions

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Chapter 28.08	Definitions
Chapter 28.16	Tentative Maps
Chapter 28.24	Design Standards
Chapter 28.26	Improvement Standards
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Chapter 28.34	BLA
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Chapter 28.42	Underground Installations

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Chapter 29.02	Definitions
Chapter 29.03	Official Zoning Map
Chapter 29.04	Establishment of Districts
Chapter 29.05	O-S Open Spaces Districts
Chapter 29.06	R-U Zoning
Chapter 29.08	R-A Zoning
Chapter 29.10	R-E Rural Estates Residential District
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Chapter 29.15	R-1a Single Family Residential District
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Chapter 29.21	R-4 Multiple Family Residential District
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Chapter 29.26	C-1 Local Business Districts

Chapter 29.28	C-2 General Commercial District
Chapter 29.29	C-3 General Commercial District
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Chapter 29.34	T-C Mobile Home Park District
Chapter 29.36	R-V-P Recreational Vehicle Park District
Chapter 29.37	P-F Public Facility District
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Chapter 29.43	M-3 Heavy Industrial District
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Chapter 29.45	Nonconformities
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Chapter 29.49	Adult Uses
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Chapter 29.51	Airport Environs Overlay District
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Chapter 29.53	Rural Mixed Residential Developments
Chapter 29.54	Certificates of Use and Occupancy
Chapter 29.56	Buildings-Permits-Completion
Chapter 29.60	Supplemental Use Classifications
Chapter 29.64	Building Setback and Future Width Lines
Chapter 29.66	Variances
Chapter 29.68	Amendments and Boundary Changes
Chapter 29.70	Master Plan Changes
Chapter 29.72	Street Names and Numbering
Chapter 29.73	Vacation and Abandonments
Chapter 29.77	Community Districts

Title 19

Parks and Recreation

Chapter 19.05*

LOCAL PARK CODE

Sections:

19.05.010	Authority, general purposes and objectives.
19.05.020	Definitions.
19.05.030	Residential construction tax—Imposition—Rate.
19.05.040	Residential construction tax—Paid prior to issuance of building permits.
19.05.050	Residential construction tax—Alternative to payment.
19.05.060	Alternative to payment—Construction and development of park facilities or dedication of real property.
19.05.070	Security deposit.
19.05.080	Residential construction tax—Park revenue management districts—Creation, boundary changes and continuing study.
19.05.090	Residential construction tax fund—Creation, account, interest and expenditures.
19.05.100	Cooperation with incorporated cities within Clark County.
19.05.110	Previous park code compliance exception.
19.05.120	Policy differentiation by park district.

* Prior ordinance history: Ords. 908, 1084

19.05.010 Authority, general purposes and objectives. (a) The ordinance codified in this chapter is enacted pursuant to the authority of NRS 278.497 to 278.4987, inclusive, to provide for the acquisition, improvement and expansion of neighborhood and community parks to serve the unincorporated areas of Clark County.

(b) Further, in accordance with NRS 244.300 to 244.307 and the Clark County comprehensive plan adopted December 15, 1983, the board of county commissioners may enact, review and revise park standards and guidelines pertaining to all park revenues and park lands for the acquisition, expansion, improvements, operations and maintenance of public neighborhood, community, regional and special use parks and facilities in the unincorporated areas of Clark County. (Ord. 1360 § 1 (part), 1992)

19.05.020 Definitions. As used in Sections 19.05.020 to 19.05.120, inclusive, unless the context otherwise requires, the words and terms have the meanings ascribed to them in this section. Words used in the present tense include the future, words in the singular number include the plural and the plural the singular.

(1) "Developed open space" means a common open space within a residential subdivision or development that is developed with active recreational appurtenances, which may include swimming pools, tennis courts, handball courts, playground equipment and similar facilities or developments that are customarily associated with parks.

(2) "Neighborhood park" means a park the size of which does not exceed twenty-five acres and which is designed to serve natural persons, families and small groups in the park district that is created for the benefit of the neighborhood from which any residential construction tax is derived.

(3) "Community park" means a large site, generally exceeding one hundred acres, except in rural communities, designed to provide a wide range of open space and recre-

ational opportunities for a population composed of several neighborhoods. Community park facilities include all the facilities typically found in a neighborhood park, but also include facilities for organized recreation and cultural programs including, but not limited to: lighted tennis courts, lighted baseball and softball fields, group picnic areas, special events areas, swimming pools and related facilities, trails, restrooms and parking.

(4) "Park or park facilities" means a tract of land that is dedicated to, and set aside and maintained for, recreational purposes and includes, without limitation, areas of turf and trees, playgrounds and playground equipment, picnic facilities, playing fields and structures to facilitate recreational and cultural programs and activities, and other recreational appurtenances such as lighted tennis courts, lighted baseball and softball fields, trails and vehicular parking lots and public rest rooms.

(5) "Residential construction tax" means a charge imposed on new residential development to finance the costs of capital improvement or facility expansion of neighborhood parks necessitated by and attributable to the new development.

(6) "Residential dwelling unit" means a building or a portion of a building planned, designed or used as a residence for one family only, living independently of other families or persons, and having its own bathroom and housekeeping facilities included in the unit. This includes any unit(s) in a "one-family dwelling," "two-family dwelling," and "multiple-family dwelling." This also includes manufactured residences.

(7) "Mobile home lot" means any area or tract of land designated, designed or used for the occupancy of a mobile home. (Ord. 1360 § 1 (part), 1992)

19.05.030 Residential construction tax—Imposition—Rate. (a) There is hereby imposed and shall accrue and be collected a residential construction tax, as the same is provided for in this chapter, upon the privilege of constructing apartment houses and residential dwelling units, including, without limitation, the remodeling of any nonresidential structure for use as a dwelling unit, and developing mobile home lots within the county, the building permits for which are applied for on and after the date on which the ordinance codified in this chapter becomes effective.

(b) The rate of the residential construction tax shall be one percent, to the nearest dollar, of the valuation of each residential dwelling unit or mobile home lot, or one thousand dollars per residential dwelling unit or mobile home lot, whichever is less.

(c) For purposes of this chapter and the calculation of the amount of the residential construction tax, the value of apartments and residential dwelling units shall be deemed to be thirty-two dollars per square foot, for each apartment or dwelling unit; and the value of mobile home lots shall be deemed to be thirty-two dollars multiplied by the number of square feet in a twenty-four feet by sixty feet mobile home, for each mobile home lot. (Ord. 1360 § 1 (part), 1992)

19.05.040 Residential construction tax—Paid prior to issuance of building permits. Prior to the issuance of any building permit for the construction of any apartment house or residential dwelling unit or the development of any mobile home lot, or prior to the issuance of any building permit for the remodeling of any nonresidential structure for the purpose of residential dwelling use, the applicant of such building permit shall pay to the county the residential construction tax that is applicable thereto, as the same is determined in accordance with Section 19.05.030(b) of this chapter. (Ord. 1360 § 1 (part), 1992)

19.05.050 Residential construction tax—Alternative to payment. Any developer who proposes the dedication of real property or the construction and development of park facilities which, would entitle the developer to a refund of the residential construction tax, may apply to the director of parks and recreation for alternative treatment in accordance with Sections 19.05.060 and 19.05.070 of this chapter. (Ord. 1588 § 1, 1994: Ord. 1360 § 1 (part), 1992)

19.05.060 Alternative to payment—Construction and development of park facilities or dedication of real property. (a) A developer who seeks alternative treatment by proposing construction and development of park facilities shall present development plans, a project narrative and a construction timetable for the project to the director of parks and recreation.

(b) The director of parks and recreation shall review the developer's submissions and shall approve or deny such application, or request such additional information as is deemed necessary. The approval process is to be conducted in accordance with the department of parks and recreation's specifications and the intent of this chapter.

(c) If an application is approved, the residential construction tax for the project will be waived, or a credit given, conditioned upon the developer's execution of an agreement with the county requiring the developer to construct the park facilities and submit security for their construction in an amount equal to the estimated cost of construction as determined by the director of parks and recreation, plus ten percent for contingencies, except as otherwise provided in Section 19.05.070(d) of this chapter. The instruments of security or other agreements shall specify the duration of the security and its manner of release, and shall provide remedies in the event of default.

(d) A developer who seeks alternative treatment by proposing the dedication of real property to Clark County shall present the request and the legal description of the property to the director of parks and recreation. If the director approves the request, the director shall present the request to the board of county commissioners which may ratify the action of the director and appoint one or more disinterested competent real estate appraisers to appraise the property and the board shall not grant a credit against the residential construction tax which is greater than the property's appraised value. The developer shall pay the cost of the appraisal.

(e) A developer who seeks alternative treatment by proposing both the dedication of real property and the construction of park facilities shall comply with all of the requirements of this section. (Ord 1588 § 2, 1994: Ord. 1360 § 1 (part), 1992)

19.05.070 Security deposit. The security submitted for the construction of the park facilities pursuant to Section 19.05.060 of this chapter may be as follows:

(a) A deposit of cash or approved government securities;

(b) A surety bond issued by a surety company authorized to do business in the state in a form approved by the district attorney;

(c) An agreement with a local financial institution which provides generally that, out of the funds loaned to the developer for the construction of the subdivision or development, the lending institution will require that sufficient funds to complete the park facilities and the removal of all rubbish, trash, debris, surplus material and equipment from the area that is to be improved and the adjacent properties will be set aside and used for that purpose, that the lending institution will maintain a ten-percent retention of the funds until the installation of the park facilities has been approved by the county and that the release of funds must be approved by the director of parks and recreation; or

(d) A first deed of trust which names the county as beneficiary on real property located in or near the county and which is accompanied by agreements by the trustor and the developer by which they contract with the county to provide the park facilities. The total cost of the park facilities, as set forth in the agreements, shall not exceed seventy percent of the estimated market value of the property which is the subject of the deed of trust. (Ord. 1360 § 1 (part), 1992)

19.05.080 Residential construction tax—Park revenue management districts—Creation, boundary changes and continuing study. (a) There are created within the unincorporated urban areas of Clark County eight park revenue management districts, the boundaries of which are designated on a map of Clark County attached to the ordinance codified in this section as Exhibit A and incorporated herein by reference thereto. There are created in the unincorporated rural areas of Clark County eight park revenue management districts, the boundaries of which shall be coterminous with the boundaries of the individual rural unincorporated towns which are designated on a map of Clark County attached to the ordinance codified in this section as Exhibit B and incorporated herein by reference thereto. Furthermore, there is created a park revenue management District 9 which shall comprise all unincorporated areas of Clark County situated outside of the established urban park revenue management districts and not within the legally established boundaries of any rural unincorporated town.

(b) Whenever park revenue management district boundaries are amended or altered, residential construction tax collected under previous districts shall be redistributed into the new districts for expenditure, as nearly as is practicable and feasible, for the benefit of the immediate area from which they were collected. Residential construction tax collected within a particular district shall be expended for the acquisition, improvement and expansion of neighborhood parks or the installation of facilities in the existing or neighborhood parks within such district pursuant to the adequate public service standards contained in the parks and open space plan. It is the intent of the board of county commissioners to ensure equitable park distribution throughout the various park revenue management districts as determined by population trends and continuing study.

(c) The department of parks and recreation, in cooperation with the department of comprehensive planning, is directed to conduct a continuing study of population trends and concentrations, as well as of neighborhood development throughout the unincorporated areas of Clark County and shall, at least once every two years, submit recommendations to the board of county commissioners, based on such study, suggesting any changes, either in number of boundary locations, which may be necessary to ensure that money collected from the residential construction tax is expended, as nearly as is practicable and feasible, for the benefit of the immediate area from which they were collected. The report shall establish management districts and procedures for the administration of this chapter and the formulation of the parks capital improvement program.

(d) The board of county commissioners shall consider the recommendations of the department of parks and recreation and department of comprehensive planning required by subsection (c) of this section in determining whether any amendment to subsection (a) of this section is required. If the board of county commissioners determines that amendment to subsection (a) of this section is required, it shall consider the recommendations of the department of parks and recreation and the department of comprehensive planning in adopting such amendment. (Ord. 1360 § 1 (part), 1992)

19.05.090 Residential construction tax fund—Creation, account, interest and expenditures. (a) There is established in the office of the county treasurer a special fund known as the residential construction tax fund.

(b) The residential construction tax fund shall be divided into separate accounts. There shall be one account for each park district.

(c) All taxes collected pursuant to Section 19.05.030 shall be placed in the account within the residential construction tax fund for the park district in which the tax was collected.

(d) All interest derived from money within the residential construction tax fund shall accrue to such fund and to the particular district account within such fund from which such interest was derived.

(e) Residential construction tax fund money shall be used only for the acquisition, capital improvement fund, and expansion of public park, playground, recreational, and cultural facilities in Clark County. Such money, insofar as is practicable and feasible

to do so, shall be expended for the benefit of the immediate area within the park district from which it was collected.

(f) If a park or playground has not been developed in the park district created to serve the neighborhood in which the subdivision or development is located within three years after the date on which seventy-five percent of the residential dwelling units authorized within that subdivision or development first became occupied, all money paid by the subdivider or developer, together with interest at the rate at which the county has invested the money in the fund, must be refunded to the owners of the lots in the subdivision or development at the time of the reversion on a pro-rata basis.

(g) All revenues collected prior to the adoption of the ordinance codified in this chapter pursuant to the repealed Local Park Code, Title 19, Chapter 19.05 shall be accounted and expended within the park service areas identified by the repealed Local Park Code. (Ord. 1360 § 1 (part), 1992)

19.05.100 Cooperation with incorporated cities within Clark County. The department of parks and recreation, when planning the expenditures of funds for acquisition, capital improvement, and expansion of public parks, playgrounds, and recreation facilities, shall cooperate and coordinate development plans with appropriate park and recreation departments of the various incorporated cities of Clark County. (Ord. 1360 § 1 (part), 1992)

19.05.110 Previous park code compliance exception. Where the applicant for a building permit for a residential dwelling unit or construction or electrical permit for th development of a mobile home lot demonstrates that the lot on which the residentia dwelling unit or mobile home will be placed has previously complied with the Local Par Code in effect prior to the effective date of the ordinance codified in this chapter, in th form of land deeded to Clark County or fees recorded in the treasurer's office, the residential dwelling unit or mobile home lot shall be held exempt from the requirements of this code. (Ord. 1360 § 1 (part), 1992)

19.05.120 Policy differentiation by park district. (a) Park Districts in Community District 9. Rural town characteristics of isolation from population centers and low total population do not lend themselves to a distinction between neighborhood and community parks.

(b) Space and Siting Standards. Neighborhood and community parks are, by definition, synonymous to park districts in Community District 9. Park site size shall be selected by the parks and recreation department on the basis of existing and projected population. (Ord. 1360 § 1 (part), 1992)

Index

TITLE 26
TITLE 28
TITLE 29

CLARK COUNTY BOARD OF COMMISSIONERS

Yvonne Atkinson Gates, Chair
Paul J. Christensen, Vice-Chairman
Jay Bingham
Lorraine Hunt
Erin Kenny
Myrna Williams
Bruce L. Woodbury

CLARK COUNTY MANAGER'S OFFICE

Donald L. "Pat" Shalmy, County Manager
Dale W. Askew, Assistant County Manager
James L. Ley, Assistant County Manager

CLARK COUNTY PLANNING COMMISSION

Robert Giles, Chairman
Trina Fierro, Vice-Chairman
Charley Johnson
Kirby Trumbo
Virginia Valentine
Will Watson
William T. White

DEPARTMENT OF COMPREHENSIVE PLANNING

Richard B. Holmes, Director
Bonnie J. Rinaldi, Assistant Director
Lucy Stewart, Assistant Director

Title 26

Land Development Regulations

Title 26

LAND DEVELOPMENT REGULATIONS

Chapters:

26.01 General Provisions
26.02 Definitions
26.30 Major Projects Review Procedure
26.40 Development Agreements

Chapter 26.01

GENERAL PROVISIONS

Sections:

26.01.010 Title.
26.01.020 Statutory authority.
26.01.030 Relationship to other titles.

26.01.010 Title. This title shall be known as the land development regulations. (Ord. 1579 § 1 (part), 1994)

26.01.020 Statutory authority. This title is adopted pursuant to Chapter 278 of the Nevada Revised Statutes and all acts amendatory thereof and supplementary thereto. (Ord. 1579 § 1 (part), 1994)

26.01.030 Relationship to other titles. This chapter is supplemented by the provisions of Title 27, Mobile Homes and Mobile Home Parks, Title 28, Subdivisions and Title 29, Zoning. Together the four titles shall be known as the Clark County development code. (Ord. 1579 § 1 (part), 1994)

Chapter 26.02

DEFINITIONS

Sections:

26.02.005 Generally.
26.02.010 Development agreement.
26.02.045 Initial development of the land.
26.02.047 Land use application.
26.02.050 Master plan.
26.02.070 Property owner.

26.02.005 Generally. For the purposes of this title, certain words and terms are defined as follows in this chapter. Words used in the present tense include the future; words in the singular number include the plural and the plural the singular; words in the masculine gender include the feminine; "shall" is mandatory, not directory; words not included herein but defined in the building code, the subdivision code or the zoning code shall be construed as defined therein. (Ord. 1579 § 1 (part), 1994)

26.02.010 Development agreement. "Development agreement" means a written agreement, adopted pursuant to state statutes and the provisions of Chapter 26.40, for a specified period of time between the county and any person having a legal or equitable interest in real property for the purpose of developing such property in accordance with specified laws, ordinances, codes, resolutions, rules, regulations and plans adopted by the board of county commissioners and the regional transportation commission and in effect at the time such agreement is executed, in return for additional development requirements that may include, but are not limited to, provision of affordable housing, design standards, and on- and off-site infrastructure and other improvements, and which shall be approved by the board of county commissioners and/or other reciprocal obligations from the county. (Ord. 1579 § 1 (part), 1994)

26.02.045 Initial development of the land. "Initial development of the land" means all development and construction occurring prior to the time the development or improvement is first authorized for permanent occupancy or otherwise accepted by the county as being complete. Each phase, building or unit of the development or improvement stands alone and its status does not constitute initial development for the balance of the lot or parcel. The term does not include subsequent additions, alterations or expansions of the original improvement authorized for permanent occupancy or otherwise accepted by the county as being complete. The term does not include improvements specified as an interim or temporary use in a development agreement, design review, major project review or other land use application approval. (Ord. 1732 § 1, 1995: Ord. 1579 § 1 (part), 1994)

26.02.047 Land use application. "Land use application" means any application for design review, major project review, variance, use permit or zone change or other application required by the Clark County Code to approve the use of land or the design of proposed improvements to the land or any adopted procedures, administrative or otherwise, for subsequent extensions of time. The term does not include applications or procedures for the subdivision of land. (Ord. 1579 § 1 (part), 1994)

26.02.050 Master plan. "Master plan" means the comprehensive plan adopted by the board of county commissioners in 1983 and all amendments thereto including, but not

limited to, all adopted land use and development guides and the general plan map for unincorporated portions of the Las Vegas Valley adopted by the board of county commissioners on January 21, 1974, except as amended by the adoption of more recent plans. (Ord. 1579 § 1 (part), 1994)

26.02.070 Property owner. "Property owner" means the person, persons or entity having a legal or equitable interest in the subject real property and includes the property owner's successor(s) in interest. (Ord. 1579 § 1 (part), 1994)

Chapter 26.30

MAJOR PROJECTS REVIEW PROCEDURE

Sections:

26.30.010	Purpose and intent.
26.30.020	Requirement and qualification for major projects review.
26.30.030	General procedure and requirements described.
26.30.040	Preapplication conference.
26.30.050	Concept plan review and identification of issues.
26.30.060	Specific plan review and approval of methodology for issue resolution.
26.30.070	Development schedule.
26.30.080	Design review or land use approval and issue resolution.
26.30.090	Finality of decision and reconsideration.
26.30.100	Substantial changes to approved major projects.

26.30.010 Purpose and intent. The purpose of this chapter is to provide a procedure which allows the comprehensive yet timely and predictable consideration of large projects, their impacts on the neighborhood and community and their requirements for community resources in order to further the purposes of the master plan, to promote the health, safety and general welfare of the community and to assist the board of county commissioners in a determination of the proper zoning designation for the project. (Ord. 1580 § 1 (part), 1994)

26.30.020 Requirement and qualification for major projects review. Major projects review shall be required for any development project covering seven hundred acres or more. At the applicant's request, an application for major project review may be filed for a development project covering between three hundred acres and six hundred ninety-nine acres. Smaller projects may be considered at the request of the applicant with the approval of the board of county commissioners. (Ord. 1700 § 1, 1995; Ord. 1580 § 1 (part), 1994)

26.30.030 General procedure and requirements described. The major projects review process consists of four basic steps:

(a) Preapplication Conference. A preapplication conference with the zoning administrator and other appropriate staff is required prior to submittal for a major projects review.

(b) Concept Plan Review and Identification of Issues. The board of county commissioners will review the proposed concept plan and identify the issues of concern to the county and the applicant. The board of county commissioners will take action on the concept plan and provide direction regarding the related issues and issue resolution. At this point in the review process, neither the staff recommendation nor the board action should attempt to resolve the issues, but should only identify them.

(c) Specific Plan Review and Approval of Methodology for Issue Resolution. The planning commission and board of county commissioners will review the proposed land use plan, development schedule and methodology for resolving issues identified in the concept review. After the planning commission makes a recommendation, the board of county commissioners will take action on the specific plan and provide direction regarding the methods for issue resolution. At this point in the review process, neither the staff recommendation, the planning commission action nor the board action should

to resolve the issues, but should only identify the proposed methodology or approach toward resolution. At the applicant's request, an adopted land use and development guide, with the notice and fees prescribed below, can be substituted for the specific plan review step in the major projects review process. The guide must provide the information generally contained in and consistent with land use and development guides adopted for other portions of Clark County in accordance with Nevada Revised Statutes, and must generally address the items listed in the submittal requirements for a specific plan. The guide must be adopted by the board of county commissioners following hearings before any advisory board established by the board of county commissioners having jurisdiction over the project area, the comprehensive plan steering committee and the planning commission.

(d) Design Review or Land Use Approval and Issue Resolution. The planning commission and/or board of county commissioners will review the required design review or land use application(s) and approve, conditionally approve or deny the development project and will resolve the related issues. (Ord. 1658 § 1, 1995: Ord. 1580 § 1 (part), 1994)

26.30.040 Preapplication conference. (a) Submittal Requirements. A request for a preapplication conference shall be submitted in writing to the zoning administrator along with a map indicating the location and boundaries of the proposed major project and the address and telephone number where the applicant can be reached.

(b) Procedure. The zoning administrator shall schedule a meeting to be held within thirty days of receipt of the request to discuss the project with county staff, other agencies and the applicant. At the meeting preliminary concerns and issues regarding the project and related service needs will be identified. (Ord. 1580 § 1 (part), 1994)

26.30.050 Concept plan review and identification of issues. After a preapplication conference, the property owner may file for concept plan review.

(a) Submittal Requirements. An application for concept plan review shall be filed in the office of the current planning division of the department of comprehensive planning upon forms furnished for the purpose and shall be duly signed by the property owner and acknowledged. All parcels of land included within a single petition must be contiguous. The application form shall be accompanied by the following data and information, unless specifically waived by the zoning administrator:

(1) Four copies of the following, in map or text form:

(A) The property boundaries, dimensions and total acreage,

(B) The proposed generalized land use categories and the amount of acreage and percentage of total site area of each category,

(C) The proposed phasing plan, the proposed sequence of the phases and the approximate dates of beginning and completion of development of the entire project,

(D) A description of any significant natural and built characteristics of the site and surroundings including topography, the location of any federally designated special flood hazard areas and other drainage features, subsidence, etc.,

(E) The proposed major transportation and circulation routes,

(F) The existing land uses of adjacent properties and the planned land uses of adjacent properties as indicated on a land use guide adopted by the board of county commissioners or other local governing body if within their jurisdiction,

(G) A vicinity map;

(2) Two copies of the most recent recorded deed to the property;

(3) Two copies of the most recent assessor's map indicating the subject parcels;

(4) Two copies of the legal description of the property;

(5) The approximate amount of water and sewerage capacity required along with the approximate dates the supply will be needed;

(6) Evidence that sufficient power can be provided to the site in a timely manner;

(7) The property owner's list of issues requiring resolution;

(8) Any other information identified and deemed necessary as a result of the preapplication conference;

(9) The property owner's proposal for the membership of a review team for the project and his proposed schedule for the review process;

(10) A nonrefundable filing fee of two hundred dollars plus two dollars per gross acre for every acre over three hundred acres.

(b) Procedure.

(1) After a complete application for a concept plan review has been filed, the current planning division shall schedule a hearing before the board of county commissioners within thirty-five days of filing, unless the time is extended by mutual agreement of the zoning administrator and the property owner.

(2) The current planning division shall distribute copies of the application and related information for review and comment to any advisory board which has been established for the affected area by the board of county commissioners and other governmental agencies and entities. A courtesy notice shall also be sent to any advisory board whose jurisdiction is within one-half mile of the proposed project.

(3) The current planning division shall present the concept plan and preliminary list of related issues requiring resolution to the board of count commissioners along with a staff recommendation.

(4) The board of county commissioners shall review the proposed concept plan and list of issues of concern to the county and the property owner. The board will approve, conditionally approve or deny the concept plan and list of related issues requiring resolution and provide any comments or direction deemed necessary to expedite further consideration of the proposed major project.

(5) The board of county commissioners' approval of a concept plan and list of related issues requiring resolution shall remain active for two years, unless otherwise specified by the board. If the property owner does not file for specific plan review or for approval of a land use and development guide within the specified time period, all action on the major project review will be null and void.

(6) If a concept plan is approved for a project over two thousand acres, in size, the county manager will appoint a team of county representatives, including an assistant county manager, to work with the property owner to resolve the identified issues. (Ord. 1580 § 1 (part), 1994)

26.30.060 Specific plan review and approval of methodology for issue resolution. After the board of county commissioners' approval of the concept plan and list of related issues requiring resolution and within the specified time period, the property owner may file for specific plan review for approval of a land use and development guide as prescribed in Section 26.30.030(c). If the proposed major project is within the jurisdiction of any advisory board established by the board of commissioners, the applicant is required to make a presentation on the specific plan or proposed land use and development guide to that advisory board prior to the hearing before the board of county commissioners

(a) Submittal Requirements for Specific Plan. An application for specific plan review shall be filed in the office of the current planning division of the department of comprehensive planning upon forms furnished for the purpose and shall be duly signed by the property owner and acknowledged. All parcels of land included within a single petition must be contiguous. The application form shall be accompanied by the prescribed fee and the following data and information at a level of detail similar to that found in an adopted land use and development guide, unless specifically waived by the zoning administrator:

(1) Four copies of a site plan or land use plan including the following information:

(A) The property boundaries, dimensions and total acreage.

(B) If more than one type of land use is proposed, the proposed generalized land use categories and the amount of acreage and percentage of total site area of each category.

(C) The proposed phasing plan, the proposed sequence of the phases and the approximate dates of beginning and completion of development of the entire project.

(D) Any significant natural and built characteristics of the site and surroundings including topography, drainage, subsidence, etc.,

(E) The proposed major transportation and circulation routes.

(F) The existing land uses of adjacent properties and the planned land uses of adjacent properties as indicated on a land use guide adopted by the board of county commissioners or other local governing body if within their jurisdiction.

(G) A vicinity map;

(2) The overall density, and, if other than residential development is proposed, the number of direct jobs proposed to be generated within the development project;

(3) A description of the proposals to ensure compatibility with adjoining land uses;

(4) The proposed development schedule per Section 26.30.070;

(5) An analysis of the adequacy of the existing regional roads and drainage improvements to serve the project, including the effect of the regional transportation plan and the transportation improvement program of the regional transportation commission, the flood control master plan of the regional flood control district and any officially adopted plans and/or schedules for publicly provided improvements. Provide a list of any required improvements which are not addressed in an officially adopted plan nor proposed to be provided by the developer along with a brief description of the required improvement, the estimated date required, the approximate cost and the proposed funding source;

(6) A description of the proposed measures for transportation demand management and transportation supply management including ride sharing, mass transit and other transportation conservation measures;

(7) An analysis of the adequacy of the existing regional water and sewer facilities to serve the project, including the effect of any officially adopted plans and/or schedules for publicly provided improvements. Provide a list of any required improvements which are not addressed in an officially adopted plan nor proposed to be provided by the developer along with a brief description of the required improvement, the estimated date required, the approximate cost and the proposed funding source;

(8) A description of the fire protection methods proposed for any aboveground construction on the site planned to begin further than three hundred feet from an existing fire hydrant along with the location of the fire station nearest the proposed first phase of development and its distance, over paved roads, from the subject property;

(9) Identify any known uses that may require special emergency services such as senior citizens' communities, hospitals, certain industrial uses and any significant use of hazardous materials;

(10) A description of the methods proposed by the property owner to resolve issues requiring resolution identified by the board of county commissioners in the concept plan review;

(11) Two copies of the most recent assessor's map indicating the subject parcels;

(12) Any other information identified and deemed necessary as a result of the board of county commissioners' action on the concept plan review.

If any of the above data and information was submitted with, and has not been revised since the concept plan review, it need not be submitted again with the specific plan application.

(b) Procedure for Specific Plan.

(1) After a complete application for a specific plan review has been filed, the current planning division shall schedule a hearing before the planning commission within thirty-five days of filing, unless the time is extended by mutual agreement of the zoning administrator and the property owner.

(2) The current planning division shall distribute copies of the application and related information for review and comment to other governmental agencies and entities and shall send notice of the hearing as identified in the notice subsection below.

(3) The current planning division shall present the specific plan and the proposed methodology for resolving the related issues along with a staff recommendation to the planning commission.

(4) The planning commission shall hold at least one public hearing at which parties of interest and citizens shall have an opportunity to be heard. Following the hearing the planning commission shall review the proposed specific plan and the proposed methodology for resolving the related issues. The planning commission shall take such action on the application as it deems warranted under the circumstances. If, for any reason, the planning commission does not take action within ninety days of the first scheduled hearing, the application shall be automatically forwarded to the board of county commissioners.

(5) If the major project is located within the jurisdiction of a town board, the applicant shall be required to make a presentation to the town board prior to the hearing by the board of county commissioners.

(6) Following action by the planning commission, or after ninety days of no action by the planning commission, whichever comes first, the current planning division shall, within forty days, schedule a hearing and present the specific plan and the proposed methodology for resolving the related issues to the board of county commissioners along with the planning commission resolution and a staff recommendation.

(7) The board of county commissioners shall conduct a public hearing and review the proposed specific plan and the proposed methodology for resolving the related issues. The board will approve, conditionally approve or deny the specific plan and the proposed methodology for resolving the related issues and provide any comments or direction deemed necessary to expedite further consideration of the proposed major project.

(8) The board of county commissioners' approval of a specific plan and the proposed methodology for resolving the related issues shall remain active for two years unless otherwise specified by the board. If the property owner does not file for design review or land use approval and final issue resolution within the specified time period, all action on the major project review will be null and void.

(c) Notice and Fees for Specific Plan and Land Use and Development Guide. Notice of the planning commission hearing shall be sent at least ten days prior to the hearing to nearby property owners as reflected on the latest assessment rolls of the county and mobile home park tenants in accordance with the following:

(1) Each owner of property within five hundred feet of the site of the major project or the nearest thirty parcels, whichever provides notices to the greater number of property owners;

(2) Tenants of mobile home parks when the park is within a minimum distance of five hundred feet of the site of the major project; and

(3) Any advisory board which has been established for the affected area by the board of county commissioners.

When the date and time of the subsequent board of county commissioners hearing is announced at the planning commission hearing, additional notice shall not be mailed to nearby property owners or mobile home park tenants unless deemed advisable by the board of county commissioners. If the date and time of the subsequent board of county commissioners hearing is not announced at the planning commission hearing, notice shall be sent as required for the original planning commission hearing.

A non-refundable filing fee of one thousand dollars plus four dollars per gross acre for every acre over three hundred acres shall be paid at the time of filing for either a specific plan review or a land use and development guide. (Ord. 1580 § 1 (part), 1994)

26.30.070 Development schedule. The development schedule will be used by numerous county departments and agencies to try to anticipate the requirements of and plan for the provision of services to the major project. It is only a planning tool representing the property owners' best estimate of the development project's requirements. None of the contents of a development schedule is binding on any party. It does not represent a commitment by the property owner, the developer, the county, any other agency or any other party to perform in any manner. It does not identify who is responsible for building or funding a facility; it just identifies the approximate anticipated requirements of the major project. In the development schedule, the applicant shall identify by year, for a five-year period, the approximate numbers of the following items estimated to be generated, required or submitted:

(a) Subdivision maps:

(1) Number of tentative maps to be submitted for approval and number of lots,

(2) Number of final maps to be submitted for approval and number of lots,

(3) Number of maps to be submitted for recording and number of lots;

(b) Building permits:

(1) Number of residential units to be included in permit requests,

(2) Number of square feet of commercial or industrial space and number of commercial or industrial projects to be included in permit requests;

(c) Public facilities:

(1) Location, type and size of regional transportation projects or facilities to be constructed or implemented,

(2) Location, type and size of regional drainage facilities to be constructed,

(3) Number of parks to be constructed, their size and location,

(4) Number of fire stations to be constructed and their location,

(5) Number of schools to be constructed, their type and location,

(6) Number of police stations to be constructed and their location,

(7) Number of libraries to be constructed, their size and location,

(8) Number of other public facilities to be constructed, their type, size and location;

(d) Traffic generation:

(1) Number of trips to the site per day,

(2) Number of trips from the site per day,

(3) Number of trips per day internal to the site;

(e) Projected population living there and projected number of school age children;

(f) Projected number of direct jobs;

(g) Water:

(1) Number of acre-feet of water to be put to use,

(2) Location, type and size of water facilities and distribution lines;

(h) Sewer:

(1) The daily average and peak flows to be generated in millions of gallons per day,

(2) Location, type and size of sewer facilities and distribution lines.

The development schedule shall be updated by the property owner and submitted to the current planning division every two years for the lifetime of the project. If the project is the subject of a development agreement, the development schedule shall be updated and submitted in conjunction with the biennial review of the development agreement. (Ord. 1580 § 1 (part), 1994)

26.30.080 Design review or land use approval and issue resolution. After the board of county commissioners' action on the specific plan and the proposed methodology for resolving the related issues and within the specified time period or following the adoption of a land use and development guide, the property owner may file for design review or other required land use application(s) and issue resolution.

(a) Submittal Requirements. An application for design review or other required land use application(s) and issue resolution shall be filed in the office of the current planning division of the department of comprehensive planning upon forms furnished for the purpose and shall be duly signed by the property owner and acknowledged. The application form shall be accompanied by the following data and information:

(1) The application and all associated submittals required for a design review, or if required, any other necessary land use approval;

(2) A description of the final resolution proposed for each of the issues identified by the board of county commissioners in the specific plan review and a draft of any agreement, ordinance or other document required to effect the proposed resolution;

(3) Any other information identified and deemed necessary as a result of the board of county commissioners' action on the specific plan review;

(4) A nonrefundable filing fee of five hundred dollars or the required filing fee for the design review or other required land use application, whichever is higher.

(b) Procedure.

(1) After a complete application for design review or other required land use application(s) and issue resolution has been filed, the current planning division shall schedule hearings, send notice and process the application(s) in accordance with the adopted procedures for the design review or land use application(s) submitted, except that in every case the planning commission action will not be final on a major project.

(2) Where planning commission action is required under the specified procedure, the planning commission resolution, along with a staff recommendation, shall be forwarded within forty days to the board of county commissioners. If, for any reason, the planning commission does not take action within ninety days of the first scheduled hearing, the application shall be automatically forwarded to the board of county commissioners.

(3) The board of county commissioners shall conduct hearings and review the design review or other land use application(s) in accordance with adopted procedures. In the final action on the design review or other land use application, the board of county commissioners shall determine the final resolution for each of the issues identified in the specific plan review. The board may then proceed to adopt any ordinances, agreements or other documents necessary to resolve the related issues in the approved manner. (Ord. 1580 § 1 (part), 1994)

26.30.090 Finality of decision and reconsideration. The decision of the board of county commissioners on an application pursuant to Section 26.30.080 shall become final and effective after five judicial days of the day the decision is made. No permits shall be issued concerning the property in question until the decision becomes final.

Should any commissioner within the five-judicial-day period who voted on the prevailing side of a decision notify the zoning administrator that he or she desires to have the decision reconsidered, the decision shall not become final and no permits shall be issued concerning the property in question. The item shall thereafter be placed upon the agenda of a regularly scheduled meeting of the board of county commissioners when acting in their zoning capacity, within thirty days of the end of the five-judicial-day period. Should a majority of those commissioners present approve reconsideration of the decision at that time, the item shall be scheduled for a public hearing at a subsequent meeting of the board of county commissioners. A renotification fee of two hundred dollars shall be paid not less than fifteen days in advance of the meeting for which the public hearing is scheduled. No permits for the property in question shall be issued until five judicial days after the board of county commissioners thereafter reaches a final decision. (Ord. 1580 § 1 (part), 1994)

26.30.100 Substantial changes to approved major projects. In addition to, and prior to, any required additional land use approvals, any substantial change to a major project shall require the same submittals, processing, hearings and review as though it were a new major project. For the purposes of this section, substantial change shall be defined as:

(a) An addition of more than five percent or one hundred acres, whichever is greater; or

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

(c) An addition of more than twenty-five percent in total building area; or

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

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

The submission of more detailed plans for subsequent phases of an approved major project within the originally approved land area which substantially conform with the original approval will not be considered a substantial change. (Ord. 1580 § 1 (part), 1994)

Chapter 26.40

DEVELOPMENT AGREEMENTS

Sections:

26.40.010 Purpose.
26.40.020 Qualification as an applicant and requirement for major project status.
26.40.025 Vesting of rights.
26.40.030 Filing requirements for draft.
26.40.035 Contents of development agreement.
26.40.040 Public hearing and approval process.
26.40.045 Compliance with applicable laws and ordinances.
26.40.050 Approval of supplements, amendments or cancellation of the agreement by mutual consent.
26.40.055 Requirement and procedure for biennial review.
26.40.060 Cancellation by the county.
26.40.065 Rights of the parties after cancellation or termination.
26.40.070 Recordation.

26.40.010 Purpose. The purpose of this chapter is to provide an alternative mechanism, when deemed appropriate by the board of county commissioners, to give assurance to a property owner at a specified point in time who has obtained the necessary approvals for a project that he may proceed with and complete development, as specified in and in accordance with the development agreement, under the specified laws, ordinances, codes, resolutions, rules, regulations, plans and conditions of approval adopted by the board of county commissioners or the regional transportation commission and in effect at the time the project was originally approved in return for specified benefits pursuant to the terms of a development agreement. (Ord. 1579 § 1 (part), 1994)

26.40.020 Qualification as an applicant and requirement for major project status. Only a qualified applicant may file an application to enter into a development agreement. A qualified applicant (hereinafter referred to as applicant for the purposes of this chapter) is the owner of the property which is the subject of the development agreement. The proposed development of said property must either (a) qualify for a major project review and have received concept plan approval of the major project as prescribed by this title, or (b) have received approval of a land use application with direction from the board of county commissioners that it might consider a development agreement as an appropriate mechanism to implement the approved development. Application for a development agreement may be processed concurrently with, but not prior to, an application for specific plan review or a request for approval of a land use and development guide. The term applicant includes an authorized agent of a property owner. The planning department may require an applicant to submit proof of his interest in the real property and of the authority of the agent to act for the property owner. (Ord. 1579 § 1 (part), 1994)

26.40.025 Vesting of rights. Any development agreement approved pursuant to this chapter may provide that the property owner will be vested for specific development rights only upon achieving specific progress thresholds. Such progress thresholds shall be based on the construction of specific public or private improvements or the submission

of specific plans or data prior to the exercise of certain development rights. The property owner applicant shall acquire no vested rights other than those allowed in the agreement and otherwise provided under the laws of Clark County, the state of Nevada or governmental or quasi-governmental bodies. (Ord. 1579 § 1 (part), 1994)

26.40.030 Filing requirements for draft. An application for a development agreement may be processed concurrently with, but not prior to: an application for specific plan review for a major project as defined in this title, a request for approval of a land use and development guide, or a land use application for the proposed development. An application for a development agreement shall be filed with the current planning division of the department of comprehensive planning on forms furnished by the division and shall include the following:

(a) The legal description of the property involved;

(b) The most recent assessor's maps with the subject property highlighted along with a list of the assessor's parcel number of all of the parcels involved;

(c) A written description of the proposed development and statement of objectives and reasons for the request;

(d) The application number and scheduled hearing dates of the corresponding major project review or land use application for the proposed development project along with a copy of the concept plan approval if required by this title;

(e) A copy of the map submitted with the specific plan application, or other site plan providing the same information, for the proposed development project;

(f) A statement of the proposed duration of the agreement;

(g) The proposed draft development agreement;

(h) Any other information required to provide a complete understanding of the proposed development agreement;

(i) An initial filing fee of two thousand dollars plus ten dollars per gross acre for every acre over three hundred acres up to a maximum initial filing fee of five thousand dollars. Further filing, processing or review fees may be required as determined by the board of county commissioners.

The zoning administrator shall review the application within ten working days of filing and may reject it if it is incomplete or inaccurate for processing. Such rejection shall be in writing and shall be accompanied by the reasons for rejection. The applicant may modify or amend the application in accordance with the zoning administrator's rejection without paying an additional filing fee or may appeal the rejection to the board of county commissioners. (Ord. 1579 § 1 (part), 1994)

26.40.035 Contents of development agreement. (a) A development agreement shall:

(1) Describe the land subject to the development agreement;

(2) Specify the permitted uses of the property, the density or intensity of the uses, and the maximum height and size of proposed buildings;

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

(4) Specify the duration of the agreement and, if desired, terms for modification and extension of the agreement; provided, that the parties shall not be

precluded from extending the termination date by mutual agreement or from entering into subsequent development agreements or supplements thereto;

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

(6) Specify other conditions, terms, restrictions and requirements for other discretionary actions.

(b) A development agreement may:

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

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

(3) If required by the board of county commissioners, be accompanied by a bond, posted by the property owner, to insure provision of some or all of the public facilities;

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

(c) The development agreement also may cover any other matter not inconsistent with this chapter, nor prohibited by law. (Ord. 1579 § 1 (part), 1994)

26.40.040 Public hearing and approval process. (a) Draft Development Agreement.

(1) After a complete application for a development agreement has been filed, the current planning division shall schedule the draft agreement for a hearing before the board of county commissioners to be held within sixty-five days of filing, unless the time is extended by mutual agreement of the zoning administrator and the applicant.

(2) The current planning division shall distribute copies of the development agreement application to the district attorney and other governmental agencies and entities for review and comment along with a request for an estimate of the required review time and any other costs related to the review and processing of the development agreement.

(3) The current planning division shall forward the final draft of the development agreement to the board of county commissioners along with a staff recommendation on the draft agreement and an estimate of the amount of time required for the review and processing of the development agreement and other related costs, including an estimate of the total cost.

(4) After approving a specific plan under the major project review procedures, a land use and development guide for the proposed project as described in Section 26.30.030(c), or a land use application for a proposed development project, the board of county commissioners shall conduct a public hearing prior to taking action on the draft development agreement.

(5) The board of county commissioners shall discuss the draft development agreement, provide any comments or direction deemed necessary to expedite final review and consideration of the proposed development agreement and determine the need for and the amount of any additional review fees. The board may give a preliminary, non-binding indication of whether it finds the following:

(A) The development agreement is a necessary and appropriate mechanism to implement the development of the project;

(B) The development agreement is consistent with the objectives, policies, general land uses and programs specified in the master plan;

(C) The development agreement is compatible with the uses authorized in, and the regulations prescribed for, the zoning district(s) in which the property is proposed to be located and all other provisions of Title 29 of this code;

(D) The development agreement is in conformity with the public convenience, general welfare and good land use practices;

(E) The development agreement will not be detrimental to the public health, safety and general welfare;

(F) The development agreement will not adversely affect the orderly development of property or the preservation of property values; and

(G) The development agreement is consistent with the provisions of NRS Chapter 278.

(b) Development Agreement in Final Form.

(1) After a draft development agreement has been reviewed by the board of county commissioners, any additional review and processing fees have been paid to date and the development agreement in final form has been filed with the current planning division, the current planning division shall schedule the development agreement for a hearing before the board of county commissioners to be held within thirty-five days of filing, unless the time is extended by mutual agreement of the zoning administrator and the applicant.

(2) The current planning division shall distribute copies of the development agreement to the district attorney and other governmental agencies and entities for review and comment.

(3) The current planning division shall forward the development agreement to the board of county commissioners along with a staff recommendation.

(4) The board of county commissioners shall conduct a public hearing prior to taking action on the development agreement.

(5) The board of county commissioners may approve the development agreement if it finds that:

(A) Any additional review and processing fees have been paid in full in accordance with the approved schedule of fees and charges;

(B) Final action has been taken approving the land use application for the proposed development project;

(C) A development agreement is a necessary and appropriate mechanism to implement the development of the project;

(D) The development agreement is consistent with the objectives, policies, general land uses and programs specified in the master plan;

(E) The development agreement is compatible with the uses authorized in, and the regulations prescribed for, the zoning district in which the property is located and all other provisions of Title 29 of this code;

(F) The development agreement is in conformity with the public convenience, general welfare and good land use practices;

(G) The development agreement will not be detrimental to the public health, safety and general welfare;

(H) The development agreement will not adversely affect the orderly development of property or the preservation of property values; and

(I) The development agreement is consistent with the provisions of NRS Chapter 278.

(6) If the board of county commissioners approves the development agreement, it shall adopt an ordinance approving the agreement and directing the chairman of the board of county commissioners to execute the agreement, and any amendments or supplements thereto approved under the provisions of this chapter, after the effective date of the ordinance on behalf of the county. (Ord. 1579 § 1 (part), 1994)

26.40.045 Compliance with applicable laws and ordinances. (a) Laws in Effect. Where specified in the development agreement, the laws, ordinances, codes, resolutions, rules, regulations, plans, design and improvement standards listed by name and date of adoption apply to the initial development of the land. Unless specified in the agreement or unless directly in conflict with what is specified in the agreement, the laws, ordinances, codes, resolutions, rules, regulations, plans and design and improvement standards adopted by the board of county commissioners or the regional transportation commission and in effect at the time of issuance of any required construction or building permit shall apply.

(b) Subsequent Actions. A development agreement shall not prevent the county from adopting new laws, ordinances, codes, resolutions, plans, design and improvement standards or regulations that alter or amend those laws, ordinances, codes, resolutions, plans, design and improvement standards and regulations in effect at the time the development agreement is made, except that any subsequent action by the county shall be void as applied to property subject to a development agreement to the extent that it is inconsistent or in conflict with the development agreement; except if the county finds that such new law, ordinance, code, resolution, plan, design or improvement standard or regulation could have been lawfully applied to the property at the time of execution of the development agreement and that compliance with the new law, ordinance, code, resolution, plan, design or improvement standard or regulation is necessary to protect the residents of the project or of the immediate community, or both, from a condition hazardous or perilous to the residents' health and/or safety.

(c) Emergency Situations. The county may suspend the issuance of building permits for the development project after a noticed public hearing if it finds in good faith that a clear and present emergency requires the suspension.

(d) State or Federal Restrictions. In the event that state or federal laws or regulations enacted after a development agreement has been entered into prevent or preclude compliance with one or more of the provisions of the development agreement, such provisions may be modified or suspended as may be necessary to comply with the new state or federal laws or regulations after the county and the property owner have attempted to mutually agree upon the modification or suspension. Any such action may only be taken by the board of county commissioners after a public hearing. (Ord. 1579 § 1 (part), 1994)

26.40.050 Approval of supplements, amendments or cancellation of the agreement by mutual consent. (a) Either party may propose a supplement or amendment to or cancellation in whole or in part of the development agreement previously entered into. The supplement, amendment or cancellation permitted by this section must be by mutual consent of the parties.

(B) The procedure for proposal and adoption of a supplement or amendment to or cancellation in whole or in part of the development agreement is the same as the procedure for entering into an agreement in the first instance. However:

(1) Where the county initiates the proposed supplement, amendment or cancellation in whole or in part of the development agreement, it shall first give notice to the property owner of its intention to initiate such proceedings at least thirty days before filing the supplement, amendment or cancellation with the current planning division; and

(2) Where amendment, supplement or cancellation of any portion of the agreement is proposed, notice of intention to amend, supplement or cancel must be published in a newspaper of general circulation in the county. (Ord. 1579 § 1 (part), 1994)

26.40.055 Requirement and procedure for biennial review. Every twenty-four months for the duration of the development agreement the board of county commissioners shall review the development of the property for compliance with the terms and conditions of the development agreement.

(a) Procedure for review.

(1) The applicant shall submit a report describing the status of the development project and outlining the actions taken to comply with the development agreement along with a three hundred dollar fee to the current planning division. The report and fee should be submitted biennially and at least two months prior to the anniversary date of recording of the agreement, however, a lapse of the prescribed time period for submitting the report or holding a review hearing of up to six months due to administrative oversight, excusable neglect or acts of God shall not preclude subsequent filing for review or holding a review hearing or void any provisions of the development agreement.

(2) The current planning division shall schedule the review hearing before the board of county commissioners to be held within thirty-five days of filing, unless the time is extended by mutual agreement of the zoning administrator and the applicant.

(3) The current planning division shall distribute copies of the report to the district attorney and other governmental agencies and entities for review and comment.

(4) The current planning division shall forward the report to the board of county commissioners along with a staff recommendation.

(5) The board of county commissioners shall conduct a public hearing and shall determine upon the basis of substantial evidence whether or not the terms and conditions of the agreement have been complied with in good faith for the period under review.

(b) Finding of Compliance. Unless otherwise specified in the development agreement, if the board of county commissioners find and determines on the basis of substantial evidence that there has been compliance in good faith with the terms and conditions of the agreement during the period under review, it shall make a finding of compliance which specifies the items, projects and/or phases which have been completed and releases the county and the property owner from further obligation under the development agreement on those specific items, projects and/or phases.

(c) Finding of Noncompliance. If the board of county commissioners finds and determines on the basis of substantial evidence that the property owner has not complied in good faith with the terms and conditions of the agreement during the period under review, the board of county commissioners may initiate proceedings to amend or cancel the agreement. (Ord. 1579 § 1 (part), 1994)

26.40.060 Cancellation by the county. (a) If at any time during the term of a development agreement, the board of county commissioners finds by clear and convincing evidence that the property owner has not complied with the terms and conditions of the development agreement, and such noncompliance has not been cured after notice and an opportunity to cure as specified in the development agreement, then the county may amend or cancel the agreement without the consent of the property owner.

(b) Prior to amending or canceling a development agreement due to noncompliance, notice of intention to amend or cancel shall be provided as follows:

(1) In writing to the property owner at least thirty days prior to the hearing; and

(2) Published in a newspaper of general circulation in the county.

(c) The board of county commissioners shall conduct a public hearing at which the property owner and any other interested person shall be entitled to submit such evidence and testimony as may be germane to the issue of the property owner's compliance with the terms of the development agreement.

(d) After conducting a hearing, the board of county commissioners may amend or cancel the agreement, in whole or in part, or take other action considered necessary to protect the interests of the county. (Ord. 1579 § 1 (part), 1994)

26.40.065 Rights of the parties after cancellation or termination. In the event that a development agreement should be canceled, or otherwise terminated, unless otherwise agreed, all rights, except those already vested, of the property owner under the development agreement shall terminate. The property owner can proceed with the development pursuant to permits issued prior to the date of termination and under the existing rules, regulations and ordinances of the county absent the development agreement. (Ord. 1579 § 1 (part), 1994)

26.40.070 Recordation. The county clerk shall file for recording the original of:

(a) A development agreement;

(b) An ordinance adopting a development agreement;

(c) Any amendment or supplement to the development agreement; or

(d) Notice of action taken to cancel all or part of a development agreement with the county recorder within twenty days after the board of county commissioners takes final action on the matter.

Upon recordation the agreement or amendment or supplement to the agreement binds all parties and their successors in interest for the duration of the agreement. (Ord. 1579 § 1 (part), 1994)

Title 28

Subdivisions

general provisions and definitions

Chapter 28.04

GENERAL PROVISIONS

Sections:

28.04.010 Authority.
28.04.020 Applicability.
28.04.030 Purpose.
28.04.040 Submission to county planning.
28.04.050 Conformance to precise plans and zoning code.
28.04.060 Submission to city.
28.04.070 Conformance to master plan.
28.04.080 Sale, lease, prior to recording.
28.04.090 Advisory agency.
28.04.100 Powers and duties of county planning commission.
28.04.110 Interpretation, purpose and conflict.
28.04.120 Sale of copies.

28.04.010 Authority. This title is adopted pursuant to the planning and zoning act of the state of Nevada and to any other authority provided by law or as such statutes may be amended. The provisions of this title are in addition to the regulations of the planning and zoning act of the state of Nevada and are supplemental thereto. (Ord. 168 Art. I § 1, 1962)

28.04.020 Applicability. The provisions of this title shall apply to all development in Clark County including but not limited to building permits, grading permits, encroachment permits, offsite permits, subdivisions, resubdivisions, minor subdivisions or other divisions of land for any purpose whatsoever. (Ord. 1158 § 1, 1989: Ord. 168 Art. I § 2, 1962)

28.04.030 Purpose. In accordance with the provisions of NRS. 1957, Title 22, Chapter 278, this title shall have as its purposes the following standards and principles to provide for the future growth and orderly development of Clark County, and is designed to promote the convenience, health, safety and general welfare of its people by providing for lots of sufficient size, adequate improvements and facilities, and appropriate design for the purpose for which they are to be used; the provision, construction and installation of streets, alleys, highways, public utilities and other public facilities, uniformity of street width, access to lands, to minimize traffic congestion and safety hazards, preventing the subdivision of lands which are subject to flash flooding or otherwise unsuitable for subdivision, and to provide for a permanently wholesome community environment, adequate public services, and safe streets, and has been adopted by the board of county commissioners as part of the master plan. (Ord. 168 Art. I § 3, 1962)

28.04.040 Submission to county planning. Wherever any subdivision of land, as herein defined, is laid out within or partially within the said unincorporated territory the subdivider or his agent shall submit a tentative map thereof to the county planning commission. The maps and all procedure relating thereto shall in all aspects be in full compliance with the provisions of the Planning and Zoning Act of the state of Nevada and any amendments thereto and the regulations hereinafter contained in this title. (Ord. 168 Art. I § 4, 1962)

28.04.050 Conformance to precise plans and zoning code. All division of lands shall conform to applicable precise plans adopted by legal procedures for the purpose of effectuating the master plan. All divisions of land shall conform to the requirement of the zoning code of Clark County provided, however, that where this title imposes higher standards, the requirements of this title shall prevail. (Ord. 168 Art. I § 5, 1962)

28.04.060 Submission to city. Whenever any subdivider proposes to subdivide any land within three miles of the exterior boundary of an incorporated city, the subdivider shall file a tentative map of the proposed subdivision with the city planning commission of the incorporated city, or where there is no planning commission shall file with the clerk of the governing board for approval of said board. In either case, the city planning commission or the governing board shall have not to exceed thirty day's time for action and report to the governing board of Clark County. (Ord. 168 Art. I § 6, 1962)

28.04.070 Conformance to master plan. The subdivision of land or dedication of land for streets, highways, alleys or other public use, shall conform with the master plan of streets and highways and shall make provision for the continuation of principal existing streets. (Ord. 168 Art. I § 7, 1962)

28.04.080 Sale, lease prior to recording. It shall be unlawful for any individual, firm, association, syndicate, copartnership, corporation, trust, or any other legal entity, as principal, agent, or otherwise, to sell, offer for sale, or cause or permit to be sold or offered for sale, any portion of any subdivision of land in the county prior to the recording of the final subdivision map in the office of the county recorder. (Ord. 168 Art. I § 8, 1962)

28.04.090 Advisory agency. The county planning commission is hereby designated as the advisory agency to the chairman and board of county commissioners on all matters related to the division or subdivision of land. (Ord. 168 Art. I § 9, 1962)

28.04.100 Powers and duties of county planning commission. The county planning commission shall have all the powers and duties with respect to the filing of tentative maps, making investigations and reports on design and improvements, and recommending the approval of tentative and final subdivision maps, recording of survey maps and private street maps and establishing procedures related to the processing thereof which are specified by law and this title. (Ord. 168 Art. I § 10, 1962)

28.04.110 Interpretation, purpose and conflict. In interpreting and applying the provisions of this title, they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity or general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any easements, covenants or other agreements between parties, provided however, where this title imposes a greater restriction upon the use of premises or requires larger space than is imposed or required by other ordinances, rules or regulations, or by easements, covenants or agreements, the provisions of this title shall govern. (Ord. 168 Art. XII § 1, 1962)

28.04.120 Sale of copies. Copies of this title may be sold by the county zoning division at the uniform charge of five dollars per copy, plus costs of mailing when sold by mail. (Ord. 1118 § 2, 1988: Ord. 168 Art. XII § 3, 1962)

Chapter 28.08

DEFINITIONS

Sections:

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28.08.010 Generally. The words and terms used in this title shall be defined as follows in this chapter unless it is plainly evident from the context that a different meaning is intended. All words used in the singular shall include the plural and the plural the singular. Each gender shall include the others: any tense shall include the other tenses. The word "shall" is mandatory and the word "may" is permissive. (Ord. 1452 § 1 (part), 1992: Ord. 168 Art II § 1 (part), 1962)

28.08.015 Aliquot parts. The term "aliquot parts" means one hundred sixty-acre, eighty-acre, forty-acre and ten-acre units, or other regular subdivisions of a section, which are quarter divisions of a section of land, excluding government lots and

in the current manual of instructions for the survey of the public lands of the United States. (Ord. 1452 § 1 (part), 1992)

28.08.020 Alley. The term "alley" means a public way, primarily for vehicular use, of a minimum width of twenty feet, which affords a secondary means of access to abutting properties. (Ord. 168 Art. II § 1(A), 1962)

28.08.025 Amended map. The term "amended map" means a subdivision map prepared and recorded for purposes of correcting an error or omission contained in a previously recorded final map, parcel map, certificate of land division or reversionary map, if the correction changes or purports to change the location of any survey monument, property line or boundary line. (Ord. 1638 § 1 (part), 1994)

28.08.027 Approvable form. The term "approvable form" means that off-site improvement plans have been reviewed and that all required corrections have been made to the satisfaction of the department of public works. (Ord. 1638 § 1 (part), 1994)

28.08.030 As built drawings. The term "as built drawings" means drawings or plans which show and delineate any and all changes from the approved plans which occurred during the construction and installation of the subdivision improvements. (Ord. 168 Art. II § 1(B), 1962)

28.08.040 Block. The term "block" means a tract of land within a subdivision entirely bounded by streets, highways or ways, except alleys; and the exterior boundary or boundaries of the subdivision. (Ord. 168 Art. II § 1(C), 1962)

28.08.050 Board of county commissioners. The term "board of county commissioners" means the governing board of Clark County, Nevada. (Ord. 1638 § 1 (part), 1994: Ord. 168 Art. II § 1 (D), 1962)

28.08.055 Certificate of land division. The term "certificate of land division" means a minor subdivision meeting of all the requirements of Section 28.32.012(b) of this chapter. (Ord. 1638 § 1 (part), 1994)

28.08.057 Contiguous tract. The term "contiguous tract" means any parcel which abuts, shares any common property corner or is separated only by a dedicated public right-of-way having a width of one hundred feet or less. (Ord. 1638 § 1 (part), 1994)

28.08.060 County planning commission. The term "county planning commission" means the planning commissioners of Clark County, Nevada. (Ord. 1638 § 1 (part), 1994: Ord. 168 Art. II § 1(E), 1962)

28.08.070 County engineer. The term "county engineer" means the person who holds the appointive office of county engineer. (Ord. 168 Art. II § 1(F), 1962)

28.08.080 County surveyor. The term "county surveyor" means the person who holds the office of county surveyor. (Ord. 1638 § 1 (part), 1994: Ord. 168 Art. II § 1(G), 1963)

28.08.085 Current planning division. The term "current planning division" means the current planning division of the Clark County department of comprehensive planning. (Ord. 1638 § 1 (part), 1994)

28.08.090 Cul-de-sac. The term "cul-de-sac" means a minor street, with only one outlet, which provides for an adequate turning area for vehicular traffic at its terminus. (Ord. 168 Art. II § 1(H), 1962)

28.08.095 Department of public works. The term "department of public works" means the Clark County department of public works. (Ord. 1638 § 1 (part), 1994)

28.08.100 Design. The term "design" means the alignment, grades and width of streets; location and widths of easements and rights of way and alleys; widths, depth and arrangement of lots; the suitability of land for subdivision and the relationship of land uses as well as the layout. (Ord. 168 Art. II § 1(I), 1962)

28.08.110 Development. The term "development" means the act of building structures and/or installing site improvements. (Ord. 168 Art. II § 1(J), 1962)

28.08.115 Director of public works. The term "director of public works" means the director of the Clark County department of public works. (Ord. 1638 § 1 (part), 1994)

28.08.120 Final map. The term "final map" means a map prepared in accordance with the provisions of the Planning and Zoning Act of the state of Nevada and with the provisions of this title, which map is to be placed on record in the office of the county recorder as the approved design for a subdivision. (Ord. 168 Art. II § 1(K), 1962)

28.08.130 Minor subdivision. The term "minor subdivision" means any real property shown on the preceding year's tax roll as a unit or contiguous units which is divided for the purpose of sale, lease, or transfer of all or any part thereof into four or less lots or parcels. The term "minor subdivision" includes parcel maps and certificates of land division. (Ord. 1638 § 1 (part), 1994: Ord. 1452 § 1 (part), 1992: Ord. 608 § 1, 1979: Ord. 168 Art. II § 1(L), 1962)

28.08.140 Owner. The term "owner" means any individual, firm, association, syndicate, copartnership or corporation having sufficient proprietary interest in the land sought to be subdivided, to commence and maintain proceedings to subdivide the same under this title. (Ord. 168 Art. II § 1(M), 1962)

28.08.145 Parcel map. The term "parcel map" means a minor subdivision prepared and recorded for the purpose of dividing land into four or less parcels. (Ord. 1638 § 1 (part), 1994)

28.08.150 Protective covenants (deed restrictions). The term "protective covenants (deed restrictions)" shall mean a list of restrictions and covenants of proper record in the county recorder's office, which run with the land and is binding on all property owners in the protected area, for a stipulated period of time with extension provisions therefor, and which shall be enforced by the property owners in said protected area by appropriate civil action. The covenants may include, but not be limited to the

following: the establishment of minimum front, side and rear yards; minimum dwelling sizes and type; the prohibition of multiple-family dwellings, trailers, trade or business, and other activities obnoxious or offensive; the provision of street planting or water courses; and the exclusion of signs and/or other matters related to or restricted in the protected area. (Ord. 168 Art. II § 1(N), 1962)

28.08.160 Resubdivision. The term "resubdivision" means the redivision of lot(s) and/or block(s) of a previously recorded legal subdivision or portion thereof to provide more saleable lots. For any such redivision which proposes to alter the location of existing platted lot and/or block lines of record, an amended map, or reversionary map, as the case may be, must first be filed in accordance with the provisions of NRS 278.010 through 278.630, inclusive. For four lots or less, a parcel map; or five lots or more, a new tentative and final subdivision map may then be filed in accordance with NRS 278 and the provisions of this title. (Ord. 1452 § 1 (part), 1992; Ord. 168 Art. II § 1(O), 1962)

28.08.165 Reversionary map. The term "reversionary map" means a map prepared for purposes of reverting any recorded subdivision map, parcel map, certificate of land division or part thereof to acreage. (Ord. 1638 § 1 (part), 1994)

28.08.170 Roadway. The term "roadway" means that portion of a street right-of-way intended to accommodate vehicular traffic. (Ord. 168 Art. II § 1(P), 1962)

28.08.180 Service road. The term "service road" means a street adjacent to a freeway, major or primary street, and separated therefrom, that provides the primary means of vehicular and pedestrian access to abutting properties. (Ord. 168 Art. II § 1(Q), 1962)

28.08.190 Street or street right-of-way. The term "street or street right-of-way" means the total area granted, dedicated or to be dedicated for public or private use and which includes a street, highway, thoroughfare, parkway, road, avenue, drive, lane, boulevard, place and appurtenances thereto, including but not limited to curb, gutter, sidewalks, streetlights, fire hydrants, multiuse trails or however designated, but not including alleys.

(a) The term "local street" means a street, having a width of not less than forty-eight feet of minor importance and intended wholly or principally for local traffic from abutting property and for use within low or medium density residential use districts.

(b) The term "collector street" means a street, having a width of not less than eighty feet, of secondary importance, and in addition used primarily where commercial areas front on said streets and on quarter section lines.

(c) The term "arterial street" means a street having a width of one hundred feet or more, and in addition used primarily on section lines and as intercity or interarea means of access. (Ord. 1638 § 1 (part), 1994; Ord. 168 Art. II § 1(R), 1962)

28.08.195 Street, private. The term "private street" means a street designated for use by specified property owners and not dedicated for public use, nor intended for access by the general public. (Ord. 1638 § 1 (part), 1994)

28.08.200 Subdivision. The term "subdivision" means the division of any land or portion thereof, shown on the last preceding tax roll as a unit or contiguous units, which is divided for the purpose of sale or lease, either immediately or in the future into lots

and/or parcels of land as set forth by the laws of the state of Nevada. and provided that the lots created are not reduced below the minimum sizes required by this title or any other applicable regulations or ordinance. Subdivisions include final maps, amended maps and minor subdivisions. (Ord. 1638 § 1 (part), 1994: Ord. 168 Art. II § 1(S), 1962)

28.08.210 Zoning administrator. The term "zoning administrator" means the director of the department of comprehensive planning or his designee. (Ord. 1638 § 1 (part), 1994)

(n) The lot layout, lot number, and approximate dimensions of each lot.

(o) A map indicating plans for the development of the entire area if the proposed plat is a portion of a larger holding intended for subsequent development.

(p) The location and outline, to scale, of each building or other structure within the proposed subdivision, noting whether or not such building or structure is to be removed or remain in the development of the subdivision, and other physical features which would influence the layout or design.

(q) Location of areas subject to inundation or stormwater overflow, and the location, widths, and direction of flow of all watercourses and proposed stormwater drainage and facilities.

(r) Location and size of existing culverts, drain pipes, watercourses, natural drainage channels and their relocation if proposed.

(s) Sources and availability of water supply, proposed size and location of existing water mains, and proposed location of fire hydrants.

(t) Proposed method of sewage disposal. Location and size of nearest main.

(u) Proposed use of property.

(v) Proposed sites to be reserved or dedicated for public parks, schools, playgrounds and/or other public uses.

(w) Proposed improvements and location.

(x) Location of sidewalks.

(y) A vicinity or key map showing the relation of the subdivision to the area in which it is located.

(z) A statement regarding protective covenants and deed restrictions which the subdivider intends to enforce. (Ord. 1929 § 3 (part), 1997: Ord. 168 Art. IV § 2, 1962)

28.16.025 Submittal requirements. In order to request approval for a tentative map, an application, on forms provided by the current planning division, along with the following must be submitted to the current planning division:

(a) Twenty-four copies of the tentative map, folded to the approximate dimensions of nine inches by twelve inches;

(b) Two copies of the owner's statement and checklist;

(c) One copy of a preliminary title report, not more than six months old at the time of submittal, from a reputable title company, showing the names of those parties who may be required to sign the subdivision map and listing all encumbrances on the property to be subdivided;

(d) One copy of each document listed in the preliminary title report which created an encumbrance or easement on the property to be subdivided;

(e) Three copies of a map prepared and certified by a licensed Nevada land surveyor showing the locations of all easements on the property which are identified in the preliminary title report. Any easement shown shall reference the document identified in the title report which created the easement;

(f) Two copies of the latest assessor's map(s) showing the property to be subdivided;

(g) Fees as required by Chapter 28.36 of this title. (Ord. 1989 § 1, 1997: Ord. 1929 § 3 (part), 1997)

28.16.030 Filing. (a) Acceptance. The tentative map shall be accepted for filing if it is in full compliance as to form, information and statements required to be furnished

therewith in accordance with the terms of this title, and if the prescribed filing fees have been paid.

(b) Copies for City. Upon acceptance of the map by the zoning administrator, the subdivider shall submit as many copies of the tentative map as is required by the jurisdiction to the city planning commission for action and report to the county whenever the subdivision is within three miles of a city boundary. (Ord. 1929 § 3 (part), 1997: Ord. 721 § 1, 1980: Ord. 168 Art. IV, § 3, 1962)

28.16.040 Distribution. (a) Departmental Recommendations. The zoning administrator shall refer one copy of the tentative map and owner's statement to the county engineer and one copy of the map to any department, government entity, or public utility potentially affected by the proposed subdivision deemed advisable. Each department or agency to whom the tentative map is referred shall submit to the zoning administrator its recommendations regarding said map within fourteen days.

(b) Analysis of Recommendations. The zoning administrator shall analyze the recommendations submitted by the other departments and agency heads, coordinate these recommendations and submit his recommendations to the planning commission. (Ord. 1929 § 3 (part), 1997: Ord. 168 Art. IV, § 4, 1962)

28.16.075 Processing and approval. The planning commission shall review all reports and recommendations within forty-five days of map submission unless extended by mutual agreement, and if the map is complete and accompanied by all data necessary for proper interpretation and analysis, shall approve, disapprove, or conditionally approve the same. The action of the planning commission shall be final unless appealed within five judicial days. The form of appeal shall be in writing to the current planning division offices, and if appealed the map shall be brought forward to the board of county commissioners for final disposition within thirty-six days of the planning commission's action on the same. (Ord. 1929 § 3 (part), 1997: 1043 § 3, 1987)

Chapter 28.20

FINAL MAP*

Sections:

28.20.010 Preparation.
28.20.020 Submittal requirements.
28.20.030 Filing.
28.20.040 Bonds and cash deposits.
28.20.050 Approval and acceptance.
28.20.060 Recording.

* Prior ordinance history: Ords. 168, 370, 642, 721, 961, 1043 and 1452.

28.20.010 Preparation. Within one year after approval or conditional approval of the tentative map by the planning commission or board of county commissioners, and within one year from the submission date of the final map technical review the subdivider may cause the subdivision, or any portion thereof which is determined by the county engineer to be a logical unit of the tentative map, to be recorded in the county recorder's office, providing the final map is in compliance with the tentative map, any condition imposed on a relevant land use application, the final map technical review, and the requirements of this title and the Planning and Zoning Act of the state of Nevada. (Ord. 1929 § 5 (part), 1997)

28.20.020 Submittal requirements. In order to request approval of a final map, an application, on forms provided by the current planning division, along with the following must be submitted to the current planning division:

(a) Four blueline copies of the final map;

(b) One copy of the updated title report not more than two weeks old;

(c) One copy of a certificate from the official computing redemptions showing that, according to the records of his office, there are no liens against the subdivision or any part thereof, of unpaid state, county, municipal or local taxes or assessments collected as taxes, except taxes or special assessments not yet payable;

(d) Fees as required by Chapter 28.36 of this title. (Ord. 1929 § 5 (part), 1997)

28.20.030 Filing. The final map shall be accepted for filing if it is in full compliance as to form, information and statements required to be furnished therewith in accordance with the terms of this title, if the requirements identified by the final map technical review have been completed, and if the prescribed filing fees have been paid. (Ord. 1929 § 5 (part), 1997)

28.20.040 Bonds and cash deposits. (a) When Required. The subdivider shall install, erect and/or construct the improvements required by this title, Clark County standards, and the conditional approval of the subdivision, prior to recordation of the final map, or may assure the construction and installation of all necessary improvements by entering into agreement with the board of county commissioners, whereby, in consideration of acceptance of the streets, alleys and easements offered for dedication, the subdivider agrees to furnish equipment and material necessary to complete the work within the time specified and shall deliver to the county either a one hundred percent performance bond

or a cash deposit in such an aggregate amount as is estimated by the county engineer to be the total cost of the construction, installation, and/or improvements required.

(b) Conditions Thereof.

(1) Bonds posted pursuant to the above shall run to Clark County, and provide that the subdivider, his heirs or successors and assigns, and their agents and servants will comply with the applicable terms, conditions, and provisions of these regulations and will faithfully perform the work of constructing and installing such facilities and improvements in accordance with such laws and regulations, and that the subdivider will save Clark County harmless from any expense incurred through the failure of the subdivider, his heirs, successors or assigns, and their agents or servants, to complete the work of installation and construction required.

(2) Before acceptance, any such bond or cash deposit shall be approved by the district attorney's office and the county engineer. If a bond is offered, it shall be executed by a surety or guaranty company qualified to do business in the state of Nevada.

If cash is offered it shall:

(A) Be deposited with the county treasurer who shall give his official receipt therefor and signify the amount and purpose of said deposit, in compliance with these regulations; or

(B) Be deposited in local bank if a proper agreement is entered into by and between the subdivider, the county and such financial institution to pay for the installation of said improvements as they are installed, which said agreement shall provide, among other things, that there shall at all times be a ten percent retention of the funds so deposited until all of such improvements have been completed and accepted by the county. The word "local" hereinabove set forth in this subsection (b)(1)(B) as it pertains to the named financial institutions shall be defined as those institutions that have an office or offices lawfully located and actually doing business within the county of Clark, state of Nevada.

(c) Duration and Release. Bonds posted or cash, or the unused portion thereof, deposited pursuant to these regulations shall be released or returned, as the case may be, at such time as the facilities guaranteed have been accepted and approved. No such facilities shall be accepted or approved unless they conform to the applicable standards and specifications in effect and required at the time of approval of the final map.

(d) Default. If the construction or installation of any improvements or facilities for which a bond is posted is not completed within three months after substantial completion of any buildings or structures which such improvements or facilities are designed to serve, or within two years of the date of approval of the final map, whichever is sooner, or if such construction is not in accordance with the applicable standards and specifications prescribed by law, the county may proceed to construct or install such improvements and the surety on such bond shall be liable for the expense incurred thereby, or in the event cash is deposited with the county treasurer, the county may use as much of such cash as is necessary to construct or install such improvements or facilities. If any portion of a cash deposit is not required or used by the county, such excess cash shall be repaid to the person making the deposit upon acceptance or approval of the improvements or facilities herein required.

(e) Cash Deposits — Installment Agreements. If a cash deposit is made with the county treasurer, the county and the subdivider shall have the authority to enter into written agreement itemizing the several phases of construction or installation in sequence with an amount opposite each phase thereof, and providing that each amount so listed may be repaid to the subdivider upon completion approval and acceptance after inspection of

the particular phase of work represented by said amount; provided, however, that there shall at all times be a ten percent retention of all funds so deposited. In the event a cash deposit is made with a local financial institution the release of the funds so deposited shall be governed by the provisions of the deposit agreement. (Ord. 1929 § 5 (part), 1997)

28.20.050 Approval and acceptance. Upon receipt of the final map the zoning administrator or his/her designee shall within ten days thereafter, verify compliance with any conditions of approval and approve the map if it conforms to the conditions of approval, all applicable provisions of this title and the Planning and Zoning Act of the state of Nevada. The time limit for approval may be extended by mutual consent. The action of the zoning administrator or his/her designee shall be final, unless appealed by an interested party in writing within five judicial days of the zoning administrator or his/her designee's action. If appealed, the map shall be scheduled for a hearing before the board of county commissioners within forty days after the filing of the appeal, and the board of county commissioners may restrict debate to issues raised in the appeal. The decision of the board of county commissioners shall be final and effective after five judicial days of the day the decision is made. (Ord. 2155 § 6, 1998: Ord. 1929 § 5 (part), 1997)

28.20.060 Recording. Within ten days after a final map has been approved by the zoning administrator or his/her designee, or board of county commissioners, providing all required bonds and fees have been posted and accepted, and requisite signatures from affected entities obtained, the zoning administrator or his/her designee shall release the original of the map for recordation. The county recorder shall make a negative from the recorded original and provide the same to the county surveyor. (Ord. 2155 § 7, 1998: Ord. 1929 § 5 (part), 1997)

design and improvement standard

Chapter 28.24

DESIGN STANDARDS

Sections:

28.24.010 Applicability.
28.24.020 Lots.
28.24.030 Block.
28.24.040 Conformance to master plan for street design.
28.24.050 Street patterns.
28.24.060 Street names.
28.24.080 Provisions for water and sanitary sewerage facilities.
28.24.100 Street lighting and electric service.
28.24.110 Utility easements.
28.24.120 Reservation of community facilities sites.
28.24.130 Grading of lands.
28.24.140 Building permits.

28.24.010 Applicability. The standards and principles as set forth in this chapter and the improvement standards in Chapter 28.26 shall apply to all subdivisions, resubdivisions or minor subdivisions. (Ord. 907 § 1, 1984: Ord. 875 § 1, 1983: Ord. 168 Art. VII § 1, 1962)

** NOTE: See Section 2: Modified Development Standards

** **28.24.020 Lots.** All divisions of land shall conform to applicable adopted plans for the purposes of effectuating the master plan. All divisions of land shall conform to the requirements of the zoning code of Clark County, provided, however, that where this title imposes higher standards, the requirements of this title shall prevail.

(a) All divisions of land shall result in the creation of lots which conform to lot requirements contained in the zoning code and are capable of being developed or built upon, unless they are required for public or private utilities. Provisions must be made by a recorded document for the permanent maintenance such utility lots.

(b) The side lines of lots shall be approximately at right angles to the street upon which the lot faces, or approximately radial if the street is curved.

(c) All lots, parks or public ground created shall have legal access to streets meeting the minimum requirements of this title and any adopted street standards of Clark County for right-of-way widths, paving widths, and improved in accordance with the standards for street improvements as set forth in the adopted street and improvement standards of Clark County.

(d) Double frontage lots shall be avoided wherever possible.

(e) Each subdivision map shall include an entire assessor's parcel and no remnants of land shall be left in the subdivision.

(f) All lots shall have adequate drainage.

(g) Lot depths exceeding two times their width shall be avoided wherever possible.

(h) Corner lots shall have additional width wherever possible.

(i) Residential lots cannot be divided by a city boundary or another lot or property. Dividing a lot by a street, effectively creating two separate portions within one legal lot, shall be avoided wherever possible. In no case shall a lot be divided by a street or right-of-way greater than one hundred feet in width.

(j) Subdivisions should be designed with lots fronting on local streets exterior to the subdivision to the greatest extent possible. The number of lots which rear or side onto local streets exterior to the subdivision should be minimized. (Ord. 1523 § 1, 1993; Ord. 168 Art. VII § 2, 1962)

** NOTE: See Section 2: Waivers

** **28.24.030 Block.** (a) Blocks in Residential Subdivisions.

(1) Blocks on the Interior of Subdivisions.

(A) Block Length. Blocks shall not exceed one thousand feet in length between intersections except where topographical or other conditions require longer blocks. Wherever blocks are longer than one thousand feet, pedestrian crosswalks of not less than five feet in width shall be required where deemed essential for circulation and access to schools, playgrounds, shopping centers and other community facilities.

(B) Block Width. Block widths shall be planned to provide two rows of lots except where lots are planned to back upon a major highway, drainage channel, shopping center, etc., provided, however, that this shall not prevent the inclusion within any subdivision plan blocks of greater width of irregular outline, which blocks shall be indented by cul-de-sacs, looped access roads, etc., to provide access to the central areas thereof.

(2) Blocks on the Exterior of Subdivisions. Blocks along collector and arterial streets shall be approximately six hundred sixty feet in length, except near intersections of arterial and collector streets, where the length shall be no more than one thousand feet. EXCEPTION: where traffic-control considerations do not permit such design, the developer shall provide and maintain landscaped areas on private property within the exterior lots of the subdivision to minimize effect of lengthy expanses of block walls along collector and arterial streets.

(b) Blocks in Commercial or Industrial Subdivisions. Commercial or industrial blocks shall be of such length and width as acceptable for the proposed use, including adequate provisions for off-street parking and deliveries. (Ord. 1523 § 2, 1993; Ord. 168 Art. VII § 3, 1962)

** NOTE: See Section 2: Waivers

** **28.24.040 Conformance to master plan for street design.** The subdivision of land or dedication of land for streets, highways or other public use shall conform with the county plan for streets as described in the improvement standards referenced Section 28.26, the major street network referenced in adopted land use and development guides and the current Regional Transportation Plan as adopted by the Regional Transportation Commission and shall make provision for the continuation of principal existing street. (Ord. 1523 § 3, 1993; Ord. 168 Art. VII § 4, 1962)

28.24.050 Street patterns. The street pattern shall be related to a plan for the most advantageous development of the subdivision as well as adjoining areas and the entire neighborhood or district and shall conform to the natural contour of the land as much as possible. However, in order to discourage through traffic and high traffic speeds and to increase the salability and stability of the subdivision by preventing monotonous development, primary and secondary residential streets in level or nearly level areas of undue length shall be avoided wherever possible by the use of slight amounts of curvature.

(a) Whenever right-of-way dedication has been provided on an adjoining property, the remaining portion shall be dedicated on the proposed plat to make the street the required full width.

(b) Whenever an existing subdivision has provided lots abutting the exterior boundaries, any proposed subdivision shall be designed so as to eliminate the formation of double-frontage lots in either subdivision.

(c) In case a tract is subdivided into lots larger than the minimum required in this chapter and the zoning ordinance of Clark County and its amendments, the planning commission may decline to approve the subdivision unless such parcels are arranged so as to allow the proper opening of future streets and resubdivision, and may require the dedication and improvement of the streets as a condition of approval thereof.

(d) All private road easements serving more than one lot of a minor subdivision shall be a minimum of forty feet in width, and shall terminate in a cul-de-sac with a minimum radius of forty-five feet. A private road easement serving only one lot of a minor subdivision shall be considered a driveway, shall be not less than twenty feet in width, need not terminate in a cul-de-sac and need not be improved. (Ord. 1696 § 1, 1995: Ord. 1523 § 5, 1993: Ord. 168 Art. VII § 6, 1962)

28.24.060 Street names. All street names shall be assigned and addresses displayed in conformance with the Las Vegas Valley street naming and address assignment policy. (Ord. 1523 § 5, 1993: Ord. 168 Art. VII § 6, 1962)

28.24.080 Provisions for water and sanitary sewerage facilities. Every residential lot in a minor subdivision and every lot in a major subdivision shall be supplied with adequate water, for domestic use and fire protection, and sanitary sewerage facilities connected to systems with adequate supply and capacity to serve the proposed subdivision.

(a) Individual Wells and/or Individual Sewage Disposal Systems. Where the subdivision is located outside the mandatory connection distance for public water and/or sewer systems, individual wells and/or individual sewage disposal systems may be used to provide the required water and sanitary sewerage facilities, if the subdivider can provide evidence of the following approvals:

(1) Approval of the Use of Wells and Surface or Groundwater Resources.

(A) Las Vegas Artesian Basin. In the Las Vegas Artesian Basin, as designated and described by the office of the state engineer of the state of Nevada, the state engineer has indicated that there is an insufficient water supply to support new lots relying on well or groundwater. Unless the proposed subdivision is separately approved by the state engineer or is in an area otherwise restricted by the state engineer, further subdivision will only be allowed if (1) all the lots in the subdivision are five acres or more in size or if (2) nonrevocable water rights can be obtained and relinquished back to the public waters in an amount sufficient to support the number of lots being created in a manner approved by the state engineer.

Exception for Lots Within Minor Subdivisions Located within the Projected Urban Water Service Area. An exception is made within the Las Vegas artesian basin to allow lots to be created where it is anticipated that public waterlines will possibly be extended in the foreseeable future and therefore, where development with an urban rather than a rural remote character is expected. That area is indicated as the shaded area of the map titled Las Vegas Valley Water District Projected Urban Water Service Area dated June 16, 1993 adopted herewith and on file in the office of the county clerk. Lots within minor subdivisions relying on wells, surface or groundwater as the "adequate source of water" may be created if they are located within the shaded area and all of the following conditions are met:

a. The lot must be created by a minor subdivision map and contain less than five acres, but consist of a nominal acre or more;

b. The subdivision must be located more than one thousand two hundred fifty feet from a waterline with adequate capacity and pressure to serve the subdivision at the time the map is recorded and is not in an area restricted by the state engineer for reasons other than groundwater supply;

c. The property owner must sign an agreement, which will be recorded and run with the land, binding them and their successors and assigns, stating that they will:

1. Connect to the Las Vegas Valley Water District's water system in the future when waterlines are located adjacent to their property (as outlined in the agreement) or at the time of development of the property, which ever occurs last, and pay all fees and charges required at that time for such connection, and

2. Pay all costs associated with the construction of future adjacent waterlines installed for the extension of water service to the property or participate in any future special improvement districts providing water service to the property, and

3. Plug and abandon, in accordance with specifications acceptable to the state engineer, any existing domestic well on the property when water district facilities are available;

d. The subdivider proposing to record either a parcel map or a certificate of land division must construct all improvements required by Section 28.32.160. This requirement is added due to the fact that the groundwater exception is made for areas expecting urban style development in the foreseeable future. Compliance with the requirements of this section shall allow the creation of lots, but does not in any way constitute a present or future water commitment by the county or the Las Vegas Valley Water District. Water may be supplied by the Las Vegas Valley Water District in the future subject to availability and subject to the service rules of the water district.

(B) All Other Parts of Clark County. The subdivider shall obtain the approval of state engineer of the state Division of Water Sources of the Department of Conservation and Natural Resources for the creation of new lots which would rely on the use of wells, surface of groundwater resources.,

(2) Approval of Individual Sewage Disposal Systems. The subdivider shall obtain the approval of the use of individual sewage disposal systems from the Clark County health district. Where individual wells and/or individual sewage disposal systems are approved as the adequate water or sanitary sewerage facilities the subdivider shall denote such intention upon the final plat and/or every sales contract of every lot purchaser.

(b) Public Sanitary Sewer and/or Water Service.

(1) When the use of an individual sewage disposal system is prohibited by Section 278.460 of the Nevada Administrative Code due to the proximity of a public sewer line, sewerage collection and/or treatment shall be provided by a public system. The subdivider shall provide evidence that the sanitary sewer service provider has agreed to serve the subdivision, has adequate treatment capacity and has approved the proposed design for any necessary facilities. As-built plans and profiles showing the size and exact location of all sewer lines and constructed house laterals with reference to property lines and street surfaces shall be submitted to the county engineer upon completion of construction.

(2) When any portion of the subdivision is within one thousand two hundred fifty feet of a public waterline with adequate capacity and pressure to serve the subdivision, water service shall be provided by a public system. The subdivider shall provide evidence that the water service provider has agreed to serve the subdivision, will provide adequate supply for domestic use and fire protection, and has approved the proposed design for any necessary facilities. As built plans and profiles showing the size and exact location of all valves, fire hydrants and waterlines with reference to property lines and street surfaces shall be submitted to the county engineer upon completion of construction. In cases where there is an existing well serving existing development on the lot, only the new lots being created need be connected to the public water system, provided that the lot remaining on the well meets the health district requirements for lot size.

(3) Exception. The provision of an exception to the public water and sanitary sewer requirements of this section is intended only for the use of subdividers of a lot or lots for which they do not have immediate plans for development. If development is foreseeable in the near future, a subdivider should not utilize this exception. The purpose of the exception is to allow an owner to subdivide property where immediate development is proposed for at least one of the lots and where there are no immediate development plans for another lot or lots. This exception eliminates the submittal of what amounts to fictional water and sewer plans, which are never really intended to be utilized, for approval by the appropriate governmental agencies. Lots created under this section may be developed, whether or not further subdivision is required, however, the conditions of this exception are intended to make developers and subsequent purchasers aware that development of the lot will be subject to the availability of water and/or sanitary sewer service and the rules and regulations governing water and sanitary sewer connections at the time of building permits. An exception to the requirements for provisions for public water and/or sewer facilities may be made for a certain lot or lots within a subdivision only if:

(A) The lot is part of a minor subdivision; and

(B) The lot is not being created for the purpose of developing the lot; and

(C) The lot is within the required connection distance of existing water and/or sewer lines specified in paragraphs (b)(1) and (b)(2) above; and

(D) The lot is not in area where further subdivision is prohibited due to inadequate public water supply, or inadequate public sanitary sewerage line or treatment capacity; and

(E) The lot is at least two gross acres in size.

Such an exception must be approved by the board of county commissioners in accordance with the provisions of Section 28.40.010(a). To apply for such an exception, in addition to any submittal requirements listed in Chapter 28.40, the property owner must submit the request along with a notarized statement declaring:

(i) The parcel is not being created for the purpose of development and the owner has no intention of developing the lot at this time, and

(ii) A notation will be included on the map indicating that provisions for water supply or sanitary sewerage service have not been made for a certain lot or lots and there is no guarantee that adequate water supply or sanitary sewage service will be available to serve the lots, and

(iii) Simultaneous with the recording of the map, a covenant and deed restriction shall be recorded which shall run with the land which shall serve to inform subsequent purchasers of the purchasers of the property and shall state that:

a. The specified lot or lots were created without provisions for water supply or sanitary sewer service, and

b. Water and/or sanitary sewer service may not be available in the future, and

c. Unless water and sanitary sewer service are available and the requirements of the service provider can be met, use of the lot may be severely restricted.

(c) Private Water and Sanitary Sewerage Facilities. When water and/or sanitary sewer service is to be provided by a private system, the subdivider must provide evidence that the proposed system has been approved in accordance with the laws of the state of Nevada and/or Clark County. (Ord. 1696 § 2, 1995; Ord. 1506 § 1, 1993; Ord. 1402 § 2, 1992)

** NOTE: See Section 2: Waivers

28.24.100 Street lighting and electric service. The electrical distribution systems shall meet the requirements of Clark County and shall be sufficient to serve the proposed development with street lights and power to every lot.

(a) The subdivider shall furnish statements from the electric utility company supplying the development that the company will furnish electric power to any lot within the development upon the demand of any lot purchaser at no cost to the purchaser to bring the service to the lot. To this end the utility company shall include in the above statement an estimate of the cost to bring power in and power and pole the said tract, so that a sufficient bond may be required for that purpose.

(b) Street lighting materials, candlepower, illumination, and installation shall conform to recommended practice for street and highway lighting as established by the illuminating engineers society.

(c) All electrical improvements shall be constructed or installed in accordance to the requirements herein and meet all applicable requirements of the following authorities:

(1) National Electrical Code;
(2) American Standards Association;
(3) American Society for Testing Materials;
(4) Federal Specifications;
(5) National Electric Light Association;
(6) National Electric Safety Code;
(7) Underwriters Laboratories, Inc;
(8) Insulated Power Cable Engineers Association;
(9) Illuminating Engineering Society;
(10) Code of standard specifications for public improvements (Clark County electrical ordinance). (Ord. 875 § 5, 1983: Ord. 168 Art. VII § 10, 1962)

28.24.110 Utility easements. Uniform and continuous easements shall be provided at all rear lot lines for utilities service. The easements shall be not less than ten feet in width. However, the easements may be centered on the rear or side lot lines. (Ord. 168 Art. VII § 11, 1962)

28.24.120 Reservation of community facilities sites. Where the master plan or other plans for community facilities have been developed for sites located wholly or in part in a subdivision, or where any public facility should be located within the subdivision in order to serve the development and adjacent lands, the subdivider shall reserve a site appropriate in area and location for such public facility. The subdivider shall reserve these community facilities sites for dedication to the public agency involved. (Ord. 168 Art. VII § 12, 1962)

28.24.130 Grading of lands. No lands shall be cleared of vegetation, graded or the natural ground surface thereof otherwise disturbed unless and until approval has been obtained for the proposed land use, construction or development as authorized by this chapter and a grading permit has been issued. Before issuing a grading permit, the following will be required:

(1) A topsoil disturbance permit from the Clark County health district;
(2) Approval of a grading plan; and
(3) In the case of a new major subdivision development, approval of a final map by the board of county commissioners. (Ord. 1538 § 1, 1993: Ord. 168 Art. VII § 13, 1962)

28.24.140 Building permits. No building permit shall be issued or granted for grading or the erection, construction, reconstruction, moving, conversion, alteration, addition of or to any building or structure, within the area encompassed by a tentative subdivision, until a final subdivision map has been recorded, as required by this title and in conformity with the requirements of the zoning ordinance. However, permits for grading and grading related improvements including but not limited to, retaining walls, flood walls and drainage channels, may be issued upon approval of a final map by the board of county commissioners. Such permits may be approved on the site of the approved final map. Where necessary to accommodate the construction of the on-site improvements, permits for grading and grading related improvements may be approved outside of the boundaries of the final map. Such improvements may include limited grading sufficient to balance the site of the final map. An offsite grading plan depicting cuts and fills necessary to balance the site must be submitted and approved for any grading or grading related improvements outside the boundaries of the final map. All off-site grading must be completed no

later than the grading on the site of the final map. In the case of a minor subdivision, such permits may be issued upon approval of grading plans. (Ord. 1538 § 2, 1993: Ord. 168 Art. VII § 14, 1962)

Chapter 28.26

IMPROVEMENT STANDARDS

Sections:

28.26.010 Adoption.

28.26.010 Adoption. That certain document, three copies of which are on file in the office of the county clerk, said copies being marked and designated as "Improvement Standards, Department of Public Works, Clark County, Nevada, 1983, Revised — July, 1990," together with the preface, table of contents, appendices including the standard drawings therein contained, is adopted as the improvement standards for Clark County to provide minimum standards to apply to and regulate the design and preparation of plans for construction of streets, traffic engineering policies including access control and traffic study guidelines, streetlighting, drainage, flood control and related public improvements and survey monumentation standards which establish survey monumentation requirements for parcel maps and final maps as well as for public and private streets where land is not being divided, and by designation and reference said document is made a part of this chapter. (Ord. 1202 § 1, 1990: Ord. 1110 § 1, 1988: Ord. 971 § 1, 1986: Ord. 906 § 1, 1984)

IMPROVEMENT STANDARDS

DEPARTMENT OF PUBLIC WORKS
CLARK COUNTY, NEVADA
1983

REVISED
APRIL, 1984
APRIL, 1986
SEPTEMBER, 1988
MAY, 1990

CLARK COUNTY BOARD OF COMMISSIONERS

Bruce L. Woodbury, Chairman · Paul J. Christensen, Vice-Chairman
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Donald L. "Pat" Stainey, County Manager

PREFACE

The purpose of this manual is to provide a developer with minimum standards to be applied in the design of improvements and other works to be dedicated to the public and accepted by the County for maintenance/operation, as well as improvements to be installed within existing public rights-of-way and easements within the County. These standards shall apply to and regulate the design and preparation of plans for construction of streets, streetlighting, drainage, flood control, and related public improvements.

This manual also further establishes survey monumentation standards and minimum requirements for private roads in the County.

It is recommended that it is not humanly possible to anticipate all situations that may arise; therefore, any item or situation not included in this manual shall be designed in accordance with accepted engineering practice, the "Uniform Standard Specifications for Public Works Construction, Off-Site Improvements, Clark County Area," and shall be subject to the approval of the County Engineer.

ORDINANCE AMENDMENT SUMMARY

Ordinance No. 1202

An ordinance amending Title 28 of the Clark County Code by amending Section 28.26.010. By adding to Appendix C Drawings showing traffic control plan standards for construction zones in the County's public rights-of-way, and providing other matters properly related thereto.

Passed by the Board of County Commissioners, Clark County, Nevada, on the 15th day of May, 1990.

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CHAPTER I

COUNTY STREET SYSTEM

1. Functional Classification

CLASS	PURPOSES	DESIGN VOLUME (when fully developed)	ACCESS CONTROL
Residential One-Way	To provide access to abutting single family residential properties.	Less than 200 vehicles per day.	Directional flow restriction.
Residential Two-Way Local (Option A) & Hammer-head	To provide access to abutting single family residential properties.	Less than 1,500 vehicles per day.	None.
Residential Two-Way Local (Option B) & Cul-De-Sac	To provide access to abutting residential properties.	Less than 1,500 vehicles per day.	None.
Non-Residential Local	To provide access to industrial and commercial lands with their attendant special design vehicles and quality of traffic.	Less than 1,500 vehicles per day.	None.
Minor Residential Collector	To convey traffic from local residential streets to major collector or arterial streets while affording abutting properties access.	1,500-3,500 vehicles per day.	None.
Major Collector and Arterial*	To convey traffic from residential streets while affording abutting properties access.	3,500 and greater vehicles per day.	Partial control by means of limitations on driveway locations.

* Classification of proposed streets as major collector or arterials shall be determined upon discussion with the County Engineer.

2. RIGHT-OF-WAY REQUIREMENTS

Minimum right-of-way requirements for new development shall be shown on the Standard Drawings for the various functionally classified streets. In addition to these requirements, the following minimum right-of-way widths shall be as shown in the table below:

DESCRIPTION	RIGHT-OF-WAY WIDTH
Township and Range Line	150'
Section Line	100'
Quarter Section Line	80'

The above right-of-way widths may be modified to accommodate special conditions with the approval of the County Engineer. For example, discontinuity with existing streets or topographic conditions.

Partial streets may be permitted along the boundary of a subdivision or property of the developer where the full right-of-way cannot be dedicated or where the complete street cannot be constructed. Under certain conditions streets shall be constructed to a complete geometric and structural section utilizing a minimum of 30.5 foot width paved section, or shall be paved to the centerline of the street, whichever is greater. Said partially improved streets shall be constructed on dedicated right-of-way or easements granted for street purposes.

It shall be noted that right-of-way width requirements and the following improvement requirements apply to new development and within partially improved areas. However, these partially improved areas shall meet existing conditions as directed by the County Engineer.

3. IMPROVEMENT REQUIREMENTS ** NOTE: See Section 2: Waivers

A. Curbs, Gutters and Sidewalks

Required curb, gutter and sidewalk shall be constructed in accordance with the Standard Drawings.

B. Driveways

All driveways shall be constructed in accordance with the Standard Drawings.

C. Wheelchair Ramps

All street intersections shall have wheelchair ramps constructed in accordance with the Standard Drawings. Alternative ramp locations may be permitted with the approval of the County Engineer.

D. Median Islands

Median islands will generally be required on arterial streets in business or commercially zoned areas. Breaks in these medians will generally be permitted at distances of one-fourth (¼) mile (thirteen hundred twenty (1,320) feet) but in no case less than six hundred and sixty feet (660'). Driveways that generate major traffic volumes should be aligned with these breaks. On arterial streets where adjacent land use is residential, two-way left turn (marked) lane may be permitted.

E. Pavement

All streets dedicated for public use shall be surfaced to grade with asphalt concrete pavement to the minimum width and thickness in accordance with the Standard Drawings. Alternative Portland Cement concrete pavement may be permitted with the approval of the County Engineer.

F. Streetlighting

Streetlighting shall be constructed in accordance with the Standard Drawings, and as described in Section 4.D of this Chapter.

G. Valley Gutters

No valley gutter shall be allowed across major collector or arterial streets. When constructed on other streets, they shall be constructed in accordance with the Standard Drawings.

H. Minimum Access

Every subdivision and commercial development shall have at least one (1) paved all-weather access, of sufficient width to carry the generated traffic (but no less than twenty-four feet (24') wide), to a street dedicated to the County for public use. Said paved access shall have a minimum structural section designed to carry the traffic generated by the subdivision, utilizing two (2) inches minimum asphalt concrete.

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I. Fire Hydrant Spacing

For single family residential developments, the maximum spacing is six hundred (600) feet. For all other developments the maximum spacing is five hundred (500) feet.

4. TECHNICAL DESIGN REQUIREMENTS

A. Horizontal Alignment and Intersection

(1) Street patterns should be planned for the most advantageous development and drainage of the subdivision as well as adjoining areas, and should conform as nearly as possible to the natural contour of the land to minimize cuts and fills.

(2) Proposed streets should align with existing or recorded streets with which they are to connect. All intersections of the streets not in alignment shall be offset a minimum of one hundred twenty-five (125) feet.

(3) All street intersections shall be as near to ninety degrees (90°) as practicable.

(4) At street intersections, the minimum back of curb radii shall be as shown in the Standard Drawings.

(5) Intersections between arterial streets and major collectors shall be spaced a minimum of one-half (½) mile. Street intersections with a major collector or arterial street will generally be permitted at distances no less than six hundred sixty (660) feet.

(6) No single-family residential subdivision lot shall have direct access to a major collector or arterial street, unless specifically approved by the County Engineer.

(7) Minimum horizontal alignment design shall utilize criteria recommended by the American Association of State Highway and Transportation Officials.

(8) Clear intersection sight distance for non-signalized intersections shall be designed to meet the design speed for the approach street.

B. Vertical Alignment

(1) Vertical curves shall be provided in all changes in grade where the algebraic difference is one percent (1%) or greater.

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(2) Longitudinal street grades shall not be less than four-tenths percent (4/10%) unless adequate alternative street drainage is provided, nor more than six percent (6%), unless specifically approved by the County Engineer.

(3) Vertical curve stopping sight distance design shall utilize criteria recommended by the American Association of State Highway and Transportation Officials.

(4) Minimum cross slope from street crown shall be two percent (2%), unless specifically approved by the County Engineer.

C. Pavement Structural Design

(1) Minimum asphalt concrete pavement thickness shall be as shown in the Standard Drawings.

(2) Structural sections differing from those shown on the Standard Drawings shall be determined by accepted engineering design methods (Asphalt Institute, Nevada Department of Transportation or California Department of Transportation methods) determined by on-site soils testing.

(3) Minimum structural sections for county streets shall be as shown on the Standard Drawings and are based on an "R" value of 20. Other sections may be approved if determined as in Item (2) above.

(4) Aggregate base material used under curb, gutters, cross gutters and asphalt concrete pavement shall be compacted to ninety-five percent (95%) of maximum density. Aggregate base material used under sidewalks shall be compacted to ninety percent (90%) of maximum density.

(5) When paving for partial street construction, the edges of the pavement are to be protected by placing a minimum two (2) feet of aggregate base material beyond the edge of pavement matching the pavement grade.

D. Streetlighting ** NOTE: See Section 2: Waivers

Spacing of streetlights shall be in accordance with the design value shown in Table 2. If a conflict would arise between the location of a proposed streetlight and a proposed driveway, fire hydrant, etc., then the streetlight location may be adjusted within the range established by the "minimum" and "maximum" spacing values shown in Table 2.

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** NOTE: See Section 2: Waivers

TABLE 2

STREET RIGHT-OF-WAY	STREETLIGHT SPACING MAXIMUM	DESIGN	MINIMUM	WATTS	DESIGN LAYOUT
48'	250'	240'	230'	100	On the side without sidewalk
51' & 60'	250'	240'	230'	100	One side of street
80'	190'	180'	170'	250	Alternate both sides of street
100'	130'	120'	110'	250	Opposite both sides of street. (Traffic volumes or projected volumes may require 12" mast arms)
150'	—	—	—	—	Varies (Determined by design footcandles at 1.2 and 3:1 uniformity ratio)

(2) Different spacing and wattage may be approved by County Engineer if supported by a lighting study.

(3) All streetlights shall use a high pressure sodium luminaire. All one hundred (100) watt luminaires shall be IES Type II medium cut-off. All other luminaires shall be IES Type III medium cut-off unless specified otherwise. All luminaires shall conform with 1984 edition of the Standard Specification for off-site construction, Clark County, Nevada. The luminaire housing and optical assemblies for 200 watt and 250 watt fixtures shall be the same size as is normally standard usage by the manufacturer for 400 watt fixtures. The slipfitter shall be capable of adapting to 1¼ inch (32 millimeters) through two inch (50 millimeters) pipe bracket without rearrangement of parts and be adjustable ±5 degrees from horizontal.

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** NOTE: See Section 2: Waivers

(4) For single family residential developments, the design engineer may propose lighting system designed to meet illumination level of 0.2 footcandles at a uniformity ratio of 6:1 using equipment already commercially available. Design calculation and equipment supply information shall be provided to the County Engineer prior to approval.

(5) Each sheet of streetlighting plans submitted to the County Engineer shall show the location of each streetlight standard by centerline stationing, type and gauge of standards, number of streetlights, type of wiring, and the location of streetlighting circuits.

(6) When sidewalks and lighting are temporarily waived, but driveways are constructed, a one-and-one-quarter (1-¼) inch diameter, P.V.C., Schedule 40 conduit shall be installed under the driveway for future electrical lighting or signal use.

(7) The streetlighting power source shall be designated by the serving utility company and located as near to the center of the circuit as possible.

(8) If the power source as designated originates on or crosses private property, the developer shall install conduit, wire, pullbox, etc. According to the serving utility instructions, to a point of right-of-way acceptable by the serving utility and Clark County. Clark County's power source will begin at that point of right-of-way and will extend to the metered power point of service.

(9) All streetlighting circuits shall have a permanent power source, and shall be ready for use before acceptance for maintenance.

(10) Should there be an overhead or underground conflict that interferes with the erection of the streetlighting poles, and their appurtenances, it shall be the developer's responsibility to resolve the conflict to the satisfaction of all involved parties at no expense to the County.

(11) All work, including trenching, installation of conduit and wire, splicing, wire makeup, etc., shall be done by a qualified electrical contractor or under his supervision, and it shall be the responsibility of the developer and the electrical contractor to ensure adherence of the electrical work to approved plans and established standard specifications and ordinances.

** NOTE: See Section 2: Waivers

(12) Any structure such as block walls, chain link fences, retaining walls, etc., shall have a minimum clearance of fifteen (15) inches to the center of the pole, and shall not encroach into County right-of-way. Fire hydrants and driveways shall have a horizontal clearance of at least six (6) feet.

(13) The streetlighting service shall be multiple, 120/240 volts, 3-wire single phase (the standard service shall be one hundred (100) amp unless specified otherwise) and shall be housed in a County-approved "service enclosure." Wire shall be three (3) No. 2-THW stranded copper, two (2) each colored and one (1) each white.

(14) The standard loading circuit shall be fused with a sixty (60) amp, two (2) pole circuit breaker (maximum rms symmetrical amps, ten thousand (10,000), wired to a multiple lighting contactor rated at sixty (60) amps continuous. Wire shall be two (2), No. 4-THW colored, one (1) No. 8-THW green, for sixty (60) amp and/or two (2) No. 2-THW colored, one (1) No. 8-THW green for one hundred (100) amp circuit. All wire to be copper. A photo-control relay shall be installed on the luminaire receptacle or contactor assembly at the first lighting standard nearest the service enclosure. A pair of wires (two (2) each, No. 12-THW stranded copper) shall be installed from the service pedestal to the photo-control relay. County forces will connect. The contractor shall supply a Fisher No. 5 toggle switch (or approved equal) for the photo-control relay by-pass circuit.

(15) All streetlight standards shall be placed fifteen (15) inches from the right-of-way to center of pole. No foundation may extend beyond the right-of-way unless approved permanent easement is provided.

5. SOIL STUDY GUIDELINES

The construction of off-site improvements is subject to the approval of a soils investigation report. The soils report may be submitted by the developer at the same time off-site improvement plans are submitted to the County Engineer. The findings contained in the soils report may be used by the developer's engineer as the basis for the design and construction of the off-site improvements.

The soils investigation shall be conducted by an approved testing laboratory under the direction and control of a Nevada Registered Professional Engineer. The report shall be sufficiently comprehensive to determine the location and nature of all soils within the off-site construction area.

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A. Use of In-Place Native Material

Where in-place native materials are suitable for use in lieu of Type I aggregate base, and the developer desires to use the in-place native materials, the following documents shall be required prior to such use:

(1) A request in writing from the developer to the County Engineer to use in-place native materials.

(2) A soils investigation report signed by a Registered Professional Engineer in the State of Nevada. The soils report shall contain the information shown in the "Soils Report Guidelines" for Items No. 1 thru No. 5, except that for Item No. 5, R-value tests may be omitted if the native soils fall within the gradation and P.I. tolerances for Type I or Type II aggregate base, or are classified as GP or GW based on the Unified Soils Classifications System. The soils report shall also contain a recommendation by the Engineer on the use of the native soils in lieu of Type I aggregate base.

(3) Upon review and approval of above documents, the County Engineer will issue a letter of approval to use in-place native material in lieu of Type I aggregate base.

Approval to use in-place native soils in lieu of Type I aggregate base does not constitute acceptance of the material. All construction materials are subject to inspection and/or testing by the County Engineer, and any material that does not conform to the engineering characteristics of those materials approved for use shall be removed and replaced with acceptable material.

Materials used in lieu of Type I aggregate base shall not contain rock larger than three (3) inches, and shall be processed, compacted and constructed in accordance with the "Uniform Standard Specifications for Public Works Construction Off-Site Improvements, Clark County Area."

B. Existing Pavement: Structural Integrity Test

Normally, off-site construction requires asphalt concrete paving to the right-of-way centerline. When asphalt pavement is existing, the developer's engineer may submit to the County Engineer, sufficient information prepared by a materials engineer to indicate the condition and the structural adequacy of the existing paving. The County Engineer will determine the need for either improving or replacing the existing pavement for a match line with the new pavement.

C. Existing Pavement: Alignment and Continuity

Normally, off-site construction requires asphalt concrete paving to the right-of-way centerline. When asphalt pavement is existing, the developer's engineer may submit to the County Engineer, sufficient information prepared by a civil engineer to indicate vertical and horizontal alignment is maintained and adequate drainage is provided for. The developer may be required to replace all or any portion of existing roadway in a manner that two-way traffic can be maintained without the use of potentially hazardous alignment transitions (vertical or horizontal) and in a manner to ensure adequate drainage is provided for.

CHAPTER II

DRAINAGE AND FLOOD CONTROL

1. GENERAL REQUIREMENTS

A. Property development shall not cause a natural drainage channel to be filled in, obstructed or diverted.

When modification to a natural drainage channel is proposed within the development, such changes shall be addressed in the drainage study and shown on the improvement plans, and the developer will be required to dedicate rights-of-way or record drainage easements for structures and/or improvements needed to carry storm runoff.

B. The point of location where the natural drainage channel enters and leaves the property must remain in its natural occurring location, and maintain the same or improved hydraulic characteristics.

Effects of development on downstream property owners relative to increased flood potential and nuisance water shall be considered.

C. The County Engineer may require subdividers or developers submit for approval, a drainage study with the following:

(1) Building Permit:

(a) Where development is in a special flood hazard area.

(b) When specifically requested by the County Engineer.

(2) Parcel map, when specifically requested by the County Engineer.

(3) Subdivision final map submittal.

(4) Off-site improvement plan submittal.

D. Any building or dwelling constructed within a designated special flood hazard area shall have the lowest habitable floor elevation at least eighteen (18) inches above the one hundred (100) year storm flood elevation. In addition, all finished floor elevations must be at least eighteen (18) inches above the street centerline or top of curb, whichever is higher, whether constructed within a special flood hazard area or not. Information regarding flood hazard areas is available at the Office of the County Engineer.

E. During grading or construction on any property (including off-site construction), the contractor shall control completely both water used for construction and storm runoff, in such a manner as to not affect any adjoining properties, nor add silt or debris to any existing storm drain, wash, channel or roadway.

F. The subdivider or developer shall provide the necessary means to assure drainage within the property being developed by making use of existing drainage facilities or natural drainage washes.

G. In the event that part or all of a proposed development is traversed by a natural drainage wash, the subdivider or developer shall dedicate adequate easements for drainage and maintenance purposes.

Easements which cover the outlet structure, storm drain alignment, detention area berms, and other parts of the storm drainage system shall be recorded. These easements are for operation and repair, to ensure proper maintenance of the drainage system.

All developments encumbered with drainage easements shall provide covenants running with the land, stating that no buildings, fills, excavations, structures, fences, or other alterations shall be constructed within the easement without the express written consent of the County Engineer.

2. TECHNICAL DESIGN REQUIREMENTS

A. Hydrology

(1) For single homogenous drainage areas under two thousand (2,000) acres, Soil Conservation Service (SCS) TR-55 including Appendix F may be utilized.

(2) For drainage areas exceeding two thousand (2,000) acres or containing multiple subbasins and travel time computations, SCS TR-55 tabular method or computer applied programs of equal or greater sophistication may be used.

(3) Storm runoff computation shall be based upon a twenty-four (24) hour duration Type II storm. An optional storm runoff utilizing a three (3) hour duration Type II storm may be used for design purposes in major drainage channels (channels with one hundred (100) year frequency storm flows exceeding one thousand (1,000) cfs), when approved by the County Engineer.

(4) Soil types and hydrologic soil groups can be found in the publication titled, "Soil Survey Las Vegas and Eldorado Valley Areas, Nevada" issued by the Soil Conservation Service, dated February, 1967.

Precipitation data can be found in the publication titled, "N.O.A.A. Atlas 2 - Precipitation Frequency Atlas of the Western United States - Volume VII, Nevada," issued by the U.S. Department of Commerce, National Oceanic and Atmospheric Administration, National Weather Service's Las Vegas Office at McCarran International Airport, or by writing to the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402.

(5) Rational method may be used for calculating runoff for small drainage areas.

(6) A factor of twenty percent (20%) may be added for sedimentation bulking, depending upon characteristics of drainage area.

B. Hydraulics

(1) Open channels are subdivided into major and minor channel classes. Major channels include open channels and natural drainage washes which convey a one hundred (100) year storm discharge greater than one thousand (1,000) cfs. All other open channels are minor channels.

(a) Channels require one (1) foot of freeboard, above the one hundred (100) year storm discharge water surface.

(b) The maximum side slope for any unlined channel section is 1½:1.

(c) Minimum concrete thickness for linings is four (4) inches of reinforced concrete or gunite.

(2) Closed Conduits:

(a) Construction materials for drainage systems may be reinforced concrete, cast-in-place concrete pipe, box conduits or asbestos cement pipe. Corrugated metal pipe will be allowed for culvert crossings only.

(b) The minimum pipe diameter shall be eighteen (18) inches for mainline and twelve (12) inches for laterals.

(c) Manhole spacing shall be a maximum of six hundred (600) feet. Manholes or junction structures shall be installed at all changes in pipe size, and at other points as determined by the County Engineer.

(d) Storm sewers shall usually be straight between manholes. Curved storm sewers may be approved on an individual basis.

(e) The minimum width of easement for storm drain pipe constructed outside public right-of-way shall be ten (10) feet, and in no case shall it be less than what is required for access by County maintenance vehicles.

C. <u>On-Site Retention:</u>

On-site retention of stormwater may be approved in the design of single family residential developments within Clark County, provided the following conditions are met:

(1) Submittal of a soils engineering report obtained from surface, subsurface and geological investigations necessary to establish validity of the proposed project to a depth of five (5) feet below the finished floor elevations. The report shall include, but not be limited to, pertinent data as applicable to the proposed project:

(a) The nature, distribution, and soil type with percolation limits of the existing soils and rock formations. The minimum allowable percolation value imposed herein will be three-tenths of one inch (0.30) per hour.

(b) Geologic factors affecting stability and safety, including certification that foundations will not be detrimentally affected by on-site retention.

(c) Conclusions and recommendations for grading requirements, including the correction of weak and/or unstable soil conditions.

(d) Opinions and recommendations covering the adequacy of sites to be developed by the proposed grading operations.

(2) Where possible, the on-site retention may be supplied by shallow ponding areas such as dished or bermed yards and/or open areas, including landscaped areas, etc. Ponding water shall not exceed a depth of eight (8) inches.

(3) The spillway elevation for on-site retention within yards shall be no less than six inches below the finished floor elevation or the static head at the spillway shall have a minimum positive gradient to any property line of one-half of one percent (0.50%).

3. DRAINAGE STUDY GUIDELINES

Whenever a drainage study is required, the following outline is suggested:

A. Title Page

(1) Project name.

(2) Preparer's name.

(3) The stamp and signature of the Nevada Registered Engineer responsible for the study.

B. Introduction

(1) Site location.

(a) Street location, assessor's parcel number(s) and section reference.

(b) Adjacent developments.

(2) Site description.

(a) Topography, ground cover, etc.

(b) Existing drainage facilities, major and minor drainage channels, flood hazard areas, irrigation ditches, other site conditions that should be considered.

(3) Proposed project description.

(4) Other previous studies relevant to site.

C. Historic drainage system (discuss the following):

(1) Major drainage areas.

(a) Relationship to major drainage channels.

(b) Major drainage area characteristics (topography, runoff, cover, use, erosion, etc.).

(2) Subarea and site drainage.

(a) Ten (10), twenty-five (25) and one hundred (100) year storm discharges for each subarea affecting the site.

(b) Existing drainage patterns, channelized or overland flow, point of discharge, etc.

(c) Effect of historic flows on adjacent properties.

D. Proposed drainage system (discuss each of the following:

(1) Criteria.

(a) Size of major drainage areas and tributary subareas.

(b) Hydrologic method to be used for analyzation.

(c) Design storms of ten (10), twenty-five (25) and one hundred (100) year frequencies.

(2) Runoff.

(a) Historic storm discharge rates and paths.

(3) Detention.

(a) Volume required and provided for zero increase in peak discharges.

(b) Release rates and method.

(4) Streets.

(a) Depth and velocity of flow for ten (10) and twenty-five (25) year storms.

(b) Drainage system.

(5) Open channel flow.

(a) Type.

(b) Depth and velocity.

(6) Storm drains and culverts.

E. Conclusions

(1) Discuss impact of improvements.

(a) Benefits.

(b) Adverse effects and proposed solutions to mitigate impact.

(2) Areas within flood hazard zone.

(a) Impacts.

(b) Protections.

(c) Compliance with Federal Emergency Management Agency requirements.

F. Appendices

(1) Hydrologic and hydraulic computations.

(a) Historic runoff.

(1) From contributory drainage areas.

(2) On-site.

(b) Developed runoff.

(1) From contributory drainage areas.

(2) On-site.

(c) Detention.

(d) Hydraulic computations.

(1) HGL ten (10), twenty-five (25) and one hundred (100) year storms.

(2) Drainage plan.

(a) Site location map. Show relation of site to major drainage area and subarea. Show flood hazard areas if applicable.

(b) Site drainage plan. Show the following:

(1) Existing and proposed contours at least fifty (50) feet beyond property line on a map with a scale of not less than one (1) inch equals two hundred (200) feet. A contour interval usually of not more than two (2) feet.

(c) Contributory drainage area maps may utilize topographic maps of smaller scale than used on on-site drainage map. Scale of 1:24,000 is acceptable.

(d) Benchmarks.

(e) Existing and proposed property lines.

(f) Existing and proposed drainage easements.

(g) Street names, grades and widths.

(h) Routing and cumulative flows at the upstream and downstream ends of the site and at various critical points on-site for ten (10), twenty-five (25) and one hundred (100) year storms. Inflow and outflow for above storms for all subareas.

(i) Street cross sections showing ten (10) year and twenty-five (25) year flood levels.

(j) Existing and proposed major drainage channels.

(k) Open channel flow characteristics shall be provided with the following information:

(1) Channel and HGL profiles.

(2) Cross sections and required right-of-way at one hundred (100) foot intervals.

(3) Location and size of all existing and proposed structures.

(4) Channel section and lining details.

(l) Storm drain system (closed conduits).

(1) System HGL profiles.

(2) Location and size of all existing and proposed structures.

(3) Proposed materials.

CHAPTER III

TRAFFIC

1. GENERAL REQUIREMENTS

The Board of County Commissioners, by resolution, has adopted the following Traffic Engineering policies:

A. Traffic Engineering Policy No. 1 - School District Responsibility for new School Crossings/School Zone Signals.

When any private, public or parochial school system selects a new school location, or changes attendance boundaries for an existing school where the new site or boundary change necessitates the design and construction of school crossing zones and appurtenant equipment within two (2) years of building permit approval at the school or redistricting action, the school district shall be responsible for all costs of construction and maintenance of said school crossings and equipment. Use permits or new schools will not be approved until the school system conforms to this policy.

B. Traffic Engineering Policy No. 2 - Developer Responsibility for new School Crossings/School Zone Signals.

When a developer is required to install off-site improvements on a roadway that will have a school or school crossing signal system within two (2) years of the date of building permit approval of the development, the developer shall be required to install all underground (including underground across any improved roadway), foundations, poles with mast arms, and controls on his side of the roadway. This policy shall not apply if the school district is responsible for signal implementation as outlined in Traffic Engineering Policy No. 1.

C. Traffic Engineering Policy No. 3 - Pedestrian Crossing Improvements.

When the developer is required to install off-site improvements on a roadway which requires a pedestrian crossing, the developer shall be required to install all underground (including underground across any improved roadway), foundations, poles with mast arms, and controls on his side of the roadway.

D. Traffic Engineering Policy No. 4 - Improvements to Existing School Signal System/Pedestrian Crossings.

When a developer is required to install off-site improvements on a roadway that has an existing school or school crossing signal system or pedestrian crossings, and the existing system is made ineffective by the widening of the roadway, the developer shall be required to provide all underground, foundation, poles with mast arms, etc., necessary to provide adequate service levels on his side of the roadway.

E. Traffic Engineering Policy No. 5 - New Traffic Engineering Improvements at an Intersection Where Signals are Warranted Before New Development is Initiated.

When a developer is required to install off-site improvements at an intersection that warrants a traffic signal or is at an intersection of any combination of section line and center section roads where a signal would be required within two (2) years from the date of approval of the building permit, the developer shall install all underground, foundations, service and signal poles required for the future signal within the limits of his development only. (The foundation may be adapted for streetlight installation and serve as same until the signal is installed.)

F. Traffic Engineering Policy No. 6 - New Traffic Engineering Improvements Required as a Result of New Development.

When a developer, because of the impact of his development on existing traffic, causes an intersection to warrant a traffic signal where it would normally not be expected to warrant a traffic signal, the developer shall be required to pay for one hundred percent (100%) of the signal. An intersection shall also include a driveway and/or street-type entrance where such entrance did not exist.

G. Traffic Engineering Policy No. 7 - Unusual Roadway Conditions Caused by New Development.

When a developer is required to install off-site improvements on a roadway, and such improvements require a change of elevation so that existing roadway is rendered unusable for traffic, the developer shall replace all roadway in a manner that two-way traffic can be maintained without the use of potentially hazardous alignment transitions.

H. Traffic Engineering Policy No. 8 - Alignment Transitions, Acceleration and Deceleration Lanes Required by New Development.

When a proposed development necessitates alignment transitions, acceleration lanes, or deceleration lanes, the developer shall be required to construct said transitions and/or lanes and provide all markings and safety devices necessary to minimize any hazard created by said transition.

2. ACCESS CONTROL

A. The design, number and location of access points must be approved by the County. The number of access points shall be kept to a minimum. The following information is presented as general guidelines for the location of access points to the public street system:

(1) Access Points. Direct access will not be approved for parking or loading areas that require vehicular backing maneuvers in a public street right-of-way except for single family or duplex residential uses on local streets.

(2) Provision of Access. If a property has frontage on more than one (1) street, access will be permitted only on those street frontages where standards contained in these and other County Standards can be met. If a property cannot be served by any access point meeting these standards, the County will designate access point(s) based on traffic safety, operational needs and conformance to as many of the requirements of these guidelines as possible.

(3) Restriction of Turning Movements. Where necessary for the safe and efficient movement of traffic, the County may require access points to provide for only limited turning movements, such as right turns only. The restriction of turning movements shall not affect the number and location of access points as specified elsewhere.

3. TRAFFIC STUDY GUIDELINES

A. Responsibilities for Traffic Studies.

(1) Traffic studies may be required by the County in order to adequately assess the impact of a proposal on the existing and/or planned street system. The primary responsibility for assessing the traffic impacts associated with a proposed development will rest with the developer, with the County Engineer serving in a review and approval capacity.

(2) A written professional traffic engineering study meeting the County guidelines may be required for a development proposal.

(3) When required, traffic study shall be the responsibility of the applicant and must be prepared and sealed by a Nevada Registered Professional Engineer with appropriate experience in transportation planning. Upon submission of a draft traffic study, the County Engineer will review the study data (sources, methods, and findings) and will provide comments in written form. The developer and his engineer will then have an opportunity to incorporate necessary revisions prior to submitting a final report.

(4) Any first submittal traffic study will be reviewed within ten (10) working days of the date of submittal to the County Engineer. If study revisions are needed, staff will normally review these within five (5) working days of the date of submittal. Longer time periods will be necessary if the Nevada Department of Transportation is involved in the review process.

(5) All previous traffic studies relating to the development that are more than two (2) years old at the time of the start of actual development construction may require updating, unless conditions are determined not to have changed significantly.

(6) Traffic studies may be required for the following submittals:

(a) For a rezoning application.

(b) For a tentative subdivision map if the property has previously been rezoned for the proposed use and no traffic study was required at the time of the rezoning.

(c) Prior to issuance of a Building Permit, if the property has already been zoned or subdivided and no previous traffic study less than two (2) years old exists.

(d) The applicant may be required to submit a new traffic study if, after submitting the original traffic study, the land use intensity or traffic generation are increased.

Where access points are not defined or a site plan is not available at the time the traffic study is prepared, additional traffic analysis may be required when a site plan becomes available or the access points are defined.

(7) If insufficient information is available but the property appears to involve a sufficiently intense land use, the applicant will be informed that a traffic study is required. The applicant is urged to contact the County Engineer at the preplanning stage to determine if a traffic study will be required.

B. Suggested Format for a Traffic Study

Traffic Engineering consultants are encouraged to discuss projects with the County Engineer prior to commencing the study. Topics for possible discussion at such meeting might include directional distribution of traffic, definition of the study area, intersections requiring critical lane analysis, and methods for projecting build out volume. This should provide a firm base of cooperation and communication between the County, owner, developer and his consultant in creating traffic characteristics that are in the best interest of the total community. Specific requirements will vary depending on the site location. However, all traffic studies shall contain, as a minimum, the following information:

(1) Conclusions and Recommendations. It is anticipated that this chapter will serve as an executive summary to guide the Planning Commission and Board of County Commissioners. The report must contain a clear and concise description of the study findings.

(2) Introduction

(a) Site and Study Area Boundaries

A brief description of the size of the land parcel, general terrain features, the location within the jurisdiction and the region should be included in this section. In addition, the roadways that afford access to the site, and are included in the study area, should be identified.

The exact limits of the study area should be based on engineering judgment, and an understanding of existing traffic conditions at the site. In all instances, however, the study area limits shall be mutually agreed upon by the developer, his engineer, and the County Engineer. These limits will usually result from initial discussion with the County Engineer. A vicinity map that shows the site in relation to the surrounding transportation system should be included.

(b) Existing and Proposed Site Uses and Densities

The existing and proposed uses and densities of the site should be identified in terms of the various zoning categories of the County. In addition, the specific use and densities for which the request is made should be identified if known, since a number of uses may be permitted under the existing ordinances.

(c) Existing and Proposed Uses in Vicinity of Site

A complete description of the existing land uses in the vicinity of the site, as well as their current zoning use, should be included.

The applicant should also state the proposed uses for vacant adjacent land in order that any proposed transition in uses are identified. This latter item is especially important where large tracts of underdeveloped land are in the vicinity of the site, and within the prescribed study area.

(d) Existing and Proposed Roadways and Intersections

Within the study area, the applicant must describe existing roadways and intersections (geometrics and traffic signal control) as well as improvements contemplated by government agencies. This would include the nature of the improvement project, its extent, implementation schedule, and the agency or funding source responsible.

(3) Trip Generation

The future motor vehicle trips generated on the developed site shall be calculated in a manner consistent with the publication of the Institute of Transportation Engineers (ITE) entitled, Trip Generation, Second Edition, 1979 as amended. The County may require specific trip generation rates to be used in specific cases that differ from the ITE average values when the results of local studies differ from the national values.

(4) Trip Distribution

The direction of approach for site generated traffic will be presented in this section. The technical analysis procedures, basic methods, and assumptions used in this work must be clearly stated.

(5) Trip Assignment

This section will describe the utilization of study area roadways by site generated traffic. The anticipated site traffic volumes must be combined with existing and projected area traffic volumes in Section 5, to describe through and turning movement volumes for future conditions with the site developed as proposed. Internal trips in excess of ten percent (10%) will require analytical support to demonstrate how the higher figures were derived. Non-generated passerby traffic reduction in generation volumes may be considered if applicable.

Analysis techniques that will generally be acceptable are contained in the document published by the Transportation Research Board, National Research Council entitled, Quick-Response Urban Travel Estimation Techniques and Transferable Parameters, (National Cooperative Highway Research Program Report No. 187), Washington, D.C., 1978.

(6) Existing and Projected Traffic Volumes

(a) A.M. peak hour site traffic (in and out) including turning movements.

(b) P.M. peak hour site traffic (in and out) including turning movements.

(c) A.M. peak hour total including site (in and out) and through traffic including turning movements for current conditions and twenty (20) year projections or build out.

(d) P.M. peak hour total including site (in and out) and through traffic including turning movements for current conditions and twenty (20) year projections or build out.

All raw traffic count data (including hourly, ADT, and peak hour turning movements) and analysis worksheets shall be provided in the appendices. Computer techniques, and the associated printouts, may be used as part of the report.

Build out projections shall include major vacant properties around the proposed development that may be identified by the County. Volume projections for the background traffic growth may be provided by the County, or a method for determining their volume will be recommended by the County.

All total daily traffic counts should be actual twenty-four (24) hour machine counts and not based on factored peak hour sampling. Latest available machine counts from Nevada Department of Transportation, the County and other agencies may be acceptable if not more than two (2) years old. Traffic counts shall be expanded for day-of-week and seasonal variations.

(7) Traffic Signals

The need for new traffic signals shall be determined using the warrants in the Manual on Uniform Traffic Control Devices. Traffic progression is of paramount importance. Generally, a spacing of one-half (½) mile for all signalized intersections should be maintained. This spacing is usually desirable to achieve good speed, capacity, and optimum signal progression.

To provide flexibility for existing conditions and ensure optimum two-way signal progression, the traffic engineering analysis should properly locate all proposed connecting access approaches that may require signalization. An optimum two-way progression pattern should be established between two (2) public intersections that bracket the proposed approach as chosen by the County. These bracketing intersections should be about one (1) mile apart, and be considered acceptable, existing, or possible future signal locations.

The progression pattern calculation must use a cycle length of between fifty (50) and two hundred (200) seconds, and a travel speed of forty-five (45) mph, unless the posted speed limit is less. A desirable bandwidth of fifty percent (50%) should be used where existing conditions allow. Where intersections have no signals presently, but are expected to have signals, a sixty percent (60%) mainline, forty percent (40%) cross street cycle split should be assumed. The green time allowed to the cross street will be considered no less than the time which is required for a pedestrian to cross the mainline at four (4) feet per second. Generally those intersections which would reduce the optimum bandwidth if a traffic signal were installed will remain unsignalized and have turning movements limited by driveway design or median islands.

In areas located within the Las Vegas Area Computer Traffic System (LVACTS), all progression and coordination calculations must be verified with the operator of the LVACTS Traffic Management Center (TMC) prior to inclusion in the report. The County will facilitate communications between the study consultant and the LVACTS-TMC operator.

(8) Traffic Capacity

Level of service "C" will be the design objective for capacity and under no circumstances will less than level of service "D" be accepted for site and non-site traffic. The design year shall be twenty (20) years following construction or at build out of the area. Levels of service are defined in Transportation Research Board, Special Report 87, Highway Capacity Manual, 1965.

The following interpretations of "level of service" have been provided:

Level of Service "A": A condition of free flow with low traffic density, where no vehicle waits longer than one (1) signal cycle.

Level of Service "B": A stable flow of traffic where only on a rare occasion do drivers wait through more than one (1) signal cycle.

Level of Service "C": Still in the zone of stable flow, but intermittently drivers must wait through more than one (1) signal cycle and backups may develop behind left turning vehicles.

Level of Service "D": Approaching instability; drivers are restricted in their freedom to change lanes and delays for approaching vehicles may be substantial during peak hours.

Level of Service "E": Traffic volumes are near or at the capacity of the arterial, and long queues of vehicles may create lengthy delays, especially for left turning vehicles.

Level of Service "F": Congested condition of forced traffic flow, where queued backups from locations downstream restrict or prevent movement of vehicles out of the approach, creating a storage area during part or all of the peak hour.

Maximum sum of critical lane volumes for determining levels of service are shown below in Table 3.

TABLE 3

LEVEL OF SERVICE RANGES FOR PLANNING APPLICATIONS

Level of Service	No. of Signal Phases		
	Two Phase	Three Phase	Four or More Phases
A	900	855	825
B	1,050	1,000	965
C	1,200	1,140	1,100
D	1,350	1,275	1,225
E	1,500	1,425	1,375
F	Not Applicable		

(9) Traffic Accidents

Existing traffic accident data during a minimum period of three (3) years for existing street corridors should be incorporated in the study. Estimates of increased or decreased accident potential should be evaluated for the development.

(10) Recommendations

In the event that analysis indicates unsatisfactory levels of service on study area roadways, a description of proposed improvements to remedy deficiencies shall be included. These proposals would not include committed projects by the County or the Nevada Department of Transportation. In general, the recommendation section should include:

(a) Recommended Improvements

This section shall describe the location, nature and extent of proposed improvements to ensure sufficient roadway capacity. Accompanying this list of improvements are preliminary cost estimates, source of funding, timing and likelihood of implementation.

(b) Volume/Capacity Analysis at Critical Points

A second iteration of the volume/capacity analysis should be described, which demonstrates the anticipated results of making these improvements.

(c) Levels of Service at Critical Points

As a result of the revised volume/capacity analysis presented in the previous section, levels of service for the highway system with improvements should be presented.

(11) Revisions to Traffic Study

Revisions to the traffic study must be provided as required by the County Engineer. The need to require revisions will be based on the completeness of the traffic study, the thoroughness of the impact evaluation and the compatibility of the study with the proposed access and development plan.

CHAPTER IV

SURVEY MONUMENTATION STANDARDS

1. General Requirements

   A. A complete and accurate survey of the land to be divided by a parcel map or final map shall be made by a Nevada Registered Land Surveyor in accordance with the standard practices and principles of land surveying. In all other instances of development, only a land surveyor, duly registered by the State of Nevada, shall be authorized to determine or establish the exact location for a survey monument and only such registered land surveyor shall be authorized to perpetuate and reference existing survey monuments located within the limits of public or private streets.

2. Monuments

   A. General

      (1) Monuments shall be set in accordance with the recorded maps so that the survey, or any part thereof, may be readily retraced. Such monuments shall be set at:

         (a) All angle points in survey boundary.

         (b) All angle points of tangency and points of curvature in survey boundary.

         (c) All street centerline intersections.

         (d) All angle points of tangency and points of curvature in street centerlines.

         (e) All intersections of street centerlines with survey boundary.

         (f) All section corners, quarter corners and sixteenth corners.

      All the above established points which fall within the limits of public or private rights-of-way shall be referenced to four firmly established ties within a radius of twenty (20) feet to one hundred (100) feet. The angle from tie to tie shall be as near ninety degrees (90°) as possible, radiating from the established intersection.

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(2) All monuments shall have a nonferrous cap securely attached to the top of the monument permanently marking the exact center. The surveyor's registration or license number shall be stamped on the nonferrous cap.

(3) Monuments may be set after approval of the map, but must be set prior to the final acceptance of the improvements. If the monuments are to be set after recordation of the map, a cash deposit or approved bond in an amount set by the County Surveyor shall be filed with the Board of County Commissioners guaranteeing such work.

(4) All monuments shall conform to the County specifications and standards. Prior approval of alternate survey monuments is recommended but not mandatory if stoppage of field work would result. However, all alternate types of survey monuments must equal or surpass the County Standards regarding quality, durability and conformance with applicable laws and/or ordinances.

(5) Where hard rock or other physical obstructions are encountered, monument length sufficient to resist removal may vary within reasonable limits.

(6) All monuments shall be set in such a manner that the accuracy of their relative positions is not less than second-order class II, in accordance with the specifications established by the U. S. Federal Geodetic Control Committee.

(7) An original tracing of a Survey Monumentation Plan, clearly identifying all monument locations including reference monuments, is to be prepared and certified by a Nevada registered land surveyor. This plan is to be filed with the County Surveyor prior to the release of the improvement bond and shall certify that the monuments are of the character and occupy the positions shown.

B. Types of Monuments

(1) Type I. This monument shall be installed as a section corner or 1/4 section corner surface monument in a street or road section which is paved with Portland Cement Concrete or Asphaltic Concrete. For construction see Standard Drawing No. 408.

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(2) Type II. This monument shall be installed as a surface monument at 1/16 section corner points within a street or road section which is paved with Portland Cement Concrete or Asphaltic Concrete. Type II monuments shall also be used as subsurface section corner and 1/4 section corner monuments in an unpaved street or road section where maintenance would preclude the use of surface monuments. For construction see Standard Drawing No. 409.

(3) Type III. This monument shall be installed at all other survey control points on the plans; such as secondary street intersections, center of hammerhead turnarounds or circular cul-de-sacs, points of curvature and/or tangency, points of intersection and points of reverse and/or compound curvature. For construction see Standard Drawing No. 410.

(4) Type IV. This monument is a reference monument to be placed in accordance with Standard Drawing No. 412 and with a tie to tie angle as near to 90 degrees as possible. For construction see Standard Drawing No. 411.

C. Determination of Monument Location:

(1) The surveyor will indicate on the Parcel Map and/or the Final Map and on the Survey Monumentation Plan ample monuments of a permanent nature to enable the survey to be readily retraced and identified.

(2) In situations where street center lines are obstructed by median islands, plantings, streetlights or other structures, consideration should be given to placing clearly identified monuments on an offset baseline.

(3) Monumentation at a point of intersection, which falls in the street limits, will be preferred over setting monuments at P.C.'s or P.T.'s, unless the P.I. falls in an unpaved area.

D. Monument Construction:

The physical construction of monuments may be installed by others, such as a general contractor or subcontractor, under the direct supervision of the surveyor. All requirements of Title 16, Chapter 16.04 of the Clark County Code and applicable sections of the Clark County Uniform Standard Specifications must be met. Poor workmanship or substandard materials will not be accepted.

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APPENDIX A

SANITARY SEWER SYSTEMS AND WATER SYSTEMS REQUIREMENTS

Sanitary sewer systems and water systems shall conform with standards and specifications adopted by the Clark County Sanitation District and Las Vegas Valley Water District.

For information regarding the design of sanitary sewer systems, you may contact the Sanitation District Office at 5857 East Flamingo Road, Las Vegas, Nevada, 89122, 458-1180.

For information regarding the design of water systems, you may contact the Las Vegas Valley Water District at 3700 West Charleston Boulevard, Las Vegas, Nevada, 89153, 870-2011.

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APPENDIX B

GLOSSARY

Acceleration Lane - The portion of the roadway adjoining the traveled way for the purpose of enabling a vehicle entering a roadway to increase its speed to a rate at which it can more safely merge with through traffic.

Access - The way or means to approach, enter and leave a parcel, tract of land or lot from a public right-of-way.

Access Point - The connection of a driveway or private street at the right-of-way line to the public roadway.

Alley - The term "alley" shall mean a public way, primarily for vehicular use, of a minimum width of twenty (20) feet, which affords a secondary means of access to abutting properties.

Applicant - The owner or authorized representative of the land proposed to be subdivided or developed.

As-Built Drawings - The term "as-built drawings" shall mean drawings or plans which show and delineate any and all changes from the approved plans which occurred during the construction and installation of the subdivision improvements.

Board of County Commissioners - The term "Board of County Commissioners" shall mean the governing board of the County.

"C.B.R." Value - California Bearing Ratio (a value used to evaluate bases, subbases and subgrade materials for pavement thickness design).

Channel - A natural or artificial water course with definite bed and bank to confine and conduct flowing water.

Commercial - A term used to describe all developments which cannot be described as a subdivision or a single family residence.

County Engineer - The term "County Engineer" shall mean the person who holds the appointive office of County Engineer.

County Planning Commission - The term "County Planning Commission" shall mean the Board of Planning Commissioners of Clark County, Nevada.

County Surveyor - The term "County Surveyor" shall mean the person, whether elected or appointed, who holds the office of the County Surveyor.

Deceleration Lane - The portion of the roadway adjoining the traveled way for the purpose of enabling a vehicle that is to make an exit turn from a roadway to slow to the safe speed on the curve ahead after it has left the mainstream of faster moving traffic.

Dedication - The setting apart by the property owner and acceptance by the public of property for public use, in accordance with the law.

Design - The term "design" shall mean the alignment, grades and width of streets; location and width of easements and rights-of-way and alleys, widths, depth and arrangement of lots; the suitability of land for subdivision and the relationship of land uses as well as the layout.

Design Storm - The return frequency storm which is established for the type of drainage facility to be designed.

Detention - Short term storage of runoff, released at a controlled rate.

Developer - An individual, partnership or corporation, or other legal entity that causes land to be developed, subdivided or improved.

Development - The act of building structures and/or installing site improvements.

Drainage Area - The area of land contributing runoff to any given selected point.

Drainage Easement - An area where the County has the right to maintain water flow.

Drainage Improvement - Any one of a number of types of construction which is built to control water flow, (i.e., ditches, channels, pipes, bridges, etc.).

Easement - A grant by a property owner for the use of a designated part of his/her land by the general public, utility or certain person or persons for a specific purpose or purposes.

Flow Line - The lowest grade line in a drainage course.

Footcandle - The illumination on a surface one (1) square foot in area on which there is a uniformly distributed flux of one (1) lumen, or the illumination produced on a surface all points of which are at a distance of one (1) foot from a directionally uniform point source of one (1) candle.

Freeboard - The height above the design water surface elevation or hydraulic grade line that a channel bank or the flow of a gutter must be constructed for a safety factor against potential flooding.

Grade Lines - A series of elevations which increase or decrease at specified increments to create downhill or uphill flow.

"H.G.L." - Hydraulic Grade Line.

Level of Service - A qualitative measure of the effect of a number of factors which include speed and travel time, traffic interruptions, freedom to maneuver, safety, driving comfort and convenience, and operating costs.

Lining - A protective covering constructed on all or part of an open channel section to resist erosion.

Off-Site - Any premises not located within the area of the property to be subdivided, whether or not in the same ownership of the applicant for subdivision approval, or any portion of a development lying within the public right-of-way.

Off-Site Improvements - Improvements or construction within public rights-of-way or easements.

Open Channel - A channel whose surface is not enclosed.

Owner - The term "owner" shall mean any individual, firm, association, syndicate, copartnership or corporation having sufficient proprietary interest in the land sought to be subdivided, to commence and maintain proceedings to subdivide the same under Title 28.

Peak Discharge - The maximum storm runoff flow rate arriving at the location under consideration.

Peak Hour Traffic - The highest number of vehicles found to be passing over a section of a lane or roadway during any sixty (60) consecutive minutes.

P.E. _ Professional Engineer. These initials indicate that the engineer is licensed and registered in the State.

Private Road - A road which is owned and maintained by property owners whose lane the road crosses.

Right-of-Way - A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, electric transmission line, oil or gas pipeline, water main, sanitary sewer main or for another special use.

Roadway - The term "roadway" shall mean that portion of a street right-of-way intended to accommodate vehicular traffic or accesses.

"R" Value - Resistance value (a value used to evaluate bases, subbases and subgrade materials for pavement thickness design).

Single Family Residential Development - A development exclusively zoned for single family residential use, such as R-2, R-T, R-1A, R-1, R-D, RE, R-A and R-U zoned districts as defined in Title 29 of the County Zoning Ordinance and whose dwellings are defined in the Clark County Building Code as Group R Division 3 Occupancy.

Special Flood Hazard Area - An area defined as having special flood hazards as shown by maps furnished by the Federal Emergency Management Agency or defined as such by the County.

Standard Drawings - The "Clark County Public Works Standard Drawings" as adopted by Clark County (see Appendix C).

Standard Specifications - The "Uniform Standard Specifications for Public Works' Construction, Off-Site Improvements and Survey Requirements, Clark County Area, Nevada" as adopted by Clark County.

Stopping Sight Distance - The distance required by a driver of a vehicle, traveling at a given speed, to bring his vehicle to a stop after an object on the roadway becomes visible.

Storm Runoff - That portion of storm precipitation which is not intercepted by vegetation, absorbed by the land surface or evaporated, and thus flows overland as sheet flow or within channels.

Uniformity Ratio - The ration between the average illumination of a roadway design area between two (2) adjacent luminaires and the lowest value at any point in the design area (average to minimum).

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APPENDIX C

STANDARD DRAWINGS

Series 100 Street Improvements

** NOTE: See Section 2: Waivers

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** NOTE: See Section 2: Waivers

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Series 500 Traffic Signal Improvements

All traffic signal improvements shall conform to the latest edition of the "Traffic Signal Standard Drawings," issued by the Department of Public Services, City of Las Vegas, Nevada, unless otherwise amended by the County Engineer for use in County Improvement projects.

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CLARK COUNTY, NEVADA

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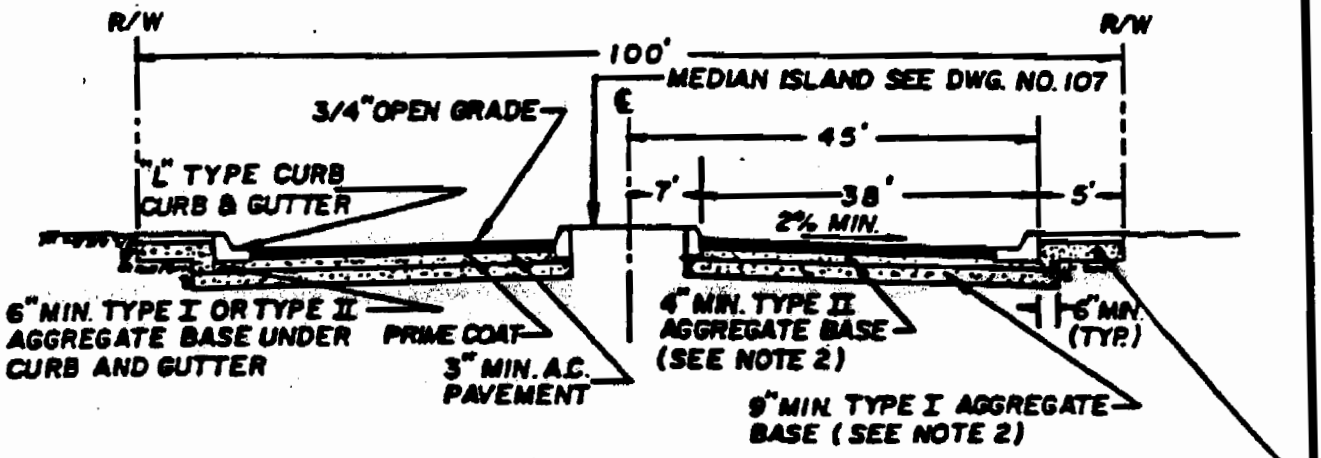
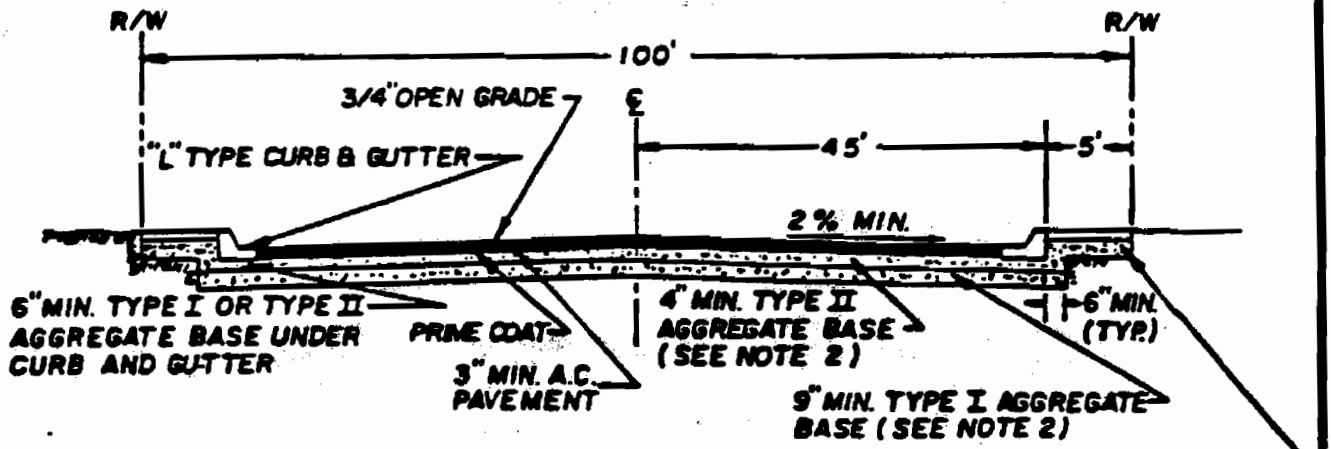
Series 100
Streets Improvements

** NOTE: See Section 2: Waivers



ARTERIAL WITH MEDIAN ISLAND



ARTERIAL WITHOUT MEDIAN ISLAND

NOTES:

1. FINAL A.C. PAVEMENT SURFACE (INCLUDING OPEN GRADE) SHALL BE 1/2" ABOVE LIP OF GUTTER.

2. STRUCTURAL SECTION SHOWN IS BASED ON AN "R" VALUE OF 20. OTHER STRUCTURAL SECTIONS MAY BE APPROVED IF BASED ON ENGINEERING ANALYSIS BASED ON "R" OR "CBR" VALUES DETERMINED BY SOIL TESTING. IN NO CASE SHALL THE A.C. THICKNESS BE LESS THAN SHOWN.

REVISION	DESCRIPTION	DATE

APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

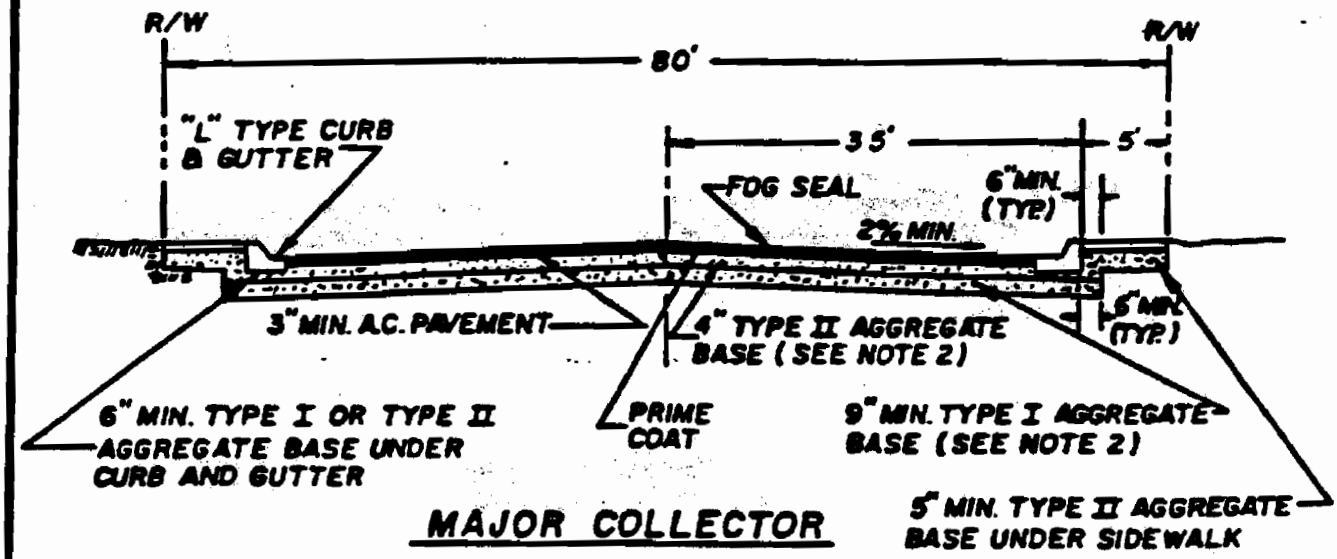
** NOTE: See Section 2: Waivers

ARTERIAL

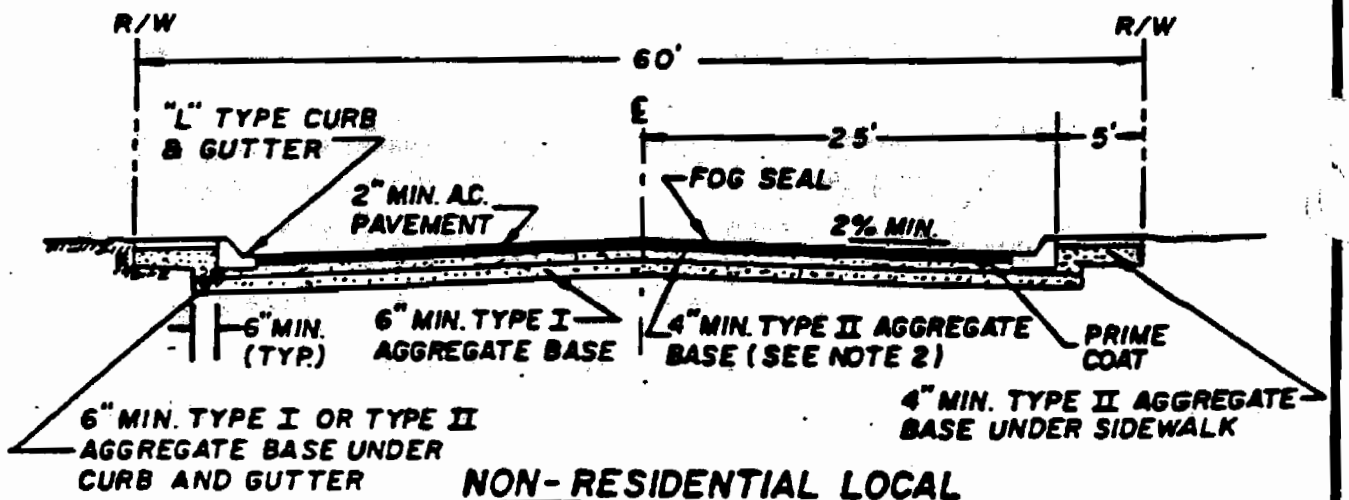
URBAN AREA STREET SECTIONS

DATE 10/21/83 | DWG. NO. IC1 | SHT. NO. 1 of 1

** NOTE: See Section 2: Waivers



MAJOR COLLECTOR



NON-RESIDENTIAL LOCAL OR MINOR RESIDENTIAL COLLECTOR

1. FINAL A.C. PAVEMENT SURFACE (INCLUDING OPEN GRADE IF USED) SHALL BE 1/2" ABOVE LIP OF GUTTER.

2. STRUCTURAL SECTION SHOWN IS BASED ON AN "R" VALUE OF 20. OTHER STRUCTURAL SECTIONS MAY BE APPROVED IF BASED ON ENGINEERING ANALYSIS BASED ON "R" OR "CBR" VALUES DETERMINED BY SOIL TESTING. IN NO CASE SHALL THE A.C. THICKNESS BE LESS THAN SHOWN.

REVISED	DESCRIPTION	DATE

APPROVED:

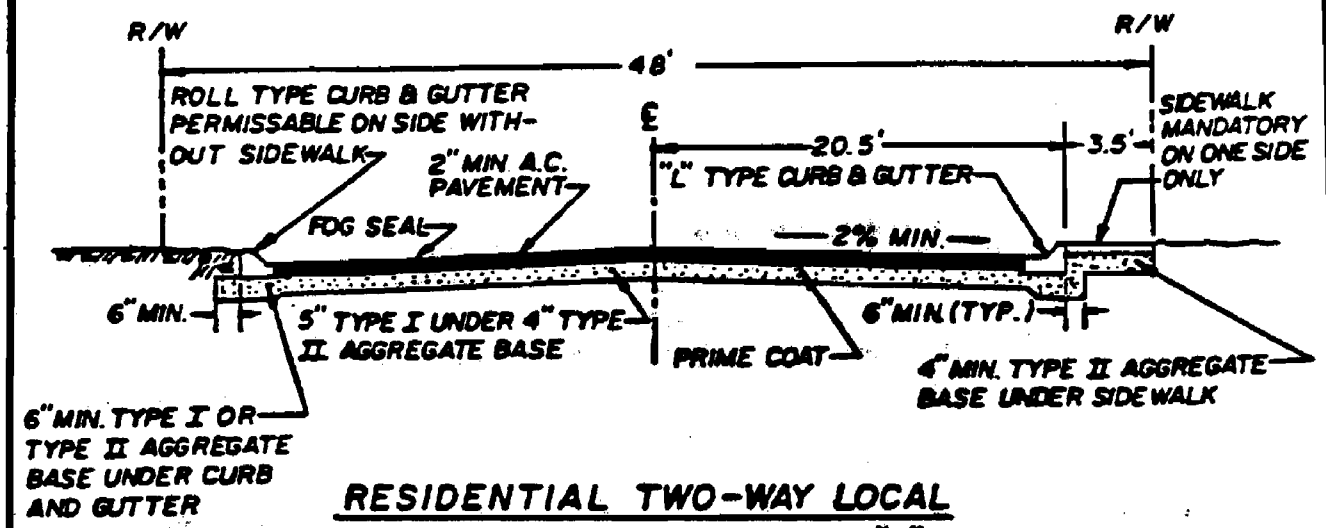
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

** NOTE: See Section 2: Waivers

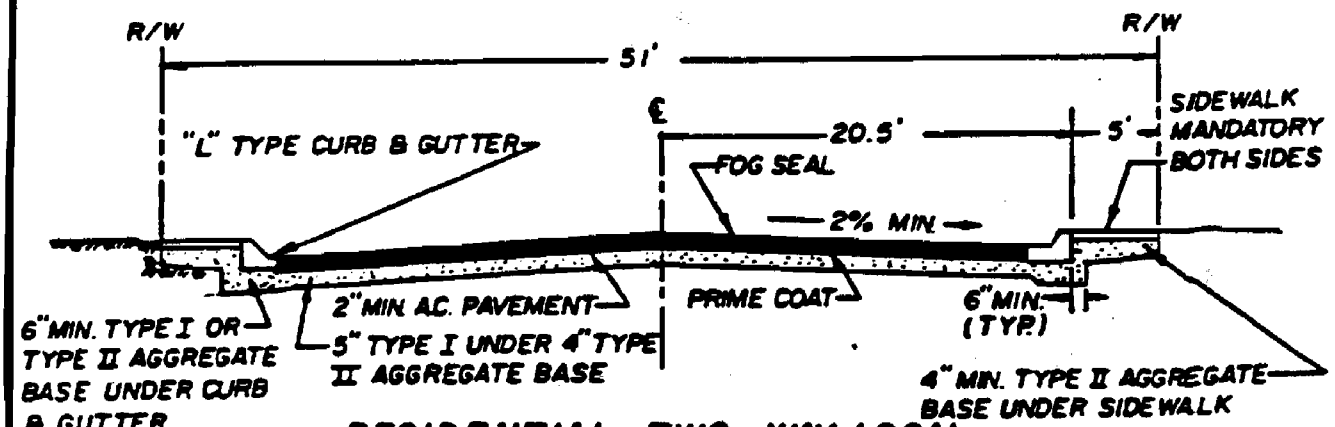
COLLECTOR

URBAN AREA STREET SECTIONS

** NOTE: See Section 2: Waivers



RESIDENTIAL TWO-WAY LOCAL OR HAMMERHEAD (OPTION "A")



RESIDENTIAL TWO-WAY LOCAL OR CUL-DE-SAC (OPTION "B")

NOTES:

1. FINAL A.C. PAVEMENT SURFACE SHALL BE 1/2" ABOVE LIP OF GUTTER.
2. STRUCTURAL SECTION SHOWN IS BASED ON AN "R" VALUE OF 20. OTHER STRUCTURAL SECTIONS MAY BE APPROVED IF BASED ON ENGINEERING ANALYSIS BASED ON "R" OR "CBR" VALUES DETERMINED BY SOIL TESTING. IN NO CASE SHALL THE A.C. THICKNESS BE LESS THAN SHOWN.
3. USE OF RESIDENTIAL TWO-WAY LOCAL OR HAMMERHEAD (OPTION "A") STREET SECTIONS WILL BE ALLOWED IN SINGLE FAMILY RESIDENTIAL DWELLING AREAS ONLY.

REV NO	DESCRIPTION	DATE

APPROVED:

COUNTY ENGINEER R.P.E. # 5133

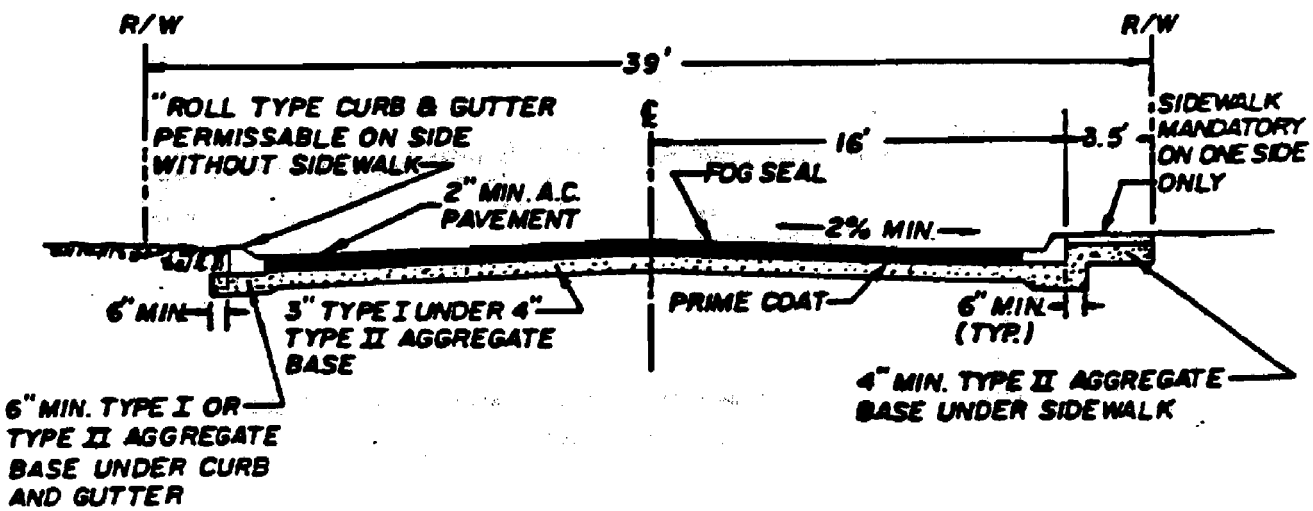
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

** NOTE: See Section 2: Waivers

LOCAL RESIDENTIAL URBAN AREA STREET SECTIONS

DATE 10/21/83 | DWG. NO. 103 | SHT NO. 1 of 2

** NOTE: See Section 2: Waivers



RESIDENTIAL ONE-WAY

NOTES:

1. FINAL A.C. PAVEMENT SURFACE SHALL BE 1/2" ABOVE LIP OF GUTTER.
2. STRUCTURAL SECTION SHOWN IS BASED ON AN "R" VALUE OF 20. OTHER STRUCTURAL SECTIONS MAY BE APPROVED IF BASED ON ENGINEERING ANALYSIS BASED ON "R" OR "CBR" VALUES DETERMINED BY SOIL TESTING. IN NO CASE SHALL THE A.C. THICKNESS BE LESS THAN SHOWN.
3. USE OF RESIDENTIAL ONE-WAY STREET SECTIONS WILL BE ALLOWED IN SINGLE FAMILY RESIDENTIAL DWELLING AREAS ONLY.
4. RESIDENTIAL ONE-WAY STREETS SHALL NOT EXCEED ONE THOUSAND FEET IN LENGTH NOR SERVE MORE THAN TWENTY (20) SINGLE FAMILY DWELLING UNITS, WHICHEVER IS LESS.

REV.NO	DESCRIPTION	DATE

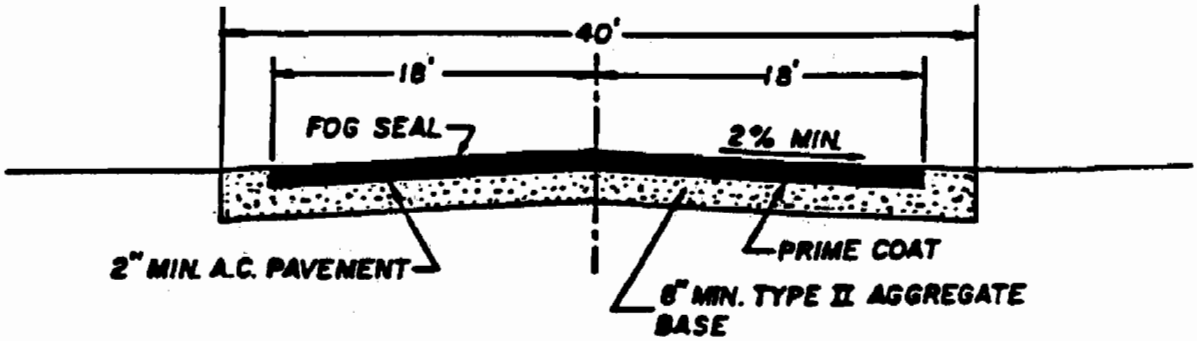
APPROVED:

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

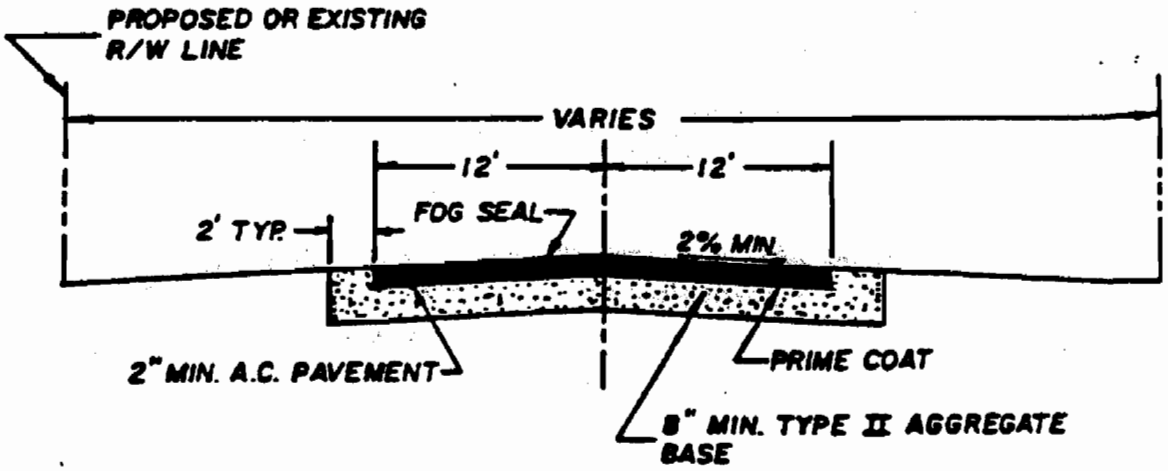
** NOTE: See Section 2: Waivers

LOCAL RESIDENTIAL URBAN AREA

STREET SECTIONS



PRIVATE (SEE NOTE 3)



PUBLIC

NOTES:

1. INTERSECTIONS SHALL HAVE FIFTEEN (15) FOOT MINIMUM RADii.
2. COMPACTION OF AGGREGATE BASE AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATION".
3. CURB AND GUTTER MAY BE REQUIRED FOR DRAINAGE PURPOSES.

REV. NO	DESCRIPTION	DATE

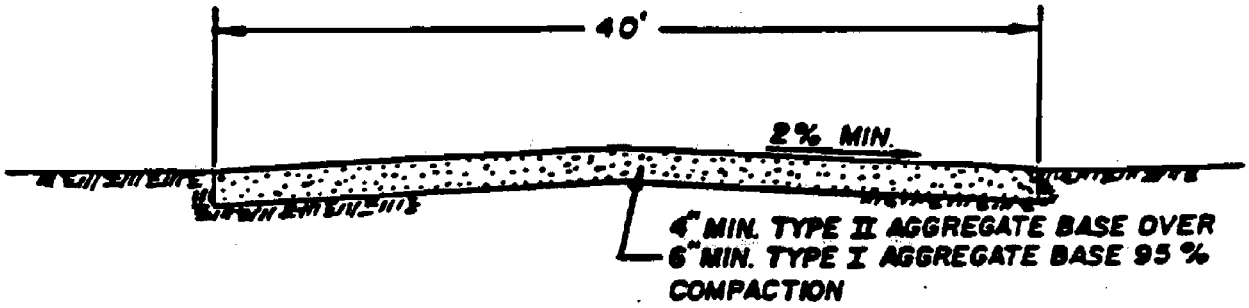
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

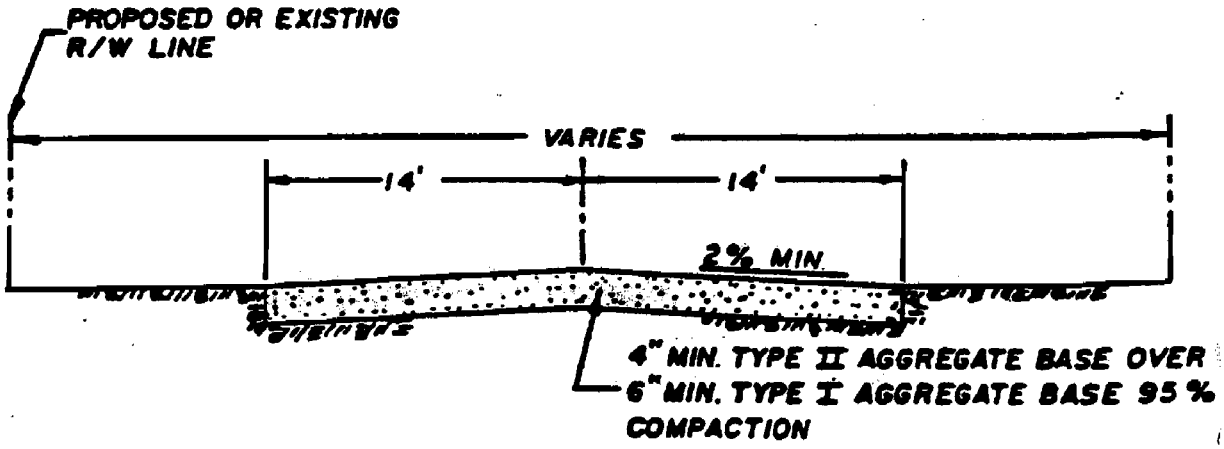
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

PAVED ACCESS ROADS

DATE 10/21/83 | DWG. NO. 104 | SHT. NO. 1 of 1



PRIVATE



PUBLIC

NOTES:

1. NATIVE MATERIAL MAY BE USED IN LIEU OF TYPE I AGGREGATE BASE IF APPROVED BY THE COUNTY ENGINEER.

2. COMPACTION OF AGGREGATE BASE AND SUBGRADE PREPARATION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATION."

REV.NO	DESCRIPTION	DATE

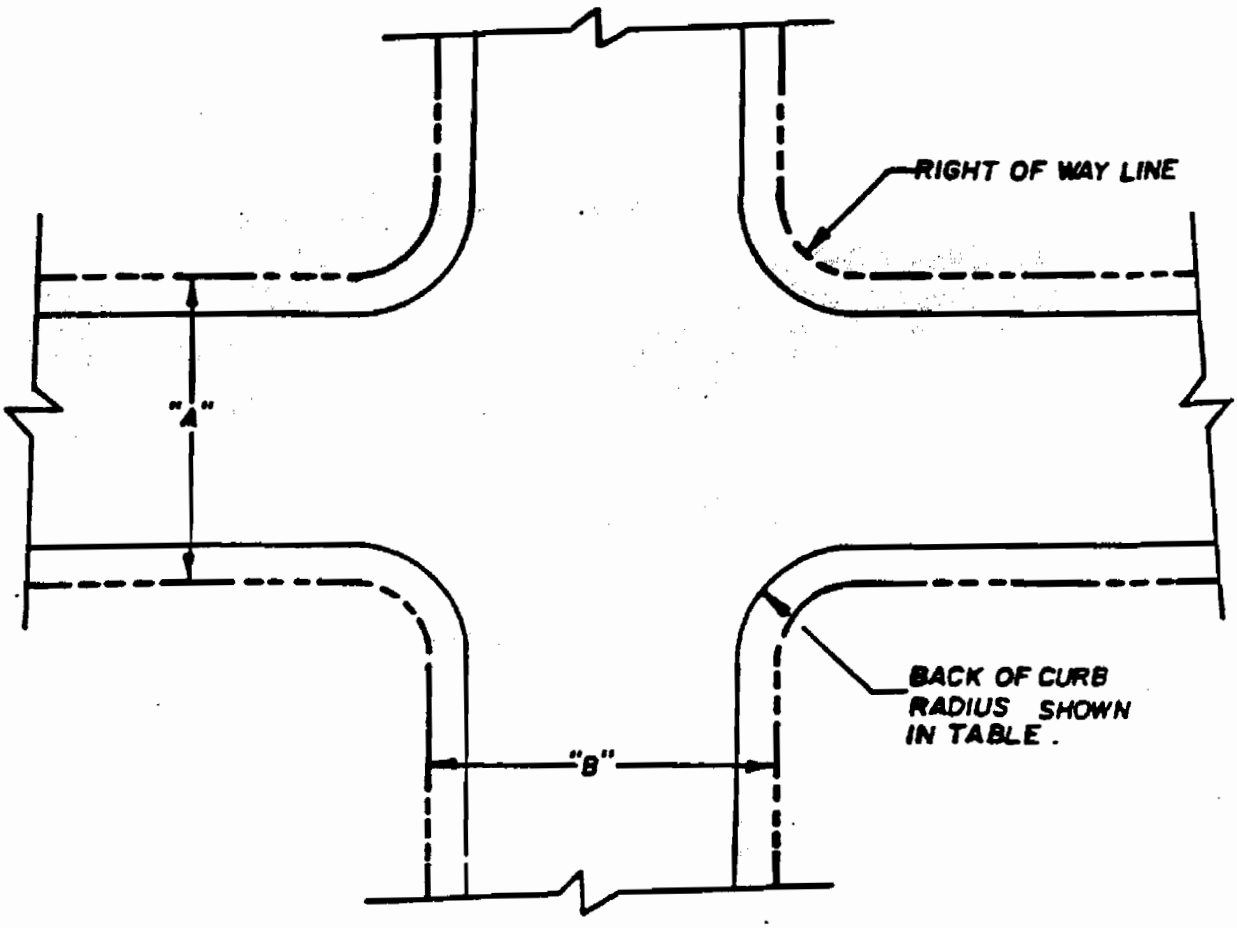
APPROVED

COUNTY ENGINEER

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

GRAVEL ACCESS ROADS

** NOTE: See Section 2: Waivers



NOTES:

PROPERTY LINES SHALL BE PARALLEL AND CONCENTRIC TO THE BACK OF CURB AT A DISTANCE CONSISTENT WITH THE STANDARD STREET SECTIONS DWG. NUMBERS 101, 102 AND 103.

*PROPERTY LINE RADIUS SHALL BE A MINIMUM OF 54 FEET.

"A" \ "B"	60' OR LESS	80'	100' OR MORE
60' OR LESS	20'	25'	30'
80'	25'	30'	30'
100' OR MORE	30'	30'	*30'

REV NO	DESCRIPTION	DATE
1	REVISED NOTE	4/84

APPROVED:

COUNTY ENGINEER R.P.E. # 5133

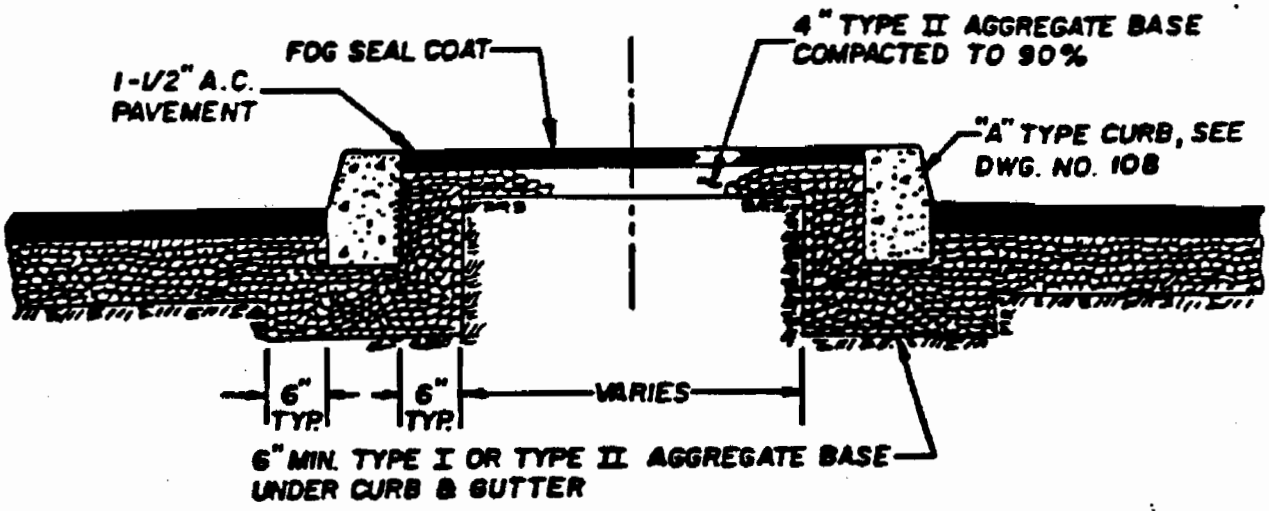
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

** NOTE: See Section 2: Waivers

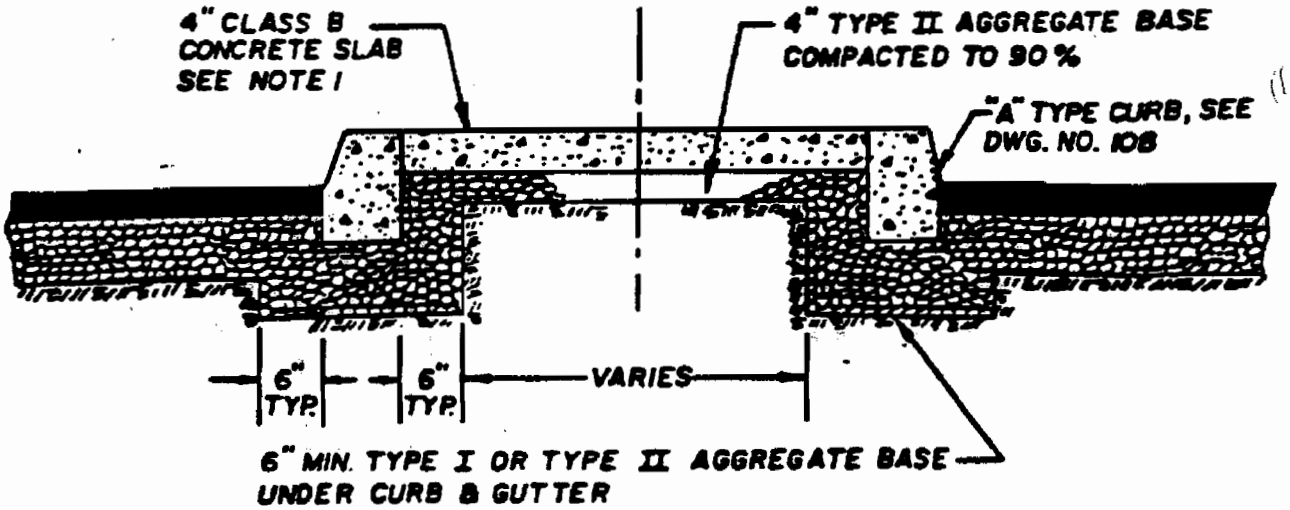
MINIMUM BACK OF CURB RADIUS

DATE 10/21/83 | DWG. NO. 106 | SHT NO. 1 of 1

** NOTE: See Section 2: Waivers



AC MEDIAN



PCC MEDIAN

NOTES:

1. CONSTRUCT WEAKENED PLANE JOINT EVERY 10'; CONSTRUCT EXPANSION JOINTS EVERY 30' FOR CONCRETE SLAB. FOR JOINT DETAILS SEE DRAWING NO. 119.

2. STANDARD "L"-TYPE CURB & GUTTER MAY BE REQUIRED UNDER SPECIAL CONDITIONS.

REV NO	DESCRIPTION	DATE

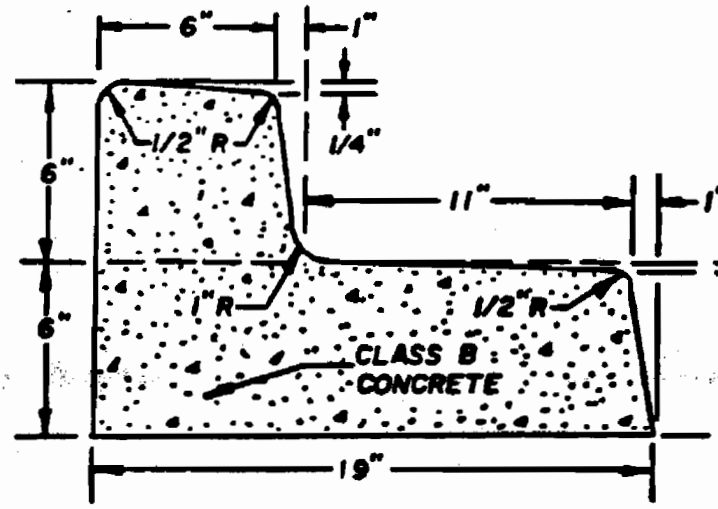
APPROVED:

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

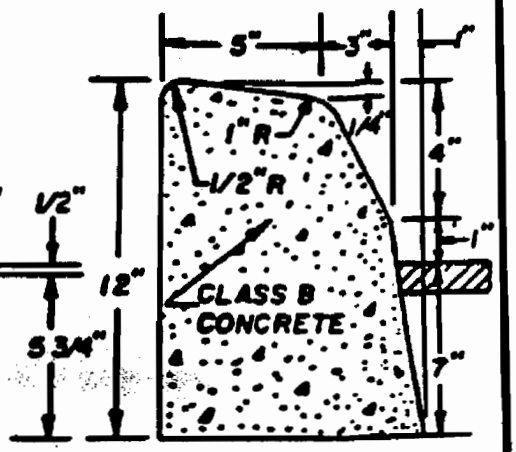
** NOTE: See Section 2: Waivers

MEDIAN ISLAND
TYPICAL SECTION

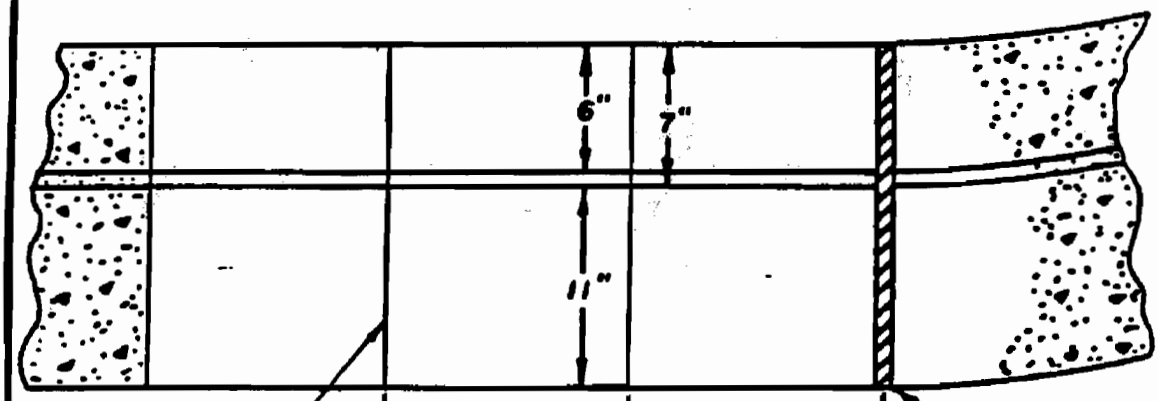
** NOTE: See Section 2: Waivers



"L" CURB SECTION



"A" CURB SECTION



WEAKENED PLANE JOINT

TYPICAL PLAN

1/2" EXPANSION JOINT AT ALL COLD JOINTS, AT BEGINNING & END OF RETURN AND AT 300' MAX. INTERVALS FOR EXTRUDED CURB AND 30' MAX. INTERVALS FOR FORMED CURB. FOR JOINT DETAIL SEE DWG. NO. 119

REV NO	DESCRIPTION	DATE

APPROVED:

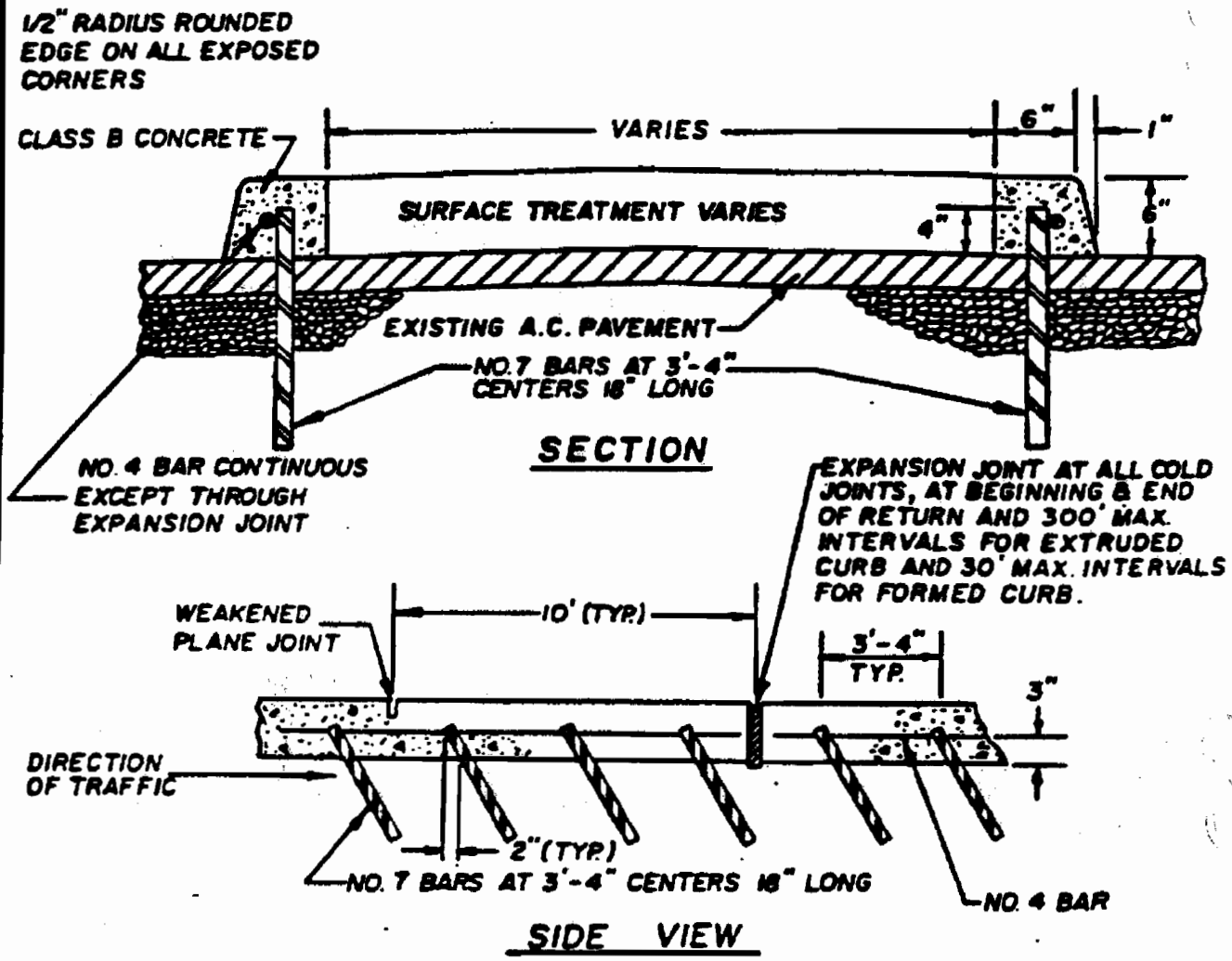
COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

** NOTE: See Section 2: Waivers

"A" AND "L" TYPE
ISLAND CURB

DATE 10/21/83 | DWG. NO. 108 | SHT. NO. 1 of 1



NOTES:

1. FOR EXPANSION JOINT AND WEAKENED PLANE JOINT DETAIL, SEE DWG. NO. 119.
2. WEAKENED PLANE JOINTS EVERY 10' STAGGER WITH NO.7 BARS.
3. ALL REINFORCING STEEL SHALL HAVE 2" CLEAR COVER UNLESS OTHERWISE SHOWN.

REV.NO.	DESCRIPTION	DATE

APPROVED:

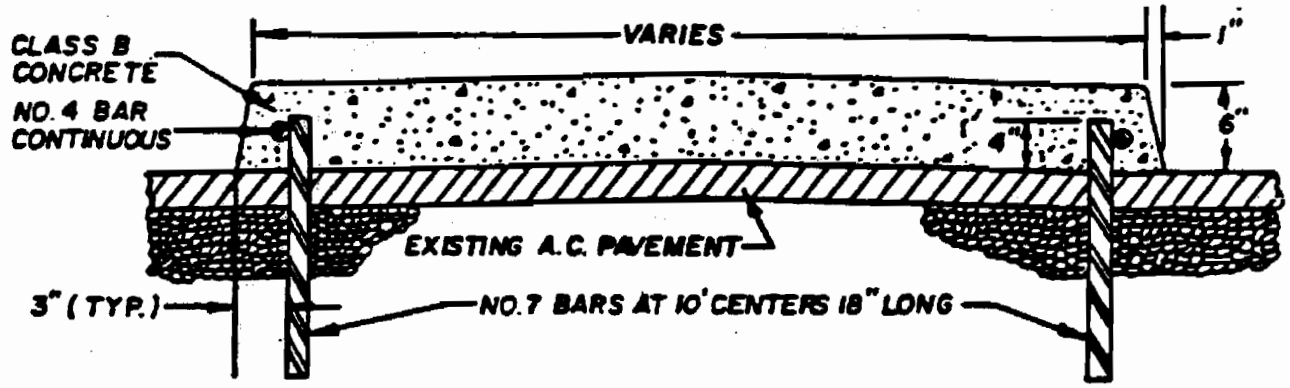
COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

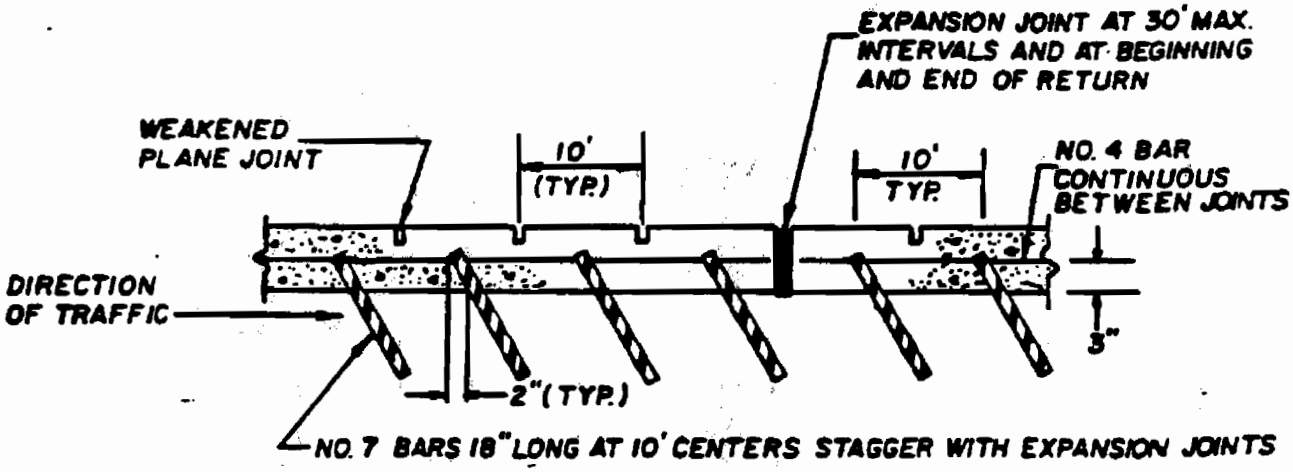
TACK – ON ISLAND CURB

DATE 10/21/83 | DWG. NO. 109 | SHT. NO. 1 of 1

1/2" RADIUS ROUNDED EDGES
ON ALL EXPOSED CORNERS



SECTION



SIDE VIEW

NOTES:

1. FOR EXPANSION JOINT AND WEAKENED PLANE JOINT DETAIL, SEE DWG. NO. 119.

REV. NO	DESCRIPTION	DATE

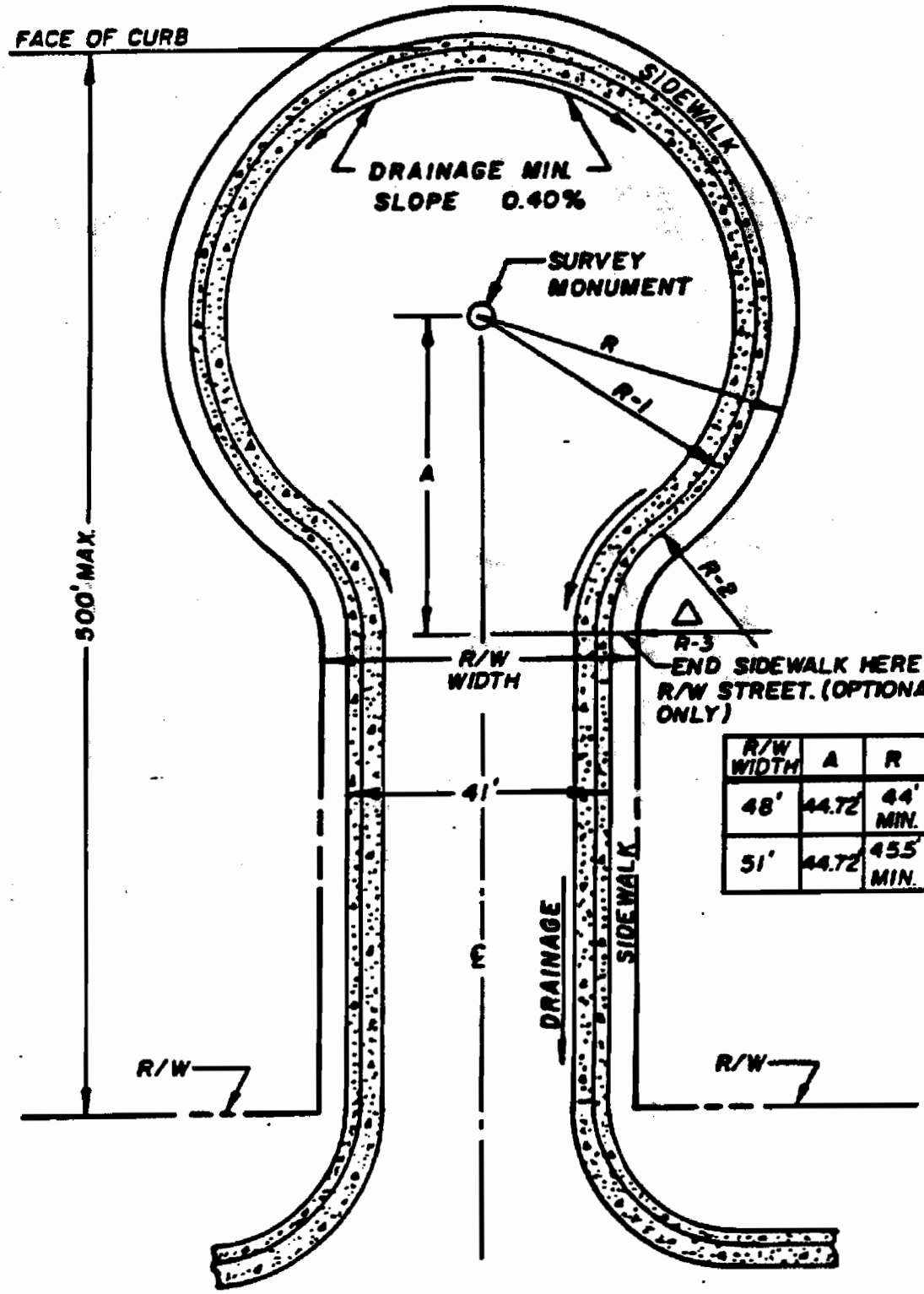
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

EXTRUDED TACK
ON ISLAND

DATE 10/21/83 | DWG. NO. 110 | SHT. NO. 1 of 1



R/W WIDTH	A	R	R1	R2	R3
48'	44.72'	44' MIN.	40.5' MIN.	19.5' MIN.	16' MIN
51'	44.72'	45.5' MIN.	40.5' MIN.	19.5' MIN.	14.5' MIN.

REV.NO	DESCRIPTION	DATE

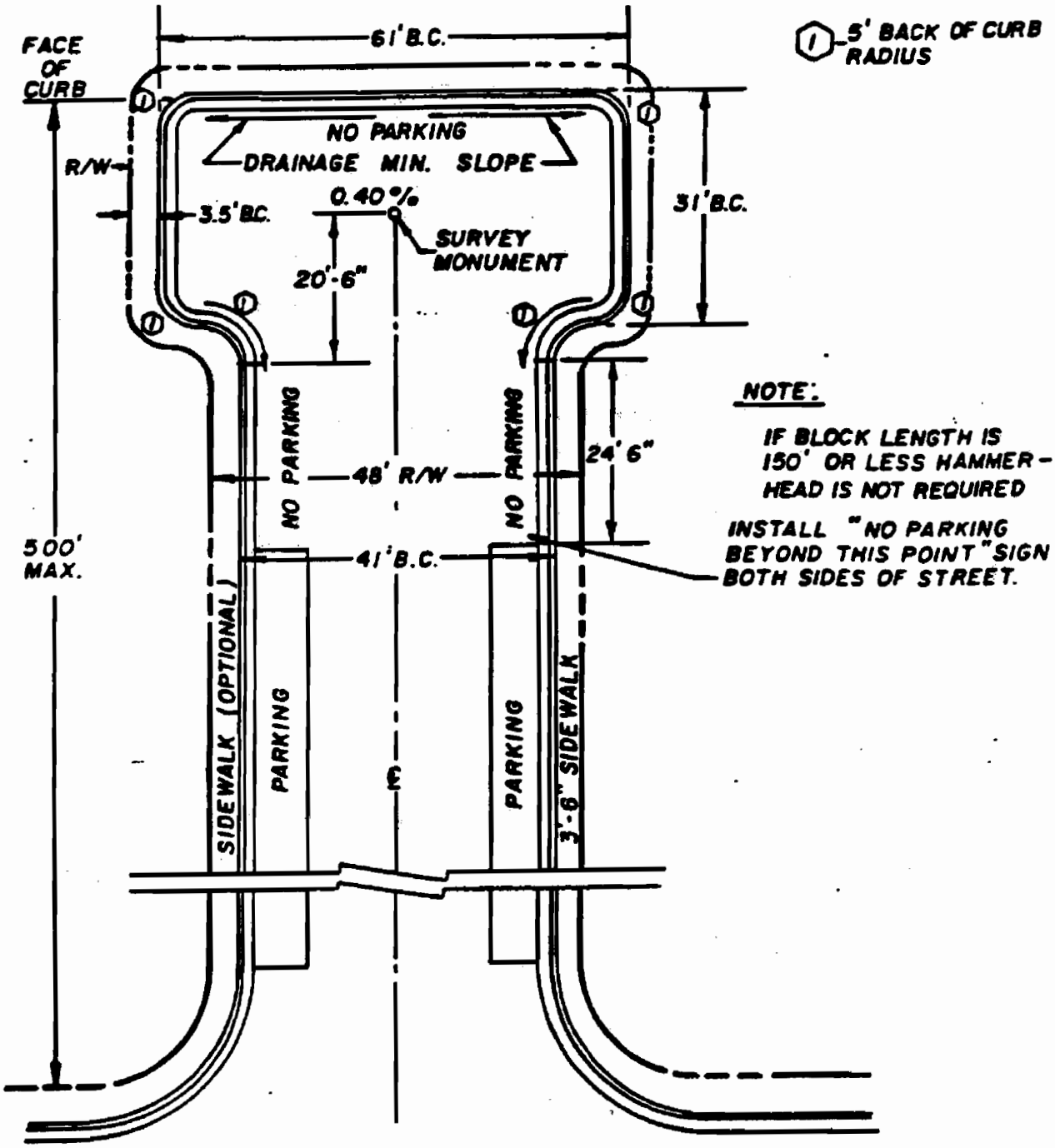
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

CUL-DE-SAC

DATE 10/21/83 DWG. NO.



NOTE:

1. USE OF THE HAMMERHEAD WILL BE ALLOWED IN SINGLE FAMILY RESIDENTIAL DWELLING AREAS ONLY.

REV. NO	DESCRIPTION	DATE
1	ADDED NO PARKING SIGN	4/84

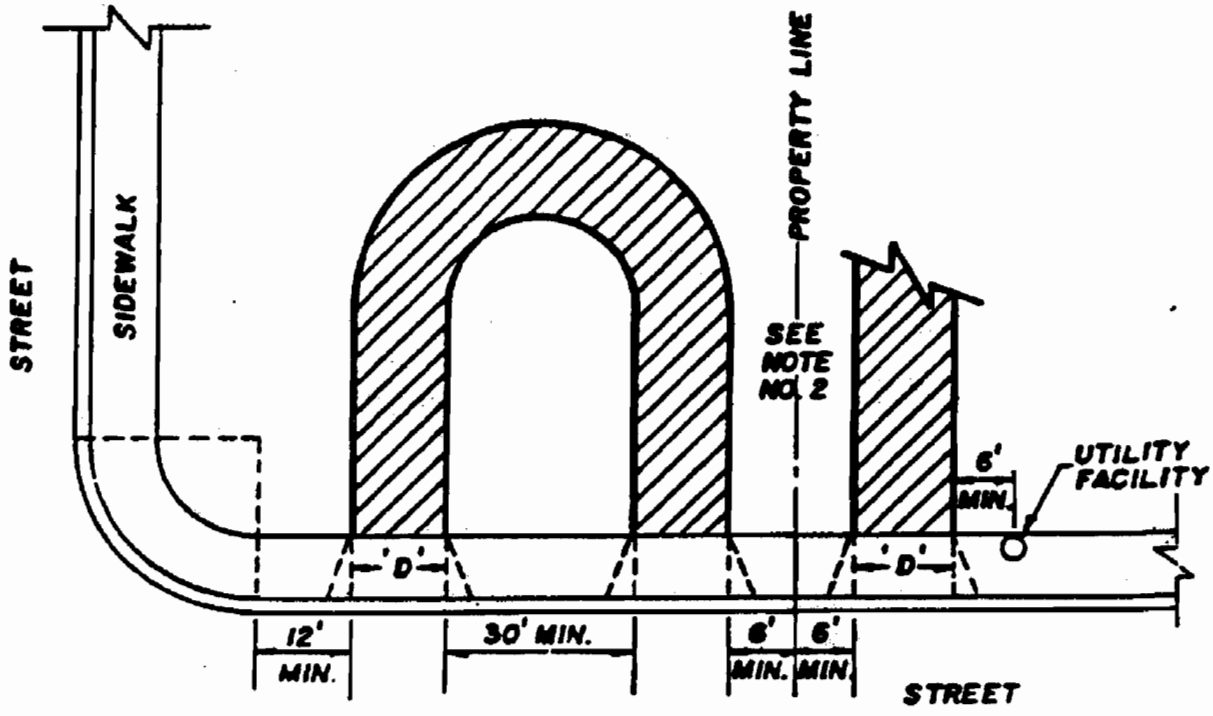
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

HAMMERHEAD

DATE 10/21/83 | DWG. NO. 112 | SHT NO. 1 of 1



NOTES:

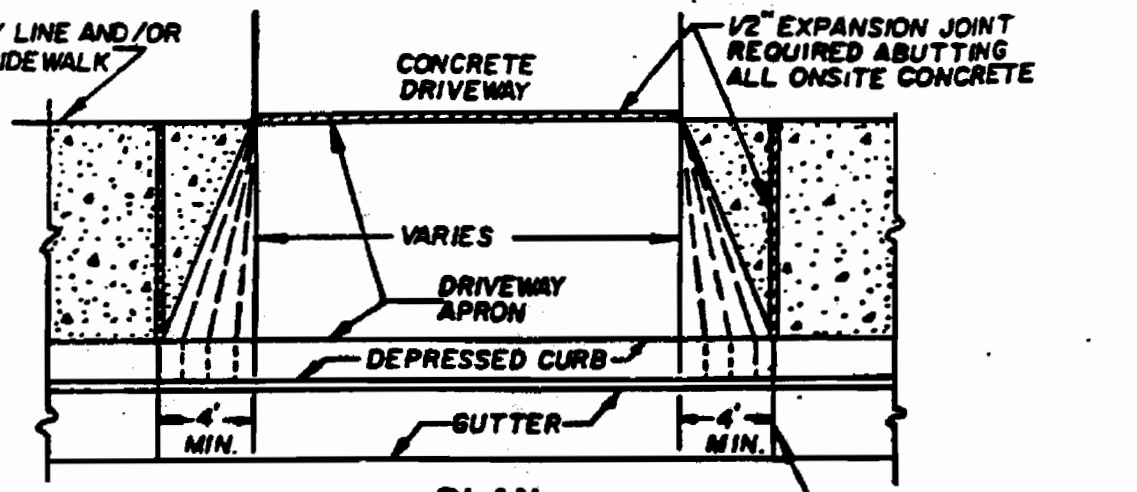
1. MINIMUM DRIVEWAY WIDTH 'D' IS 12'. MAXIMUM WIDTH IS 28'.
2. COMMON DRIVEWAY CONSTRUCTION MAY BE PERMITTED WITHIN MULTI FAMILY RESIDENTIAL ZONES WITH SPECIAL APPROVAL.
3. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN 15 FEET OF A DRIVEWAY.
4. WITHIN RESIDENTIAL AREAS THE TOTAL LENGTH OF DRIVEWAY OPENING FRONTING UPON A STREET SHALL NOT EXCEED 40 % OF THE PROPERTY LENGTH FRONTING THAT STREET.
5. DRIVEWAY GEOMETRICS ARE REQUIRED EXCEPT AS PROVIDED UNDER CLARK COUNTY CODE 28.40.

REV. NO	DESCRIPTION	DATE

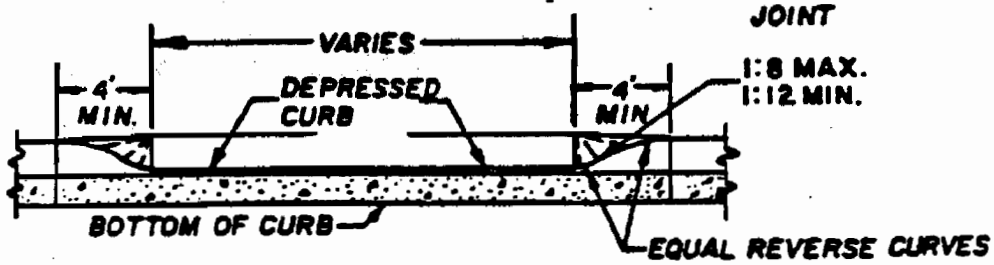
APPROVED:

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

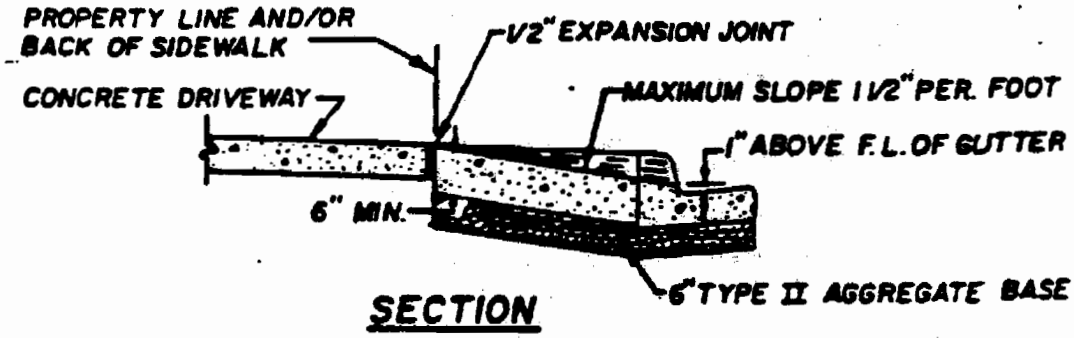
RESIDENTIAL
DRIVEWAY
GEOMETRICS



PLAN



ELEVATION



SECTION

NOTES:

1. WHEN CONSTRUCTING DRIVEWAY WHERE CURB AND GUTTER EXISTS, COMPLETELY REMOVE INTERFERING PORTIONS OF EXISTING CURB AND GUTTER. DRIVEWAY MAY BE MONOLITHIC TO A.C. LINE. IF MONOLITHIC, EXTEND EXPANSION JOINT THRU CURB & GUTTER.
2. CONCRETE SHALL BE CLASS B.
3. WEAKENED PLANE JOINTS SHALL BE PLACED UNIFORMLY BETWEEN 5' AND 7' INTERVALS

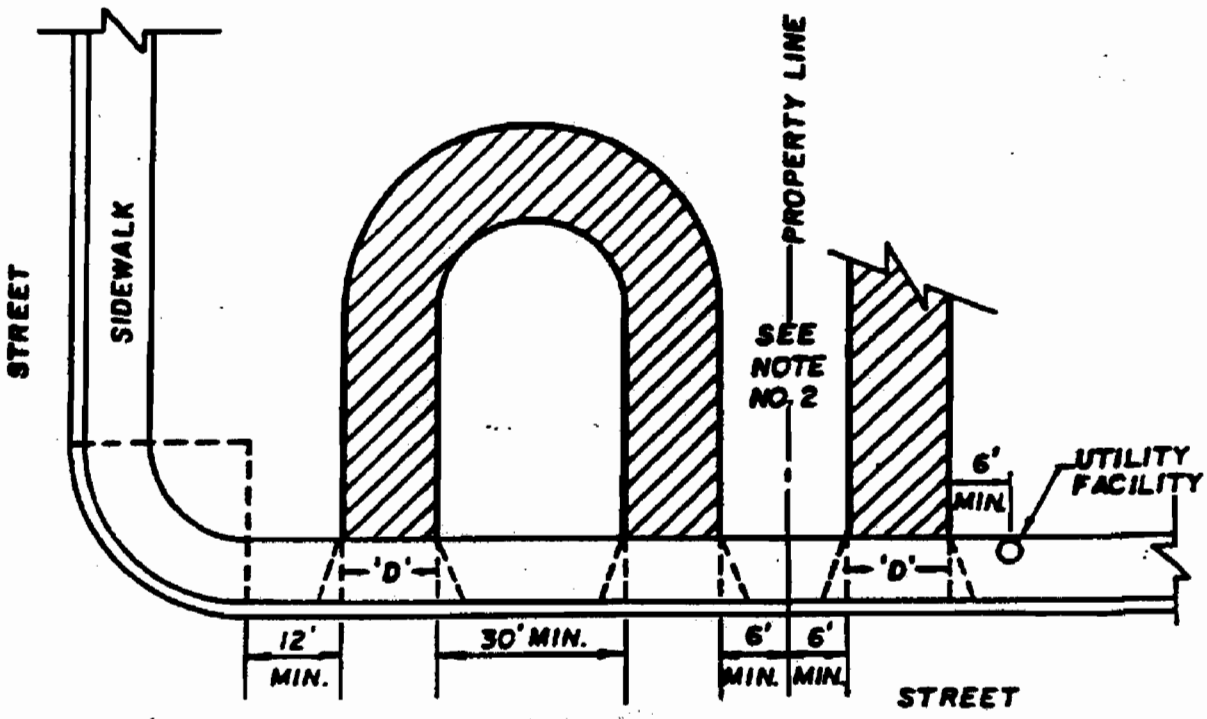
REV NO.	DESCRIPTION	DATE

APPROVED: [signature]
COUNTY ENGINEER R.P.E. # 7299

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

RESIDENTIAL DRIVEWAY

DATE 9/88 | DWG. NO. 114 | SHT NO. 1 of 1



NOTES:

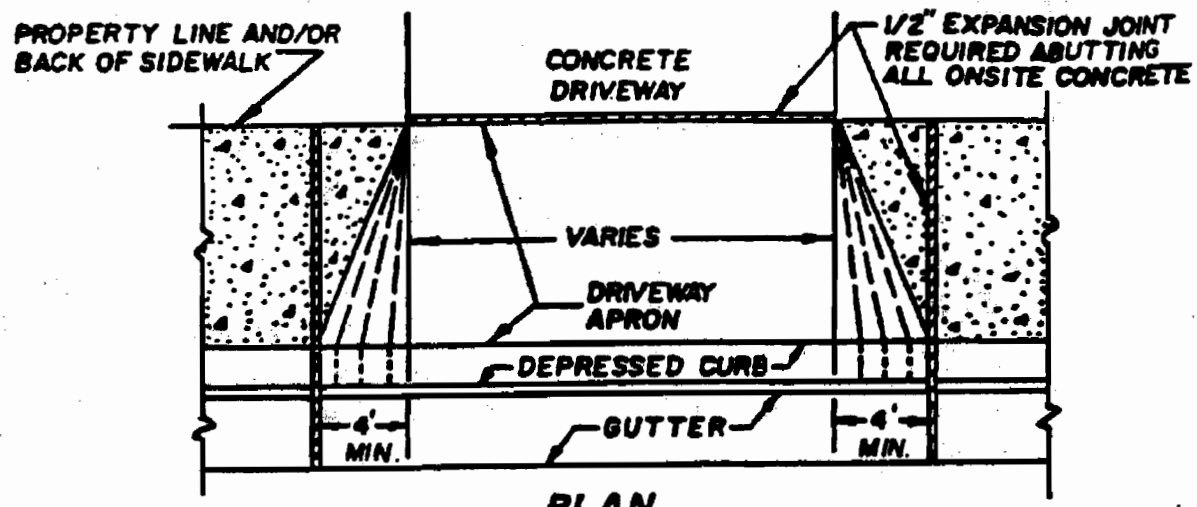
1. MINIMUM DRIVEWAY WIDTH 'D' IS 12'.
2. COMMON DRIVEWAY CONSTRUCTION MAY BE PERMITTED WITHIN COMMERCIAL OR INDUSTRIAL ZONES WITH SPECIAL APPROVAL.
3. FIRE HYDRANTS SHALL NOT BE LOCATED WITHIN 15 FEET OF A DRIVEWAY.
4. WITHIN COMMERCIAL AND INDUSTRIAL AREAS, THE TOTAL LENGTH OF DRIVEWAY OPENINGS FRONTING UPON A STREET SHALL NOT EXCEED 65 % OF THE PROPERTY LENGTH FRONTING THAT STREET.
5. DRIVEWAY GEOMETRICS ARE REQUIRED EXCEPT AS PROVIDED UNDER CLARK COUNTY CODE 28.40.
6. APPROVED OPTION "A" COMMERCIAL AND INDUSTRIAL DRIVEWAYS MORE THAN 40 FEET WIDE SHALL REQUIRE A PEDESTRIAN SAFETY AREA WITH A MINIMUM WIDTH OF SIX FEET. SEE DWG. NO. 117A.

REV NO	DESCRIPTION	DATE

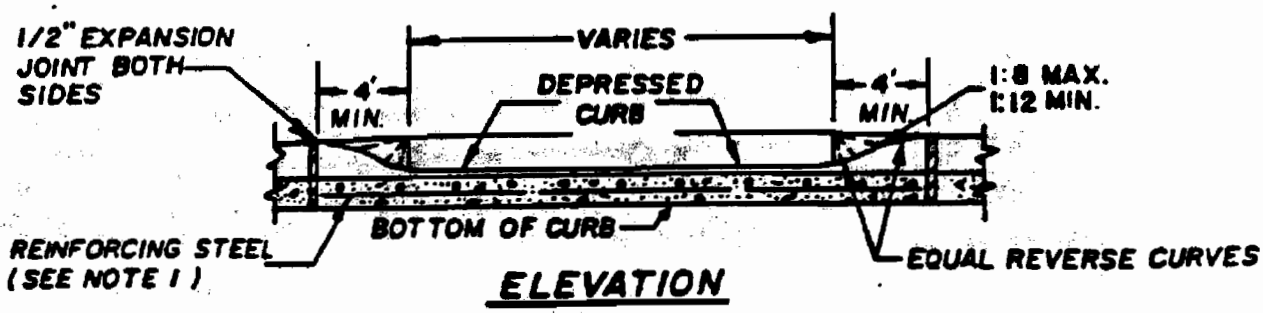
APPROVED:

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

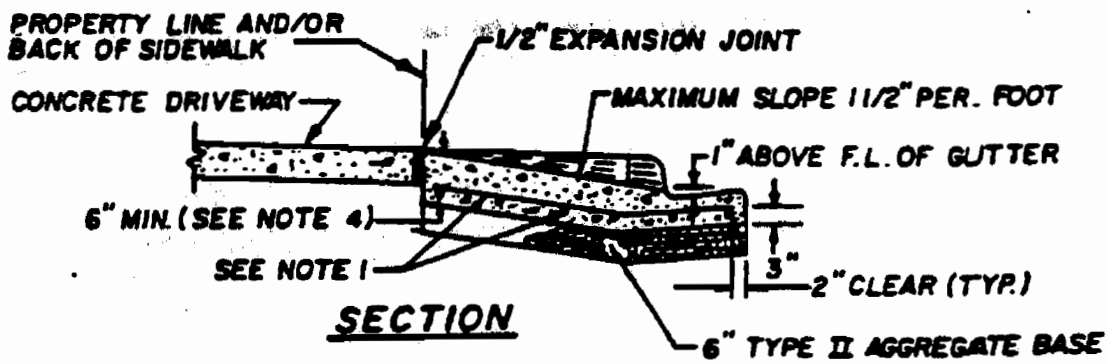
COMMERCIAL AND INDUSTRIAL DRIVEWAY GEOMETRICS



PLAN



ELEVATION



SECTION

NOTES:

1. NO 4 BARS AT 16" O.C. BOTH WAYS CONTINUOUS THROUGH GUTTER. NO.4 BARS SHALL BE PLACED 3" ABOVE BOTTOM OF CONCRETE.

2. WHEN CONSTRUCTING DRIVEWAY WHERE CURB AND GUTTER EXISTS, COMPLETELY REMOVE INTERFERING PORTIONS OF EXISTING CURB AND GUTTER. DRIVEWAY SHALL BE MONOLITHIC TO A.C. LINE.

3. CONCRETE SHALL BE CLASS B.

4. DRIVEWAY THICKNESS FOR INDUSTRIAL USE SHALL BE 8" MIN. INDUSTRIAL DRIVEWAYS SHALL BE REQUIRED IN ALL 'M' ZONES.

5. WEAKENED PLANE JOINTS SHALL BE PLACED UNIFORMLY BETWEEN 5' AND 7' INTERVALS.

REV.NO.	DESCRIPTION	DATE

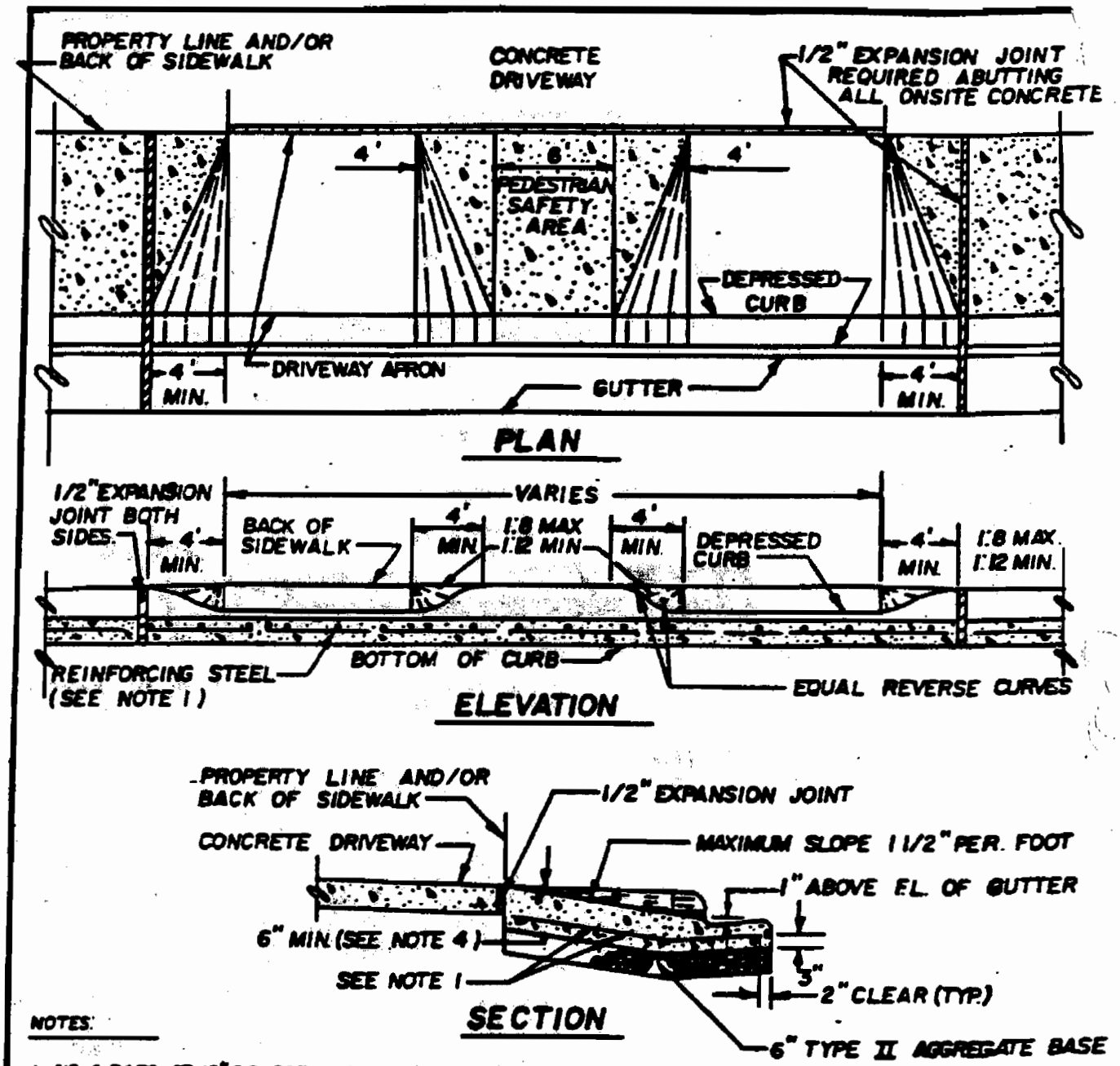
APPROVED:

COUNTY ENGINEER R.P.E. # 7299

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

COMMERCIAL AND INDUSTRIAL DRIVEWAY (OPTION A)

DATE 9/88 DWG NO. 115 SHT NO. 1 of 1



NOTES:

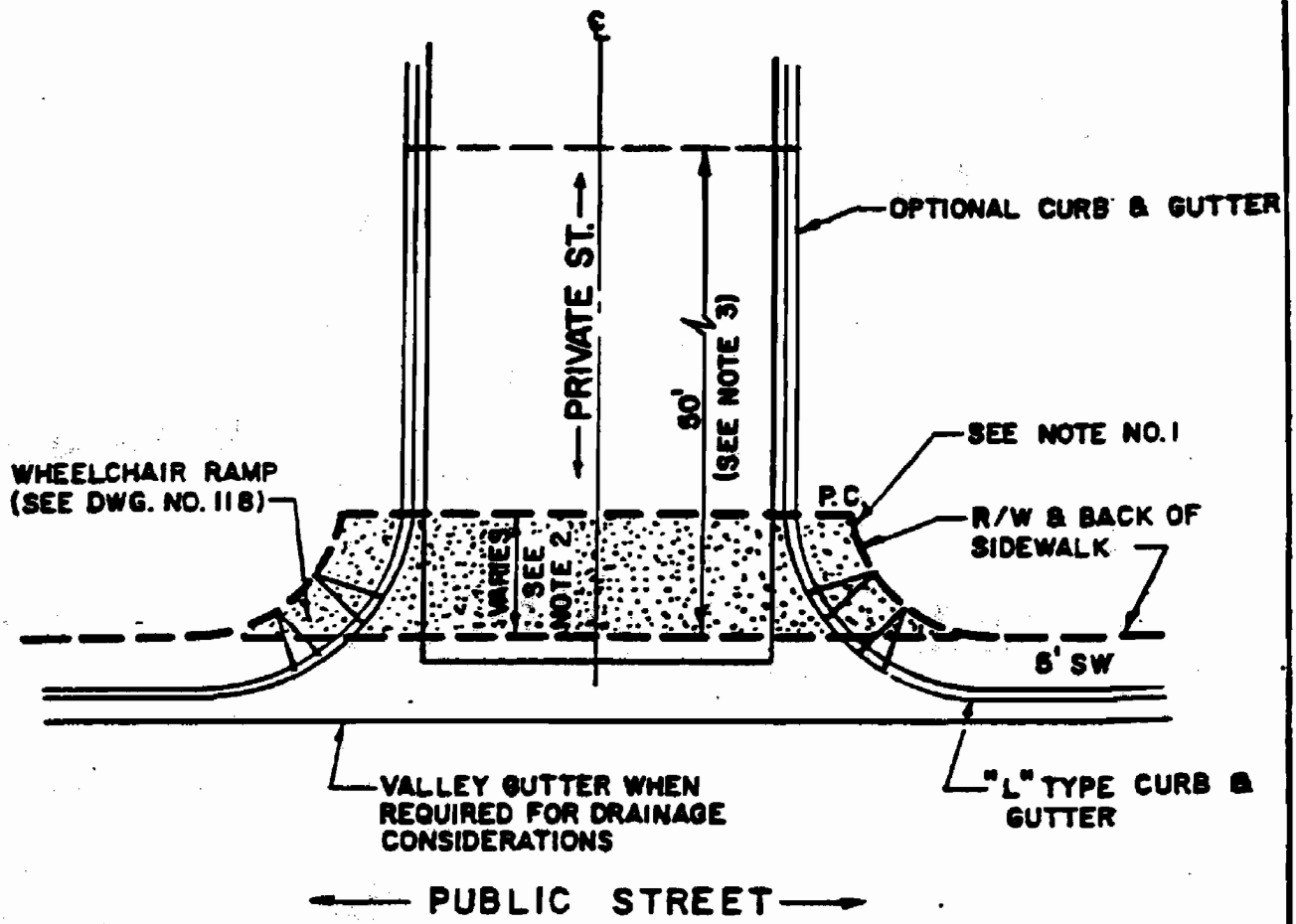
1. NO. 4 BARS AT 16" O.C. BOTH WAYS CONTINUOUS THROUGH GUTTER. NO 4 BARS SHALL BE PLACED 3" ABOVE BOTTOM OF CONCRETE. REINFORCING TO BE CONTINUOUS FROM EXPANSION JOINT TO EXPANSION JOINT.
2. WHEN CONSTRUCTING DRIVEWAY WHERE CURB AND GUTTER EXISTS, COMPLETELY REMOVE INTERFERING PORTIONS OF EXISTING CURB AND GUTTER. DRIVEWAY SHALL BE MONOLITHIC TO A.C. LINE
3. CONCRETE SHALL BE CLASS B.
4. DRIVEWAY THICKNESS FOR INDUSTRIAL USE SHALL BE 8" MIN. INDUSTRIAL DRIVEWAYS REQUIRED IN ALL M ZONES.
5. WEAKENED PLANE JOINTS SHALL BE PLACED UNIFORMLY BETWEEN 5' AND 7' INTERVALS.

REV. NO.	DESCRIPTION	DATE

APPROVED:

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

COMMERCIAL AND INDUSTRIAL DRIVEWAY (OPTION A) WIDTH GREATER THAN 40'



1. RADIUS VARIES, SEE DWG. NO. 106 FOR REQUIREMENTS.
2. ▒ DENOTES AREA TO BE DEDICATED AS EASEMENT.
3. ADDITIONAL EASEMENT AREA MAY BE NECESSARY IF TRAFFIC SIGNAL IS NEEDED.

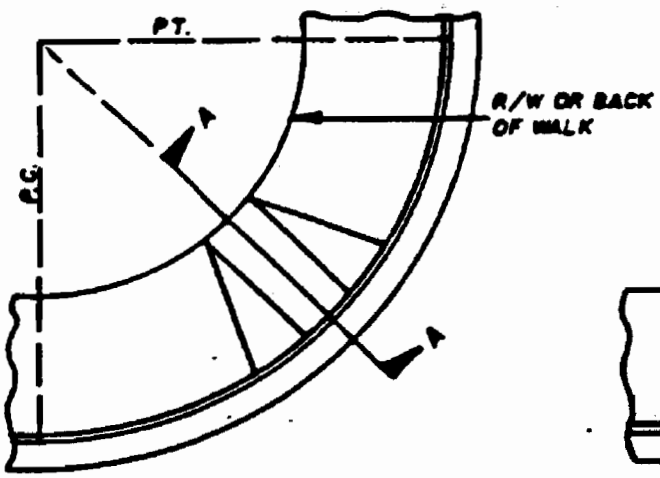
REV. NO	DESCRIPTION	DATE

APPROVED
COUNTY ENGINEER R. P. E. NO. 7299 DATE 9/88 DWG. NO. 117B SHT. NO.

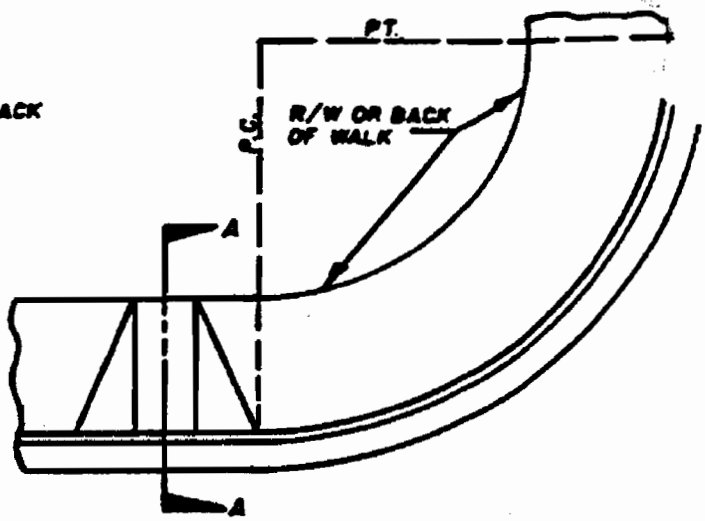
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

COMMERCIAL AND INDUSTRIAL DRIVEWAY (OPTION B) OR PRIVATE STREET ACCESS

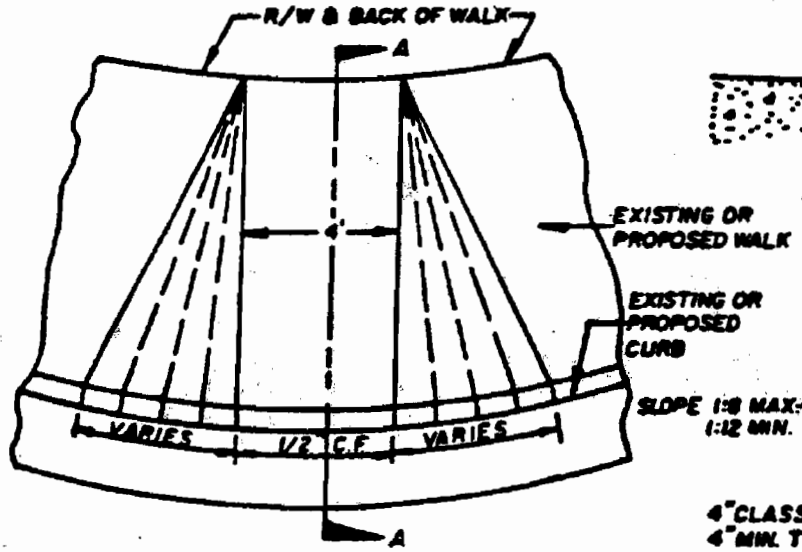
** NOTE: See Section 2: Waivers



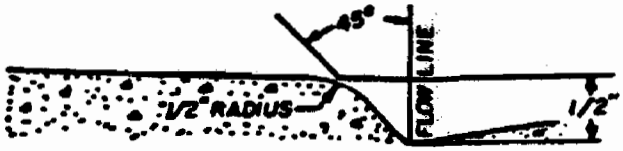
RAMP IN CURB RETURN



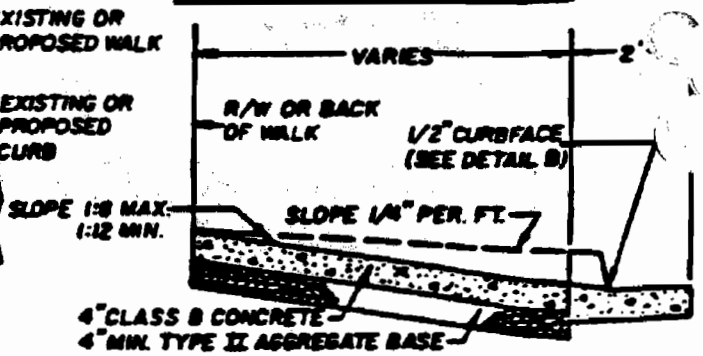
RAMP OUTSIDE CURB RETURN



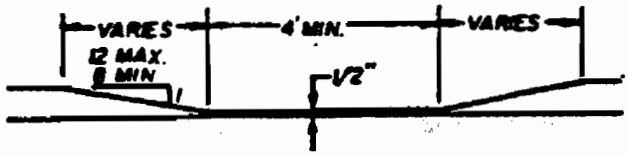
PLAN



CURBFACE DETAIL B



SECTION A-A



ELEVATION

NOTES:

1. WHEELCHAIR RAMP, WITHIN CURB RETURNS SHALL BE LOCATED AT THE MIDPOINT OF CURB RETURN UNLESS OTHERWISE APPROVED.
2. WHEELCHAIR RAMPS OUTSIDE OF CURB RETURN SHALL BE LOCATED ADJACENT TO RETURN.
3. RAMPS SHALL BE CONSTRUCTED WITH A ROUGH BROOM FINISH TRANSVERSE TO THE SLOPE OF THE RAMP.
4. WHEN CONSTRUCTING RAMP WHERE CURB & GUTTER EXISTS, COMPLETELY REMOVE INTERFERING PORTIONS OF EXISTING CURB & GUTTER. RAMP, CURB & GUTTER TO BE MONOLITHIC.

REV.NO	DESCRIPTION	DATE

APPROVED:

COUNTY ENGINEER R.P.E. # 5133

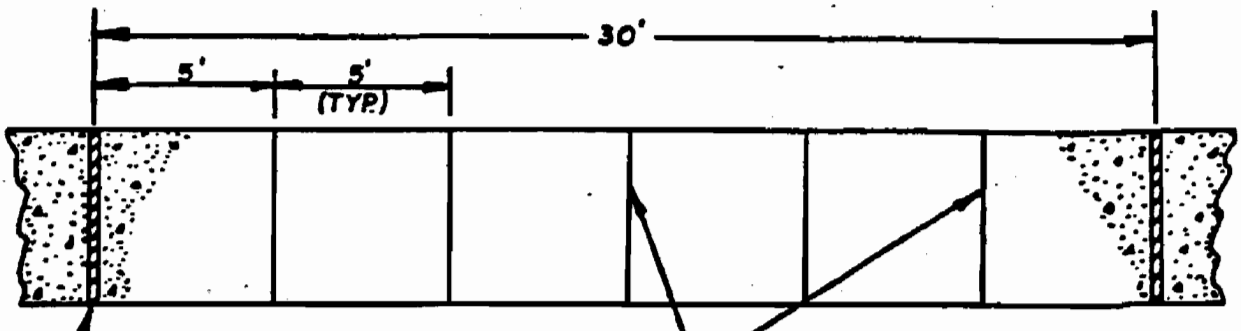
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

** NOTE: See Section 2: Waivers

WHEELCHAIR RAMP

DATE 10/21/83 DWG. NO.

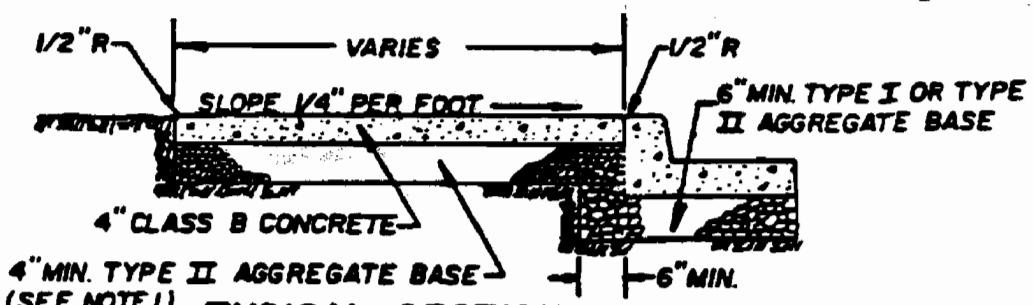
** NOTE: See Section 2: Waivers



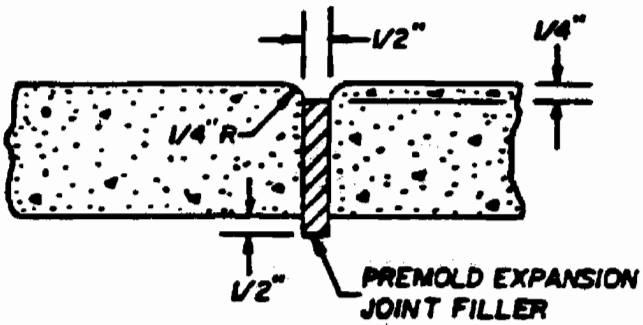
1/2" EXPANSION JOINT AT 30' INTERVALS, AT COLD JOINTS AND AT BEGINNING AND END OF RETURN. EXPANSION JOINTS TO MATCH LOCATION OF CURB AND GUTTER EXPANSION JOINT.

WEAKENED PLANE JOINT

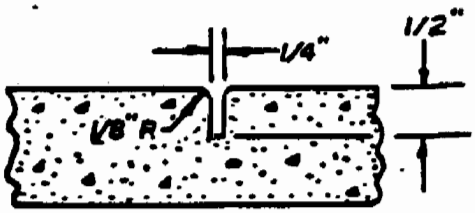
PLAN



TYPICAL SECTION



EXPANSION JOINT



WEAKENED PLANE JOINT

NOTE:

1. 5" TYPE II AGGREGATE BASE REQUIRED UNDER SIDEWALK OUTSIDE RESIDENTIAL AREA.

REV. NO	DESCRIPTION	DATE

APPROVED:

COUNTY ENGINEER R.P.E. # 5133

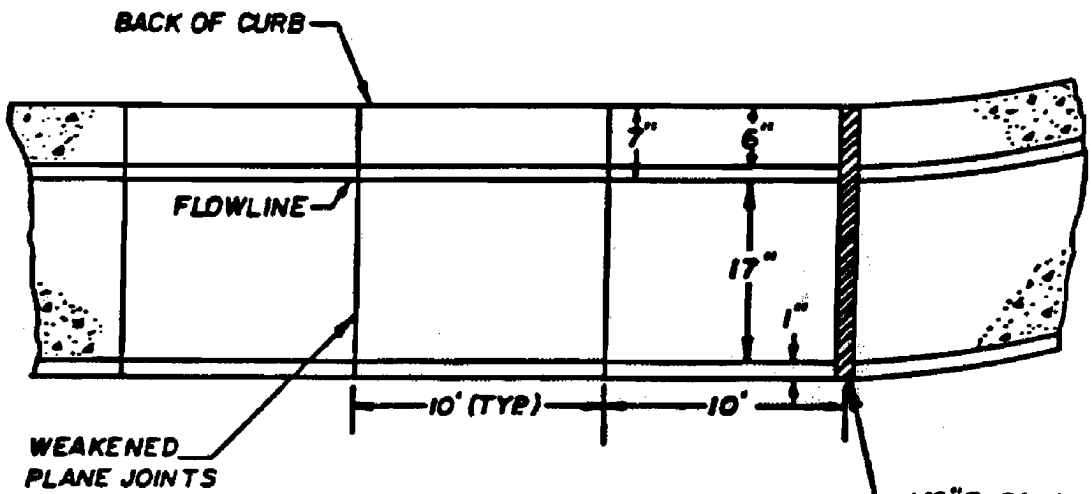
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

** NOTE: See Section 2: Waivers

SIDEWALK

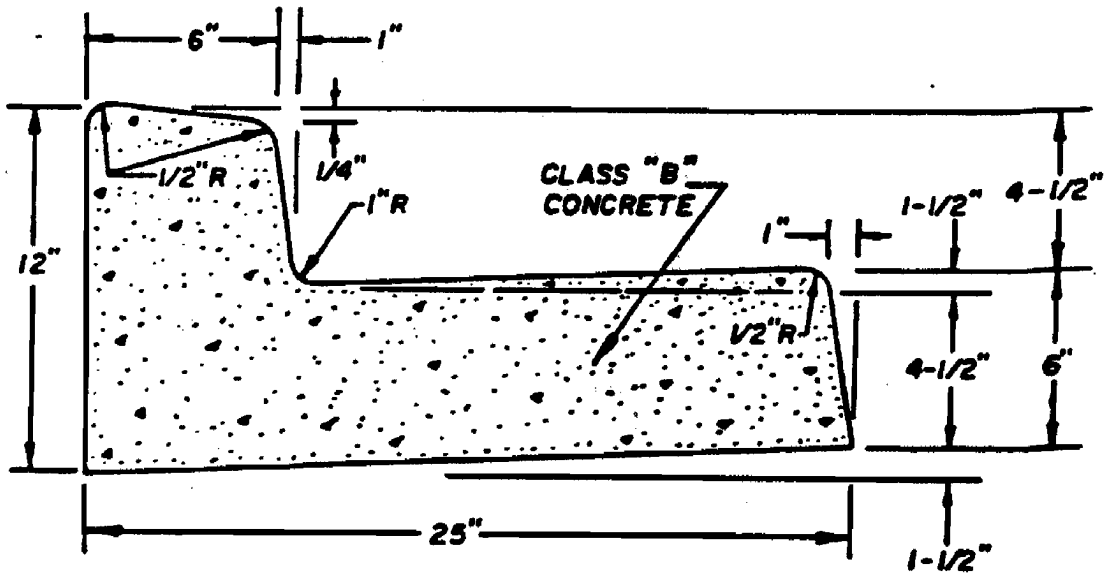
DATE 10/21/83 | DWG. NO. 119 | SHT NO. 1 of 1

** NOTE: See Section 2: Waivers



1/2" EXPANSION JOINT AT ALL COLD JOINTS, AT BEGINNING & END OF RETURN AND AT 300' MAX. INTERVALS FOR EXTRUDED CURB AND 30' MAX. INTERVALS FOR FORMED CURB. FOR JOINT DETAIL SEE DWG. NO. 119

PLAN



TYPICAL SECTION

REV. NO	DESCRIPTION	DATE

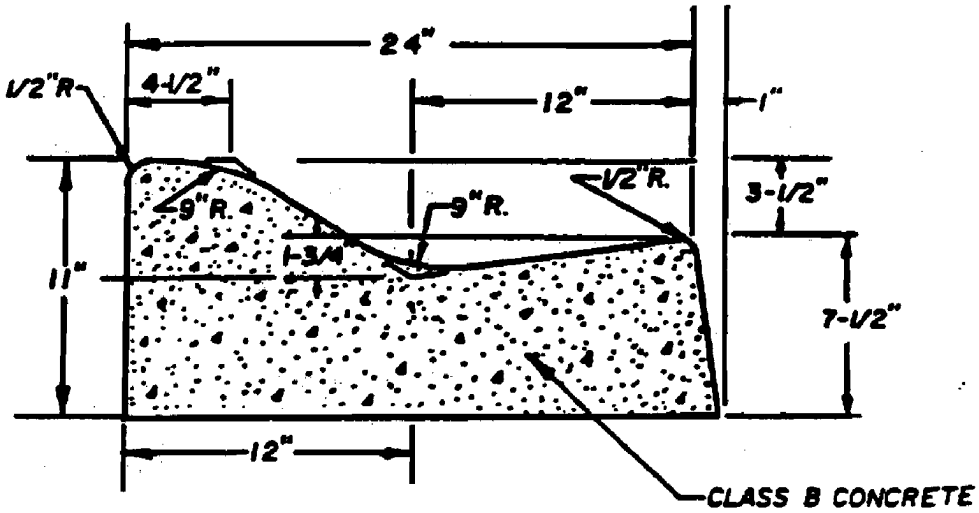
APPROVED:

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

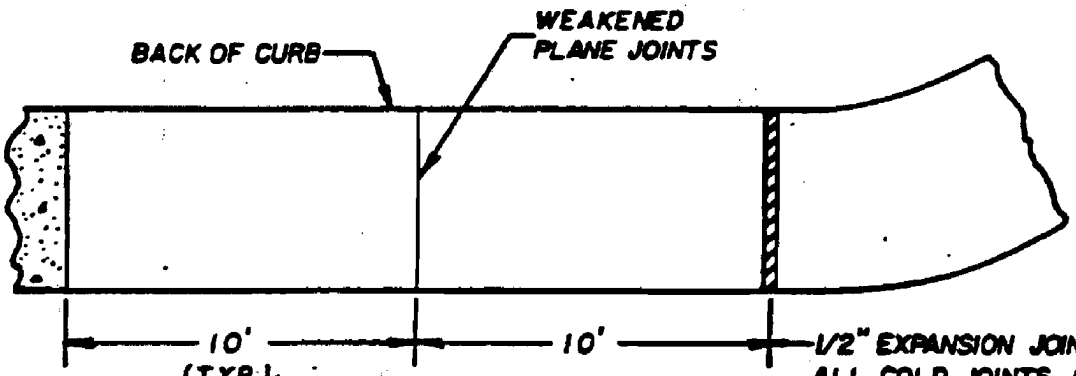
** NOTE: See Section 2: Waivers

"L" TYPE

CURB AND GUTTER



TYPICAL SECTION



PLAN

1/2" EXPANSION JOINT AT ALL COLD JOINTS, AT BEGINNING & END OF RETURN AND AT 300' MAX. INTERVALS FOR EXTRUDED CURB AND 30' MAX. INTERVALS FOR FORMED CURB. FOR JOINT DETAIL SEE DWG. NO. 119

NOTE:

1. USE OF THIS TYPE OF CURB MAY BE LIMITED BY SURFACE DRAINAGE CONSIDERATIONS.
2. USE OF THE ROLL TYPE CURB AND GUTTER WILL BE ALLOWED IN SINGLE FAMILY RESIDENTIAL DWELLING AREAS ONLY.
3. USE OF THE ROLL TYPE CURB AND GUTTER WILL NOT BE PERMITTED ADJACENT TO SIDEWALKS.

REV.NO	DESCRIPTION	DATE

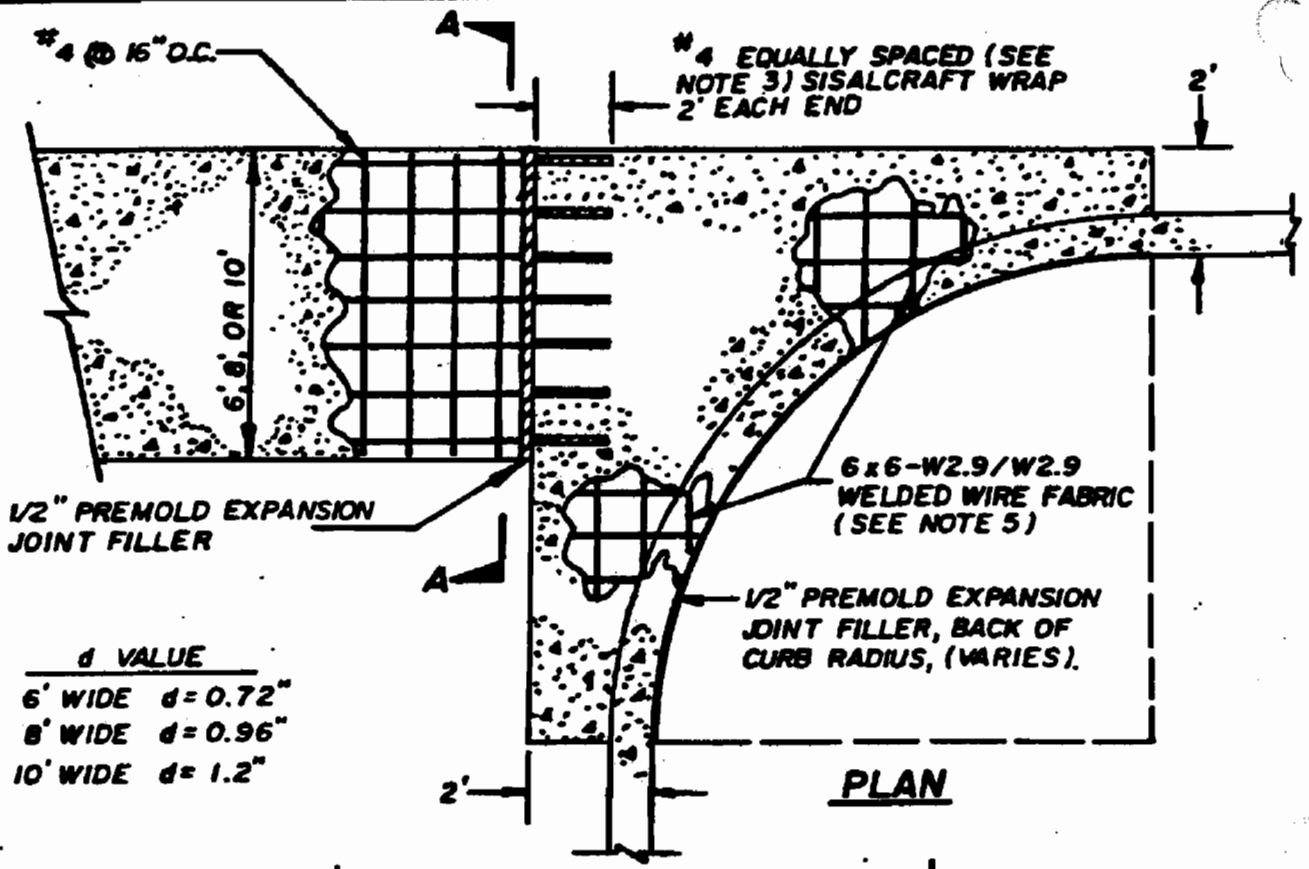
APPROVED:

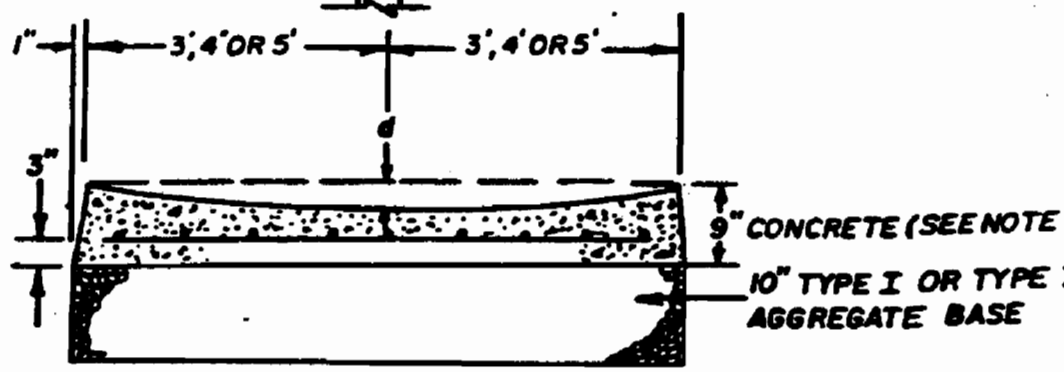
COUNTY ENGINEER

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

** NOTE: See Section 2: Waivers

ROLL TYPE CURB AND GUTTER RESIDENTIAL AREA





SECTION A-A

NOTES:

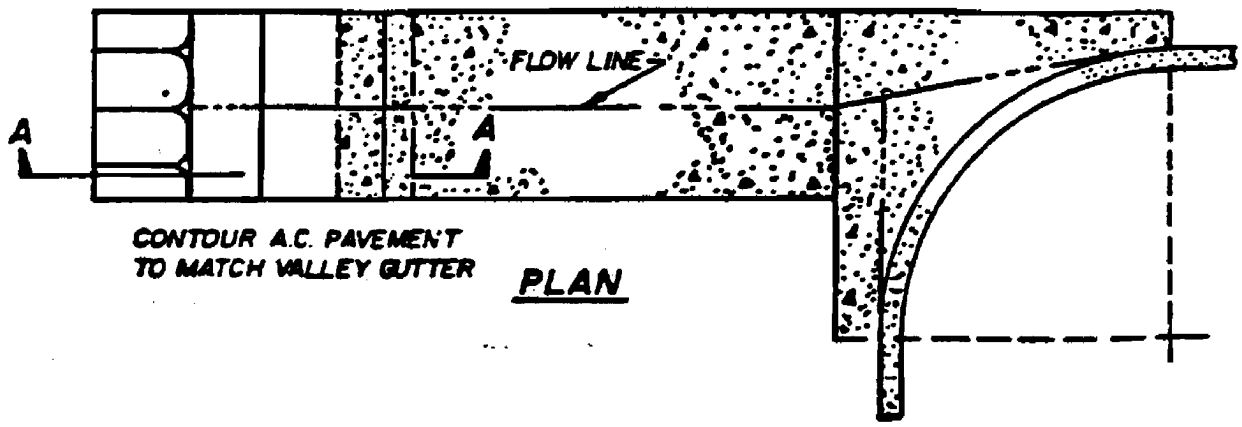
1. CONCRETE TO BE CLASS B CONCRETE.
2. 8' & 10' GUTTERS ON MAJOR STREETS & 6' GUTTERS ON MINOR STREETS.
3. LONGITUDINAL REINFORCING BARS TO BE #4 BARS. PLACE 3 IN 6' GUTTERS, 5 IN 8' GUTTERS & 7 IN 10' VALLEY GUTTERS.
4. WELDED WIRE FABRIC DISCONTINUES AT EXPANSION JOINT.
5. ALL REINFORCING STEEL SHALL HAVE 2-INCH MINIMUM CLEAR COVER UNLESS OTHERWISE SHOWN.

REV. NO.	DESCRIPTION	DATE

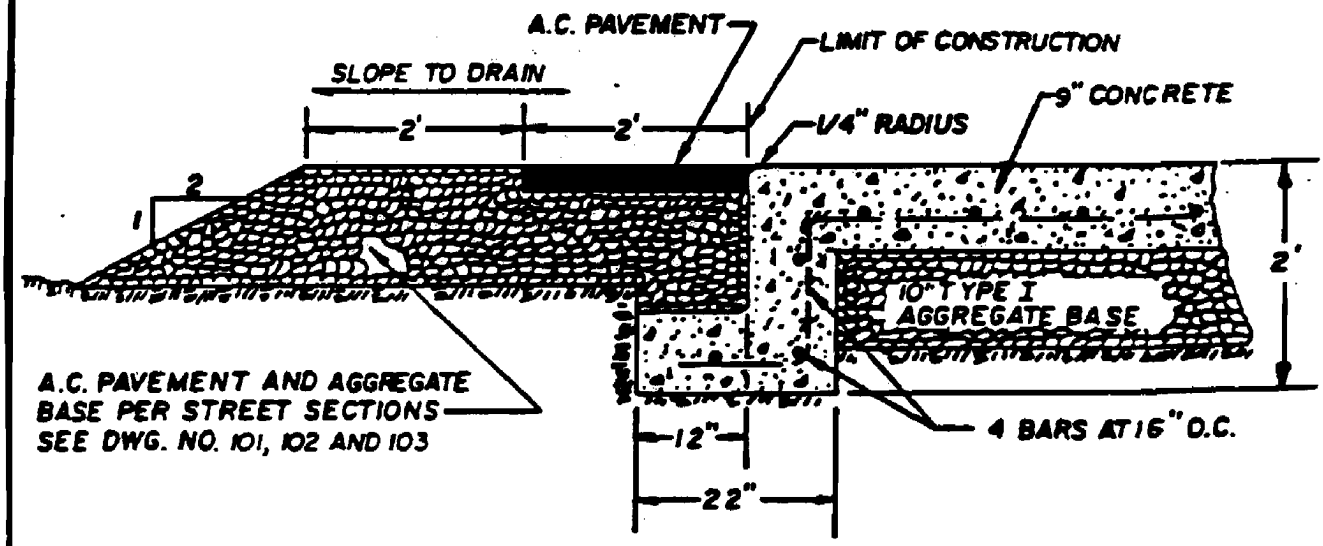
APPROVED:

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

VALLEY GUTTER



PLAN



SECTION A-A

NOTES:

1. FOR REMAINDER OF VALLEY GUTTER DETAILS SEE DWG. NO. 122.

REV. NO	DESCRIPTION	DATE

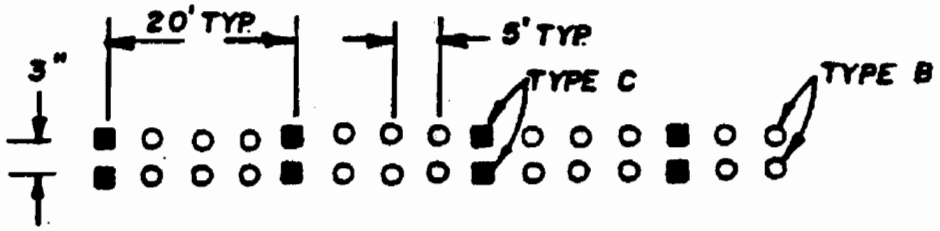
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

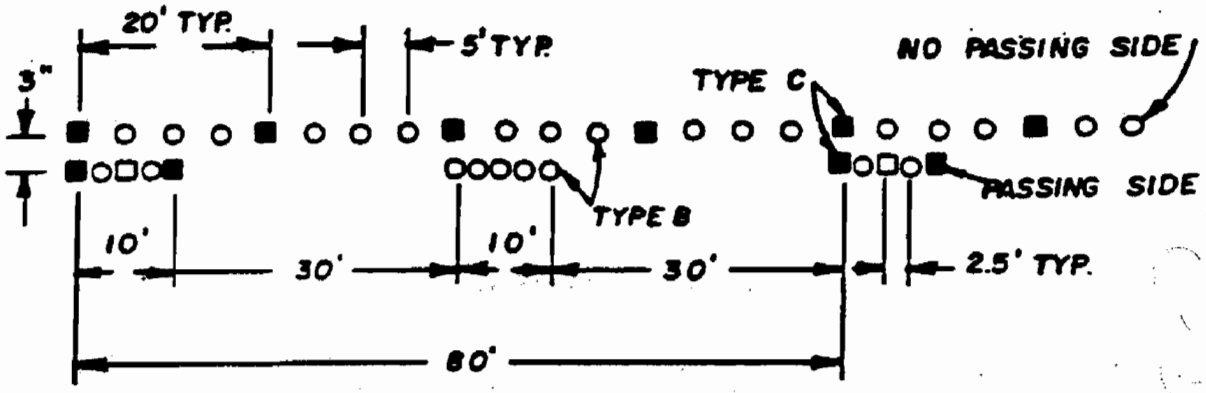
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

VALLEY GUTTER CUT-OFF
FOR PARTIAL STREET CONSTRUCTION

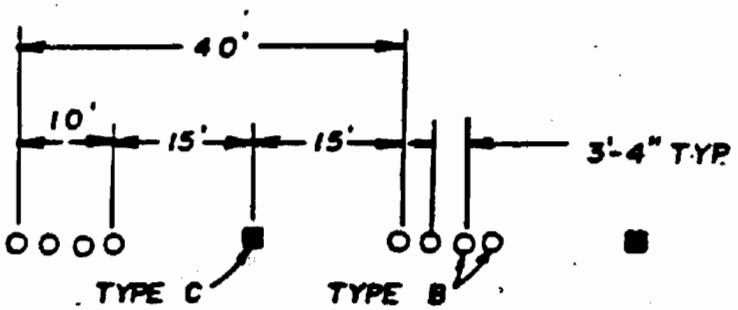
DATE 10/21/83 | DWG. NO. 123 | SHT. NO. 1 of 1



TYPE 1 CENTERLINE



TYPE 2 CENTERLINE



TYPE 3 CENTERLINE

REV NO	DESCRIPTION	DATE

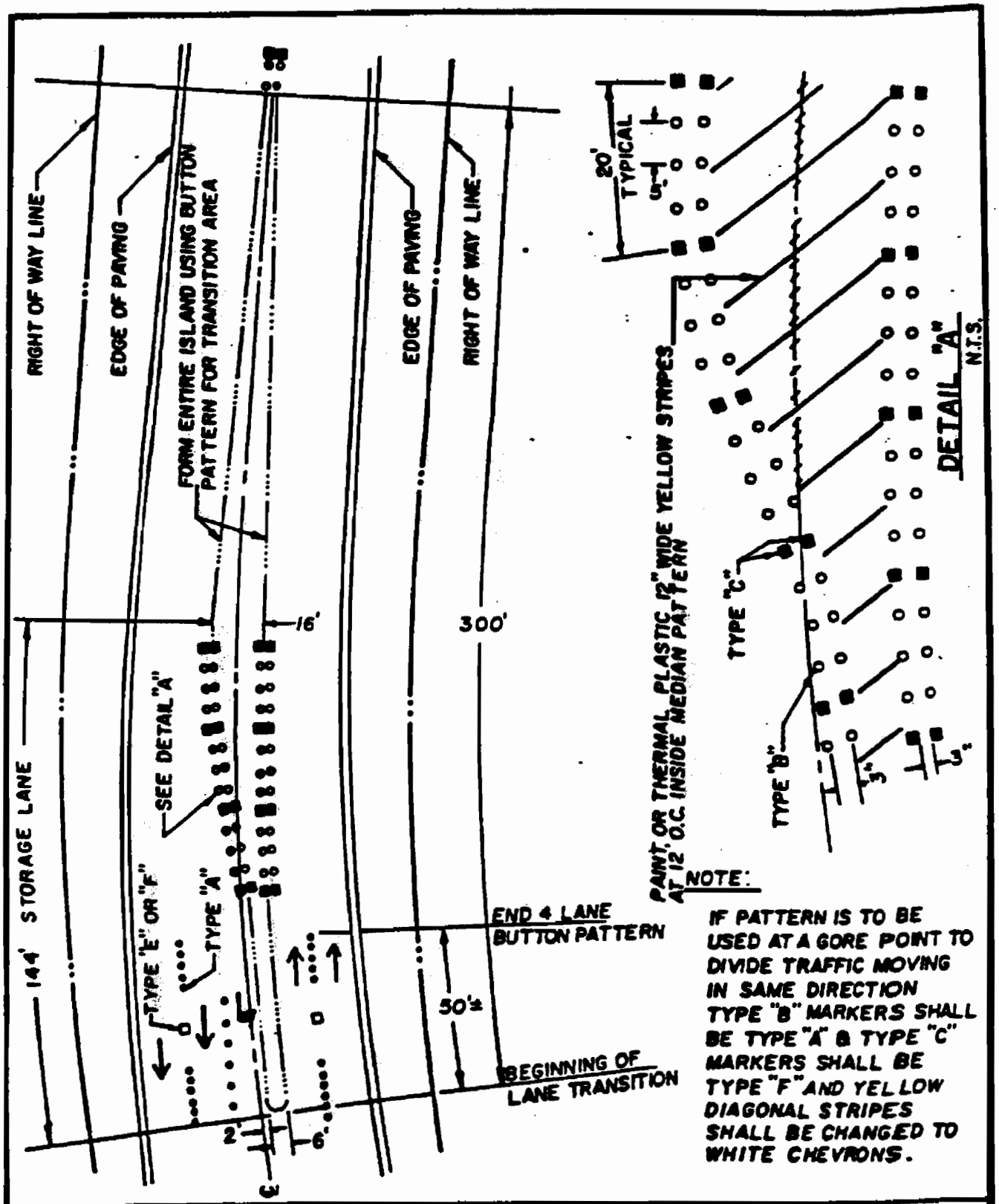
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

TYPICAL CENTERLINE DELINEATION

DATE 10/21/83 | DWG NO. 129 | SHT NO 1 of 1



REV.NO	DESCRIPTION	DATE

APPROVED

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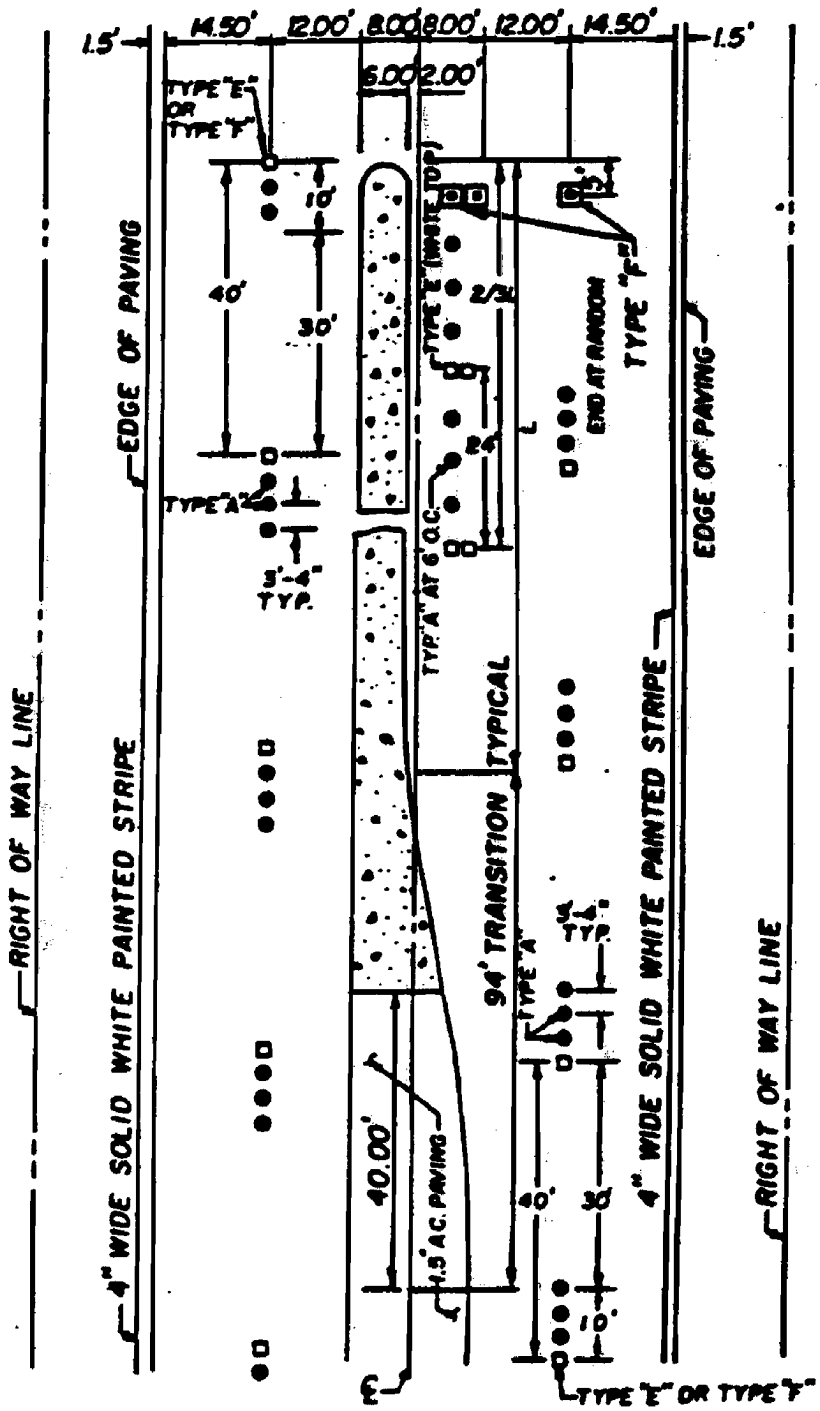
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

TYPICAL LANE DELINEATION IN TRANSITION SECTIONS

DATE 10/21/83 | DWG. NO. 130 | SHT NO. 1 of 1



REV NO	DESCRIPTION	DATE

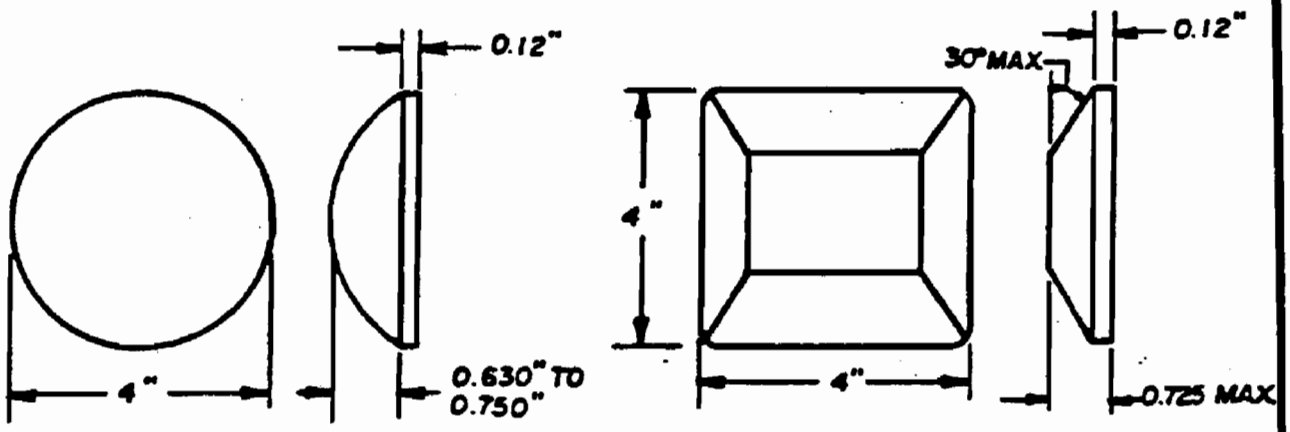
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

TYPICAL LEFT TURN STORAGE LANE AND LANE DELINEATION 4 OR 6 LANE SECTION

DATE 10/21/83 | DWG. NO. 131 | SHT. NO. 1 of 1



TYPE A & B
NON-REFLECTIVE

TYPE C, D, E, & F
REFLECTIVE

MARKER DETAILS

LANE MARKER SCHEDULE

TYPE A	●	CIRCULAR WHITE CERAMIC MARKER
TYPE B	○	CIRCULAR YELLOW CERAMIC MARKER
TYPE C	■	TWO WAY YELLOW REFLECTOR
TYPE D	■	ONE WAY YELLOW REFLECTOR, YELLOW TOWARD ONCOMING TRAFFIC
TYPE E	□	ONE WAY WHITE REFLECTOR, WHITE TOWARD ONCOMING TRAFFIC
TYPE F	■	TWO WAY WHITE AND RED REFLECTOR, WHITE TOWARD ONCOMING TRAFFIC

REV NO	DESCRIPTION	DATE

APPROVED:
COUNTY ENGINEER R.P.E. # 5133

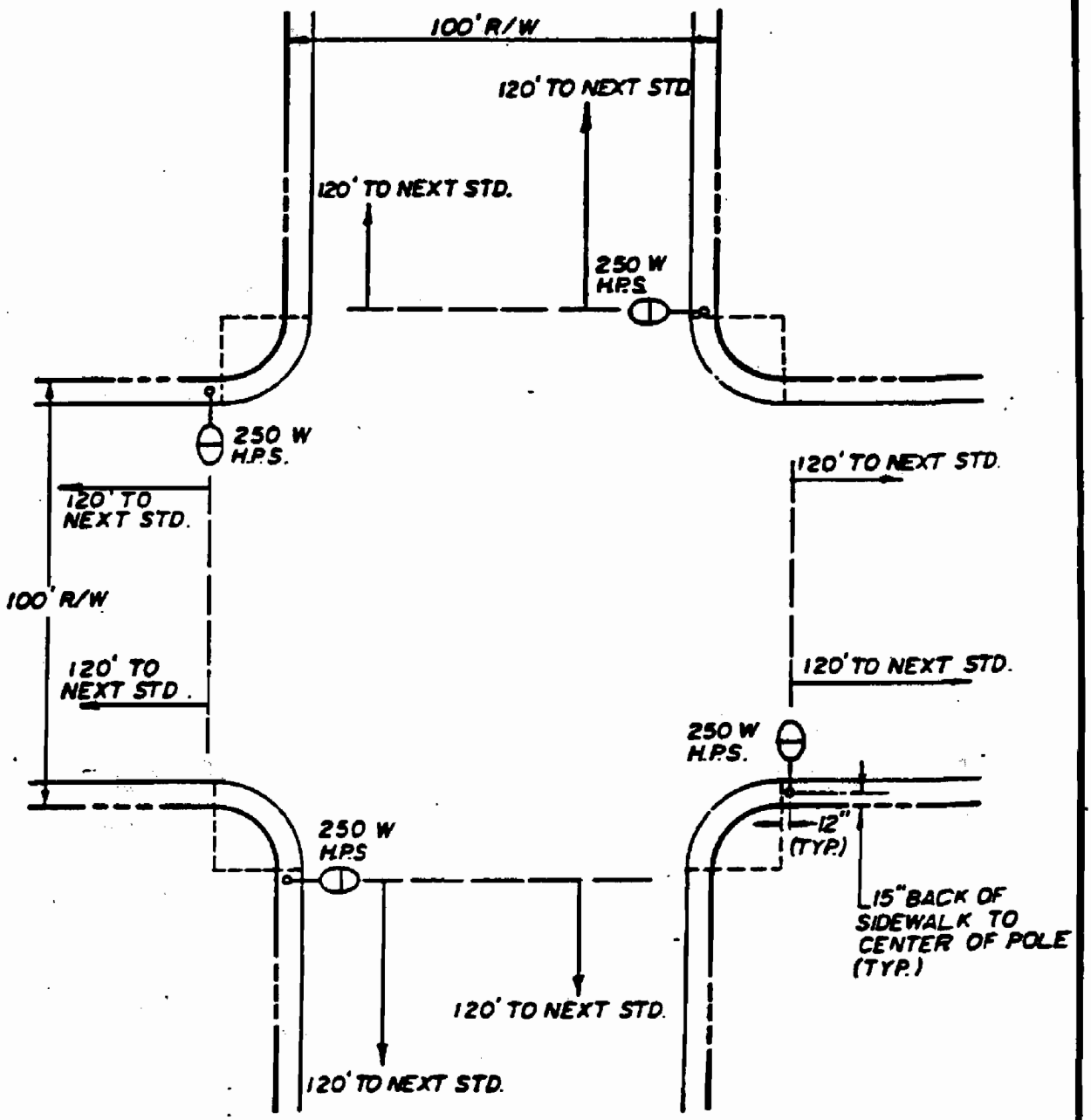
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

MARKER DETAILS AND LANE MARKER SCHEDULE

DATE 10/21/83 | DWG. NO. 132 | SHT NO. 1 of 1

Series 200
Streetlight and Sign Improvements

** NOTE: See Section 2: Waivers



REV.NO	DESCRIPTION	DATE

APPROVED:

COUNTY ENGINEER R.P.E. # 5133

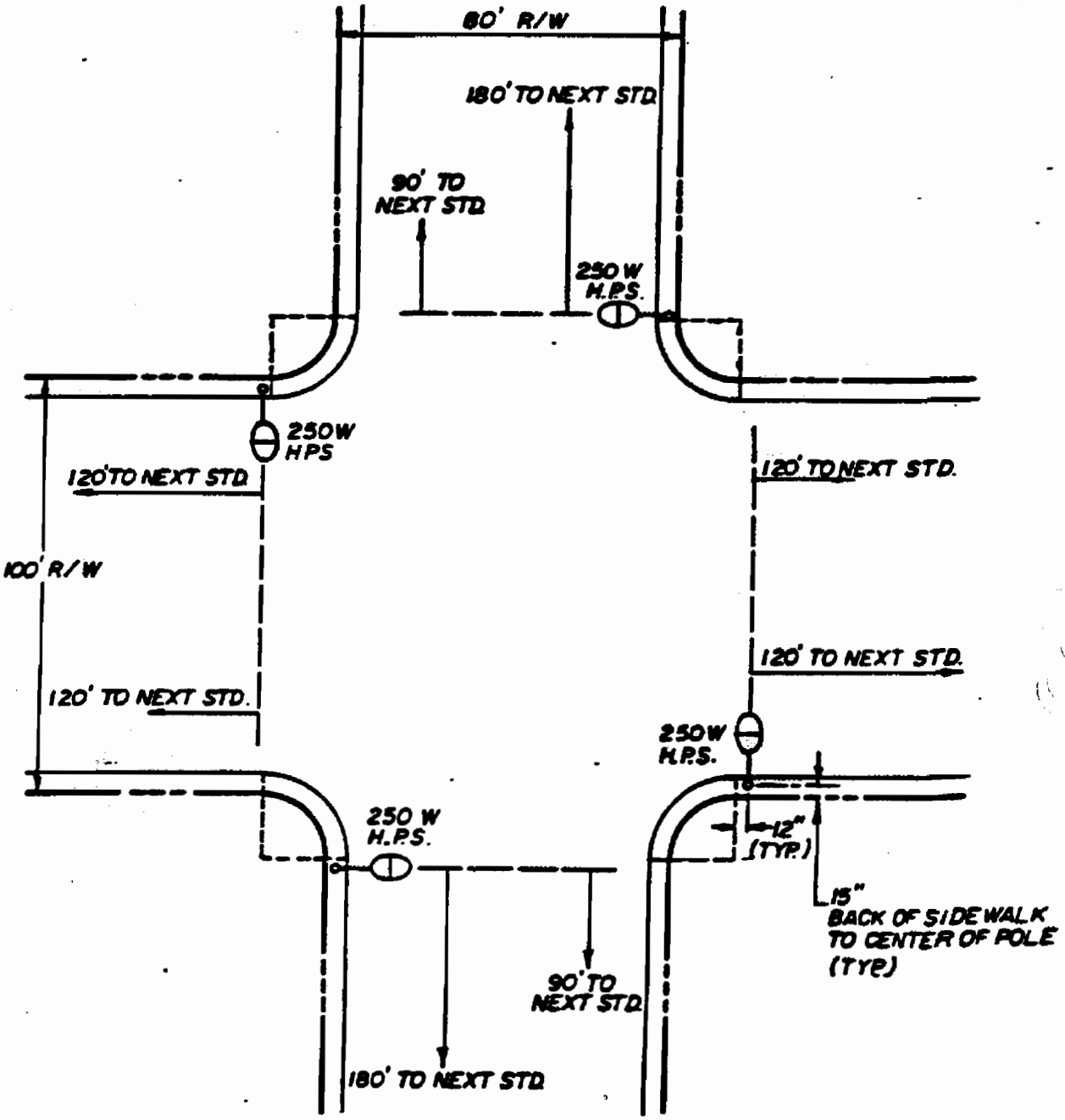
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

** NOTE: See Section 2: Waivers

STREETLIGHT LOCATIONS AT INTERSECTIONS

DATE 10/21/83 | DWG. NO 201 | SHT NO 1 of 6

** NOTE: See Section 2: Waivers



REV NO	DESCRIPTION	DATE

APPROVED

COUNTY ENGINEER R.P.E. # 5133

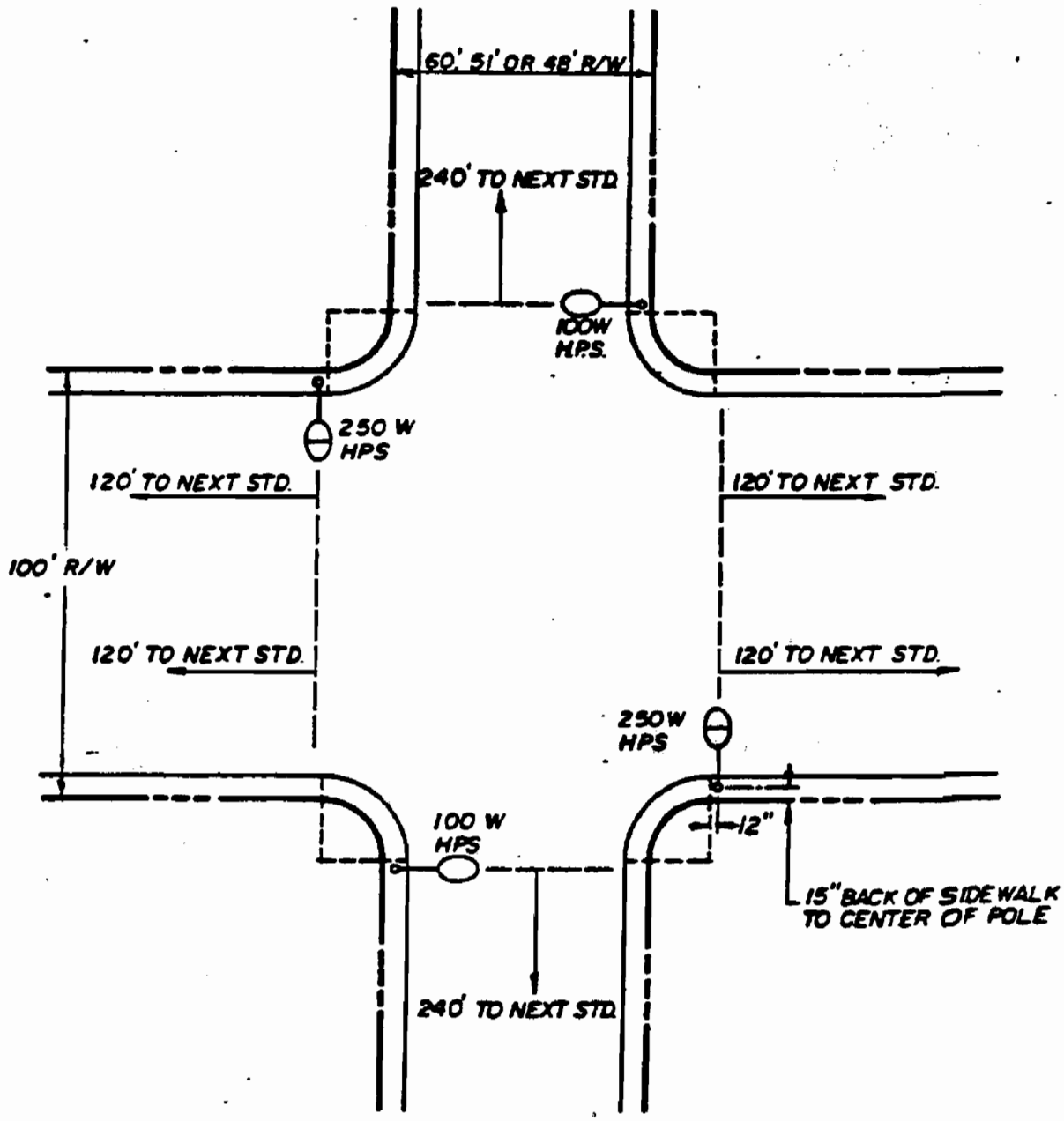
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

** NOTE: See Section 2: Waivers

STREETLIGHT LOCATIONS AT INTERSECTIONS

DATE 10/21/83 | DWG. NO. 201 | SHT. NO. 2 of 2

** NOTE: See Section 2: Waivers



REV.NO	DESCRIPTION	DATE
1	REVISED ST LIGHT DISTANCE	4/84

APPROVED:

COUNTY ENGINEER R.P.E # 5133

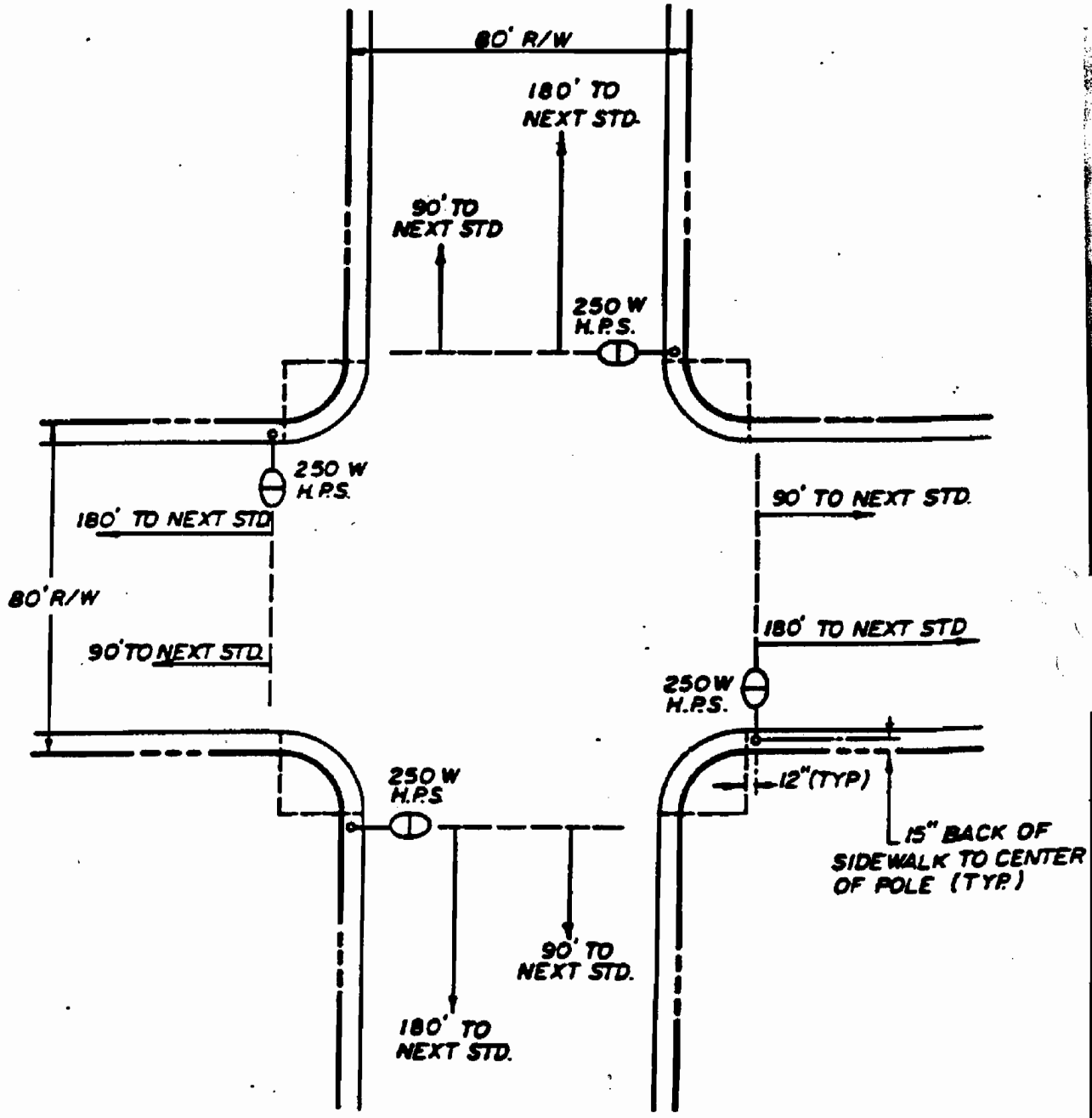
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

** NOTE: See Section 2: Waivers

STREETLIGHT LOCATIONS AT INTERSECTIONS

DATE 10/21/83 | DWG. NO. 201 | SHT. NO. 3 of 6

** NOTE: See Section 2: Waivers



REV NO	DESCRIPTION	DATE

APPROVED

COUNTY ENGINEER

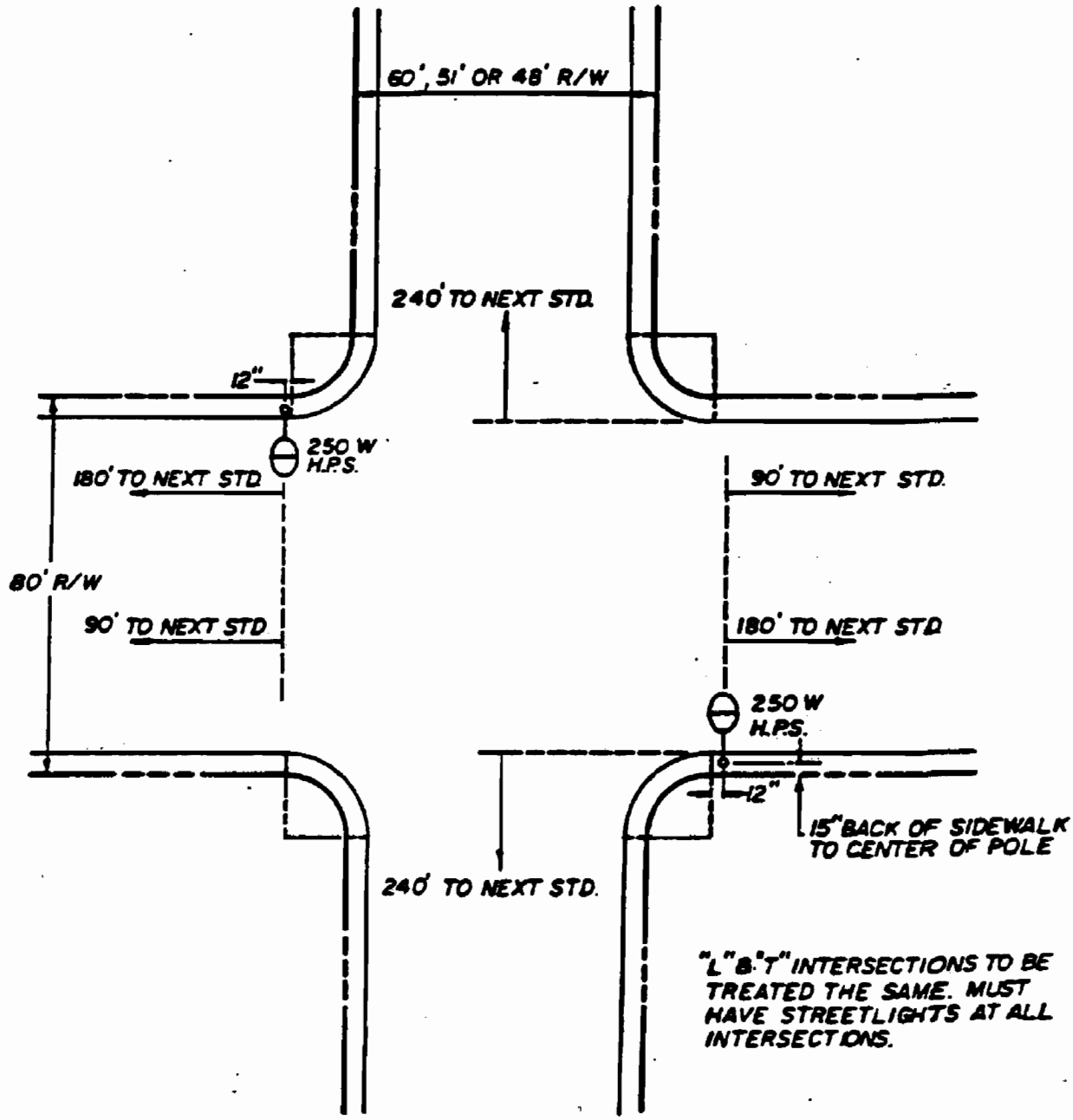
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

** NOTE: See Section 2: Waivers

STREETLIGHT LOCATIONS AT INTERSECTIONS

DATE 10/21/83

** NOTE: See Section 2: Waivers



REV. NO	DESCRIPTION	DATE
1	REVISED ST. LIGHT DISTANCE	4/84

APPROVED

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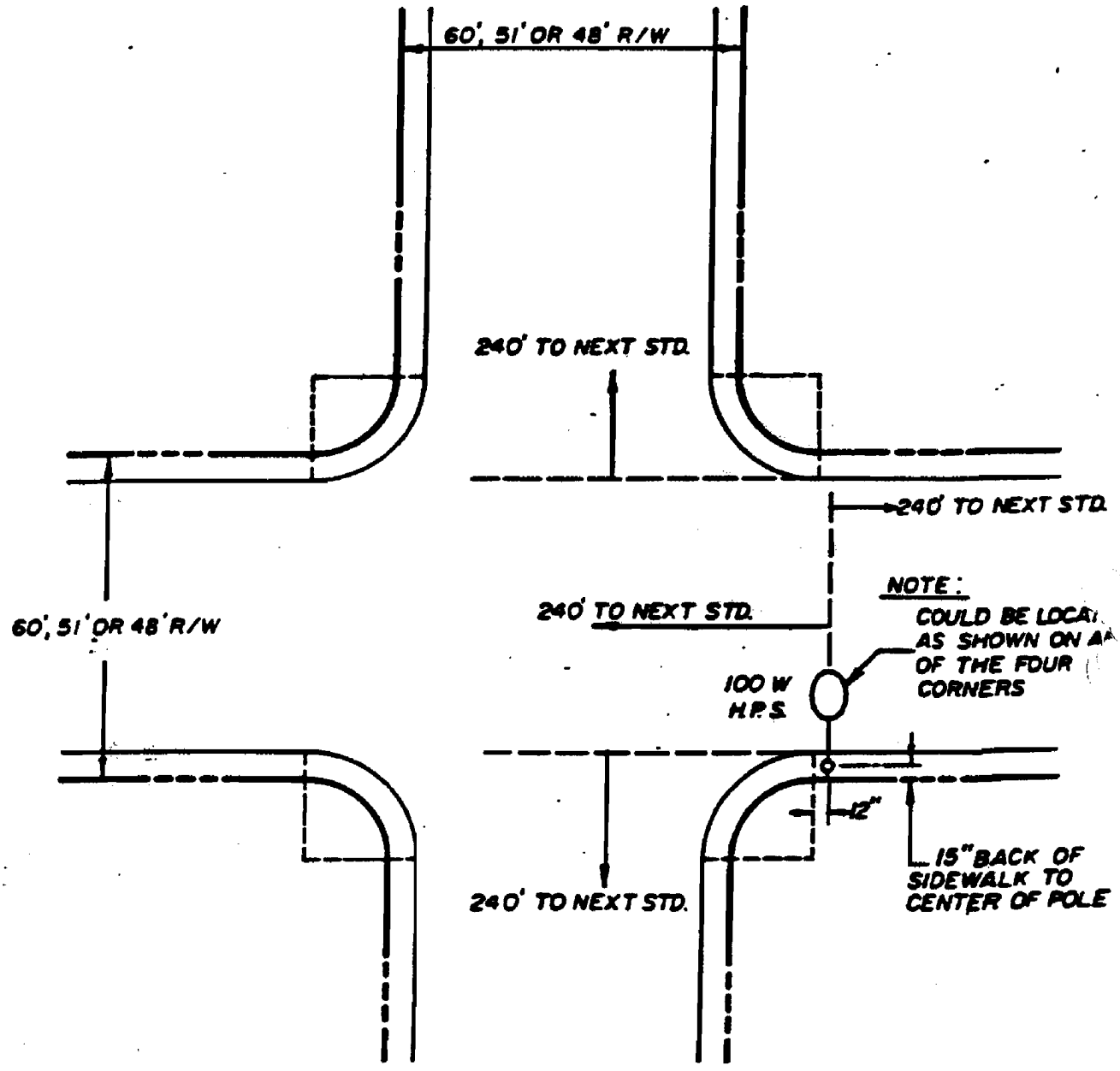
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

** NOTE: See Section 2: Waivers

STREETLIGHT LOCATIONS AT INTERSECTIONS

DATE 10/21/83 | DWG. NO. 201 | SHT. NO. 5 of 6

** NOTE: See Section 2: Waivers



NOTES:

1. "L" & "T" INTERSECTIONS TO BE TREATED THE SAME. MUST HAVE STREETLIGHTS AT ALL INTERSECTIONS.

REV NO	DESCRIPTION	DATE
1	REVISED ST LIGHT DISTANCE	4/84

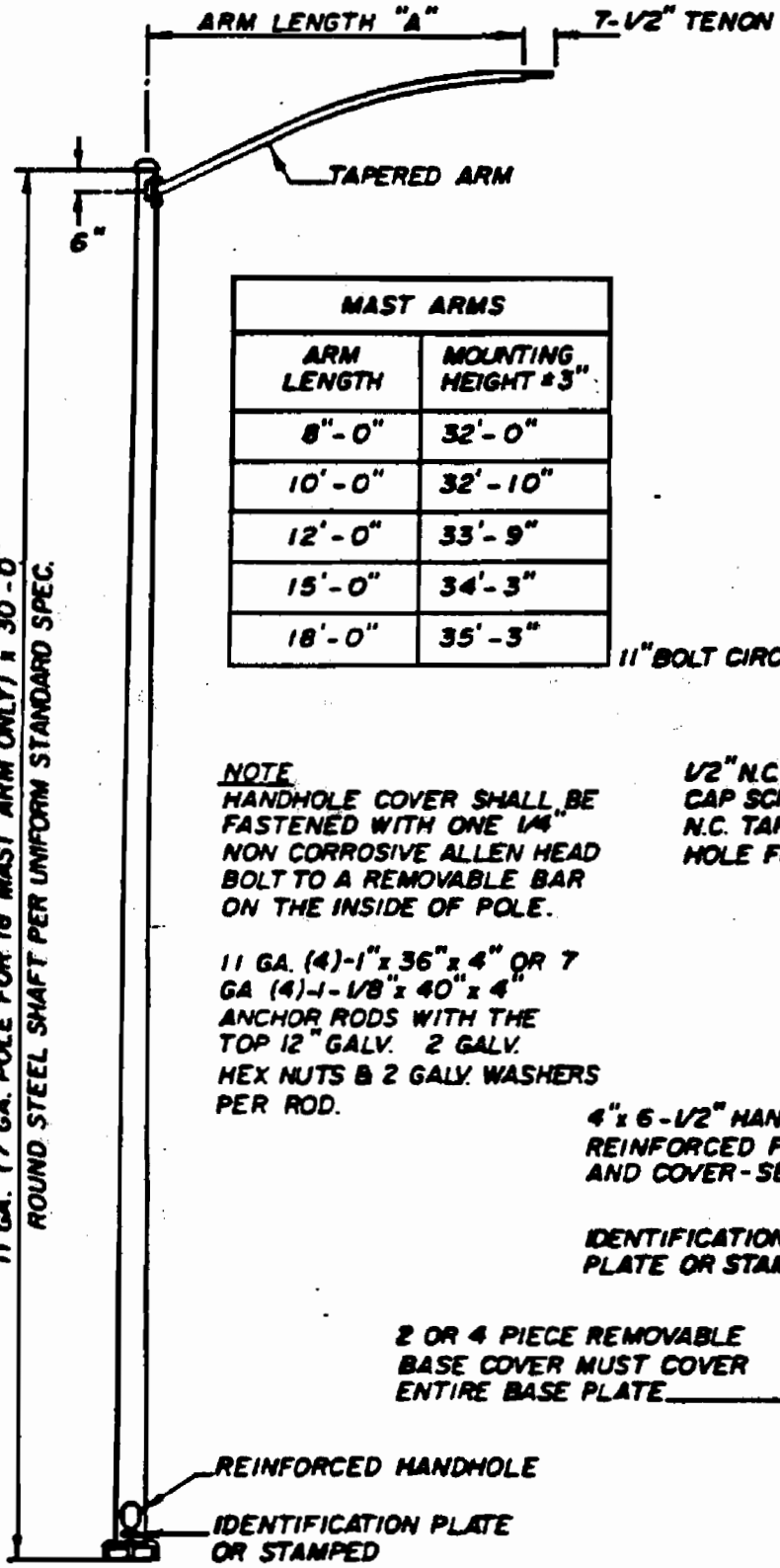
APPROVED:

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

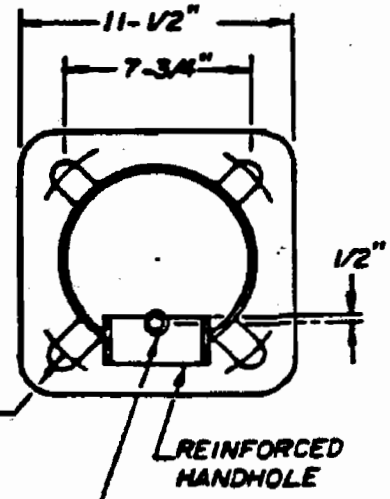
** NOTE: See Section 2: Waivers

STREETLIGHT LOCATIONS AT INTERSECTIONS

** NOTE: See Section 2: Waivers



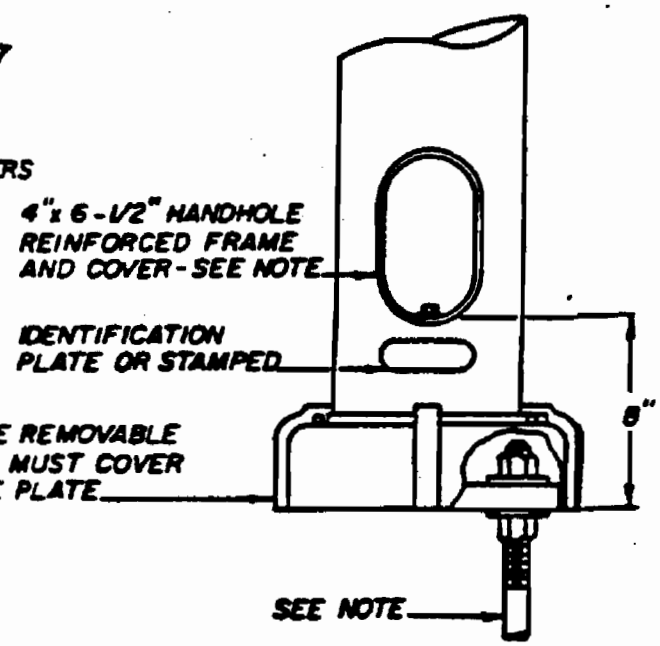
MAST ARMS	
ARM LENGTH	MOUNTING HEIGHT ±3"
8'-0"	32'-0"
10'-0"	32'-10"
12'-0"	33'-9"
15'-0"	34'-3"
18'-0"	35'-3"



1/2" N.C. x 3/4" HEX HEAD NON-CORROSIVE CAP SCREW WITH FLAT WASHER IN 1/2" N.C. TAPPED HOLE IN BOTTOM OF HAND-HOLE FOR GROUND CONDUCTOR.

NOTE
HANDHOLE COVER SHALL BE FASTENED WITH ONE 1/4" NON CORROSIVE ALLEN HEAD BOLT TO A REMOVABLE BAR ON THE INSIDE OF POLE.

11 GA. (4)-1" x 36" x 4" OR 7 GA (4)-1-1/8" x 40" x 4" ANCHOR RODS WITH THE TOP 12" GALV. 2 GALV. HEX NUTS & 2 GALV. WASHERS PER ROD.



REV.NO	DESCRIPTION	DATE

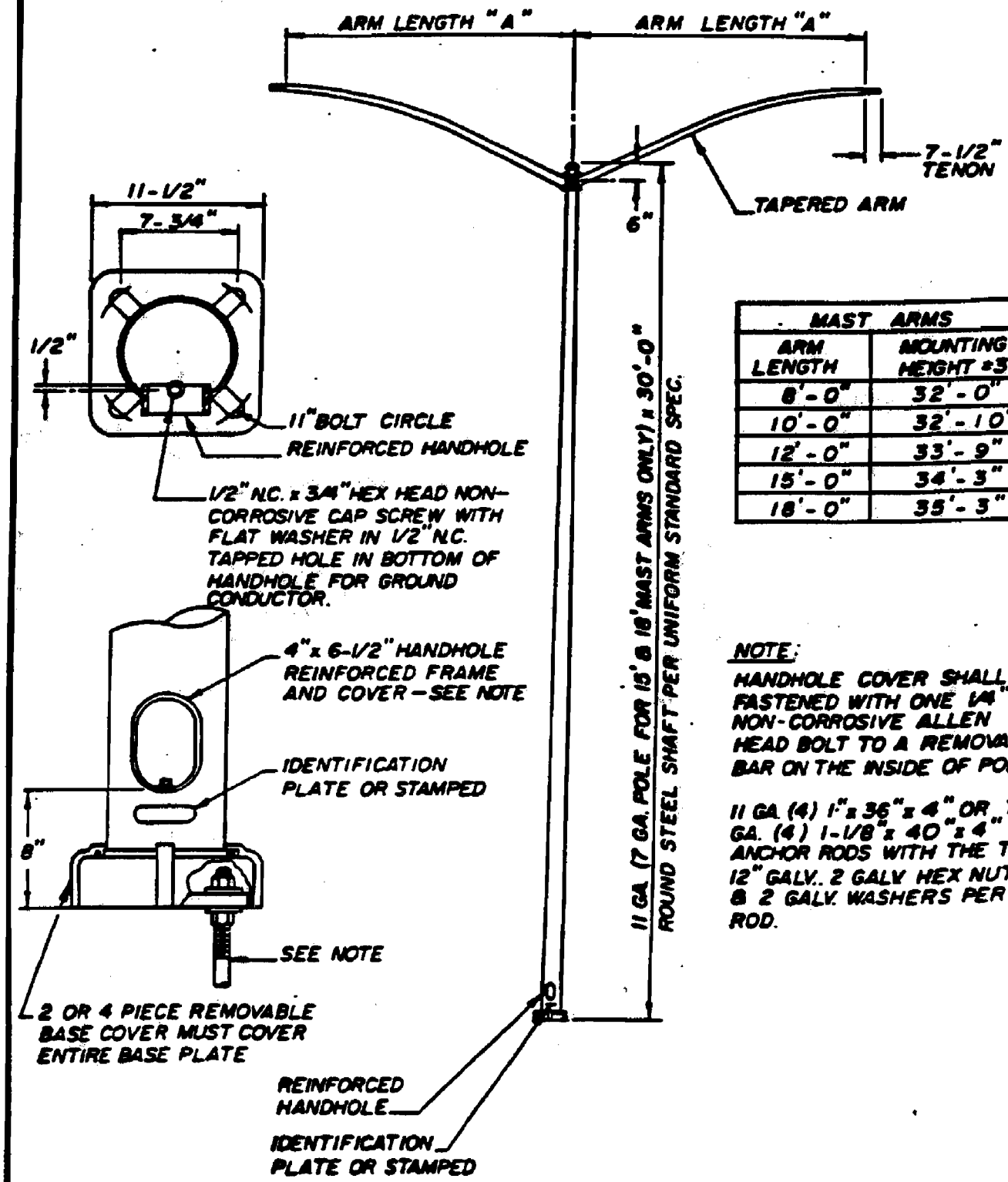
APPROVED

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

** NOTE: See Section 2: Waivers

STREET LIGHTING STANDARD WITH TAPERED MAST ARM

** NOTE: See Section 2: Waivers



MAST ARMS	
ARM LENGTH	MOUNTING HEIGHT ±3"
8'-0"	32'-0"
10'-0"	32'-10"
12'-0"	33'-9"
15'-0"	34'-3"
18'-0"	35'-3"

NOTE:

HANDHOLE COVER SHALL BE FASTENED WITH ONE 1/4" NON-CORROSIVE ALLEN HEAD BOLT TO A REMOVABLE BAR ON THE INSIDE OF POLE.

11 GA. (4) 1" x 36" x 4" OR 7 GA. (4) 1-1/8" x 40" x 4" ANCHOR RODS WITH THE TOP 12" GALV.. 2 GALV. HEX NUTS & 2 GALV. WASHERS PER ROD.

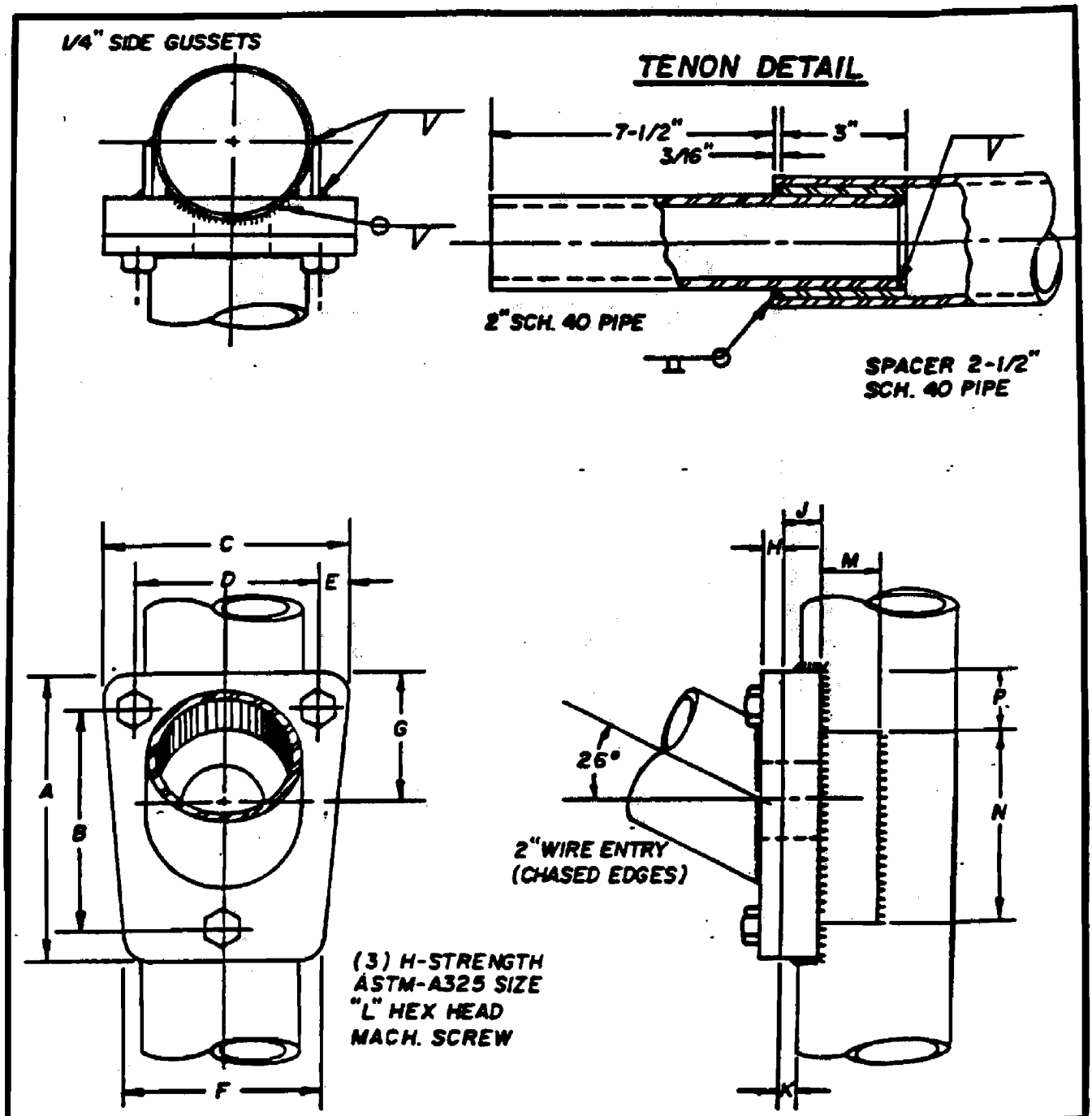
REV. NO	DESCRIPTION	DATE

APPROVED:

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

STREET LIGHTING STANDARD WITH DOUBLE TAPERED MAST ARM

** NOTE: See Section 2: Waivers



MAST ARM	A	B	C	D	E	F	G	H	J	K	L	M	N	P
8'-15' INCL.	$7\frac{1}{2}$"	$5\frac{3}{4}$"	$6\frac{3}{8}$"	$4\frac{5}{8}$"	$\frac{7}{8}$"	5"	$3\frac{3}{8}$"	$\frac{1}{2}$"	1"	$\frac{5}{16}$"	$\frac{5}{8}$"-11 x $1\frac{1}{2}$"	$1\frac{1}{2}$"	5"	$1\frac{5}{8}$"
15'-18' INCL.	9"	7"	8"	6"	1"	6"	4"	$\frac{3}{4}$"	1"	$\frac{5}{16}$"	$\frac{3}{4}$"-10 x $1\frac{3}{4}$"	2"	5"	$1\frac{3}{4}$"

REV NO	DESCRIPTION	DATE

APPROVED:

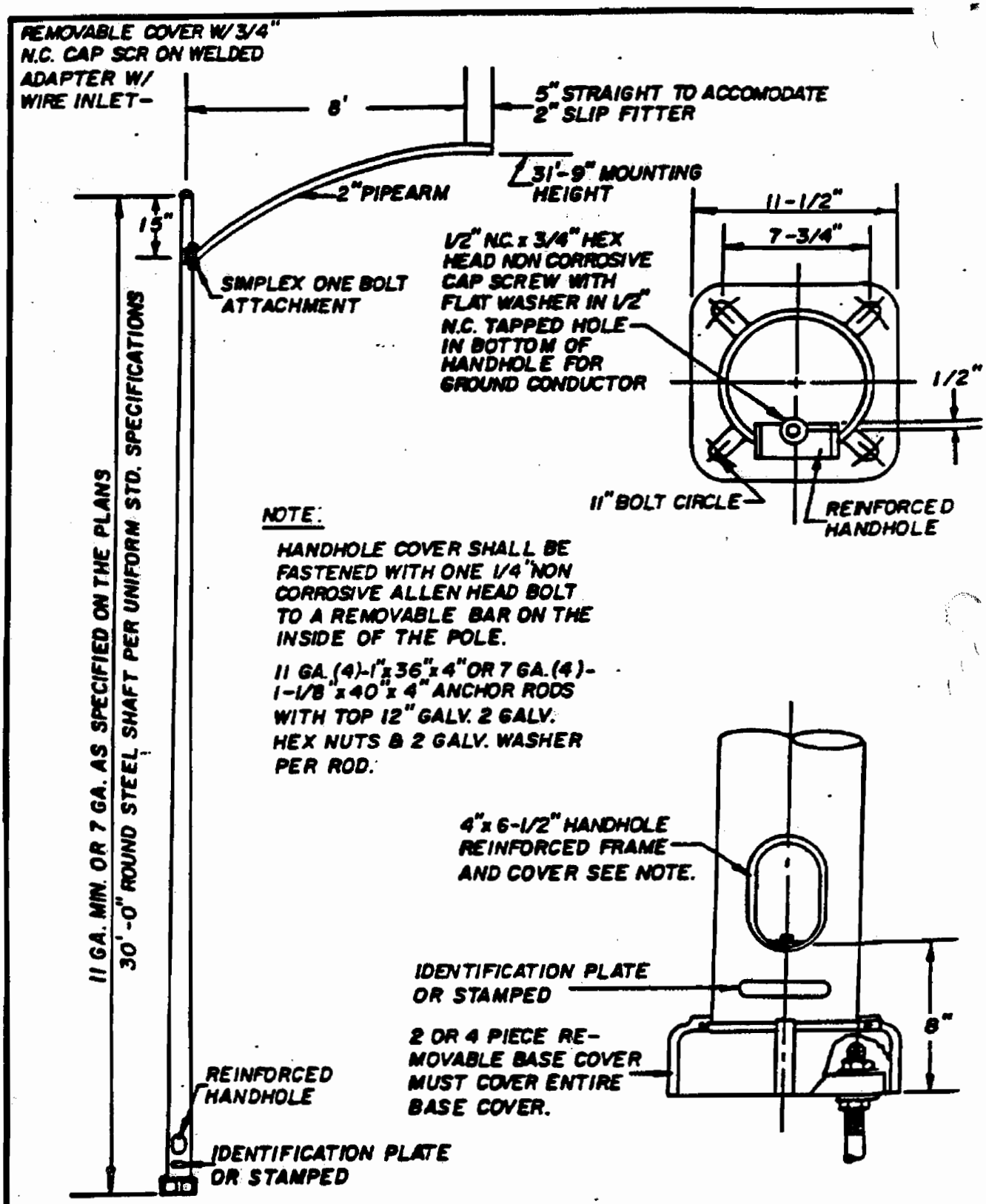
COUNTY ENGINEER R.P.E # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

MAST ARM DETAILS FOR TAPERED SINGLE AND DOUBLE MAST ARM LIGHTING STANDARDS

DATE 10/21/83 | DWG. NO. 204 | SHT NO. 1 of 1

** NOTE: See Section 2: Waivers



REV NO	DESCRIPTION	DATE

APPROVED:

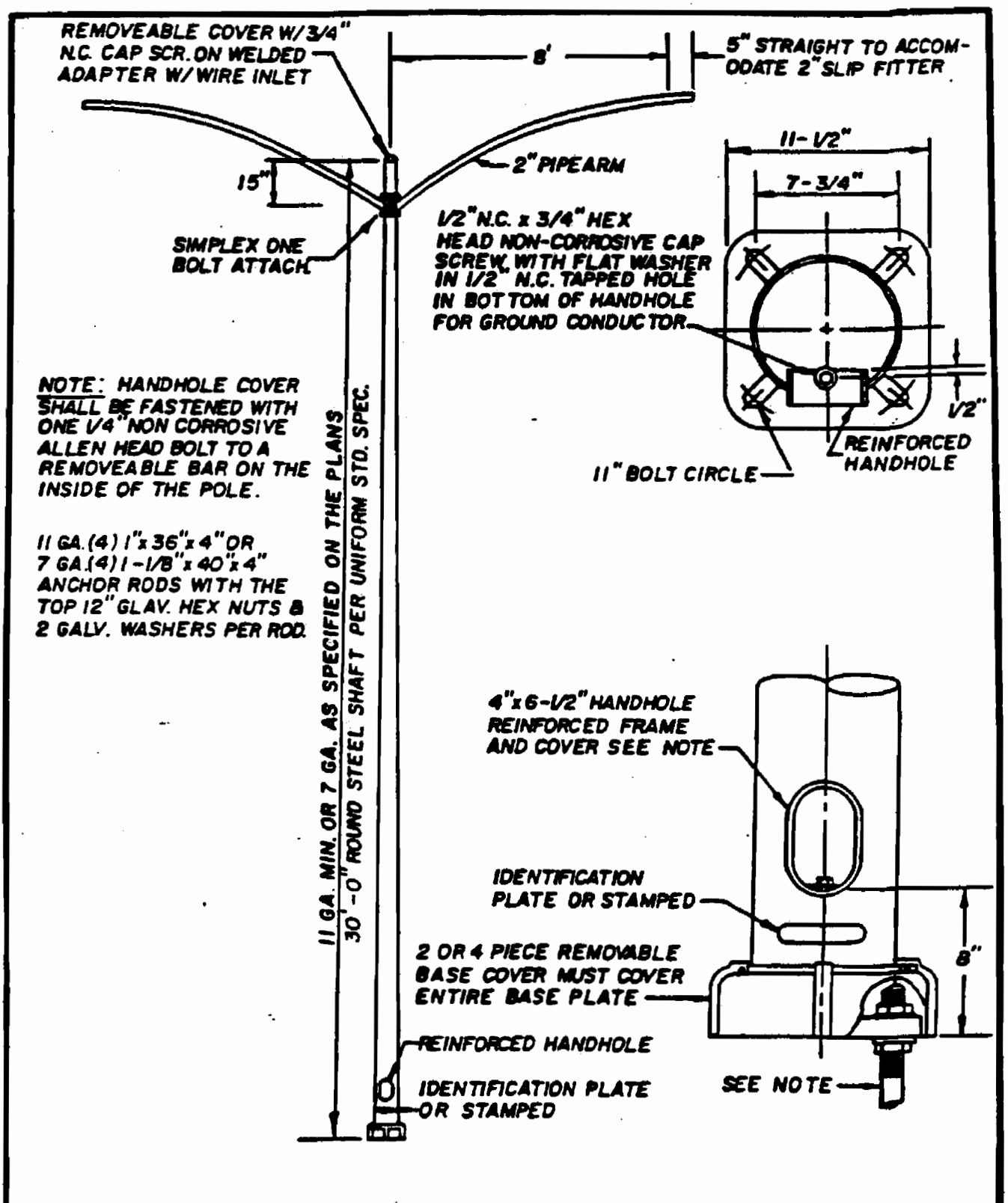
COUNTY ENGINEER R.P.E. 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

STREET LIGHTING STANDARD WITH 2" PIPEARM

DATE 10/21/83 DWG. NO. 205

** NOTE: See Section 2: Waivers



REV NO	DESCRIPTION	DATE

APPROVED: [signature]
COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

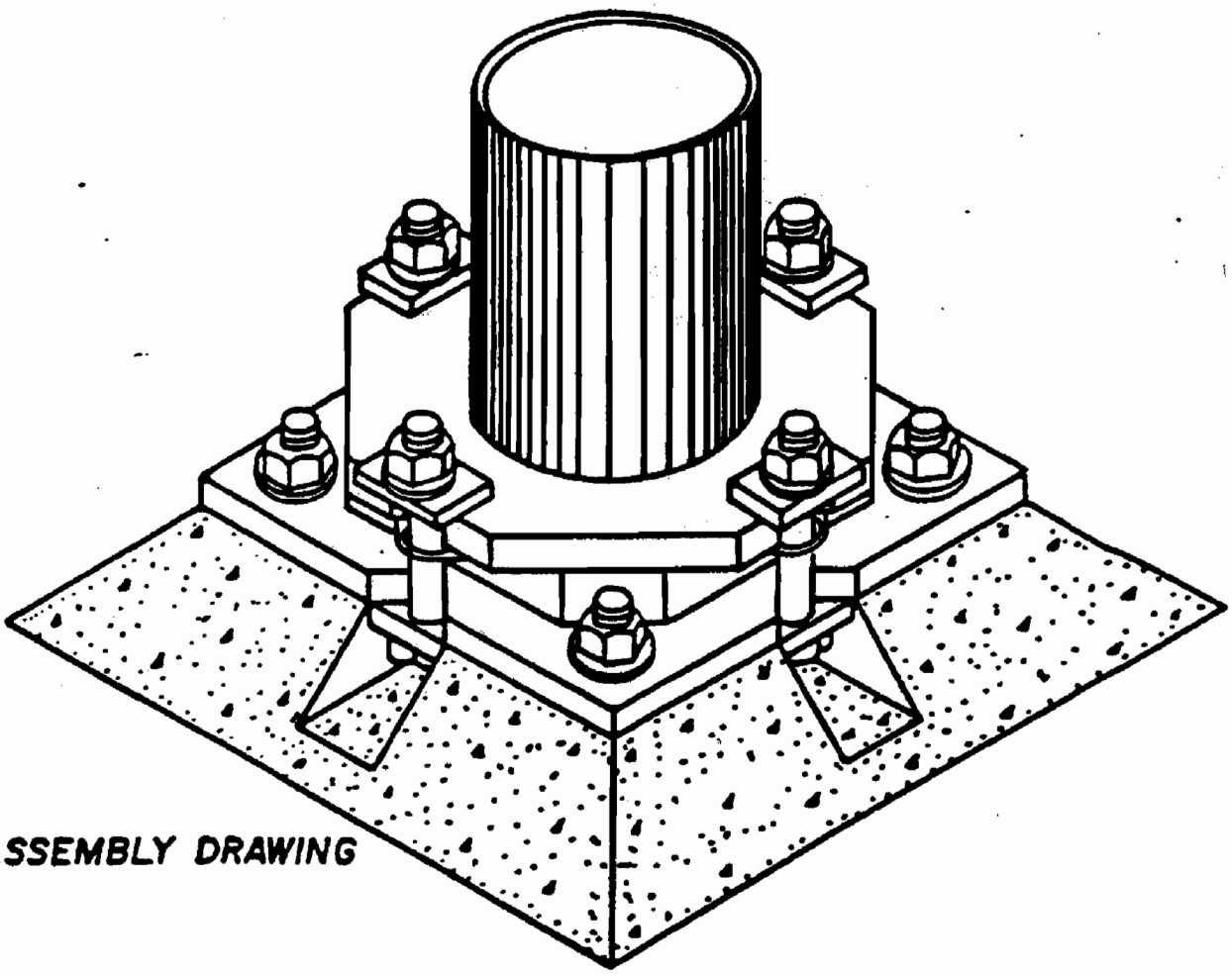
STREET LIGHTING STANDARD WITH DOUBLE 2" PIPEARM

DATE 10/21/83 | DWG. NO. 206 | SHT. NO. 1 of 1

** NOTE: See Section 2: Waivers

NOTES:

1. PLACE BOTTOM PLATE WITH SPACER PLATE ON LEVELING NUTS ON ANCHOR BOLTS AND FASTEN IN PLACE.
2. TOP PLATE SHALL BE FURNISHED BY LIGHT POLE FABRICATOR AS LIGHT POLE BASE PLATE WITH DIMENSIONS AS SHOWN IN PLAN VIEW.
3. ERECT LIGHT POLE AND SECURE WITH 1 IN. DIA. HIGH STRENGTH BOLTS. BOLTS SHALL BE INSTALLED IN THE SLOTS SO THAT THE BOLT SHANKS ARE IN CONTACT WITH THE PLATES.
4. ANCHOR BOLT SIZES SHALL BE IN ACCORDANCE WITH DRAWING NO. 209.
5. ALL STEEL PLATE ASSEMBLIES SHALL BE HOT-DIPPED GALVANIZED AFTER FABRICATION.
6. ALL SLIP NUTS, BOLTS, AND WASHERS SHALL BE ELECTRO-PLATED CADMIUM IN ACCORDANCE WITH ASTM A-165. TYPE TS.
7. ALL CONTACT AREAS OF PLATES SHALL BE FREE OF GALVANIZING BEADS OR RUNS.
8. SLIP BOLTS SHALL BE TORQUED TO 150 FOOT-POUNDS OR 1800 INCH-POUNDS.
9. GROUTING WITH CONCRETE CAP SHALL BE DONE AFTER LIGHT POLE HAS BEEN LOCATED IN FINAL POSITION.



ASSEMBLY DRAWING

REV.NO	DESCRIPTION	DATE

APPROVED:

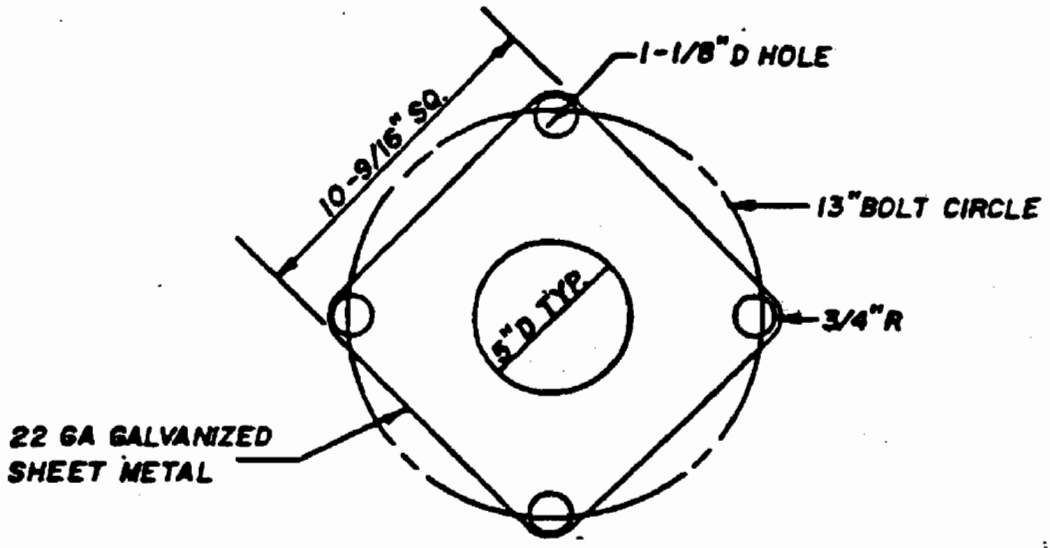
COUNTY ENGINEER

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

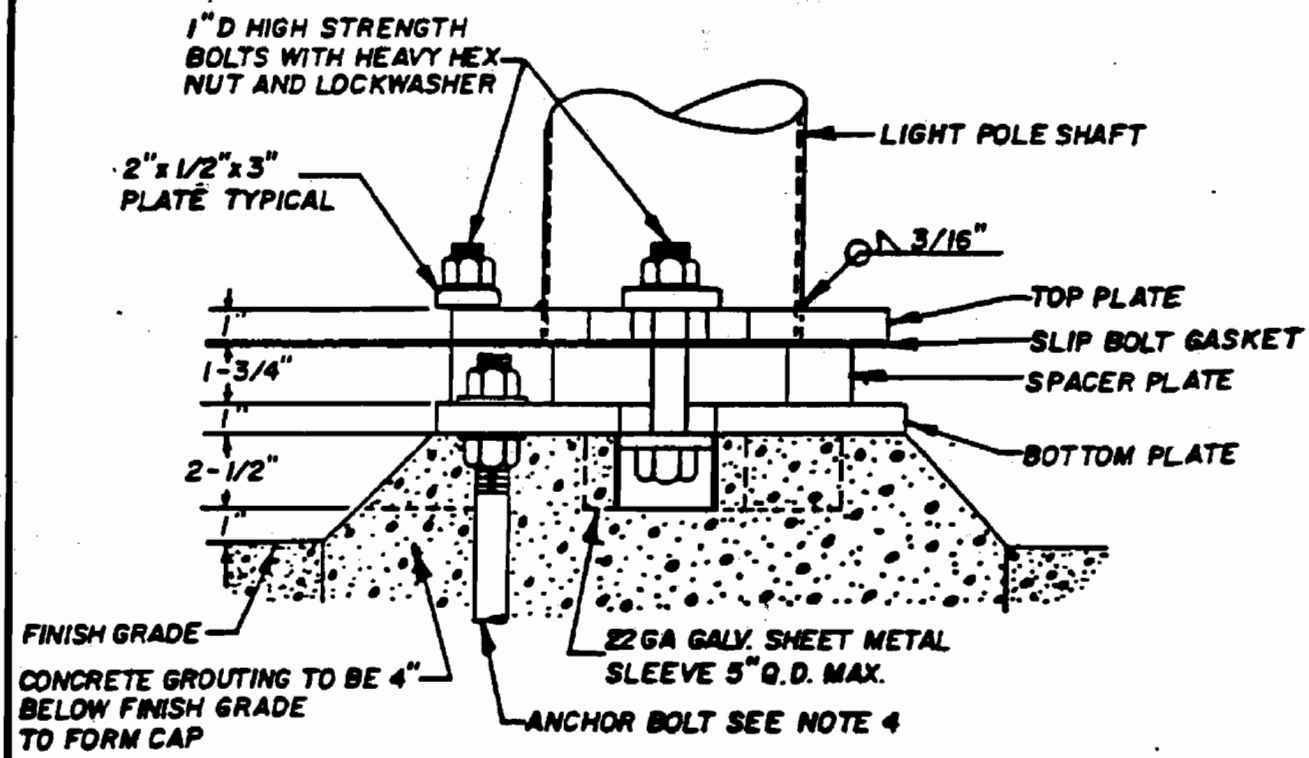
SAFETY BASE
FOR
STREET LIGHTING STANDARD

DATE 10/21/93

** NOTE: See Section 2: Waivers



SLIP BOLT GASKET



LIGHT POLE GASKET

REV. NO.	DESCRIPTION	DATE

APPROVED:

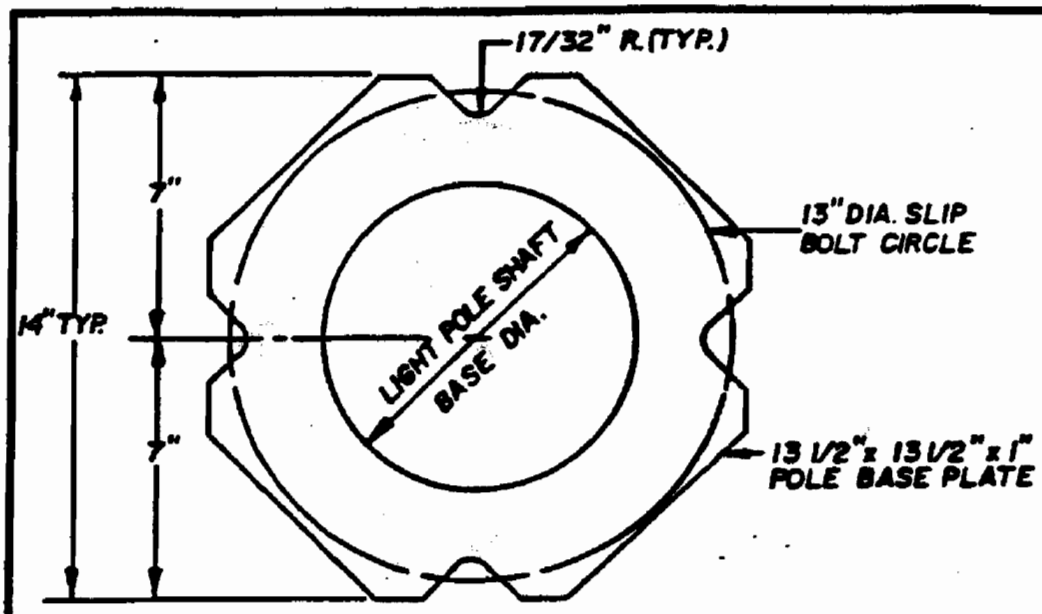
COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

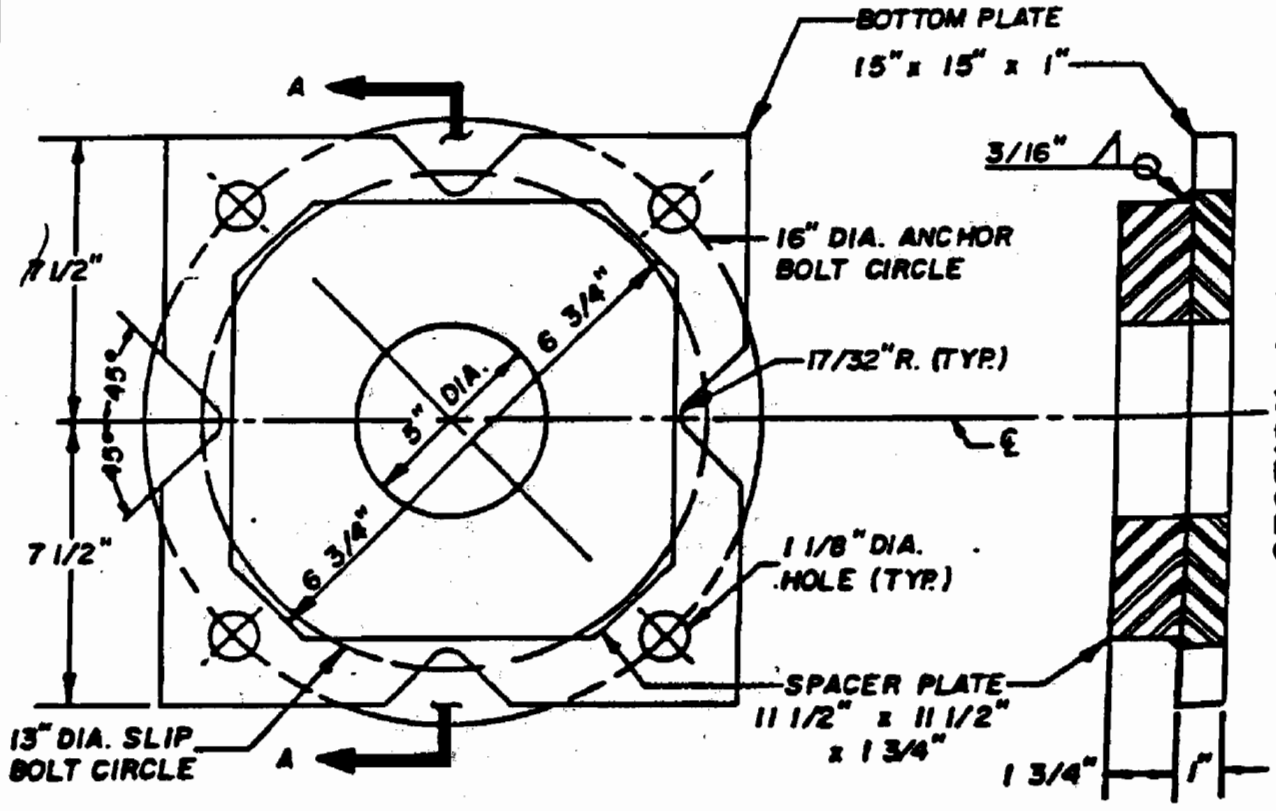
SAFETY BASE FOR STREET LIGHTING STANDARD

DATE 10/21/83 | DWG. NO. 207 | SHT. NO. 2 of 3

** NOTE: See Section 2: Waivers



PLAN OF TOP PLATE



PLAN OF BOTTOM AND SPACER PLATE

REV.NO	DESCRIPTION	DATE

APPROVED:

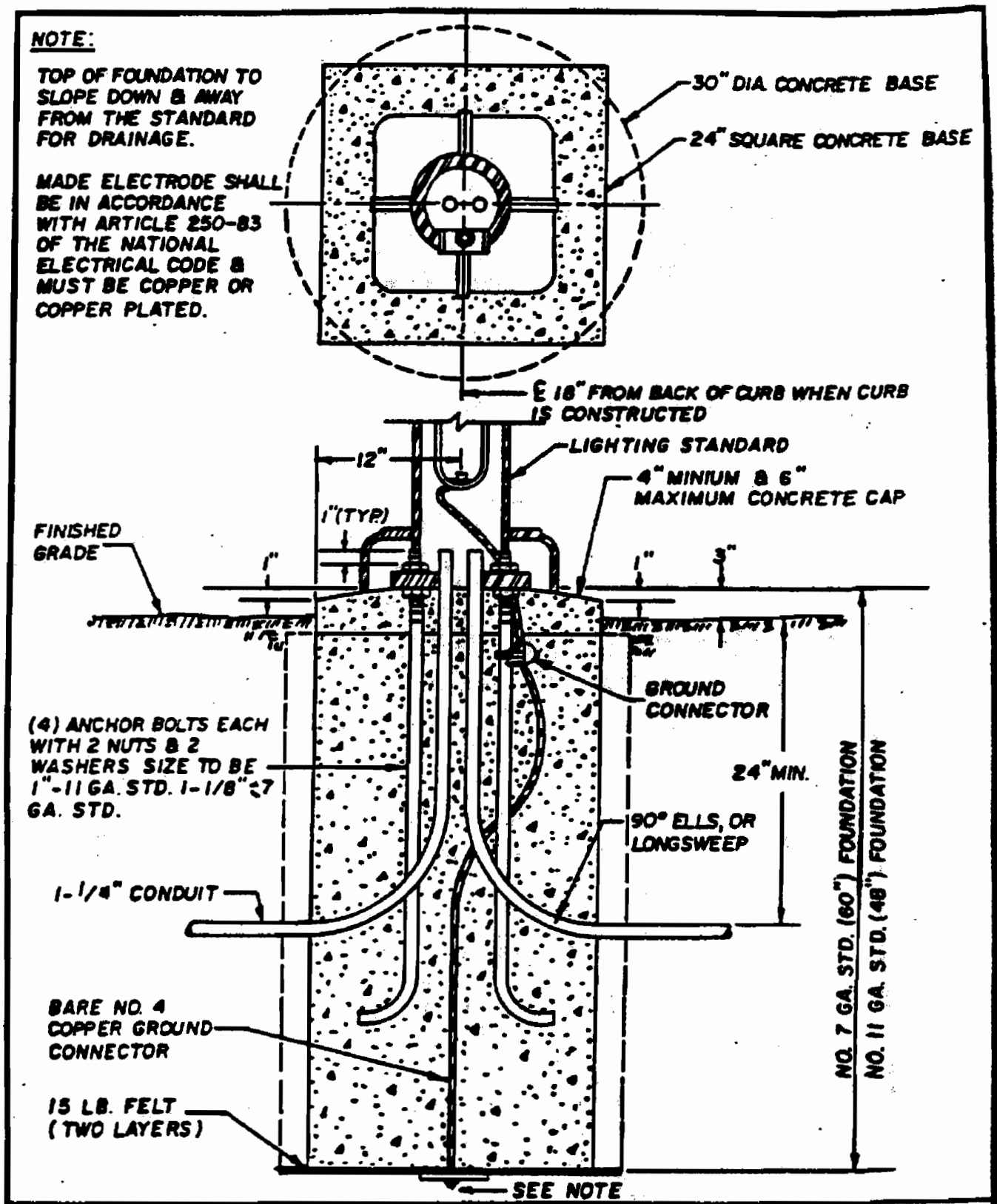
COUNTY ENGINEER

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

SAFETY BASE
FOR
STREET LIGHTING STANDARD

DATE ISSUED

** NOTE: See Section 2: Waivers



REV NO	DESCRIPTION	DATE
1	ADDED NOTE TO CONDUIT	4/84

APPROVED:

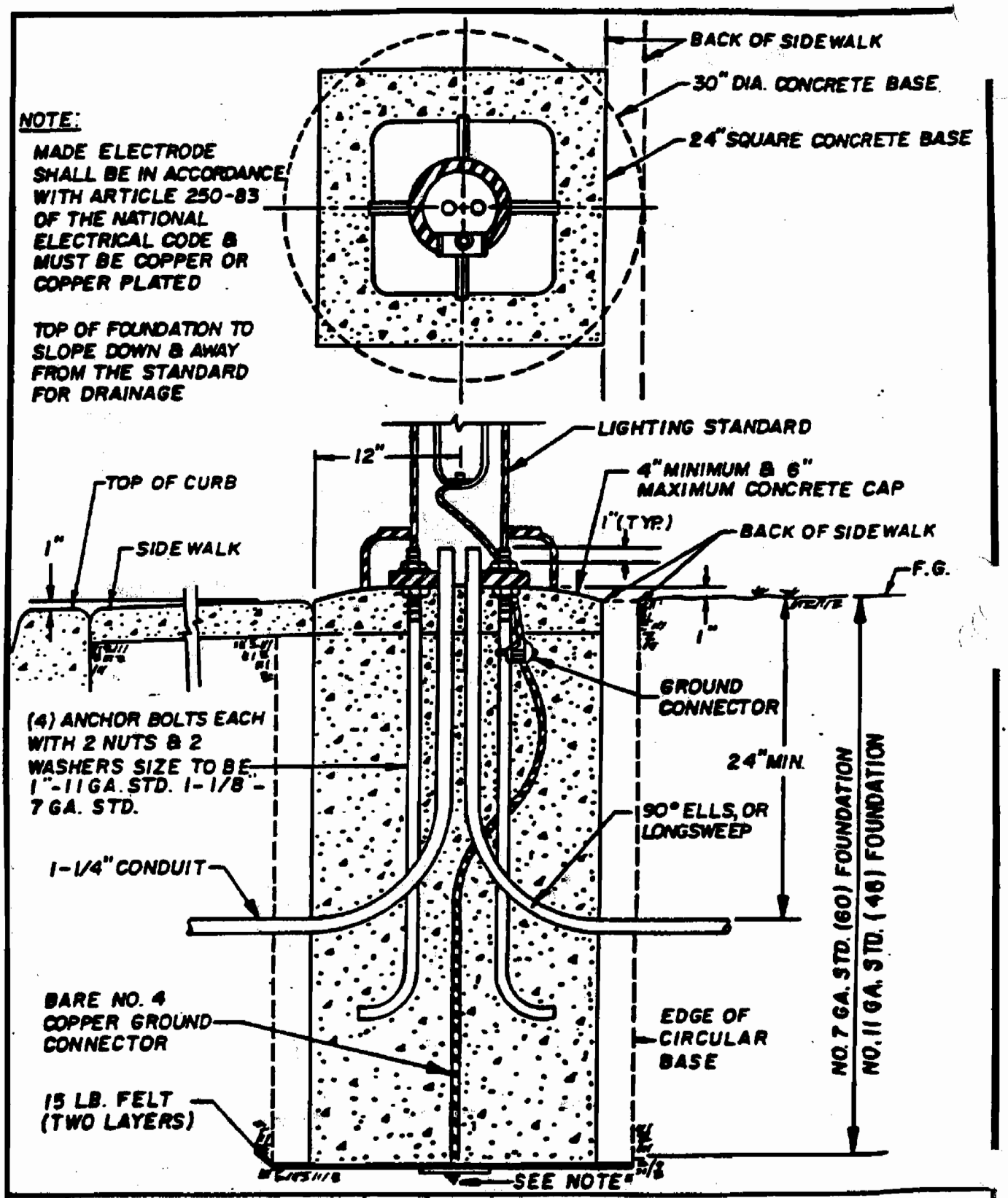
COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

FOUNDATION FOR A 7 OR 11 GAUGE LIGHTING STANDARD IN AN OPEN AREA

DATE 10/21/83 | DWG. NO. 208 | SHT. NO. 1 of 1

** NOTE: See Section 2: Waivers



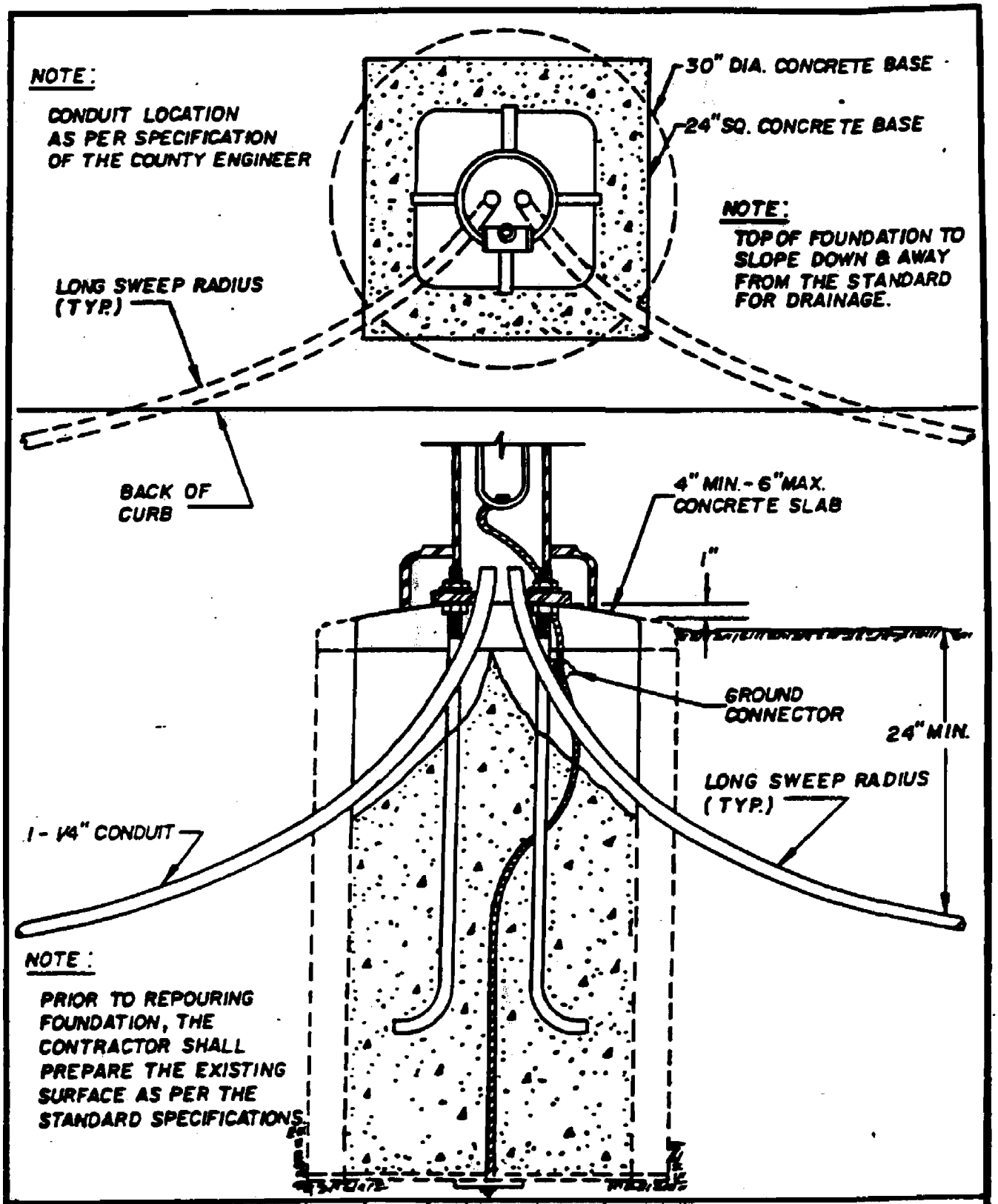
REV. NO	DESCRIPTION	DATE
1	ADDED NOTE TO CONDUIT	4/84

APPROVED:

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

FOUNDATION FOR A 7 OR 11 GAUGE LIGHTING STANDARD BACK OF SIDEWALK

** NOTE: See Section 2: Waivers



REV.NO	DESCRIPTION	DATE

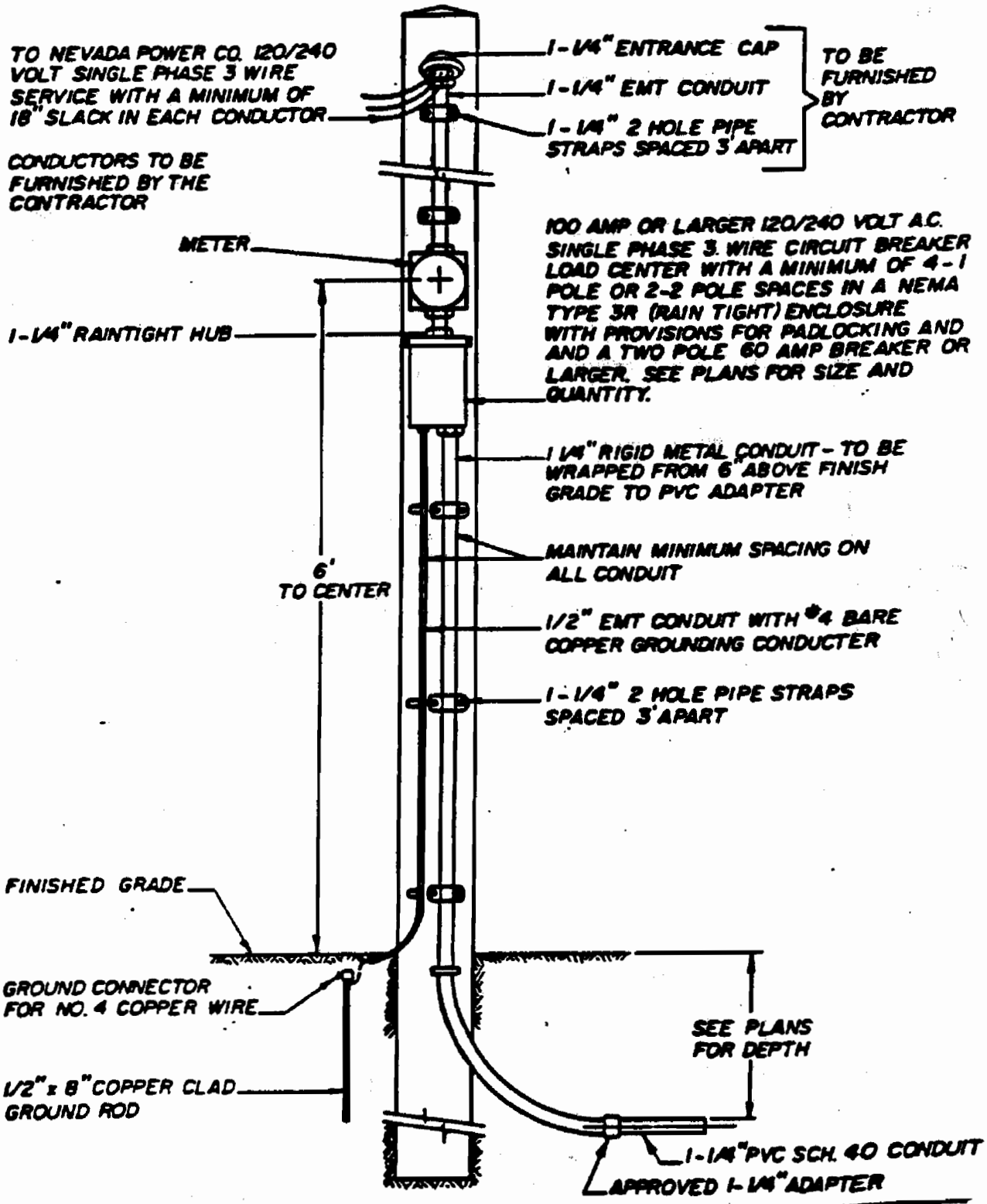
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

MODFIED EXISTING STREET LIGHT FOUNDATION FOR INSTALLATION OF UNDERGROUND CONDUIT

DATE 10/21/83 | DWG. NO. 210 | SHT. NO. 1 of 1



REV NO	DESCRIPTION	DATE

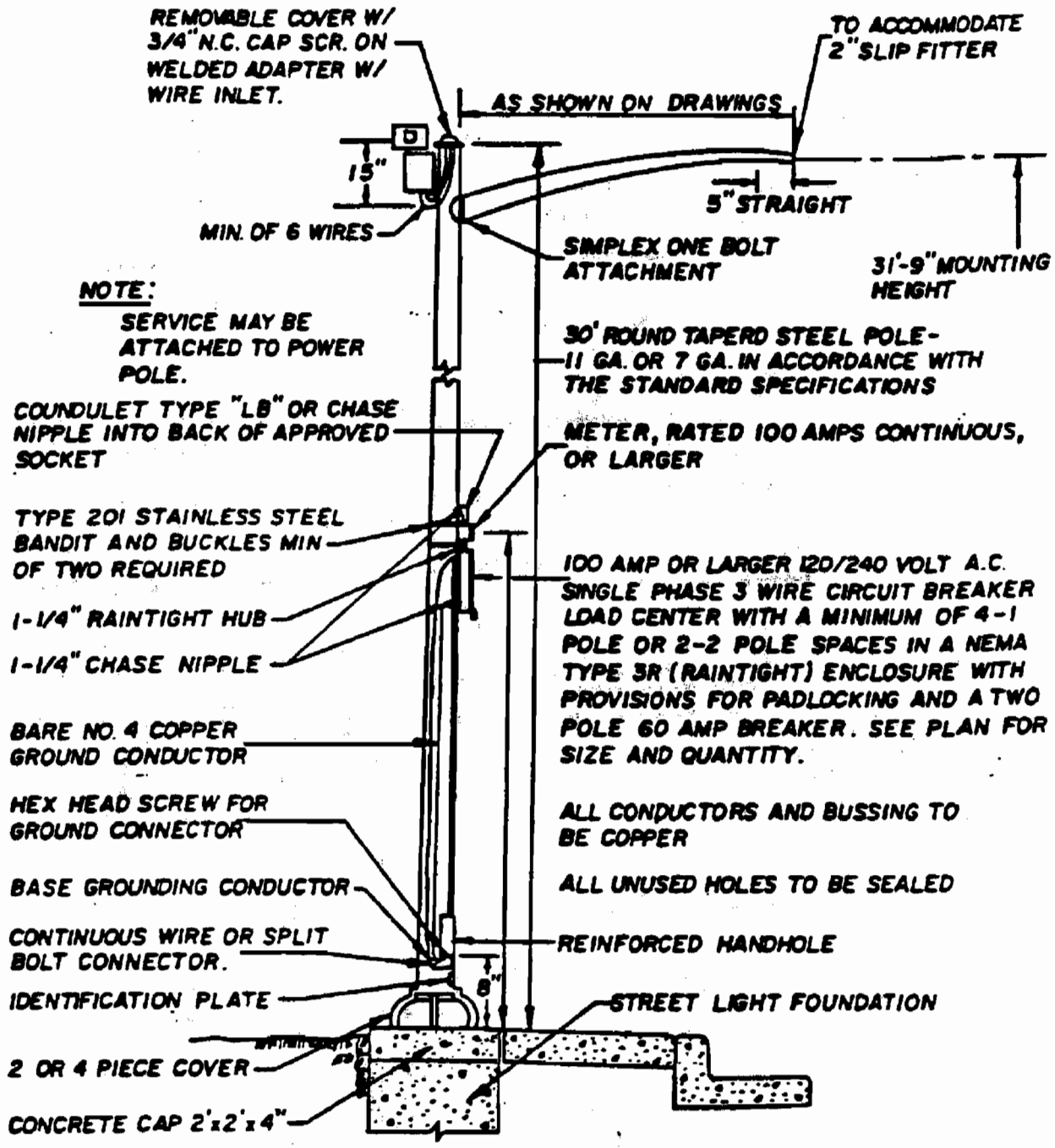
APPROVED

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

TEMPORARY SERVICE POINT ON WOODEN POLE

DATE 10/21/83 DWG. NO. 911



CONTACTOR & METERED SERVICE

MOUNTED ON STREET LIGHT POLE OR UNDERGROUND WIRING

REV.NO	DESCRIPTION	DATE

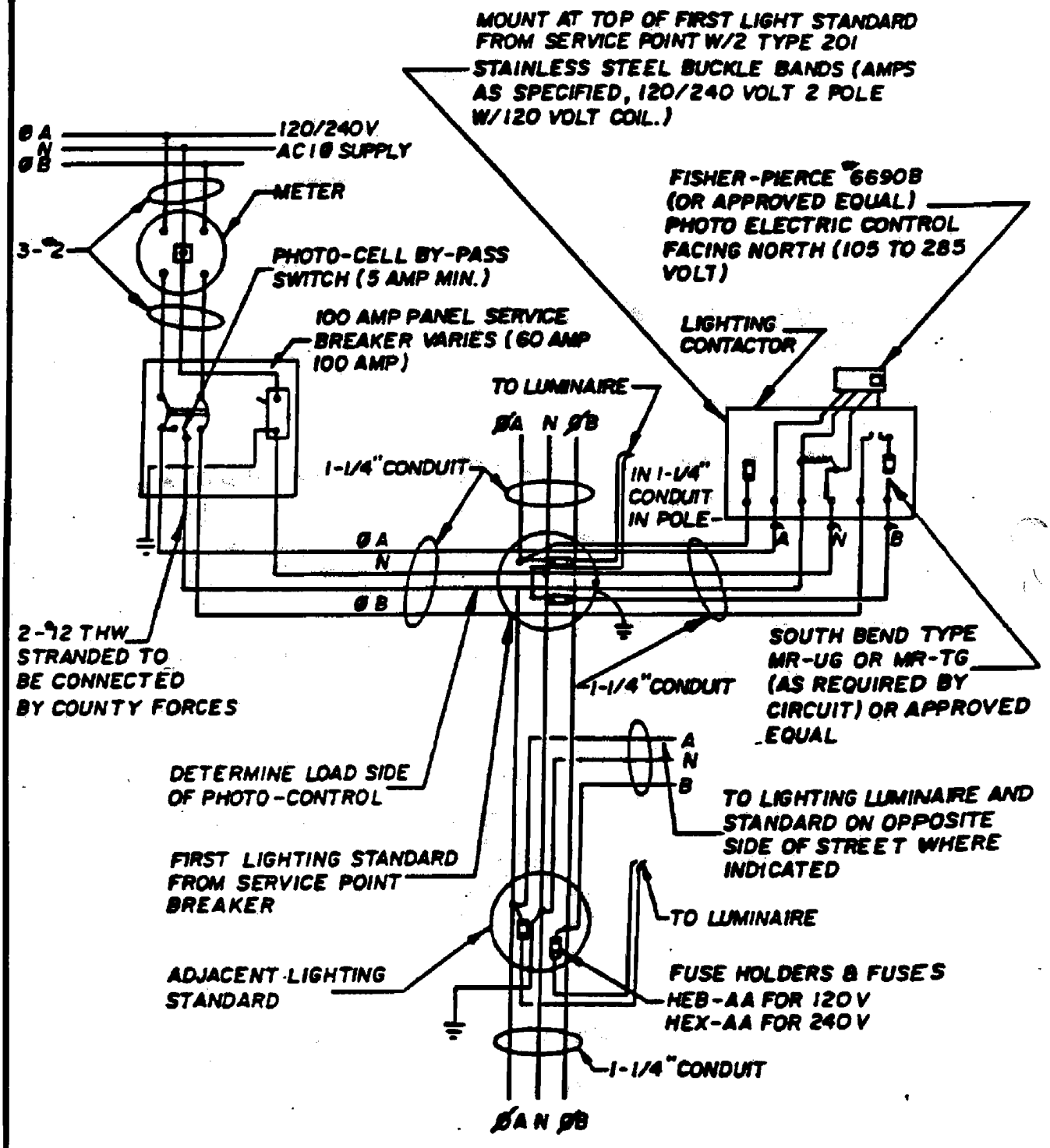
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

STREET LIGHTING SERVICE
POINT LOCATED ON
THE FIRST STANDARD

DATE 10/21/83 | DWG. NO. 212 | SHT. NO. 1 of 1



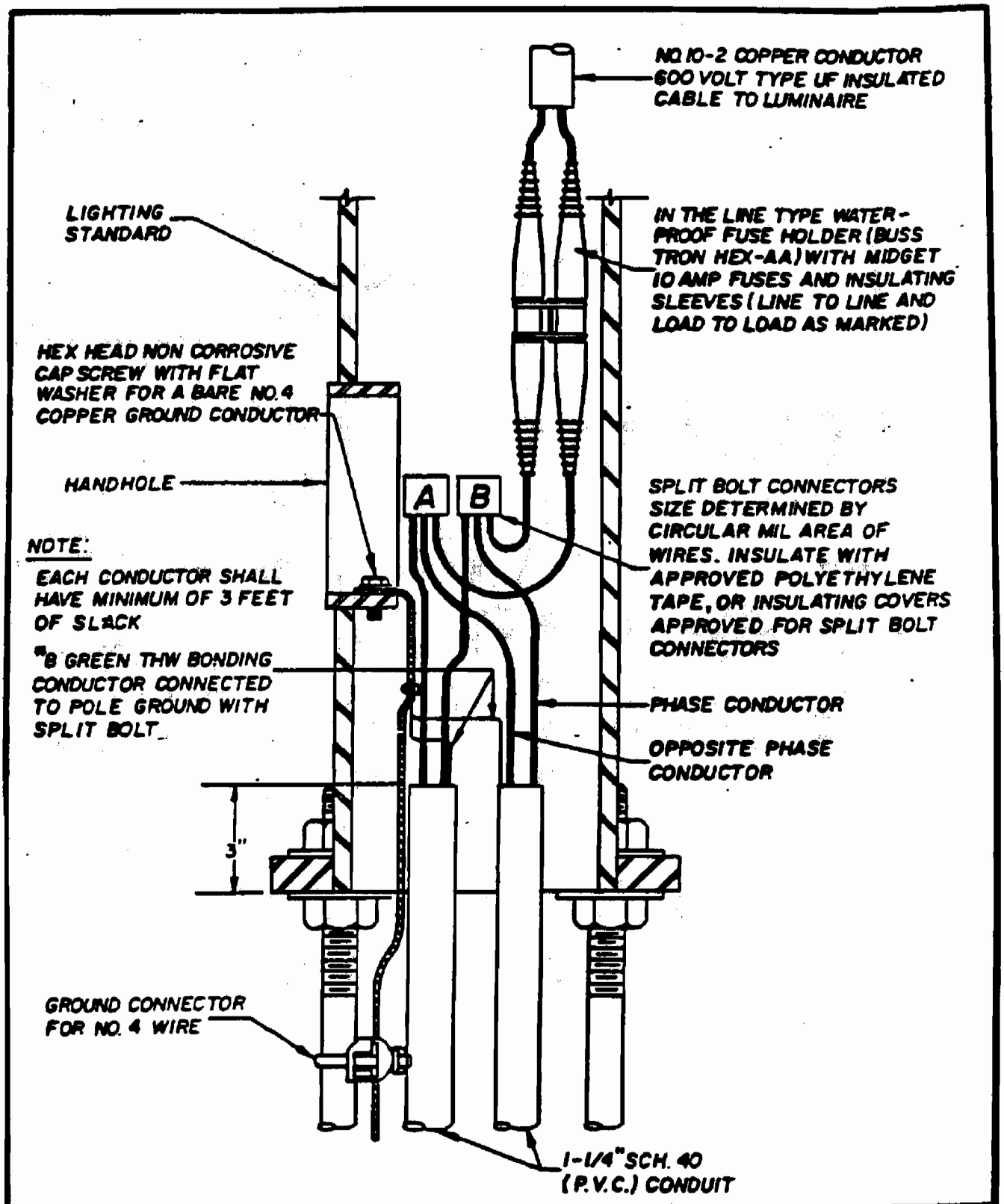
SERVICE POINT & LIGHTING CONTROL

REV.NO	DESCRIPTION	DATE

APPROVED

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

240 VOLT 2 WIRE WIRING DIAGRAM FOR COMPLETE STREET LIGHTING SYSTEM WITH BONDING CONDUCTOR



REV. NO	DESCRIPTION	DATE

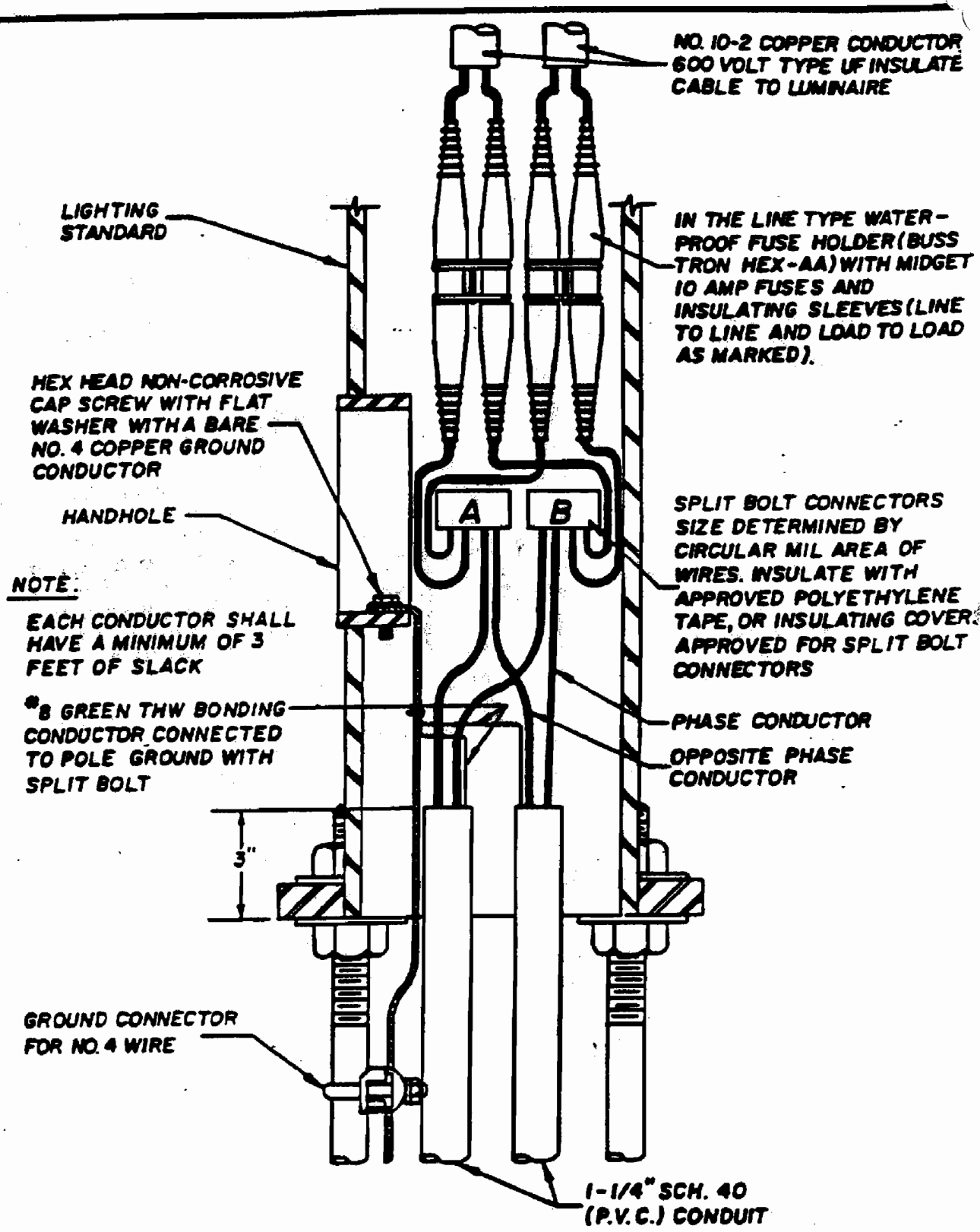
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

LIGHTING STANDARD WIRING DIAGRAM 240 VOLT 2 WIRE UNDERGROUND SYSTEM

DATE 10/21/83 | DWG. NO. 214 | SHT NO. 1 of 1

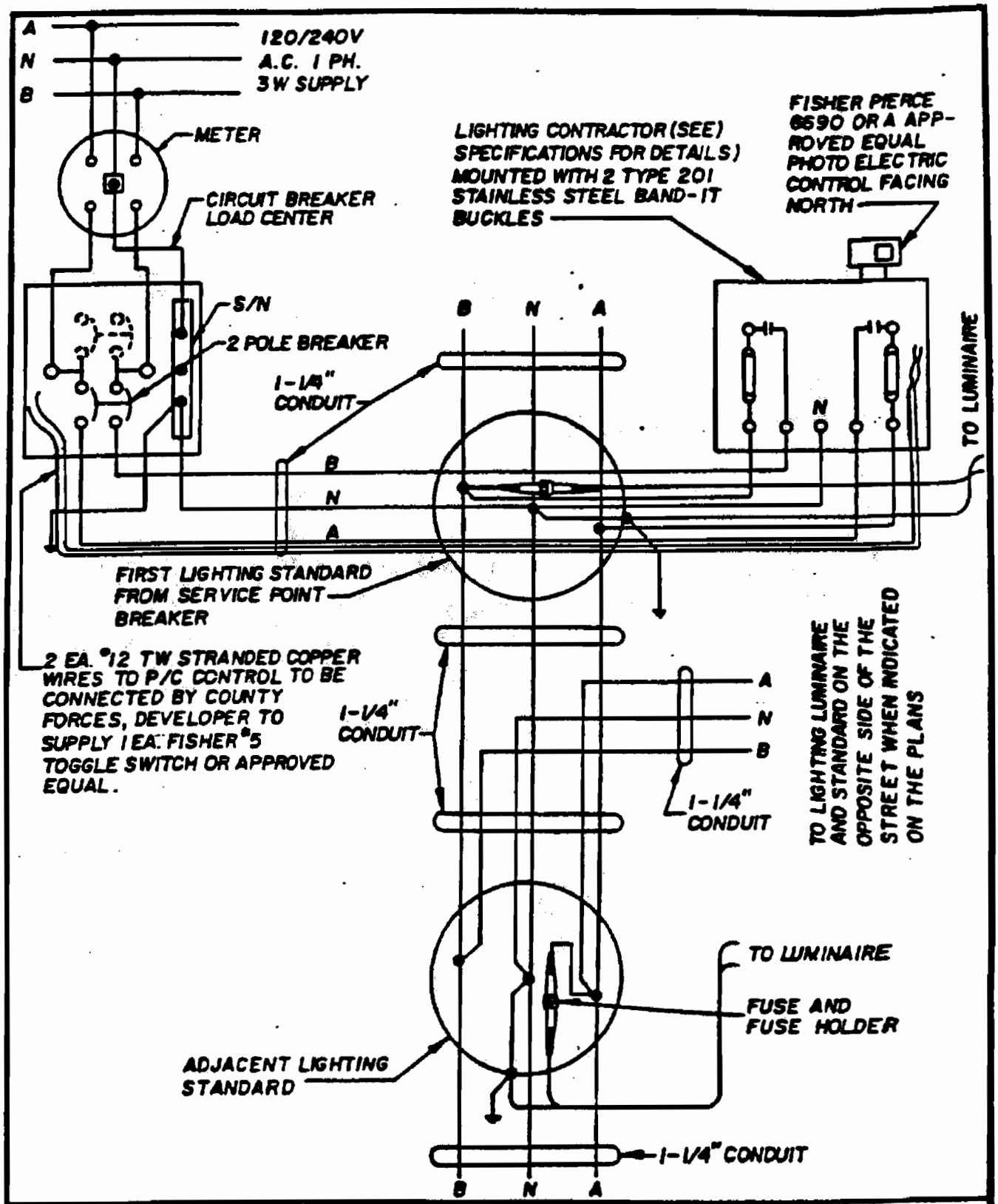


REV NO	DESCRIPTION	DATE

APPROVED:

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

TWIN LIGHTING STANDARD
WIRING DIAGRAM 240 VOLT
2 WIRE UNDERGROUND SYSTEM



REV. NO	DESCRIPTION	DATE

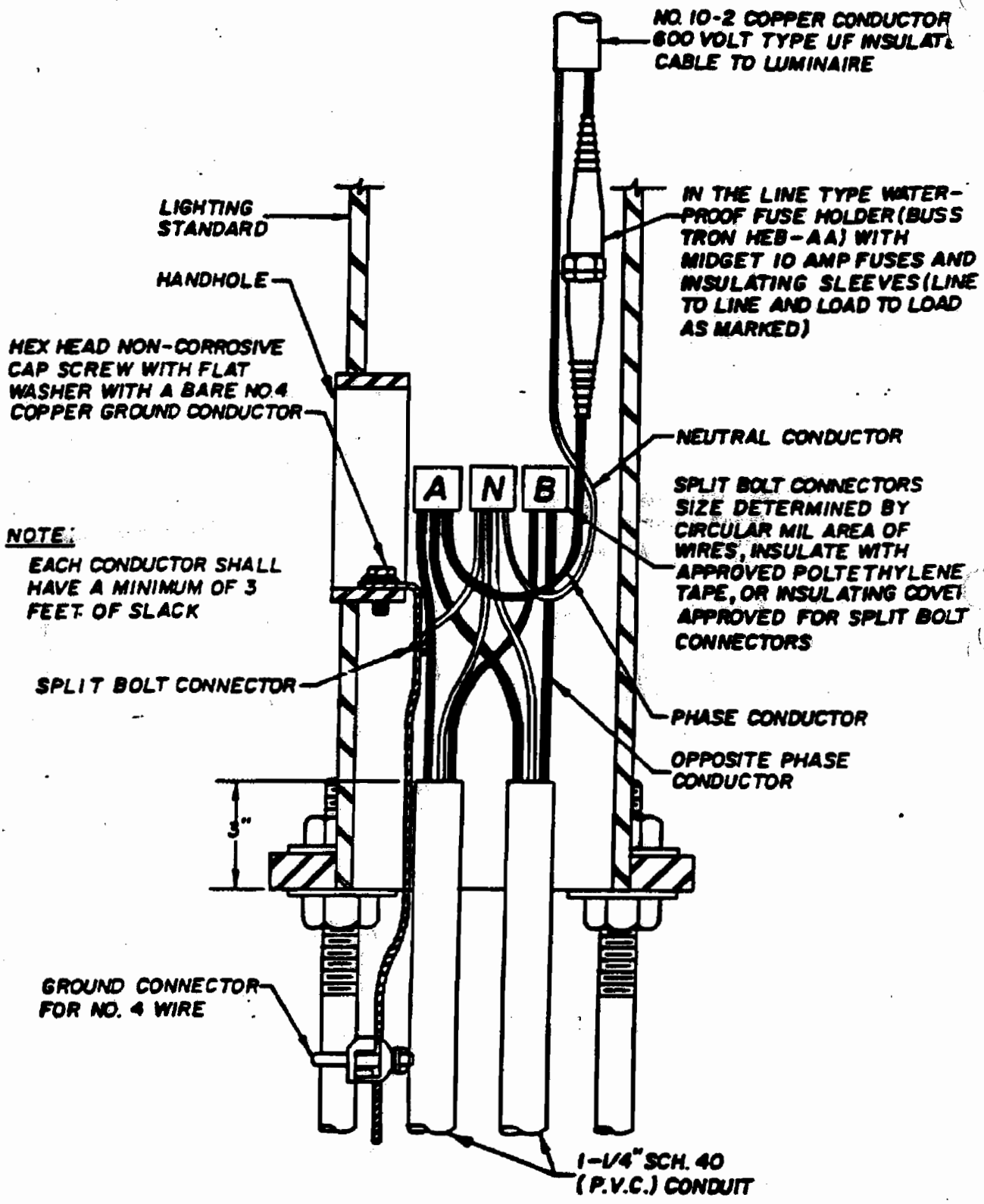
APPROVED

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

120 VOLT 1 PHASE 3 WIRE WIRING DIAGRAM FOR COMPLETE STREET LIGHTING SYSTEM

DATE 10/21/83	DWG. NO. 216	SHT. NO. 1 of 1

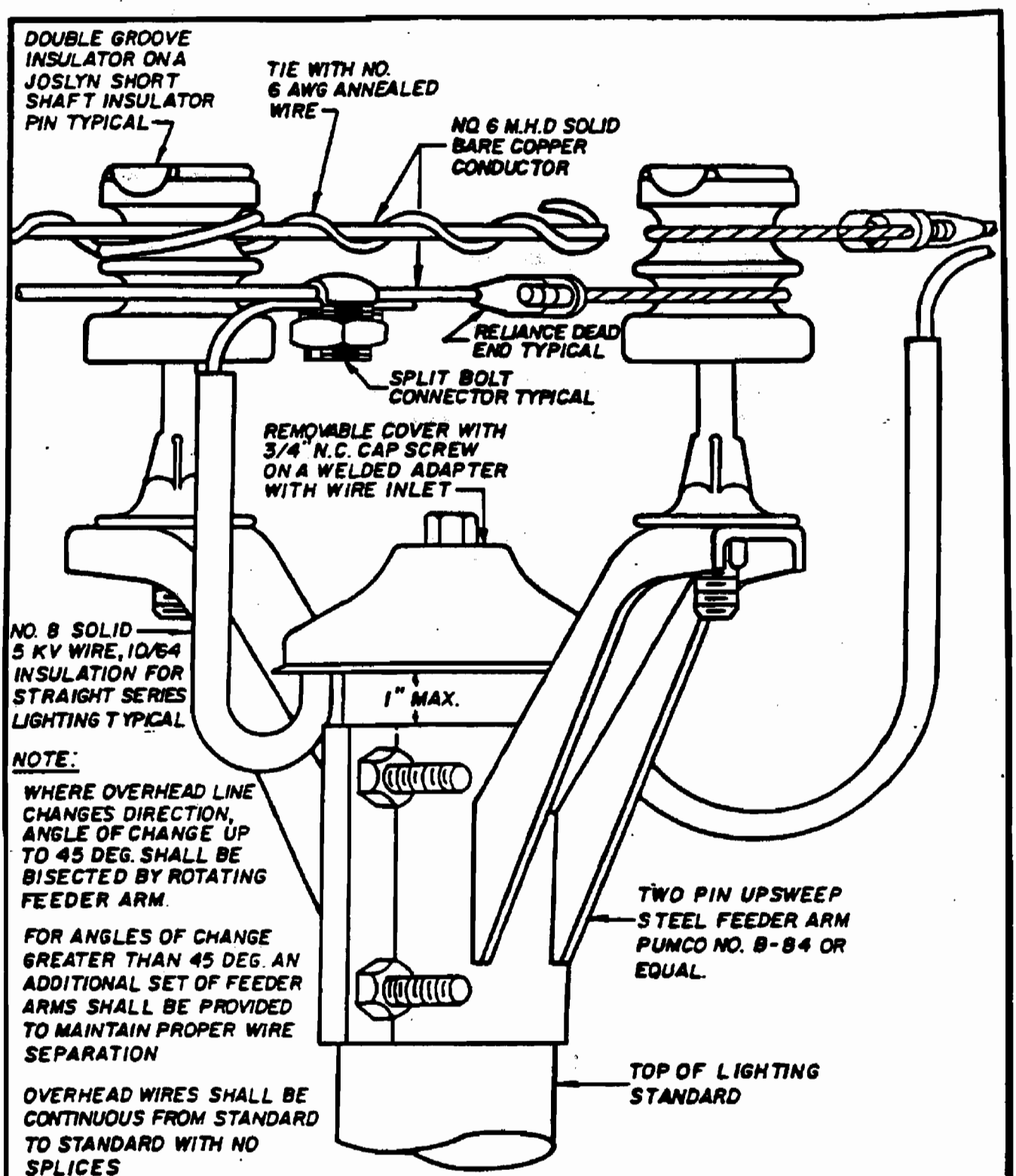


REV NO	DESCRIPTION	DATE

APPROVED:

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

LIGHTING STANDARD WIRING DIAGRAM 120 VOLT 1 PHASE 3 WIRE MULTIPLE UNDERGROUND SYSTEM



NOTE:

WHERE OVERHEAD LINE CHANGES DIRECTION, ANGLE OF CHANGE UP TO 45 DEG. SHALL BE BISECTED BY ROTATING FEEDER ARM.

FOR ANGLES OF CHANGE GREATER THAN 45 DEG. AN ADDITIONAL SET OF FEEDER ARMS SHALL BE PROVIDED TO MAINTAIN PROPER WIRE SEPARATION

OVERHEAD WIRES SHALL BE CONTINUOUS FROM STANDARD TO STANDARD WITH NO SPLICES

REV NO	DESCRIPTION	DATE

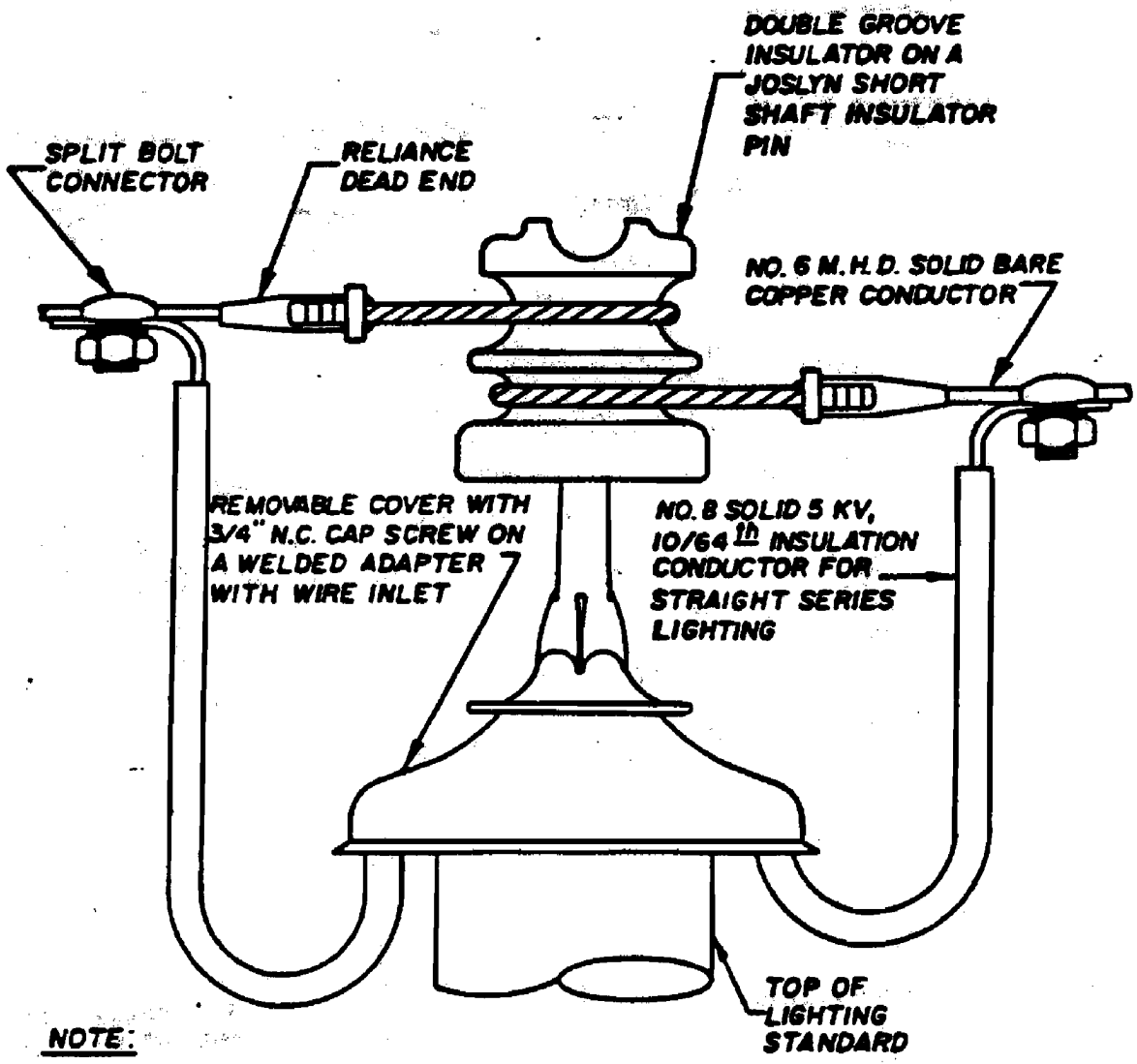
APPROVED

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

OVERHEAD DOUBLE CONDUCTOR CONNECTION FOR SERIES STREET LIGHTING SYSTEM

DATE 10/21/83 | DWG. NO. 218 | SHT. NO. 1 of 1



NOTE:

OVERHEAD WIRES SHALL BE CONTINUOUS FROM STANDARD TO STANDARD WITH NO SPLICES

REV NO	DESCRIPTION	DATE

APPROVED:

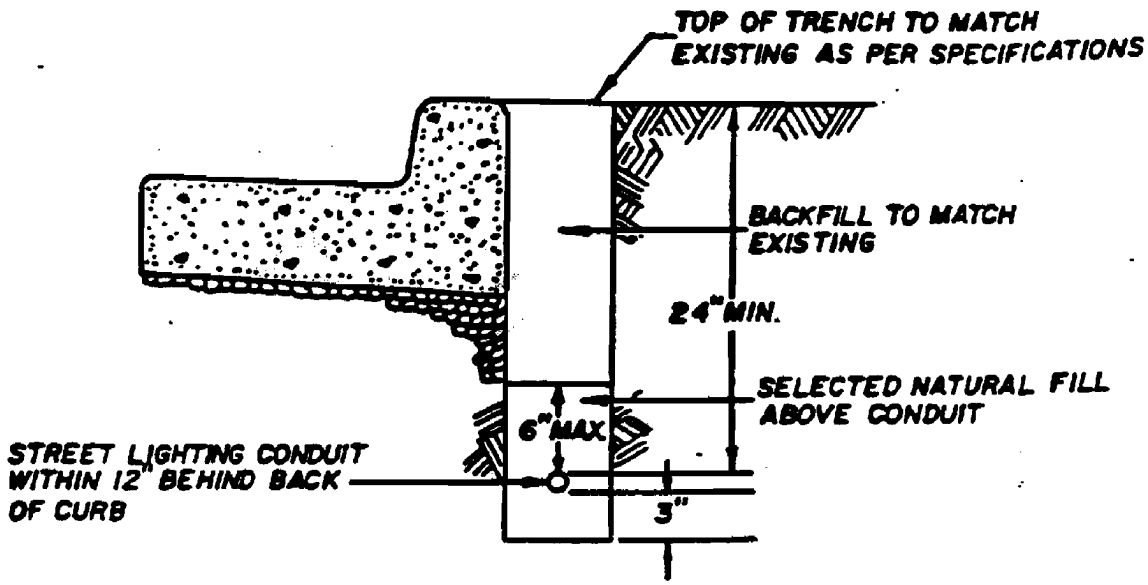
COUNTY ENGINEER R.P.E # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

OVERHEAD SINGLE CONDUCTOR CONNECTION FOR SERIES STREET LIGHTING SYSTEM

DATE 10/21/83 | DWG. NO. 219 | SHT. NO. 1 of 1

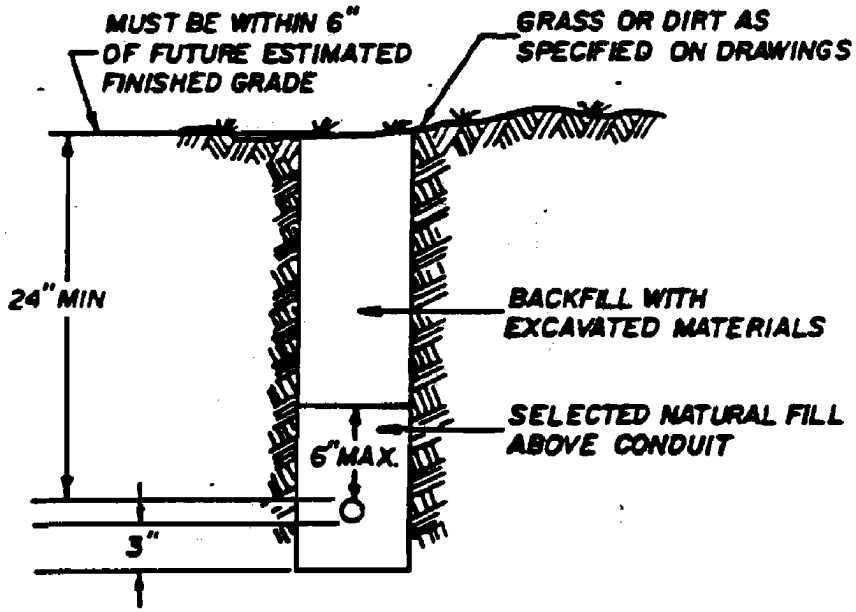
TRENCH BEHIND BACK OF CURB



NOTES:

"A" SELECT NATURAL FILL WILL BE ALLOWED BELOW EXISTING BASE.

"B" TYPE II AGGREGATE BASE COMPACTED TO 90% DENSITY WITH THE TOP 10" COMPACTED TO 95% DENSITY.



TRENCH IN DIRT, GRASS

REV NO	DESCRIPTION	DATE

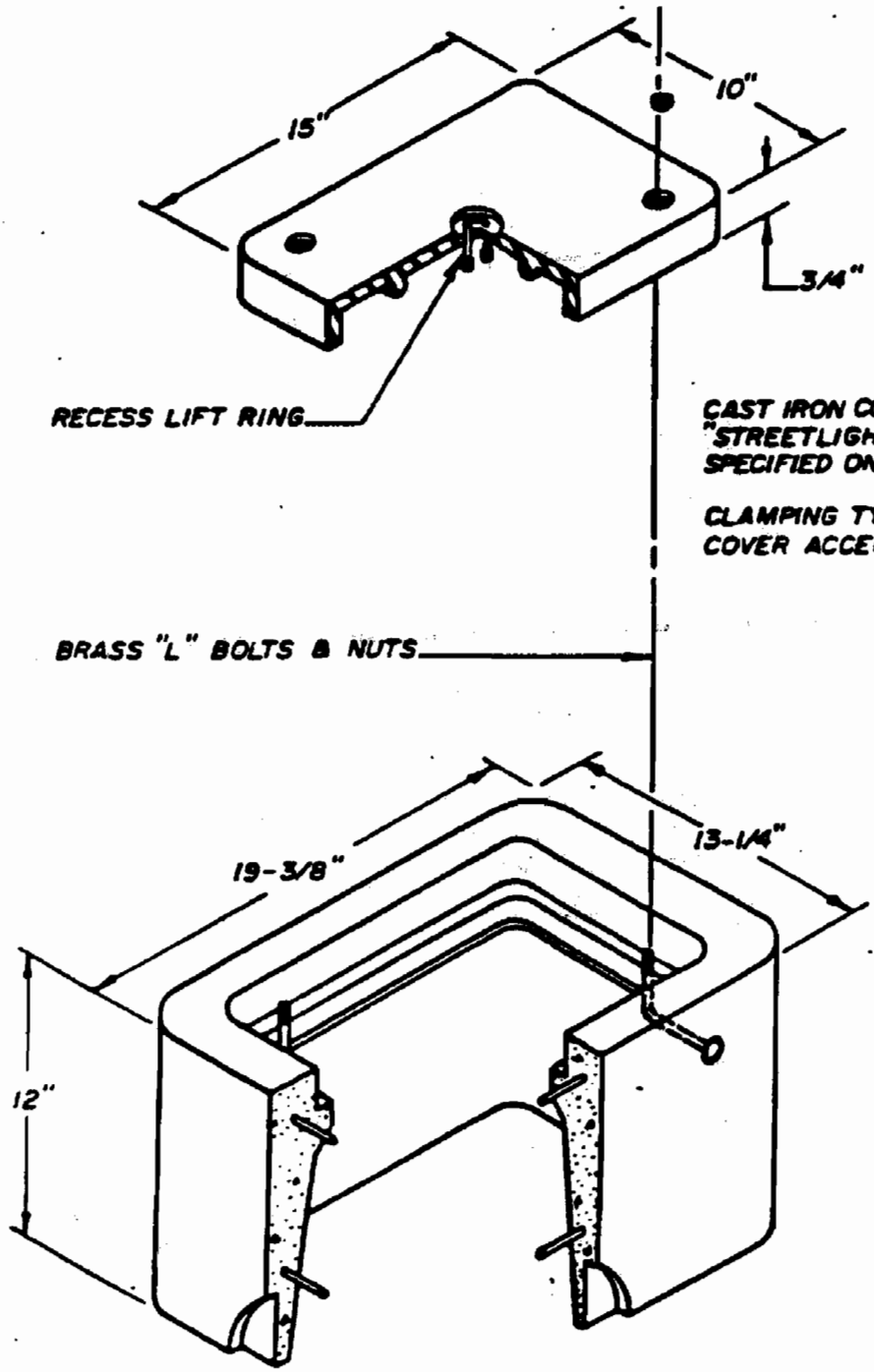
APPROVED:

COUNTY ENGINEER R.P.E. # 9133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

STREET LIGHTING CONDUIT, TRENCH AND BACKFILL IN DIRT, GRASS, AND BEHIND CURB

DATE 10/21/83 | DWG. NO. 220 | SHT. NO. 8 of 1



PRECAST REINFORCED CONCRETE BODY.

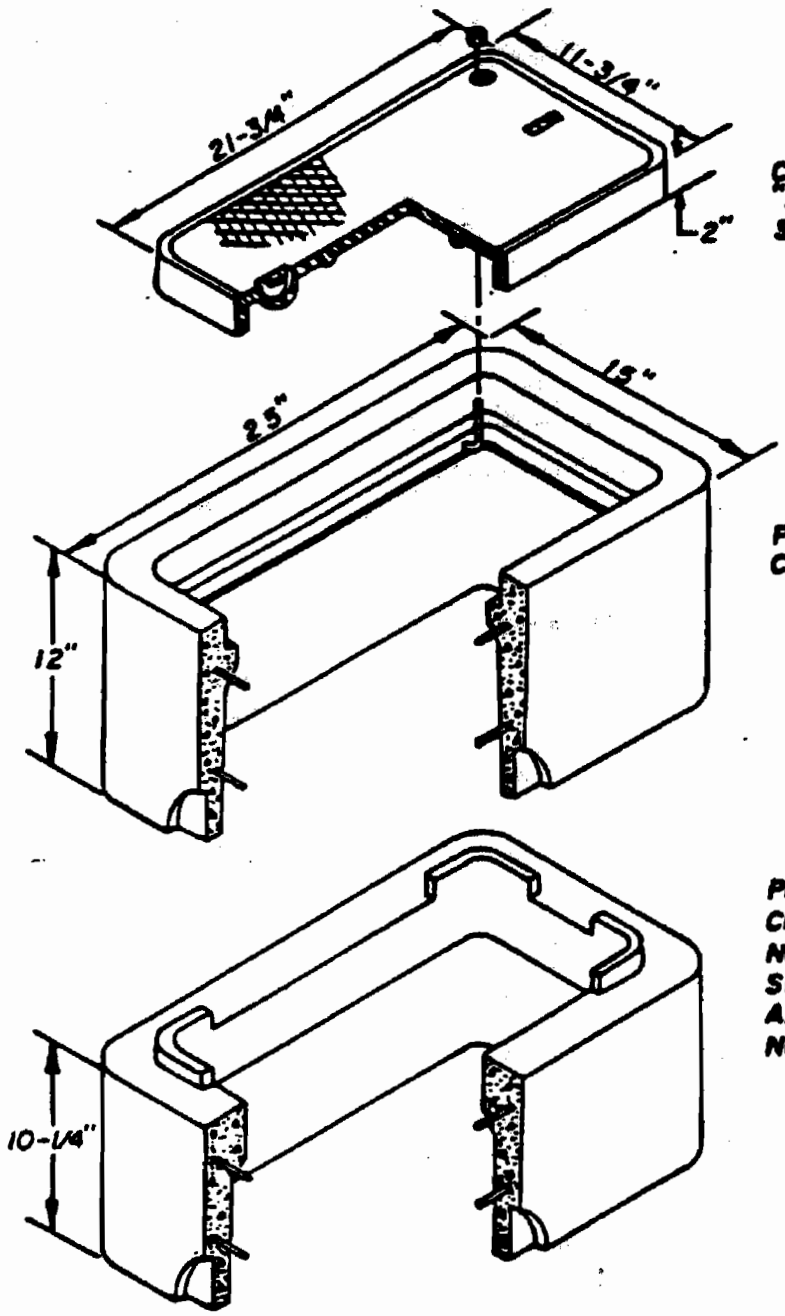
ALL DIMENSIONS ARE NOMINAL

REV NO	DESCRIPTION	DATE

APPROVED:

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

NO. 3-1/2 PULLBOX



CAST IRON COVER MARKED "STREET LIGHTING" OR AS SPECIFIED ON THE PLANS

PRECAST REINFORCED CONCRETE BODY

PRECAST REINFORCED CONCRETE EXTENSIONS (MUST NOT BE USED UNLESS SPECIFIED).
ALL DIMENSIONS ARE NOMINAL.

REV. NO	DESCRIPTION	DATE

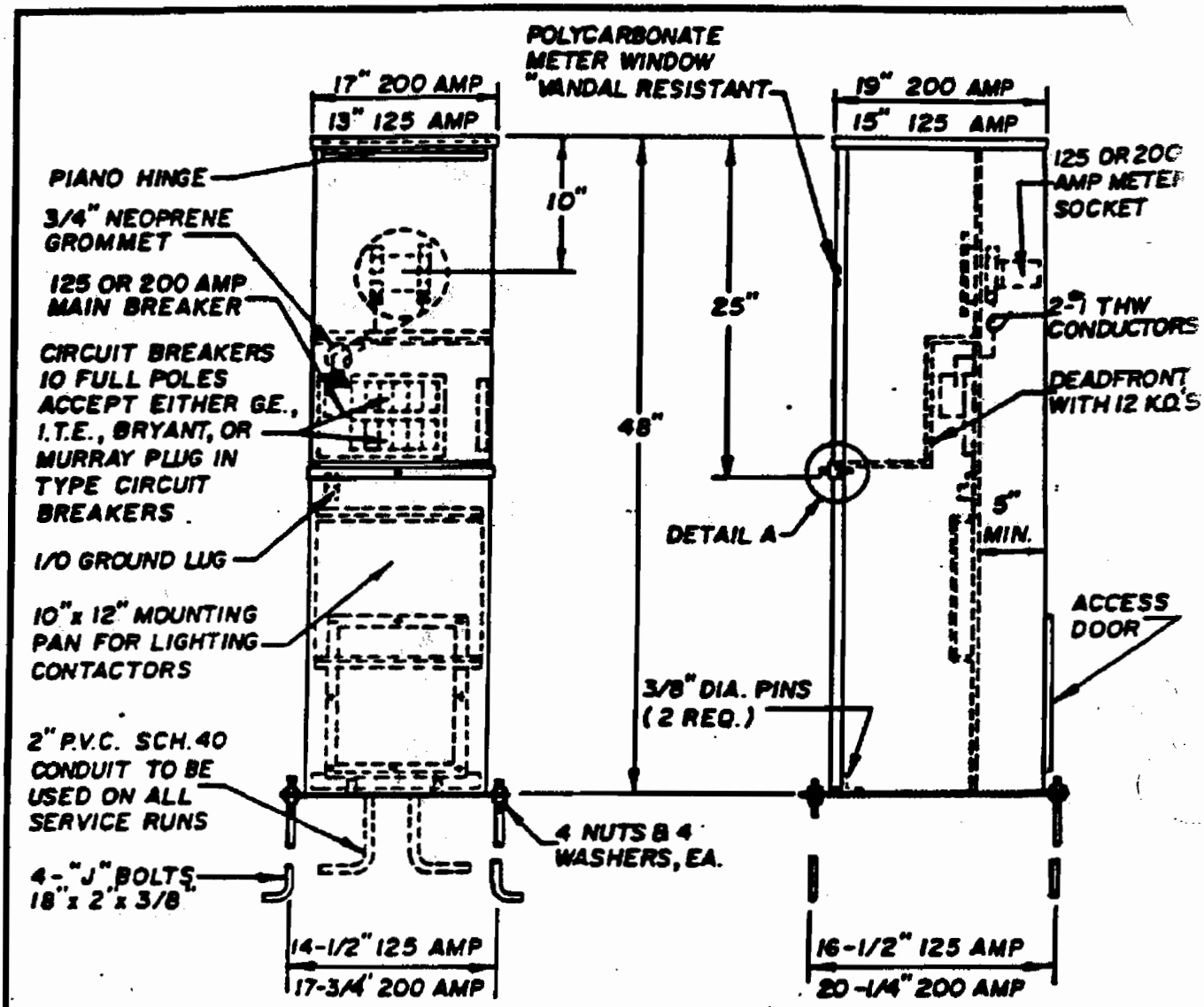
APPROVED

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

NO. 5 PULL BOX

DATE 10/21/83 | DWG. NO. 222 | SHT. NO. 1 of 1



NOTES:

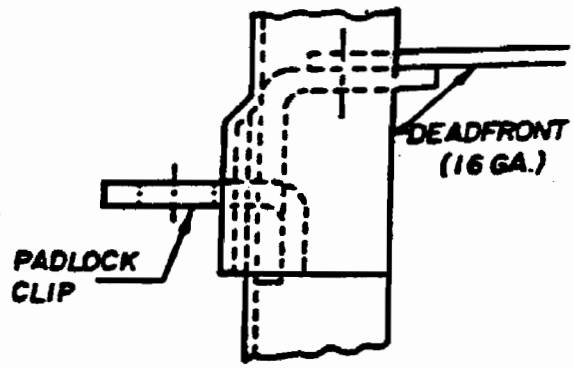
1.- FINISH, ZINIC CHROMATE PRIMER WITH GREEN OR BEIGE BAKED ENAMEL

2.- BODY, 12 GA. SHEET METAL

3.- FRONT COVER, 14 GA. SHEET METAL ALL OTHER SHEET METAL 16 GA.

4.- MAIN BREAKER TO BE AS SPECIFIED

ALL BUS MATERIAL AND WIRE CONDUCTORS SHALL BE COPPER.



DETAIL-A

REV. NO.	DESCRIPTION	DATE

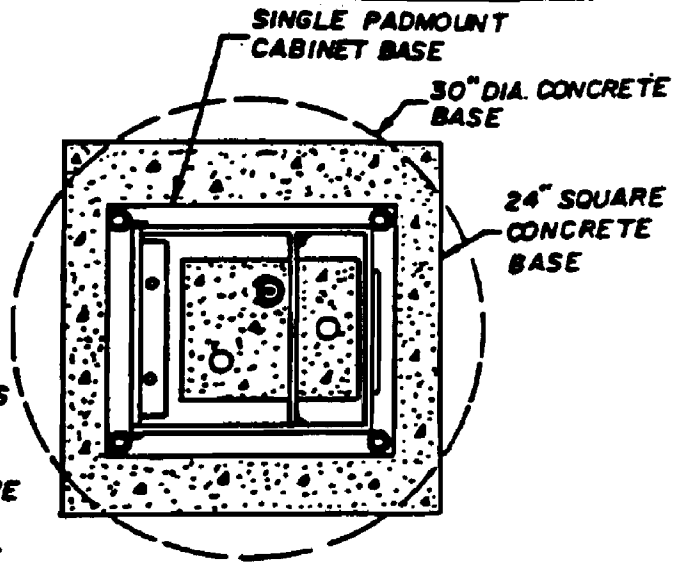
APPROVED

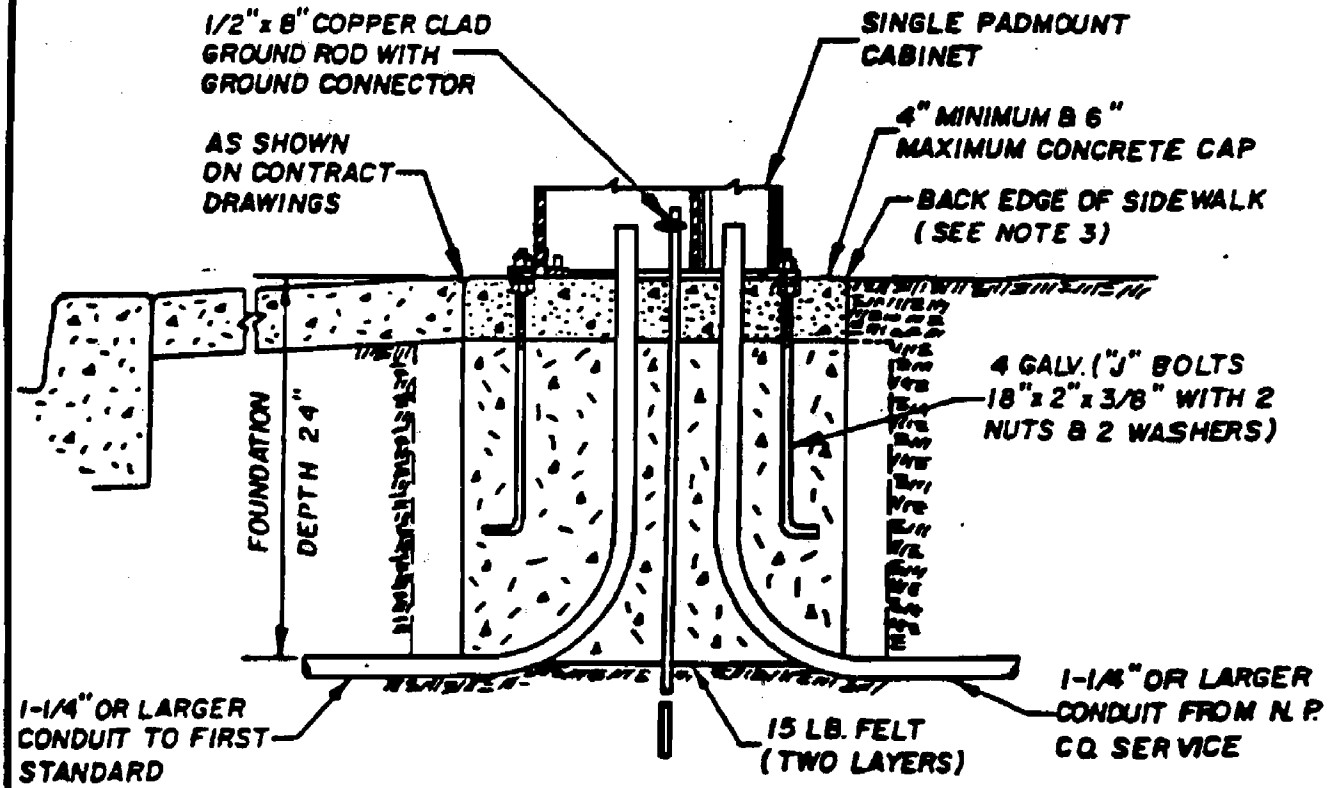
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

SERVICE POINT
SINGLE METER
PADMOUNT

NOTES:

1. TOP OF FOUNDATION TO SLOPE DOWN & AWAY FROM THE STANDARD FOR DRAINAGE.
2. CABINET COVERS SHALL BE PARALLEL WITH CURB.
3. IN AREAS WHERE R/W PERMITS THE CONCRETE BASE, SHALL BE PLACED AT THE BACK EDGE OF SIDEWALK.
4. CABINET COVERS SHALL OPEN TOWARDS THE STREET WHEN CABINETS ARE LOCATED AT BACK OF WALK. CABINET COVERS SHALL OPEN PARALLEL TO THE SIDEWALK FACING THE DIRECTION OF TRAFFIC WHEN LOCATED WITHIN THE SIDEWALK.





REV NO.	DESCRIPTION	DATE

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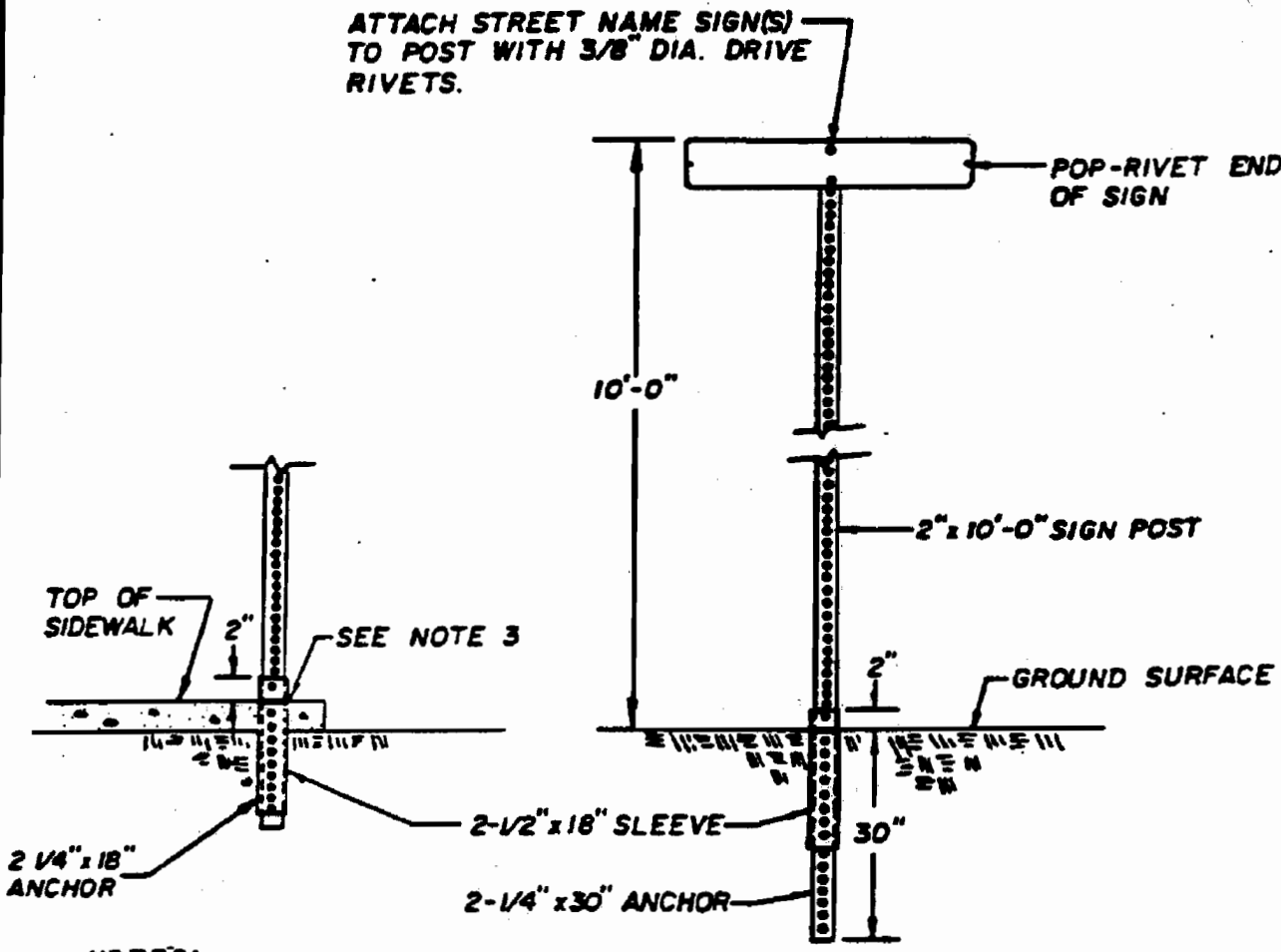
COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

FOUNDATION FOR SINGLE METER PADMOUNT SERVICE PEDESTAL

DATE 10/21/83 | DWG. NO. 224 | SHT. NO. 1 of 1



NOTES:

1. ALL COMPONENTS SHALL BE GALVANIZED SQUARE POST, PERFORATED ON ALL FOUR SIDES.
2. ATTACH ANCHOR & SLEEVE TOGETHER PRIOR TO DRIVING INTO GROUND. LEAVE AT LEAST ONE HOLE, BUT NOT MORE THAN TWO, ABOVE GROUND OR ABOVE SIDEWALK.
3. FOR SIDEWALK INSTALLATION, DRILL SIDEWALK WITH A 3" HOLE, THE CENTER TO BE 6" FROM BACK OF SIDEWALK.
4. ATTACH POST TO ANCHORING SYSTEM BY USING AT LEAST TWO 3/8" DIA. DRIVE RIVETS.

REV NO	DESCRIPTION	DATE

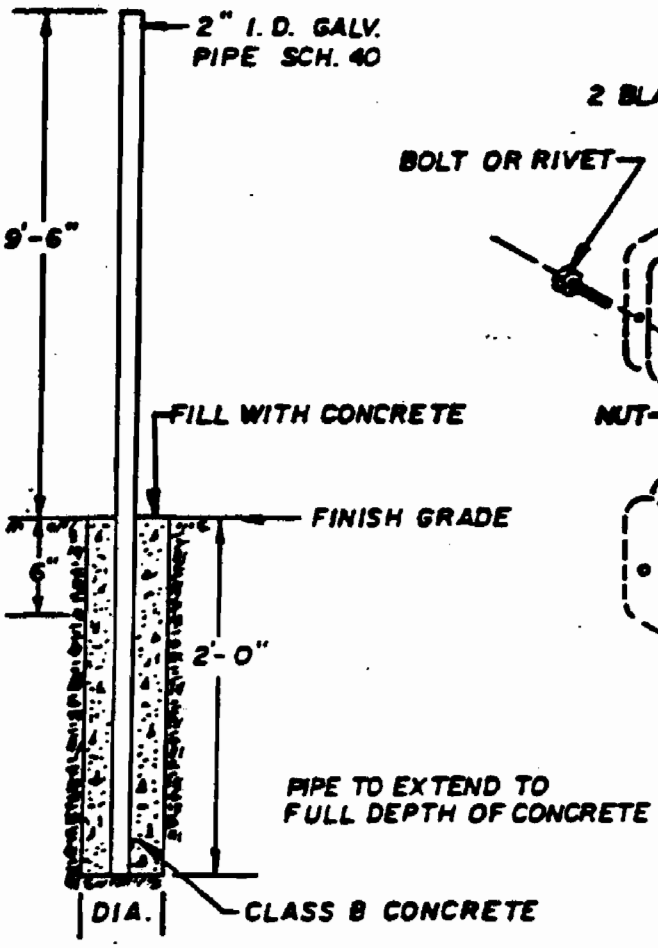
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

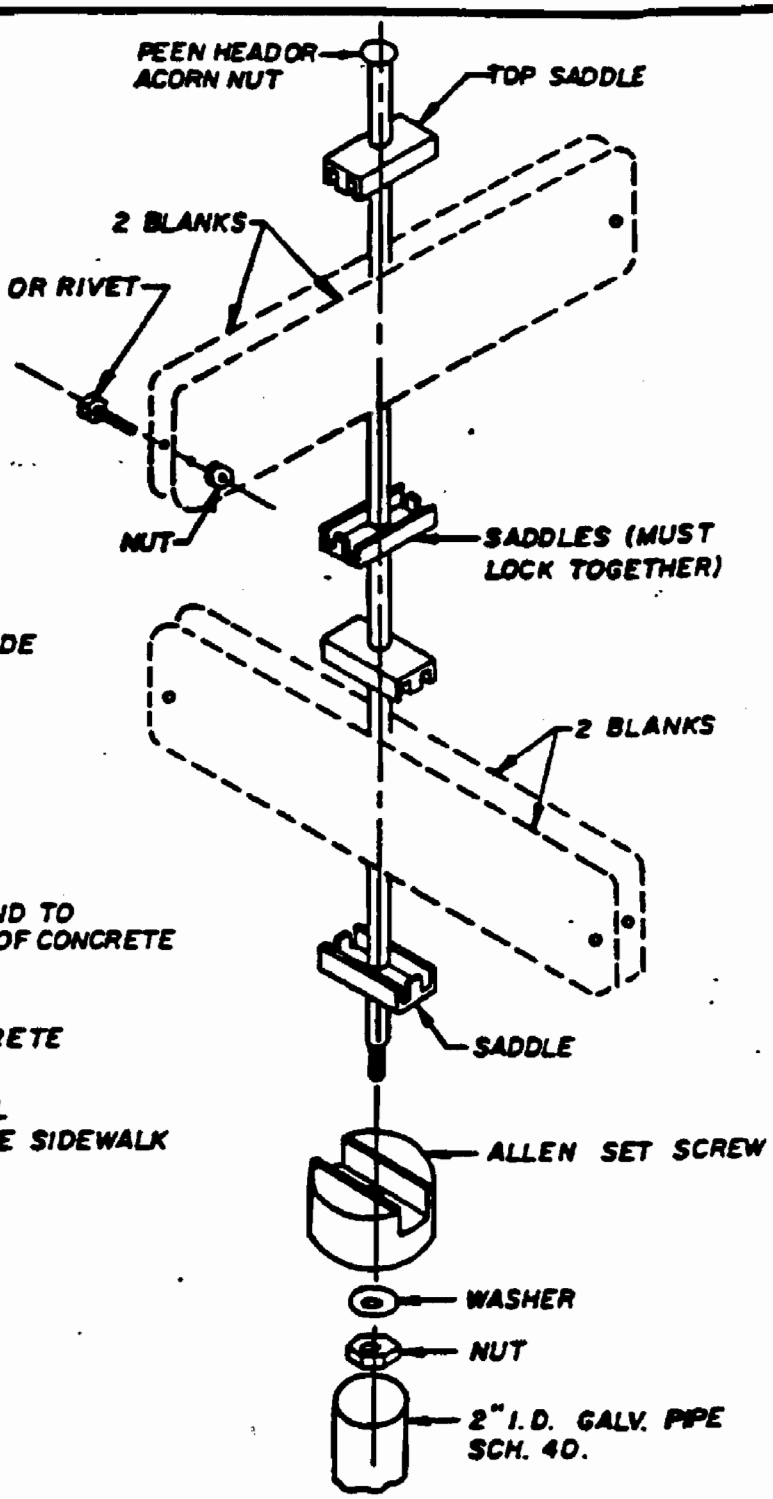
STANDARD STREET NAME SIGN INSTALLATION (OPTION A)

DATE 10/21/93



DIA. = 8" MIN. IN SOIL OR GRAVEL
3" MIN. UNDER CONCRETE SIDEWALK

POST INSTALLATION



ASSEMBLY DRAWING

REV NO	DESCRIPTION	DATE

APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

STANDARD STREET
SIGN INSTALLATION (OPTION B)

DATE 10/21/83 | DWG. NO. 227 | SHT NO. 1 of 1

STANDARD 6"

METRO 9"

NOTES:

1. SIGN SHALL BE REVERSE SCREENED WITH TRANSPARENT PAINT TO GIVE WHITE LETTERS & NUMBERS ON GREEN BACKGROUND. CUT-OUT LETTERS & NUMBERS ARE NOT ACCEPTABLE
2. SHEET REFLECTIVE MATERIAL SHALL BE WHITE IN COLOR, AND SHALL HAVE A MINIMUM BRIGHTNESS OF 100 CP PER FOOT-CANDLE PER SQUARE FOOT OF MATERIAL AT .2 DEGREES DIVERGENCE & -4 DEGREES INCIDENCE.
3. ALL LETTERS SHALL BE UPPER CASE. ALL LETTERS & NUMBERS SHALL CONFORM TO THE HEIGHT, WIDTH & STROKE WIDTH, AND SPACING, AS PER U.S. DEPARTMENT OF TRANSPORTATION PUBLICATION "STANDARD ALPHABETS FOR HIGHWAY SIGNS".
4. SERIES LETTERS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS AS DETERMINED BY CLASS OF SIGN CALLED FOR.

SIGN CLASS	SIGN LENGTH	PRIMARY COPY	DIRECTION, SUFFIX & BLOCK NUMBER
6" STANDARD	24"	4" C, D SERIES	2" C SERIES
	30"	4" C, D SERIES	2" C SERIES
	36"	4" A, B, C, D SERIES	2" C SERIES
9" METRO	36"	6" C, D SERIES	3" C SERIES
	42"	6" C, D SERIES	3" C SERIES
	48"	6" A, B, C, D SERIES	3" C SERIES

REV NO	DESCRIPTION	DATE

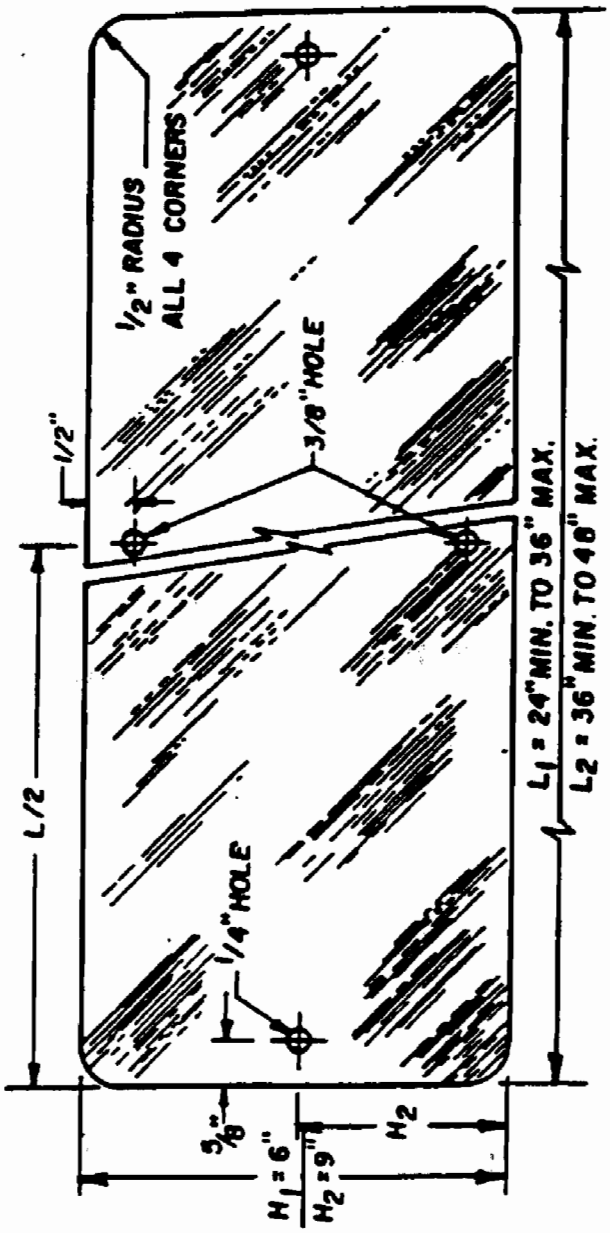
APPROVED:

COUNTY ENGINEER R.P.E # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

STREET NAME SIGNS
FACE COPY

DATE 10/21/83 DWG. NO. 298



ALUMINUM BLANK

6061- T6 HEAT TREATED HIGH TENSILE DEGREASED AND ALODINE 1200 FINISH. THICKNESS TO BE 0.080" FOR 6" BLADE AND 0.125" FOR 9".

NOTE:

FOR SIGN FACE SPECIFICATIONS SEE DWG. NO.

REV. NO.	DESCRIPTION	DATE

APPROVED

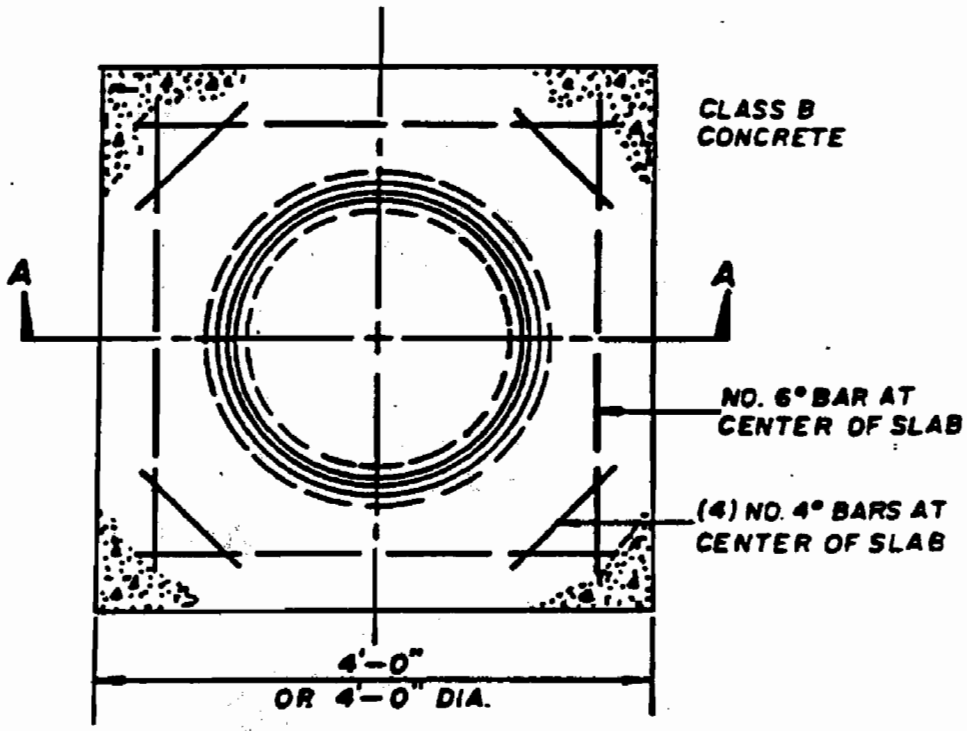
COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

STREET NAME SIGN BLANKS

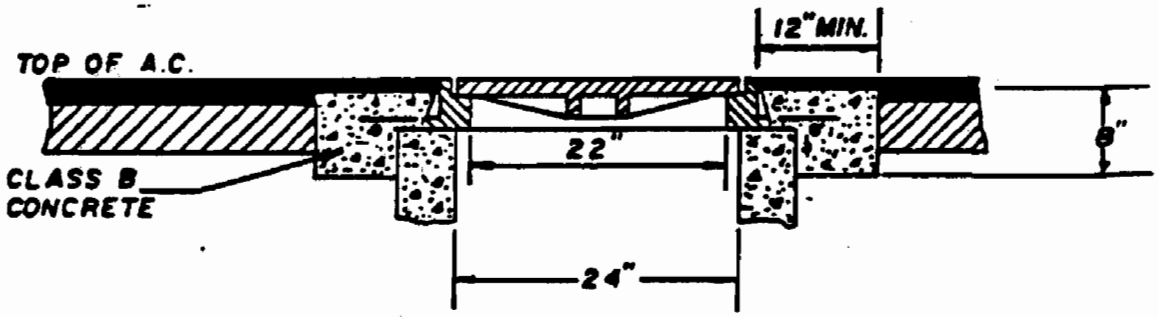
DATE 10/21/83	DWG. NO 229	SHT NO. 1 of 1

Series 300
Drainage Improvements



PLAN

(NEW PAV'T AREAS ONLY)



SECTION A-A

NOTE:

CONCRETE SLABS AROUND MANHOLES ARE NOT REQUIRED WITHIN RESIDENTIAL LOCAL STREETS.

REV NO	DESCRIPTION	DATE

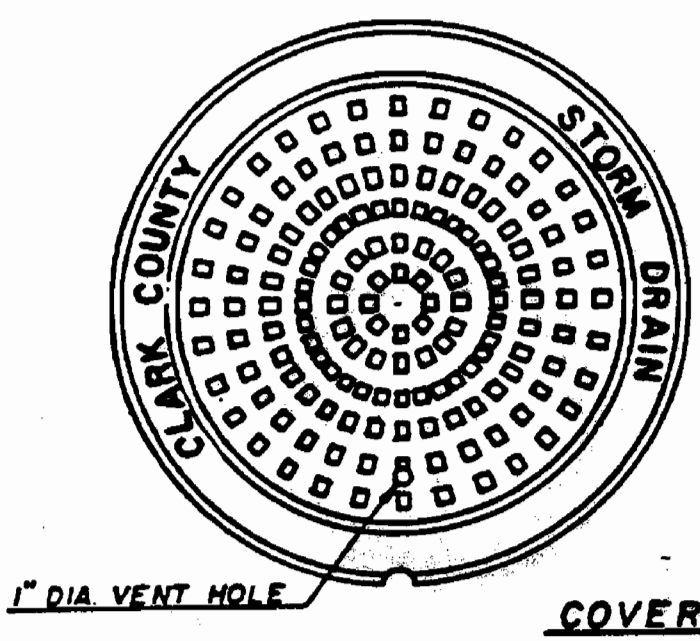
APPROVED

COUNTY ENGINEER R P E # 5133

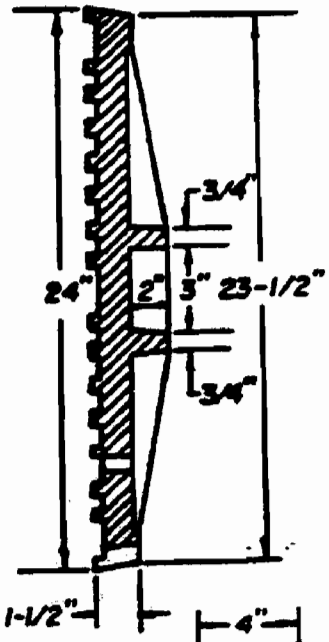
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

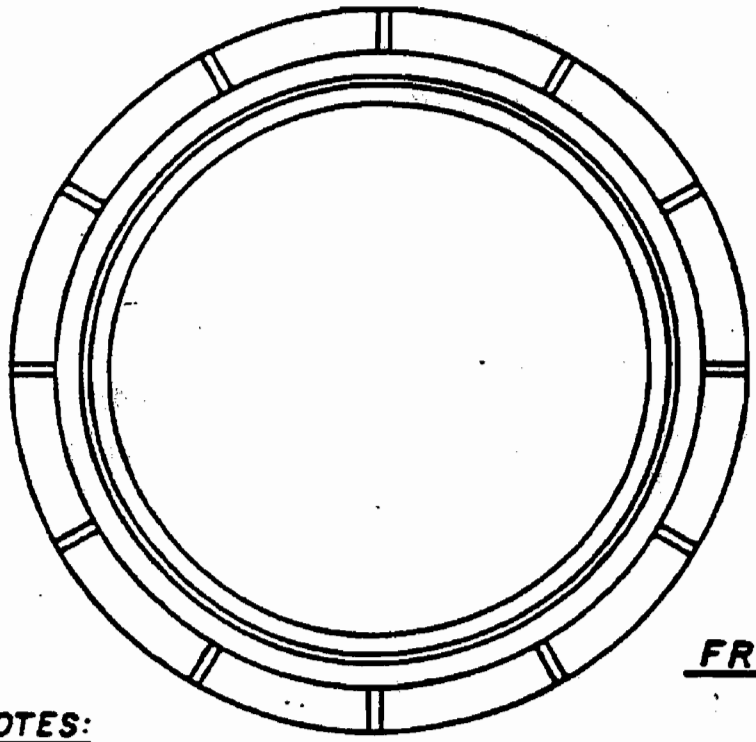
CONCRETE SLAB AROUND MANHOLES

DATE 10/21/83 | DWG. NO. 306 | SHT NO. 1 of 1

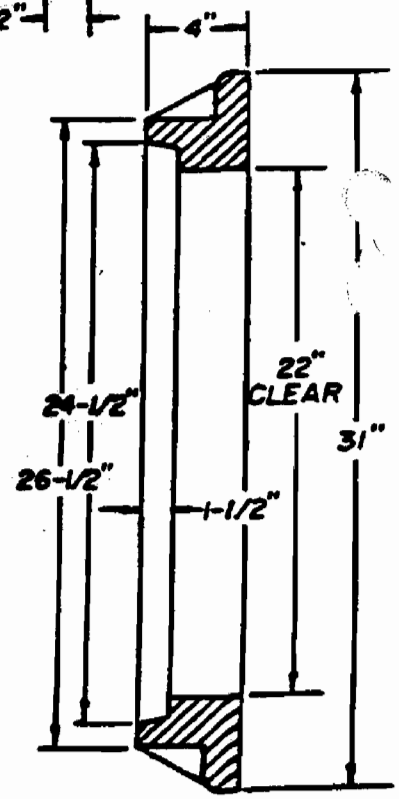


COVER





FRAME



NOTES:

1. FRAME AND COVER TO BE ALHAMBRA FOUNDRY COMPANY TYPE A1310 IN ACCORDANCE WITH ASTM A-48, CLASS 30, OR APPROVED EQUAL.
2. CAST IRON SHALL HAVE MINIMUM TENSILE STRENGTH OF 30,000 P.S.I.
3. FRAME AND COVER MACHINED TO FIT.
4. WEIGHT OF FRAME AND COVER 330 LBS. MINIMUM.

REV NO	DESCRIPTION	DATE

APPROVED:

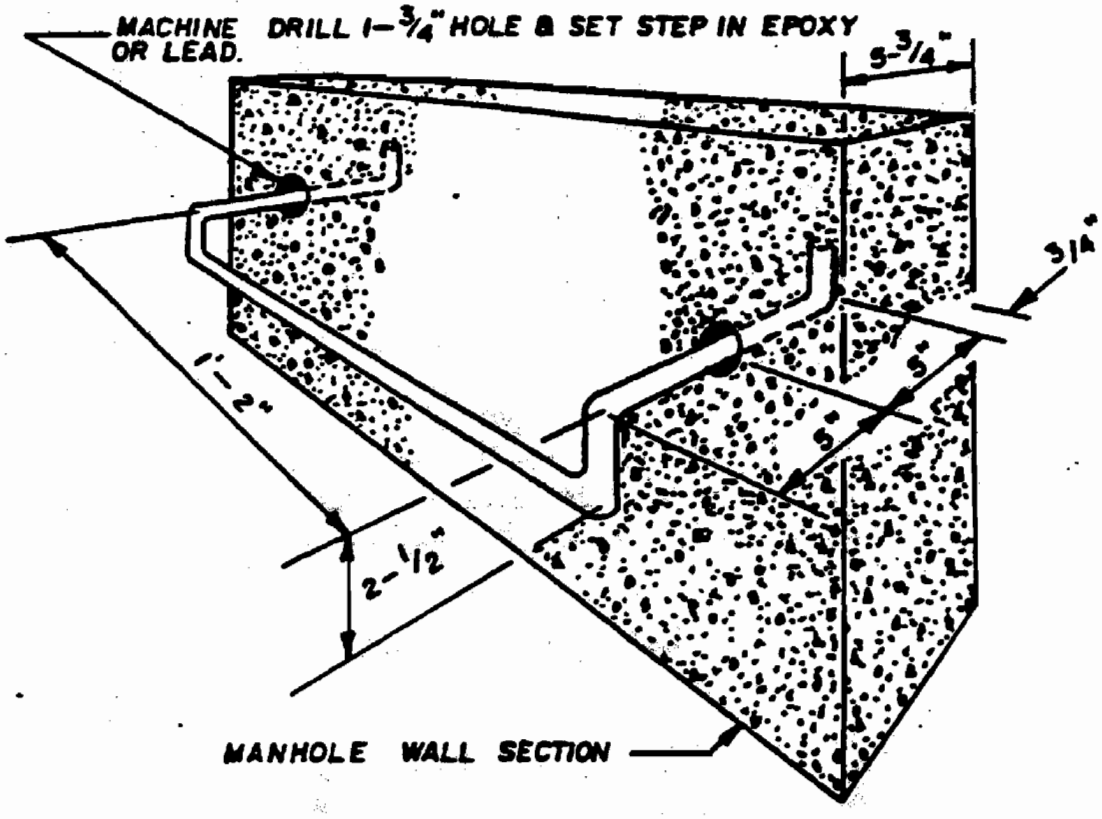
COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

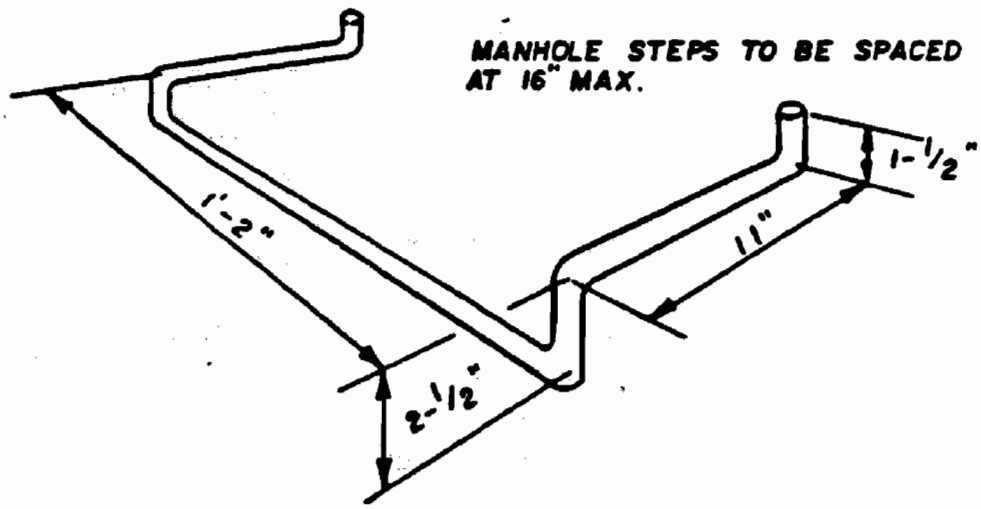
STANDARD MANHOLE
COVER AND RING

DATE 10/21/83 DWG. NO.

NOTE: MATERIAL SHALL BE 3/4" Ø STEEL CONFORMING TO A.S.T.M. A15 OR A107 GALVANIZED AFTER FABRICATION IN ACCORDANCE WITH A.S.T.M. A123.



STEP INSTALLATION FOR MANHOLES IN PLACE



FOR PRE-CAST MANHOLES MADE WITH STEPS

REV. NO	DESCRIPTION	DATE

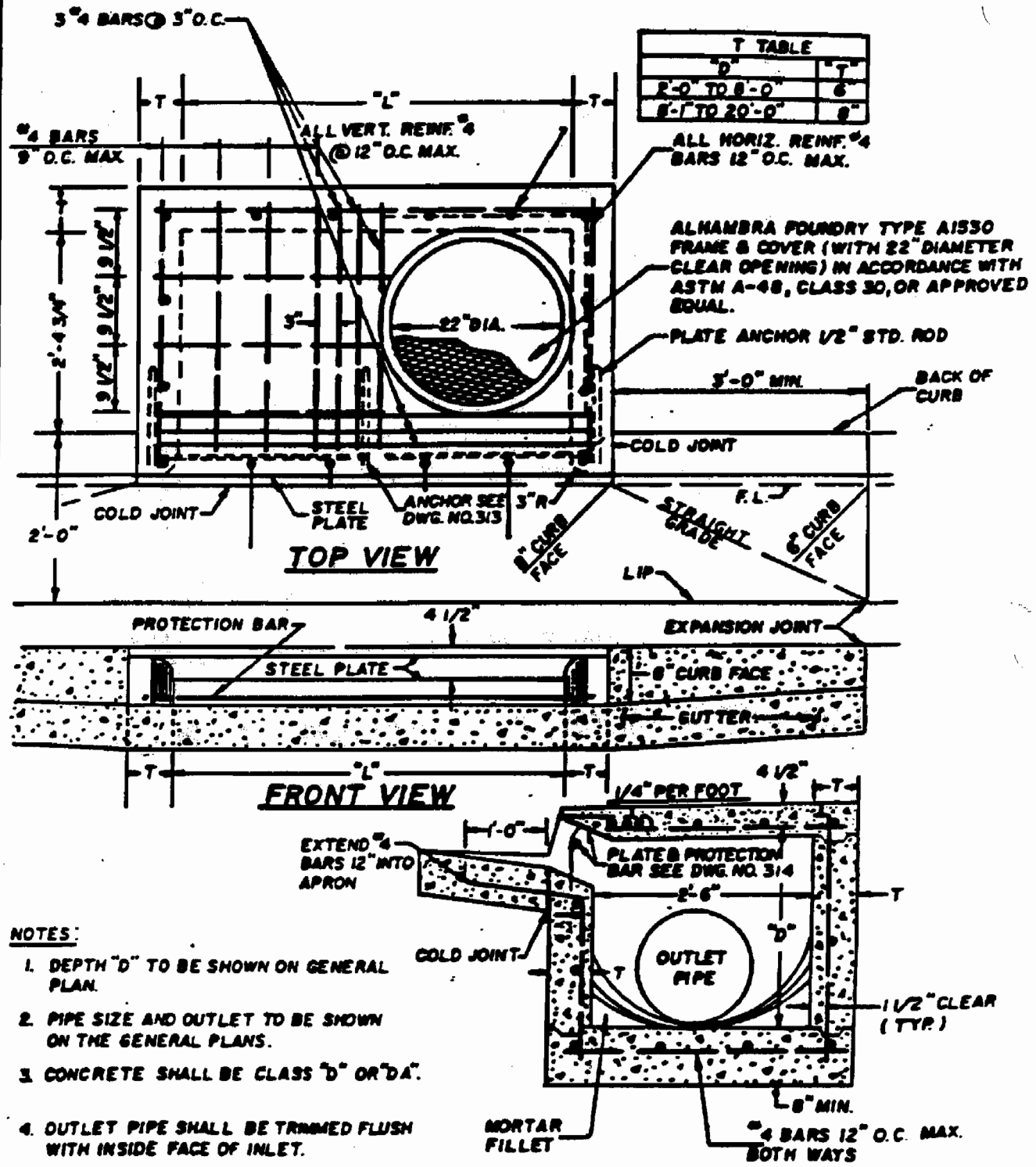
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

STANDARD MANHOLE STEPS

DATE 10/21/83	DWG. NO. 308	SHT NO. 1 of 1



NOTES:

1. DEPTH "D" TO BE SHOWN ON GENERAL PLAN.
2. PIPE SIZE AND OUTLET TO BE SHOWN ON THE GENERAL PLANS.
3. CONCRETE SHALL BE CLASS "D" OR "DA".
4. OUTLET PIPE SHALL BE TRIMMED FLUSH WITH INSIDE FACE OF INLET.
5. WHEN "L" EXCEEDS 7'-0" SUPPORT BOLTS ARE REQUIRED.

REV. NO.	DESCRIPTION	DATE

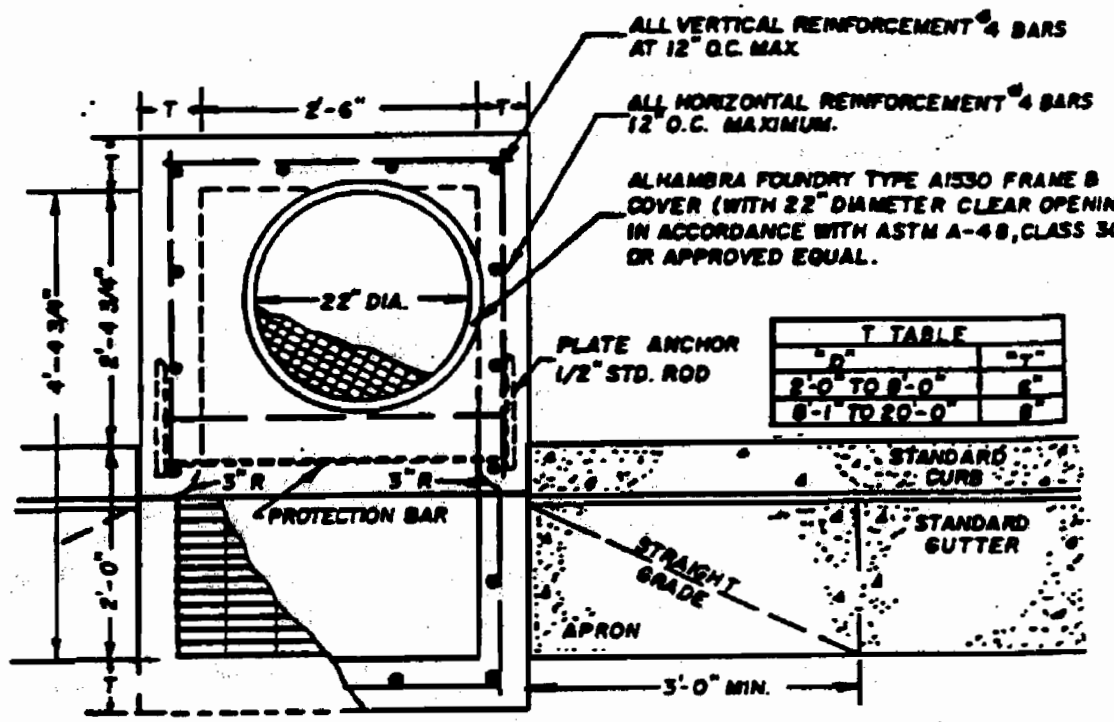
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

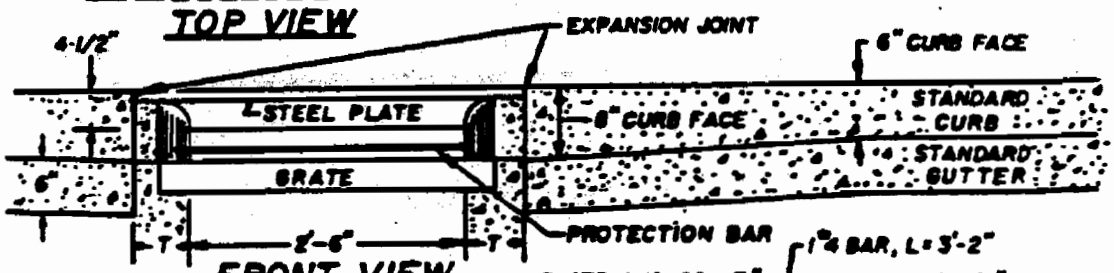
DROP INLET TYPE "A"

DATE 10/21/83 | DWG. NO. 309 | SHT. NO. 1 of 1

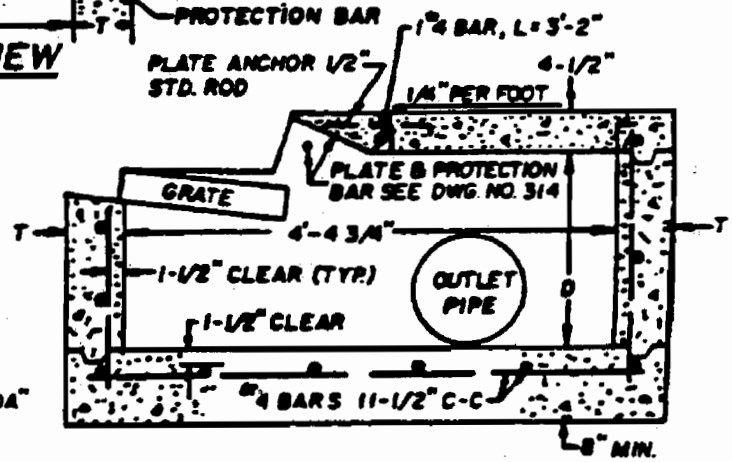


T TABLE	
"D"	"T"
2'-0" TO 8'-0"	6"
8'-1" TO 20'-0"	8"

TOP VIEW



FRONT VIEW



SIDE VIEW

NOTES:

1. DEPTH "D" TO BE SHOWN ON GENERAL PLAN.
2. PIPE SIZE AND OUTLET TO BE SHOWN ON GENERAL PLANS.
3. CONCRETE SHALL BE CLASS "D" OR "DA"
4. OUTLET PIPE SHALL BE TRIMMED FLUSH WITH INSIDE FACE OF INLET.
5. FOR GRATE DETAIL SEE DWG. NO. 312.

REV. NO.	DESCRIPTION	DATE

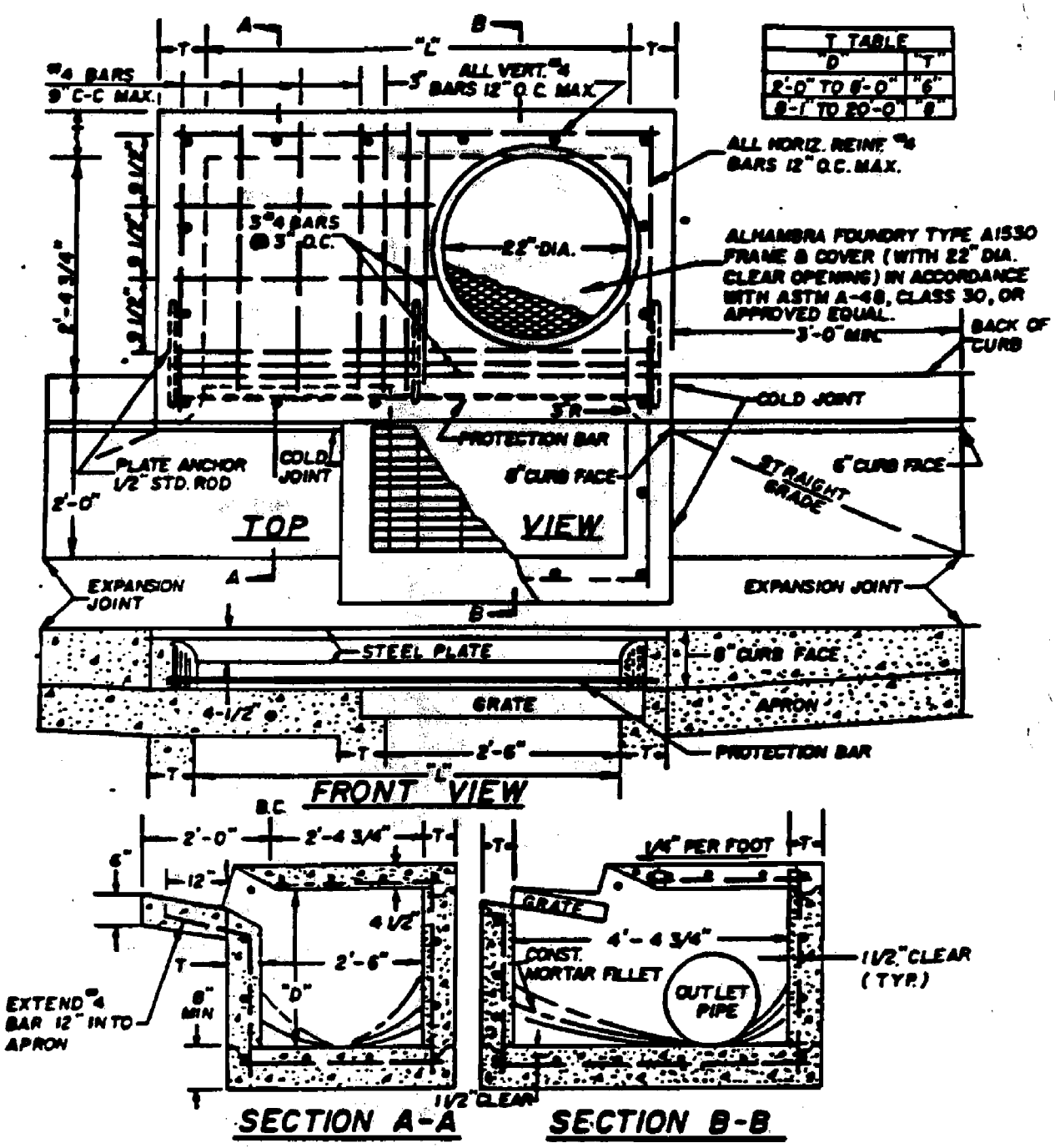
APPROVED:

COUNTY ENGINEER

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

DROP INLET
TYPE "B"

DATE 10/21/83 DWG. NO. 310 SHT. NO. 1 of 1



NOTES:

1. DEPTH "D" TO BE SHOWN ON GENERAL PLAN.
2. PIPE SIZE AND OUTLET TO BE SHOWN ON GENERAL PLAN.
3. WHEN LENGTH "L" EXCEEDS 4'-0" SUPPORT BOLTS REQUIRED SEE DRAWING NO. 309.
4. CONCRETE SHALL BE CLASS "D" OR "DA".
5. FOR GRATE DETAIL SEE DRAWING NO. 312.

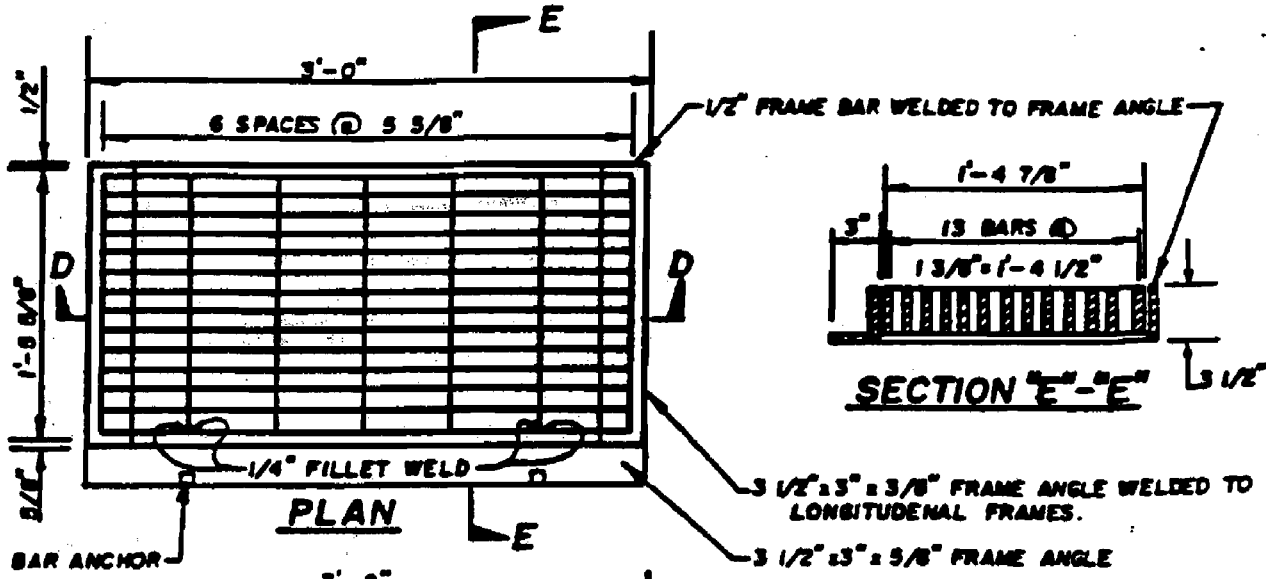
REV. NO	DESCRIPTION	DATE

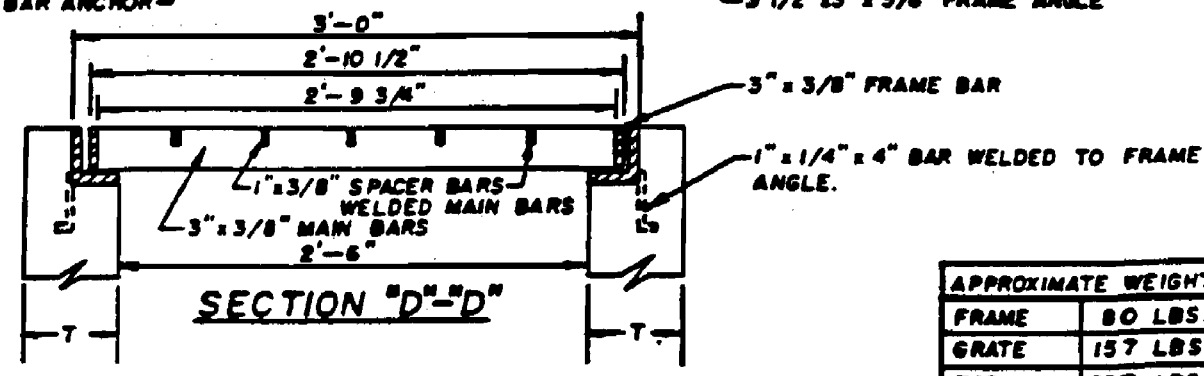
APPROVED

COUNTY ENGINEER

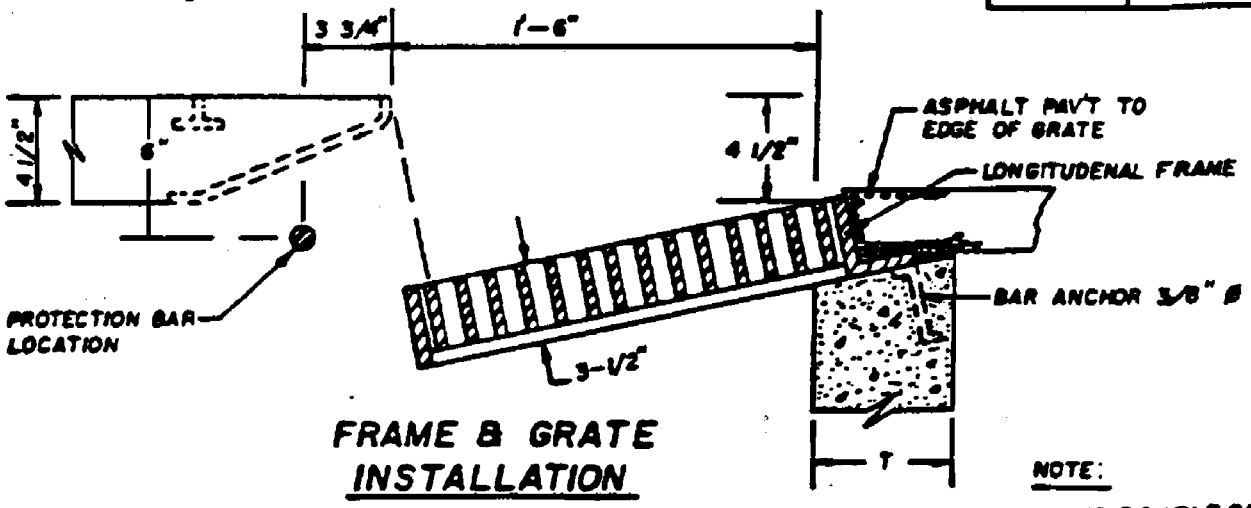
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

DROP INLET TYPE "C"





APPROXIMATE WEIGHT	
FRAME	80 LBS.
GRATE	157 LBS.
TOTAL	237 LBS.



FRAME & GRATE INSTALLATION

NOTE:

NOT BICYCLE SAFE.

NOTE:

ALL EXPOSED METAL PARTS SHALL BE GALVANIZED AND ALL GALVANIZING DAMAGED BY FABRICATION OR INSTALLATION SHALL RECEIVE TWO COATS OF ALUMINUM PAINT. (GALVONOX OR EQUAL.)

REV. NO.	DESCRIPTION	DATE

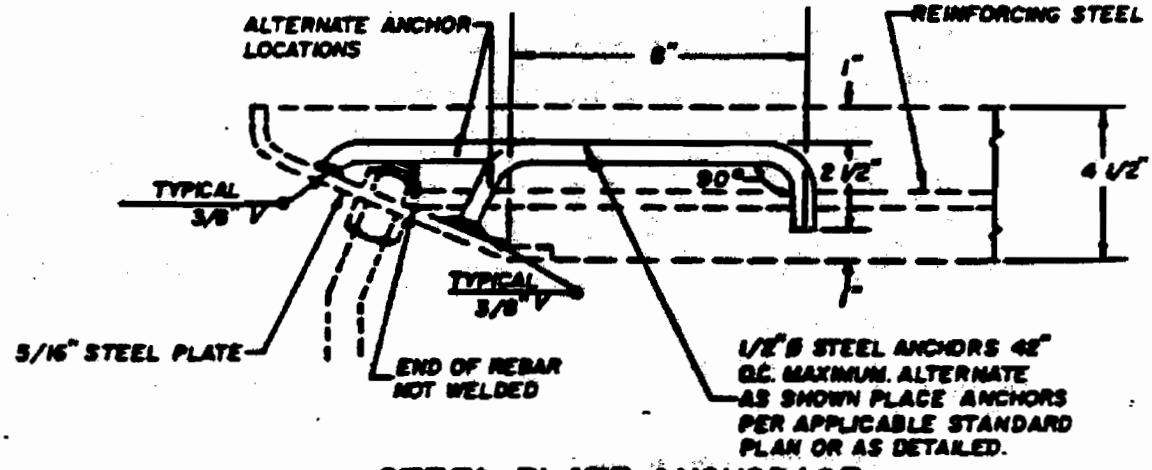
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

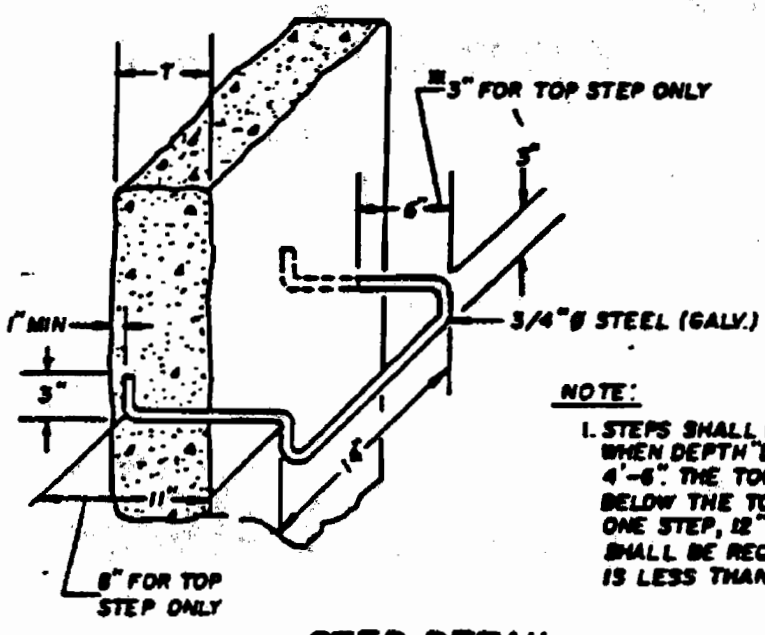
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

DROP INLET
FRAME AND GRATE

DATE 10/21/83 | DWG. NO. 312 | SHT NO. 1 of 1



STEEL PLATE ANCHORAGE



NOTE:

1. STEPS SHALL BE REQUIRED 12" APART WHEN DEPTH "D" IS GREATER THAN 4'-6". THE TOP STEP SHALL BE 6" BELOW THE TOP OF THE INLET. ONLY ONE STEP, 12" FROM THE BOTTOM, SHALL BE REQUIRED WHEN DEPTH "D" IS LESS THAN 4'-6".

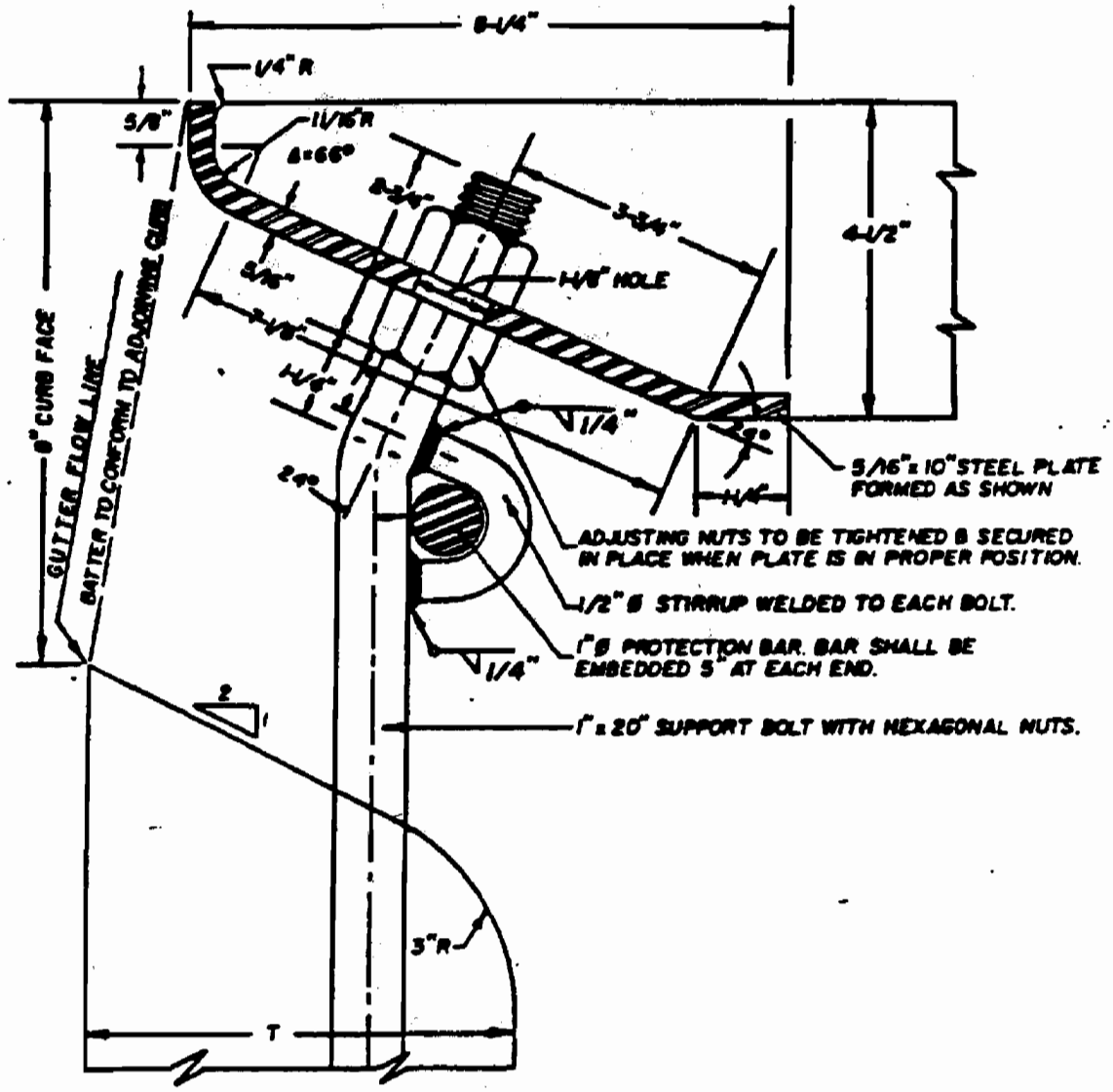
STEP DETAIL

REV NO	DESCRIPTION	DATE

APPROVED:

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

DROP INLET
STEEL PLATE ANCHORAGE
AND
STEP DETAIL



NOTES:

1. PROTECTION BAR SHALL BE REQUIRED ON ALL INLETS.
2. SUPPORT BOLTS SHALL BE INSTALLED WHEN LENGTH OF OPENING EXCEEDS 4'-0" AND SHALL BE SPACED AT NOT MORE THAN 4'-0" O.C. AND NOT LESS THAN 3'-0" O.C.
3. ALL EXPOSED METAL PARTS SHALL BE GALVANIZED AND GALVANIZING DAMAGED BY FABRICATION OR INSTALLATION SHALL RECIEVE TWO COATS OF ALUMINUM PAINT. (GALVONOX OR EQUAL.)

REV NO	DESCRIPTION	DATE

APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

DROP INLET
STEEL PLATE AND PROTECTION BAR

DATE 10/21/83 | DWG. NO. 314 | SHT NO. 1 of 1

NOTE:

4' SQ. CONCRETE SLAB AROUND ALL SEWER MANHOLE. FOR DETAILS SEE DWG. NO. 306.

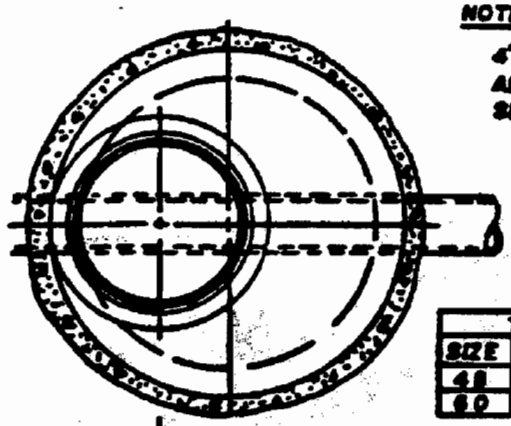
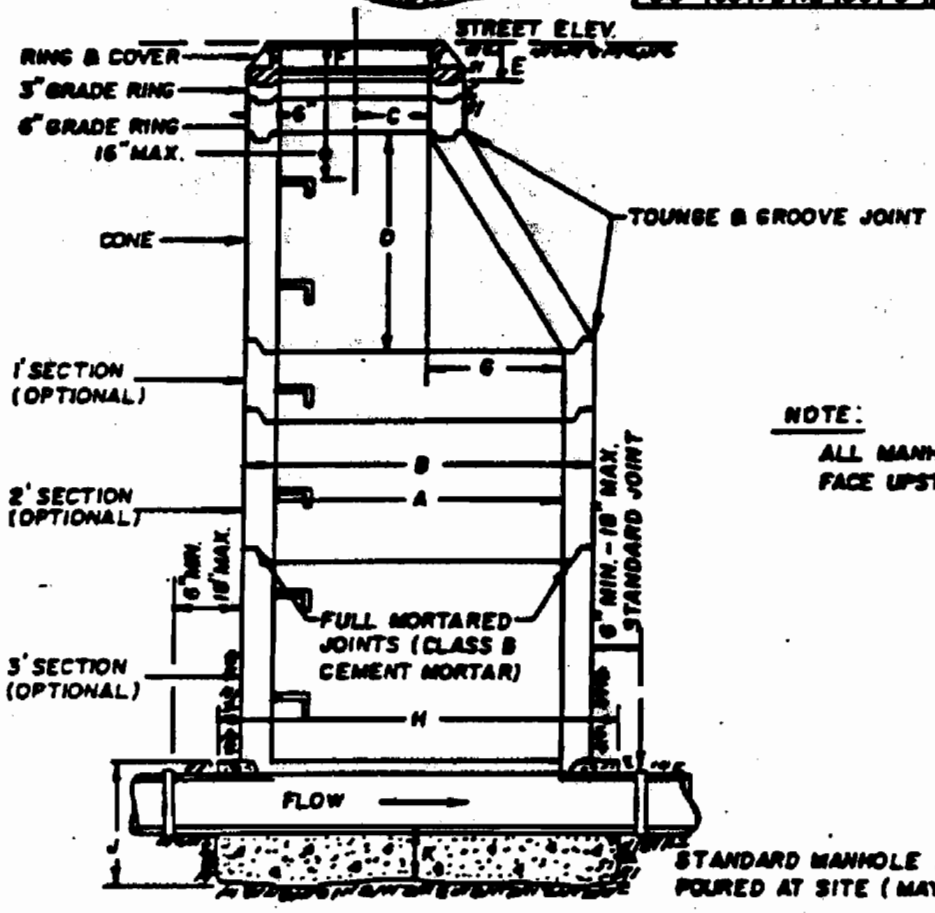


TABLE OF DIMENSIONS										
SIZE	A	B	C	D	E	F	G	H	J	K
48	48	60	12	36	6	24	23	VAR	VAR	9
60	60	72	12	58	6	24	36	VAR	VAR	12



NOTE:

ALL MANHOLE STEPS SHALL FACE UPSTREAM.

NOTES:

1. PRECAST CONCRETE SECTIONS SHALL CONFORM TO A.S.T.M. DESIGNATION C-478 AS LAST AMENDED.
2. MANHOLE BASES MAY ALSO BE SQUARE.
3. MIN. GRADE RINGS TO BE USED IS THREE, SEQUENCE IS 1-6" AND 2-3", MAX. GRADE RINGS TO BE USED IS FOUR, SEQUENCE IS 1-6" AND 3-3".
4. TYPICAL MANHOLE SHALL BE 48" INCH IN DIA. UNLESS OTHERWISE SPECIFIED.

REV. NO	DESCRIPTION	DATE
1	CHANGED NOTE 3	4/84

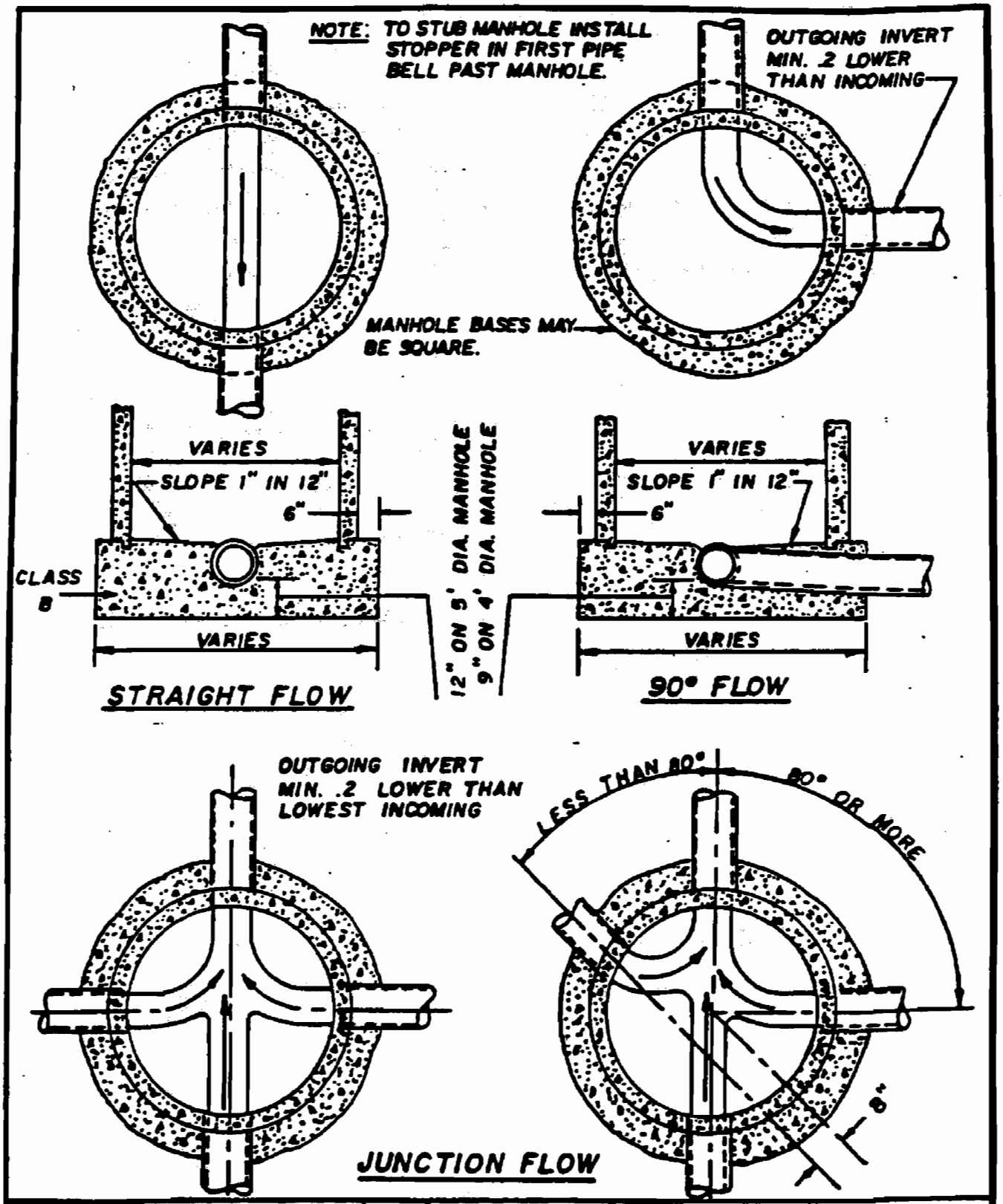
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

STANDARD ECCENTRIC MANHOLE

DATE 10/21/83 | DWG. NO. 315 | SHT NO. 1 of 1



REV NO	DESCRIPTION	DATE

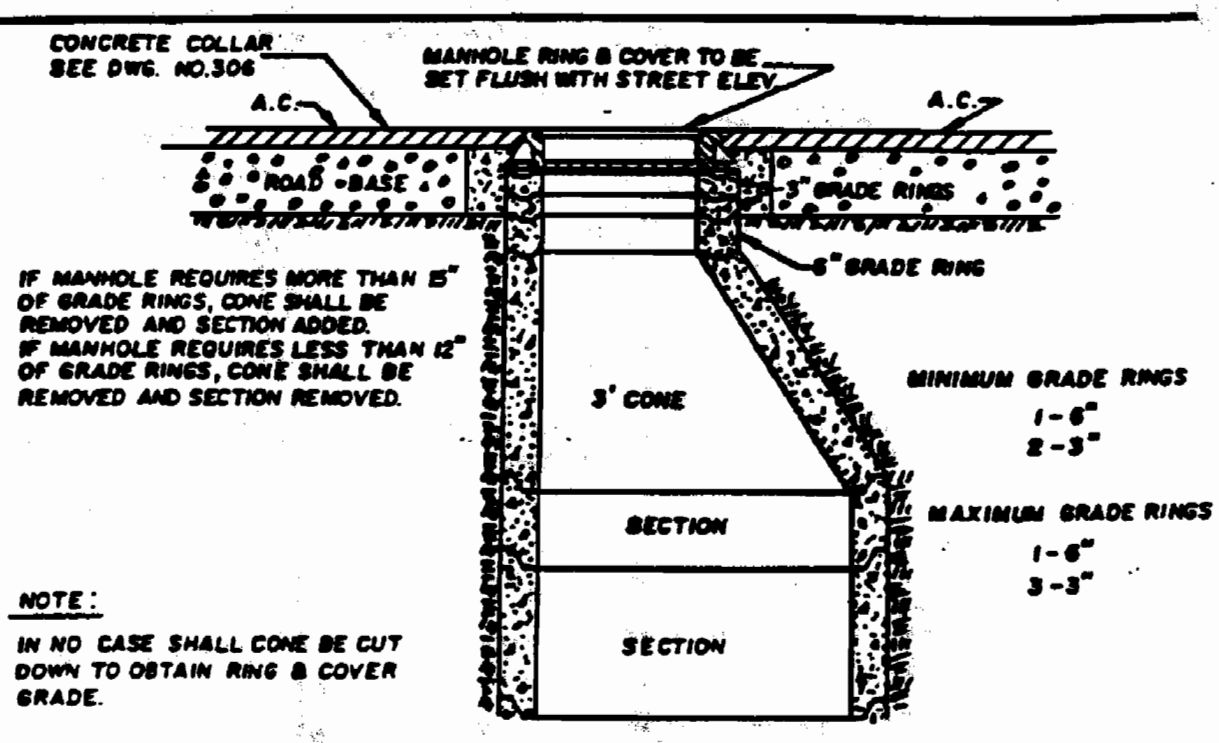
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

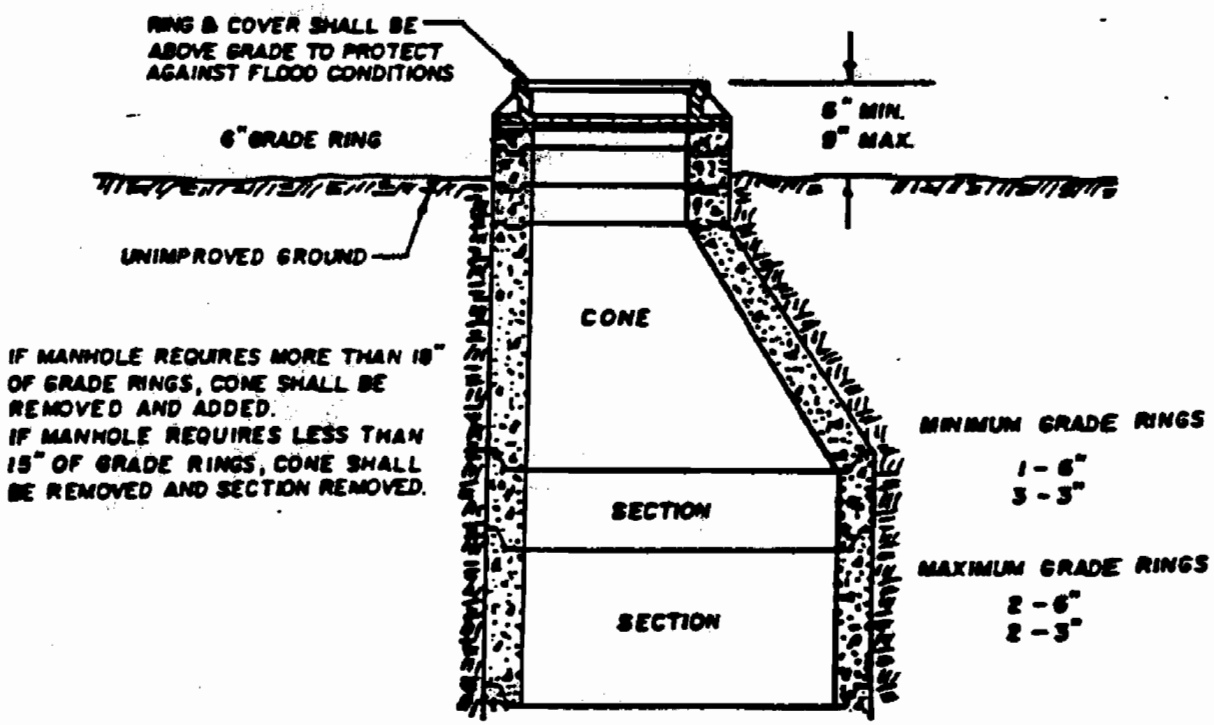
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

STANDARD MANHOLE BASES

DATE 10/21/83 | DWG. NO. 316 | SHT. NO. 1 of 1



GRADE RING SEQUENCE IN IMPROVED AREAS



GRADE RING SEQUENCE IN UNIMPROVED AREAS

REV.NO.	DESCRIPTION	DATE
1	CORRECTED SPELLING & DIM.	4/84

APPROVED:

COUNTY ENGINEER

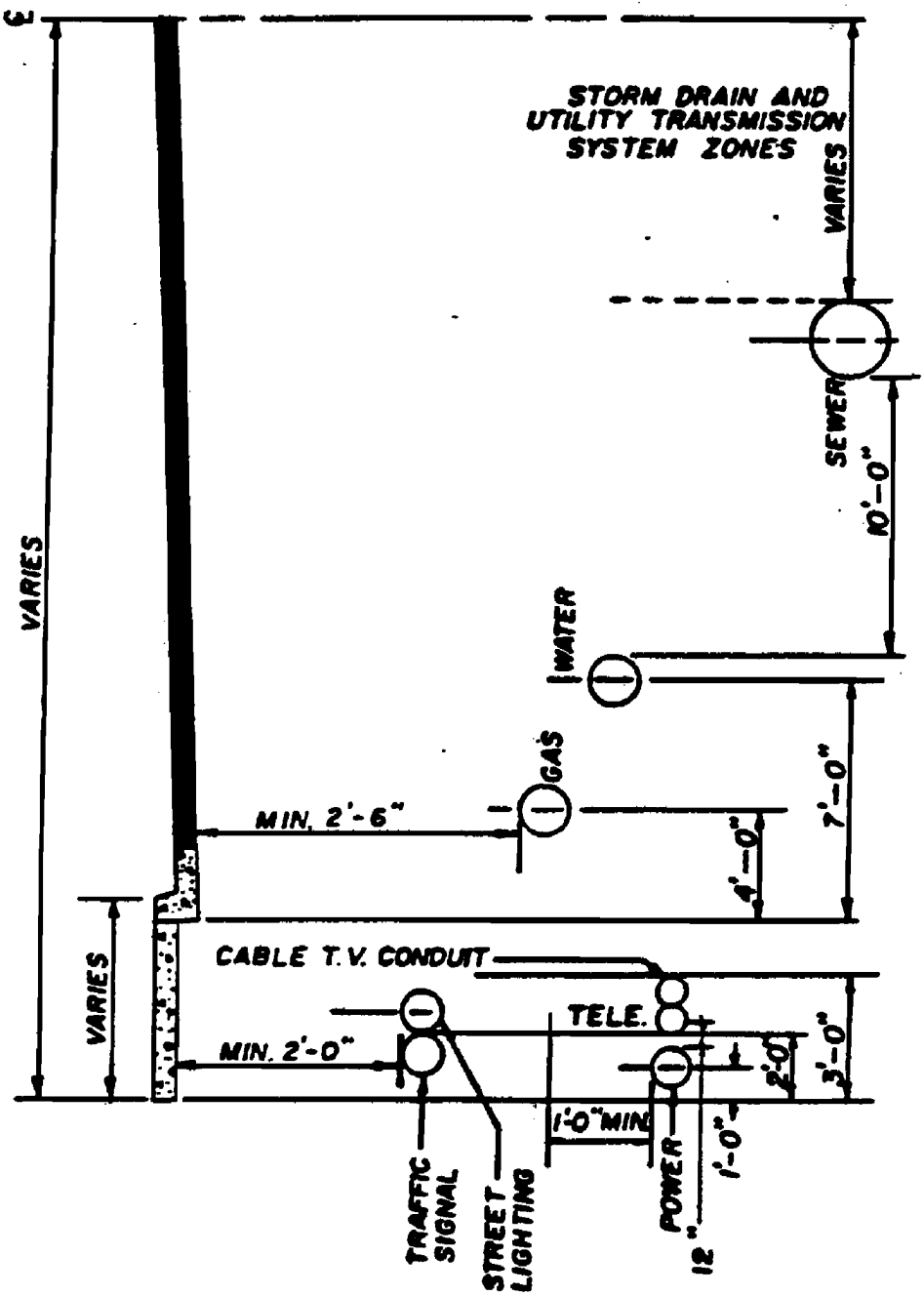
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

GRADE RING SEQUENCE

Series 400
Miscellaneous Improvements

TYPICAL CONSTRUCTION LOCATIONS UTILITY DISTRIBUTION FACILITIES

FACILITIES OTHER SIDE OF ℄ SAME BUT OPPOSITE HAND



NOTE: SEWER MAY BE OTHER SIDE OF ℄ AS TERRAIN DICTATES

REV NO.	DESCRIPTION	DATE

APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

TYPICAL CONSTRUCTION LOCATION
UTILITY DISTRIBUTION FACILITIES

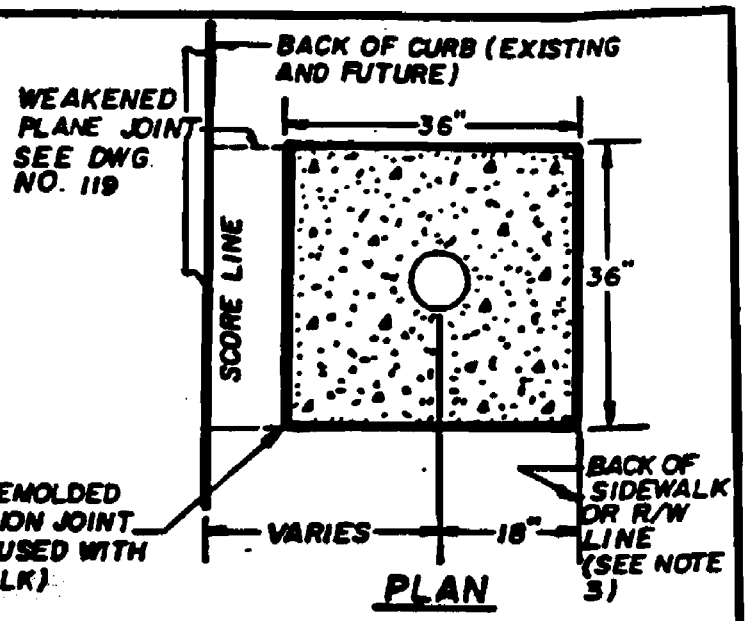
DATE 10/21/83 DWG. NO. 401

NOTES:

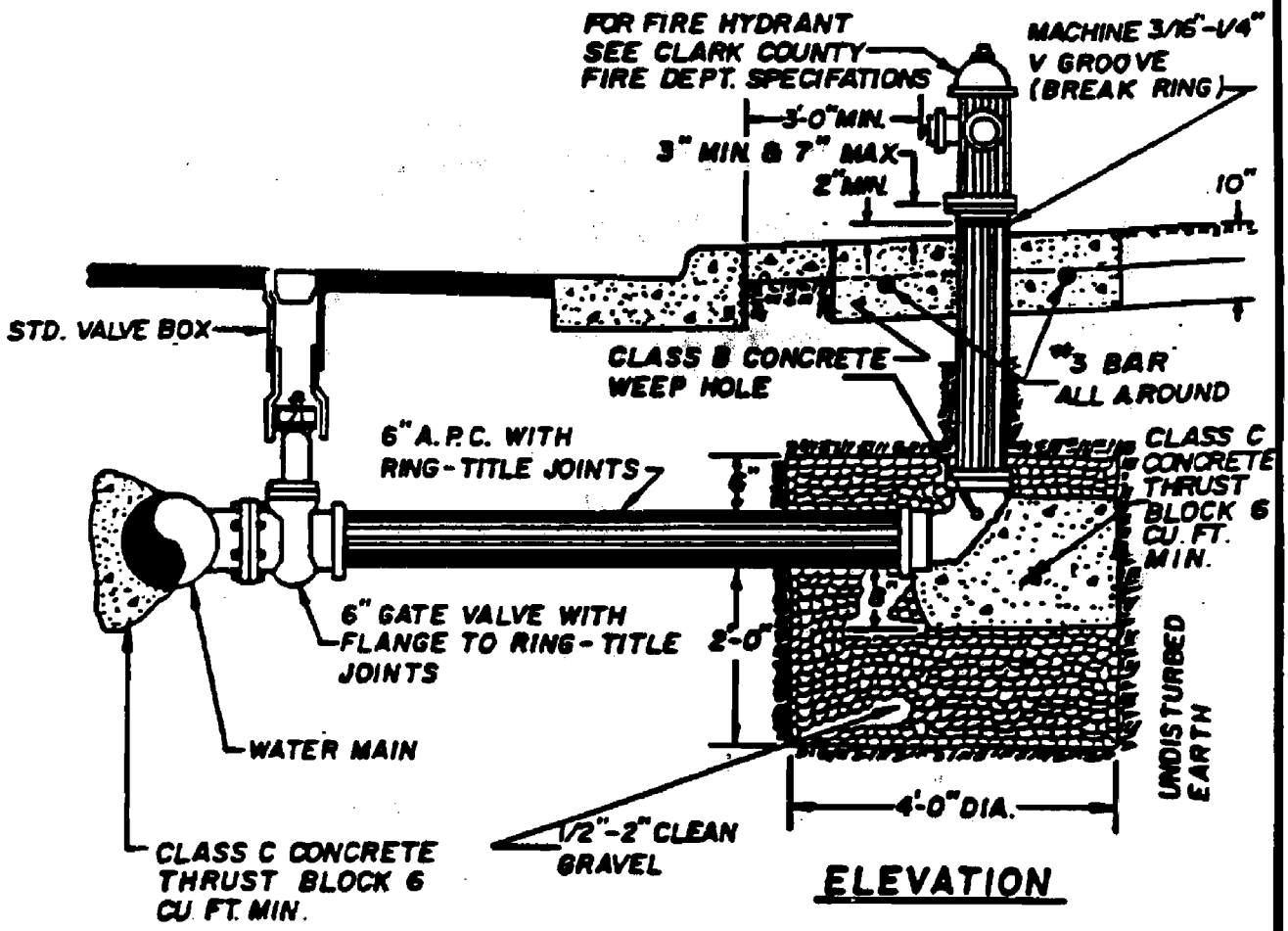
1. NO HYDRANT SHALL BE LOCATED WITHIN 15' OF ANY DRIVEWAY, 6' OF POWER POLE, LIGHT STANDARD, OR ANY OTHER OBSTRUCTION.

2. IF HYDRANT IS TO BE INSTALLED IN AN EXISTING SIDEWALK, A FULL PANEL OF THE SIDEWALK SHALL BE REMOVED AND REPLACED AFTER INSTALLATION OF THE HYDRANT.

3. WHEN R/W AND FIELD CONDITIONS PERMIT THE FIRE HYDRANT SHALL BE PLACED BEHIND THE SIDEWALK.



PLAN



ELEVATION

REV. NO.	DESCRIPTION	DATE

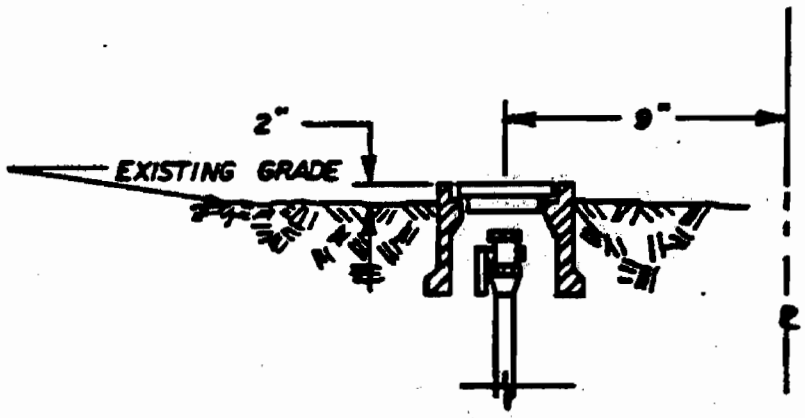
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

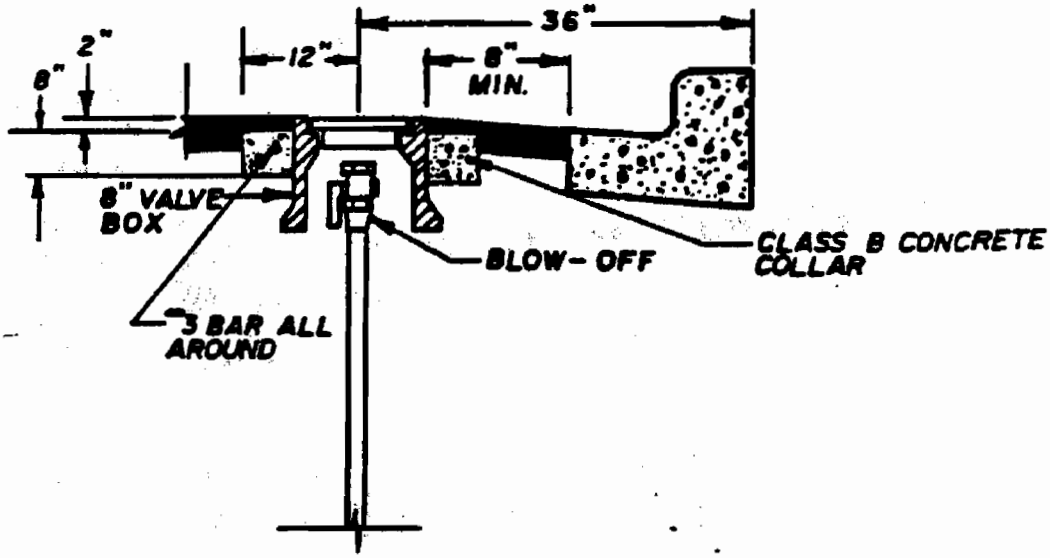
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

FIRE HYDRANT INSTALLATION

DATE 10/21/83 | DWG. NO. 402 | SHT. NO. 1 of 1



UNIMPROVED AREA



PAVED AREA

NOTE:

1. CLASS B CONCRETE COLLARS ARE NOT REQUIRED WITHIN RESIDENTIAL LOCAL STREETS.

REV. NO	DESCRIPTION	DATE

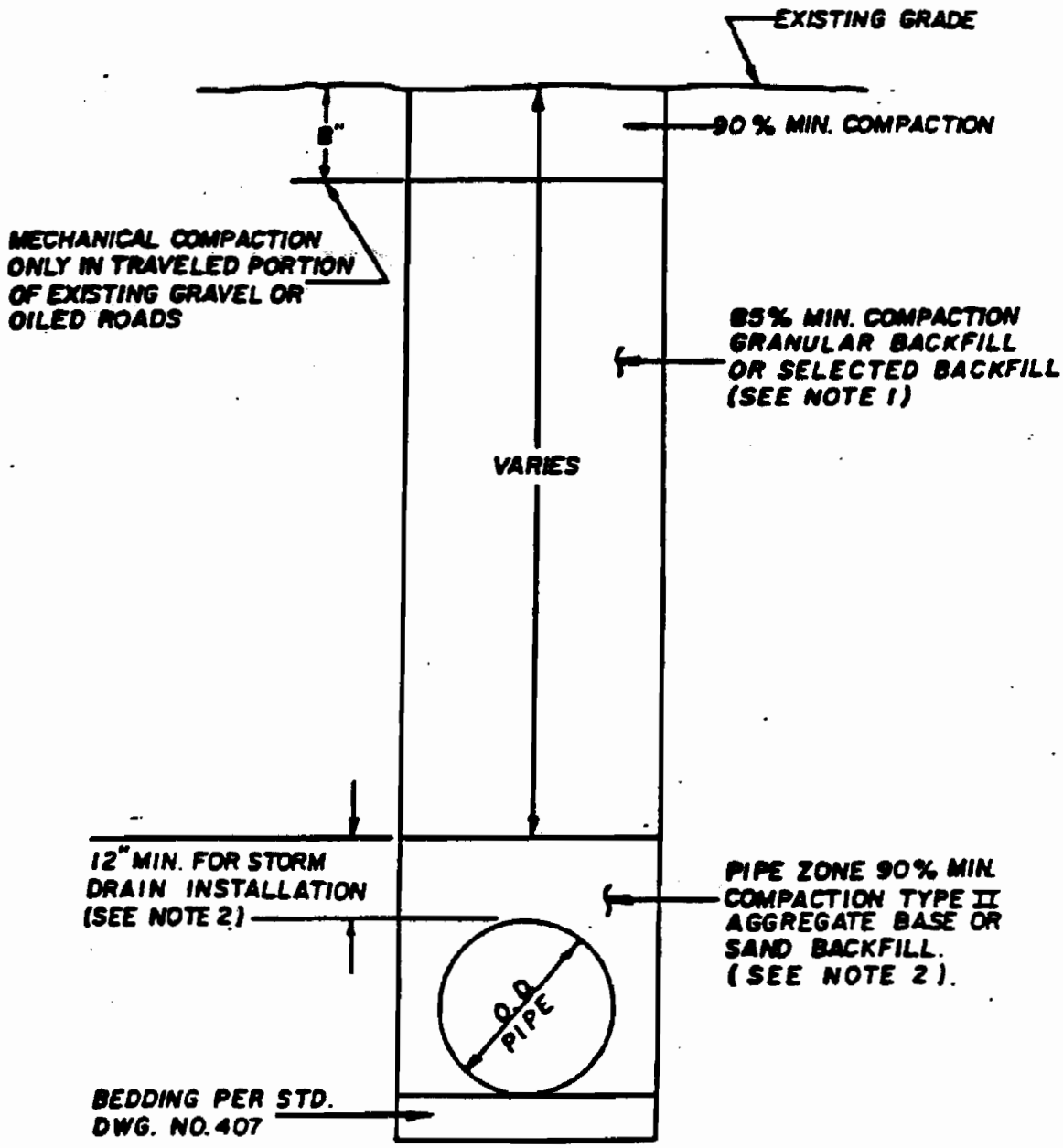
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

BLOW-OFF ASSEMBLY LOCATIONS

DATE 10/21/83 | DWG. NO. 403 | SHT. NO. 1 of 1



NOTES:

1. NO STONES OR LUMPS GREATER THAN 4" PERMITTED IN TRENCH 2' OR LESS IN WIDTH.
2. TRENCH WIDTH, BEDDING AND PIPE ZONE REQUIREMENTS FOR UTILITY INSTALLATIONS SHALL CONFORM TO THE RESPECTIVE AGENCY REQUIREMENTS.
3. DRAWING NO. 404 IS ALSO APPLICABLE FOR PIPE INSTALLATION WITHIN NEW SUBDIVISIONS PRIOR TO PAVING STREET.

REV. NO.	DESCRIPTION	DATE
1	CHANGED COMPACTION NOTE	4/84

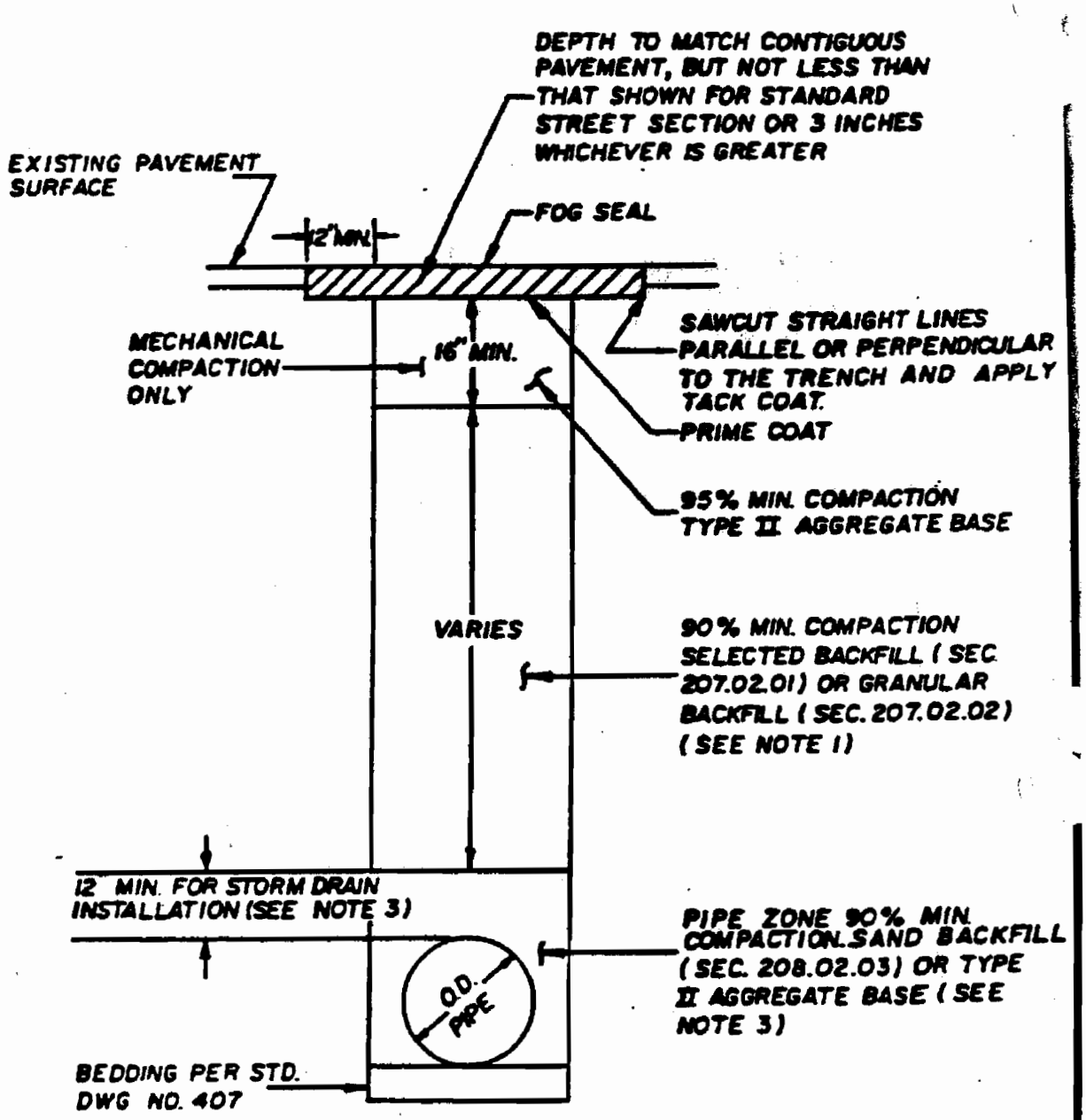
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

TRENCH BACKFILL UNPAVED AREAS

DATE 10/21/83 | DWG. NO. 404 | SHT. NO. 1 of 1



NOTES:

1. NO STONES OR LUMPS GREATER THAN 4" PERMITTED IN TRENCH 2' OR LESS IN WIDTH.
2. TRENCH WIDTH, BEDDING AND PIPE ZONE REQUIREMENTS FOR UTILITY INSTALLATIONS SHALL CONFORM TO THE RESPECTIVE AGENCY REQUIREMENTS.
3. SLURRY CEMENT BACKFILL SHALL BE REQUIRED FOR ALL TRENCHES 8" OR LESS IN WIDTH AND WHERE SPECIFICALLY REQUIRED BY THE COUNTY ENGINEER.

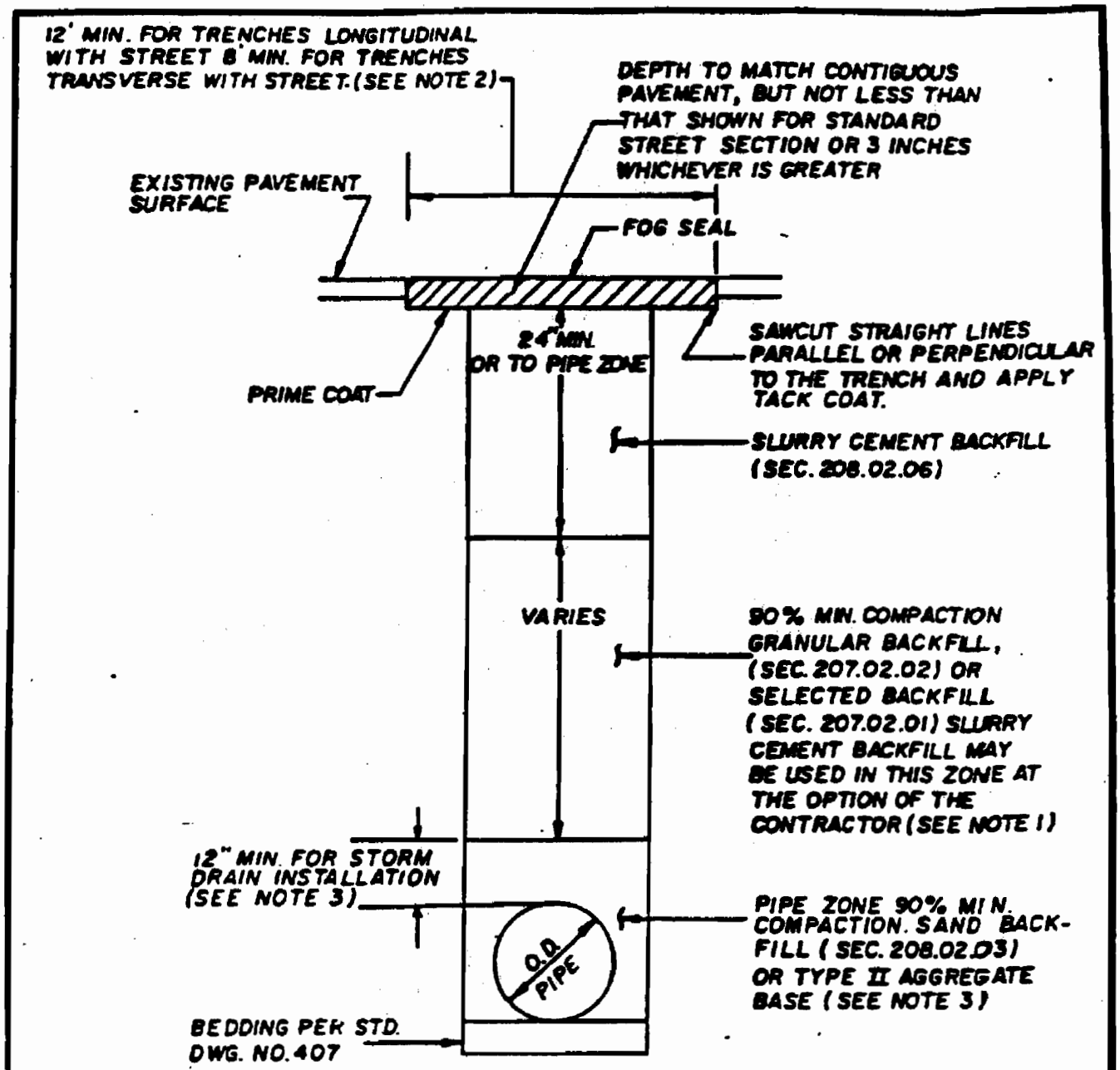
REV. NO.	DESCRIPTION	DATE
1	CHANGED TITLE BLOCK	4/84

APPROVED: [signature]
COUNTY ENGINEER R.P.E. # 5133

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

TRENCH BACKFILL - PAVED AREA
(STREET R/W 60' OR LESS)

DATE 10/21/83 DWG. NO. 405



NOTES:

1. NO STONES OR LUMPS GREATER THAN 4" PERMITTED IN TRENCH 2' OR LESS IN WIDTH.
2. WHEN SAWCUT EDGES FOR LONGITUDINAL TRENCHES FALL WITHIN TRAVEL LANE, THE SAWCUT SHALL BE MADE AT THE TRAVEL LANE PAVEMENT JOINT. NO LONGITUDINAL SAWCUT LINES SHALL FALL WITHIN THE TRAVEL LANE.
3. TRENCH WIDTH, BEDDING AND PIPE ZONE REQUIREMENTS FOR UTILITY INSTALLATIONS SHALL CONFORM TO THE RESPECTIVE AGENCY REQUIREMENTS.

REVISION	DESCRIPTION	DATE
1	CHANGED TITLE BLOCK	4/84

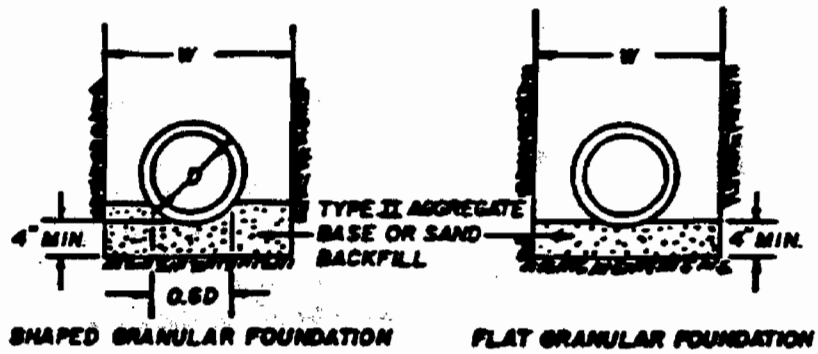
APPROVED:

COUNTY ENGINEER R.P.E. # 5133

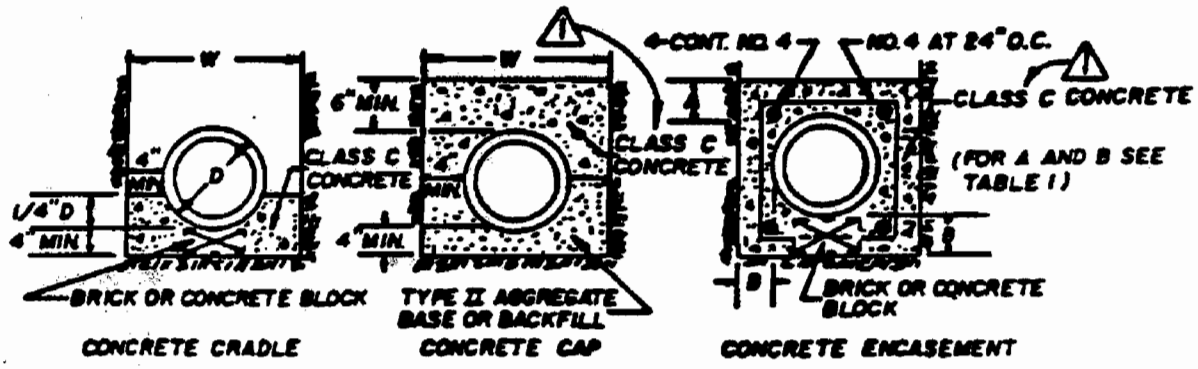
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

TRENCH BACKFILL - PAVED AREA (STREET R/W GREATER THAN 60')

DATE 10/21/83 | DWG. NO. 406 | SHT NO. 1 of 1



CLASS B BEDDING (NORMAL BEDDING)



CLASS A BEDDING (CONCRETE BEDDING)

PIPE SIZE	B	A	PIPE SIZE	B	A
6"	4"	4"	24"	5"	5"
8"	4"	4"	27"	7"	5"
10"	4"	4"	30"	8"	6"
12"	4"	4"	33"	8"	6"
15"	4"	4"	36"	8"	6"
18"	5"	5"	39"	9"	6"
21"	5"	5"	42"	10"	6"

TABLE I

D = OUTSIDE DIAMETER OF PIPE
W = OUTSIDE DIAMETER OF PIPE + 24" MAXIMUM

NOTES:

1. PIPE BEDDING TO BE COMPACTED TO AT LEAST 90% OF MAXIMUM DENSITY.
2. INDICATED THICKNESS OF BEDDING MATERIAL TO BE CONSTRUCTED UNDER THE BARREL. SUBGRADE TO BE EXCAVATED TO PROVIDE 2" CLEARANCE UNDER THE BELL.
3. OTHER BEDDING METHODS MAY BE SPECIFIED OR APPROVED.

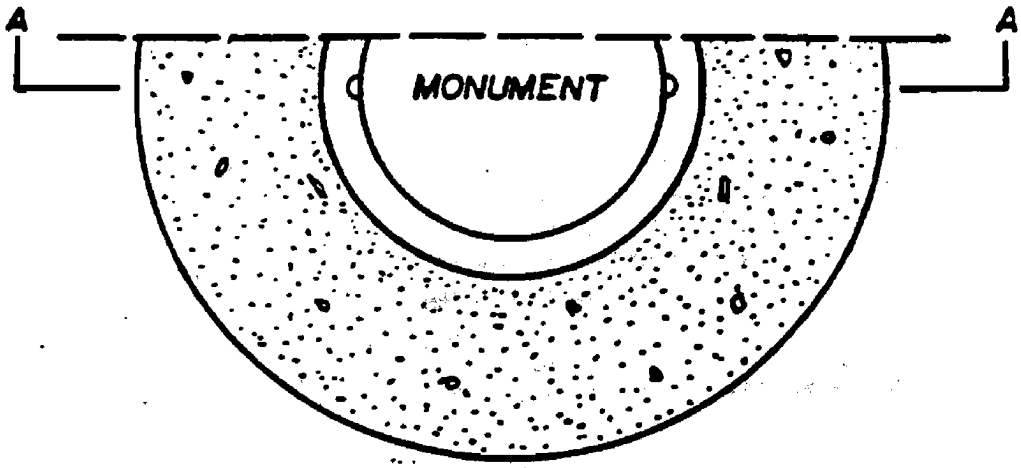
REV. NO.	DESCRIPTION	DATE
1	CLASS "A" TO CLASS "C"	2/24/84

APPROVED: [signature]
COUNTY ENGINEER R.P.E. # 5133

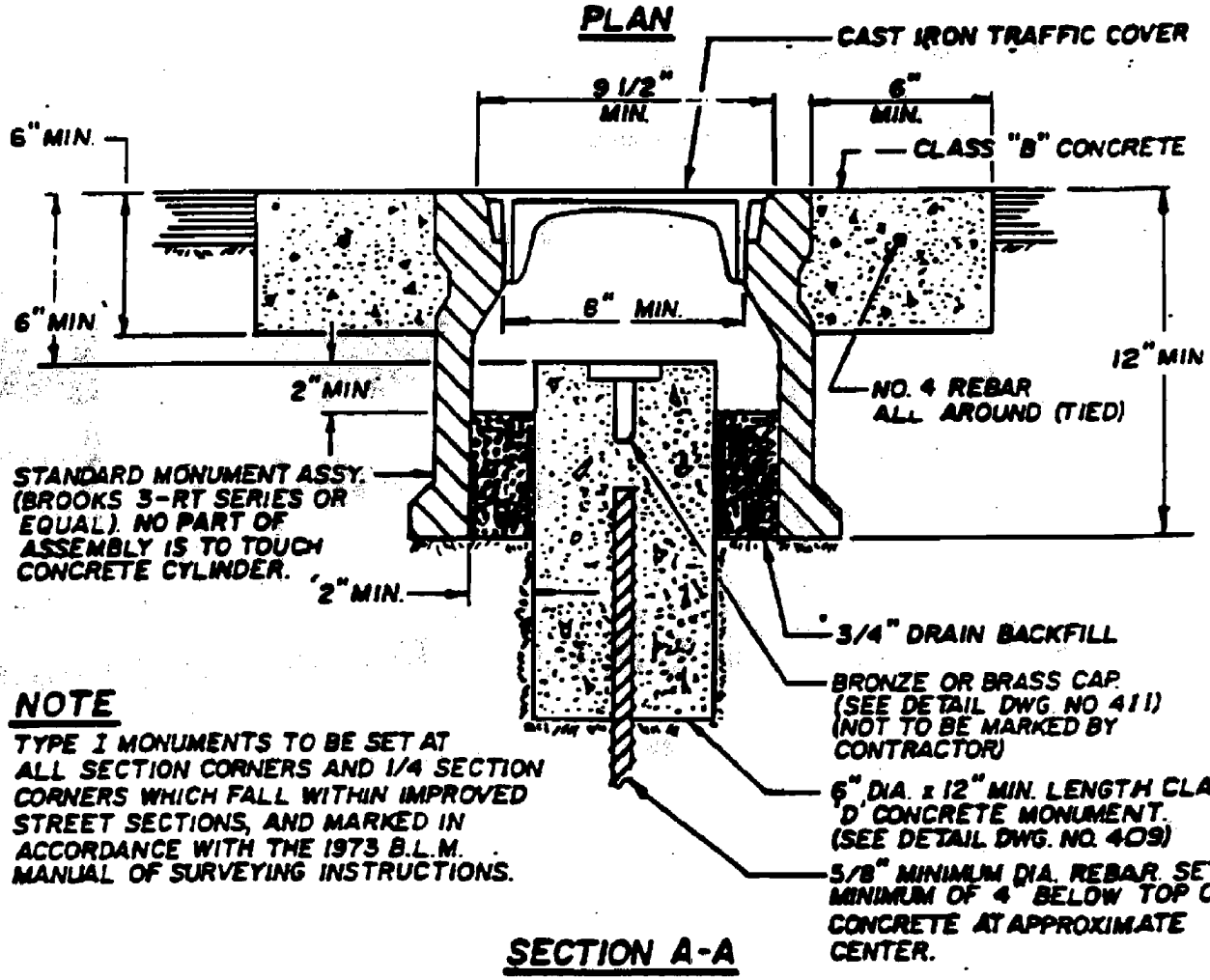
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

PIPE TRENCH BEDDING METHODS

DATE 10/21/83 | DWG. NO. 407 | SHT NO. 1 of 1



PLAN



NOTE

TYPE I MONUMENTS TO BE SET AT ALL SECTION CORNERS AND 1/4 SECTION CORNERS WHICH FALL WITHIN IMPROVED STREET SECTIONS, AND MARKED IN ACCORDANCE WITH THE 1973 B.L.M. MANUAL OF SURVEYING INSTRUCTIONS.

SECTION A-A

REV. NO.	DESCRIPTION	DATE

APPROVED:

COUNTY ENGINEER R.P.E. # 3131

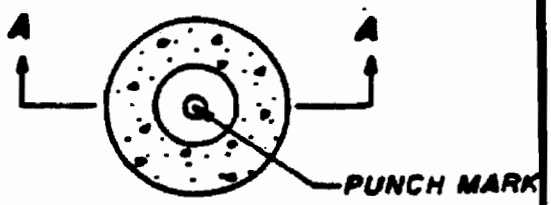
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

TYPE I MONUMENT

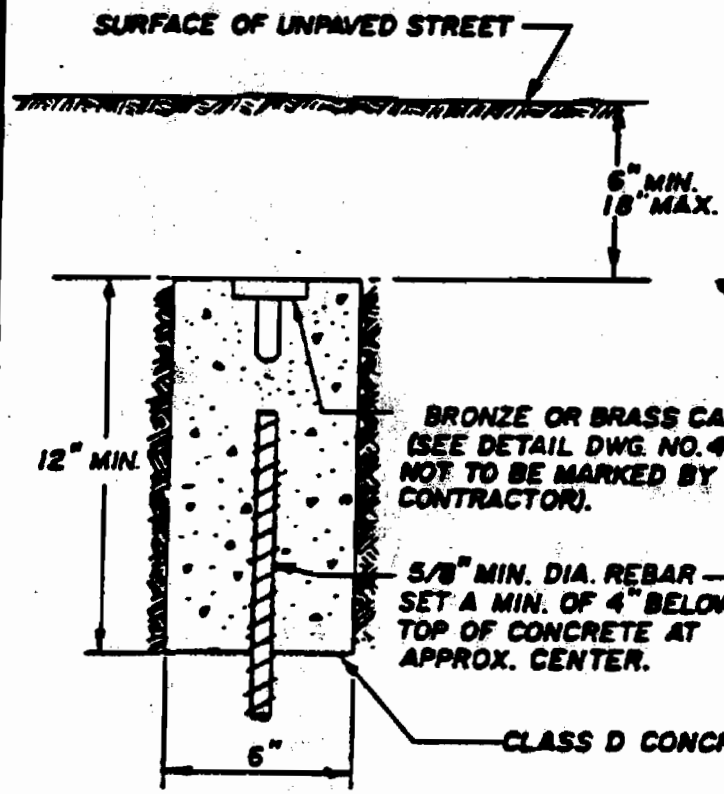
DATE 8/5/86 | DWG. NO. 408 | SHT NO. 1 OF 1

NOTES:

1. TYPE II-A MONUMENTS TO BE SET AT ALL SECTION CORNERS, 1/4 SECTION CORNERS AND 1/16 SECTION CORNERS WHICH FALL WITHIN UNIMPROVED STREET SECTIONS.
2. TYPE II-B MONUMENTS TO BE SET AT ALL 1/16 SECTION CORNERS WHICH FALL WITHIN IMPROVED STREET SECTIONS.
3. ALL TYPE II MONUMENTS ARE TO BE MARKED IN ACCORDANCE WITH THE 1973 B.L.M. MANUAL OF SURVEYING INSTRUCTIONS.
4. 6" x 6" SQUARE MONUMENTS ARE ALSO ACCEPTABLE.
5. IF MONUMENTS ARE TO BE "PRECAST", THEY ARE TO BE EMBEDDED IN FRESH CLASS D CONCRETE TO PREVENT MOVEMENT.
6. THE COUNTY SURVEYOR MAY REQUIRE TYPE II MONUMENTS IN ADDITIONAL LOCATIONS.



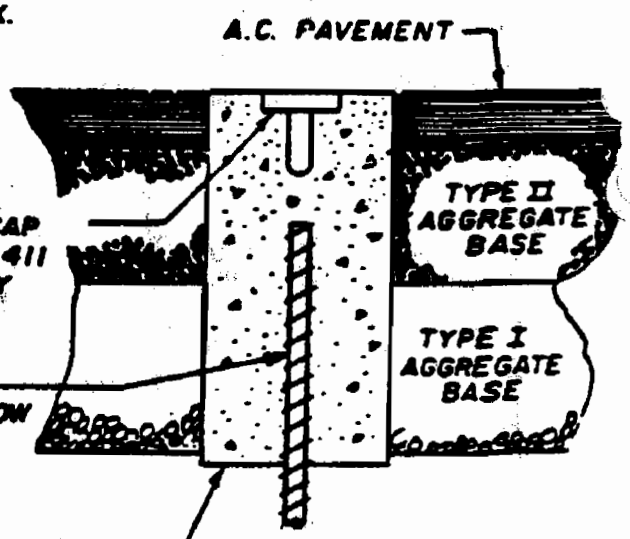
PLAN



SECTION A-A

TYPE II-A

UNPAVED STREET



SECTION A-A

TYPE II-B

PAVED STREET

REV. NO	DESCRIPTION	DATE

APPROVED:

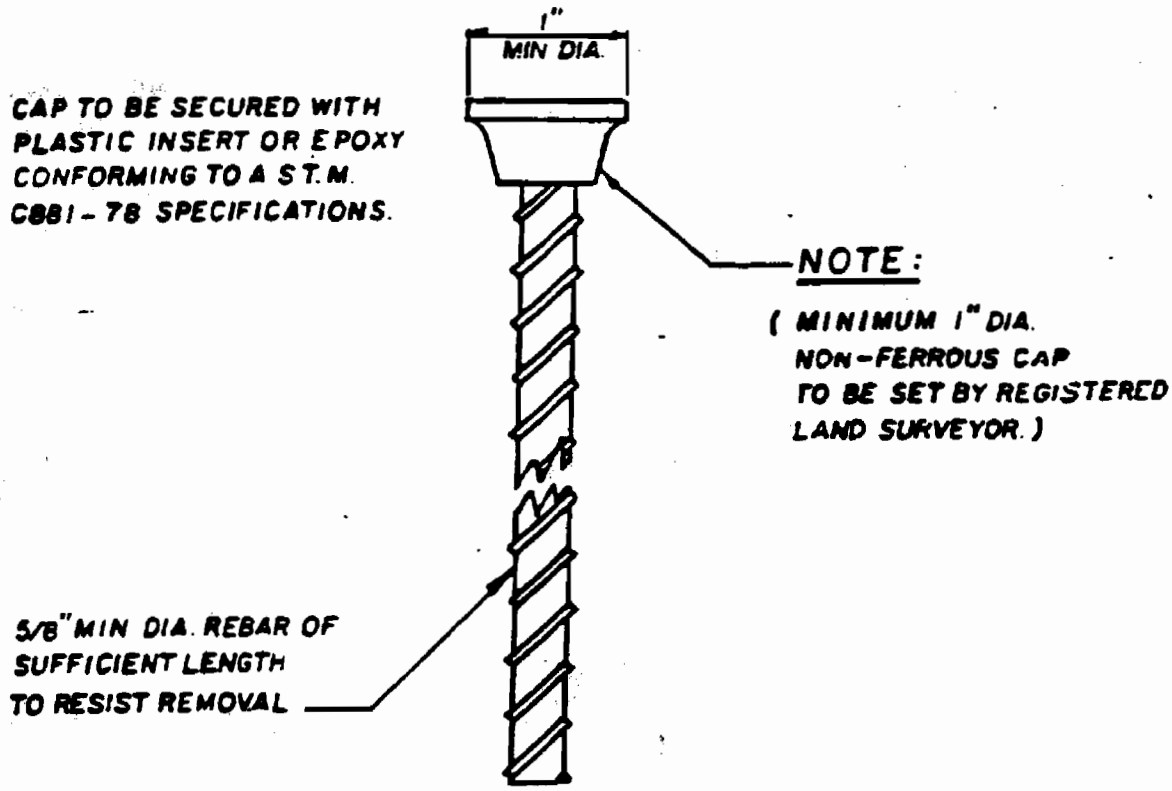
CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

TYPE II MONUMENT

NOTES:

1. TYPE III MONUMENTS TO BE SET AT ALL CENTERLINE CONTROL POINTS NOT OTHERWISE IDENTIFIED BY A TYPE I OR TYPE II MONUMENT, INCLUDING STREET INTERSECTIONS, POINTS OF CURVATURE, POINTS OF TANGENCY, POINTS OF INTERSECTION AND CENTERS OF HAMMERHEAD TURNAROUNDS OR CIRCULAR CUL-DE-SACS

2. THE REGISTERED LAND SURVEYOR'S NUMBER, AND A PUNCH MARK ARE TO APPEAR ON THE SURFACE OF THE CAP.



TYPE III MONUMENT

REV NO	DESCRIPTION	DATE

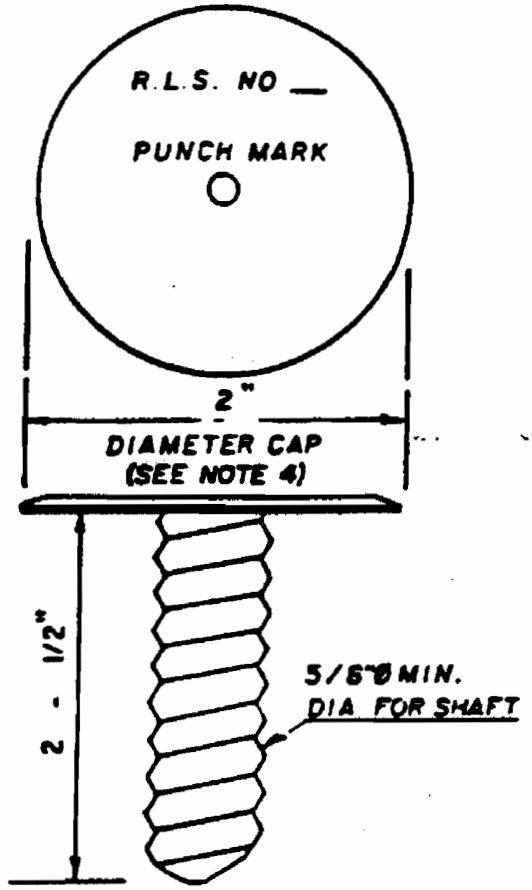
APPROVED

COUNTY ENGINEER R.P.E. #3131

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

TYPE III MONUMENT

DATE 3/5/76 | DWG NO. 410 | SHT. NO. 1 of 1

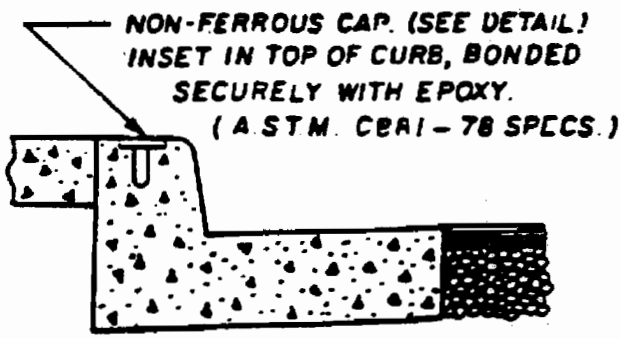


DETAIL

STANDARD CAP

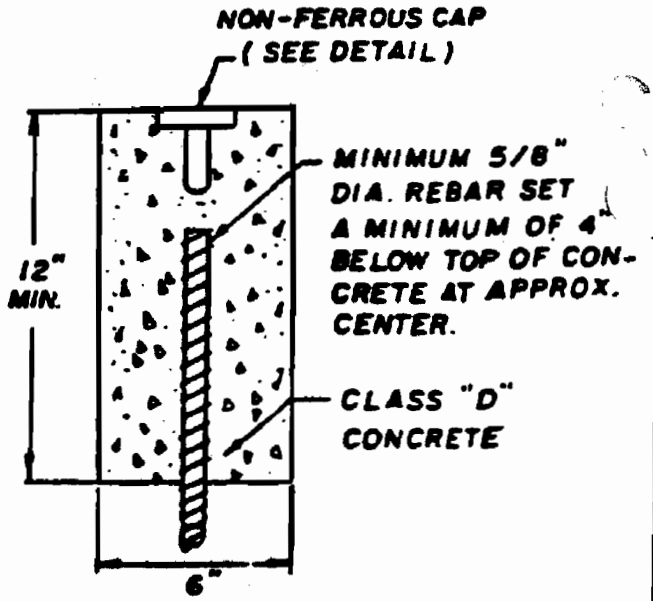
NOTES:

1. FOUR (4) TYPE IV REFERENCE MONUMENTS TO BE SET WITHIN A RADIUS OF TWENTY (20) TO ONE HUNDRED (100) FEET FROM ALL TYPE I, II, AND III MONUMENTS.
2. THE TIE DISTANCE AND THE INITIALS R.M. ARE TO BE STAMPED ON THE CAP, FOR TYPE IV MONUMENTS
3. NON-FERROUS CAP TO BE MADE FROM CAST VIRGIN METAL IN ONE PIECE, FREE FROM CASTING IMPERFECTIONS, WITH CORRUGATED SHAFT.
4. TYPE III AND TYPE IV MONUMENT CAP DIAMETER MAY BE REDUCED TO 1"



TYPE IV-A MONUMENT

EXISTING CURB & GUTTER



TYPE IV-B MONUMENT

NO CURB & GUTTER

REV.NO.	DESCRIPTION	DATE

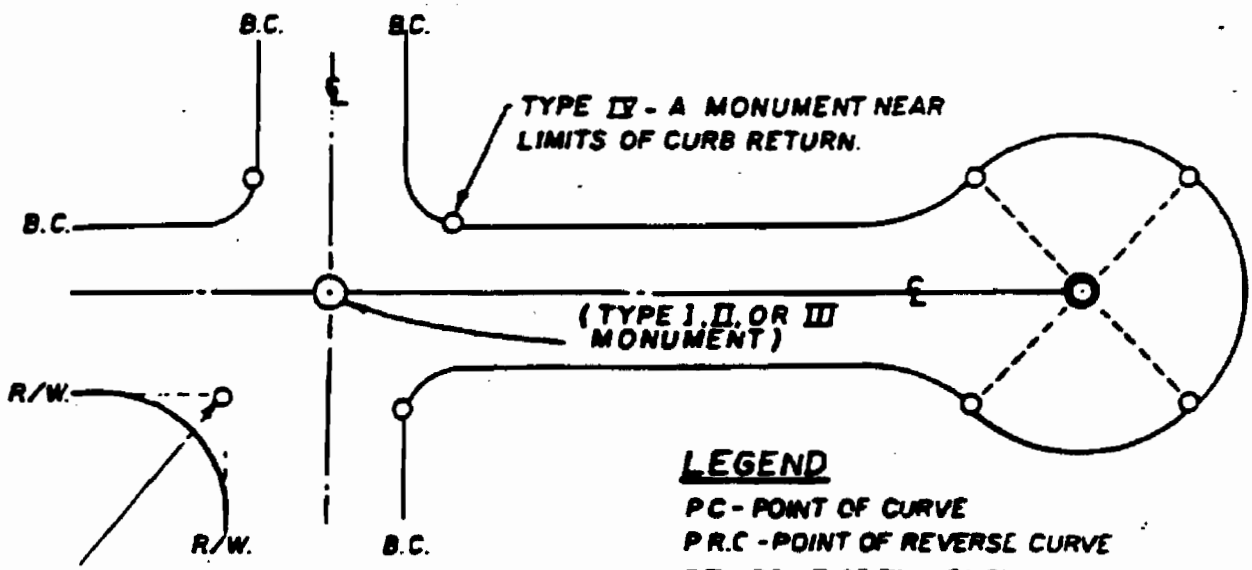
APPROVED.

COUNTY ENGINEER

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

TYPE IV MONUMENT

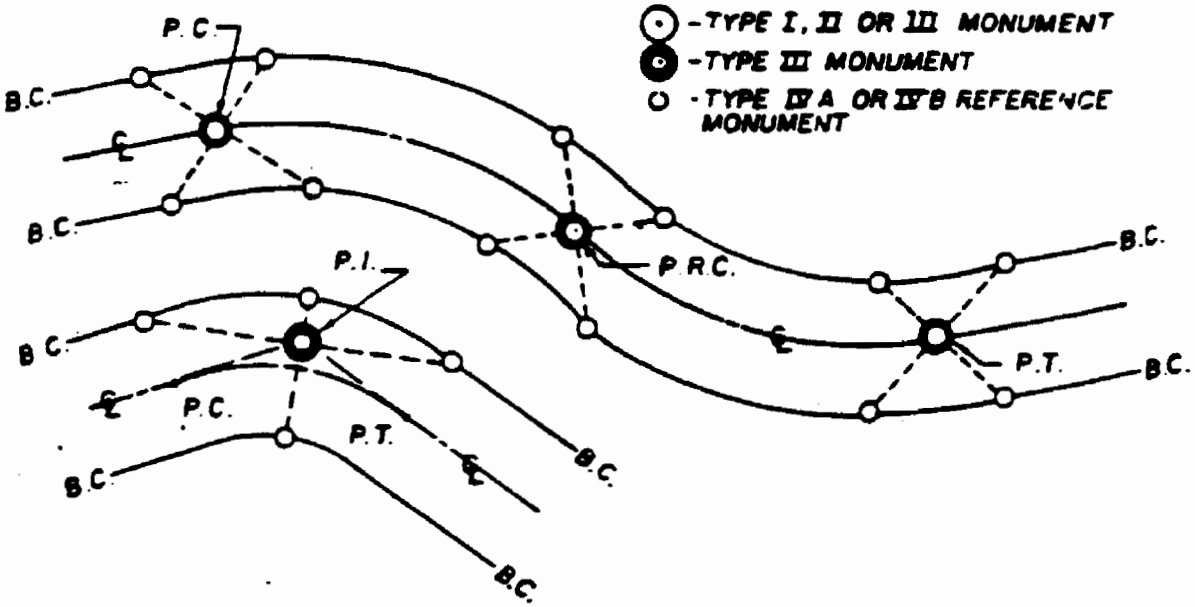
DATE 8/5/86 | DWG NO. 411 | SHT. NO. 1 OF 1



TYPE IV - B MONUMENT BURIED IN P.I OF R/W WHERE CURBING DOES NOT EXIST

LEGEND

PC - POINT OF CURVE
PRC - POINT OF REVERSE CURVE
PT - POINT OF TANGENCY
℄ - CENTERLINE
B.C - BACK OF CURB
PI - POINT OF INTERSECTION
R/W - RIGHT OF WAY
⊙ - TYPE I, II OR III MONUMENT
● - TYPE III MONUMENT
○ - TYPE IV A OR IV B REFERENCE MONUMENT



REV. NO	DESCRIPTION	DATE

APPROVED.

COUNTY ENGINEER R.P.E. #331

CLARK COUNTY PUBLIC WORKS
STANDARD DRAWINGS

TYPICAL MONUMENT LOCATION

DATE 8/5/75 | DWG NO. 412 | SHT NO. 1 OF 1

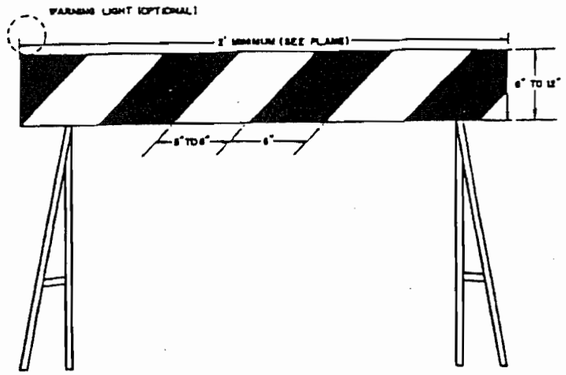
Series 500
Traffic Signal Improvements

Series TCP

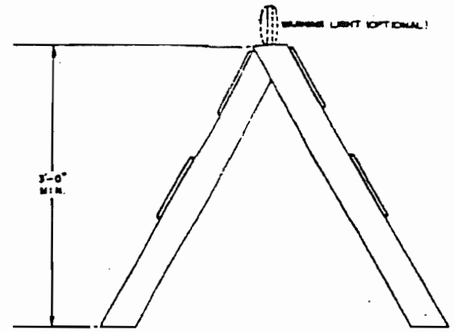
Traffic Control Plans for Highway Work Zones

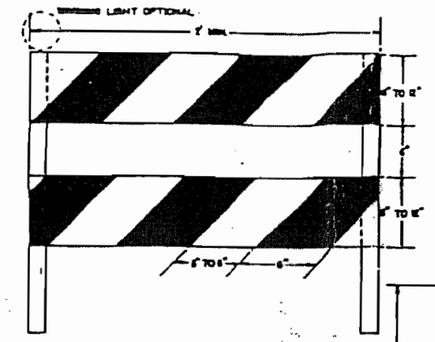
Series	TCP	Traffic Control Plans for Highway Work Zones	
		TCP-101	Barricades and Flagger Traffic Control Sign Standard Designs. Sheets 1 and 2
		TCP-102	Portable Concrete Barrier Rail: Sheet 1 of 2 - Warrants. Sheet 2 of 2 - Design and Application.
		TCP-201	Short-time, Day or Night Operations.
		TCP-202	Rural Moving Day Operations Where Activities Encroach on the Shoulder.
		TCP-203	Rural Moving Day Operations Where Activities Encroach on the Pavement.
		TCP-301	2-Lane, 2-Way, Rural Day or Night Operations Where Activities Are More Than 15 feet From Edge of Pavement.
		TCP-302	2-Lane, 2-Way, Rural Day or Night Operations Where Activities Will Encroach Between 15 feet and 2 feet Outside of Pavement Edge.
		TCP-303	2-Lane, 2-Way, Rural Day Operations Where Activities Will Encroach Between Centerline and 2 feet Outside of Pavement Edge.
		TCP-304	2-Lane, 2-Way, Rural Night Operations Where Activities Will Encroach Between Centerline and 2 feet Outside of Pavement Edge.
		TCP-305	2-Lane, 2-Way, Rural Day or Night Operations Where Activities Will Encroach Between Centerline and 2 feet Outside of Pavement Edge.
		TCP-306	2-Lane, 2-Way, Rural or Suburban, Day or Night Pavement Widening.
		TCP-307	2-Lane, 2-Way, Rural or Suburban, Day or Night Temporary Bypass.
		TCP-308	2-Lane, 2-Way, Rural Day or Night Operations With One Lane Closed.
		TCP-401	Multilane, Divided or Undivided, Rural or Suburban, Day or Night Operations Where Activities Are More Than 15 feet From Edge of Pavement.
		TCP-402	Multilane, Divided or Undivided, Rural or Suburban, Day or Night Operations Where Activities Will Encroach Between 15 feet and 2 feet Outside of Pavement Edge.
		TCP-403	Multilane, Divided, Rural or Suburban, Day Operations Where Operation Moves Between 1 and 15 MPH.
		TCP-404	Multilane, Divided or Undivided, Rural or Suburban, Day Operations Where Activities Will Encroach on Lane Abutting Shoulder Or on the Shoulder Within 2 feet Outside of Pavement Edge.

TCP-405	Multilane, Divided or Undivided, Rural or Suburban Operations Exceeding One Daylight Operation Where Activities Will Encroach on Lane Abutting Shoulder Or on the Shoulder Within 2 feet Outside of Pavement Edge.
TCP-406	Multilane, Undivided, Rural or Suburban, Day or Night Operations With a Work Area in Left Lane, Allowing Work Access From Adjacent Lane.
TCP-407	Multilane, 1-Way or Divided, Rural or Suburban, Day or Night Operations Where Center Lane(s) Are Closed.
TCP-408	Multilane, 2-Way, Undivided, Rural or Suburban, Day or Night Operations Where Activities Require Closing Two Adjacent Lanes and an Opposing Lane is Used for a Temporary Bypass.
TCP-409	Multilane, Divided, Rural or Suburban, Day or Night Operations Where Activities Require Closing Two Adjacent Lanes and an Opposing Lane is for a Temporary Crossover.
TCP-501	Work Areas Within, or Near, Suburban Intersections.
TCP-601	2-Lane, 2-Way, Rural or Suburban, Day or Night Road Closure.
TCP-701	Controlling Pedestrian Traffic.



TYPE I BARRICADE





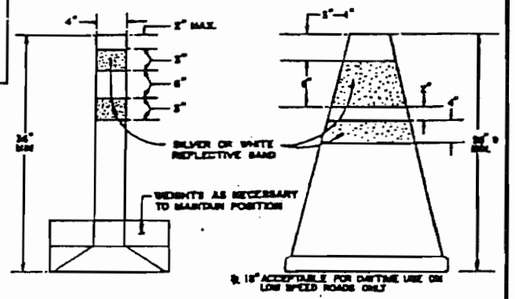
TYPE II BARRICADE

(FRAMEWORK TO BE PAINTED WHITE)

BARRICADE CHARACTERISTICS			
TYPE	I	II	III & IV
WIDTH OF RAIL	6" MIN. -- 12" MAX.	6" MIN. — 12" MAX.	8" MIN. — 12" MAX.
LENGTH OF RAIL	2' MIN.	2' MIN.	4' MIN.
WIDTH OF STRIPES	RAIL LENGTH 2' -4" RAIL LENGTH 5' OR -6"	RAIL LENGTH 2' -4" RAIL LENGTH 5' OR -6"	6"
HEIGHT	3' MIN.	3' MIN.	5' MIN.
NUMBER OF REFLECTORIZED RAIL FACES	2 (ONE EACH DIRECTION)	4 (TWO EACH DIRECTION)	3 IF FACING TRAFFIC IN ONE DIRECTION. 6 IF FACING TRAFFIC IN TWO DIRECTIONS

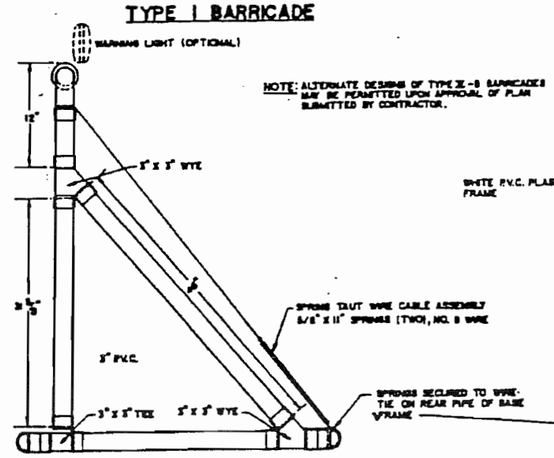
BARRICADE NOTES

1. ALL REFLECTIVE SHEETING ON BARRICADES, VERTICAL PANELS & VERTICAL PANEL POST HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE IV IN SECTION 716.03.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.
2. BARRICADES MAY BE WEIGHTED WITH SANDBAGS, BUT SUCH SANDBAGS SHALL NOT BE PLACED SO AS TO OBSCURE ANY RETRO REFLECTIVE SURFACE, NOR SHALL THEY BE LOCATED HIGHER THAN 24" ABOVE THE PAVEMENT.
3. NAME & PHONE NUMBER OF OWNER MAY BE SHOWN ON NON-REFLECTIVE SURFACE; MUST BE OF ONE COLOR, NON-REFLECTIVE, WITH MAXIMUM 1" LETTERS ON THE FACE.



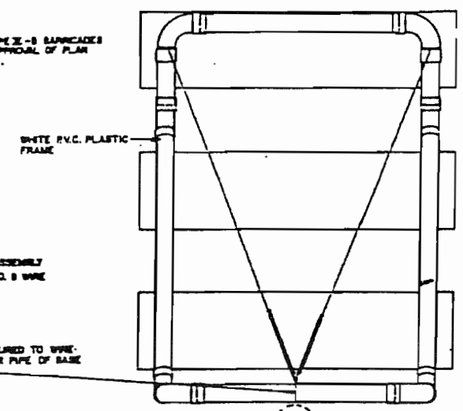
TRAFFIC CONES

1. CONES TO BE PREDOMINATELY ORANGE.
2. CONES TO BE USED DURING HOURS OF DARKNESS SHALL BE REFLECTORIZED AS SHOWN ABOVE.
3. CONES, DRUMS AND VERTICAL PANEL POST SHALL HAVE WEIGHTED BASES, HOWEVER, IF THE CONTRACTOR BUSHES IN LIEU OF WEIGHTED BASES, THE DEVICES MAY BE NAILED OR EPOXIED IN PLACE.

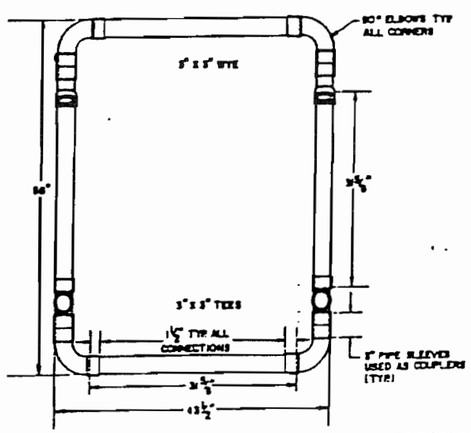


SIDE VIEW

NOTE: ALTERNATE DESIGNS OF TYPE III-B BARRICADES MAY BE PERMITTED UPON APPROVAL OF PLAN SUBMITTED BY CONTRACTOR.



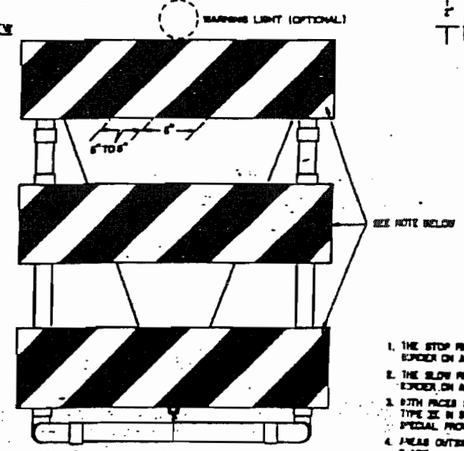
BACK VIEW



TOP VIEW OF BASE

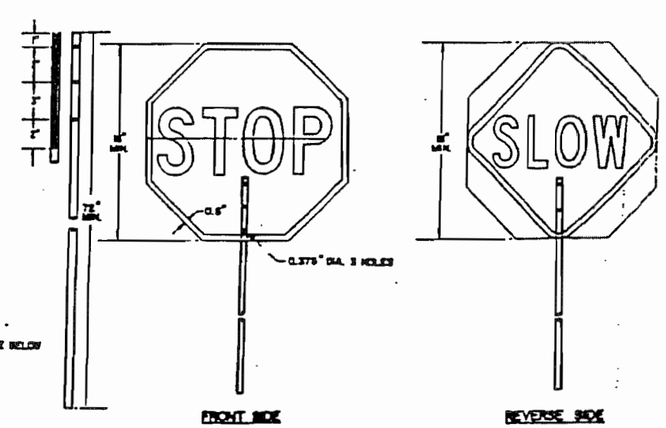
TYPE III B BARRICADE

(BARRICADE TO BE WEIGHTED DOWN WITH SANDBAGS)



NOTE: 8"x48" BARRICADE HAZARD PANELS ORANGE AND WHITE RIGHT OR LEFT, 10.025 ANODIZED ALUMINUM PANELS ATTACHED WITH 1" NO.14 PAN HEAD METAL SCREW.

FRONT VIEW

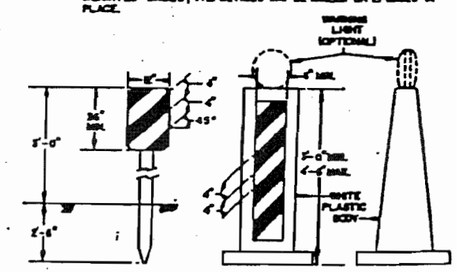


FRONT SIDE

REVERSE SIDE

FLAGGER SIGN

1. THE STOP FACE SHALL CONSIST OF WHITE LETTERS AND BORDER ON A RED REFLECTORIZED BACKGROUND.
2. THE SLOW FACE SHALL CONSIST OF BLACK LETTERS AND BORDER ON AN ORANGE REFLECTORIZED BACKGROUND.
3. BOTH FACES SHALL BE MADE OF MATERIALS CONFORMING TO TYPE IV IN SECTION 716.03.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.
4. AREAS OUTSIDE SIGN BORDERS SHALL BE LIGHT BLUE OR BLACK.
5. THE SIGN BLANK MAY BE OCTAGONAL IN SHAPE IN LIEU OF CIRCULAR.
6. THE PORTION OF THE STAFF WITHIN THE SIGN FACE SHALL MATCH THE SIGN COLORS.
7. ALL COLORS AND LETTERS SHALL MEET APPLICABLE FEDERAL STANDARDS.
8. THE STAFF SHALL CONSIST OF TWO SECTIONS JOINED BY A COUPLING LOCATED 60 IN FROM THE BOTTOM OF THE STAFF. ALTERNATE DESIGNS MAY BE USED WHEN APPROVED BY THE ENGINEER. ALL MATERIALS SHALL BE SUBSTANTIAL AND DURABLE.
9. THIS SIGN SHALL BE FURNISHED BY THE CONTRACTOR AND SHALL BE USED BY THE FLAGGER IN LIEU OF FLAGS OR OTHER SIGNALING DEVICES.
10. SIX (6) INCH MINIMUM LETTER SIZE, FEDERAL SERIES C.
11. PADDLES SHALL CONFORM TO SECTION 6-F.2 OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

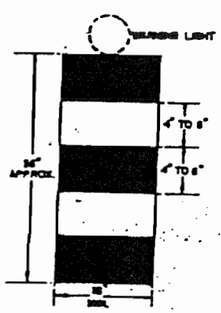


VERTICAL PANEL

FRONT & BACK

SIDE

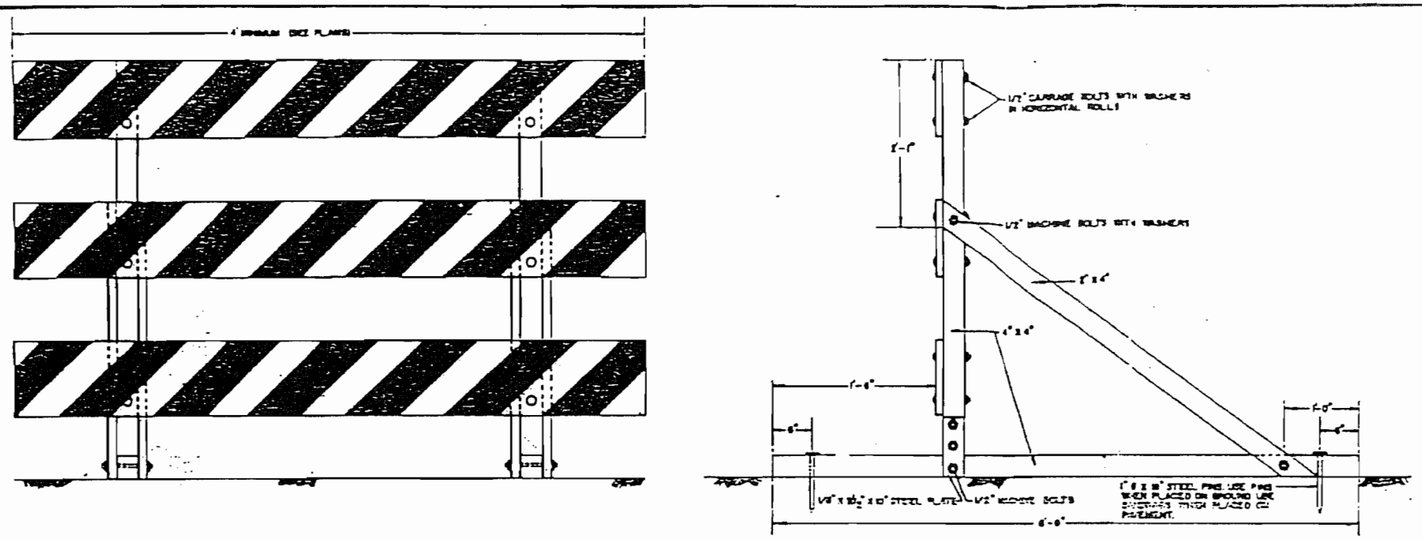
VERTICAL PANEL POST



TRAFFIC DRUM

Traffic Management Division
Clark County Public Works
APPROVED
By: Traffic Manager

TRAFFIC CONTROL PLAN FOR HIGHWAY WORK ZONE	CLARK COUNTY NEVADA DEPARTMENT OF PUBLIC WORKS	TYPICAL APPLICATION FOR BARRICADES & FLAGGER TRAFFIC CONTROL SIGN STANDARD DESIGNS	SCALE HORZ.: VERT.: PROJECT NO.: 671117A FIELD BOOK DRAWING NO. TCP-101 SHT. 1 OF 2



TYPE III A BARRICADE

TRAFFIC CONTROL PLAN FOR	CLARK COUNTY NEVADA DEPARTMENT OF PUBLIC WORKS	TYPICAL APPLICATION FOR BARRICADES & FLAGGER TRAFFIC CONTROL SIGN STANDARD DESIGNS	SCALE	DRAWING NO. TCP-101

PORTABLE CONCRETE BARRIER RAIL SHALL BE USED TO PROTECT ANY WORK AREA IN WHICH IS ESTABLISHED A CONDITION SHOWN IN CHARTS A, B OR C (BELOW) WARRANTING A BARRIER

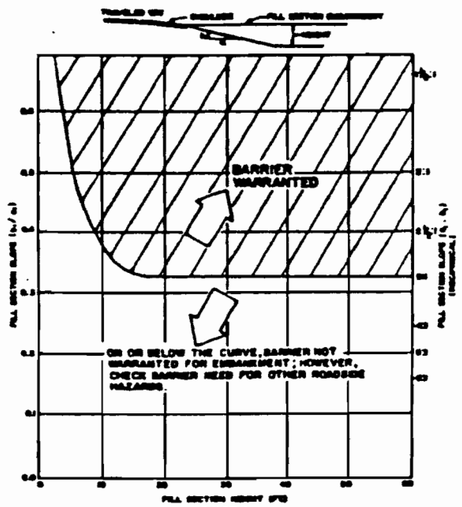


CHART A
WARRANTS FOR FILL SECTION EMBANKMENTS

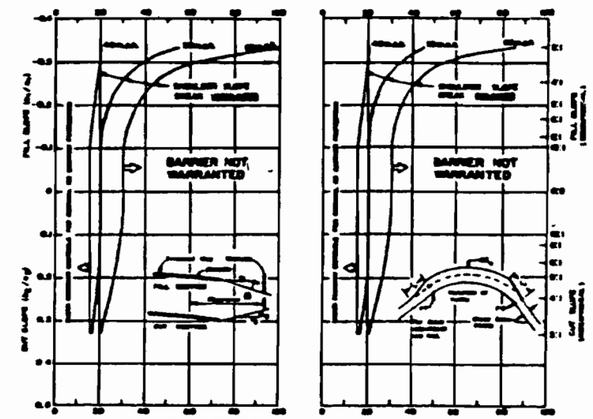


CHART B CHART C
CLEAR ZONE WIDTH, SPEED AND SLOPE CRITERIA

TYPICAL WARRANTS FOR NONTRAVERSABLE HAZARDS

NONTRAVERSABLE HAZARD WITHIN CLEAR ZONE	TRAFFIC BARRIER REQUIRED	
	YES[1]	NO
ROUGH ROCK CUTS	X	
LARGE BOULDERS	X	
STREAMS OR PERMANENT BODIES OF WATER LESS THAN 2 ft. IN DEPTH		X
STREAMS OR PERMANENT BODIES OF WATER MORE THAN 2 ft. IN DEPTH	X	
SHOULDER DROP-OFF WITH SLOPE STEEPER THAN 1:1 AND		
a) HEIGHT GREATER THAN 2 ft.	X	
b) HEIGHT LESS THAN 2 ft.		X

[1]ALL ROADSIDE OBSTACLES WITHIN THE CLEAR ZONE SHOULD BE REMOVED IF POSSIBLE, OTHERWISE PROVIDE BARRIER PROTECTION.

TYPICAL WARRANTS FOR FIXED OBJECTS[1]

FIXED OBJECTS WITHIN CLEAR ZONES	TRAFFIC BARRIER REQUIRED	
	YES	NO
SIGN, TRAFFIC SIGNAL, AND LUMINAIRE SUPPORTS[2]		
a) BREAKAWAY OR YIELDING DESIGN WITH LINEAR IMPULSE:		
1) LESS THAN 1,100 ft.-lbs.		X
2) GREATER THAN 1,100 ft.-lbs.	X	
b) CONCRETE BASE EXTENDING 6 in. OR MORE ABOVE GROUND	X	
FIXED SIGN BRIDGE SUPPORTS	X	
BRIDGE PIERS AND ABUTMENTS AT UNDERPASSES	X	
RETAINING WALLS AND CULVERTS	X	
TREES WITH DIAMETER GREATER THAN 6 in.	X	
WOOD POLES OR POST WITH AREA GREATER THAN 50 sq. in.[2]	X	

[1]FIXED OBJECT SHOULD BE REMOVED OR RELOCATED SO THAT A BARRIER IS UNNECESSARY IF PRACTICAL.

[2]BREAKAWAY OR YIELDING DESIGN IS DESIRABLE REGARDLESS OF SURFACE FROM TRAVELED WAY.

THE PROCEDURE DESCRIBED ABOVE IS TAKEN IN ITS ENTIRETY FROM THE GUIDE FOR SELECTING, LOCATING, AND DESIGNING TRAFFIC BARRIERS. AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS, WASHINGTON, D.C. 1977

Traffic Management Division
Clark County Public Works
APPROVED
By: [signature] Traffic Manager Date

REV. NO.	DATE	DESCRIPTION	APPROVED

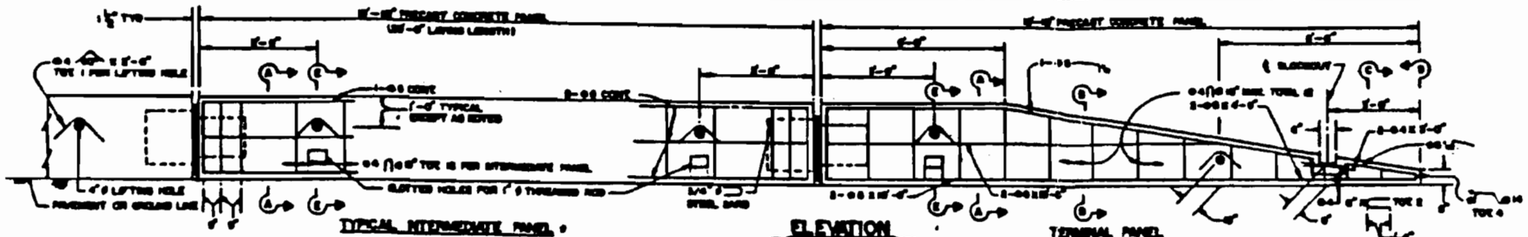
DESIGNED BY:
DRAWN BY: J.T. SEARCY
CHECKED BY:

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

WARRANTING CONDITIONS FOR
PORTABLE CONCRETE BARRIER RAIL

SCALE: HORZ. VERT.
PROJECT NO.
FIELD BOOK

DRAWING NO. TCP-102
SHT 1 OF 2



TYPICAL INTERMEDIATE PANEL *

CONCRETE: 1.0 C.Y. PER PANEL
REINFORCING: 100 LBS. PER PANEL
WEIGHT: 2.5 TONS PER PANEL

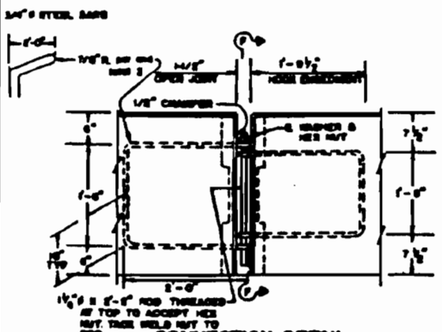
* ALTERNATE LENGTHS MAY BE USED IF APPROVED BY ENGINEER.

ELEVATION

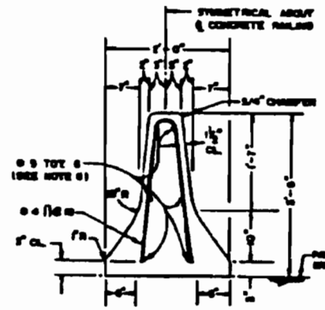
TERMINAL PANEL

CONCRETE: 1.05 C.Y. PER PANEL
REINFORCING: 104 LBS. PER PANEL
WEIGHT: 2.7 TONS PER PANEL

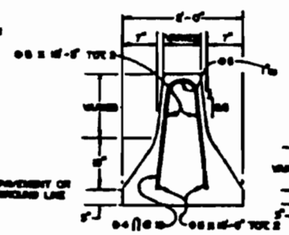
NOTE: #4 OR #5 AT #20 OR #4 OR #6 AT #14 MAY BE REPLACED BY WELDED WIRE FABRIC OF EQUIVALENT CROSS-SECTIONAL AREA. FOR DETAILS NOT SHOWN IN SECTIONS B-B, C-C, & D-D, SEE SECTION A-A



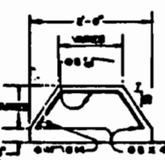
CONNECTION DETAIL



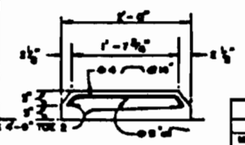
SECTION A-A



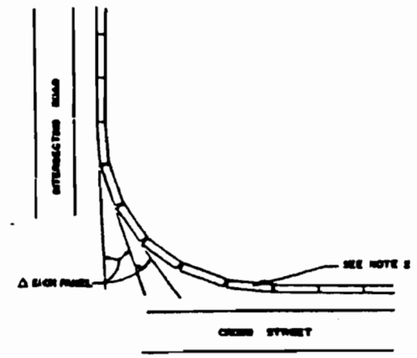
SECTION B-B



SECTION C-C



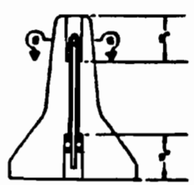
SECTION D-D



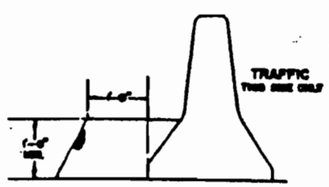
CURVED LAYOUT

TAPER LENGTHS FOR LANE CLOSURES – DISTANCE L					
SPEED	TAPER LENGTH			NUMBER OF CHANNELIZING DEVICES FOR TAPER	SPACING OF DEVICES ALONG TAPER IN FEET
MILES PER HOUR 85th PERCENTILE	LANE WIDTH IN FEET 10	11	12		
20	70	75	80	6	20
25	105	115	125	6	25
30	150	165	180	7	30
35	205	225	245	8	35
40	270	295	320	8	40
45	450	495	540	9	45
50	500	550	600	9	50
55	550	605	660	10	55

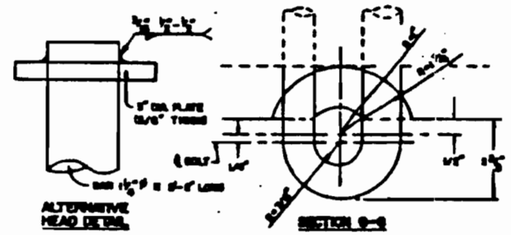
TABLE FOR SPACING OF ADVANCE WARNING SIGNS		
SPEED	MINIMUM SPACING	
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS D1	FROM LAST SIGN TO TAPER D2
0-20	200	200
25-30	300	300
35-40	400	400
45-50	500	500
55-60	1000	1000



VIEW F-F



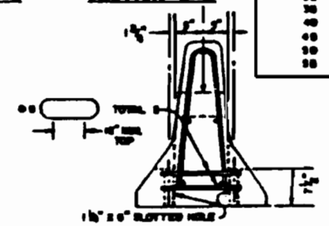
SECTION H-H



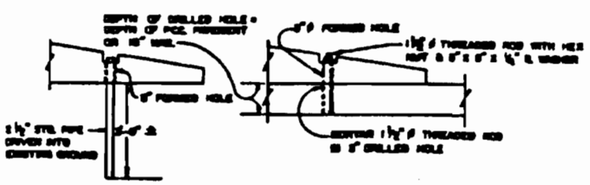
ALTERNATIVE HEAD DETAIL

SECTION G-G

PIN CONNECTION DETAIL



SECTION E-E

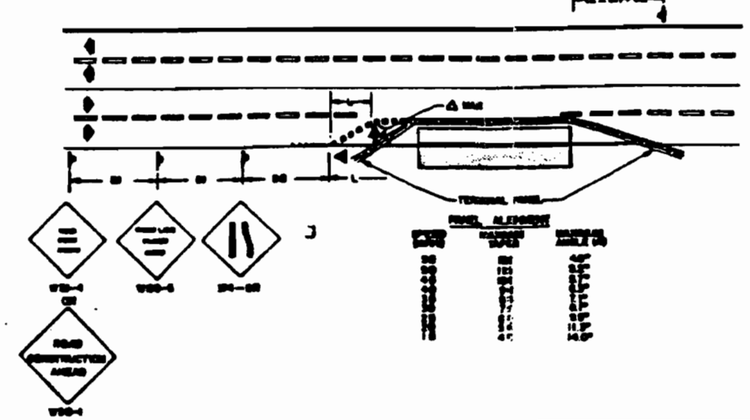


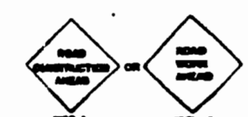
A.C. PAVEMENT ANCHORAGE (OR GROUND) (SEE NOTE 4)

P.C.C. PAVEMENT ANCHORAGE (SEE NOTES 3 & 4)

NOTES:

1. OFFSET FOR TERMINAL SECTIONS AT APPROACH ENDS SHALL BE 6'-0" MIN. FROM EDGE OF ROADWAY OR AS DIRECTED BY THE ENGINEER.
2. WHERE BARRIERS ARE PLACED ON CURVES AND RAMPS THAT ARE TOO SEVERE TO MAKE UP JOINTS, BARRIERS ARE TO BE ANCHORED CONTINUOUSLY WITH EARTH FILL. SEE SECTION H-H.
3. BOLT HOLES TO BEAR BLAND WHEN REQUIRED BY ENGINEER PLANS.
4. ATTACH UNITS TO PAVEMENT WHEN REQUIRED IN THE PLANS.
5. THE TWO #4 BARS SHALL BE EQUALLY SPACED FROM THE VERTICES OF THE STIRRUP BARS. ONE #4 BAR SHALL BE TIGHTLY TIED TO THE STIRRUP BARS AND THE SECOND #4 BAR SHALL BE THEN WELDED TO THE STIRRUP BARS. BARS PROCESS SHALL BE CONTINUOUS FOR EACH #4 BAR.
6. THE USE OF A BARRIER SHALL BE BASED ON THE NEED DETERMINED IN SHEET 1 OF THIS DRAWING, OR WHEN CALLED FOR ON THE PLANS.
7. BARRIERS SHALL BE FLARED BEYOND THE SHOULDER OR HAVE A GRADE DOWNHILL TO PROTECT TRAFFIC FROM THE END OF THE BARRIER.
8. ALTERNATE STRUCTURAL DETAILS MAY BE PERMITTED IF DOCUMENTED WITH DRAWINGS SUBMITTED BY THE CONTRACTOR AND APPROVED BY THE ENGINEER.
9. EVERY PRECAST CONCRETE PANEL SHALL BE JOINED WITH EACH PANEL ADJACENT TO IT. THE CONNECTION DETAILS TO CONFORM WITH THOSE SHOWN ABOVE, OR CONFORMING WITH ALTERNATE DETAIL DESIGN SUBMITTED BY THE CONTRACTOR & APPROVED BY THE ENGINEER.





KEY:

CHANNELIZING DEVICES
STEADY BURN LIGHTS
BARRIER
ARROW PANEL
CRASH CUSHION
PAVEMENT MARKINGS — SHALL BE REMOVED FOR LONG TERM PROJECT. TEMPORARY MARKINGS TO BE PLACED AS NEEDED.

Traffic Management Division
Clark County Public Works
APPROVED
By: Traffic Manager Date

REV. NO.	DATE	DESCRIPTION	APPROVED

TRAFFIC CONTROL PLAN FOR HIGHWAY WORK ZONE

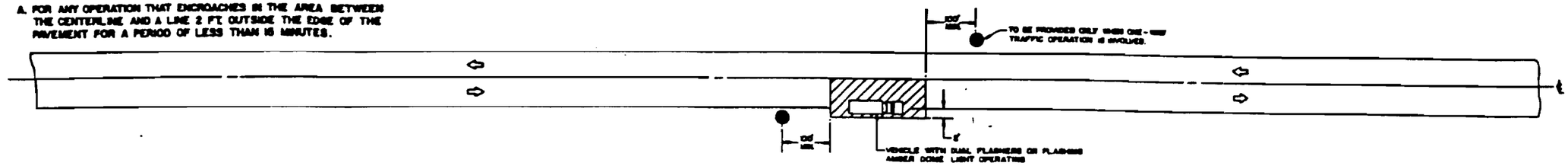
CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR
PORTABLE CONCRETE BARRIER RAIL

SCALE: HORZ. VERT.
PROJECT NO. 5711170
FIELD BOOK

DRAWING NO. TCP-102
SHT. 2 OF 2

A. FOR ANY OPERATION THAT ENCROACHES IN THE AREA BETWEEN THE CENTERLINE AND A LINE 2 FT. OUTSIDE THE EDGE OF THE PAVEMENT FOR A PERIOD OF LESS THAN 15 MINUTES.



B. FOR ANY OPERATION THAT ENCROACHES IN THE AREA BETWEEN THE CENTERLINE AND A LINE 2 FT. OUTSIDE THE EDGE OF THE PAVEMENT FOR A PERIOD IN EXCESS OF 15 MINUTES BUT LESS THAN 60 MINUTES.

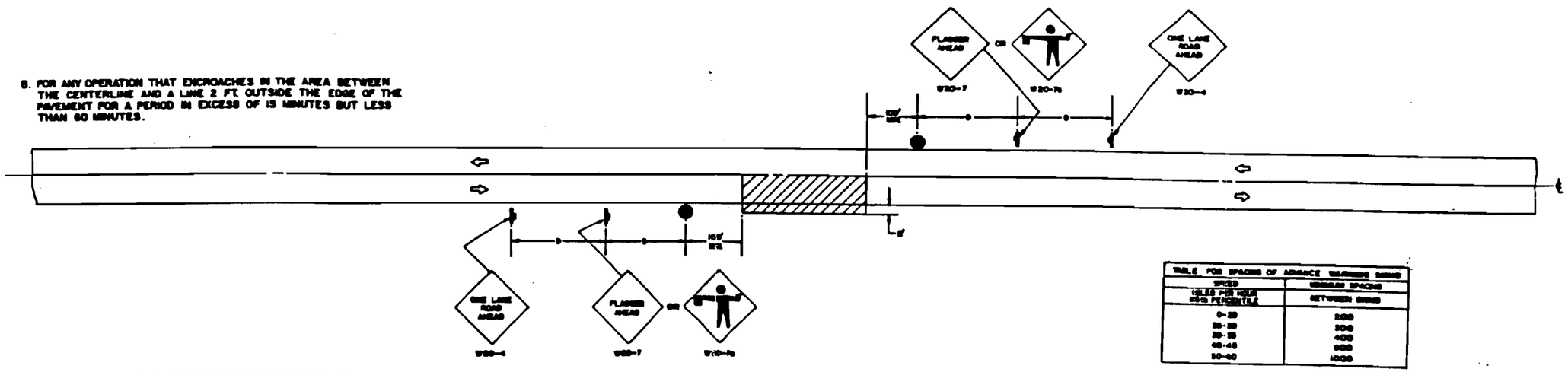
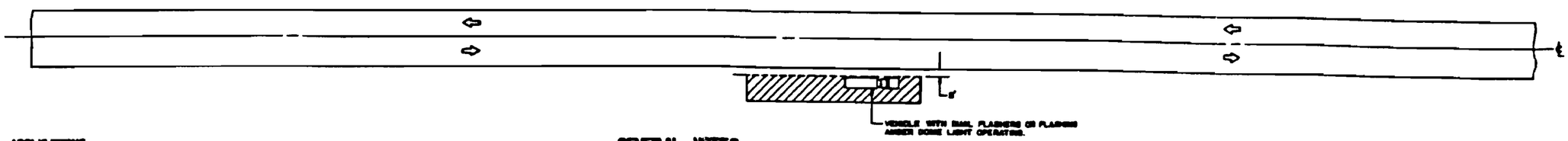


TABLE FOR SPACING OF ADVANCE WARNING SIGNS	
SPEED	MINIMUM SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS
0-20	100
21-30	200
31-35	400
40-45	600
50-60	1000

C. FOR ANY OPERATION THAT IS MORE THAN 2 FT. OUTSIDE THE EDGE OF THE PAVEMENT FOR A PERIOD OF LESS THAN 60 MINUTES.



TYPICAL APPLICATIONS

MARKING PATCHES

FIELD SURVEY

STRING LINE

UTILITY OPERATION

CLEANING UP DEBRIS ON PAVEMENT

GENERAL NOTES

1. CONSTRUCTION OPERATIONS SHALL BE CONFINED TO ONE TRAFFIC LANE. ON TWO-LANE ROADS, AT LEAST 500 ft. OF BOTH TRAFFIC LANES SHALL BE AVAILABLE FOR TRAFFIC MOVEMENT AT INTERVALS NOT GREATER THAN 1,000 ft. AND A COMPLETE TRAFFIC CONTROL PLAN MUST BE APPROVED FOR ANY PROJECT EXPECTED TO EXCEED 1,000 ft. IN LENGTH.
2. THE FLAGGERS SHALL BE IN SIGHT OF EACH OTHER OR IN DIRECT COMMUNICATION AT ALL TIMES.
3. ALL SIGNS ARE TO BE REMOVED AT COMPLETION OF EACH OPERATION.
4. FOR THREE-LANE ROADWAYS THE FLAGGER SIGNS FOR TRAFFIC APPROACHING FROM THE OPPOSITE DIRECTION MAY BE DELETED, IF ONE LANE IS MAINTAINED IN EACH DIRECTION, AS DIRECTED BY THE ENGINEER. THE ADVANCE WARNING SIGNS FOR TRAFFIC APPROACHING FROM THE OPPOSITE DIRECTION DIFFER, AND THE "ONE LANE ROAD AHEAD" SIGN CHANGES TO "RIGHT (LEFT) LANE CLOSED AHEAD" FOR MULTI-LANE ROADWAYS WITH TWO LANES IN EACH DIRECTION. THE FLAGMAN MAY BE DELETED IF DEEMED UNNECESSARY BY THE ENGINEER.
5. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED TO FIT FIELD CONDITIONS. THE LATERAL PLACEMENT OF THE FLAGGERS MAY BE VARIED FROM THAT SHOWN.
6. ALL VEHICLES, EQUIPMENT, WORKERS (EXCEPT FLAGGERS) AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
7. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE XI IN SECTION 710.05.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.

BEFORE SIGNING—CALL 455-7113
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEM
IF WORKING AT OR NEAR TRAFFIC SIGNAL CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
455-7113
(WORKING DAYS BEFORE STARTING)

SYMBOLS

WORK AREA

SIGN ON PORTABLE OR PERMANENT SUPPORT

FLAGGER WITH TRAFFIC CONTROL SIGN

Traffic Management Division
Clark County Public Works
APPROVED
By _____ Traffic Manager Date

REV NO.	DATE	DESCRIPTION	APPROVED

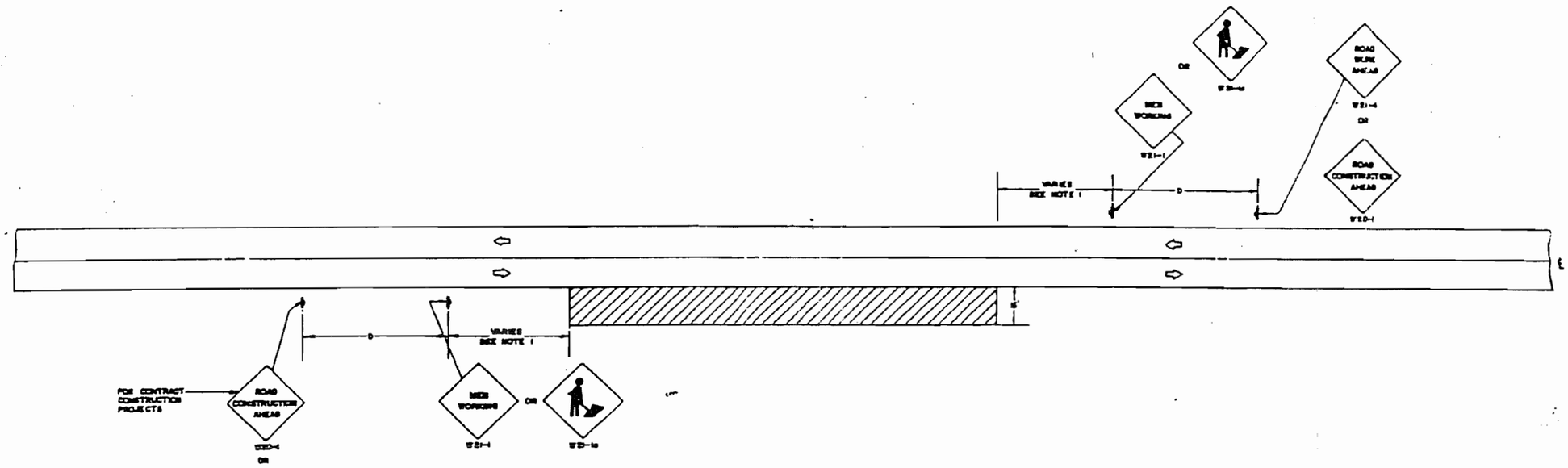
TRAFFIC CONTROL PLAN FOR HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR
SHORT-TIME, DAY OR NIGHT OPERATIONS

SCALE: HORZ. VERT.
PROJECT NO. 0711178
FIELD BOOK

DRAWING NO.
TCP-201
SHT 1 OF 1



GENERAL NOTES

1. MINIMUM DISTANCE IS 200 ft. MAXIMUM DISTANCE TO BE DETERMINED BY THE ENGINEER BUT SHOULD NOT EXCEED 1/2 THE LENGTH REQUIRED FOR ONE NORMAL WORKING DAY'S OPERATION.
2. IF THE WORK OPERATION DOES NOT EXCEED 60 MINUTES, TRAFFIC CONTROL MAY BE IN CONFORMANCE WITH TCP-201.
3. ALL SIGNS ARE TO BE REMOVED AT COMPLETION OF THE DAY'S OPERATION.
4. FOR DIVIDED ROADWAYS THE REQUIRED ADVANCE WARNING SIGNS SHALL BE POSTED ON BOTH THE RIGHT AND MEDIAN SIDE OF THE ROADWAY.
5. SIGNS MOUNTED IN THE MEDIAN MAY BE OMITTED WHEN THE MEDIAN IS LESS THAN 10 ft. WIDE.
6. FOR MULTILANE ROADWAYS THE ADVANCE WARNING SIGNS FOR TRAFFIC APPROACHING FROM THE OPPOSITE DIRECTION WILL BE OMITTED.
7. WORKER SIGNS ARE TO BE REMOVED WHEN NO WORK IS BEING PERFORMED. ANY UNATTENDED OBSTACLE OR EXCAVATION IN THE WORK AREA, WHICH IN THE OPINION OF THE ENGINEER CONSTITUTES A HAZARD, SHALL BE PROTECTED BY BARRICADES AT 50-FOOT CENTERS, WITH FLASHING LIGHTS AT NIGHT. IF THE HAZARD EXCEEDS 100 ft. IN LENGTH, STEADY BURNING LIGHTS SHALL BE SUBSTITUTED FOR FLASHING LIGHTS.
8. IF THE WORK OPERATION REQUIRES ANY WORK VEHICLE TO ENTER OR LEAVE THE THROUGH TRAFFIC LANES, A FLAGGER SHALL BE PROVIDED AND THE FLAGGER SIGN SHALL BE SUBSTITUTED FOR THE WORKER SIGN.
9. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED TO FIT FIELD CONDITIONS.
10. ALL VEHICLES, EQUIPMENT, WORKERS AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
11. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE IX IN SECTION 716.03.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.

12. TABLE FOR SPACING OF ADVANCE WARNING SIGNS

SPEED	MINIMUM SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS D
0-20	300
25-30	300
30-35	400
40-45	600
50-60	1000

TYPICAL APPLICATIONS

SHOULDER WORK

MOWING

UTILITY OPERATIONS

SYMBOLS

WORK AREA

SIGN ON PORTABLE OR PERMANENT SUPPORT

BEFORE DIGGING—CALL 456-7191
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEM
IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
456-7191
2 WORKING DAYS BEFORE STARTING

Traffic Management Division
Clark County Public Works
APPROVED
By: Traffic Manager Date

REV NO.	DATE	DESCRIPTION	APPROVED

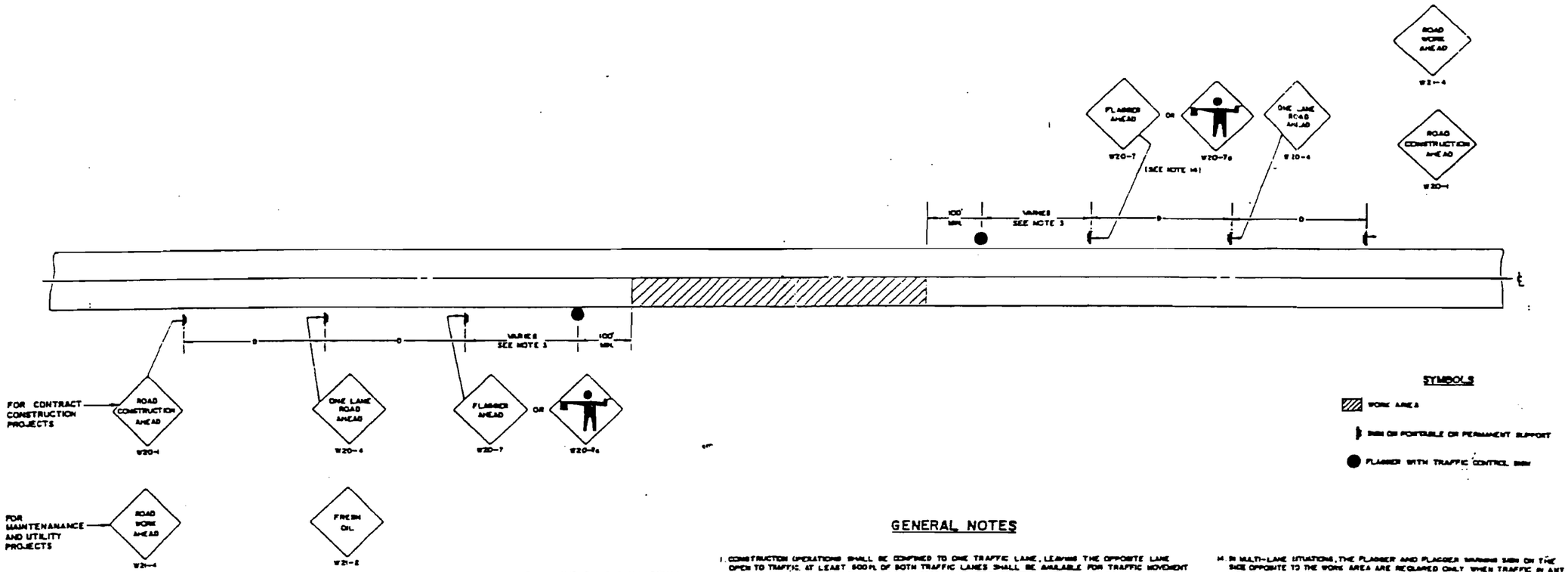
TRAFFIC CONTROL PLAN
FOR
HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR
RURAL MOVING DAY OPERATIONS WHERE
ACTIVITIES ENCROACH ON THE SHOULDER

SCALE: HORZ. VERT.
PROJECT NO.: 871117A
FIELD BOOK

DRAWING NO.
TCP-202
SHT. 1 OF 1



SHALL BE USED WHEN PRIME COAT IS APPLIED TO PAVEMENT AND SHALL REMAIN UNTIL NO TRACKING. INSTALL A MINIMUM OF 500ft PRECEEDING START OF PRIME.

TYPICAL APPLICATIONS

BITUMINUS RESURFACING

CRACK POURING

UTILITY OPERATIONS

TABLE FOR SPACING OF ADVANCE WARNING SIGNS

SPEED	MINIMUM SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS 1
0 - 30	200
25 - 30	300
30 - 35	400
40 - 45	500
50 - 60	1000

SYMBOLS

WORK AREA

SIGN ON PORTABLE OR PERMANENT SUPPORT

FLAGGER WITH TRAFFIC CONTROL SIGN

GENERAL NOTES

1. CONSTRUCTION OPERATIONS SHALL BE CONFINED TO ONE TRAFFIC LANE, LEAVING THE OPPOSITE LANE OPEN TO TRAFFIC. AT LEAST 500ft OF BOTH TRAFFIC LANES SHALL BE AVAILABLE FOR TRAFFIC MOVEMENT AT INTERVALS NOT GREATER THAN 1,000ft. A SPECIAL TRAFFIC CONTROL DETAIL MUST BE APPROVED FOR ANY PROJECT EXPECTED TO EXCEED 1,000ft IN LENGTH.
2. THE FLAGGERS SHALL BE IN SIGHT OF EACH OTHER OR IN DIRECT COMMUNICATION AT ALL TIME.
3. MINIMUM DISTANCE IS 200ft, MAXIMUM DISTANCE TO BE DETERMINED BY THE ENGINEER BUT SHOULD NOT EXCEED 1/2 THE LENGTH REQUIRED FOR ONE NORMAL WORKING DAY'S OPERATION OR FOUR MILES, WHICHEVER IS LESS.
4. IF THE WORK OPERATION DOES NOT EXCEED 60 MINUTES, TRAFFIC CONTROL WILL BE IN CONFORMANCE WITH TCP-201.
5. ALL SIGNS ARE TO BE REMOVED AT COMPLETION OF THE DAY'S OPERATIONS.
6. FOR DIVIDED ROADWAYS THE REQUIRED ADVANCE WARNING SIGNS SHALL BE POSTED ON BOTH THE RIGHT AND LEFT SIDE OF THE ROADWAY. MEDIAN SIGNS MAY BE OMITTED WHEN THE MEDIAN IS LESS THAN 10ft WIDE.
7. FOR MULTILANE ROADWAYS, THE FLAGGER AND THE ADVANCE WARNING SIGNS SHOWN FOR TRAFFIC APPROACHING FROM THE OPPOSITE DIRECTION SHALL BE OMITTED. "RIGHT LANE CLOSED AHEAD" SIGNS SHALL BE SUBSTITUTED FOR THE "ONE LANE ROAD AHEAD" SIGNS.
8. THIS CASE ALSO APPLIES WHEN WORK IS BEING PERFORMED IN LANES ADJACENT TO THE CENTERLINE OF AN UNDIVIDED MULTILANE HIGHWAY OR ADJACENT TO THE MEDIAN ON A DIVIDED HIGHWAY. UNDER THESE CONDITIONS, "LEFT LANE CLOSED AHEAD" SIGNS SHALL BE SUBSTITUTED FOR "RIGHT LANE CLOSED AHEAD" SIGNS.
9. THIS CASE DOES NOT APPLY WHEN WORK IS BEING PERFORMED IN THE MIDDLE LANE(S) OF A SIX OR MORE LANE HIGHWAY. SPECIAL TRAFFIC CONTROL DETAILS APPROVED BY THE ENGINEER WILL BE REQUIRED.
10. "ONE LANE ROAD AHEAD" AND FLAGGER SIGNS SHALL BE REMOVED OR COVERED WHEN NO WORK IS BEING PERFORMED.
11. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED SLIGHTLY TO FIT FIELD CONDITIONS. THE LATERAL PLACEMENT OF THE FLAGGERS MAY BE VARIED FROM THAT SHOWN.
12. ALL VEHICLES, EQUIPMENT, WORKERS (EXCEPT FLAGGERS) AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
13. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE XI IN SECTION 716.03.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.
14. IN MULTI-LANE SITUATIONS, THE FLAGGER AND FLAGGER WARNING SIGN ON THE SIDE OPPOSITE TO THE WORK AREA ARE REQUIRED ONLY WHEN TRAFFIC IN ANY DIRECTION IS MADE TO CROSS THE ROAD CENTER LINE.

BEFORE DIGGING—CALL 486-7591
FOR:
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEMS
IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
486-7591
2 WORKING DAYS BEFORE STARTING

Traffic Management Division
Clark County Public Works
APPROVED
By: Traffic Manager Date

REV. NO.	DATE	DESCRIPTION	APPROVED

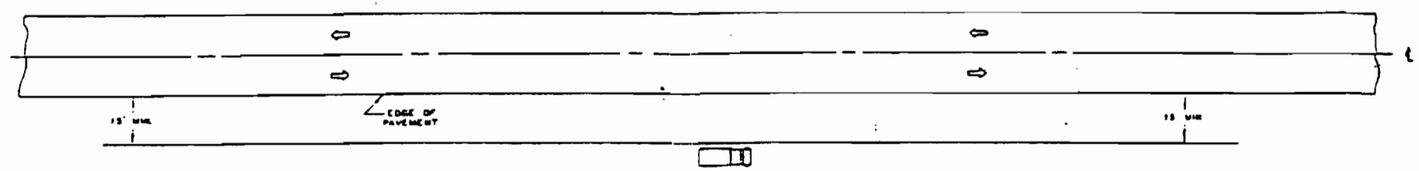
TRAFFIC CONTROL PLAN
FOR
HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR
RURAL MOVING DAY OPERATIONS WHERE
ACTIVITIES ENCROACH ON THE PAVEMENT

SCALE: HORZ. VERT.
PROJECT NO.: 871117A
FIELD BOOK

DRAWING NO.
TCP-203
SHT. 1 OF 1



TYPICAL APPLICATIONS

- LANDSCAPING WORK
- UTILITY OPERATIONS
- FENCING CONTRACTS AND MAINTENANCE
- CLEANING CULVERTS

GENERAL NOTES

1. NO SPECIAL SIGNING IS REQUIRED
2. IF THE WORK OPERATION REQUIRES ANY WORK VEHICLES TO CROSS THE 15ft. CLEAR ZONE, TRAFFIC CONTROL SHALL CONFORM WITH TCP-302

BEFORE DIGGING—CALL 456-7[illegible]
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEMS

IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
456-7[illegible]
2 WORKING DAYS BEFORE STARTING

Traffic Management Division
Clark County Public Works
APPROVED

By [signature] Traffic Manager Date

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR APPROVAL OF, ANY VIOLATION OF STATE OR COUNTY LAW, SPECIFICATIONS OR THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES

REV. NO.	DATE	DESCRIPTION	APPROVED

TRAFFIC CONTROL PLAN
FOR
HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

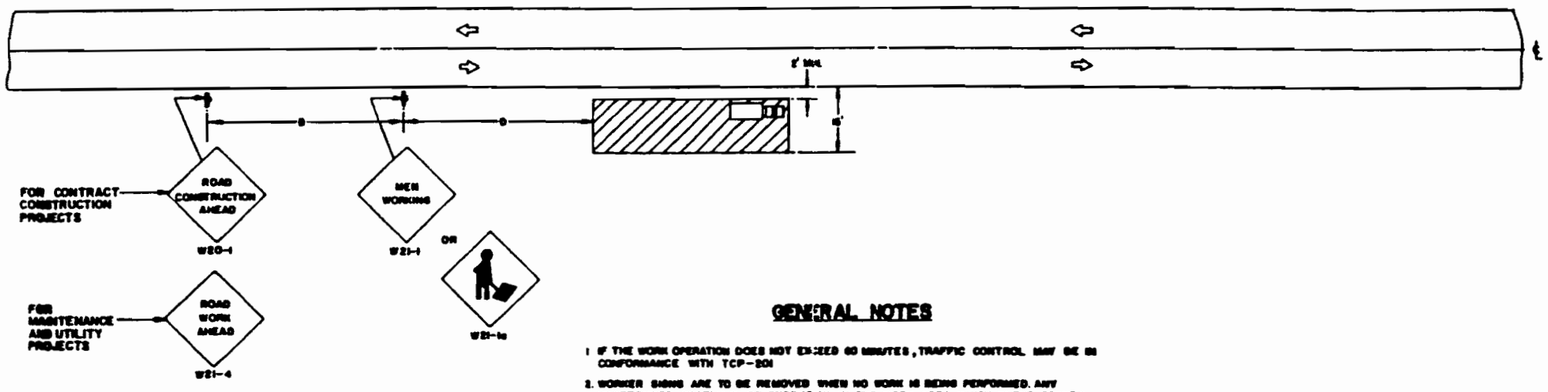
TYPICAL APPLICATION FOR

2-LANE, 2-WAY, RURAL DAY OR NIGHT OPERATIONS WHERE ACTIVITIES ARE MORE THAN 15ft. FROM EDGE OF PAVEMENT.

SCALE HORZ. VERT.
PROJECT NO.: 871117A
FIELD BOOK

DRAWING NO. TCP-301

SHT. 1 OF 1



TYPICAL APPLICATIONS

UTILITY OPERATION
CULVERT EXTENSIONS
SIDE SLOPE CHANGES
GUARD RAIL INSTALLATION AND MAINTENANCE
DELINEATOR INSTALLATION AND MAINTENANCE
LANDSCAPING OPERATIONS
CLEANING DITCHES AND DRAINAGE STRUCTURES
SIGN INSTALLATION AND MAINTENANCE
SHOULDER REPAIR

GENERAL NOTES

1. IF THE WORK OPERATION DOES NOT EXCEED 60 MINUTES, TRAFFIC CONTROL MAY BE IN CONFORMANCE WITH TCP-201
2. WORKER SIGNS ARE TO BE REMOVED WHEN NO WORK IS BEING PERFORMED. ANY UNATTENDED OBSTACLE OR EXCAVATION IN THE WORK AREA WHICH IN THE OPINION OF THE ENGINEER CONSTITUTES A HAZARD SHALL BE PROTECTED BY BARRICADES AT 50ft. CENTERS, WITH FLASHING LIGHTS AT NIGHT. IF THE HAZARD EXCEEDS 100ft. IN LENGTH, STEADY BURNING LIGHTS SHALL BE SUBSTITUTED FOR FLASHING LIGHTS.
3. IF THE WORK OPERATION REQUIRES ANY WORK VEHICLES TO ENTER OR LEAVE THROUGH TRAFFIC LANES, A FLAGGER SHALL BE PROVIDED AND A FLAGGER SIGN SHALL BE SUBSTITUTED FOR THE WORKER SIGN.
4. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED TO FIT FIELD CONDITIONS.
5. ALL VEHICLES, EQUIPMENT, WORKERS AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
6. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE 'IE' IN SECTION 716.05.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.
7. TABLE FOR SPACING OF ADVANCE WARNING SIGNS

SPEED	MINIMUM SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS D
0-20	200
25-30	300
30-35	400
40-45	500
50-60	1000

BEFORE DIGGING—CALL 455-7[illegible]
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEMS
IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
455-7[illegible]
2 WORKING DAYS BEFORE STARTING

SYMBOLS

WORK AREA
SIGN ON PORTABLE OR PERMANENT SUPPORT

Traffic Management Division
Clark County Public Works
APPROVED
By [signature] Traffic Manager Date
APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF ANY OR COUNTY LAW, SPECIFICATIONS OR THE NATIONAL MANAGEMENT TRAFFIC CONTROL DEVICES.

REV. NO.	DATE	DESCRIPTION	APPROVED

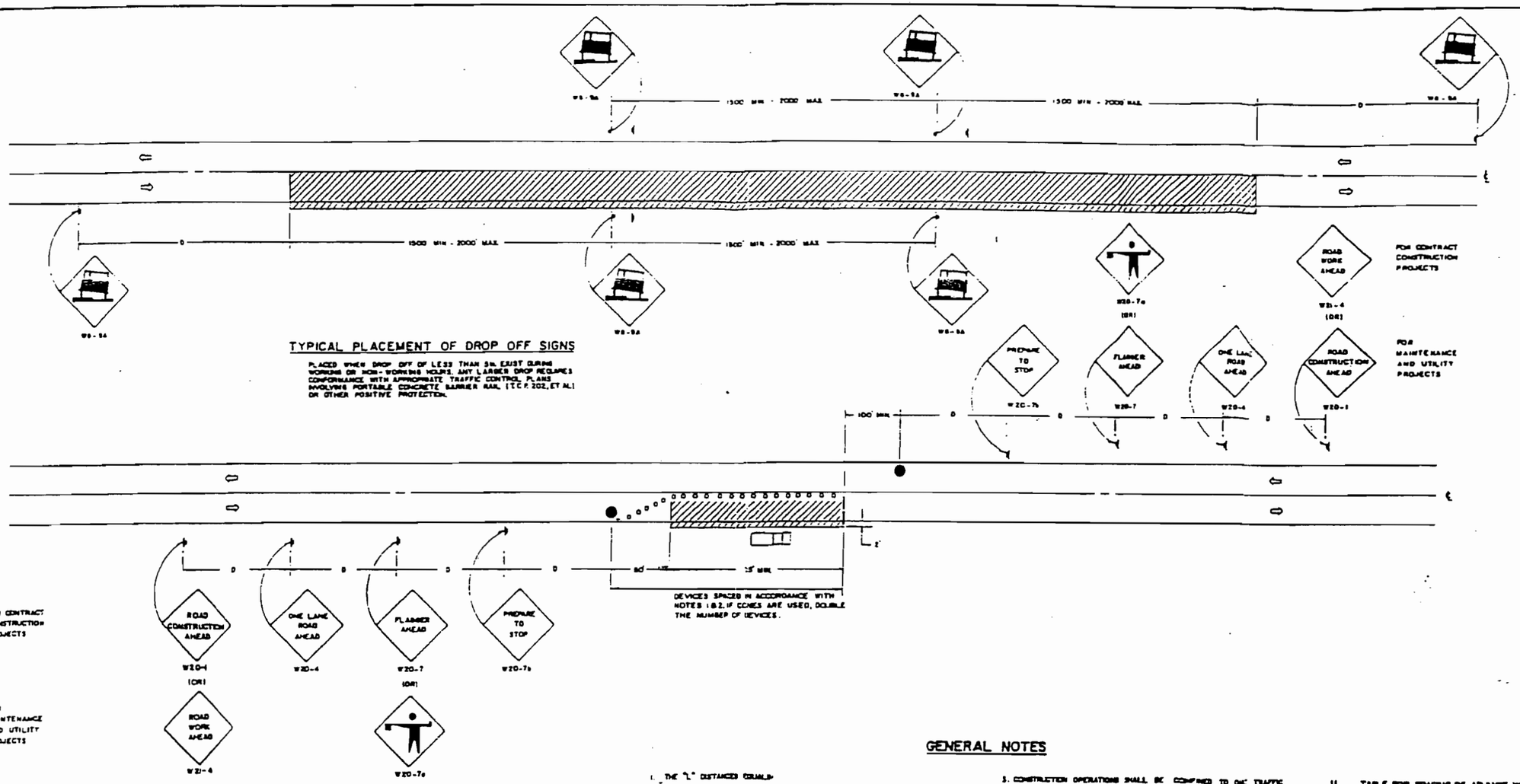
TRAFFIC CONTROL PLAN
FOR
HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR
2-LANE, 2 WAY, RURAL DAY OR NIGHT OPERATIONS
WHERE ACTIVITIES WILL ENCROACH BETWEEN 15ft.
& 2ft OUTSIDE OF PAVEMENT EDGE

SCALE HORZ: VERT:
PROJECT NO.: 871117A
FIELD BOOK

DRAWING NO. TCP-302
SHT. 1 OF 1



TYPICAL PLACEMENT OF DROP OFF SIGNS

PLACED WHEN DROP OFF OF LESS THAN 5in. EXIST DURING WORKING OR NON-WORKING HOURS. ANY LARGER DROP REQUIRES CONFORMANCE WITH APPROPRIATE TRAFFIC CONTROL PLANS INVOLVING PORTABLE CONCRETE BARRIER RAIL (T.C.P. 202, ET AL) OR OTHER POSITIVE PROTECTION.

TYPICAL APPLICATIONS

PAVEMENT PATCH

UTILITY OPERATIONS

BEFORE DIGGING—CALL 458-7581
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEMS
IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
458-7581
2 WORKING DAYS BEFORE STARTING

SYMBOLS

- WORK AREA
- SIGN ON PORTABLE OR PERMANENT SUPPORT
- FLAGGER WITH TRAFFIC CONTROL SIGN
- BARRICADE OR DRUM
- CONE, DRUM OR BARRICADE

GENERAL NOTES

1. THE "L" DISTANCES COMPLY

FORMULAS FOR TAPER LENGTH

POSTED SPEED	FORMULA
40 MPH OR SLOWER	$L = \frac{WS^2}{60}$
45 MPH OR OVER	$L = WS$

WHERE:
L = TAPER LENGTH
W = WIDTH OF LANE OR OFFSET
S = POSTED SPEED, OR OFF-PEAK OR PREDICTABLE SPEED

TAPER LENGTHS FOR LANE CLOSURES - DISTANCE L

SPEED LIMIT MPH	TAPER LENGTH LANE WIDTH IN FEET 11	10	12	NUMBER OF CHANNELIZING DEVICES FOR TAPER	SPACING OF DEVICES ALONG TAPER IN FEET
20	70	75	80	5	20
25	100	105	125	6	25
30	150	150	180	7	30
35	205	220	245	8	35
40	270	295	320	9	40
45	450	495	540	12	45
50	500	550	600	13	50
55	550	605	660	13	55

2. ALL DEVICES ESTABLISHING A TAPER OR A TANGENT LINE SHALL BE OF ONE TYPE; DEVICES SHALL NOT BE MIXED BY TYPE

3. CONSTRUCTION OPERATIONS SHALL BE CONFINED TO ONE TRAFFIC LANE, LEAVING THE OPPOSITE LANE OPEN TO TRAFFIC. AT LEAST SOME OF BOTH TRAFFIC LANES SHALL BE AVAILABLE FOR TRAFFIC MOVEMENT AT INTERVALS NOT GREATER THAN 1000ft

4. IF THE WORK OPERATION DOES NOT EXCEED 60 MINUTES, TRAFFIC CONTROL MAY BE IN CONFORMANCE WITH TCP-202.

5. THE FLAGGERS SHALL BE IN SIGHT OF EACH OTHER OR IN DIRECT COMMUNICATION AT ALL TIMES.

6. WHEN NO WORK IS BEING PERFORMED, THE FLAGGERS WILL NOT BE REQUIRED. IF THE FLAGGERS ARE NOT PRESENT, THE FLAGGER SIGNS SHALL BE REMOVED OR COVERED.

7. ALL SIGNS, CONES, BARRICADES, AND DRUMS ARE TO BE REMOVED AT COMPLETION OF OPERATIONS DURING DAYLIGHT AND THE WORK AREA OPEN TO TRAFFIC.

8. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED TO FIT FIELD CONDITIONS. THE LATERAL PLACEMENT OF THE FLAGGER MAY BE VARIED FROM SHOWN

9. ALL VEHICLES, EQUIPMENT, WORKERS (EXCEPT FLAGGERS), AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER

10. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE III IN SECTION 716.03.03 OF THE CLARK COUNTY SPECIAL PROVISIONS

11. TABLE FOR SPACING OF ADVANCE WARNING SIGNS

SPEED	MINIMUM SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS B
0 - [illegible]	
25 - [illegible]	
30 - [illegible]	
40 - [illegible]	
50 - [illegible]	

Traffic Management Division
Clark County Public Works
APPROVED

By _____ Date
Traffic Manager

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF STATE OR COUNTY LAW, SPECIFICALLY ON THE SIGNAL DELINEATION TRAFFIC CONTROL DEVICES

REV. NO.	DATE	DESCRIPTION	APPROVED

TRAFFIC CONTROL PLAN
FOR
HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

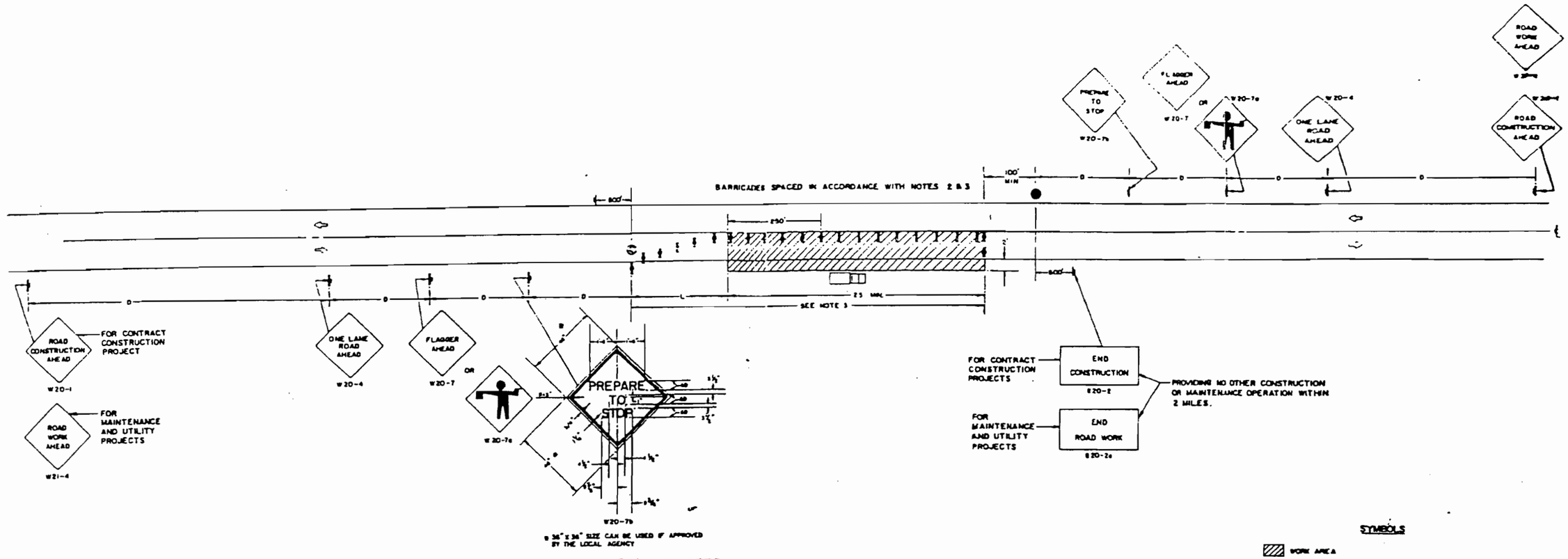
TYPICAL APPLICATION FOR

2-LANE, 2-WAY, RURAL DAY OPERATIONS WHERE ACTIVITIES WILL ENCROACH BETWEEN CENTERLINE & 2ft OUTSIDE OF PAVEMENT EDGE.

SCALE: HORZ. — VERT. —
PROJECT NO: 871117a
FIELD BOOK

DRAWING NO. TCP-303

SHT. 1 OF 1



TYPICAL APPLICATIONS

ISOLATED PATCH
INSTALLATION OF DRAINAGE STRUCTURE
UTILITY OPERATIONS

BEFORE DIGGING—CALL 458-7311
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEM
IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
458-7311
2 WORKING DAYS BEFORE STARTING

GENERAL NOTES

1. CONSTRUCTION OPERATIONS SHALL BE CONFINED TO ONE TRAFFIC LANE, LEAVING THE OPPOSITE LANE OPEN TO TRAFFIC.

2. THE "L" DISTANCE EQUALS: FORMULAS FOR TAPER LENGTH

Posted Speed	Formula
40 mph or under	$L = \frac{WS^2}{60}$
45 mph or over	$L = WS$

where:
L = taper length
W = width of lane or offset
S = posted speed, or off-peak 85 percentile speed

TAPER LENGTHS FOR LANE CLOSURES— DISTANCE L

Speed Limit M.P.H	Taper Length Lane Width in Feet 10	11	12	Number of Channelizing Devices Per Taper	Lengths of Devices Along Taper in Feet
20	70	75	80	5	20
25	105	115	125	6	25
30	150	165	180	7	30
35	205	225	245	8	35
40	270	295	320	9	40
45	450	495	540	12	45
50	500	550	600	13	50
55	550	605	660	13	55

3. ALL DEVICES ESTABLISHING A TAPER OR TANGENT LINE SHALL BE OF ONE TYPE; DEVICES SHALL NOT BE MIXED BY TYPE.

4. THE FLAGGERS SHALL BE IN SIGHT OF EACH OTHER OR IN DIRECT COMMUNICATION AT ALL TIMES.

5. ALL SIGNS SHALL BE POST MOUNTED IF THE CLOSURE TIME EXCEEDS FOUR DAYS.

6. HIGH INTENSITY FLASHING LIGHTS SHALL BE USED ON EACH APPROACH IN ADVANCE OF THE WORK AREA DURING HOURS OF DARKNESS AND INSTALLED ABOVE THE FIRST TWO SIGNS IN EACH SERIES.

7. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED TO FIT FIELD CONDITIONS. THE LATERAL PLACEMENT OF THE FLAGGERS MAY BE VARIED FROM THAT SHOWN.

8. ALL VEHICLES, EQUIPMENT, WORKERS (EXCEPT FLAGGERS) AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

9. ALL BARRICADE LIGHTS SHALL BE BIDIRECTIONAL, EXCEPT LIGHTS ON TAPER BARRICADES, WHICH SHALL BE MONODIRECTIONAL.

10. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE III IN SECTION 716.03.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.

11. TABLE FOR SPACING OF ADVANCE WARNING SIGNS

SPEED	MINIMUM SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS B
0-25	200
25-30	300
30-35	400
40-45	500
50-55	1000

SYMBOLS

WORK AREA
SIGN ON PORTABLE OR PERMANENT SUPPORT
FLAGGER WITH TRAFFIC CONTROL SIGN
BARRICADE OR DRUM
BARRICADE OR DRUM WITH FLASHING LIGHT
BARRICADE OR DRUM WITH STEADY BURNING LIGHT

Traffic Management Division
Clark County Public Works
APPROVED
By [signature] Traffic Manager Date

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A WAIVER OF, OR AMENDMENT TO, ANY VIOLATION OF STATE OR COUNTY LAW, SPECIFICALLY SET FORTH ON THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.

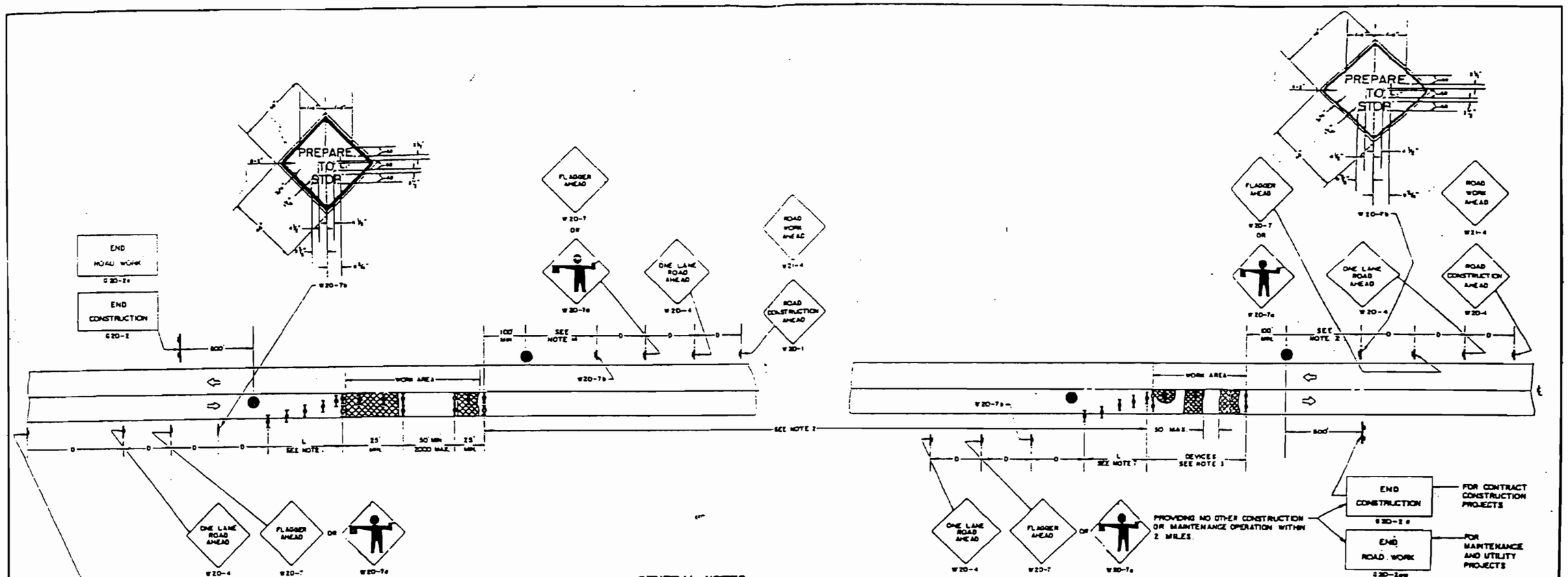
REV. NO.	DATE	DESCRIPTION	APPROVED

TRAFFIC CONTROL PLAN
FOR
HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR
2-LANE, 2-WAY, RURAL NIGHT OPERATIONS WHERE ACTIVITIES WILL ENCROACH BETWEEN CENTERLINE & & 2ft OUTSIDE OF PAVEMENT EDGE

SCALE HORZ: VERT:
PROJECT NO: 6711176
FIELD BOOK
DRAWING NO. TCP-304
SHT. 1 OF 1



TYPICAL APPLICATIONS

CABLE LAYING

OVERHEAD STRINGING OF CABLE

PATCHING

BEFORE DIGGING—CALL 458-7311 FOR CLARK COUNTY SIGNALS & STREET LIGHTS

NOT PART OF ONE-CALL SYSTEM

IF WORKING AT OR NEAR TRAFFIC SIGNAL CALL CLARK COUNTY SIGNALS & STREET LIGHTS AT 458-7311 2 WORKING DAYS BEFORE STARTING

GENERAL NOTES

1. THE "L" DISTANCE EQUALS: FORMULAS FOR TAPER LENGTH

Posted Speed	Formula
40 mph or under	$L = \frac{WS^2}{60}$
45 mph or over	$L = WS$

where:
L = taper length
W = width of lane or offset
S = posted speed, or off-peak 85 percentile speed

TAPER LENGTHS FOR LANE CLOSURES— DISTANCE L

Posted Speed M.P.H.	Taper Length Lane Width in Feet 10	11	12	Number of Channelizing Devices for Taper *	Spacing of Devices Along Taper in Feet
20	70	75	80	5	20
25	105	115	125	6	25
30	150	165	180	7	30
35	205	225	245	8	35
40	270	295	320	9	40
45	450	495	540	13	45
50	500	550	600	13	50
55	550	605	660	13	55

ALL DEVICES ESTABLISHING A TAPER OR TANGENT LINE SHALL BE OF ONE TYPE; DEVICES SHALL NOT BE MIXED BY TYPE.

2. WHEN THE DISTANCE BETWEEN SUCCESSIVE PATCHES IS LESS THAN 2,000 ft., THE ENTIRE OPERATION MAY BE CONSIDERED AS ONE WORK AREA FOR SIGNING PURPOSES. WHEN THE DISTANCE BETWEEN SUCCESSIVE PATCHES EXCEEDS 2,000 ft., ADDITIONAL WARNING SIGNS AND TAPER SHALL BE PLACED AS SHOWN. UNDER RESTRICTED SIGHT DISTANCE CONDITIONS, SUCH ADDITIONAL DEVICES MAY ALSO BE REQUIRED FOR DISTANCES LESS THAN 2,000 ft. AT THE DISCRETION OF THE ENGINEER.

3. WHERE SUCCESSIVE PATCHES ARE MORE THAN 500 ft. BUT LESS THAN 2,000 ft. APART, BARRICADES WITH FLASHING LIGHTS SHALL BE PLACED ON THE PAVEMENT BEYOND AND IN ADVANCE OF THE WORK AREAS. ALL BARRICADES WILL HAVE THE REFLECTIVE SURFACE FACING TRAFFIC AT NIGHT.

4. THE FLAGGERS SHALL BE IN SIGHT OF EACH OTHER OR IN DIRECT COMMUNICATION AT ALL TIMES AND SHALL BE POSITIONED TO PROTECT THE WORKERS. THE FIRST FLAGGER SHALL BE A MINIMUM OF 200 ft. AND A MAXIMUM DISTANCE OF 1/2 DAY'S NORMAL OPERATION BEYOND THE FLAGGER SIGN AND A MINIMUM OF 100 ft. IN ADVANCE OF THE WORK PARTY EXCEPT AS REQUIRED IN NOTE 1.

5. WHEN NO WORK IS BEING PERFORMED, THE FLAGGERS WILL NOT BE REQUIRED. IF THE FLAGGERS ARE NOT PRESENT, THE FLAGGER SIGNS SHALL BE REMOVED OR COVERED, AND ALL BARRICADES OR CONES SHALL BE REMOVED.

6. LIGHTS WILL NOT BE REQUIRED ON BARRICADES FOR DAY OPERATIONS.

7. WHEN THE DISTANCE BETWEEN PATCHES IS LESS THAN 500 ft., THE BARRICADE ADJACENT TO THE EDGE OF PAVEMENT ON THE FAR SIDE OF THE PATCH MAY BE OMITTED.

8. ALL SIGNS SHALL BE POST MOUNTED IF THE CLOSURE TIME EXCEEDS FOUR DAYS.

9. TYPE I HIGH INTENSITY FLASHING LIGHTS SHALL BE USED ON EACH APPROACH IN ADVANCE OF THE WORK AREA DURING HOURS OF DARKNESS FOR HIGH VOLUME AND/OR HIGH SPEED ROADWAY OR AS REQUIRED BY THE ENGINEER FOR EXTREMELY HAZARDOUS SITE CONDITIONS AND INSTALLED ABOVE THE FIRST TWO SIGNS IN EACH SERIES.

10. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED TO FIT FIELD CONDITIONS. THE LATERAL PLACEMENT OF THE FLAGGERS MAY BE VARIED FROM THAT SHOWN.

11. ALL VEHICLES, EQUIPMENT, WORKERS (EXCEPT FLAGGERS) AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

12. ALL BARRICADE LIGHTS SHALL BE BIDIRECTIONAL, EXCEPT LIGHTS ON TAPER BARRICADES, WHICH SHALL BE UNIDIRECTIONAL.

13. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE III IN SECTION 716.03(C) OF THE CLARK COUNTY SPECIAL PROVISIONS.

14. CONSTRUCTION OPERATIONS SHALL BE CONFINED TO ONE TRAFFIC LANE, LEAVING THE OPPOSITE LANE OPEN TO TRAFFIC. AT LEAST 500 ft. OF BOTH TRAFFIC LANES SHALL BE AVAILABLE FOR TRAFFIC MOVEMENT AT INTERVALS NOT GREATER THAN 1000 ft. TWO FLAGGERS SHALL BE REQUIRED FOR EACH SEPARATE CONSTRUCTION OPERATION. ALL WORK AREAS SHALL BE PROTECTED DURING PERIODS WHEN WORKERS ARE PRESENT BY CONES OR BARRICADES ALONG THE CENTER LINE.

15. DURING DAYTIME OPERATIONS, CONES MAY BE SUBSTITUTED FOR BARRICADES AT HALF THE BARRICADE SPACING.

15. TABLE FOR SPACING OF ADVANCE WARNING SIGNS

SPEED	MINIMUM SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS B
0 - 20	200
25 - 30	300
30 - 35	400
40 - 45	500
50 - 60	1000

SYMBOLS

PATCH

SIGN ON PORTABLE OR PERMANENT SUPPORT

FLAGGER WITH TRAFFIC CONTROL SIGN

BARRICADE OR DRUM WITH FLASHING LIGHT

BARRICADE OR DRUM WITH STEADY BURNING LIGHT

Traffic Management Division
Clark County Public Works
APPROVED

By: Richard Ramirez
Traffic Manager Date

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF STATUTE OR EQUITY LAW, AND/OR ESTABLISH THE RURAL ENGINEERING TRAFFIC CONTROL SERVICE

REV NO	DATE	DESCRIPTION	APPROVED

TRAFFIC CONTROL PLAN FOR HIGHWAY WORK ZONE

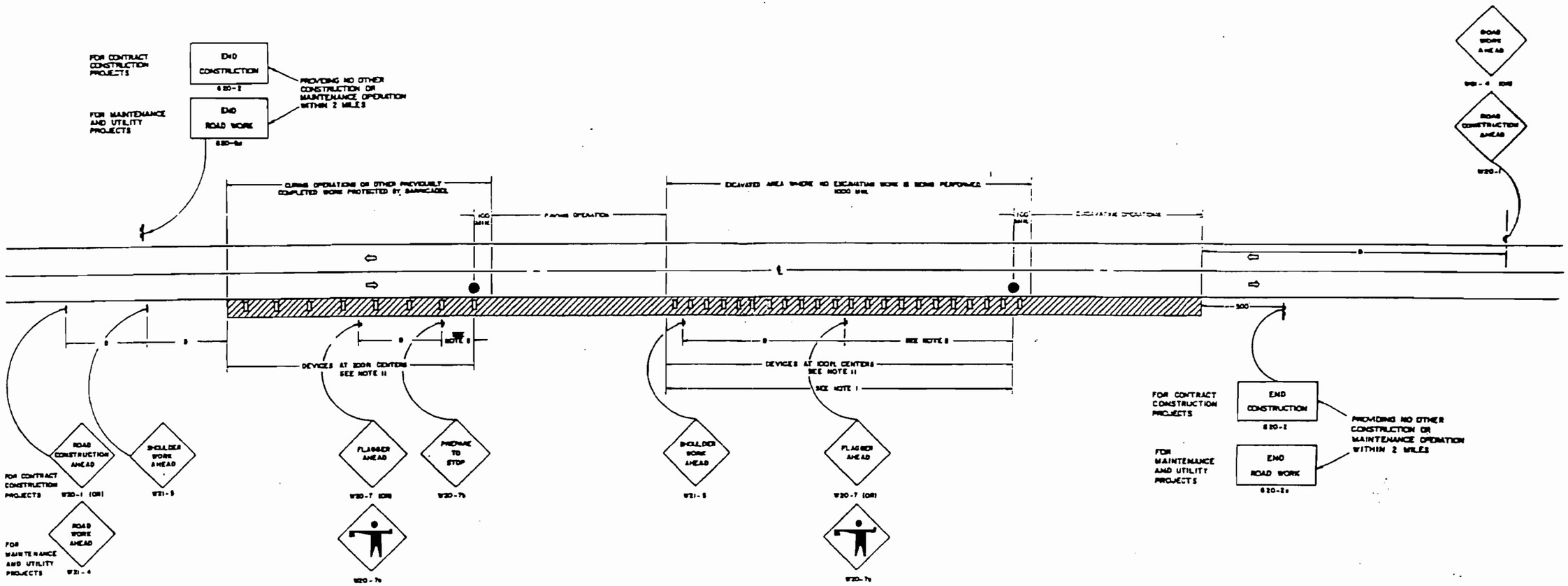
CLARK COUNTY NEVADA DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR
2-LANE, 2-WAY, RURAL DAY OR NIGHT OPERATIONS WHERE ACTIVITIES WILL ENCROACH BETWEEN CENTERLINE & 2 ft OUTSIDE OF PAVEMENT EDGE.

SCALE HORZ: VERT:
PROJECT NO. 6711178
FIELD BOOK

DRAWING NO. TCP-305

SHT. 1 OF 1



GENERAL NOTES

1. WHERE THE DISTANCE BETWEEN PAVING AND EXCAVATING OPERATIONS IS LESS THAN 2000ft THE ENTIRE OPERATION MAY BE CONSIDERED AS ONE WORK AREA FOR SIGNING PURPOSES. WHEN THE DISTANCE BETWEEN OPERATIONS EXCEEDS 2000ft ADDITIONAL WARNING SIGNS SHALL BE PLACED AS SHOWN. UNDER RESTRICTED SIGHT DISTANCE CONDITIONS, SUCH ADDITIONAL DEVICES MAY ALSO BE REQUIRED FOR DISTANCES LESS THAN 2000ft AT THE DISCRETION OF THE ENGINEER.
2. ONE FLAGGER SHALL BE REQUIRED FOR EACH SEPERATE CONSTRUCTION OPERATION.
3. THE FLAGGERS SHALL BE IN SIGHT OF EACH OTHER OR IN DIRECT COMMUNICATION AT ALL TIMES.
4. NO PAVING OR EXCAVATING OPERATIONS SHALL BE PERFORMED AT NIGHT UNLESS AUTHORIZED BY THE ENGINEER.
5. MINIMUM DISTANCE IS 200ft. MAXIMUM DISTANCE TO BE DETERMINED BY THE ENGINEER BUT IN NO CASE TO EXCEED THE LENGTH OF 1/2 DAY'S NORMAL OPERATION.
6. ALL SIGNS SHALL BE POST MOUNTED IF THE WORKING TIME EXCEEDS FOUR DAYS.
7. HIGH INTENSITY FLASHING LIGHTS SHALL BE USED ON EACH APPROACH IN ADVANCE OF THE WORK AREA DURING HOURS OF DARKNESS AND INSTALLED ABOVE THE FIRST TWO SIGNS IN EACH SERIES.
8. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED TO FIT FIELD CONDITIONS. THE LATERAL PLACEMENT OF THE FLAGGER MAY BE VARIED FROM THAT SHOWN.
9. ALL VEHICLES, EQUIPMENT, WORKERS, FLAGGERS AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE ROADWAY UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
10. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE III IN SECTION 7160.03 OF THE CLARK COUNTY SPECIAL PROVISIONS.
11. ALL DEVICES ESTABLISHING A TAPER OR TANGENT LINE SHALL BE OF ONE TYPE; DEVICES SHALL NOT BE MIXED BY TYPE.

SYMBOLS

- WORK AREA
- SIGN ON PORTABLE OR PERMANENT SUPPORT
- FLAGGER WITH TRAFFIC CONTROL SIGN
- BARRICADE, DRUM OR VERTICAL PANEL

TABLE FOR SPACING OF ADVANCE WARNING SIGNS

SPEED	MINIMUM SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS D
0-20	200
25-30	300
30-35	400
40-45	500
50-60	1000

BEFORE DIGGING—CALL 454-7591 FOR CLARK COUNTY SIGNALS & STREET LIGHTS

NOT PART OF ONE-CALL SYSTEMS

IF WORKING AT OR NEAR TRAFFIC SIGNAL CALL CLARK COUNTY SIGNALS & STREET LIGHTS AT 454-7591 2 WORKING DAYS BEFORE STARTING

Traffic Management Division
Clark County Public Works
APPROVED
By [signature] Traffic Manager Date

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF STATE OR COUNTY LAW, OPERATIONS OF THE SIGNAL OR SIGNING PLANS CONTAINED HEREIN.

REV NO	DATE	DESCRIPTION	APPROVED

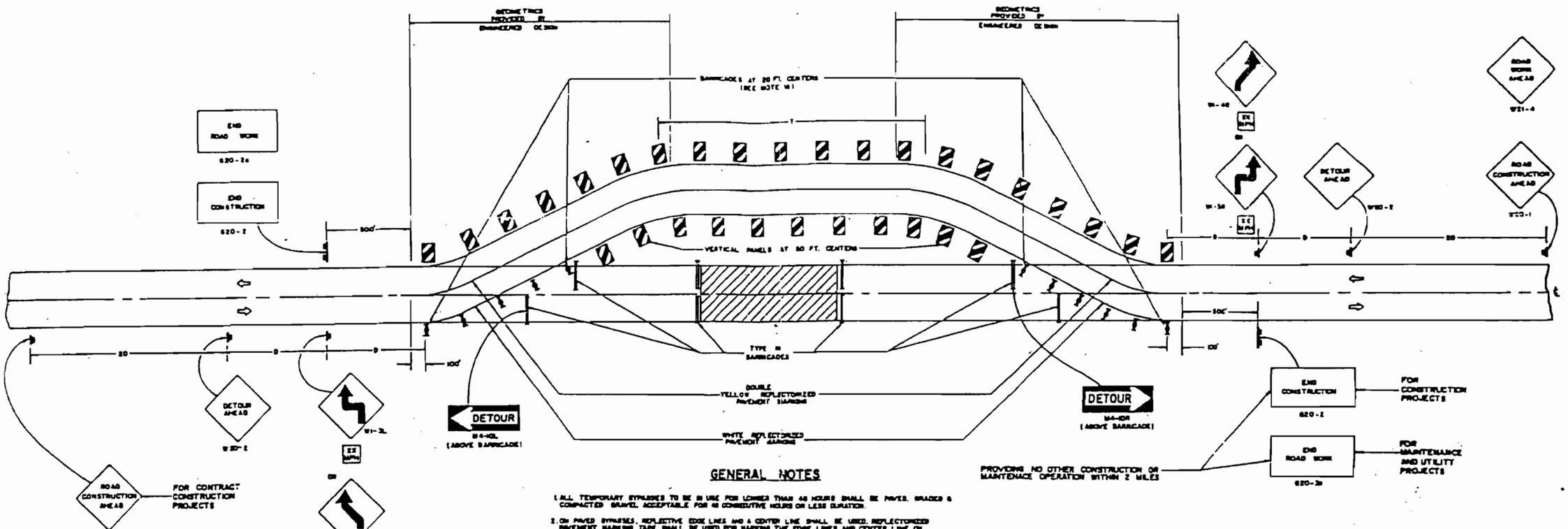
TRAFFIC CONTROL PLAN FOR HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR
2-LANE, 2-WAY, RURAL OR SUBURBAN, DAY OR NIGHT PAVEMENT WIDENING.

SCALE: HORZ.: VERT.:
PROJECT NO.: 871174
FIELD BOOK:

DRAWING NO. TCP-306
SHT. 1 OF 1



GENERAL NOTES

1. ALL TEMPORARY BYPASSES TO BE IN USE FOR LONGER THAN 48 HOURS SHALL BE PAVED, GRADED & COMPACTED GRAVEL ACCEPTABLE FOR 48 CONSECUTIVE HOURS OR LESS DURATION.

2. ON PAVED BYPASSES, REFLECTIVE EDGE LINES AND A CENTER LINE SHALL BE USED. REFLECTORIZED PAVEMENT MARKING TAPE SHALL BE USED FOR MARKING THE EDGE LINES AND CENTER LINE ON THE EXISTING PAVEMENT. EITHER TAPE OR REFLECTORIZED PAVEMENT MARKING PAINT MAY BE USED FOR MARKINGS ON THE PAVED BYPASSES. RAISED REFLECTIVE PAVEMENT MARKERS CONFORMING TO CLARK COUNTY STANDARDS MAY BE USED IN LIEU OF TAPE OR PAINT WHERE THE PAVEMENT MARKING IS TO BE PLACED ADJACENT TO BARRICADES OR VERTICAL PANELS. ALL EXISTING PAVEMENT MARKINGS WHICH CONFLICT WITH THE REVISED TRAFFIC PATTERN SHALL BE REMOVED.

3. WHEN (T) IS GREATER THAN 500 FEET, 4 FOOT LENGTHS OF SINGLE YELLOW REFLECTORIZED PAVEMENT MARKING TAPE AT 40 FOOT CENTERS MAY BE USED WITHIN THE TANGENT SECTION ONLY IF PASSING ZONES CAN BE SAFELY ALLOWED IN ACCORDANCE WITH MUTCD SECTS. 3B-3 THRU. 3B-6.

. WHEN (T) IS GREATER THAN 500 FEET, 4 FOOT LENGTHS OF SINGLE YELLOW REFLECTORIZED PAVEMENT MARKING TAPE AT 40-FOOT CENTERS MAY BE USED WITHIN THE TANGENT SECTION ONLY IF NO PASSING

4. A CURVE SIGN WILL BE REQUIRED AT EXIT END OF THE BYPASS IF (T) IS EQUAL TO OR GREATER THAN 1000 FEET.

5. THE ADVISORY SAFE SPEED TO BE SHOWN BELOW THE REVERSE CURVE (TURN) SIGNS SHALL BE DETERMINED AT THE SITE AND APPROVED BY THE ENGINEER.

6. STEADY BURNING LIGHTS WILL NOT BE REQUIRED ON BARRICADES FOR DAY OPERATIONS.

7. CONES MAY BE SUBSTITUTED FOR BARRICADES AT HALF THE SPACING DURING DAY OPERATIONS.

8. ALL SIGNS SHALL BE POST MOUNTED IF THE CLOSURE TIME EXCEEDS FOUR DAYS.

9. HIGH INTENSITY FLASHING LIGHTS SHALL BE USED ON EACH APPROACH IN ADVANCE OF WORK AREA DURING HOURS OF DARKNESS AND INSTALLED ABOVE THE FIRST TWO SIGNS IN EACH SERIES.

10. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED TO FIT FIELD CONDITIONS.

11. ALL BARRICADE LIGHTS SHALL BE BIDIRECTIONAL.

12. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE IX IN SECTION 700.03.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.

13. TABLE FOR SPACING OF ADVANCE WARNING SIGNS

SPEED	MINIMUM SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS S
0 - 20	300
25 - 30	300
30 - 35	400
40 - 45	600
50 - 60	1000

14. ALL DEVICES INDICATED SHALL BE OF ONE TYPE; DEVICES SHALL NOT BE MIXED

SYMBOLS

- WORK AREA
- SIGN ON PORTABLE OR PERMANENT SUPPORT
- BARRICADE OR DRUM WITH STEADY BURNING LIGHT
- VERTICAL PANEL (12" x 36")

TYPICAL APPLICATIONS

BRIDGE CONSTRUCTION

CULVERT CONSTRUCTION

BEFORE DIGGING—CALL 455-7111 FOR CLARK COUNTY SIGNALS & STREET LIGHTS

NOT PART OF ONE-CALL SYSTEM

IF WORKING AT OR NEAR TRAFFIC SIGNAL CALL CLARK COUNTY SIGNALS & STREET LIGHTS AT 455-7111 1 WORKING DAYS BEFORE STARTING

Traffic Engineering Division
Clark County Public Works
APPROVED
By Traffic Manager Date

REV NO	DATE	DESCRIPTION	APPROVED

TRAFFIC CONTROL PLAN FOR HIGHWAY WORK ZONE

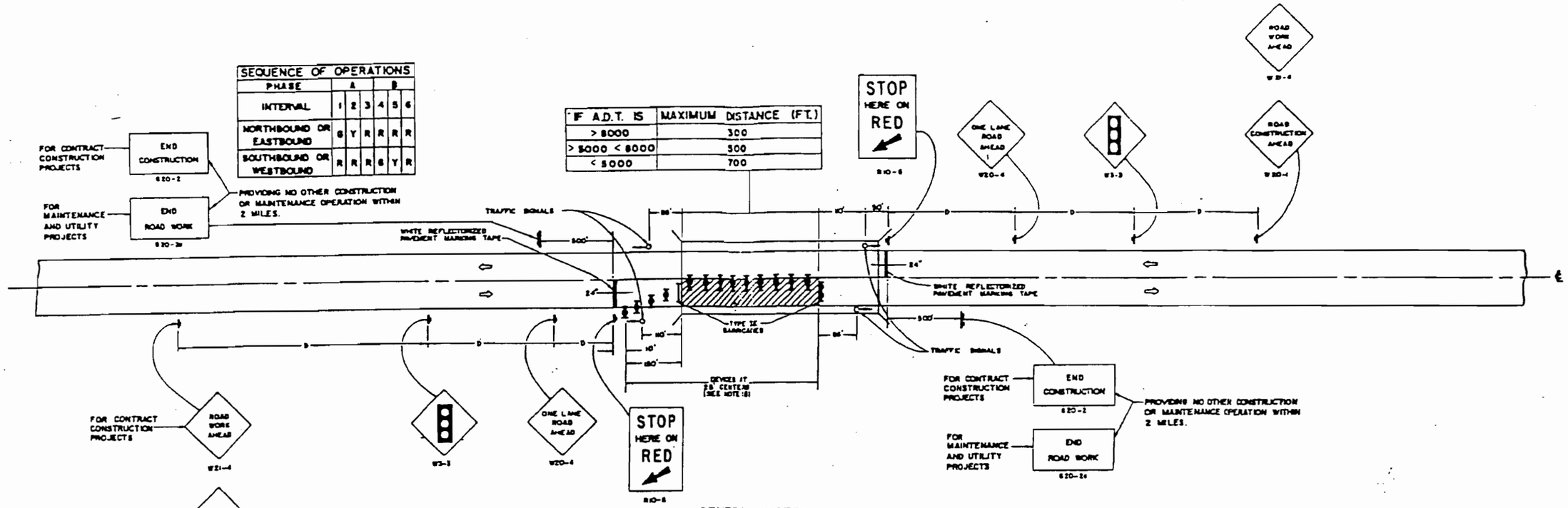
CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR
2-LANE, 2-WAY, RURAL OR SUBURBAN,
DAY OR NIGHT TEMPORARY BYPASS

SCALE: HORIZ. VERT.
PROJECT NO. 07HH76
FIELD BOOK
DRAWING NO. TCP-307
SHT 1 OF 1

SEQUENCE OF OPERATIONS						
PHASE	A			B		
INTERVAL	1	2	3	4	5	6
NORTHBOUND OR EASTBOUND	G	Y	R	R	R	R
SOUTHBOUND OR WESTBOUND	R	R	R	G	Y	R

IF A.D.T. IS	MAXIMUM DISTANCE (FT.)
> 8000	300
> 5000 < 8000	500
< 5000	700



GENERAL NOTES

1. THE ENGINEER MUST BE NOTIFIED AT LEAST 72 HOURS PRIOR TO PLACING THE TEMPORARY SIGNALS IN OPERATION SO THAT ARRANGEMENTS CAN BE MADE TO INSPECT THE INSTALLATION AND SET THE TIMING OF THE SIGNALS.
2. AT ANY TIME THAT THE SIGNALS ARE NOT OPERATING THE SIGNAL HEAD SHALL BE HOODED AND THE SIGNAL AHEAD SIGN COVERED OR REMOVED.
3. THE LEFT SIGNAL HEAD SHALL NORMALLY BE MOUNTED AT A HEIGHT OF 10 FEET ABOVE THE ROAD SURFACE MEASURED TO THE BOTTOM OF THE SIGNAL HEAD. THE RIGHT HEAD SHALL NORMALLY BE MOUNTED AT A HEIGHT OF 14 FEET ABOVE THE ROAD SURFACE. BAFFLE PLATES WILL BE REQUIRED ON ALL SIGNALS. A MAST ARM SIGNAL SHOULD BE USED ON THE RIGHT SIDE WHEN EVER POSSIBLE.
4. ALL RED LENSES SHALL BE 8 INCH NOMINAL DIAMETER. THE RIGHT SIGNAL HEAD SHALL BE AIMED SO THE CENTERS OF THE LIGHT BEAMS OF THE INDICATIONS ARE DIRECTED TOWARD A POINT IN THE CENTER OF THE APPROACH LANE 500 FEET IN ADVANCE OF THE SIGNAL. THE LEFT INDICATION SHALL BE AIMED AT A POINT IN THE CENTER OF THE APPROACH LANE 100 FEET IN ADVANCE OF THE STOP LINE.
5. IF FLAGGERS ARE USED INSTEAD OF TRAFFIC SIGNALS, THE TRAFFIC CONTROL DEVICES SHALL CONFORM TO TCP-101.
6. BURNING DAYTIME OPERATIONS CONES MAY BE SUBSTITUTED FOR BARRICADES WITH STEADY BURNING LIGHTS AT HALF THE BARRICADE SPACING.
7. STEADY BURNING LIGHTS WILL NOT BE REQUIRED FOR DAY OPERATIONS.
8. BIDIRECTIONAL LIGHTS SHALL BE USED AT NIGHT ALONG THE CENTER LINE WHETHER THE WORK AREA IS SEPARATED FROM THE TRAVELLED LANE USING BARRICADES OR BY USING OTHER DEVICES. MONODIRECTIONAL LIGHTS SHALL BE USED AT NIGHT ON ALL OTHER BARRICADES.
9. ALL SIGNS SHALL BE POST MOUNTED IF THE CLOSURE TIME EXCEEDS FOUR DAYS.
10. HIGH INTENSITY FLASHING LIGHTS SHALL BE USED ON EACH APPROACH IN ADVANCE OF THE WORK AREA DURING HOURS OF DARKNESS AND INSTALLED ABOVE THE FIRST TWO SIGNS IN EACH DIRECTION.
11. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED TO FIT FIELD CONDITIONS.
12. ALL VEHICLES, EQUIPMENT, WORKERS AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
13. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE IX IN SECTION 710.03.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.
14. TABLE FOR SPACING OF ADVANCE WARNING SIGNS

SPEED	MINIMUM SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS B
0-20	300
25-30	300
30-35	400
40-45	500
50-60	1000

15. ALL DEVICES ESTABLISHING A TAPER OR TANGENT LINE SHALL BE OF ONE TAPER; DEVICES SHALL NOT BE MIXED BY TYPE

SYMBOLS

- WORK AREA
- SIGN ON PORTABLE OR PERMANENT SUPPORT
- BARRICADE OR DRUM WITH FLASHING LIGHT
- BARRICADE OR DRUM WITH STEADY BURNING LIGHT
- TRAFFIC SIGNAL

TYPICAL APPLICATIONS

BRIDGE DECK REPAIR
ONE-HALF ROAD CONSTRUCTION

BEFORE DIGGING - CALL 486-7711
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEM
IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
486-7711
(WARNING DAYS BEFORE STRIKING

Traffic Management Division
Clark County Public Works
APPROVED
By Traffic Manager Date

REV. NO.	DATE	DESCRIPTION	APPROVED

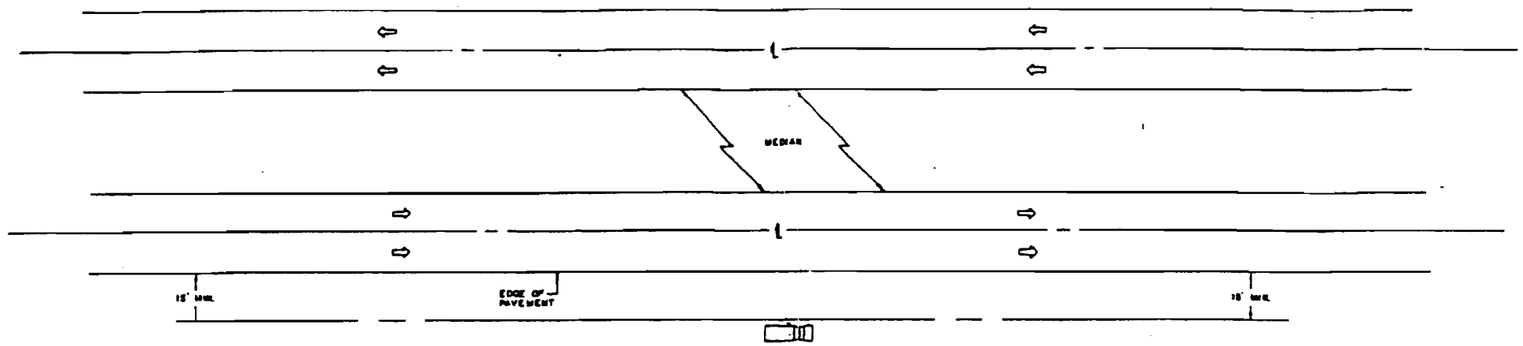
TRAFFIC CONTROL PLAN FOR HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR
2-LANE, 2-WAY, RURAL DAY OR NIGHT OPERATIONS
WITH ONE LANE CLOSED

SCALE HORZ. VERT.
PROJECT NO. 87-1175
FIELD BOOK

DRAWING NO. TCP-308
SHT. 1 OF 1



GENERAL NOTES

1. NO SPECIAL SIGNING IS REQUIRED.
2. IF THE WORK OPERATION REQUIRES TWO OR MORE WORK VEHICLES CROSS THE 15ft. CLEAR ZONE IN ANY ONE HOUR TRAFFIC CONTROL WILL BE IN CONFORMANCE WITH TCP-402.
3. THIS CASE ALSO APPLIES TO WORK PERFORMED IN THE MEDIAN MORE THAN 15ft. FROM EITHER PAVEMENT.

TYPICAL APPLICATIONS

LANDSCAPING WORK
UTILITY WORK
FENCING CONTRACTS AND MAINTENANCE
CLEANING CULVERTS

BEFORE DIGGING—CALL 456-7[illegible]
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEMS

IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
456-7[illegible]
2 WORKING DAYS BEFORE STARTING

Traffic Management Division
Clark County Public Works
APPROVED
By [signature]
Traffic Manager Date

REV. NO.	DATE	DESCRIPTION	APPROVED

TRAFFIC CONTROL PLAN
FOR
HIGHWAY WORK ZONE

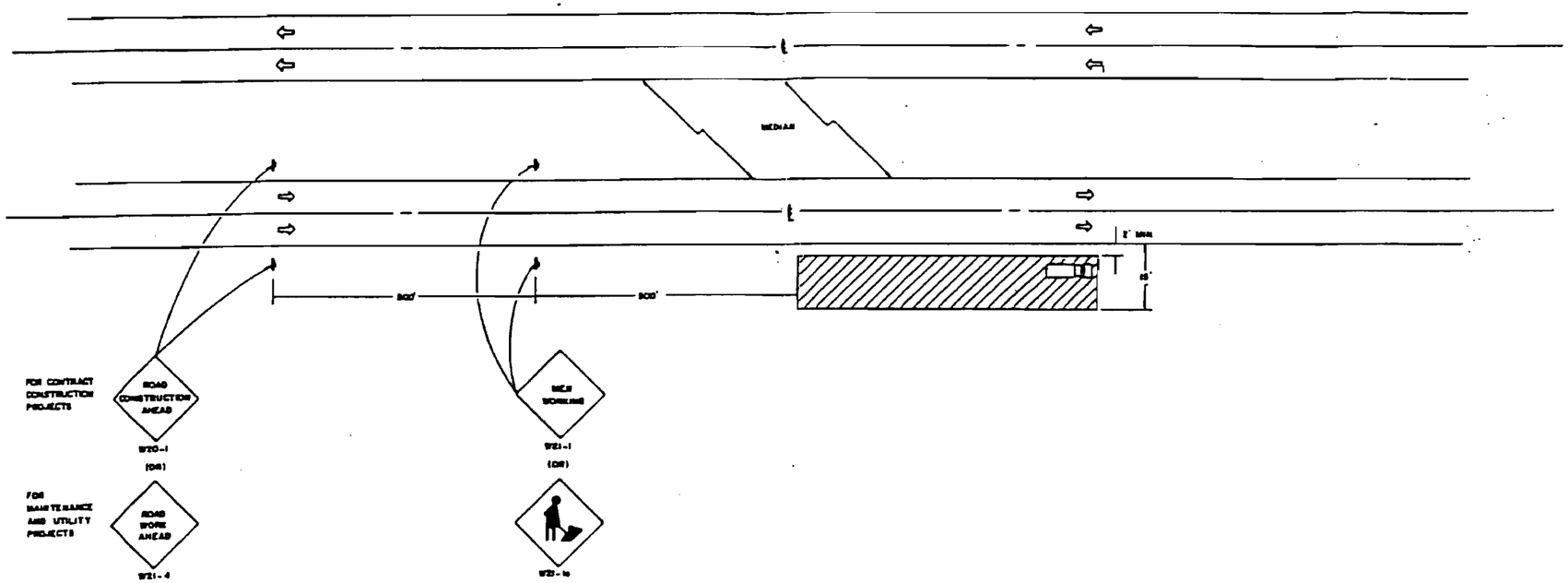
CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR

MULTILANE, DIVIDED OR UNDIVIDED, RURAL OR SUBURBAN, DAY OR NIGHT OPERATIONS WHERE ACTIVITIES ARE MORE THAN 15ft. FROM EDGE OF PAVEMENT.

SCALE HORZ: VERT:
PROJECT NO.: 671117A
FIELD BOOK

DRAWING NO. TCP-401
SHT. 1 OF 1



GENERAL NOTES

TYPICAL APPLICATIONS

UTILITY OPERATIONS
CULVERT EXTENSIONS
SIDE SLOPE CHANGES
GUARD RAIL INSTALLATION AND MAINTENANCE
DELINEATOR INSTALLATION AND MAINTENANCE
LANDSCAPING OPERATIONS
CLEANING DITCHES AND DRAINAGE STRUCTURES
SIGN INSTALLATION AND MAINTENANCE
SHOULDER REPAIR

1. WORKER SIGNS ARE TO BE REMOVED WHEN NO WORK IS BEING PERFORMED. ANY UNATTENDED OBSTACLE OR EXCAVATION IN THE WORK AREA WHICH IN THE OPINION OF THE ENGINEER CONSTITUTES A HAZARD SHALL BE PROTECTED BY BARRICADES AT 50ft CENTERS, WITH FLASHING LIGHTS AT NIGHT. IF THE HAZARD EXCEEDS 100ft IN LENGTH, STEADY BURNING LIGHTS SHALL BE SUBSTITUTED FOR FLASHING LIGHTS. WHEN THE DISTANCE IS GREATER THAN 250ft, BARRICADE SPACING MAY BE INCREASED TO 100ft.
2. IF THE WORK OPERATION REQUIRES THAT FOUR OR MORE WORK VEHICLES ENTER THROUGH TRAFFIC LANES IN A ONE HOUR PERIOD, A FLAGGER SHALL BE SUBSTITUTED FOR THE WORKER SIGN.
3. SIGNS MOUNTED IN THE MEDIAN MAY BE OMITTED WHEN THE MEDIAN IS LESS THAN 10ft WIDE.
4. THIS CASE ALSO APPLIES WHEN WORK IS BEING PERFORMED ON A MULTILANE UNDIVIDED HIGHWAY. UNDER THESE CONDITIONS THE SIGNS NORMALLY MOUNTED IN THE MEDIAN SHALL BE OMITTED.
5. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED TO FIT FIELD CONDITIONS.
6. ALL VEHICLES, EQUIPMENT, WORKERS AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
7. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE IX IN SECTION 7N.03.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.

SYMBOLS

WORK AREA

SIGN ON PORTABLE OR PERMANENT SUPPORT

BEFORE DIGGING—CALL 486-7700
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEM
IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
486-7700
2 WORKING DAYS BEFORE STARTING

Traffic Management Division
Clark County Public Works
APPROVED
By: Traffic Manager Date

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR APPROVAL OF, ANY VIOLATION OF ANY OF ANY STATE LAW, EVEN IF EXISTING ON THE SUBJECT BLUEPRINT PLACED CHECK "NONE"

REV NO.	DATE	DESCRIPTION	APPROVED

TRAFFIC CONTROL PLAN
FOR
HIGHWAY WORK ZONE

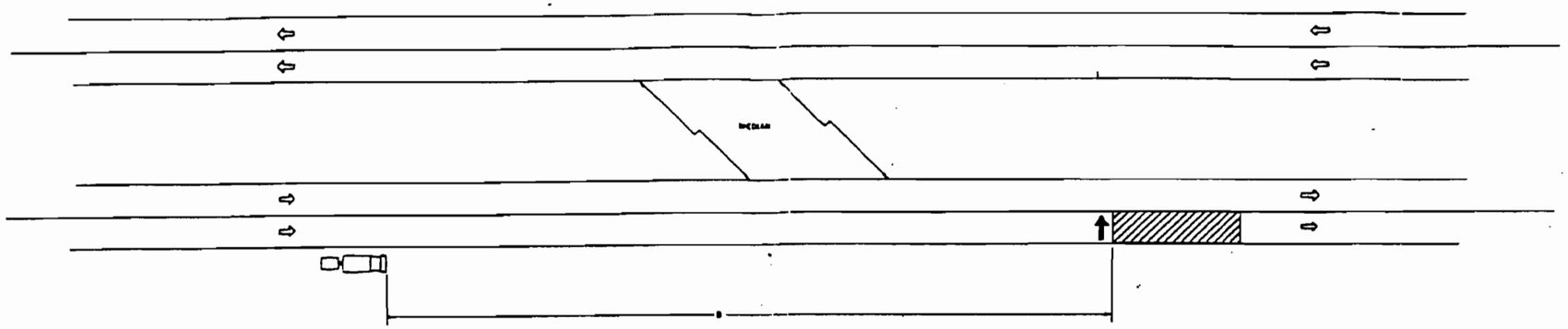
CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

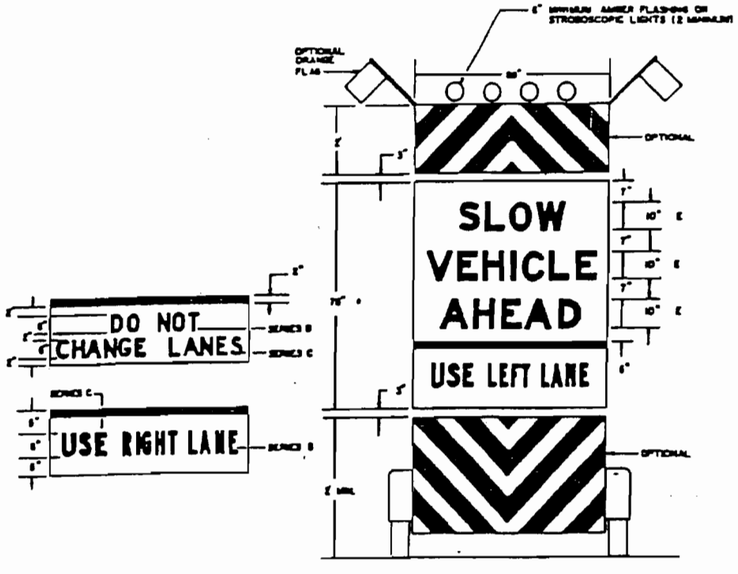
TYPICAL APPLICATION FOR

MULTILANE, DIVIDED OR UNDIVIDED, RURAL OR SUBURBAN, DAY OR NIGHT OPERATIONS WHERE ACTIVITIES WILL ENCROACH BETWEEN 6ft & 2ft OUTSIDE OF PAVEMENT EDGE

SCALE: NONE
VERT.
PROJECT NO.: 671117A
FIELD BOOK

DRAWING NO.
TCP-402
SHT. 1 OF 1





GENERAL NOTES

1. IF WORK IS BEING PERFORMED IN THE LEFT LANE OF A DIVIDED HIGHWAY, THE PROTECTION VEHICLE SHALL FOLLOW ON THE LEFT SHOULDER AND THE BOTTOM LINE SHALL READ "USE RIGHT LANE."
2. IF WORK IS BEING PERFORMED ON THE CENTER LINE OF THE ROADWAY, THE PROTECTION VEHICLE SHALL FOLLOW ON THE RIGHT SHOULDER AND THE BOTTOM LINE SHALL READ "DO NOT CHANGE LANES."
3. THE LIGHTS ON THE TRAILER SHALL FLASH IN RUNS ALTERNATING BETWEEN THE TWO OUTSIDE LIGHTS AND THE TWO INSIDE LIGHTS OR OTHER SEQUENCES APPROVED BY THE ENGINEER.
4. ALL STRIPING SHALL HAVE ALTERNATING WHITE AND ORANGE STRIPES AT 45° FROM THE VERTICAL. ALL STRIPES SHALL BE 6" IN WIDTH.
5. THE SIGN PANELS SHALL HAVE THE MINIMUM DIMENSIONS SHOWN AND HAVE BLACK LEGEND ON AN ORANGE REFLECTORIZED BACKGROUND.
6. PAVEMENT STRIPING AND CONE PICKUP WILL BE CONSIDERED AS TWO SEPARATE OPERATIONS.
7. WHERE WORK OPERATIONS ARE MORE THAN 2ft FROM THE EDGE OF THE PAVEMENT, PROTECTION VEHICLES MAY BE OMITTED.
8. THIS CASE DOES NOT APPLY WHEN WORK IS BEING PERFORMED IN THE MIDDLE LANE(S) OF A 6ft OR MORE LANE HIGHWAY. SPECIAL PLANS APPROVED BY THE ENGINEER ARE REQUIRED.
9. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED SLIGHTLY TO FIT FIELD CONDITIONS.
10. ALL VEHICLES, EQUIPMENT, MEN AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
11. ALL WARNING SIGNS HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE II IN SECTION 7M.03.01 OF THE CLARK COUNTY SPECIAL PROVISION.

SYMBOLS

WORK AREA

VEHICLE MOUNTED ARROW PANEL

TYPICAL APPLICATIONS

PAVEMENT STRIPING
WEED SPRAYING
ROADOMETER MEASUREMENTS

12. TABLE FOR SPACING OF FOLLOWING VEHICLE

SPEED * MILES PER HOUR 85th PERCENTILE	D
0 - 20	200
25 - 30	300
30 - 35	400
40 - 45	600
50 - 60	1000

* SPEED USED IS OPERATING SPEED OF TRAFFIC, NOT OF WORK UNIT.

Traffic Management Division
Clark County Public Works
APPROVED

By [signature] Traffic Manager Date

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A PERMIT FOR, OR AN APPROVAL OF, ANY VIOLATION OF STATE OR COUNTY LAW, SPECIFICATIONS ON THE SAMPLE OR MINIMUM TRAFFIC CONTROL SCHEME.

REV. NO.	DATE	DESCRIPTION	APPROVED

TRAFFIC CONTROL PLAN
FOR
HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

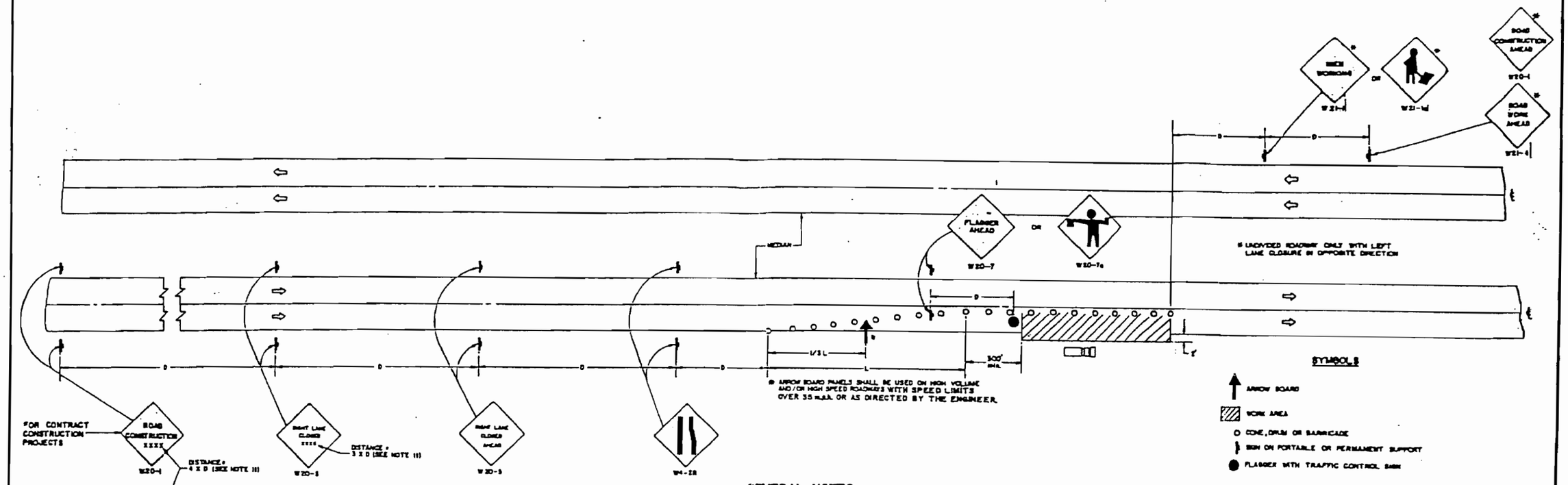
TYPICAL APPLICATION FOR

MULTILANE, DIVIDED, RURAL OR SUBURBAN, DAY OPERATIONS WHERE OPERATION MOVES BETWEEN 1 AND 15 MPH.

SCALE HORZ. VERT.
PROJECT NO.: 671178
FIELD BOOK

DRAWING NO. TCP-403

SHT. 1 OF 1



GENERAL NOTES

1. THE "L" DISTANCE EQUALS:

FORMULAS FOR TAPER LENGTH

Posted Speed	Formula
40 mph or under	$L = \frac{WS^2}{60}$
45 mph or over	$L = WS$

where:
L = taper length
W = width of lane or offset
S = posted speed, or off-peak 85 percentile speed

TAPER LENGTHS FOR LANE CLOSURES— DISTANCE L

Speed Limit M.P.H.	Taper Length Lane Width in Feet 10	11	12	Number of Channelizing Devices for Taper*	Spacing of Devices Along Taper in Feet
20	70	75	80	5	20
25	105	115	125	6	25
30	150	165	180	7	30
35	205	225	245	8	35
40	270	295	320	9	40
45	450	495	540	13	45
50	500	550	600	13	50
55	550	605	660	13	55

2. WHEN NO EQUIPMENT ENTERS OR EXITS THE WORK AREA DIRECTLY FROM THE ADJOINING LANE CARRYING TRAFFIC, THE FLAGGER WILL NOT BE REQUIRED. IF THE FLAGGER IS NOT PRESENT, THE FLAGGER AND WORKER SIGNS SHALL BE REMOVED OR COVERED.

3. THIS CASE ALSO APPLIES WHEN WORK IS BEING PERFORMED IN THE LEFT LANE. UNDER THESE CONDITIONS, LEFT LANE CLOSED SIGNS SHALL BE SUBSTITUTED FOR RIGHT LANE CLOSED SIGNS. ON INDIVIDUAL HIGHWAYS, SIGNS SHALL BE ADDED IN THE OPPOSITE DIRECTION AS SHOWN AND CONES SHALL BE PLACED ALONG THE CENTERLINE THROUGHOUT THE TAPER AND WORK AREA.

4. ALL SIGNS, CONES, BARRICADES AND DRUMS ARE TO BE REMOVED AT COMPLETION OF THE DAY'S OPERATIONS AND THE WORK AREA OPENED TO TRAFFIC.

5. MEDIAN SIGNS MAY BE OMITTED WHEN THE MEDIAN IS LESS THAN 10 ft. WIDE. THIS CASE DOES NOT APPLY WHEN WORK IS BEING PERFORMED IN THE MIDDLE LANE(S) OF A SIX OR MORE LANE HIGHWAY. SPECIAL PLANS APPROVED BY THE ENGINEER WILL BE REQUIRED.

6. CONES SHALL BE A MINIMUM OF 28 in. IN HEIGHT.

7. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED TO FIT FIELD CONDITIONS. THE LATERAL PLACEMENT OF THE FLAGGERS MAY BE VARIED FROM THAT SHOWN.

8. ALL VEHICLES, EQUIPMENT, WORKERS (EXCEPT FLAGGERS) AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

9. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE XI IN SECTION 716.03.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.

10. ALL DEVICES ESTABLISHING A TAPER OR TANGENT LINE SHALL BE OF ONE TYPE; DEVICES SHALL NOT BE MIXED BY TYPE.

11. TABLE FOR SPACING OF ADVANCE WARNING SIGNS

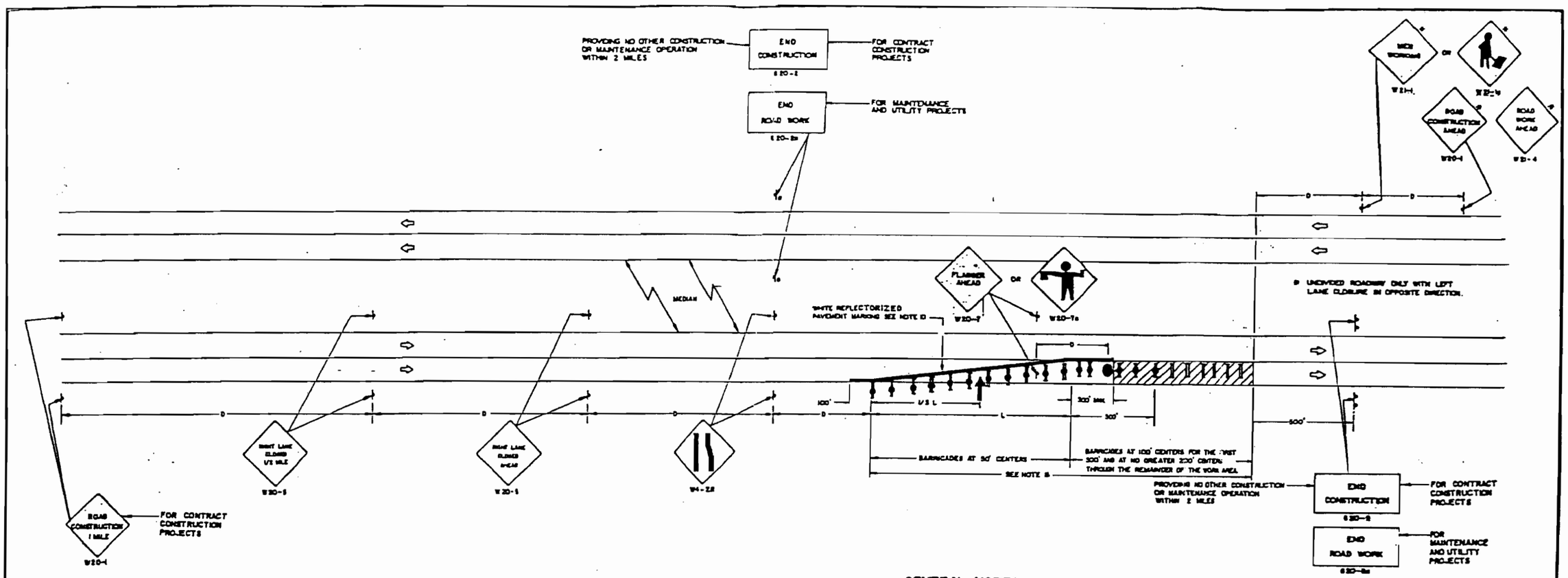
SPEED	MINIMUM SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS B
0 - 20	200
25 - 30	300
30 - 45	400
40 - 45	500
50 - 60	1000

TYPICAL APPLICATIONS
PAVEMENT PATCH
UTILITY OPERATIONS
BITUMINOUS RESURFACING

BEFORE DIGGING—CALL 486-7181 FOR CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEMS
IF WORKING AT OR NEAR TRAFFIC SIGNAL CALL CLARK COUNTY SIGNALS & STREET LIGHTS AT 486-7181 2 WORKING DAYS BEFORE STARTING

Traffic Management Division
Clark County Public Works
APPROVED
By Traffic Manager Date

TRAFFIC CONTROL PLAN FOR HIGHWAY WORK ZONE	CLARK COUNTY NEVADA DEPARTMENT OF PUBLIC WORKS	TYPICAL APPLICATION FOR MULTILANE, DIVIDED OR UNDIVIDED, RURAL OR SUBURBAN, DAY OPERATIONS WHERE ACTIVITIES WILL ENCROACH ON LANE ABUTTING SHOULDER OR ON THE SHOULDER WITHIN 2 ft. OUTSIDE OF PAVEMENT EDGE	SCALE HORIZ: VERT: PROJECT NO.: 871117A FIELD BOOK	DRAWING NO. TCP-404



BEFORE DIGGING—CALL 458-7788
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEMS
IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
458-7788
2 WORKING DAYS BEFORE STARTING

FORMULAS FOR TAPER LENGTH

Posted Speed	Formula
40 mph or under	$L = \frac{WS^2}{60}$
45 mph or over	$L = WS$

where:
L = taper length
W = width of lane or offset
S = posted speed, or off peak 85 percentile speed

TAPER LENGTHS FOR LANE CLOSURES— DISTANCE L

Speed Limit M.P.H	Taper Length Lane Width in Feet 10	11	12	Number of Channelizing Devices for Taper *	Spacing of Devices Along Taper in Feet
20	70	77	84	6	20
25	105	115	125	6	25
30	150	165	180	7	30
35	205	225	245	8	35
40	270	295	320	8	40
45	450	495	540	13	45
50	500	550	600	13	50
55	550	605	660	13	55

2. WHEN NO EQUIPMENT ENTERS OR EXITS THE WORK AREA DIRECTLY FROM THE ADJOINING LANE CARRYING TRAFFIC, THE FLAGGER WILL NOT BE REQUIRED. IF THE FLAGGER IS NOT PRESENT, THE FLAGGER AND WORKER SHALL BE REMOVED OR COVERED.
3. THIS CASE ALSO APPLIES WHEN WORK IS BEING PERFORMED IN THE LEFT LANE. UNDER THESE CONDITIONS, LEFT LANE CLOSED SIGNS SHALL BE SUBSTITUTED FOR RIGHT LANE CLOSED SIGNS. ON UNDIVIDED HIGHWAYS, SIGNS SHALL BE ADDED IN THE OPPOSITE DIRECTION AS SHOWN (HIGH INTENSITY FLASHING LIGHTS WILL NOT BE REQUIRED ON THESE SIGNS.)

GENERAL NOTES

4. MEDIAN SIGNS MAY BE OMITTED WHEN THE MEDIAN IS LESS THAN 10'.
5. THIS CASE DOES NOT APPLY WHEN WORK IS BEING PERFORMED IN THE MIDDLE LANE(S) OF A 3,5 OR MORE LANE HIGHWAY. SPECIAL PLANS APPROVED BY THE ENGINEER WILL BE REQUIRED.
6. CONES MAY BE SUBSTITUTED FOR BARRICADES OR DRUMS AT HALF THE SPACING DURING DAY OPERATIONS. CONES SHALL BE A MINIMUM OF 28" IN HEIGHT.
7. STEADY BURNING LIGHTS SHALL NOT BE REQUIRED ON BARRICADES FOR DAY OPERATIONS.
8. ALL SIGNS SHALL BE POST MOUNTED IF THE CLOSURE TIME EXCEEDS FOUR DAYS.
9. HIGH INTENSITY FLASHING LIGHTS SHALL BE USED ON EACH APPROACH IN ADVANCE OF THE WORK AREA DURING HOURS OF DARKNESS AND INSTALLED ABOVE THE FIRST TWO SETS OF SIGNS IN EACH SERIES.
10. REFLECTORIZED TEMPORARY PAVEMENT MARKING TAPE, MINIMUM 6" WIDE, SHALL BE PLACED THROUGHOUT THE TAPER AND FOR 300ft ALONGSIDE THE WORK AREA WHERE THE CLOSURE TIME IS GREATER THAN FOURTEEN DAYS. THE EDGE LINE SHALL BE YELLOW FOR LEFT LANE CLOSURES.
11. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED TO FIT FIELD CONDITIONS. THE LATERAL PLACEMENT OF THE FLAGGER MAY BE VARIED FROM THAT SHOWN.
12. ALL VEHICLES, EQUIPMENT, WORKERS AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.
13. ALL BARRICADE LIGHTS SHALL BE MONODIRECTIONAL. IF THE ROADWAY IS UNDIVIDED.
14. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE 3E IN SECTION 716.03.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.
15. ALL DEVICES ESTABLISHING A TAPER OR TANGENT LINE SHALL BE OF ONE TYPE; DEVICES SHALL NOT BE MIXED BY TYPE.
16. TABLE FOR SPACING OF ADVANCE WARNING SIGNS

SPEED	MINIMUM SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS D
0-25	200
25-30	300
30-45	400
40-45	600
50-60	1000

SYMBOLS

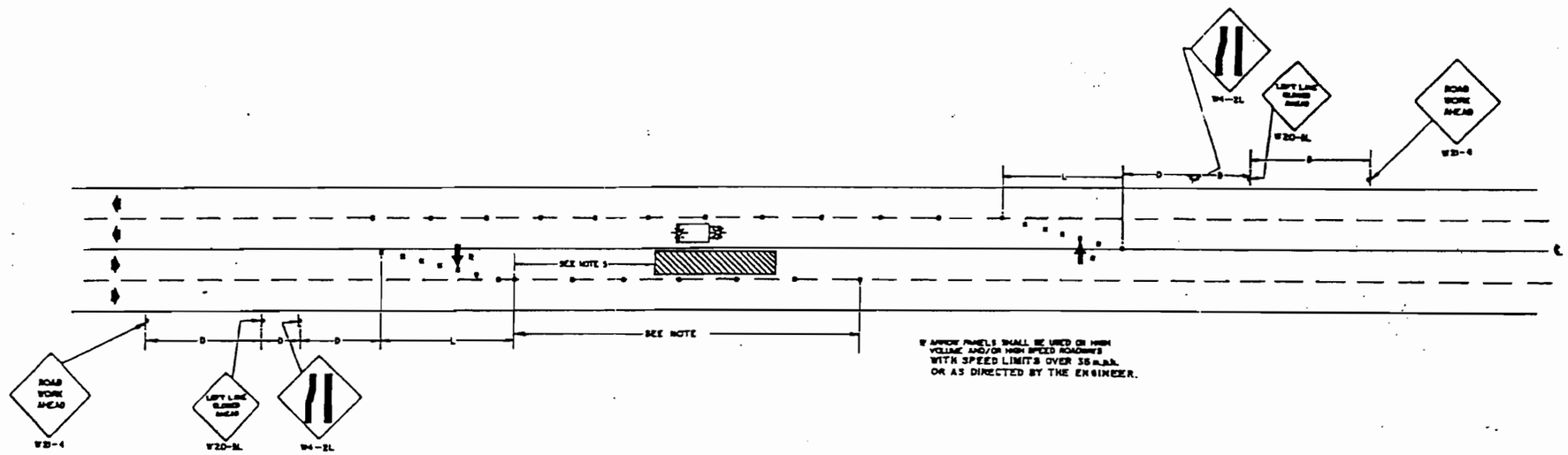
- WORK AREA
- ARROW BOARD (IN LINE OF LANE)
- SIGN ON PORTABLE OR PERMANENT SUPPORT
- FLAGGER WITH TRAFFIC CONTROL SIGN
- BARRICADE OR DRUM WITH STEADY BURNING LIGHT
- BARRICADE OR DRUM

Traffic Management Division
Clark County Public Works
APPROVED
By: Traffic Manager / Date

APPROVAL OF THESE PLANS SHALL NOT BE CONSTRUED TO BE A WAIVER FOR, OR AN APPROVAL OF, ANY VIOLATION OF STATE OR COUNTY LAW, STATUTES, ORDINANCES OR THE CLARK COUNTY SPECIAL PROVISIONS.

TRAFFIC CONTROL PLAN FOR	CLARK COUNTY NEVADA DEPARTMENT OF PUBLIC WORKS	TYPICAL APPLICATION FOR MULTILANE, DIVIDED OR UNDIVIDED, RURAL OR SUBURBAN, DAY & NIGHT OPERATIONS WHERE ACTIVITIES WILL ENCROACH ON LANE SHUTTING SHOULDER OR ON THE SHOULDER WITHIN OR OUTSIDE OF	SCALE HORZ. VERT. PROJECT NO.: 0711176 FIELD

DRAWING NO.
TCP-405



* ARROW PANELS SHALL BE USED ON HIGH VOLUME AND/OR HIGH SPEED ROADWAYS WITH SPEED LIMITS OVER 35 m.p.h. OR AS DIRECTED BY THE ENGINEER.

NOTES

1. TAPER FORMULA: $L = S\,2W$ FOR SPEEDS OF 45 m.p.h. OR MORE.

   $L = \frac{WS^2}{60}$ FOR SPEEDS OF 40 m.p.h. OR LESS

   WHERE: L = MINIMUM LENGTH OF TAPER.
   S = NUMERICAL VALUE OF POSTED SPEED LIMIT PRIOR TO WORK OR 85 PERCENTILE SPEED.
   W = WIDTH OF OFFSET

2. THE MAXIMUM SPACING BETWEEN CHANNELIZING DEVICES IN A TAPER SHOULD BE APPROXIMATELY EQUAL IN FEET TO THE SPEED LIMIT.

3. FLASHING WARNING LIGHTS AND/OR FLAGS MAY BE USED TO CALL ATTENTION TO THE EARLY WARNING SIGNS.

4. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE IX IN SECTION 716.03.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.

5. A BUFFER SPACE MAY BE USED.

6. TABLE FOR SPACING OF ADVANCE WARNING SIGNS

SPEED	MINIMUM SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS D
0 - 20	200
25 - 30	300
30 - 35	400
40 - 45	500
50 - 60	1000

7. ALL DEVICES ESTABLISHING A TAPER OR TANGENT LANE SHALL BE OF ONE TYPE; DEVICES SHALL NOT BE MIXED BY TYPE.

SYMBOLS

- ARROW PANEL
- FLASHING VEHICLE LIGHT
- PAVEMENT MARKING THAT SHOULD BE REMOVED FOR A LONG TERM PROJECT. TEMPORARY MARKING TO BE PLACED AS NEEDED.
- BARRICADE, DRUM, VERTICAL PANEL OR CONE

BEFORE DIGGING—CALL 456-7261
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEMS
IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
456-7261
2 WORKING DAYS BEFORE STARTING

Traffic Management Division
Clark County Public Works
APPROVED
By: Traffic Manager Date

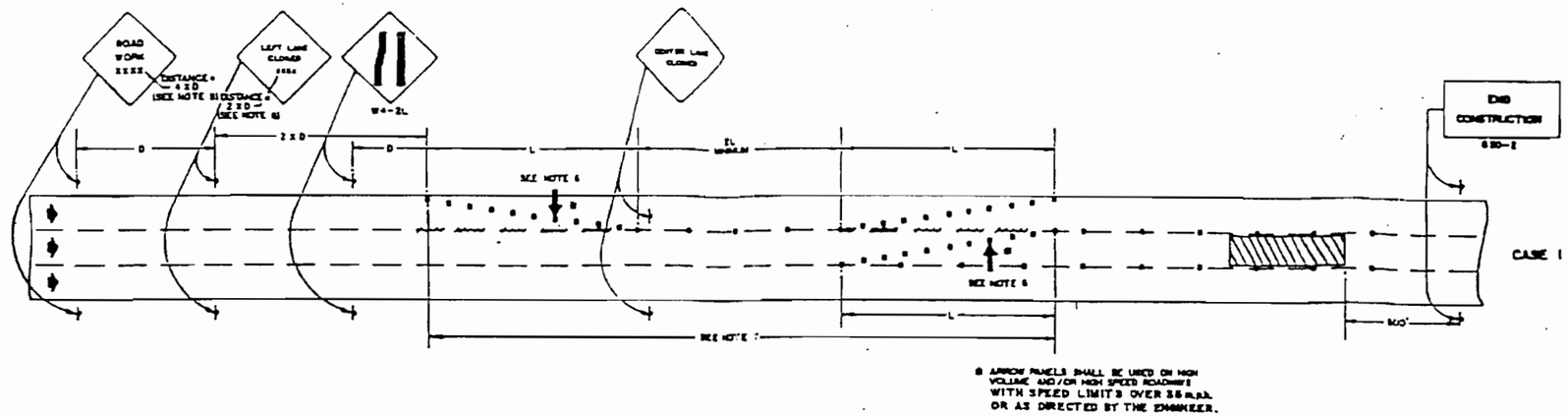
TRAFFIC CONTROL PLAN
FOR
HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR
MULTILANE, UNDIVIDED, RURAL OR SUBURBAN, DAY OR NIGHT OPERATIONS WITH A WORK AREA IN LEFT LANE, ALLOWING WORK ACCESS FROM ADJACENT LANE

SCALE
HORZ.:
VERT.:
PROJECT NO.:
FIELD BOOK

DRAWING NO.
TCP-406
SHT. 1 OF 1



NOTES

1. TAPER FORMULA: $L = S \times W$ FOR SPEEDS OF 45 m.p.h. OR MORE.
   $L = \frac{WS^2}{60}$ FOR SPEEDS OF 40 m.p.h. OR LESS
   WHERE: L = MINIMUM LENGTH OF TAPER.
   S = NUMERICAL VALUE OF POSTED SPEED LIMIT PRIOR TO WORK OR 85 PERCENTILE SPEED.
   W = WIDTH OF OFFSET
2. THE MAXIMUM SPACING BETWEEN CHANNELIZING DEVICES IN A TAPER SHOULD BE APPROXIMATELY EQUAL IN FEET TO THE SPEED LIMIT.
3. FLASHING WARNING LIGHTS AND/OR FLAGS MAY BE USED TO CALL ATTENTION TO THE EARLY WARNING SIGNS.
4. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE IX IN SECTION 716.03.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.
5. A BUFFER SPACE MAY BE USED.
6. SINCE TWO ARROW PANELS ARE USED IN CASE 1, CARE SHOULD BE TAKEN TO PREVENT CONFUSION AND CONFLICTING DIRECTIONS TO TRAFFIC. ARROW PANELS SHALL BE PLACED & AIMED SO THAT THE SECOND ARROW PANEL IS ONLY VISIBLE TO MOTORIST IN THE CENTER LANE. SPECIAL ARROW PANEL UNITS HAVING OPTICAL PROGRAMMING & DIMMING FEATURES MAY BE REQUIRED.
7. ALL DEVICES ESTABLISHING A TAPER OR TANGENT LINE SHALL BE OF ONE TYPE; DEVICES SHALL NOT BE MIXED BY TYPE.
8. TABLE FOR SPACING OF ADVANCE WARNING SIGNS

SPEED	MINIMUM SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS D
0-20	200
25-30	300
30-35	400
40-45	500
50-60	1000

SYMBOLS

- WORK AREA
- ARROW BOARD
- SIGN ON PORTABLE OR PERMANENT SUPPORT
- BARRICADE DRUM, VERTICAL PANEL OR CONE
- PAVEMENT MARKING THAT SHOULD BE REMOVED FOR A LONG TERM PROJECT. TEMPORARY MARKINGS TO BE PLACED AS NEEDED.

BEFORE DIGGING—CALL 455-7311
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEMS
IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
455-7311
2 WORKING DAYS BEFORE STARTING

Traffic Management Division
Clark County Public Works
APPROVED
By [signature] Traffic Manager Date

REV. NO.	DATE	DESCRIPTION	APPROVED

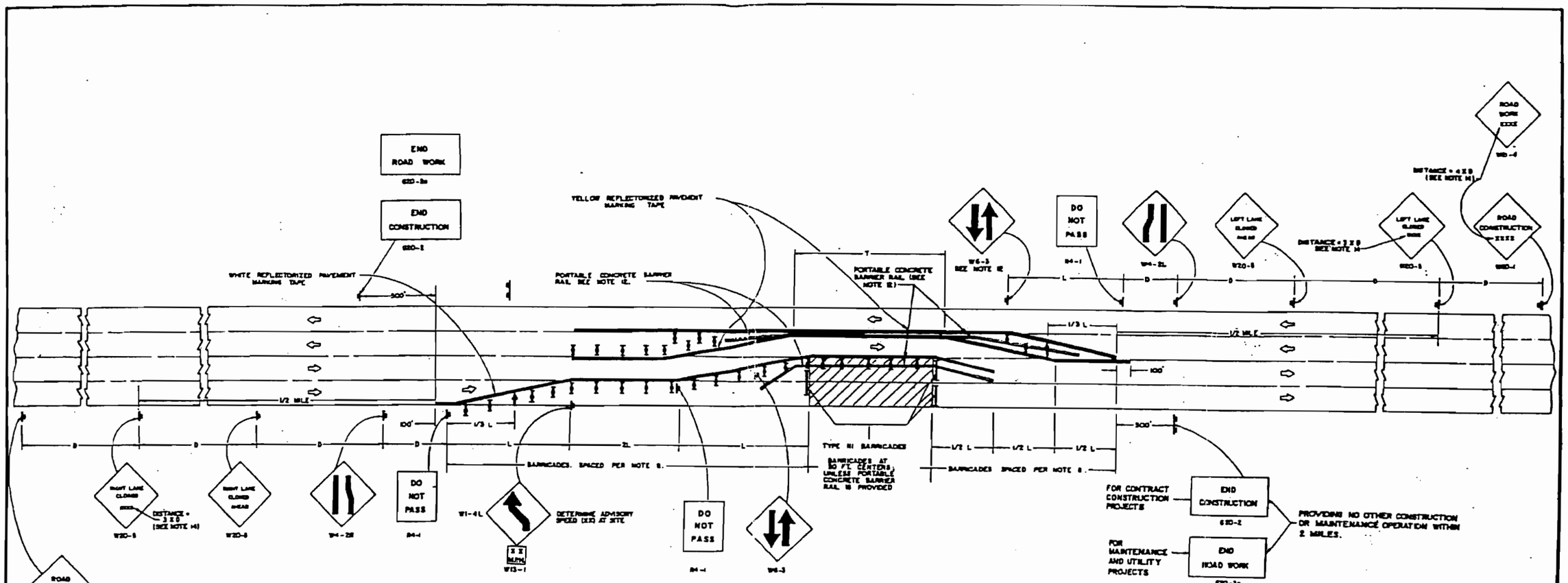
TRAFFIC CONTROL PLAN FOR HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR
MULTILANE, 1-WAY OR DIVIDED, RURAL OR SUBURBAN, DAY OR NIGHT OPERATIONS WHERE CENTER LANE(S) ARE CLOSED

SCALE HORZ: VERT:
PROJECT NO.: 67M78
FIELD BOOK

DRAWING NO. TCP-407
SHT. 1 OF 1



GENERAL NOTES

1. REFLECTIVE BOLD WHITE EDGE LINES AND A YELLOW CENTER LINE SHALL BE USED WHEN THE CLOSURE TIME EXCEED FOUR DAYS OR WHEN THE NORMAL POSTED SPEED OUTSIDE THE AREA OF OPERATIONS EXCEEDS 50 MILES PER HOUR. REFLECTORIZED PAVEMENT MARKING TAPE SHALL BE USED FOR MARKING THE CENTER LINE AND EDGE LINES ON THE EXISTING PAVEMENT. RAISED REFLECTIVE PAVEMENT MARKERS CONFORMING TO CLARK COUNTY STANDARDS MAY BE USED IN LIEU OF TAPE WHERE THE PAVEMENT MARKING IS TO PLACED ADJACENT TO BARRICADES. ALL EXISTING MARKERS WHICH CONFLICT WITH THE REVISED TRAFFIC PATTERN SHALL BE REMOVED.

2. IF REQUIRED UNDER NOTE 12, TWO-WAY TRAFFIC (NOTE 8) SHALL BE REPEATED EVERY ONE QUARTER MILE IN EACH DIRECTION THROUGH THE TANGENT DISTANCE (T).

3. WHEN (T) IS GREATER THAN 500 FEET, 4-FOOT LENGTHS OF DOUBLE YELLOW REFLECTORIZED PAVEMENT MARKING TAPE AT 80-FOOT CENTERS MAY BE USED.

4. THIS CODE DOES NOT APPLY WHEN WORK IS BEING PERFORMED IN THE MIDDLE LANE (S) OF A 3S OR MORE LANE HIGHWAY. SPECIAL PLANS APPROVED BY THE ENGINEER WILL BE REQUIRED.

5. CONES MAY BE SUBSTITUTED FOR BARRICADES DURING DAY OPERATIONS, BUT THE NUMBER SHALL BE DOUBLE THAT REQUIRED OF BARRICADES. CONES SHALL BE A MINIMUM OF 28" IN HEIGHT.

6. STEADY BURNING LIGHTS WILL NOT BE REQUIRED ON BARRICADES FOR DAY OPERATIONS.

7. ALL SIGNS SHALL BE POST MOUNTED IF THE CLOSURE TIME EXCEEDS FOUR DAYS.

8. THE "L" DISTANCE EQUAL:

FORMULAE FOR TAPER LENGTH

Posted Speed	Formula
40 mph or more	$L = \frac{WS^2}{60}$
40 mph or less	$L = WS$

where
L = Taper length
W = Width of lane or offset
S = Posted speed, or off-peak 85 percentile speed

TAPER LENGTHS FOR LANE CLOSURES – DISTANCE L

Posted Speed M.P.H.	Taper Lengths Lane Width in Feet 10'	11'	12'	Spacing of Barricades Between the Taper*	Spacing of Barricades Along Taper on Point
20	70	77	84	5	20
25	125	138	150	6	25
30	180	198	216	7	30
35	245	270	294	8	35
40	320	352	384	9	40
45	405	445	486	10	45
50	500	550	600	10	50
55	605	665	726	10	55

ALL DEVICES ESTABLISHING A TAPER OR TANGENT LINE SHALL BE OF ONE TYPE; DEVICES SHALL NOT BE MIXED BY TYPE.

9. TYPE B HIGH INTENSITY FLASHING LIGHTS SHALL BE USED ON EACH APPROACH IN ADVANCE OF THE WORK AREA DURING HOURS OF DARKNESS AND INSTALLED ABOVE THE FIRST TWO SIGNS IN EACH SERIES.

10. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED TO FIT FIELD CONDITIONS.

11. ALL VEHICLES, EQUIPMENT, WORKERS AND THEIR ACTIVITIES ARE RESTRICTED AT ALL TIMES TO ONE SIDE OF THE PAVEMENT UNLESS OTHERWISE AUTHORIZED BY THE ENGINEER.

12. PORTABLE CONCRETE BARRIER RAIL SHALL CONFORM WITH TCP-102 AND BE USED WHEN CALLED FOR THEREON. WHEN PORTABLE CONCRETE BARRIER RAIL IS REQUIRED, THE W6-3 SIGNS SHALL BE OMITTED.

13. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE III IN SECTION 716.03.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.

14. TABLE FOR SPACING OF ADVANCE WARNING SIGNS

SPEED	SIGNAGE SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS #
0-20	200
25-30	300
30-35	400
40-45	500
50-60	1000

SYMBOLS

- WORK AREA
- ARROW BOARD
- SIGN ON PORTABLE OR PERMANENT SUPPORT
- BARRICADE OR DRUM WITH STE[illegible]
- PORTABLE CONCRETE BARRIER

BEFORE DIGGING—CALL 456-7211
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEMS
IF WORKING AT OR NEAR TRAFFIC SIGNAL CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
456-7211
2 WORKING DAYS BEFORE STARTING

Traffic Management Division
Clark County Public Works
APPROVED
By: Traffic Manager Date

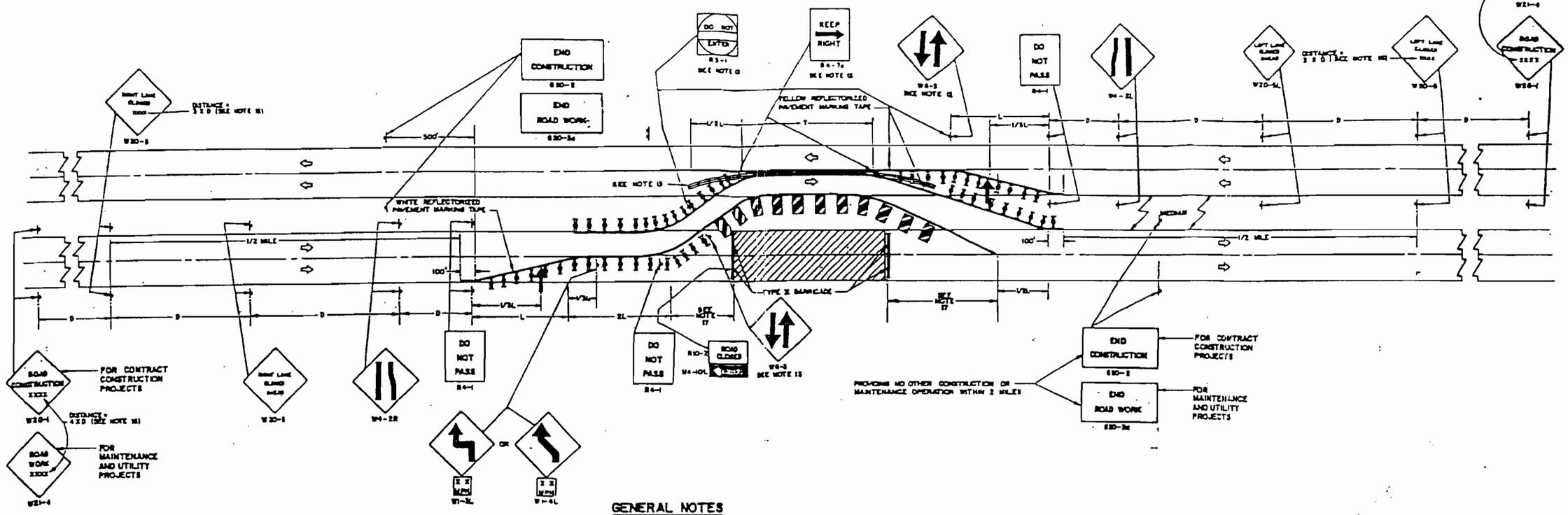
REV. NO.	DATE	DESCRIPTION	APPROVED

TRAFFIC CONTROL PLAN
FOR
HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR
MULTILANE, 2-WAY, UNDIVIDED, RURAL OR SUBURBAN, DAY OR NIGHT OPERATIONS WHERE ACTIVITIES REQUIRE CLOSING TWO ADJACENT LANES & AN OPPOSING LANE IS USED FOR A TEMPORARY BYPASS.

SCALE: HORIZ: VERT:
PROJECT NO.: 87HR76
FIELD BOOK
DRAWING NO. TCP-408
SHT. 1 OF 1



GENERAL NOTES

1. THE "L" DISTANCE EQUALS:

FORMULAS FOR TAPER LENGTH

Posted Speed	Formula
40 mph or greater	$L = \frac{WS^2}{60}$
45 mph or lower	$L = WS$

where:
L = taper length
W = width of lane or offset
S = posted speed, or off-peak 85 percentile speed

TAPER LENGTHS FOR LANE CLOSURES– DISTANCE L

Speed Limit M.P.H.	Taper Length Lane Width in Feet 10	11	12	Number of Channelizing Devices for Taper*	Spacing of Devices Along Taper in Feet
30	75	75	90	5	30
35	105	115	125	6	35
40	150	165	180	7	40
45	205	225	245	8	45
50	275	305	330	9	50
55	450	495	540	13	55
60	500	550	600	13	60
65	550	605	660	13	65

*Based on 12-foot wide lane. However, this extension is also appropriate for lane widths less than 12 feet.

2. IF REQUIRED UNDER NOTE 14, TWO WAY TRAFFIC SIGNS SHALL BE REPEATED EVERY ONE-QUARTER MILE IN EACH DIRECTION THROUGH THE TANGENT DISTANCE.

3. WHEN (T) IS GREATER THAN 500 FT., 4-FOOT LENGTHS OF DOUBLE YELLOW REFLECTORIZED PAVEMENT MARKING TAPE AT 50 FOOT CENTERS MAY BE USED.

4. A CURVE SIGN SHALL BE REQUIRED AT THE EXIT END OF THE BYPASSES IF (T) IS EQUAL TO OR GREATER THAN 1,000 FEET.

5. ON PAVED CROSSOVERS, REFLECTIVE EDGE LINES AND A CENTERLINE SHALL BE USED WHEN THE CLOSURE TIME EXCEEDS FOUR DAYS OR WHEN THE NORMAL POSTED SPEED OUTSIDE THE AREA OF OPERATIONS EXCEEDS 50 M.P.H. REFLECTORIZED PAVEMENT MARKING TAPE SHALL BE USED FOR MARKING THE EDGE LINES AND CENTER LINE ON THE EXISTING PAVEMENT. EITHER TAPE OR REFLECTORIZED PAVEMENT MARKING PAINT MAY BE USED FOR MARKINGS ON THE PAVED CROSSOVER. RAISED REFLECTIVE PAVEMENT MARKERS CONFORMING TO CLARK COUNTY STANDARDS MAY BE USED IN LIEU OF TAPE OR PAINT WHERE THE PAVEMENT MARKING IS TO BE PLACED ADJACENT TO BARRICADES OR VERTICAL PANELS. ALL EXISTING PAVEMENT MARKINGS WHICH CONFLICT WITH THE REVISED TRAFFIC PATTERN SHALL BE REMOVED.

6. CONES MAY BE SUBSTITUTED FOR BARRICADES AT HALF THE SPACING DURING DAY OPERATIONS. CONES SHALL BE A MINIMUM OF 28 IN. IN HEIGHT.

7. SIGNS MOUNTED IN THE MEDIAN MAY BE OMITTED WHEN THE MEDIAN IS LESS THAN 60 FT. WIDE.

8. STEADY BURNING LIGHTS WILL NOT BE REQUIRED ON BARRICADES FOR DAY OPERATIONS.

9. ALL SIGNS SHALL BE POST MOUNTED IF THE CLOSURE TIME EXCEEDS FOUR DAYS.

10. HIGH INTENSITY FLASHING LIGHTS SHALL BE USED ON EACH APPROACH IN ADVANCE OF THE WORK AREA DURING HOURS OF DARKNESS AND INSTALLED ABOVE THE FIRST TWO SIGNS IN EACH SERIES.

11. LONGITUDINAL DIMENSIONS MAY BE ADJUSTED SLIGHTLY TO FIT FIELD CONDITIONS.

12. ALL BARRICADE LIGHTS SHALL BE BIDIRECTIONAL.

13. PORTABLE CONCRETE BARRIER RAIL SHALL CONFORM WITH TCP-102 AND BE USED WHEN CALLED FOR THEREON. WHEN PORTABLE CONCRETE BARRIER RAIL IS REQUIRED, THE W6-3 & R1-1 SIGNS SHALL BE OMITTED.

14. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE IX IN SECTION 716.03.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.

15. ALL DEVICES ESTABLISHING A TAPER OR TANGENT LINE SHALL BE OF ONE TYPE; DEVICES SHALL NOT BE MIXED BY TYPE.

16. TABLE FOR SPACING OF ADVANCE WARNING SIGNS

SPEED MILES PER HOUR 85th PERCENTILE	MINIMUM SPACING BETWEEN SIGNS B
0-20	200
25-30	300
30-35	400
40-45	500
50-60	1000

17. ENGINEERED GEOMETRIC DESIGN TO BE PROVIDED BY ENGINEER.

SYMBOLS

- ARROW BOARD
- WORK AREA
- SIGN ON PORTABLE OR PERMANENT SUPPORT
- BARRICADE OR DRUM WITH STEADY BURNING LIGHT
- VERTICAL PANEL
- PORTABLE CONCRETE BARRIER RAIL

BEFORE DIGGING – CALL 455-7111
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEM!
IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
455-7111
2 WORKING DAYS BEFORE STARTING

Traffic Management Division
Clark County Public Works
APPROVED
By: Traffic Manager Date

REV. NO.	DATE	DESCRIPTION	APPROVED

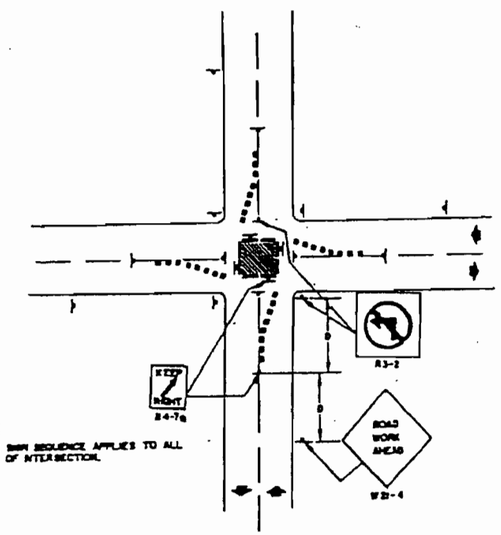
TRAFFIC CONTROL PLAN
FOR
HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR
MULTILANE, DIVIDED, RURAL OR SUBURBAN, DAY OR NIGHT OPERATIONS WHERE ACTIVITIES REQUIRE CLOSING TWO ADJACENT LANES & AN OPPOSING LANE IS USED FOR A TEMPORARY CROSSOVER.

SCALE HORZ. VERT.
PROJECT NO.: 87147A
FIELD BOOK

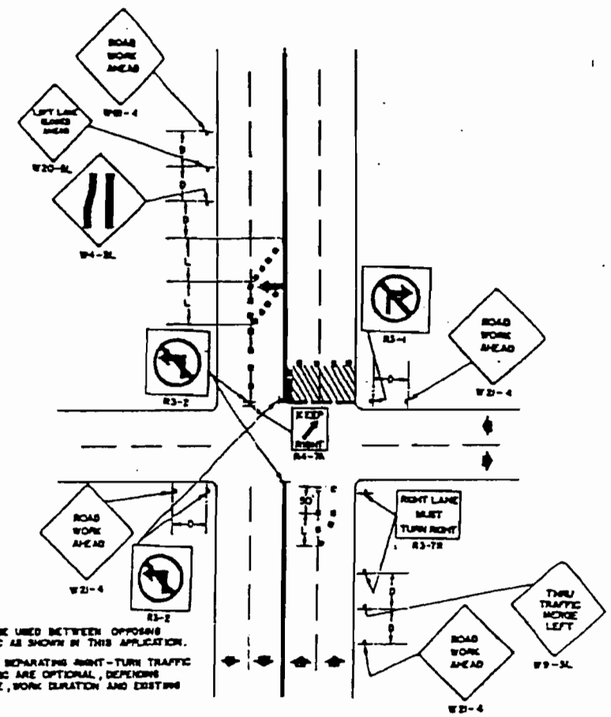
DRAWING NO.
TCP-409
SHT. 1 OF 1



NOTE:

1. SAME SIGN SEQUENCE APPLIES TO ALL LEGS OF INTERSECTION.

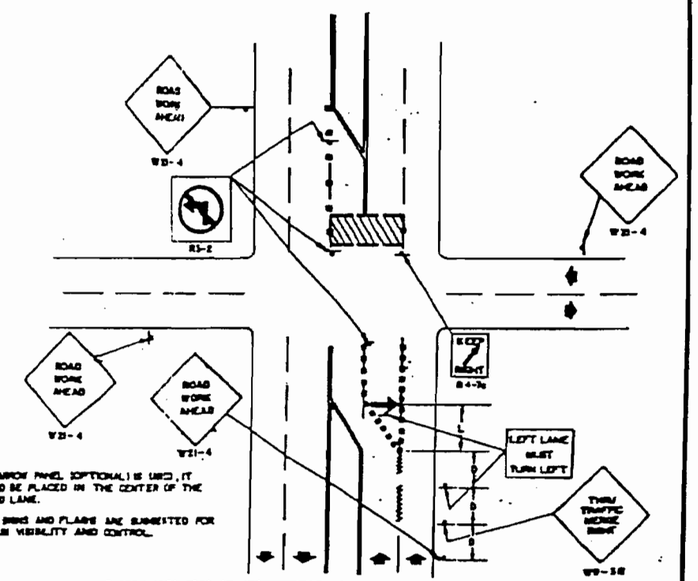
A. WORK AREA IS IN THE CENTER OF AN INTERSECTION



NOTES:

1. A BUFFER SPACE MAY BE USED BETWEEN OPPOSING DIRECTIONS OF TRAFFIC AS SHOWN IN THIS APPLICATION.
2. CHANNELIZING DEVICES SEPARATING RIGHT-TURN TRAFFIC FROM THROUGH TRAFFIC ARE OPTIONAL, DEPENDING UPON TRAFFIC VOLUME, WORK DURATION AND EXISTING TRAFFIC CONTROLS.

B. WORK AREA NEAR AN INTERSECTION, ALLOWING RIGHT TURNS



NOTES:

1. IF AN ARROW PANEL (OPTIONAL) IS USED, IT SHOULD BE PLACED IN THE CENTER OF THE CLOSED LANE.
2. LANE SIGNS AND FLARES ARE SUGGESTED FOR MAXIMUM VISIBILITY AND CONTROL.

C. WORK AREA NEAR AN INTERSECTION, PROVIDING ACCESS TO LEFT-TURN LANE

NOTES AND SYMBOLS COMMON TO ABOVE DRAWINGS

NOTES

1. FORMULAS FOR TAPER LENGTHS

Posted Speed	Formula
40 mph or less	$L = \frac{WS^2}{60}$
45 mph or over	$L = WS$

Where:
L = taper length
W = width of lane or offset
S = posted speed, or off-peak 85 percentile speed

TAPER LENGTHS FOR LANE CLOSURES – DISTANCE L

Speed Limit M.P.H.	Taper Lengths (Lane Width in Feet) 10'	11'	12'	Spacing of Channelizing Devices (Spacing of Taper*)	Spacing of Channelizing Devices Along Taper in Feet
20	70	77	84	1	20
25	125	137	150	1	25
30	180	198	216	1	30
35	245	270	294	1	35
40	320	352	384	1	40
45	405	445	486	1	45
50	500	550	600	1	50
55	605	665	726	1	55
60	720	792	864	1	60

*Based on 12-foot wide lane. Alternate, one channelizing device per 20 feet, approximates the taper based on lane width 10' and 11'.

2. ADDITIONAL ADVANCE WARNING MAY BE NECESSARY.
3. PROHIBIT TURNS AS REQUIRED BY TRAFFIC CONDITIONS.
4. TABLE FOR SPACING OF ADVANCE WARNING SIGNS

SPEED	MINIMUM SPACING
MILES PER HOUR 85th PERCENTILE	BETWEEN SIGNS S
0 - 20	300
25 - 30	500
35 - 45	600
40 - 45	800
50 - 60	1000

5. ALL DEVICES ESTABLISHING A TAPER OR TRANSITIONAL LINE SHALL BE OF ONE TYPE; DEVICES SHALL NOT BE MIXED BY TYPE.

SYMBOLS

- CHANNELIZING DEVICES
- PAVEMENT MARKINGS THAT SHOULD BE REMOVED FOR A LONG TERM PROJECT. TEMPORARY MARKINGS TO BE PLACED AS NEEDED.
- ARROW PANEL
- TYPE II BARRICADE

BEFORE DIGGING—CALL 486-7591
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEM
IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
486-7591
2 WORKING DAYS BEFORE STARTING

Traffic Management Division
Clark County Public Works
APPROVED
By: _____ Date
Traffic Manager

APPROVED

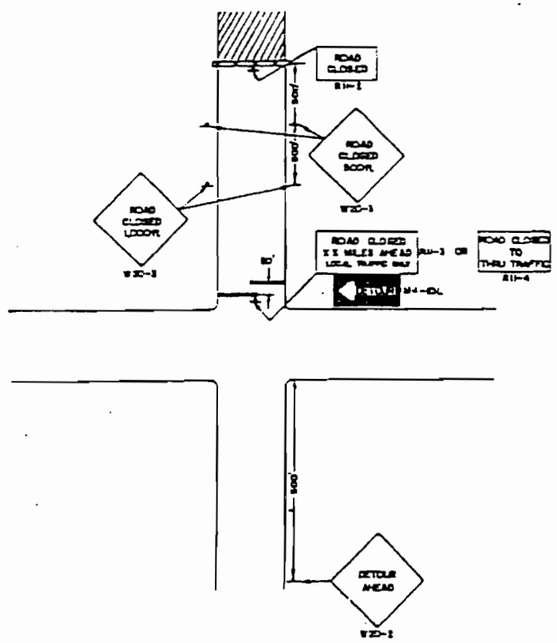
TRAFFIC CONTROL PLAN
FOR
HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

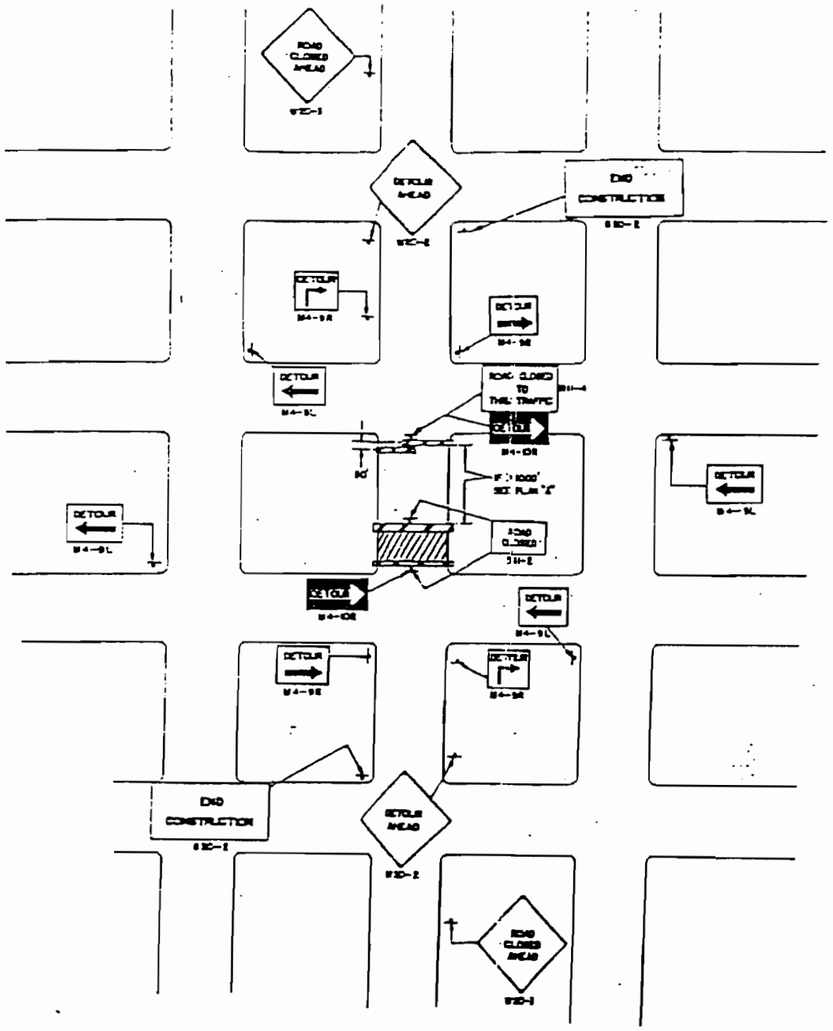
TYPICAL APPLICATION FOR
WORK AREAS WITHIN, OR NEAR, SUBURBAN INTERSECTIONS

SCALE: HORZ.: VERT.:
PROJECT NO.: 97111TA
FIELD BOOK

DRAWING NO.
TCP-501
SHT. 1 OF 1



A. TYPICAL APPLICATION—ROADWAY CLOSED BEYOND DETOUR POINT.



B. TYPICAL APPLICATION—DETOUR SIGNING FOR ROAD CONSTRUCTION PROJECT IN A STREET GRID.

NOTES

1. ANY ROAD CLOSURE MUST BE EXPRESSLY PERMITTED IN WRITING BY THE MANAGER OF THE CLARK COUNTY TRAFFIC MANAGEMENT DIVISION OR THE DIRECTOR OF THE CLARK COUNTY DEPARTMENT OF PUBLIC WORKS.
2. ALL WARNING SIGNS SHALL HAVE BLACK LEGEND AND BORDER ON AN ORANGE BACKGROUND. ALL SIGNS HAVING AN ORANGE COLOR SHALL BE MADE OF MATERIALS CONFORMING TO TYPE "X" IN SECTION 716.03.01 OF THE CLARK COUNTY SPECIAL PROVISIONS.
3. REGULATORY TRAFFIC CONTROL DEVICES TO BE MODIFIED AS NEEDED FOR THE DURATION OF THE DETOUR.
4. WARNING LIGHTS SHALL BE USED TO MARK BARRICADES AT NIGHT AS NEEDED.
5. STREET NAMES MAY BE USED WHEN DESIRABLE FOR DIRECTING DETOURED TRAFFIC.

SYMBOLS

WORK AREA

TYPE "X" BARRICADES, PLACED END-TO-END FOR WIDTH OF ROADWAY DEPICTED.

"X" SIGN ON PORTABLE OR PERMANENT SUPPORT.

BEFORE DIGGING—CALL 486-7[illegible]
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEM
IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
486-7[illegible]
2 WORKING DAYS BEFORE STARTING

Traffic Management Division
Clark County Public Works
APPROVED
By [illegible]
Traffic Manager Date

REV. NO.	DATE	DESCRIPTION	APPROVED

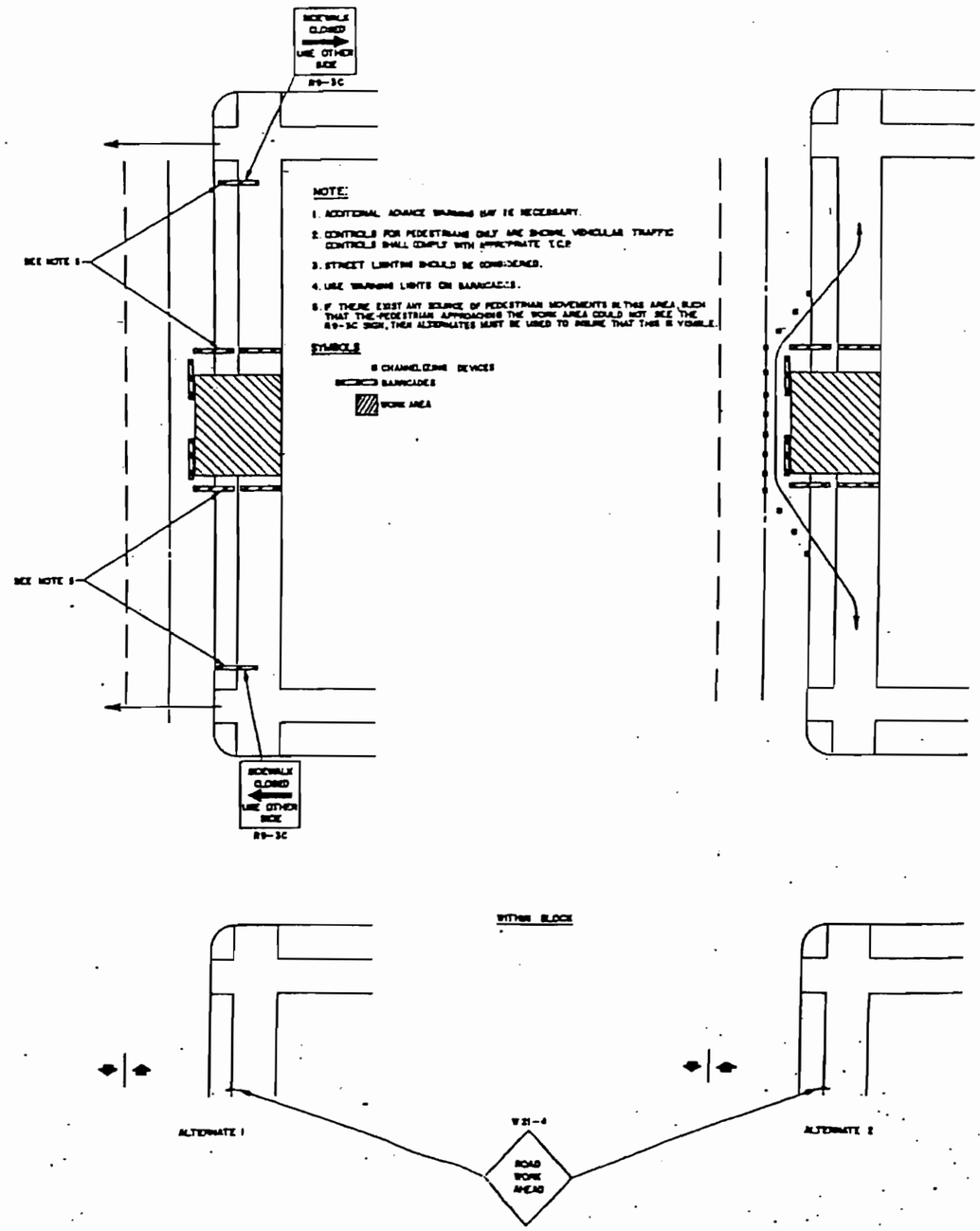
TRAFFIC CONTROL PLAN
FOR
HIGHWAY WORK ZONE

CLARK COUNTY NEVADA
DEPARTMENT OF PUBLIC WORKS

TYPICAL APPLICATION FOR
2-LANE, 2-WAY, RURAL OR SUBURBAN, DAY OR
NIGHT ROAD CLOSURE

SCALE HORZ.: VERT.:
PROJECT NO.: 871178
FIELD BOOK

DRAWING NO.
TCP-601
SHT. 1 OF 1

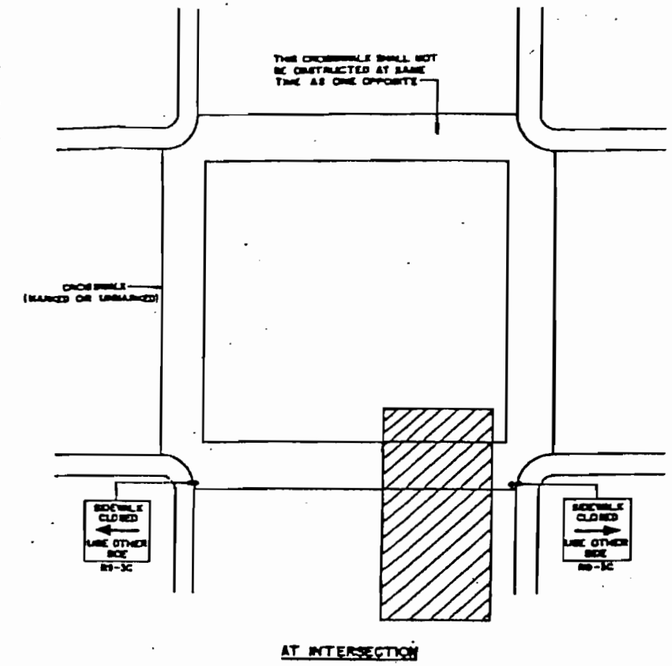


NOTE:

1. ADDITIONAL ADVANCE WARNING MAY BE NECESSARY.
2. CONTROLS FOR PEDESTRIANS ONLY ARE SHOWN. VEHICULAR TRAFFIC CONTROLS SHALL COMPLY WITH APPROPRIATE T.C.P.
3. STREET LIGHTING SHOULD BE CONSIDERED.
4. USE WARNING LIGHTS ON BARRICADES.
5. IF THERE EXIST ANY SOURCE OF PEDESTRIAN MOVEMENTS IN THIS AREA, SUCH THAT THE PEDESTRIAN APPROACHING THE WORK AREA COULD NOT SEE THE R9-3C SIGN, THEN ALTERNATES MUST BE USED TO INSURE THAT THIS IS VISIBLE.

SYMBOLS

- CHANNELIZING DEVICES
- BARRICADES
- WORK AREA



AT INTERSECTION

BEFORE DIGGING—CALL 456-7[illegible]
FOR
CLARK COUNTY SIGNALS & STREET LIGHTS
NOT PART OF ONE-CALL SYSTEMS
IF WORKING AT OR NEAR TRAFFIC SIGNAL
CALL
CLARK COUNTY SIGNALS & STREET LIGHTS
AT
456-7[illegible]
2 WORKING DAYS BEFORE STARTING

Traffic Management Division
Clark County Public Works
APPROVED
By [illegible] Traffic Manager Date

TRAFFIC CONTROL PLAN FOR HIGHWAY WORK ZONE	CLARK COUNTY NEVADA DEPARTMENT OF PUBLIC WORKS	TYPICAL APPLICATION FOR CONTROLLING PEDESTRIAN TRAFFIC	SCALE HORZ.: VERT.: PROJECT NO.: 8711176 FIELD BOOK	DRAWING NO. TCP-701 SHT. 1 OF 1		

improvement requirements

Chapter 28.28

IMPROVEMENT REQUIREMENTS

Sections:

28.28.010 General requirements.
28.28.020 Adopted standards and specifications.
28.28.030 Improvement plans.
28.28.040 Plans approved by county engineer.
28.28.050 Service connections to each lot.
28.28.060 Entry and inspection.
28.28.070 As built drawings.
28.28.080 Building site plan.
28.28.090 Public sites.
28.28.100 Dedication and improvements.
28.28.110 Land not required or suitable for public use.
28.28.120 Completion of public improvements.
28.28.130 Specifications and procedures.
28.28.140 Compliance with other laws.

28.28.010 General requirements. The subdivider shall provide all improvements, or agree, in writing, to provide all improvements required by this title prior to recordation of the final subdivision map. Such improvements shall include but not be limited to the following:

(a) Grading, curbs, gutters, berms, paving, drainage and drainage structures necessary for the proper use and drainage of streets, highways and other rights-of-way within, bordering, or necessary to serve the subdivision;

(b) Site grading and drainage, taking into consideration the drainage patterns adjacent to improved or unimproved property;

(c) Street name signs and traffic warning signs;

(d) Sidewalks on all streets, is required;

(e) Fire hydrants in proper location and in sufficient numbers to provide adequate fire protection, as required;

(f) A water system with mains of sufficient size and having a sufficient number of outlets to furnish adequate water supply for all lots in the subdivision, and to provide adequate fire protection, as required;

(g) Sanitary sewer facilities and connections for each lot, as required;

(h) Street lighting facilities, as required;

(i) Street trees, landscaping, and masonry walls as required;

(j) Electrical power distribution system. (Ord. 961 § 6, 1986: Ord. 168 Art. IX § 1, 1962)

28.28.020 Adopted standards and specifications. All improvements except sanitary sewers and water facilities shall conform with county standards and specifications. Sanitary sewers and water facilities shall conform with standards and specifications adopted by Clark County Sanitation District No. 1 and the Las Vegas Valley Water District, respectively. (Ord. 590 § 1, 1978: Ord. 168 Art. IX § 2, 1962)

28.28.030 Improvement plans. The subdivider shall submit the original tracings, and sets of prints as may be required, of the plans, profiles, cross sections and specifications for improvements to the county engineer for checking and approval. The plans, profiles, cross sections and specifications for improvements shall be in accordance with applicable standards and specifications. The original tracings shall be signed as approved by the county engineer only if the plans, profiles, cross sections and specifications for improvements meet the requirements of this title and applicable standards and specifications, and any and all special requirements that have been required by the county planning commission and the board of county commissioners. (Ord. 590 § 2, 1978: Ord. 168 Art. IX § 3, 1962)

28.28.040 Plans approved by county engineer. No improvements shall be commenced until improvement plans and specifications have been approved by the county engineer. Improvements shall be installed in accordance with applicable standards and specifications to permanent line and grade to the satisfaction of the county engineer. (Ord. 590 § 3, 1978: Ord. 168 Art. IX § 4, 1962)

28.28.050 Service connections to each lot. Provision for service connections from utility lines and sanitary sewers shall be made available for each lot in such a manner as will eliminate the necessity of disturbing the street pavement, gutters, culverts, curbs and sidewalks when service connections are made. (Ord. 168 Art. IX § 5, 1962)

28.28.060 Entry and inspection. The county engineer or his authorized representative shall have the right to enter upon the sites of improvements for the purpose of inspecting them, and shall be furnished with samples of materials as may be required for the making of tests to determine the acceptability of such materials.

The subdivider shall notify the county engineer of the date and hour work on any of the following items is expected to begin, notification to be given not less tha twenty-four hours in advance of the time the work is anticipated to start, and i. thereafter conditions develop to delay the start of the work, the subdivider shall notify the county engineer of the delay not less than two hours before work is scheduled to begin.

1. Laying of sewer lines.
2. Backfilling of sewer lines.
3. Placing concrete for curb, gutter, sidewalks, or valley gutters.
4. Placing of Type I base course.
5. Placing of Type II base course.
6. Priming base course.
7. Placing surfacing.
8. Sealing surfacing.
9. Installing street lighting. (Ord. 168 Art. IX § 6, 1962)

28.28.070 As built drawings. On completion and acceptance of the subdivision improvements by Clark County, the subdivider shall present to the county engineer a reproducible set of "as built" drawings, certified to be correct by the subdivision engineer. (Ord. 168 Art. IX § 7, 1962)

28.28.080 Building site plan. A. OFFICERS REQUIRING COPIES. Whenever the subdivider plans to develop the area as a whole and to construct the dwellings thereon, he shall submit a plot plan to each of the following officers:

1. The county engineer
2. The building inspector
3. The planning director

B. PLOT PLAN INFORMATION. The plot plan shall contain information as to the location and arrangement of all dwellings on the plot and any dimension which is necessary to show the relationship of such dwellings to the lot lines.

C. SETBACKS. Building setback lines, front, rear and side yards, shall conform to the official zoning code for that section of Clark County and in which the land to be subdivided is located. (Ord. 168 Art. IX § 8, 1962)

28.28.090 Public sites A. HISTORIC OR SCENIC SITES. The county planning commission shall encourage the preservation of and/or may recommend the dedication or reservation of suitable areas for historic purposes.

B. PARKS, PLAYGROUNDS AND SCHOOL SITES. The subdivider shall give due consideration to the allocation of areas suitably located and of adequate size for schools, playgrounds, playfields and parks for local or neighborhood use to be dedicated, reserved for common use by all the property owners within the subdivision by deed covenants, and/or reserved for acquisition by the county within a period of five years. To this end the county planning commission may recommend the dedication and/or reservation of sites for public purposes when deemed essential to the development of the area or neighborhood. (Ord. 168 Art. IX § 9, 1962)

28.28.100 Dedication and improvements. A. OFFER FOR DEDICATION. All streets, highway, alleys, and/or parcels of land shown on the final map and intended for any public use shall be offered for dedication and/or deeded to the county.

B. IMPROVING DEDICATED LAND. The subdivider shall improve or agree to improve all land dedicated or to be dedicated for streets, highways, public ways and easements as a precedent to acceptance thereof and approval of the final map. Such improvements shall include all grading, surfacing, sidewalks, curbs, gutters, electric power and street lights, culverts, bridges, storm drains, sewer mains and house laterals, water mains, fire hydrants, parkway areas, subsurface drainage, and/or such other improvements as recommended by the county planning commission and approved by the board of county commissioners as conditions of approval of the final map, necessary for the general use of the lot owners and local traffic and drainage needs. (Ord. 168 Art. IX § 10, 1962)

28.28.110 Land not required or suitable for public use. Wherever a preliminary plan or final map proposes the dedication of land to public use and the county planning commission finds that such land is not required or suitable for public use, the commission may either refuse to approve said preliminary plan or final map or it may require the rearrangement of lots to include such land. (Ord. 168 Art. IX § 11, 1962)

28.28.120 Completion of public improvements. Within a period of two years of the approval of the final map all public improvements required by these regulations and other applicable laws and regulations shall be completely installed and

constructed within the area covered by such map, unless the board of county commissioners shall by resolution grant an extension of time for completion and if the bonds or cash guarantees are renewed to cover the extension of time. (Ord. 168 Art. IX § 12, 1962)

28.28.130 Specifications and procedures. The county planning commission shall have authority to adopt specifications and procedures relating to the administration of these regulations and the technical data required hereunder. (Ord. 168 Art. IX § 13, 1962)

28.28.140 Compliance with other laws. No preliminary plan or final map of a subdivision shall be approved if it violates or will result in the violation of any applicable zoning regulation or any other applicable law or regulation. (Ord. 168 Art. IX § 14, 1962)

Chapter 28.32

MINOR SUBDIVISIONS

Sections:

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28.32.010 Minor subdivisions — Applicability. A minor subdivision is required to divide land into four lots or less except when the land division is for the express purpose of:

(a) Creation or realignment of a public right-of-way by a public agency;

(b) Creation or realignment of an easement;

(c) Adjustment of the boundary line between two abutting parcels or the transfer of land between two owners of abutting parcels which does not result in the creation of any additional parcels if such an adjustment is approved pursuant to NRS 278.5692 and is made in compliance with the provisions of NRS 278.5693;

(d) Purchase, transfer or development of space within an apartment building or an industrial or commercial building;

(e) Carry out an order of any court or dividing land as a result of an operation of law;

(f) Any additional exceptions outlined in NRS 278.461. (Ord. 1638 § 2 (part), 1994)

28.32.012 Form of minor subdivision. A minor subdivision shall be in the form of and meet all the requirements of:

(a) A parcel map; or

(b) Under certain circumstances listed below, the requirement for a parcel map shall be waived, and in its place a certificate of land division shall be required in accordance with NRS 278.463 through 278.467 inclusive, provided that:

(1) Unusual circumstances regarding lot size and description exist as follows:

(A) All of the resulting lots are ten gross acres or more, and

(B) All of the resulting lots can be described by aliquot part(s) in accordance with the Bureau of Land Management's current Manual of Surveying Instructions for the survey of the public lands of the United States, and

(C) The lot being subdivided was not previously created by a parcel map or subdivision within the meaning of this chapter,

(2) The requirement for a survey is waived. Under the unusual circumstances described above, the county surveyor has determined that a survey is not required and the requirement for a survey shall be waived unless:

(A) It is known by the county surveyor that the boundaries of the land proposed to be divided are in dispute, or

(B) The land proposed to be divided is within a geographical area of the county which contains documented historic and/or recent surveying and title conflicts known to the county surveyor, or

(C) The land proposed to be divided is within an area originally unsurveyed by the General Land Office or Bureau of Land Management, or

(D) The land proposed to be divided is within a closing section, adjacent to the state line, adjacent to a grant boundary or military or Indian reservation, adjacent to a standard parallel, a guide meridian, a township or a range line, adjacent to a navigable stream, adjacent to or within a tract boundary, or adjacent to a patented mining claim which does not meet the requirements of subsection (b)(1)(B) of this section or a senior survey, or

(E) The land proposed to be divided is within a fractional or irregular township containing elongated, truncated, or otherwise non-standard sections known to the county surveyor, or

(F) The land proposed to be divided is in a tract or portion thereof, or

(G) The land proposed to be divided is a government lot or portion thereof.

Unless the unusual circumstances listed in subsection (b)(1) of this section exist and the survey is waived, a certificate of land division will not be accepted for filing by Clark County and a parcel map will be required. (Ord. 1638 § 2 (part), 1994)

28.32.015 Parcel map — Determination of parcel map requirements. A determination of parcel map requirements shall be filed by the subdivider and issued by Clark County prior to the filing of a parcel map. The purpose of the determination of parcel map requirements is to review the proposed minor subdivision and list requirements for the property owner with minimal initial investment. Submittal requirements include information of record only. A request for a determination of parcel map requirements need not be prepared and/or submitted by a professional consultant. (Ord. 1638 § 2 (part), 1994)

28.32.020 Submittal requirements for determination of parcel map requirements. In order to request such a determination, an application, on the forms provided by the current planning division, along with the following must be submitted to the current planning division:

(a) One copy of preliminary title report which is no more than six months old at the time of submittal covering the property proposed to be subdivided;

(b) Five copies of a site plan drawn to an appropriate scale (generally no less than one equals sixty feet) showing the property proposed to be subdivided, indicating the following:

(1) North arrow,

(2) Existing property lines and dimensions of existing lots (may be obtained from information of record, i.e., an assessor's parcel map),

(3) Property lines and dimensions of lots proposed to be created,

(4) All existing and proposed streets providing access to existing and proposed parcels,

(5) All existing structures and other physical features,

(6) Notation of the distance to existing municipal sewer and water sources if water and sewer lines are located within one mile of the subject property. If such services are further than one mile from the subject property the map should be noted "Municipal water/sewer is located greater than one mile away." The proposed source of water supply and the proposed method of sewage disposal shall be noted on the plan;

(c) Two copies of the most recent assessor's map indicating the parcel proposed to be subdivided;

(d) A nonrefundable review fee payable to Clark County as required by Chapter 28.36 of this title. (Ord. 1854 § 1, 1996: Ord. 1696 § 3, 1995; Ord. 1638 § 2 (part), 1994)

28.32.025 Processing the determination of parcel map requirements. The zoning administrator or designees and the director of public works or designees shall conduct the necessary reviews, inspections and research to make a determination of requirements to be completed by the subdivider either prior to submittal or prior to recording of the parcel map, whichever applies. The zoning administrator or designee shall issue a determination of parcel map requirements within thirty days of the submittal of the complete request. Said determination shall be applicable and can be relied upon by the subdivider for purposes of submitting a parcel map for a period of six months from the date of issuance of the determination of parcel map requirements, subject to the provisions of any state statutes or local ordinances adopted prior to final approval of the parcel map by the zoning administrator.

If the subdivider is unable to complete the requirements necessary for submittal of a parcel map application for the entire property referenced in the determination of parcel map requirements, the subdivider may request an extension of time for up to six months. The request for an extension of time and a fee as required by Chapter 28.36 of this title

must be submitted to the current planning division on or before the expiration date of the determination of parcel map requirements. The zoning administrator or designee may grant an extension of time not to exceed six months. Such extension may require the reevaluation of parcel map requirements and may result in a different determination than the original. (Ord. 1854 § 2, 1996: Ord. 1696 § 4, 1995: Ord. 1638 § 2 (part), 1994)

28.32.027 Administrative exception to filing request for determination of parcel map requirements. An exception to the requirement for filing a request for determination of parcel map requirements may be granted to allow a subdivider to submit a parcel map if all of the issues which would have been identified in the determination of parcel map requirements have been addressed. Such request for administrative exception must be in writing and must be accompanied by the following:

(a) One copy of documentation explaining that the following requirements have been identified and satisfied through previous subdivision or land use application approvals. Such documentation shall include the following:

(1) Approval of the proposed land use,

(2) Demonstration of legal access to the parcel,

(3) Evidence that the property is outside the one-hundred-year floodplain,

(4) Approved drainage study or evidence that the drainage requirements have otherwise been identified and/or satisfied,

(5) Evidence that any required off-site improvement requirements have been identified and/or satisfied;

(b) Filing fee of as required by Chapter 28.36 of this title.

The director of public works and the zoning administrator or their designees shall issue a written approval or denial of the request within ten days of receipt of a complete request. (Ord. 1854 § 3, 1996: Ord. 1638 § 2 (part), 1994)

28.32.030 Submittal requirements and fees for parcel map. After the determination of parcel map requirements has been issued and the requirements of the determination have been satisfied, the owner or his authorized agent shall submit an application on the forms provided by the current planning division, along with the information, documents and fees required below to the current planning division:

(a) One copy of the determination of parcel map requirements issued by the zoning administrator or designee;

(b) Original mylar (twenty-four inches by thirty-two inches minimum), rolled, and ten blueline copies of the original mylar, folded to the approximate dimensions of eight and one-half inches by twelve inches, containing the following:

(1) North arrow,

(2) Scale of map,

(3) Boundaries and dimensions of the land proposed to be divided,

(4) Proposed lot lines and the dimensions of all lots,

(5) Acreage of lots or, if under two acres in size, the square footage of lots to the nearest one-hundredth of a foot and shown in feet and decimals,

(6) Assessor's parcel numbers of all abutting parcels,

(7) Name, location, right-of-way width of all streets abutting the proposed parcel map and those streets providing legal access to each proposed lot,

(8) All monuments found, set, reset or replaced and used as control for the survey, describing their kind, size and location, and giving other data relating thereto, pursuant to NRS 625.380,

(9) Bearing of witness monuments, basis of bearings, bearing and length of lines,

(10) Memorandum of oaths pursuant to NRS 625.320 if applicable,

(11) The following certificates:

(A) Owners' certificate, including dedication of public rights-of-way and easements, and acknowledgments which essentially states:

I/we,_____, do hereby certify that I/we am/are the owner(s) of the parcel of land which is shown upon the attached map. I/we hereby consent to the preparation and recordation of the plat and do hereby offer to dedicate to Clark County all public streets, and grant all public drainage and access easements and other rights-of-way as indicated and outlined hereon for the use of the public.

_____

(Name) Date
Owner

_____

(Name) Date
Owner

(B) Beneficiaries' certificate, if applicable (may be a separate document), and acknowledgments which essentially states:

I/we,_____, do hereby consent to the preparation and recordation of this map and dedication of right-of-way offered in accordance with the owners' certificate.

_____

(Name) Date

(C) Certificate of professional land surveyor preparing the map pursuant to NRS 278.375;

(D) County surveyor's certificate which essentially states:

I,_____, County Surveyor, Clark County, Nevada, do hereby certify that on this____day of_____, 199_, I have examined this parcel map and that it is technically correct.

_____

(Name)

(E) Certificate accepting right-of-way and easements which essentially states:

This is to certify that_____, as designated by the Board of County Commissioners, approved and accepted on behalf of the public, any parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication shown hereon.

_____

(Name) Date
for the Director of Public Works

(F) Zoning administrator's certificate which essentially states:

This is to certify that the Zoning Administrator, as designated by the Board of County Commissioners, approved this map on behalf of Clark County on the

_____day of_____, 199___.

_____

(Name)
for the Zoning Administrator

PURSUANT TO N.R.S. 278.468, THIS MAP MUST BE RECORDED BY

_____, 199___.

(12) Any easements of record to include patent reservations, and any easements granted or dedications made, indicating location, width, purpose and recording information,

(13) If a community well is the proposed source of water, the location and dimensions of the well site and the community well permit number,

(14) Any other data necessary for the interpretation of the various items and locations of the points, lines and area shown as determined by the zoning administrator, director of public works and/or county surveyor;

(c) One copy of a title report which is no more than six months old at the time of submittal covering the property proposed to be subdivided. An ownership guarantee, no more than two weeks old, from a title company which lists the following shall be required prior to approving the final map:

(1) The name of each owner of record of the land to be divided, and

(2) The name of each holder of record of a security interest in the land to be divided, if the security interest was created by a mortgage or a deed of trust;

(d) Copies of all documents of record which contain a grant of easement, including government patents;

(e) Documents necessary to demonstrate legal access to the parcel proposed to be subdivided;

(f) A statement declaring the proposed method of sewage disposal;

(g) A statement declaring the proposed source of water supply;

(h) Three copies of completed street name form if new street names are required;

(i) One of the following, whichever is specified in the determination of parcel map requirements:

(1) Two copies of the letter issued by the department of public works approving a drainage study and three blueline copies of the approved grading plan, or

(2) Three blueline copies of the approved grading plan, or

(3) Original mylar and three blueline copies of the topographic map showing:

(A) Contour lines over the entire parcel map having the following intervals:

(i) One-foot contour levels for ground slopes less than three percent,

(ii) Two-foot contour levels for ground slopes between three percent and five percent,

(iii) Five-foot contour intervals for ground slopes between five percent and twenty-five percent, and

(iv) Ten-foot contour intervals for ground slopes exceeding twenty-five percent,

(B) Location of all permanent physical features such as flood washes and direction of flow, areas subject to inundation by a one-hundred-year flood as on file in the Clark County public works department, type of road surface, width of road surfaces, and existing structures, fences, or any other improvements,

(C) A certificate prepared by the surveyor indicating:

(i) The person or entity for whom the survey was performed,

(ii) The general vicinity of the property being surveyed,

(iii) The date the survey was completed,

(iv) Any other pertinent information,

(D) Signature and validated seal of the surveyor who performed the survey;

(j) Documentation from the department of public works that any required off-site improvement plans are in approvable form;

(k) One copy of the county surveyor's check print pursuant to Section 28.32.180;

(l) Nonrefundable filing fee as required by Chapter 28.36 of this title. (Ord. 2155 § 13, 1998: Ord. 2098 § 15 (part), 1998: Ord. 1854 § 4, 1996: Ord. 1696 § 5, 1995; Ord. 1638 § 2 (part), 1994)

28.32.032 Second or subsequent parcel map. For a second or subsequent parcel map, with respect to (a) a single parcel; or (b) a contiguous tract of land under the same ownership, or ownership by a partnership or corporation of which an individual is a principal or officer, or ownership by persons of first degree of consanguinity, any reasonable improvement may be required, but not more than would be required for a subdivision. (Ord. 1638 § 2 (part), 1994)

28.32.035 Street, drainage improvement and survey monumentation requirements. The subdivider shall grant right-of-way as required in accordance with Title 27 of the Clark County Code to mitigate the impact of the proposed subdivision on surrounding parcels. The subdivider shall provide all improvements as required in Section 28.32.160, Improvements and standards for a parcel map, of this title and in accordance with Title 27 of the Clark County Code, and all survey monumentation as required in Section 28.32.180, Survey review, monumentation and bonding, of this title and in accordance with Title 27 of the Clark County Code. (Ord. 2098 § 15 (part), 1998: Ord. 1638 § 2 (part), 1994)

28.32.040 Processing. (a) Distribution. Within five days of filing of a complete application, the zoning administrator or designee shall forward at least one copy of the map, stamped with the filing date, assigned number and any accompanying data to the

public works department, county surveyor, health district, sanitation district, water purveyor, fire alarm office, the Nevada division of water resources and/or such other departments as is deemed advisable.

(b) Agency Recommendations. Each of the public agencies and departments shall, within twenty days after the map has been transmitted, forward its recommendations to the zoning administrator.

(c) Notification. After receiving all agency and department recommendations, the current planning division shall notify the preparer of the map and the subdivider of any requirements for changes, corrections or additional information. Such additional information shall include, but not be limited to, an ownership guarantee, no more than two weeks old, from a title company which lists the following:

(1) The name of each owner of record of the land to be divided; and

(2) The name of each holder of record of a security interest in the land to be divided if the security interest was created by a mortgage or a deed of trust.

All requirements must be met prior to review of the parcel map by the zoning administrator. Should the requirements not be satisfied within one year from the date of filing the parcel map application, the application will expire. The zoning administrator may grant an extension of time not to exceed one additional year from the filing date upon the written request of the property owner or the authorized representative of the property owner. Such extension may require the reevaluation of improvement requirements and/or the recalculation of bond amounts as provided in Sections 28.32.160 through 28.32.170 and will require the payment of fees as required by Chapter 28.36 of this title. (Ord. 1854 § 5, 1996: Ord. 1696 § 6, 1995; Ord. 1638 § 2 (part), 1994)

28.32.045 Hearings and decisions. (a) Approval by the Zoning Administrator. As an administrative function, within forty-five days after the filing of the complete parcel map application, unless such time is extended by mutual agreement with the subdivider, the zoning administrator or designee shall certify final approval of the parcel map when all the requirements of this title have been satisfied or may conditionally approve or disapprove such map. Upon the certification of final approval of the parcel map by the zoning administrator, notification of final approval shall be made to the preparer of the map and the subdivider, or his designated representative and any other departments and agencies as deemed advisable.

(b) Appeal to the Board of County Commissioners. The decision of the zoning administrator may be appealed by the applicant to the board of county commissioners within thirty days of the date of said decision by filing written notice of appeal with the current planning division. The notice of appeal shall describe the reason for the appeal and explain why the zoning administrator's decision is invalid or inappropriate. The board of county commissioners shall act on the appeal within forty-five days of filing, and such action shall be final. (Ord. 1638 § 2 (part), 1994)

28.32.050 Time limit for recording. Any parcel map shall be recorded by the preparer of the map within one year of the date the parcel map is approved by the zoning administrator, or upon appeal, by the board of county commissioners. (Ord. 1638 § 2 (part), 1994)

28.32.055 Certificate of land division — Submittal requirements for a certificate of land division. A property owner or his authorized agent shall submit an application on the forms provided by the current planning division, along with the documents and fees required below to the current planning division:

(a) Original mylar (twenty-four inches by thirty-two inches minimum), rolled, and four blueline copies of the original mylar, folded to the approximate dimensions of eight and one-half inches by twelve inches, containing the following:

(1) North arrow,

(2) Scale of map,

(3) Legal description and nominal dimensions of the land proposed to be divided,

(4) Proposed lot lines and the nominal dimensions of all lots,

(5) Acreage of lots,

(6) Assessor's parcel numbers of all abutting parcels,

(7) Name, location, right-of-way width of all streets abutting the proposed parcel map and those streets providing legal access to each proposed lot,

(8) Memorandum of oaths pursuant to NRS 625.320 if applicable,

(9) The following certificates:

(A) Owner's certificate, including dedication of public right-of-way and easements, and acknowledgments which essentially states:

I/we,_____, do hereby certify that I/we am/are the owner(s) of the parcel of land which is shown upon the attached map. I/we hereby consent to the preparation and recordation of the plat and do hereby offer to dedicate to Clark

County all public streets, and grant all public drainage and access easements and other rights-of-way as indicated and outlined hereon for the use of the public.

_____

(Name) Date
Owner

_____

(Name) Date
Owner

(B) Beneficiaries' certificate, if applicable (may be a separate document), and acknowledgments which essentially states:

I/we,_____, to hereby consent to the preparation and recordation of this map and dedication of right-of-way offered in accordance with the owners' certificate.

_____

(Name) Date

(C) Certificate of professional land surveyor preparing the map which states:

This document was prepared from existing information located in Section _____, Township_____, Range_____, MDM as recorded in Book/File_____, Page_____or Document_____and the undersigned assumes no responsibility for the existence of monuments or correctness of other information shown on or copied from any such prior documents.

_____

(Name) Date
(Registration Number and Seal)

or, if a survey is performed, essentially states:

I,_____, a Professional Land Surveyor registered in the State of Nevada, certify that this certificate of land division represents the results of a survey conducted under my direct supervision at the instance of_____, that the lands surveyed lie within Section_____, Township_____, Range_____, MDM, that the survey was completed on_____, that the monuments are of the character shown and occupy the positions indicated, that this plat complies with applicable statutes and local ordinances in effect on the date of final approval of the certificate of land division.

(D) County surveyor's certificate which essentially states:

Approved by the Clark County Surveyor on the_____day of_____, 199___.

_____
(Name)

(E) Certificate accepting right-of-way and easements which essentially states:

This is to certify that,_____, as designated by the Board of County Commissioners, approved and accepted on behalf of the public, any parcels of land offered for dedication for public use in conformity with the terms of the offer of dedication shown hereon.

APPROVED:_____
Name Date
for the Director of Public Works

(F) Zoning administrator's certificate which essentially states:

This is to certify that the Zoning Administrator, as designated by the Board of County Commissioners, approved this map on behalf of Clark County on the _____day of_____, 199___.

_____
(Name)
for the Zoning Administrator

PURSUANT TO TITLE 28, SECTION 28.32.065, CLARK COUNTY CODE, THIS MAP MUST BE RECORDED BY_____, 199___.

(10) Any easements of record to include patent reservations, and any easements granted or dedications made, indicating location, width, purpose and recording information,

(11) If a community well is the proposed source of water, the location and dimensions of the well site and the community well permit number,

(12) Any other data necessary for the interpretation of the various items and locations of the points, lines and area shown as determined by the zoning administrator, director of public works or the county surveyor;

(b) One copy of a title report which is not more than six months old at the time of submittal covering the property proposed to be subdivided. An ownership guarantee, no more than two weeks old, from a title company which lists the following shall be required prior to releasing the map to record;

(1) The name of each owner of record of the land to be divided, and

(2) The name of each holder of record of a security interest in the land to be divided if the security interest was created by a mortgage or deed of trust;

(c) Copies of all documents of record which contain a grant of easement, including government patents;

(d) A statement declaring the proposed source of water supply;

(e) A statement declaring the proposed source of sewage disposal;

(f) Documents necessary to demonstrate legal access to the parcel proposed to be subdivided;

(g) Three copies of completed street name form if new street names are required;

(h) One copy of the county surveyor's check print pursuant to Section 28.32.180;

(i) Two copies of the most recent assessor's map indicating the parcel proposed to be subdivided;

(j) Nonrefundable filing fee as required by Chapter 28.36 of this title. (Ord. 2155 § 14, 1998: Ord. 1854 § 6, 1996: Ord. 1696 § 7, 1995; Ord. 1638 § 2 (part), 1994)

28.32.060 Street and drainage improvement requirements. The subdivider shall grant rights-of-way and provide drainage improvements as required by the department of public works to mitigate the impact of the proposed subdivision on surrounding parcels. No street improvements are required, unless required by Chapter 28.24 of this title. (Ord. 1638 § 2 (part), 1994)

28.32.065 Processing, hearings and decisions and time limit for recording. Certificates of land division shall be processed in the same manner as parcel maps, pursuant to Sections 28.32.040, 28.32.045 and 28.32.050. (Ord. 1638 § 2 (part), 1994)

28.32.070 Amendments to minor subdivisions — Applicability. An amended minor subdivision shall be required to amend or to correct an error or omission if the amendment or correction changes or purports to change the physical location of any survey monument, property line or boundary line. An amended minor subdivision may be requested by (a) the county surveyor; or (b) the planning commission. If the correction or amendment does not change or purport to change the physical location of any survey monument, property line or boundary line, a certificate of amendment may be requested and must be filed and recorded pursuant to NRS 278.473. (Ord. 1638 § 2 (part), 1994)

28.32.075 Requirements for an amended parcel map. The processing requirements and fees for an amended parcel map shall be the same as those for a parcel map pursuant to Sections 28.32.015 through 28.32.050, inclusive, provided that the amended parcel map:

(a) Is identical in size and scale to the document being amended;

(b) Has the words "Amended Plat of Parcel Map" prominently displayed along with the recording information of the document being amended. (Ord. 1638 § 2 (part), 1994)

28.32.090 Requirements for an amended certificate of land division. The processing requirements and fees for an amended certificate of land division shall be the same as those for a certificate of land division pursuant to Sections 28.32.055 through 28.32.065, inclusive, provided that the amended certificate of land division:

(a) Is identical in size and scale to the document being amended; and

(b) Has the words "Amended Plat of Certificate of Land Division" prominently displayed along with the recording information of the document being amended.

If the document being amended is eight and one-half inches by fourteen inches in size, the original of the amended certificate of land division should be submitted on paper rather than mylar. (Ord. 1696 § 8, 1995: Ord. 1638 § 2 (part), 1994)

28.32.100 Reversions of minor subdivisions — Applicability. A reversion of a minor subdivision shall be required to be filed by a property owner desiring to revert any recorded minor subdivision or part thereof to acreage. Where reversion of a portion of a

subdivision is proposed, that portion can only be reverted to a platted line or another line of record. No new property lines or additional lots may be created within the minor subdivision being reverted. (Ord. 1638 § 2 (part), 1994)

28.32.105 Requirements for reversion of a parcel map. (a) Any revision of a parcel map shall:

(1) Be identical in size and scale to the document being reverted;

(2) Have the words "Reversionary Parcel Map" prominently displayed along with the recording information of the document being reverted.

(b) A submittal for a reversion of a parcel map shall consist of the following:

(1) Original mylar (twenty-four inches by thirty-two inches minimum), rolled, and six blueline copies of the original mylar, folded to the approximate dimensions of eight and one-half inches by twelve inches, containing the following:

(A) North arrow,

(B) Scale of map,

(C) Boundaries and dimensions of the property proposed to be reverted. The dimensions must be the same survey dimensions as the recorded map being reverted,

(D) Square footage or acreage of the recorded parcel being reverted,

(E) Assessor's parcel numbers of all abutting parcels,

(F) Name, location, right-of-way width of all streets abutting the proposed parcel map and those streets providing legal access to each proposed lot,

(G) Memorandum of oaths pursuant to NRS 625.320 if applicable,

(H) The following certificates:

(i) Owners' certificate which essentially states:

I/we_____do hereby certify that I/we am/are the owners of the parcel of land which is shown upon the attached map. I/we hereby consent to the preparation and recordation of the map.

_____

Name Date
Owner

_____

Name Date
Owner

(ii) Beneficiaries' certificate, if applicable (may be a separate document) and acknowledgements which essentially states:

I/we,_____, do hereby consent to the preparation and recordation of this map in accordance with the owners' certificate.

_____

Name Date

(iii) Certificate of professional land surveyor preparing the map which essentially states:

I,_____, a Professional Land Surveyor registered in the State of Nevada do hereby certify that this reversionary parcel map has been prepared from information on the recorded map recorded in File____, Page____, which is being reverted. I assume no responsibility for the existence of the monuments or for correctness of other information shown on or copied from the document.

_____

Name Date
Registration No. and Seal

(iv) County surveyor's certificate which essentially states:

I,_____, Clark County Surveyor, do hereby certify that on this____day of_____, 199___ I have examined this reversionary map and that it is technically correct.

_____

(Name)

(v) Zoning administrator's certificate which essentially states:

Approved by the Clark County Current Planning Division of the Department of Comprehensive Planning on the_____day of_____, 199___.

_____

Name Date
for the Zoning Administrator

PURSUANT TO TITLE 28, SECTION 28.23.110, CLARK COUNTY CODE, THIS MAP MUST BE RECORDED BY_____, 199___.

(I) Any easements of record to include patent reservations, and any easements granted or dedications made, indicating location, width, purpose and recording information;

(2) One copy of a title report which is no more than six months old at the time of submittal covering the property proposed to be subdivided. An ownership guarantee, no more than two weeks old, from a title company which lists the following shall be required prior to approving the map:

(A) The name of each owner of record of the land to be divided, and

(B) The name of each holder of record of a security interest in the land to be divided if the security interest was created by a mortgage or deed of trust;

(3) A copy of all documents of record which contain a grant of easement, including government patents;

(4) Nonrefundable filing fee as required by Chapter 28.36 of this title;

(5) One copy of the county surveyor's check print pursuant to Section 28.32.180. (Ord. 1854 § 7, 1996: Ord. 1696 § 9, 1995; Ord. 1638 § 2 (part), 1994)

28.32.110 Processing, hearings and decisions and time limit for recording a reversion of a parcel map. A reversion of a parcel map shall be processed in the same manner as a parcel map pursuant to Sections 28.32.040, 28.32.045 and 28.23.050, except that:

(a) The reversionary map will be required to be forwarded only to the department of public works, county surveyor, health district, and the appropriate water and sewer purveyors; and

(b) The zoning administrator must act on the request for reversion within fifteen days of filing a complete submittal with the current planning division. (Ord. 1696 § 10, 1995: Ord. 1638 § 2 (part), 1994)

28.32.125 Requirements for reversion of a certificate of land division. (a) Any reversion of a certificate of land division shall:

(1) Be identical in size and scale to the document being reverted;

(2) Have the words "Reversionary Certificate of Land Division" prominently displayed along with the recording information of the document being reverted.

(b) A submittal for a reversion of a certificate of land division shall consist of the following:

(1) Original mylar, rolled, and six blueline copies of the original mylar, folded to the approximate dimensions of eight and one-half inches by twelve inches, containing the following:

(A) North arrow,

(B) Scale of map,

(C) Boundaries and dimensions of the property proposed to be reverted. The dimensions must be the same survey dimensions as the recorded map being reverted,

(D) Acreage of the recorded parcel being reverted,

(E) Assessor's parcel numbers of all abutting parcels,

(F) Name, location, right-of-way width of all streets abutting the proposed parcel map and those streets providing legal access to each proposed lot,

(G) The following certificates:

(i) Owner's certificate which essentially states:

I/we_____do hereby certify that I/we am/are the owners of the parcel of land which is shown upon the attached reversionary certificate of land division. I/we hereby consent to the preparation and recordation of the certificate of land division.

_____

Name Date
Owner

_____

Name Date
Owner

(ii) Beneficiaries' certificate, if applicable (may be a separate document) and acknowledgments which essentially states:

I/we,_____, do hereby consent to the preparation and recordation of this reversionary certificate of land division in accordance with the owners' certificate.

_____

Name Date

(iii) Certificate of professional land surveyor preparing the map which essentially states:

This document was prepared from existing information located in Section _____, Township_____, Range_____, MDM as recorded in Book/File_____, Page_____, or Document_____ and the undersigned assumes no responsibility for the existence of monuments or correctness of other information shown on or copied from any such prior documents.

_____

(Name) Date
(Registration Number and Seal)

(iv) County Surveyor's certificate which essentially states:

Approved by the Clark County Surveyor on the_____day of_____, 199___.

_____

(Name)

(v) Zoning administrator's certificate which essentially states:

Approved by the Clark County Current Planning Division of the Department of Comprehensive Planning on the_____day of_____, 199___.

_____

Name
for the Zoning Administrator

PURSUANT TO TITLE 28, CHAPTER 28.32.140, CLARK COUNTY CODE, THIS MAP MUST BE RECORDED BY_____, 199___.

(H) Any easements of record to include patent reservations, and any easements granted or dedications made, indicating location, width, purpose and recording information;

(2) One copy of a title report which is no more than six months old at the time of submittal covering the property proposed to be subdivided. An ownership guarantee, no more than two weeks old, from a title company which lists the following shall be required prior to releasing the map to record;

(A) The name of each owner of record of the land to be divided, and

(B) The name of each holder of record of a security interest in the land to be divided if the security interest was created by a mortgage or deed of trust;

(3) A copy of all documents of record which contain a grant of easement, including government patents;

(4) Nonrefundable filing fee as required by Chapter 28.36 of this title;

(5) One copy of the county surveyor's check print pursuant to Section 28.32.180.

(c) If the document being reverted is eight and one-half inches by fourteen inches in size, the original of the reversionary certificate of land division should be submitted on paper rather than mylar. (Ord. 1854 § 8, 1996: Ord. 1696 § 11, 1995: Ord. 1638 § 2 (part), 1994)

28.32.140 Processing, hearings and decisions and time limit for recording a reversion of a certificate of land division. A reversion of a certificate of land division shall be processed in the same manner as a parcel map, pursuant to Sections 28.32.040, 28.32.045 and 28.32.050, except that:

(a) The reversionary map will be required to be forwarded only to the department of public works, county surveyor, health district, and any appropriate water and sewer purveyors; and

(b) The zoning administrator must act on the request for reversion within fifteen days of filing a complete submittal with the current planning division. (Ord. 1696 § 12, 1995: Ord. 1638 § 2 (part), 1994)

28.32.160 Improvement standards — Improvements and standards for a parcel map. The subdivider shall provide all improvements, including private streets, as required by this title in accordance with Chapter 27.10 of Title 27 of the Clark County Code. Engineering plans, drawing profiles, cross-sections and all other details necessary for the improvements prepared by a civil engineer, registered in the state of Nevada, shall be submitted to the county engineer for review and approval. All such improvements shall be subject to inspection by the department of public works prior to acceptance. The subdivider shall assure the construction of the required improvements, including private streets, through an agreement with the county to the effect that the divider shall provide all improvements, subject to delivery to the director of public works of a one hundred percent performance bond, or a cash deposit or a cash in lieu of bond agreement equal to the amount estimated by the department of public works to be the total cost of construction.

Installation of full off-site improvements is the obligation of the owner of the property being subdivided. In the case where less than full off-sites are required at the time of subdividing as specified below, the department of public works shall require an off-site improvement agreement with a restrictive covenant running with the land to be signed by the owner of the property being subdivided. Such restrictive covenant shall require the construction of full off-site improvements in the future when requested by the director of public works. This requirement may be satisfied by participation in a special improvement district that causes the installation of the required improvements.

(a) At the time of subdividing, prior to acceptance and approval of the parcel map, the department of public works shall require the following as minimum improvements if the smallest resulting parcel is less than five acres:

(1) Full off-site improvements shall be required when a parcel map is located:

(A) Across the street or immediately adjacent to existing full off-site improvements. In this case, the subdivider shall provide matching off-site improvements;

(B) Within a nominal six hundred sixty feet (based on one-sixty-fourth of a section) from existing full off-site improvements, in any direction from the parcel map, provided the parcel map has a frontage of a nominal three hundred feet, which shall include frontage on private streets.

Full off-site improvements shall consist of fire hydrants, sidewalk, curb and gutter, paving of half-street, street lights, street name signs, traffic signs, pavement markings and other applicable traffic control devices. In areas where building lots are one-half acre or larger, the director of public works may waive the requirements for sidewalks and street lights. Fire hydrants may only be waived by the Clark County fire department. The full off-site improvements on private streets shall include paving, street name signs, traffic control devices, curbs and gutters.

(2) Paving shall be required when any parcel is within a nominal six hundred sixty feet (based on one-sixty-fourth of a section) of a paved road or a road for which paving is committed as described in this section, or when the parcel is within the PM-10 nonattainment area as shown on the adopted map regardless of the distance from a paved road or a road for which paving is committed. The road providing the access to the parcel as well as dedicated and private streets within and adjoining the parcel shall be paved.

(3) Gravel shall be required when the parcel is more than a nominal six hundred sixty feet (based on one-sixty-fourth of a section) from a paved road, or a road for which paving is committed as described in this section, when the parcel is outside the PM-10 nonattainment area. The road providing the access to the parcel as well as dedicated and private streets within or adjoining the parcel shall, as a minimum, be graveled. If the smallest resulting parcel is two acres or greater, only the dedicated road or roads providing the access to the parcels must be graveled.

All graveled rights-of-way accepted for dedication will not be accepted for maintenance and repair. The owner(s) of record, their heirs, assigns or successors of the divided parcel remain liable and are required to maintain such roads until maintenance is accepted by the county.

(b) If the smallest resulting parcel is five gross acres or greater, the off-site improvements required by this title shall temporarily be deferred, subject to the subdivider signing an off-site improvement agreement with a restrictive covenant running with the land. (Ord. 2098 § 15 (part), 1998: Ord. 1966 § 2, 1997: Ord. 1638 § 2 (part), 1994)

28.32.165 Bonds and cash deposits. All bonds and cash deposits shall comply with the requirements of Title 27, Chapter 27.90 of the Clark County Code. The bond amount for the street and drainage improvements will be calculated from improvement plans provided by the subdivider, and shall be valid for six months. If the bond is not posted within the six-month period commencing when the owner/engineer is notified, the bond must be recalculated. All required bonded improvements shall be completed within nine months of the date the building permit for the second principal structure is obtained, or within two years of posting the bond, whichever is sooner. For purposes of this section, all acreages are considered nominal gross and distances are considered nominal sectional subdivisions as measured along existing or proposed roadway alignments. (Ord. 2098 § 15 (part), 1998: Ord. 1638 § 2 (part), 1994)

28.32.170 Reimbursement. (a) Eligibility. A subdivider required to construct improvements on any public right-of-way as a condition to a parcel map may be reimbursed for:

(1) Fifty percent of the cost of the common improvements when an adjacent property owner divides the adjacent property; and

(2) One hundred percent of the cost for improvements constructed as access to the parcel map which are not adjacent to the parcel map, when properties fronting the access improvements are divided.

For the purposes of this section, "adjacent" is defined as directly across and fronting on the improved right-of-way.

(b) Conditions.

(1) Improvements must be constructed by the subdivider within the allotted time, as listed in Section 28.32.160 (Improvements and standards for a parcel map).

(2) A document indicating intent to execute a reimbursement contract shall be recorded with the parcel map. It shall set forth the bonded amount, conditions for reimbursement, assessor's tax parcel numbers of the improving parcel or parcels and assessor's tax parcel numbers of all parcels from which reimbursement may be forthcoming.

(3) A contract for reimbursement between the subdivider and Clark County must be executed within thirty days of acceptance of the improvements by the county. The contract shall indicate the actual cost of improvements, conditions for reimbursement and all parcel numbers, exclusive of those which may have paid prior to the contract as in subsection (b)(2) of this section.

(4) No reimbursement shall be forthcoming in the following instances:

(A) For portions of improvements consisting of full off-site improvements as adjacent property owners will also require full off-site improvements to the centerline of the common street; or

(B) When full off-site improvements are required of any subsequent divider fronting the improvements; or

(C) For portions of improvements from subsequent dividers fronting the access road on adjacent property if the subsequent divider is required to upgrade or further improve the right-of-way.

(5) Reimbursement will occur only after owners of property fronting the improvements divide their property and only after moneys to be reimbursed have been collected.

(6) Should the divider elect to construct improvements only on his side of the centerline, no reimbursement shall be forthcoming for the improvements. This condition shall be waived if right-of-way (including government easements) is not available on the opposite side of the centerline.

(7) Private streets will not be eligible for the reimbursement procedure.

(8) The contract for reimbursement shall expire ten years from the date of recordation of parcel map and no reimbursement shall be forthcoming for division of parcels fronting the covered improvements occurring after the expiration date of the agreement.

(c) Calculation of Reimbursable Amounts.

(1) Reimbursements shall be based upon the actual cost of improvements at the time of construction adjusted to the time of reimbursement.

(2) Reimbursement from properties dividing between the time of recording the intent to execute a reimbursement contract and the recording of the actual contract shall

be calculated as above, based on the amount of bond. Overages occurring from this method of calculation shall be refunded. No provisions for additional funds are provided if actual construction costs exceed the bonded amount.

(3) Reimbursement shall include interest not to exceed ten percent simple interest per year. Actual interest shall be computed based upon the difference between the Engineering News Record's Construction Cost Index at the time of bonding or construction, whichever is applicable, and the Construction Cost Index at the time of reimbursement. The most current base index shall be included in the agreement for reimbursement.

(4) Reimbursement due from any one parcel shall be based upon the relationship which that parcel's frontage upon the improvement bears to the total frontage along the improvement (including both sides of the right-of-way).

(d) Payment of Reimbursement. All reimbursements shall be made at the time of collecting the reimbursement from the subdivider or upon acceptance of street improvements, whichever occurs last. Reimbursement shall be paid to the property owner(s) of record of the improving parcel(s) at the address as shown on the latest tax assessment roll. The amount of reimbursement to each current owner shall be directly proportionate to the percentage of acreage within his or her ownership of the area contained in the original map.

(e) Any and all reimbursement payments which have been returned to the department of public works and unclaimed for a period of six months shall be deemed forfeited and shall be deposited in the Clark County road improvement fund. (Ord. 1696 § 13, 1995: Ord. 1638 § 2 (part), 1994)

28.32.180 Survey review, monumentation and bonding. Prior to filing a map with the current planning division, the map shall be submitted to the county surveyor for review, along with a nonrefundable fee of thirty dollars. The county surveyor or his designee shall review the survey and provide a check print indicating any required corrections or changes. Final surveying monumentation requirements and bond amounts will be established by the county surveyor and the Clark County improvement standards and shall be posted in accordance with Chapter 27.90, of the Clark County Code. (Ord. 2098 § 15 (part), 1998: Ord. 1638 § 2 (part), 1994)

Chapter 28.34

BOUNDARY LINE ADJUSTMENTS

Sections:

28.34.010 Applicability.
28.34.020 Submittal requirements.
28.34.030 Approval by the county surveyor.
28.34.040 County surveyor's certificate.
28.34.050 Zoning administrator's certificate.

28.34.010 Applicability. In accordance with NRS 278.461, the adjustment of the boundary line between two abutting parcels or the transfer of land between two owners of abutting parcels which does not result in the creation of any additional parcels is permitted providing the adjustment does not reduce the net lot area by more than ten percent for any parcel smaller than five acres unless the adjustment is to rectify a discrepancy between conflicting surveys or unless a lot is being divided between two adjacent lots in order to bring the resulting lots into conformance with the requirements of Title 29 of the Clark County Code, and further providing that all resulting parcels conform to the design standards listed under said Title 29. Further, in accordance with the provision of NRS 278.5692 and to ensure compliance with NRS 278.5693, to effect the adjustment of a boundary between abutting parcels or the transfer of land between two owners of abutting parcels, a boundary line adjustment is required to be submitted to and approved by the county. (Ord. 1989 § 4, 1997: Ord. 1854 § 9 (part), 1996)

28.34.020 Submittal requirements. The following items shall be submitted to the current planning division with any request for a boundary line adjustment:

(a) One copy of the record of survey prepared in support of the boundary line adjustment;

(b) One copy of the most recent assessor's map;

(c) One copy of the instruments which created the lots which will be affected by the boundary line adjustment;

(d) A filing fee as required by Chapter 28.36 of this title;

(e) One copy of the proposed deed which will effect the transfer of the property when recorded;

(f) One copy of the deed for each property which will be affected by the proposed boundary line adjustment. (Ord. 1966 § 3, 1997: Ord. 1938 § 1, 1997: Ord. 1854 § 9 (part), 1996)

28.34.030 Approval by the county surveyor. The following items shall be submitted to the county surveyor with any request for approval of a boundary line adjustment:

(a) Two copies of the record of survey prepared in support of the boundary line adjustment;

(b) Two copies of the legal description of the property to be transferred, which will be incorporated into a deed that when filed, will effect an adjustment of the boundary lines(s);

(c) One copy of the deed for each property which will be affected by the proposed boundary line adjustment;

(d) One copy of the most recent assessor's map. (Ord. 1938 § 2 (part), 1997)

28.34.040 County surveyor's certificate. The record of survey submitted in support of a proposed boundary line adjustment shall contain a certificate executed by the county surveyor, or his deputy, indicating that he has examined the map and that it is technically correct. The certificate shall be in the following form:

Approved by the Clark County Surveyor on the ___ day of _____, 199__.

_____
(Name and Title)
(Ord. 1938 § 2 (part), 1997)

28.34.050 Zoning administrator's certificate. The record of survey submitted in support of a proposed boundary line adjustment shall contain the following certificate:

This is to certify that the Zoning Administrator, as designated by the Board of County Commissioners, approved this map on behalf of Clark County on the _____ day of _____, 199__.

_____
(Name) for the Zoning Administrator
(Ord. 1938 § 2 (part), 1997)

Chapter 28.34

BOUNDARY LINE ADJUSTMENTS

Sections:

28.34.010 Applicability.
28.34.020 Submittal requirements.
28.34.030 Approval by the county surveyor.
28.34.040 County surveyor's certificate.
28.34.050 Zoning administrator's certificate.

28.34.010 Applicability. In accordance with NRS 278.461, the adjustment of the boundary line between two abutting parcels or the transfer of land between two owners of abutting parcels which does not result in the creation of any additional parcels is permitted providing the adjustment does not reduce the net lot area by more than ten percent for any parcel smaller than five acres unless the adjustment is to rectify a discrepancy between conflicting surveys or unless a lot is being divided between two adjacent lots in order to bring the resulting lots into conformance with the requirements of Title 29 of the Clark County Code, and further providing that all resulting parcels conform to the design standards listed under said Title 29. Further, in accordance with the provision of NRS 278.5692 and to ensure compliance with NRS 278.5693, to effect the adjustment of a boundary between abutting parcels or the transfer of land between two owners of abutting parcels, a boundary line adjustment is required to be submitted to and approved by the county. (Ord. 1989 § 4, 1997: Ord. 1854 § 9 (part), 1996)

28.34.020 Submittal requirements. The following items shall be submitted to the current planning division with any request for a boundary line adjustment:

(a) One copy of the record of survey prepared in support of the boundary line adjustment;

(b) One copy of the most recent assessor's map;

(c) One copy of the instruments which created the lots which will be affected by the boundary line adjustment;

(d) A filing fee as required by Chapter 28.36 of this title;

(e) One copy of the proposed deed which will effect the transfer of the property when recorded;

(f) One copy of the deed for each property which will be affected by the proposed boundary line adjustment. (Ord. 1966 § 3, 1997: Ord. 1938 § 1, 1997: Ord. 1854 § 9 (part), 1996)

28.34.030 Approval by the county surveyor. The following items shall be submitted to the county surveyor with any request for approval of a boundary line adjustment:

(a) Two copies of the record of survey prepared in support of the boundary line adjustment;

(b) Two copies of the legal description of the property to be transferred, which will be incorporated into a deed that when filed, will effect an adjustment of the boundary lines(s);

(c) One copy of the deed for each property which will be affected by the proposed boundary line adjustment;

(d) One copy of the most recent assessor's map. (Ord. 1938 § 2 (part), 1997)

28.34.040 County surveyor's certificate. The record of survey submitted in support of a proposed boundary line adjustment shall contain a certificate executed by the county surveyor, or his deputy, indicating that he has examined the map and that it is technically correct. The certificate shall be in the following form:

Approved by the Clark County Surveyor on the ___ day of _____, 199__.

_____
(Name and Title)
(Ord. 1938 § 2 (part), 1997)

28.34.050 Zoning administrator's certificate. The record of survey submitted in support of a proposed boundary line adjustment shall contain the following certificate:

This is to certify that the Zoning Administrator, as designated by the Board of County Commissioners, approved this map on behalf of Clark County on the _____ day of _____, 199__.

_____
(Name) for the Zoning Administrator
(Ord. 1938 § 2 (part), 1997)

above that required by the development code or condition of land use approval;

(d) **Other.** Other than a major or minor subdivision, a grading permit or off-site permit may be issued when:

(1) A complete building permit application has been accepted by the Clark County Building Department for a proposed building or structure, providing that the area to be graded is commensurate with the building, structure, or complex being constructed including accessory buildings and structures, such as building pad sites within a shopping center;

(2) A land use application has been approved pursuant to Title 29 (Zoning ordinance) of the Clark County Code when required for the proposed use;

(3) A dust control permit for construction activities including grading and trenching is obtained from the Clark County health district if required;

(4) A mitigation plan detailing steps to be taken to control fugitive dust if the proposed construction is delayed for any reason after grading is provided if a topsoil disturbance permit is required from the Clark County health district;

(5) A drainage study is approved if required;

(6) A grading plan is approved;

(7) Improvement plans required under Section 27.10.015 (Improvement plan submittal, review, and approval) have been approved when applicable;

(8) When applicable, a bond is posted in accordance with Title 27, Chapter 27.90 (Bonds and cash deposits) for the construction and installation of required off-site improvement;

(9) If the land to be graded includes property designated for public purposes by public ownership or easement but intended for private use, a vacation and abandonment shall be approved by all government and utility entities with an interest in the right-of-way or easement, but need not be recorded;

(10) If the land to be graded includes property upon which a vacation and abandonment has been approved but not recorded, a signed notarized statement releasing Clark County of any liability for damage to any public or utility improvement within the right-of-way or easement to be vacated shall be provided;

(11) Unless the natural slope of the lot exceeds 12 percent, the finished grade for the construction of any structure within one hundred feet of the property line shall not be established in excess of eighteen inches above the grade of any lot or parcel adjacent to the structure (height to be measured at the highest elevation on the common property line of the adjacent lot or lots) unless required to do so by any provision of the Clark County Code or condition of any land use approval, and then the maximum grade shall not exceed eighteen inches above that required by the development code or condition of land use approval;

SECTION 2. Title 28, Chapter 28.40 (Exceptions), Section 28.40.010 of the Clark County Code is hereby amended to read as follows:

28.40.010 ~~**[Exceptions to provisions or requirements.** No exceptions or waivers may be granted to any procedural requirements of this title or to any of the provisions of Chapter 28.46 and Section 28.24.080(a)(1)(A). Except for waivers of paving as listed in subsection (A) below, a waiver to this title shall not be required when any land use application approved by the Board of County Commissioners stipulates that any required provision of this title is waived. Exceptions to any other provisions or requirements of this title, including those for which a separate appeal procedure is provided in Chapter 28.32 (Parcel maps) of this code, may be granted as follows:~~

~~(A) By the board of county commissioners.~~

~~(1) All requests for waivers to any requirements for paving shall be a public hearing to be presented directly to the board of county commissioners, except when accompanying an application to be presented to the planning commission in which case, following the action of the planning commission, shall be forwarded to the board of county commissioners, and shall be a public hearing. For any proposed development within the area shown on the PM-10 non-attainment map, a copy of which is incorporated by reference and made a part hereof, the current planning division shall not accept an application to waive a required paved access road unless:~~

~~reference and made a part hereof, the current planning division shall not accept an application to waive a required paved access road unless:~~

~~(a) The proposed lots are being created by minor subdivision for the purpose of sale only and not for immediate development, and providing the smallest lot in the subdivision is not less than two and one-half acres; or~~

~~(b) The waiver of the paved access road is temporary pending the completion of a special improvement district, subject to the director of public works or his/her designee certifying that the improvement project will be completed within two years and providing the applicant signs all documents pertaining to the special improvement district;~~

~~(c) The paving of the access road will result in the complete replacement of the improvement within two years due to future improvements to be installed by any public utility or governmental entity.~~

~~(d) The proposed lots are to legalize parcels created between July 1, 1973 and July 20, 1993 which were not created by minor subdivision as required by Chapter 28.32 of this title.~~

~~(B) By the planning commission with respect to any provision or requirement in conjunction with an application or item for which the planning commission has final authority subject to appeal to the board of county commissioners;~~

~~(C) By the director of public works and/or zoning administrator, or their designees, for any issue of subdivision or lot design; or driveway width, location or design; provided, that an alternative design is shown to be equally serviceable in a particular instance, and subject to the following standards: (a) lot design exceptions under this subsection shall not affect more than twenty percent of the lots within a subdivision, (b) driveway design exceptions under this subsection shall not affect more than one driveway per one hundred linear feet of street frontage, and (c) no lot or driveway design exception shall be granted under this subsection which would cause the backing of vehicles onto a street of eighty feet or more in right-of-way width. Denial of such a request may be appealed to the planning commission;~~

~~(D) In any case, the applicant for an exception shall show that there are special circumstances or conditions affecting the property in question and that an exception will not be materially detrimental to the public welfare or injurious to property within the area.~~

~~(E) Where the applicant is aggrieved by the decision of the director of public works and/or zoning administrator, or their designees, of any waiver listed in this title, the applicant may file an appeal in the form of a waiver application to the planning commission or board of county commissioners as provided in Section 28.40.015 (Procedure for filing request for exception or waiver).~~]**Exceptions to provisions or requirements.**

(A) **When allowed.** When an applicant can show that there are special circumstances or conditions affecting the property in question and that an exception will not be materially detrimental to the public welfare or injurious to property within the area, exceptions to any of the provisions or requirements of this title, including those for which a separate appeal procedure is provided in Chapter 28.32 (Parcel maps) of this code, may be granted subject to the following:

(1) No exceptions or waivers may be granted to any procedural requirements of this title or to any of the provisions of Chapter 28.46 and Section 28.24.080(a)(1)(A).

(2) A waiver to this title shall not be required when any land use application approved by the Board of County Commissioners stipulates that any required provision of this title is waived.

(B) **By the board of county commissioners.** Any application for a waiver to the following shall be presented directly to the board of county commissioners and shall be a public hearing except when accompanying an application to be presented to the planning commission; such application shall be forwarded to the board of county commissioners following the action of the planning commission and shall be a public hearing:

(1) All requests for waivers to any requirements for paving. For any proposed development within the area shown on the PM-10 non-attainment map, a copy of which is incorporated by reference and made a part hereof, the current planning division shall not accept an application to waive a required paved access road unless:

(a) The proposed lots are being created by minor subdivision for the purpose of sale only and

not for immediate development, and providing the smallest lot in the subdivision is not less than two and one-half acres; or

(b) The waiver of the paved access road is temporary pending the completion of a special improvement district, subject to the director of public works or his/her designee certifying that the improvement project will be completed within two years and providing the applicant signs all documents pertaining to the special improvement district;

(c) The paving of the access road will result in the complete replacement of the improvement within two years due to future improvements to be installed by any public utility or governmental entity.

(d) The proposed lots are to legalize parcels created between July 1, 1973 and July 20, 1993 which were not created by minor subdivision as required by Chapter 28.32 of this title.

(2) All requests for waivers to any requirement for grading as contained in Section 28.24.130 (Grading permits). A dust mitigation plan, including steps to guarantee dust control is maintained in the event the proposed construction is not completed shall be submitted with such a request.

(C) By the planning commission. Any provision or requirement not otherwise listed under subsections (A), (B) and (D), may be waived by the planning commission subject to appeal to the board of county commissioners.

(D) By the director of public works and/or zoning administrator. The director of public works and/or zoning administrator, or their designees, may administratively approve waivers to the following requirements:

(1) For any issue of subdivision or lot design; or driveway width, location or design; provided, that an alternative design is shown to be equally serviceable in a particular instance, and subject to the following standards:

(a) lot design exceptions under this subsection shall not affect more than twenty percent of the lots within a subdivision,

(b) driveway design exceptions under this subsection shall not affect more than one driveway per one hundred linear feet of street frontage, and

(c) no lot or driveway design exception shall be granted under this subsection which would cause the backing of vehicles onto a street of eighty feet or more in right-of-way width.

(2) Where the applicant is aggrieved by the decision of the director of public works and/or zoning administrator, or their designees, of any waiver listed in this title, the applicant may file an appeal in the form of a waiver application to the planning commission or board of county commissioners as provided in Section 28.40.015 (Procedure for filing request for exception or waiver).

SECTION 3. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 4. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the 6th day of January, 1999

PROPOSED By : Erin Kenny

PASSED on the 20th day of January, 1999

underground installations

Chapter 28.42

UNDERGROUND INSTALLATIONS

Sections:

28.42.010	Purpose.
28.42.020	Definitions.
28.42.030	Exceptions.
28.42.040	Plans and approval.
28.42.050	Necessity and requirements for conduit, stub down and pull boxes.
28.42.060	Decisions of director of public works and director of zoning and comprehensive planning.
28.42.065	Appeal to the planning commission.
28.42.070	Appeal to the board of county commissioners.

28.42.010 Purpose. In order to promote the health, safety, convenience and general welfare of the inhabitants of all new subdivisions, commercial developments, industrial developments and/or residential construction and improve the aesthetic appearance of the community or area, it is the declared purpose of this chapter to require that utility lines including, but not limited to, street lights, electrical and communication distribution lines, including television service facilities, wires or cables installed within and for the purpose of serving new subdivisions and other new property developments in areas designated by the division of public works of Clark County as an area scheduled for future conversion from overhead utility lines to underground utility lines shall be placed underground except as hereinafter provided. (Ord. 263 § 1, 1967)

28.42.020 Definitions. Whenever in this chapter the following words or phrases are used, they shall have the respective meanings assigned to them in the following definitions:

(a) "County" means Clark County, state of Nevada.

(b) "Commission" means the public service commission, state of Nevada.

(c) "Board" means the board of county commissioners of Clark County, state of Nevada.

(d) "Person" means and includes individuals, firms, corporations, partnerships, and their agents and employees.

(e) "Poles and overhead wires and associated overhead structures" shall include, but not be limited to, poles, towers, supports, wires, conductors, guys, subs, platforms, crossarms, braces, transformers, insulators, cutouts, switches, communication circuits, appliances, attachments and appurtenances located above ground upon, along, across or over the public streets, alleys and ways of the county and used or useful in supplying electric, communication or similar or associated service by means of electrical materials or devices. It shall also include suppliers of gas, water or any other services. (Ord. 263 § 2, 1967)

28.42.030 Exceptions. (a) County equipment installed under the supervision of and to the satisfaction of the director of public works of Clark County, such as street light poles, etc., but not restricted thereto. All conductors to such structures shall be underground in accordance with this ordinance.

(b) New high voltage transmission lines transmitting electricity over fifteen thousand volts which may be carried on poles upon approval of the planning commission and board of county commissioners as per Section 29.66.020. Metal poles shall be used at major angle points for the purpose of eliminating the necessity for guy wires. All tangent structures shall be of an approved type and finish as required by the director of public works of Clark County. The poles shall be located on routes approved by the planning commission and board of county commissioners.

(c) Radio antenna and associated equipment and supporting structures used for furnishing communications services, but not including a communications distribution system on poles.

(d) House service switch boxes and exposed conduit at buildings may be above ground. The transformers will be pad-mounted or of the submersible type installed below grade back of the walk. All communications enclosed terminal blocks will be located adjacent to the transformers, but may be spaced otherwise if approved and authorized by the county's public works division. Gas and electric meters may be above ground.

(e) Subdivisions relative to which the final map has been recorded prior to the effective date of the ordinance codified in this chapter, but on which construction work is not completed. (Ord. 523 § 1, 1977: Ord. 263 § 3, 1967)

28.42.040 Plans and approval. (a) The subdivider or resubdivider is responsible for complying with the requirements of this chapter, and shall make the necessary arrangements with the utility companies involved for the design plans and for the installation of said facilities.

(b) The subdivider or resubdivider shall provide a statement on the tentative subdivision map indicating the terminal points of the distribution systems proposed to be used. Also, after approval thereof, to provide the utility companies with an approved copy of the tentative map.

(c) An overall underground distribution system plan shall be submitted for approval with the final subdivision map to show the proposed installation. The plan will show the location of all underground services with locations to be marked at the walk or the curb and the meters to be so located as to have access from the street side of the buildings. The underground services shall be shown to be covered with a safety guard.

(d) An "as-built" plan shall be furnished to the division of public works of Clark County, as to the utilities involved, which will show the underground distribution systems as actually installed, prior to occupancy of structure and/or release of construction bonds.

(e) It shall be the responsibility of the subdivider to provide underground utility easements along the front, rear and side lots as may be required. (Ord. 263 § 4, 1967)

28.42.050 Necessity and requirements for conduit, stub down and pull boxes. In order to decrease the obstructions of streets and ways and to increase the safety and convenience of the public in their use, and because of the additional economic burden which otherwise would be imposed upon persons required to convert utility lines from overhead to underground in existing buildings, structures or dwellings which are now being erected, constructed, replaced, relocated or enlarged, the provisions in this section are declared to be for the welfare and safety of the inhabitants of the county.

Title 29

Zoning

Title 29

ZONING*

* NOTE: Chapter Not Locked In Under Development Agreement

Chapters:

29.01 General Provisions
29.02 Definitions
29.03 Official Zoning Map
29.04 Establishment of Districts
29.05 O-S Open Spaces District
* **29.06 R-U Rural Open Land District**
* **29.08 R-A Residential Agricultural District**
29.10 R-E Rural Estates Residential District
29.12 R-D Suburban Estates Residential District
29.14 R-1 Single Family Residential District
29.15 R-1a Single Family Residential District
29.16 R-T Mobile Home Residential District
29.18 R-2 Medium Density Residential District
29.20 R-3 Multiple Family Residential District
29.21 R-4 Multiple Family Residential District (High Density)
29.22 R-5 Apartment Residential District
29.24 C-C Shopping Center District
29.25 C-P Office and Professional Districts
29.26 C-1 Local Business District
29.28 C-2 General Commercial District
29.29 C-3 General Commercial District
29.30 H-1 Limited Resort and Apartment District
29.32 H-2 General Highway Frontage District
29.34 T-C Mobile Home Park District
29.36 R-V-P Recreational Vehicle Park District
29.37 P-F Public Facility District
29.38 M-D Designed Manufacturing District
29.40 M-1 Light Manufacturing District
29.42 M-2 Industrial (Without Dwelling) District
29.43 M-3 Heavy Industrial District
29.44 General Conditions and Exceptions

•• NOTE: Portion Of Chapter Locked In Under Development Agreement

29.45 **Nonconformities**
29.46 **Motor Vehicle Access**
29.47 **Planned Development Unit**
29.48 **P-C Planned Community Overlay District**
29.49 **Adult Uses**
29.50 **Public Use Airport Height Zoning Restrictions**
29.51 **Airport Environs Overlay District**
• 29.52 **Design Review**
29.53 **Rural Mixed Residential Developments**
29.54 **Certificates of Use and Occupancy**
29.56 **Buildings—Permits—Completion**
29.60 **Supplemental Use Classifications**
29.64 **Building Setback and Future Width Lines**
•• 29.66 **Conditional Uses—Variances—Permits**
• 29.68 **Amendments and Boundary Changes**
• 29.70 **Master Plan Changes**
• 29.72 **Street Names or Numbering Changes**
• 29.73 **Vacation and Abandonments**
• 29.74 **Enforcement and Penalties**
• 29.76 **Application and Miscellaneous Fees**
29.77 **Community Districts**

* For statutory authority relating to zoning, see NRS Chapter 278.

general provisions and definitions

Chapter 29.01

GENERAL PROVISIONS

Sections:

29.01.010 Short title.
29.01.020 General purpose.
29.01.030 Statutory authority.
29.01.040 Interpretation and conflict.
29.01.050 Constitutional compliance and applicability.

29.01.010 Short title. This title shall be known as and may be cited as the "zoning ordinance of Clark County, Nevada." (Ord. 429 (part), 1974)

29.01.020 General purpose. This title is adopted for the purpose of promoting the health, safety, morals or general welfare of the present and future inhabitants of Clark County and divides the county into districts and sets forth the regulations pertaining to such districts in accordance with the general plan for Clark County and is designed:

(A) To preserve the quality of air and water resources;

(B) To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;

(C) To provide for recreational needs;

(D) To protect life and property in areas subject to floods, landslides and other natural disasters;

(E) To conform to the adopted population plan;

(F) To develop a timely, orderly and efficient arrangement of transportation and public facilities and services;

(G) To ensure that the development on land is commensurate with the character and the physical limitations of the land;

(H) To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of such land for such development;

(I) To promote health and the general welfare.

This title is made with reasonable consideration, among other things, for the character of the districts and their peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout Clark County. (Ord. 429 (part), 1974)

29.01.030 Statutory authority. This title is adopted pursuant to Chapter 278 of the Nevada Revised Statutes and all acts amendatory thereof and supplementary thereto. (Ord. 429 (part), 1974)

** NOTE: See Section 2: Modified Development Standards

29.01.040 Interpretation and conflict. In their interpretation and application, the provisions of this title shall be held to be minimum requirements, adopted for the promotion of the public health, safety, morals or general welfare. Wherever the requirements of this title are at variance with the requirements of any other lawfully adopted rules, regulations or ordinances, the most restrictive or that imposing the higher standards shall govern. (Ord. 429 (part), 1974)

29.01.050 Constitutional compliance and applicability. Title 29, the zoning code of Clark County, is predicated upon and may only be enforced consistent with the Constitutions of the United States of America and the state of Nevada. In the application of the Clark County Zoning Code, no provision or ordinance shall be enforced or mandated which would violate the Constitution of the United States of the state of Nevada. Specifically, nothing in this title shall be construed to prohibit the use of a single-family residnece for constitutionally protected activities including the use of the home for noncommercial gatherings of family and friends, discussion groups, religious or political gatherings, or neighborhood meetings. (Ord. 1375 § 1, 1992)

Chapter 29.02

DEFINITIONS

Sections:

29.02.010 Generally.
29.02.020 Acre.
29.02.030 Agriculture.
29.02.040 Airport.
29.02.050 Airport zones.
29.02.060 Accessory building.
29.02.070 Accessory use.
29.02.080 Advertising.
29.02.090 Alley.
29.02.095 Amusement arcade.
29.02.100 Animal hospital.
29.02.105 Animated sign.
29.02.110 Apartment.
29.02.112 Architectural intrusion.
29.02.115 Attention-gaining devices.
29.02.120 Automobile or tourist court.
29.02.130 Automobile, truck and/or trailer sales lot.
29.02.140 Automobile wrecking.
29.02.150 Aviary.
29.02.160 Basement.
29.02.162 Bathhouse.
29.02.165 Bedroom.
29.02.170 Block.
29.02.180 Boardinghouse.
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29.02.184 Boarding stables, residential.
29.02.186 Boarding stall or corral.
29.02.190 Breezeway.
29.02.195 Brew pub.
29.02.200 Building.
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29.02.210 Camp, public.
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29.02.225 Camping trailer.
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29.02.235 Casino.
29.02.240 Cemetery.
29.02.250 Clinic.
29.02.260 Corral.
29.02.270 Club, private.
29.02.280 Commerce.
29.02.285 Commercial vehicle.

29.02.290 Commission.
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29.02.293 Condominium hotel.
29.02.296 Condominium motel.
29.02.300 Convalescent home.
29.02.305 Convenience store.
29.02.310 Court or courtyard.
29.02.320 Dairy.
29.02.325 Decorative lighting.
29.02.326 Decorative wall, decorative masonry fence or wall.
29.02.3265 Density.
29.02.327 Dependent unit.
29.02.330 District.
29.02.340 Dormitory.
29.02.345 Driveway.
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29.02.360 Dump.
29.02.370 Educational institution.
29.02.375 Escort bureau.
29.02.378 Exotic animal.
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29.02.390 Farming, small livestock.
29.02.400 Fence height.
29.02.405 Freestanding sign.
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29.02.420 Future width lines.
29.02.430 Gambling establishment—Gaming.
29.02.440 Garage, private.
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29.02.460 Grade.
29.02.465 Group foster home.
29.02.470 Guest house or cottage.
29.02.480 Guest room.
29.02.482 Handicap.
29.02.485 Heliport.
29.02.490 Hog ranch.
29.02.500 Home occupation.
29.02.505 Horse riding stable and/or academies, commercial.
29.02.510 Hospital.
29.02.520 Hotel.
29.02.530 Hotel, resort.
29.02.540 Household pets.
29.02.545 Independent unit.
29.02.550 Industry.
29.02.560 Junkyard.
29.02.570 Kennel.

29.02.580 Kitchen.
29.02.584 Land sales presentation office.
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29.02.588 Landscape area.
29.02.589 Live entertainment.
29.02.590 Livestock feed yard.
29.02.600 Loading space.
29.02.610 Lodginghouse.
29.02.620 Lot.
29.02.623 Manufactured and mobile home.
29.02.625 Marquee.
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29.02.627 Massage establishment.
29.02.628 Massage technician.
29.02.629 Mobile home park.
29.02.630 Motel.
29.02.633 Motorized home.
29.02.635 Nameplate.
29.02.640 Nonconforming building or structure.
29.02.650 Nonconforming use.
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29.02.673 Pawnshops and motor vehicle pawnshops.
29.02.675 Pick-up coach and camper.
29.02.677 Persons.
29.02.679 Planned development unit.
29.02.680 Professional office.
29.02.686 Real estate office.
29.02.687 Recreational vehicle.
29.02.688 Recreational vehicle park.
29.02.689 Recreational vehicle site (or space).
29.02.690 Rest home.
29.02.691 Restaurant.
29.02.693 Revolving sign.
29.02.695 Riding stables.
29.02.696 Roof sign.
29.02.700 Rumpus or recreation room.
29.02.710 Sanitarium.
29.02.720 Schools, elementary and high.
29.02.725 Senior housing.
29.02.730 Servants' quarters.
29.02.740 Service station.
29.02.743 Shopping center.

29.02.745 Sign.
29.02.750 Slaughterhouse.
29.02.760 Stable, private.
29.02.780 Story.
29.02.790 Street.
29.02.800 Structure.
29.02.810 Structural alteration.
29.02.820 Tavern.
29.02.821 Tenant.
29.02.822 Time-share estate.
29.02.824 Time-share interval.
29.02.825 Time-share program.
29.02.826 Time-share use.
29.02.830 Tourist home.
29.02.835 Townhouse.
29.02.840 Trailer, house.
29.02.850 Trailer court, park or lot.
29.02.860 Transient.
29.02.865 Trailer, travel/recreational.
29.02.870 Use.
29.02.872 Vacation certificate.
29.02.874 Vacation plan.
29.02.875 Wall sign.
29.02.880 Yard.
29.02.885 Zoning administrator.
29.02.900 Title 29 use equivalency to standard land use classification manual land use categories.

29.02.010 Generally. For the purpose of this title, certain words and terms are defined as follows in this chapter. Words used in the present tense include the future; words in the singular number include the plural and the plural the singular; "building" includes "structure" and "shall" is mandatory, not directory; words not included herein but defined in the building code, land development regulations (Title 26), the subdivision code (Title 28) or any other title included in the Clark County development code shall be construed as defined therein. (Ord. 1733 § 1, 1995: Ord. 429 (part), 1974)

29.02.020 Acre. For the purpose of this title, in interpreting building site areas, an acre of land shall be deemed to be a commercial acre of forty thousand square feet. Such area shall be exclusive of public streets or alleys or other public rights-of-way, lands or any portion thereof abutting on, running through or within a building site. (Ord. 429 (part), 1974)

29.02.030 Agriculture. "Agriculture" means the tilling of the soil, the raising of crops, horticulture and gardening, but not including the keeping or raising of domestic animals and fowl, except household pets, and not including any agricultural industry or business such as fruit packing plants, fur farms, animal hospitals or similar uses. (Ord. 429 (part), 1974)

29.02.040 Airport. "Airport" means any landing area, runway or other facility designed, used or intended to be used either publicly or by any person or persons for the landing and taking off of aircraft, including all necessary taxiways, aircraft storage and

tie-down areas, hangars and other necessary buildings and open spaces. (Ord. 429 (part), 1974)

29.02.050 Airport zones. "Airport zones" includes the following zones:

(A) Approach Zone. The area leading from each end of a landing strip;

(B) Transition Zone.

(1) The area adjacent to each side of a landing strip,

(2) The area outside of the circumference of a turning zone and adjacent thereto,

(3) Area adjacent to each side of an approach zone;

(C) Turning Zone. The circular area centered upon an airport reference point. (Ord. 429 (part), 1974)

29.02.060 Accessory building. "Accessory building" means a detached subordinate building clearly incidental to and located upon the same lot occupied by the main building. Any accessory building shall be considered to be a part of the main building when joined to the main building by a common wall not less than four feet long, or when any accessory building and the main building are connected by a breezeway which shall be not less than ten feet in width. (Ord. 429 (part), 1974)

29.02.070 Accessory use. "Accessory use" means a use customarily incident and accessory to the principal use of the land, building or structure located on the same lot or parcel of land as the accessory use. (Ord. 429 (part), 1974)

29.02.080 Advertising. "Advertising" means any writing, printing, painting, display, emblem, drawing, sign or other device, designed, used or intended to be used to advertise products, goods, services, or promote the sale of objects, or attract attention to a place, or lettering for the purpose of making anything known.

(A) "On-premises advertising" means any advertising display strictly incidental to a lawful use of the premises on which it is located indicating the business transacted at, services rendered, goods sold or produced on the premises, name of the business, name of the person, firm or corporation occupying the premises.

(B) "Off-premises advertising" means any advertising display indicating the business transacted, services rendered, goods sold or produced, name of business, person, firm or corporation which is not available or located on the same premises as the display. (Ord. 429 (part), 1974)

29.02.090 Alley. "Alley" means a main public thoroughfare other than a dedicated half street twenty feet in width, permanently reserved as a secondary means of access to abutting properties. (Ord. 429 (part), 1974)

29.02.095 Amusement arcade. "Amusement arcade" means any establishment other than a hotel-casino which maintains five or more coin-operated amusement machines, excluding coin-operated gaming devices. (Ord. 681 § 2 (part), 1980)

29.02.100 Animal hospital. "Animal hospital" means a place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. The use of the premises as a kennel or a place where animals or pets are

boarded for remuneration may be permitted only when incidental to the principal use. (Ord. 429 (part), 1974)

29.02.105 Animated sign. "Animated sign" means a sign with action or motion, flashing, color changes requiring electrical energy, electronic or manufactured sources of supply, but not including wind-actuated elements such as flags, banners or specialty items. This definition does not include public service signs such as time and temperature units. (Ord. 429 (part), 1974)

29.02.110 Apartment. "Apartment" includes the following:

(A) Apartment, Bachelor. One room and bath with or without cooking facilities, in a multiple dwelling;

(B) Apartment Hotel. Any building which contains dwelling units and also satisfies the definition of a hotel, as defined in this title;

(C) Apartment House. See Section 29.02.350(D) and (E), "multiple family dwelling" and "group dwelling." (Ord. 429 (part), 1974)

29.02.112 Architectural intrusion. "Architectural intrusion" means any part o a building or structure, such as eaves, cornices, canopies, sills, belt courses, stairs, balconies, decks above the level of the first floor of the building or structure, patios, second story room overhangs, columns, and other similar architectural features which may extend out from any wall of a building or structure. Except for second story room overhangs, the intrusion may be supported by a foundation. (Ord. 1834 § 1, 1996)

29.02.115 Attention-gaining devices. "Attention-gaining devices" means any streamers, flags, wheels, propellers, bunting or other artificial devices, figures, shapes, colors, sounds, lights, exhibits, live, animated or still, intended for attracting attention of passersby. (Ord. 429 (part), 1974)

29.02.120 Automobile or tourist court. For a definition of "automobile or tourist court," see "motel," Section 29.02.630. (Ord. 1767 § 1 (part), 1996: Ord. 429 (part), 1974)

29.02.130 Automobile, truck and/or trailer sales lot. "Automobile, truck and/or trailer sales lot" means an open area used for display, sales and/or rental of new or used automobiles, trucks or trailers, but where no repair, repainting or remodeling is done. (Ord. 429 (part), 1974)

29.02.140 Automobile wrecking. "Automobile wrecking" means the dismantling or wrecking of used motor vehicles or trailers, or the storage, sale or dumping of dismantled or wrecked vehicles or their parts. (Ord. 429 (part), 1974)

29.02.150 Aviary. "Aviary" means a house, large cage or enclosure for keeping and rearing of four or more birds in confinement. (Ord. 429 (part), 1974)

29.02.160 Basement. "Basement" means a story partly underground. A basement shall be counted as a story for the purpose of height measurement if its height is one-half or more above grade. (Ord. 429 (part), 1974)

29.02.162 Bathhouse. "Bathhouse" means any place, including a private club or organization, wherein any person engages in, conducts or carries on, or permits to be engaged in, conducted or carried on, the business of giving or furnishing baths of any kind or type whatever, where an attendant is or may be present within the bathing area, including, but not limited to, Russian, Turkish, Swedish, hot air, vapor, electric cabinet, steam, mineral, sweat, salt, Japanese, sauna, fomentation or electric baths. (Ord. 1840 § 1 (part), 1996)

29.02.165 Bedroom. "Bedroom" means a habitable room in a dwelling unit planned and intended for sleeping, separable from other rooms by a door. The term shall include all rooms within the dwelling unit except for kitchens, bathrooms, the room from which exterior access to the dwelling unit is taken, or any other room having less than one hundred square feet of floor area. (Ord. 1771 § 1 (part), 1996: Ord. 1738 § 1 (part), 1995)

29.02.170 Block. "Block" means a parcel of land bounded by streets or by streets and a natural or artificial barrier. (Ord. 429 (part), 1974)

29.02.180 Boardinghouse. "Boardinghouse" means a building with not more than three guest rooms where, for compensation, lodging and/or meals are provided for at least three but not more than ten persons. (Ord. 429 (part), 1974)

29.02.182 Boarding stables, commercial. "Commercial boarding stables" means the keeping or housing and/or riding and training of horses, which exceed a total number of ten animals per acre, for the purpose of monetary gain, but prohibiting rental of animals, open for service to the general public. A horse kept on the land for the purpose of training shall be considered to be a boarded horse. Young animals less than six months of age shall not count toward the allowable limit. (Ord. 1606 § 1, 1994)

29.02.184 Boarding stables, residential. "Residential boarding stables" means the keeping or housing and/or riding and training of horses, not to exceed ten animals per acre with a maximum of twenty-five animals, for the purpose of monetary gain, and including the owner/proprietor's personal horses, but prohibiting rental of animals, open for service to the general public. A horse animal kept on the land for the purpose of training shall be considered to be a boarded horse. Young animals less than six months of age shall not count toward the allowable limit. (Ord. 1606 § 2, 1994)

29.02.186 Boarding stall or corral. "Boarding stall or corral" means a pen, building or structure for the enclosure or confinement of animals. (Ord. 1606 § 3, 1994)

29.02.190 Breezeway. "Breezeway" means any structure connecting two buildings and with a roof in keeping with the design and construction of the main building. (See accessory building.) (Ord. 429 (part), 1974)

29.02.295 Brew pub. "Brew pub" means an establishment which manufactures malt beverages, including beer, ale, porter, stout, or other similar fermented beverages brewed or produced from malt, and sells those malt beverages at retail for either on- or off-premises consumption or to a distributor to be resold, providing production shall not exceed the allowable limit as established by NRS 597.230. (Ord. 1745 § 1 (part), 1995)

29.02.200 Building. "Building" means any structure having a single or common roof supported by columns or walls. "Existing building" means any building erected in conformance with legal permit issued therefor.

(A) "Building height" means the vertical distance from the grade to the highest point of the building.

(B) "Building line" means a line between any street right-of-way, either existing or future, and any building, parts of a building or structures which may be erected or altered on a lot, parcel of land or tract.

(C) "Main building" means the principal building or one of the principal buildings upon a lot, or the building or one of the principal buildings housing a principal use upon a lot.

(D) "Public building" means a building owned and operated, or owned and intended to be operated, by a public agency of the United States of America, of the state of Nevada, or any of their subdivisions.

(E) "Building site" means the ground area of a building or buildings, together with all open spaces which are required. (Ord. 1791 § 1 (part), 1996; Ord. 429 (part), 1974)

29.02.205 Cabana. "Cabana" means any cabin, small house, room, enclosure or other building erected, constructed or placed on any manufactured home site which is designed as habitable space for residential use as an addition to the manufactured or mobile home existing or to be placed on the site. A manufactured home from which the kitchen has been removed and which is modified in compliance with the requirements of the Manufactured Housing Division of the state of Nevada is a cabana. (Ord. 1876 § 1 (part), 1996)

29.02.210 Camp, public. "Public camp" means any land used or intended to be used in occupancy by persons using automobile house trailers, tents, cabins or other temporary quarters of any kind. (Ord. 429 (part), 1974)

29.02.220 Camp or court, trailer. "Trailer camp or court" means any area or premises where space for five or more house trailers is rented, held out for rent or on which free occupancy or camping for such number is permitted to house trailer owners or users for the purpose of securing their trade, including groups designated as trailer parks, courts and lots, but not including automobile or trailer sales lots on which unoccupied house trailers are parked for inspection or sales. (Ord. 429 (part), 1974)

29.02.225 Camping trailer. "Camping trailer" means a folding unit of canvas or other material, mounted on wheels, which opens over the top of the trailer base. (Ord. 429 (part), 1974)

29.02.230 Carport. "Carport" means an accessory residential use consisting of a reserved space roofed or unroofed, but not completely enclosed by wall or doors, and established for the convenient loading or unloading of passengers and for the accommodation of a passenger car. For the purposes of this title, a carport shall be subject to all the regulations prescribed for a garage. (Ord. 429 (part), 1974)

29.02.235 Casino. "Casino" means any place where gaming is operated or maintained, except that "casino" shall not be construed to include any place devoted to slot machines only as defined by NRS 463.0127. (Ord. 429 (part), 1974)

29.02.240 Cemetery. "Cemetery" means any land used or intended to be used for the burial of the dead and may include columbariums, crematoriums, mausoleums and mortuaries when operated in conjunction with and within the boundary of such cemetery. (Ord. 429 (part), 1974)

29.02.250 Clinic. "Clinic" means medical or dental offices which provide professional services more than eighty-four hours per week, or which have designated facilities for providing emergency medical care to the general public without appointment. A "clinic," in contrast to a "hospital," does not provide overnight care or boarding of patients. (Ord. 797 § 1, 1982; Ord. 429 (part), 1974)

29.02.260 Corral. "Corral" means a space, other than a building, less than one acre in area, or less than one hundred feet in width, used for the confinement of animals. (Ord. 429 (part), 1974)

29.02.270 Club, private. "Private club" means an institution, used or intended to be used for an association of persons, whether incorporated or unincorporated, for some common purpose, but not including a group organized solely or primarily to render a service customarily carried on as a commercial enterprise. (Ord. 429 (part), 1974)

29.02.280 Commerce. "Commerce" means the purchase, rental, sale or other transaction involving the handling of or disposition of any article, substance or commodity for profit or livelihood, or the ownership or management of office buildings, offices, recreational or amusement enterprises, automobile courts, garages, hotels, outdoor advertising and outdoor advertising structures, or shops conducted for the sale of personal services and other similar enterprises of the same class. (Ord. 429 (part), 1974)

29.02.285 Commercial vehicle. "Commercial vehicle" means every vehicle designed, maintained or used primarily for the transportation of property or passengers in furtherance of commercial enterprise, or any vehicle of over ten thousand pounds gross unloaded weight, but not including any residential mobile home or motor home. Storage of a commercial vehicle or vehicles constitutes a commercial use of land; but this provision shall not be interpreted to prohibit the parking of a single commercially licensed passenger car or pickup truck at a residence. (Ord. 1871 § 1 (part), 1996: Ord. 797 § 2, 1982)

29.02.290 Commission. "Commission" means the county planning commission. (Ord. 429 (part), 1974)

29.02.292 Condominium. "Condominium" means an estate in real property consisting of an undivided interest in common in portions of a parcel of real property together with:

(A) A separate interest in space in a residential, industrial or commercial building or industrial and commercial building on such real property such as but not restricted to an apartment, office or store; or

(B) A separate interest in air space only, without any building or structure, to be used for a manufactured or mobile home. (Ord. 1771 § 1 (part), 1996: Ord. 1738 § 1 (part), 1995)

29.02.293 Condominium hotel. "Condominium hotel" means an establishment meeting the criteria for a "hotel" as set forth in Section 29.02.520 of this title, but subdivided into individual rooms or suites for separate ownership and which may contain limited cooking facilities otherwise prohibited in hotel units. A "condominium hotel" is a commercial condominium development, rather than a residential condominium for permanent residential use as regulated by Sections 29.47.040 and 29.47.050 of this title, and accordingly may not be used for continuous or unlimited residency by a single individual group or family as required and enforced by the covenants, conditions and restrictions of the commercial condominium development. (Ord. 901 § 1, 1984)

29.02.296 Condominium motel. "Condominium motel" means an establishment meeting the criteria for an "automobile or tourist court" as set forth in Section 29.02.120 of this title, but subdivided into individual rooms or suites for separate ownership. A "condominium motel" is a commercial condominium, rather than a residential condominium for permanent residential use as regulated by Sections 29.47.040 and 29.47.050 of this title, and accordingly may not be used for continuous or unlimited residency by a single

individual group or family as required and enforced by the covenants, conditions and restrictions of the commercial condominium development. (Ord. 901 § 2, 1984)

29.02.305 Convenience store. "Convenience store" means any retail establishment offering for sale food, prepackaged food products, household items and other goods commonly associated with the same which contains not less than one thousand two hundred square feet nor more than six thousand square feet of floor space, exclusive of warehouse and office areas, devoted to the display of merchandise. A retail business licensed as a drugstore or pharmacy shall not be considered to be a convenience store. (Ord. 1870 § 1, 1996)

29.02.300 Convalescent home. For a definition of "convalescent home," see "rest home," Section 29.02.690. (Ord. 429 (part), 1974)

29.02.310 Court or courtyard. "Court or courtyard" means an open unoccupied area, other than a yard, on the same lot with a building and bounded on two or more sides by such a building. (Ord. 1771 § 1 (part), 1996: Ord. 1738 § 1 (part), 1995: Ord. 429 (part), 1974)

29.02.320 Dairy. "Dairy" means any premises upon which three or more cows or goats are kept for the commercial production or sale of milk and dairy products. (Ord. 429 (part), 1974)

29.02.325 Decorative lighting. "Decorative lighting" means superfluous light, not used as part of an advertising display, intended to increase the attractiveness or other incidental use. (Ord. 1771 § 1 (part), 1996: Ord. 429 (part), 1974)

29.02.326 Decorative wall, decorative masonry fence or wall. "Decorative wall" or "decorative masonry fence or wall" means a wall having an appearance enhanced by either texture or design finished with stucco, columns, pilasters, tile, wrought iron or brick, split-face block, block containing a pattern or design or a combination of any of the above. Such enhancements may also include landscape cutouts and/or tree wells. Decorative wall or decorative masonry fence or wall shall not include the standard, solid gray cinderblock or concrete walls with a flat finish. Further, decorative wall or decorative masonry fence or wall shall not include wood or chain link fences, either with or without slats. Wherever possible, decorative walls and decorative masonry fences and walls should be consistent in appearance (i.e., style, texture, color) with existing adjoining walls. (Ord. 1524 § 1, 1993)

29.02.3265 Density. "Density" means the number of residential dwelling units occupying a given land area, expressed in terms of either dwelling units per gross acre of land or dwelling units per net acre of land area. (Ord. 1738 § 1 (part), 1995)

29.02.327 Dependent unit. "Dependent unit" means a recreational vehicle which requires connection or access to external sources of electricity, water and sewage systems. (Ord. 429 (part), 1974)

29.02.330 District. "District" includes the following districts:

(A) "R residential district" means any O-S, R-U, R-A, R-E, R-D, R-1, R-1a, R-2, R-3, R-4, R-5, or R-T district.

(B) "C commercial district" means any C-C, C-P, C-1, C-2, or C-3 district.

(C) "M manufacturing or industrial district" means any M-D, M-1, M-2, or M-3 district.

(D) "Special district" means any H-1, H-2, T-C, R-V-P, or P-F district.

(E) "Overlay district" means any A-E or P-C district.

Within the following categories, each district shall be deemed to be less restrictive than the district preceding it:

Residential district category: O-S, R-U, R-A, R-E, R-D, R-1, R-T, R-1a, R-2, R-3, R-4, R-5;

Commercial district category: C-P, C-1, C-C, C-2, C-3;

Manufacturing or industrial district category: M-D, M-1, M-2, M-3;

Special category: P-F, H-2, T-C, R-V-P, H-1. (Ord. 1733 § 2, 1995; Ord. 1250 § 1, 1990; Ord. 566 § 2, 1978; Ord. 429 (part), 1974)

29.02.340 Dormitory. "Dormitory" means any building or portion thereof used and maintained to provide sleeping accommodations for a group other than a family, whether for compensation or not, including "cothouses," "flophouses" and similarly designated uses, but not including hotels, automobile or tourist court, lodginghouses, boardinghouses, hospitals or other approved institutions or similar uses. Each one hundred square feet or fraction thereof of floor area used for sleeping purposes shall be considered to be a separate guest room. (Ord. 1713 § 1, 1995; Ord. 429 (part), 1974)

29.02.345 Driveway. "Driveway" means the principal means of vehicular access other than a street, provided and maintained in any zoning district into and within the development or to lots within the development designed consistent with the requirements of this title. (Ord. 1876 § 1 (part), 1996; Ord. 429 (part), 1974)

29.02.350 Dwelling. "Dwelling" means a building or portion thereof designed or used exclusively for residential occupancy including factory-built homes, manufactured and mobile homes, one-family, two-family and multiple-family dwellings, not including, however, any other building wherein human beings may be housed. Manufactured and mobile homes may only be used as permanent dwellings in the zoning districts set forth in Section 29.02.623 of this title.

(A) "Dwelling unit" means one or more rooms and a single kitchen in a dwelling or apartment hotel, designed as a unit for occupancy by not more than one family for living or sleeping purposes, and not having more than one kitchen or set of fixed cooking facilities, whether or not designed for use of occupants such as janitors, caretakers, servants or guests.

(B) "One-family dwelling" means any detached building containing only one dwelling unit.

(C) "Two-family dwelling" means any building containing only two dwelling units.

(D) "Multiple-family dwelling" means a building containing three or more dwelling units.

(E) "Group dwelling" means one or more buildings containing dwelling units arranged around two or more sides of a court. (Ord. 1876 § 1 (part), 1996: Ord. 429 (part), 1974)

29.02.360 Dump. "Dump" means a place used for the disposal, by abandonment, discarding, dumping, reduction, burial, incineration or by other means, of garbage, sewage, trash, refuse, waste material, offal or dead animals. (Ord. 429 (part), 1974)

29.02.370 Educational institution. "Educational institution" means any school, college or university supported wholly or in part by public funds and any other college or university giving general academic instruction as prescribed by the Nevada State Board of Education. (Ord. 429 (part), 1974)

29.02.375 Escort bureau. "Escort bureau" shall be as defined by Chapter 6.66 of this code. (Ord. 566 § 3, 1978)

29.02.378 Exotic animal. "Exotic animal" means any animal not permitted in this title as either a "household pet" or as a farm animal specifically permitted in the R-A (residential agricultural) district. (Ord. 681 § 2 (part), 1980)

29.02.379 Factory-built housing. "Factory-built housing" means a residential building, dwelling unit or habitable room thereof which is either wholly manufactured or is in substantial part manufactured at an off-site location to be wholly or partially assembled on-site in accordance with regulations adopted by the Clark County building department and built in accordance with the Uniform Building Code most recently adopted by the International Conference of Building Officials and the board of county commissioners. The term shall not include a manufactured home or mobile home as defined by the Clark County Code. A factory-built home shall be considered to be a single-family dwelling of a permanent character in a permanent location and will be permitted wherever such dwellings are permitted. (Ord. 1713 § 2, 1995)

29.02.380 Family. "Family" includes the following if living together as a single housekeeping unit within a dwelling unit:

(A) An individual living alone;

(B) Two or more persons related by blood or marriage;

(C) One or more handicapped persons together with caretakers or houseparents;

(D) A group, of which not more than six individuals shall be unrelated to any other individual in the group. (Ord. 1713 § 3, 1995: Ord. 429 (part), 1974)

29.02.390 Farming, small livestock. "Small livestock farming" means the raising or keeping of more than twelve fowl of any kind, or twelve rabbits or twelve similar animals; any goats, sheep or similar livestock but not hogs; or the breeding, raising or keeping of any cats or dogs; provided however, that "small livestock farming" as used in this title shall not include animal hospitals, commercial cat or dog kennels, hog raising or the breeding for commercial purposes of horses, cattle or similar livestock as determined by the planning commission. (Ord. 429 (part), 1974)

29.02.400 Fence height. "Height of fence" means the vertical distance between the ground, either natural or filled, directly under the fence and the highest point thereof. (Ord. 429 (part), 1974)

29.02.405 Freestanding sign. "Freestanding sign" means any sign which is supported by one or more columns, uprights or braces in or upon the ground. (Ord. 429 (part), 1974)

29.02.410 Frontage. "Frontage" means all the property fronting on one side of a street between an intercepting or intersecting street or between a street and right-of-way, waterway, end of street or city boundary. An intercepting street shall determine only the boundary of the frontage on the side of the street which it intercepts. (Ord. 429 (part), 1974)

29.02.420 Future width lines. "Future width lines" means lines established adjacent to highways or streets for the purpose of defining limits within which no structure nor any part thereof shall be erected or maintained in order to insure the future acquisition of these limits as public rights-of-way. (Ord. 429 (part), 1974)

29.02.430 Gambling establishment — Gaming. "Gambling establishment" means any place where gaming is operated and maintained. "Gaming" means and includes all games of chance or devices and any slot machines played for money or for checks or tokens redeemable in money, except, for the purpose of this title only, "gaming" shall not be construed to include slot machines when such slot machines are operated incidental or accessory to the conduct of a business permitted under the provisions of this title. (Ord. 429 (part), 1974)

29.02.440 Garage, private. "Private garage" means a detached accessory building or a portion of a main building designed or used for the parking or temporary storage of automobiles owned and used by the occupants of the premises. (Ord. 429 (part), 1974)

29.02.450 Garage, public. "Public garage" means any building or portion thereof, other than a private garage, designed or used for servicing, repairing, equipping, hiring, selling or storing of motor-driven vehicles. (Ord. 429 (part), 1974)

29.02.460 Grade. "Grade" includes the following meanings:

(A) For buildings adjoining one street only, the elevation of the side walls at the center of that wall adjoining the street;

(B) For buildings adjoining more than one street, the average of the elevations of the side wall at the centers of all walls adjoining streets;

(C) For buildings having no wall adjoining street, the average level of the finished ground level at the center of all walls of the building. All walls approximately parallel to and not more than five feet from a street line are to be considered as adjoining a street. (Ord. 429 (part), 1974)

29.02.465 Group foster home. "Group foster home" means any individual, partnership, firm, corporation or association which provides full-time care for six to fifteen children not related by blood, adoption, or marriage to the person or persons maintaining

or operating the home, who are received, cared for, and maintained for compensation or otherwise, including the provision of permanent free care. (Ord. 499 § 1, 1976)

29.02.470 Guest house or cottage. "Guest house or cottage" means a separate dwelling structure located on a lot with one or more main dwelling structures and used for the housing of guests or servants of the occupant of the premises; and such building shall not have a kitchen and shall not be rented, leased or sold separately from the rental, lease or sale of the main dwelling. (Ord. 429 (part), 1974)

29.02.480 Guest room. "Guest room" means any room in a hotel, dormitory, boarding or lodging house, or home for the aged, used and maintained to provide sleeping accommodations for not more than two persons. Each one hundred square feet or fraction thereof of floor area used for sleeping purposes shall be considered to be a separate guest room. (Ord. 429 (part), 1974)

29.02.482 Handicap. "Handicap" means, with respect to a person:

(A) A physical or mental impairment that substantially limits one or more of such person's major life activities;

(B) A record of having such an impairment; or

(C) Being regarded as having such an impairment;

but such term does not include current illegal use of or addiction to a controlled substance. (Ord. 1713 § 4, 1995)

29.02.485 Heliport. "Heliport" means any area used or to be used for the landing or take-off of helicopters or other steep gradient aircraft capable of hovering, and shall include any and all of the area or buildings which are appropriate to accomplish these functions. (Ord. 609 § 1, 1979)

29.02.490 Hog ranch. "Hog ranch" means any premises where three or more hogs are kept. (Ord. 429 (part), 1974)

29.02.500 Home occupation. "Home occupation" means any commercial use conducted entirely within a dwelling unit and carried on by family members residing in that dwelling unit, the use of which is clearly incidental and secondary to the use of the dwelling for dwelling purposes, and does not alter the exterior or affect the residential character of the neighborhood, and in connection with which there is no display, nor stock in trade. Any commercial use conducted as a home occupation shall not involve the use of any accessory building or yard space, nor involve any activities not normally associated with residential use outside of the main building. (Ord. 1871 § 1 (part), 1996; Ord. 747 § 1, 1981; Ord. 429 (part), 1974)

29.02.505 Horse riding stable and/or academies, commercial. "Commercial horse riding stable and/or academies" means a facility for the primary purpose of horseback riding (rental) which is used or intended to be used by the general public. (Ord. 1606 § 4, 1994)

29.02.510 Hospital. "Hospital" means any building or portion thereof used for the accommodation and medical care of sick, injured or infirmed persons. This would include

sanitariums, institutions for the cure of chronic drug addicts and mental patients, rest homes, homes for the aged and alcoholic sanitariums. (Ord. 429 (part), 1974)

29.02.520 Hotel. "Hotel" means any building or group of buildings in which there are one hundred or more guest rooms used, designed or intended to be used, let or hired out for the purpose of offering to the general public lodging on a day-to-day basis, where the primary entrance is through a lobby or foyer; also, that in which there are no provisions for cooking in any individual room or suite, but not including jails, hospitals, asylums, sanitariums, orphanages, prisons, detention homes and other similar buildings where human beings are housed and detained under legal restraint. (Ord. 1767 § 1 (part), 1996; Ord. 429 (part), 1974)

29.02.530 Hotel, resort. "Resort hotel" means any building or group of buildings used as a hotel, and in which there are one or more dining rooms available for meals to be served and where entertainment may be provided transient guests. Additionally that in which there are facilities used, designed or intended to be used in order to serve or sell intoxicating beverages. Also, those which permit the operation of gambling or games of chance. (Ord. 429 (part), 1974)

29.02.540 Household pets. "Household pets" means animals or fowl ordinarily permitted in the house and kept for company or pleasure, such as dogs, cats, canaries and parakeets, but not including a sufficient number of dogs to constitute a kennel, as defined in this title, unless the dogs are licensed under the provisions of Section 10.08.020 of this code relating to "dog fanciers," or a sufficient number of fowl to constitute an aviary, as defined in this title. (Ord. 429 (part), 1974)

29.02.545 Independent unit. "Independent unit" means a recreational vehicle which may operate independently of connection or access to external sources of electricity, water and sewage systems for a period of from one to seven days. Such a unit has its own battery and/or gas system to operate lights, refrigerator, stove and heater, a large water tank with a pressure system, and a holding tank with a toilet. (Ord. 429 (part), 1974)

29.02.550 Industry. "Industry" means the manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment thereof, in such a manner as to change the form, character or appearance thereof, including but not limited to the following: Animal hospitals, bakeries, bottling plants, building or contractors' yards, cleaning and dyeing establishments, creameries, dog pounds, junkyards, laundries, lumberyards, milk bottling and distributing stations, stockyards, storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise. (Ord. 429 (part), 1974)

29.02.560 Junkyard. "Junkyard" means the use of any lot, portion of a lot or tract of land for the storage, keeping, sale or abandonment of junk, including scrap metals or other scrap material; also, that which is for the dismantling, demolition or abandonment of automobiles, other vehicles, machinery or parts thereof. (Ord. 429 (part), 1974)

29.02.570 Kennel. "Kennel" means any lot, building, structure or premises on which four or more dogs more than four months old are kept, but this term shall not

include any dogs licensed under the provisions of Section 10.08.020 of this code relating to "dog fanciers." (Ord. 429 (part), 1974)

29.02.580 Kitchen. "Kitchen" means any room principally used, intended or designed to be used for cooking or the preparation of food. The presence of a range or oven, or utility connections suitable for servicing a range or oven, shall normally be considered as establishing a kitchen. (Ord. 681 § 1, 1980: Ord. 429 (part), 1974)

29.02.584 Land sales presentation office. "Land sales presentation office" means any building or room therein or portion thereof wherein land sales presentations, as defined in Chapter 6.80 of this code, are presented, held or conducted. (Ord. 429 (part), 1974)

29.02.586 Land sales presentation unit broker office. "Land sales presentation unit broker office" means any building or room therein or portion thereof wherein prospective customers are solicited to attend land sales presentations as defined in Chapter 6.80 of this code. (Ord. 429 (part), 1974)

29.02.588 Landscape area. "Landscape area" means an open area unoccupied except for landscaping and bounded on no more than one side by any building. Sidewalks sufficient to provide access to buildings and utility equipment are permitted within a landscape area. (Ord. 1771 § 1 (part), 1996: Ord. 1738 § 1 (part), 1995)

29.02.589 Live entertainment. "Live entertainment" means the provision of any amusement or attention engaging activity by an animal, or human performing in person, including but not limited to the performance of acts, music, speech, dance, acrobatics or display. Live entertainment performed inside a building, which consists of one or two individuals who perform without the aid of any electronic equipment, synthesizers, or other devices which enhance sound or noise beyond that of an acoustical instrument and from which the volume of the sound produced is not audible from the exterior of the building, are exempt from the use permit requirement under Section 29.66.020 (L). Live entertainment conducted in the C-3 district and adult entertainment in the M-1 district, when conducted in accordance with Chapter 29.49 are also exempt from the use permit requirement under Section 29.66.020 (L). (Ord. 1823 § 1, 1996)

29.02.590 Livestock feed yard. "Livestock feed yard" means a lot or parcel of land improved with corrals, fences, buildings or improvements, and used primarily for the feeding and fattening of livestock for subsequent sale, and includes the feeding of garbage for disposal. (Ord. 429 (part), 1974)

29.02.600 Loading space. "Loading space" means an off-street space or berth on the same lot with a building or contiguous to a group of buildings, for the temporary parking of a commercial vehicle while loading or unloading merchandise or materials. (Ord. 429 (part), 1974)

29.02.610 Lodginghouse. "Lodginghouse" means a building or dwelling unit other than a hotel with not more than four rentable rooms where lodging for compensation is provided for not more than eight persons who are not members of a family occupying such building or dwelling unit. (Ord. 566 § 11, 1978: Ord. 429 (part), 1974)

29.02.620 Lot. "Lot" means a parcel of land, or a space within an approved mobile home park or recreational vehicle park, occupied or to be occupied by a building or group of buildings, together with such yards, open spaces, lot width and lot area as required by this title, having frontage upon a street or upon a right-of-way approved by the planning commission. A lot may be land so recorded on a plat of record, or considered as a unit of property and described by metes and bounds, and which may include parts of or a combination of such lots, when adjacent to one another, providing such grounds are used for one improvement. All lots shall front on or have ingress or egress by means of an officially approved public right-of-way.

(A) "Lot area" means the total horizontal area within the lot.

(B) "Corner lot" means a lot abutting two intersecting streets, where the interior angle of intersection does not exceed one hundred thirty-five degrees.

(C) "Lot depth" means the horizontal distance between the front and the rear lot lines measured in the mean direction of the side lot lines.

(D) "Interior lot" means a lot other than a corner lot.

(E) "Front lot line" means the shortest line of a lot separating the lot from the street. In case a corner lot has equal frontage on two or more streets, or in the case of a through lot, the lot shall be considered to front on that street on which the greatest number of buildings have been erected on that side of a street within the same block, except in those cases where the latest deed restrictions or record map of a tract specify another side or sides as the front or fronts of such a lot.

(F) "Rear lot line" means a lot line which is opposite and most distant from the front line and, in the case of an irregular, triangular or gore-shaped lot, a line ten feet in length within the lot parallel to and at the maximum distance from the front lot line.

(G) "Side lot line" means any lot boundary, not a front lot line or a rear lot line.

(H) "Width of lot" means the horizontal distance between the side lot lines measured at right angles to the lot depth across the rear of the required front yard. (Ord. 1876 § 1 (part), 1996: Ord. 429 (part), 1974)

29.02.623 Manufactured and mobile home. "Manufactured home" or "mobile home" means a structure, transportable in one or more sections, which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length, or, when erected on site, is three hundred twenty or more square feet, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, and includes the plumbing, heating, air-conditioning, and electrical systems contained therein except that such term shall include any structure which meets all the requirements of this section except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of Housing and Urban Development and complies with the standards established under federal standards of Housing and Urban Development. Whenever this title or Title 28 refers to mobile homes, manufactured homes shall be considered as having the same restrictions or privileges governing them. Mobile homes or manufactured homes are permitted in the following zoning districts of Clark County: R-U, R-A, R-T, T-C and RMRD as specified in the specific chapters of this title. Each manufactured home or mobile home, together with any cabana additions, shall contain only a single living unit which is occupied or intended to be occupied by one family. (Ord. 1876 § 1 (part), 1996)

29.02.625 Marquee. "Marquee" means a permanent roofed structure attached to and supported by the building and projecting beyond the face of the building. (Ord. 429 (part), 1974)

29.02.626 Massage. "Massage" means any method of treating any of the external parts of a person including, but not limited to, rubbing, stroking, kneading, tapping, pounding, vibrating or stimulating with the hands, feet, elbows or any part of the body, with or without aid of any instrument or device and with or without such supplementary aids as rubbing alcohol, liniment, antiseptic, oil, powder, cream, lotion, ointment or other similar preparations, under such circumstances that it is reasonably expected that the person to whom the treatment is provided or some third person on his or her behalf will pay money or give any other consideration or gratuity therefor. Massage as a principal use is permitted only with a use permit in the C-P district, and must conform to all provisions of Chapter 7.08. Massage as an incidental use shall mean that no more than twenty-five percent of the public floor area of the premises may be used for massage activities. Massage shall be considered an incidental use only in a licensed beauty parlor or shop, health club, country club, golf course and accompanying clubhouse, and as an incidental use in a resort hotel as defined in CCC title 6, Chapter 6.12 (with no limit on the square footage of public floor area used for massage activities in such resort hotel). (Ord. 1840 § 1 (part), 1996: Ord. 1628 § 2 (part), 1994)

29.02.627 Massage establishment. "Massage establishment" means any place where any massage, as defined in Section 29.02.626 and in Section 7.08.020, is given or offered. (Ord. 1840 § 1 (part), 1996: Ord. 1628 § 2 (part), 1994)

29.02.628 Massage technician. "Massage technician" means any person, whether male or female, who performs massage, as defined in Section 29.02.626, and met all of the requirements of Title 7, Chapter 7.08 (Business License). (Ord. 1628 § 2 (part), 1994)

29.02.629 Mobile home park. "Mobile home park" means any area or premises where space for two or more mobile homes is rented, held out for rent, or on which free occupancy or parking of such mobile homes is permitted to house mobile home owners or users for the purposes of securing their trade, including groups designated as mobile home parks, courts, lots or parks but not including automobile or mobile home sales lots on which unoccupied mobile homes are parked for inspection or sales, nor recreational vehicle parks as defined by this chapter. (Ord. 1876 § 1 (part), 1996)

29.02.630 Motel. "Motel" means a building or group of two or more detached or semidetached buildings containing individual dwelling or sleeping units designed for or used temporarily by automobile tourists or transients with a parking space conveniently located to each unit, including groups designated as automobile or tourist courts or motor lodges. Each rentable room shall constitute one unit. (Ord. 1767 § 1 (part), 1996: Ord. 429 (part), 1974)

29.02.633 Motorized home. "Motorized home" means a portable home designed and constructed as an integral part of a self-propelled vehicle. (Ord. 429 (part), 1974)

29.02.635 Nameplate. "Nameplate" means a sign giving the name, address and permitted occupation of the occupant thereof, or the name only of the land or building on which displayed. (Ord. 429 (part), 1974)

29.02.640 Nonconforming building or structure. "Nonconforming building or structure" means the lawful use of a building or structure or portion thereof, existing at the time this title or amendments thereto take effect, and which does not conform to all the height, area and yard regulations prescribed in the zone in which it is located. (Ord. 429 (part), 1974)

29.02.650 Nonconforming use. "Nonconforming use" means areas lawfully occupied by a building or land use at the time this title or amendments thereto take effect, and which does not conform with the use regulations of the zone in which it is located. (Ord. 429 (part), 1974)

29.02.652 Office. "Office" means a building, or portion of a building, wherein services are performed involving predominantly administrative, professional or clerical operations. (Ord. 1737 § 1, 1995)

29.02.653 Open space. "Open space" means land areas which are not and may not be occupied by any surface designed or intended for vehicular traffic, parking, buildings or structures, except recreational buildings and structures as provided. An area of open space shall have no dimension of less than ten feet and may include landscaping, walks, recreational buildings, game courts, enclosed child play areas, clubhouses, workout areas, picnic areas, swimming pools, water features, decorative objects such as art work, unenclosed patios and balconies, or other similar uses.

(A) "Usable open space" means land area meeting the qualifications and definitions of either usable common open space or usable private open space.

(B) "Usable common open space" means open space which is suitably located and improved for common recreational purposes and accessible to each lot or dwelling unit within a development through a system of public or private walkways; such walkways may abut a private or dedicated right-of-way.

(C) "Usable private open space" means open space which is designed and maintained for sole and exclusive use of the occupants of not more than one dwelling unit and may include private patio areas. (Ord. 1771 § 1 (part), 1996: Ord. 1738 § 1 (part), 1995)

29.02.655 Operator. "Operator" includes manager, owner, caretaker, agent and/or employee and means the person who is in continuous, responsible charge of a recreational vehicle park or mobile home park. (Ord. 1876 § 1 (part), 1996: Ord. 429 (part), 1974)

29.02.657 Owner. "Owner" includes agent, occupant-owner and/or employee. (Ord. 429 (part), 1974)

29.02.660 Parking lot, public. "Public parking lot" means an open area, other than a street, used for the parking of more than four automobiles and available for public use, whether free, for compensation or as an accommodation for clients or customers. (Ord. 429 (part), 1974)

29.02.670 Parking space. "Parking space" means space within a building, lot or parking lot for the parking or storage of one automobile. The space shall not be less than a nine-foot by nineteen-foot area, exclusive of drives, streets, alleys or aisles giving ingress and egress thereto. In the front or rear one-third of the space a one-foot intrusion may be allowed into the sides of the space for structural supports or landscape curbs. (Ord. 1771 § 1 (part), 1996: Ord. 1738 § 1 (part), 1995: Ord. 429 (part), 1974)

29.02.673 Pawnshops and motor vehicle pawnshops. "Pawnshops and motor vehicle pawnshops" means any business that loans money on deposit of personal property or deals in the purchase or possession of personal property on condition of selling the same

back again to the pledger or depositor, or loans or advances money on personal property by taking chattel mortgage security thereon, and takes or receives such personal property. (Ord. 1695 § 1, 1995)

29.02.675 Pick-up coach and camper. "Pick-up coach and camper" means a structure designed primarily for mounting on a pick-up truck chassis with sufficient equipment to render it suitable for use as a temporary dwelling for travel, recreation and vacation uses. (Ord. 429 (part), 1974)

29.02.677 Persons. "Persons" means any natural person, firm, association or corporation. (Ord. 429 (part), 1974)

29.02.679 Planned development unit. "Planned development unit" as regulated in Chapter 29.47 means a tract of land which is developed as an integrated unit under single ownership or control, which includes two or more principal buildings, and where the specific requirements of a given district may be modified, and where the minimum area is affixed. (Ord. 1771 § 1 (part), 1996; Ord. 1738 § 1 (part), 1995)

29.02.680 Professional office. "Professional office" means a building more or less of residential, but not commercial character and containing one or more offices in which there is no display of stock or wares in trade, commodity sold, nor any commercial use conducted other than the professional offices of a doctor, dentist, lawyer, architect, landscape architect, engineer, minister of religion, insurance agent, realtor or other similar professional services; but shall not include barbershops, beauty parlors, nor similar services, nor general business offices. (Ord. 429 (part), 1974)

29.02.686 Real estate office. "Real estate office" means any building or room therein or portion thereof, maintained by a real estate broker licensed pursuant to Chapter 645 of the Nevada Revised Statutes; but shall not include a land sales presentation office as defined in Section 29.02.584 or a land sales presentation unit broker office as defined in Section 29.02.586, notwithstanding the fact that a licensed real estate broker manages or is employed by the same. (Ord. 429 (part), 1974)

29.02.687 Recreational vehicle. "Recreational vehicle" means any building or structure designed and/or used for living or sleeping purposes and equipped with wheels to facilitate movement from place to place, and automobiles when used for living or sleeping purposes and including pick-up coaches (campers), motorized homes, travel trailers and camping trailers not meeting the specifications required for a manufactured home or mobile home. (Ord. 1876 § 1 (part), 1996; Ord. 429 (part), 1974)

29.02.688 Recreational vehicle park. "Recreational vehicle park" means any lot or parcel of land used or intended to be used for the accommodation of two or more recreational vehicles for transient dwelling purposes. (Ord. 429 (part), 1974)

29.02.689 Recreational vehicle site (or space). "Recreational vehicle site" or "recreational vehicle space" means a plot of land in a recreational vehicle park, used or intended to be used for the accommodation of not more than one recreational vehicle and one tow motor vehicle which is not in itself a recreational vehicle. (Ord. 429 (part), 1974)

29.02.690 Rest home. "Rest home" means any building used or maintained to provide nursing, dietary and other personal services to convalescents, invalids, aged or infirm persons, but excluding cases of contagious or communicable diseases, and excluding surgery or primary treatments such as those customarily provided in sanitariums and hospitals. (Ord. 429 (part), 1974)

29.02.691 Restaurant. "Restaurant" means an establishment that sells prepared food and beverages from a permanent building, whether for on- or off-premises consumption. (Ord. 1745 § 1 (part), 1995)

29.02.693 Revolving sign. "Revolving sign" means a sign which revolves three hundred sixty degrees but does not exceed eight revolutions per minute. (Ord. 429 (part), 1974)

29.02.695 Riding stables. "Riding stables" means the keeping or housing and/or riding and training of horses, which exceed a total number of ten animals per acre, for the purpose of monetary gain, including the rental of animals, open for service to the general public. A horse kept on the land for the purpose of training shall be considered to be a boarded horse. Young animals less than six months of age shall not count toward the allowable limit. (Ord. 1791 § 1 (part), 1996)

29.02.696 Roof sign. "Roof sign" means a sign erected upon or above a roof or parapet wall of a building and which is wholly or partially supported by the building. (Ord. 429 (part), 1974)

29.02.700 Rumpus or recreation room. "Rumpus or recreation room" means a single room in the main building or in an accessory building designed, used or intended to be used exclusively for recreational purposes by the occupants or guests of the occupants of the premises. The floor area of such a room shall be limited to twenty percent of the floor area of the main building, but such floor area need not be less than four hundred square feet; however, no portion of such room shall be used as sleeping quarters or as a kitchen. (Ord. 429 (part), 1974)

29.02.710 Sanitarium. "Sanitarium" means a building or institution for the recuperation and treatment of persons with physical or mental disorders. (Ord. 429 (part), 1974)

29.02.720 Schools, elementary and high. "Elementary and high schools" means any institution of learning which offers instruction in the several branches of learning and study required to be taught in the public schools by the Education Code of Nevada. (Ord. 429 (part), 1974)

29.02.725 Senior housing. (A) "Senior housing" means:

(1) Where housing is intended for, and solely occupied by, persons sixty-two years of age or older; or

(2) Where housing is intended and operated for occupancy by at least one person fifty-five years of age or older per unit.

(B) In determining whether housing qualifies as senior housing under this provision the following factors shall be considered:

(1) The existence of significant facilities and services specifically designed to meet the physical or social needs of older persons: and

(2) The publication of, and adherence to, policies and procedures which demonstrate an intent by the owner or manager to provide housing for persons fifty-five years of age or older. (Ord. 1615 § 1 (A), 1994)

29.02.730 Servants' quarters. "Servants' quarters" means living quarters in the main building or in an accessory building for the sole use of persons employed on the premises. Such quarters shall not have a kitchen nor cooking facilities and shall not be rented or otherwise used as a separate dwelling. (Ord. 429 (part), 1974)

29.02.740 Service station. "Service station" means any building or structure, premises or other place used to supply motor fuels, lubricants, tires, batteries and other small accessories to motor vehicles; and where repair work is not done other than minor repairs made by the attendant in the installation and servicing of such lubricants, tires, batteries and other small accessories. (Ord. 429 (part), 1974)

29.02.743 Shopping center. "Shopping center" means any group of five or more commercial businesses upon a single parcel of land, or upon contiguous parcels of land which have common vehicular access. (Ord. 681 § 2 (part), 1980)

29.02.745 Sign. "Sign" means any device and all parts thereof which are used to advertise products, goods, services or events, or otherwise to promote commercial activity or identify objects for sale, including all temporary banners, portable or mobile signs, and all attention-gaining devices related to commercial activity. (Ord. 1062 § 1, 1988: Ord. 429 (part), 1974)

29.02.750 Slaughterhouse. "Slaughterhouse" means a place where cattle, sheep, hogs or other animals are killed or butchered for market or for sale; provided, however, that this shall not be taken to mean or include the killing of poultry or rabbits as permitted by this title. (Ord. 429 (part), 1974)

29.02.760 Stable, private. "Private stable" means a detached accessory building for the keeping of horses owned by the occupants of the premises, and not kept for remuneration, hire or sale. (Ord. 429 (part), 1974)

29.02.780 Story. "Story" means a space within a building included between the surface of any floor and the surface of the ceiling above. (Ord. 429 (part), 1974)

29.02.790 Street. "Street" means a thoroughfare which has been dedicated or abandoned to the public and accepted by proper public authority, or a thoroughfare which has been made public by right of use and which affords the principal means of access to abutting property.

"Side street" means that street bounding a corner lot and which extends in the same general direction as the line determining the depth of the lot. (Ord. 429 (part), 1974)

29.02.800 Structure. "Structure" means any building, fence, tower, edifice or building of any kind, or any piece of work artificially built up or composed of parts joined

together in some definite manner which requires location on the ground or is attached to something having a location on the ground. (Ord. 429 (part), 1974)

29.02.810 Structural alteration. "Structural alteration" means any change in the supporting members of a building or structure, such as bearing walls, columns, beams and girders, floor or ceiling joists, roof rafters, foundation piles, retaining walls or similar components, or change designed to alter the use of the structure. (Ord. 429 (part), 1974)

29.02.820 Tavern. "Tavern" means a place where alcoholic liquors are sold at retail to the general public, and where no other kind of business is being maintained or conducted; provided, however, that in such taverns, cigars, cigarettes, tobacco, nuts, jerky, popcorn, potato chips and pretzels may be sold or given away. Otherwise, however, no lunches, foodstuffs or so-called "free lunches" shall be either sold or given away in such taverns, including groups designated as bars or cocktail lounges. (Ord. 429 (part), 1974)

29.02.821 Tenant. "Tenant" means a person, persons, or business who holds or occupies a dwelling, lot or commercial/industrial location either as an owner or pursuant to a rental agreement or lease. (Ord. 1876 § 1 (part), 1996)

29.02.822 Time-share estate. "Time-share estate" means an ownership or leasehold estate in property devoted to a time-share fee (tenants in common, time span ownership, interval ownership, or other form of ownership) or a time-share lease. (Ord. 726 § 3 (part), 1980)

29.02.824 Time-share interval. "Time-share interval" means a time-share estate or a time-share use. (Ord. 726 § 3 (part), 1980)

29.02.825 Time-share program. "Time-share program" means any arrangement for time-share intervals in a time-sharing project whereby the use, occupancy or possession of real property has been made subject to either a time-share estate or time-share use whereby such use, occupancy or possession circulates among purchasers of the time-share intervals according to a fixed or floating time schedule on a periodic basis for a specific period of time during any given year, but not necessarily for consecutive years, and which extends for a period of time in excess of three years in duration. (Ord. 726 § 3 (part), 1980)

29.02.826 Time-share use. "Time-share use" means any contractual right of exclusive occupancy on a periodic as opposed to a continuous or single-event basis which does not fall within the definition of a time-share estate and does not constitute a vacation certificate or vacation plan. (Ord. 726 § 3 (part), 1980)

29.02.830 Tourist home. "Tourist home" means a home which has been converted into premises offering rooms to transient guests for remuneration. (Ord. 429 (part), 1974)

29.02.835 Townhouse. "Townhouse" means an arrangement of single-family dwellings separated or joined by common walls on not more than two opposite sides with the uppermost story being a portion of the same dwelling located directly beneath at the grade or first floor level and having exclusive individual ownership and occupant rights

of each dwelling unit including but not limited to the land area directly beneath the dwelling. (Ord. 1771 § 1 (part), 1996: Ord. 1738 § 1 (part), 1995)

29.02.840 Trailer, house. "House trailer" means a vehicle without motive power, designed to be drawn by a motor vehicle and used for human habitation and/or the carrying of property. (Ord. 429 (part), 1974)

29.02.850 Trailer court, park or lot. For a definition of "trailer court, park or lot," see "public camp," Section 29.02.210. (Ord. 429 (part), 1974)

29.02.860 Transient. "Transient" means a person who requests accommodations for a price, with or without meals, for a period of less than twenty-one days. (Ord. 429 (part), 1974)

29.02.865 Trailer, travel/recreational. "Trailer, travel/recreational" means a portable structure built on a chassis designed to be used as a temporary dwelling for travel, recreational and vacation uses. When factory equipped for the road, it shall have a body width of not more than eight feet and a body length of not more than thirty-two feet. The term "travel trailer" includes "park trailers" built to ANSI Standard A119.5 (1982) unless a specific unit shall meet the standards of the term manufactured home as defined by this title. (Ord. 1876 § 1 (part), 1996: Ord. 429 (part), 1974)

29.02.870 Use. "Use" means the purpose for which land or building is arranged, designed or intended, or for which it is or may be occupied or maintained. (Ord. 429 (part), 1974)

29.02.872 Vacation certificate. "Vacation certificate" means any document defined as a "vacation certificate" by Title 6 of this code, but not including any time-share program document. (Ord. 726 § 3 (part), 1980)

29.02.874 Vacation plan. "Vacation plan" means any manner of conveying vacation occupancy rights similar to the rights granted by a vacation certificate, but not utilizing a document which meets the definition of a vacation certificate, and not constituting a time-share program. (Ord. 726 § 3 (part), 1980)

29.02.875 Wall sign. "Wall sign" means a sign which is in any manner affixed to any exterior wall of a building or structure, the display surface of which is parallel to the supporting surface and which projects not more than twelve inches from the building or structure wall. (Ord. 429 (part), 1974)

29.02.880 Yard. "Yard" means an open space on a lot, other than a court, unoccupied and unobstructed from the ground upward, except as otherwise provided herein.

(A) "Front yard" means an open space on the same lot with a building between the front line of the building and the front lot line or future width line, and extending across the full width of the lot. The depth of the front yard is the minimum distance between the front lot line and the nearest exterior wall of the building, the front of a bay window or the front of a covered porch, or other similar projections, whichever is nearest the front lot line.

(B) "Rear yard" means an open space extending across the full width of the lot between the most rear main building and the rear lot line. The depth of the required rear yard shall be measured horizontally from the nearest part of a main building toward the nearest point of the rear lot line.

(C) "Side yard" means an open space between the main building and the side lot line and extending from the front yard to the rear yard. (Ord. 429 (part), 1974)

29.02.885 Zoning administrator. "Zoning administrator" refers to the director of the department of comprehensive planning or his designee. (Ord. 895 § 1, 1984)

29.02.900 Title 29 use equivalency to standard land use classification manual land use categories. For the purpose of regulation, the Title 29 land use permitted, conditionally permitted or allowed in conjunction with a permitted use are equivalent to the standard land use classification manual land use categories as follows:

TITLE 29 LAND USES = > SLUCM CODES

	SLUCM MAJOR GROUPS	SLUCM MINOR GROUPS	CODE #'S
TITLE 29 LAND USE:			
[illegible]	[illegible]	Other agriculture (1)	8190

(Non)commercial keeping/breeding/raising of domestic animals...	Resources	Other agriculture (1)	8190
(Non)commercial small livestock farming...(no hogs or pigs)...	Resources	Other agriculture (1)	8190
A recreational vehicle park.	Residential	Transient mobile home parks—courts	1420
Advertising agencies/offices only.	Services	Business services	6300
Advertising agency.	Services	Business services	6300
Agriculture and cattle grazing uses provided...	Resources	Other agriculture (1)	8190
Aircraft and marine sales.	Trade	Automotive—marine and aircraft accessor	5500
Aircraft and motor vehicle assembly.	Manufacturing	Fabricated metal products	3400
Aircraft maintenance and sale...and fuel storage.	Services	Repair services	6400
Airports (public and private) and landing fields...	Trans. & utils.	Aircraft transportation	4300
Airports and heliports—including accessory commercial uses.	Trans. & utils.	Aircraft transportation	4300
Amusement parks.	Recreation	Fairgrounds and amusement parks	7310
Animal by-products plant....	Manufacturing	Chemicals and allied products	2800
Animal hospital.	Resources	Agricultural related activities (2)	8200
Answering service.	Services	Business services	6300
Antique shop.	Trade	Other retail trade	5900
Apartment hotels.	Residential	Residential hotels	1300
Apartment houses.	Residential	Multifamily structures	1130
Apiaries on conditions....	Resources	Other agriculture (1)	8190
Appliance store.	Trade	Furniture and home furnishings (retail)	5700
Art galleries.	Trade	Other retail trade	5900
Art gallery or artists' studios.	Trade	Other retail trade	5900
Art needlework shop.	Trade	Apparel and accessories (retail)	5600
Art shop and artists' supplies.	Trade	Other retail trade	5900
Assembly of machines (but not aircraft or motor vehicles)....	Manufacturing	Fabricated metal products	3400
Assembly of machines...from previously prepared parts.	Manufacturing	Fabricated metal products	3400
Athletic goods store.	Trade	Other retail trade	5900
Athletic goods store.	Trade	Other retail trade	5900
Auto accessory store.	Trade	Automotive—marine and aircraft accessor	5500
Auto rental.	Services	Business services	6300
Auto repair shops.	Services	Repair services	6400
Auto service station (no repair—paint—or upholster).	Trade	Automotive—marine and aircraft accessor	5500
Auto service station (no repairing/painting...).	Trade	Automotive—marine and aircraft accessor	5500
Auto and/or trailer spaces area.	Trans. & utils.	Auto parking	4600
Auto-trailer rental.	Services	Business services	6300
Automobile laundry.	Services	Repair services	6400
Automobile service station (no repairing/painting...)	Trade	Automotive—marine and aircraft accessor	5500
Automobile wrecking and/or baling.	Manufacturing	Fabricated metal products	3400
Automobile/truck/airplane/...or farm machinery repair or sale...	Services	Repair services	6400
Aviaries.	Resources	Other agriculture (1)	8190
Baby formula service.	Services	Personal services	6200
Bag cleaning.	Services	Contract construction services	6600
Bakery.	Manufacturing	Food & kindred products	2100
Bakery/retail only.	Trade	Food—retail	5400
Bakery/retail sale only.	Trade	Food—retail	5400
Bank savings and loan.	Services	Finance—insurance & real estate	6100
Bank.	Services	Finance—insurance & real estate	6100
Bar and lounge.	Trade	Eating and drinking places	5800
Bar and tavern.	Trade	Eating and drinking places	5800
Barbershop.	Services	Personal services	6200
Beauty parlor or shop.	Services	Personal services	6200
Beauty shop or parlor	Services	Personal services	6200
Bedding—carpet and pillow manufacturing—cleaning or renovating	Manufacturing	Apparel and finished products	2300
Beer and/or wine sales (not for on-premises consumption).	Trade	Other retail trade	5900
Bicycle repair shop.	Services	Repair services	6400
Blacksmith shop.	Manufacturing	Fabricated metal products	3400
Blast furnace.	Manufacturing	Primary metal industries	3300
Blueprinting and photostating.	Services	Business services	6300
Boat building or repair.	Manufacturing	Fabricated metal products	3400
Boiler works.	Trans. & utils.	Utilities	4800
Book binding.	Manufacturing	Printing—publishing	2700
Bottling plant (no brewery).	Manufacturing	Food & kindred products	2100
Bowling alley.	Recreation	Indoor sports activities	7413
Brewery.	Manufacturing	Food & kindred products	2100
Building material.	Trade	Building materials and hardware (retail)	5200
Building materials storage or sales yard...	Trade	Building materials and hardware (retail)	5200
Butcher shops.	Trade	Food—retail	5400
Cabinet shop or furniture manufacture.	Manufacturing	Furniture & fixtures	2500
Café or cafeteria.	Trade	Eating and drinking places	5800
Camera and photo supplies.	Trade	Other retail trade	5900
Candy factory.	Manufacturing	Food & kindred products	2100
Candy manufacturing.	Manufacturing	Food & kindred products	2100
Candy store	Trade	Food—retail	5400
Candy store/china and silver shop.	Trade	Other retail trade	5900
Car rental agencies.	Services	Business services	6300
Carbonated water sales.	Trade	Other retail trade	5900
Caretaker's building of a permanent nature.	Residential	Single family (LE 2 du/ac)	1115
Catering establishments.	Services	Business services	6300

Catering service.	Services	Business services	6300
Cemeteries/columbariums/crematories and mausoleums...	Services	Cemeteries	6240
Ceramics manufacture using previously pulverized clay....	Manufacturing	Stone-clay & glass products	3200
Ceramics manufacture.	Manufacturing	Stone-clay & glass products	3200
Check-cashing services.	Services	Finance—insurance & real estate	6100
Child nurseries	Services	Educational services	6800
Christmas tree sales/allowing outdoor display.	Trade	Other retail trade	5900
Churches	Services	Religious activities	6910
Circuses	Recreation	Fairgrounds and amusement parks	7310
Cleaning and dyeing plant.	Services	Personal services	6200
Cleaning/dry (restricted).	Services	Personal services	6200
Clinics/medical and dental	Services	Medical & other health services	6510
Clothing/clothing accessory store.	Trade	Apparel and accessories (retail)	5600
Clubs/lodges/fraternities and societies...nonprofit nature.	Services	Other misc. services	6990
Collection agency.	Services	Business services	6300
Commercial or private stables.	Recreation	Golf courses, riding stables & water rec.	7430
Commercial raising....hatching/fattening...of (small animals).	Resources	Livestock farms and ranches (2)	8160
Commercial storage units provided...	Services	Warehousing and storage services	6370
Confectionery.	Trade	Food—retail	5400
Consultants.	Services	Other professional services	6590
Consumer credit office.	Services	Business services	6300
Consumer credit offices.	Services	Business services	6300
Convenience market.	Trade	General merchandise (retail)	5300
Convention and exposition halls.	Recreation	Misc. public assembly	7230
Cooperative apartments....	Residential	Multifamily structures	1130
Cosmetic manufacturing or packaging.	Manufacturing	Chemicals and allied products	2800
Costume rental	Trade	Apparel and accessories (retail)	5600
Creamery	Manufacturing	Food & kindred products	2100
Dairy farm.	Resources	Dairy farming	3150
Dairy production/packaging or bottling.	Manufacturing	Food & kindred products	2100
Data processing center.	Services	Business services	6300
Day nurseries and nursery schools.	Services	Educational services	6800
Delicatessen.	Trade	Eating and drinking places	5800
Department store.	Trade	General merchandise (retail)	5300
Diaper service.	Services	Personal services	6200
Distribution plant	Services	Warehousing and storage services	6370
Dog grooming	Services	Personal services	6200
Dog pounds.	Resources	Agricultural related activities (2)	8200
Drapery and curtain store.	Trade	Furniture and home furnishings (retail)	5700
Draying/freighting or trucking yard or terminal	Trans. & utils.	Motor vehicle transportation	4200
Dress or dressmaking shop.	Trade	Apparel and accessories (retail)	5600
Drive-in movie.	Recreation	Outdoor entertainment assembly	7211
Drive-in restaurants.	Trade	Eating and drinking places	5800
Drive-it-yourself-agency.	Services	Business services	6300
Drugstore.	Trade	Other retail trade	5900
Dry cleaners/provided the floor area...not exceed 1800 sq. ft.	Services	Personal services	6200
Dry cleaning and laundry	Services	Personal services	6200
Dry cleaning and laundry collection (office only).	Services	Personal services	6200
Dry cleaning collection office.	Services	Personal services	6200
Dry goods store.	Trade	General merchandise (retail)	5300
Duplication/blueprinting/photostats.	Services	Business services	6300
Dwelling groups.	Residential	Group quarters	1200
Eating and drinking places.	Trade	Eating and drinking places	5800
Eating places (no alcoholic beverages).	Trade	Eating and drinking places	5800
Education and scientific research.	Services	Educational services	6800
Educational services (no trade school).	Services	Educational services	6800
Electric distributing and transmission substations.	Trans. & utils.	Utilities	4800
Electric generating stations.	Trans. & utils.	Utilities	4800
Electric or neon signs or billboard manufacture....	Manufacturing	Misc. manufacturing	3900
Electric plating.	Manufacturing	Primary metal industries	3300
Electrical equipment store (including business machine sales).	Trade	Other retail trade	5900
Electrical repair services.	Services	Repair services	6400
Electrical shops.	Trade	Other retail trade	5900
Electronic equipment store (including business machine sales).	Trade	Other retail trade	5900
Embroidery store.	Services	Apparel and accessories (retail)	5600
Employment agencies.	Services	Business services	6300
Employment agency.	Services	Business services	6300
Experimental laboratories.	Services	Business services	6300
Explosives storage.	Services	Explosives storage	6380
Express office.	Trans. & utils.	Other trans. — comm. and utilities	4900
Fabric and sewing materials shop.	Trade	Apparel and accessories (retail)	5600
Facilities/structures incidental to recreational vehicle parks.	Residential	Transient mobile home parks—courts	1420
Fairgrounds.	Recreation	Fairgrounds and amusement parks	7310
Feed and fuel yard and asphaltic oil storage.	Manufacturing	Petroleum refining & related industries	2900
Feed and fuel yard.	Manufacturing	Petroleum refining & related industries	2900
Feed—cereal or flour mill.	Manufacturing	Food & kindred products	2100
Fire stations.	Services	Government services	6700
Five and ten cent store.	Trade	General merchandise (retail)	5300

Fix-it/radio or television repair shops.	Services	Repair services	6400
Flood control channels/spreading grounds and settling basins.	Undeveloped	Open space	9910
Flower or florist shop.	Trade	Other retail trade	5900
Flower or seed processing and sales.	Resources	Agricultural related activities (2)	8200
Food products manufacture....	Manufacturing	Food & kindred products	2100
Food store.	Trade	Food—retail	5400
Fountain equipment and supply.	Trade	Building materials and hardware (retail)	5200
Frozen food lockers (not commercial).	Services	Business services	6300
Fruit and vegetable store.	Trade	Food—retail	5400
Fruit or fruit juice bar.	Trade	Eating and drinking places	5800
Fur sales and storage.	Trade	Apparel and accessories (retail)	5600
Furniture store.	Trade	Furniture and home furnishings (retail)	5700
Gambling casinos and establishments.	Recreation	Indoor sports assembly	7222
Garage.	Trans. & utils.	Auto parking	4600
Garden supplies.	Trade	Other retail trade	5900
Garment manufacture.	Manufacturing	Apparel and finished products	2300
Gasoline filling station.	Trade	Automotive—marine and aircraft accessor	5500
General offices and office buildings.	Services	Other professional services	6590
General offices.	Services	Other professional services	6590
Gift shop novelty and souvenir.	Trade	Other retail trade	5900
Gift shop.	Trade	Other retail trade	5900
Glass and china shop.	Trade	Furniture and home furnishings (retail)	5700
Grazing of cattle/sheep or horses....	Resources	Livestock farms and ranches (2)	8160
Grease or oil compounding.	Manufacturing	Petroleum refining & related industries	2900
Grocery store.	Trade	Food—retail	5400
Group foster homes....	Residential	Group quarters	1200
Guest cottages and servant's quarters....	Residential	Other residential	1900
Guest ranch.	Recreation	Resorts & group camps	7500
Gunsmith.	Trade	Other retail trade	5900
Haberdashery.	Trade	Apparel and accessories (retail)	5600
Hardware store.	Trade	Building materials and hardware (retail)	5200
Hardware store/not including sale of power vehicles....	Trade	Building materials and hardware (retail)	5200
Hat shops.	Trade	Apparel and accessories (retail)	5600
Health and allied services.	Services	Medical & other health services	6510
Health club or reducing parlor.	Recreation	Indoor playgrounds and athletic areas	7425
Health club.	Recreation	Indoor playgrounds and athletic areas	7425
Heating and airconditioning sales/supply and repair	Trade	Building materials and hardware (retail)	5200
Heating and plumbing.	Trade	Building materials and hardware (retail)	5200
Heliports upon condition....	Trans. & utils.	Aircraft transportation	4300
Hemstitching and pleating shop.	Services	Personal services	6200
High-voltage power transmission lines....	Trans. & utils.	Utilities	4800
Hobby store.	Trade	General merchandise (retail)	5300
Hog farm or ranch.	Resources	Livestock farms and ranches (2)	8160
Home occupations (> 2 du/ac)	Residential	Accessory use to residential (> 2 du/ac)	1110
Home occupations (LE 2 du/ac)	Residential	Accessory use to residential (LE 2 du/ac)	1115
Horse ranch.	Resources	Livestock farms and ranches (2)	8160
Hospital and medical supplies.	Trade	Other retail trade	5900
Hospitals/clinics/rest homes and sanitariums....	Services	Medical & other health services	6510
Hotels.	Residential	Hotels and motels & tourist courts	1510
Hotels/resort hotels/inns and motels....	Residential	Hotels and motels & tourist courts	1510
House cleaning and repair.	Services	Business services	6300
Household merchandise and furnishings store.	Trade	Furniture and home furnishings (retail)	5700
Housing for employees.	Residential	Other residential	1900
Ice and cold storage.	Services	Warehousing and storage services	6370
Ice cream parlor.	Trade	Eating and drinking places	5800
Ice cream parlor/malt shop.	Trade	Eating and drinking places	5800
Insurance office.	Services	Finance—insurance & real estate	6100
Interior decorating studio.	Trade	Furniture and home furnishings (retail)	5700
Japanning.	Services	Contract construction services	6600
Jewelry store.	Trade	Other retail trade	5900
Juice bar or shop.	Trade	Eating and drinking places	5800
Keeping of exotic animals....	Resources	Agricultural related activities (2)	8200
Kennels.	Resources	Agricultural related activities (2)	8200
Key and lock service.	Services	Repair services	6400
Launderette.	Services	Personal services	6200
Laundry collection office.	Services	Personal services	6200
Laundry.	Services	Personal services	6200
Legal offices.	Services	Legal services	6520
Libraries.	Recreation	Cultural activities	7110
Library/public or rental.	Recreation	Cultural activities	7110
Limited noncommercial raising of chinchillas...(no pelting).	Resources	Other agriculture (1)	8190
Limited noncommercial raising of...rabbits or similar animals....	Resources	Other agriculture (1)	8190
Limited price variety.	Trade	General merchandise (retail)	5300
Linen shop.	Trade	Furniture and home furnishings (retail)	5700
Liquor store (package).	Trade	Other retail trade	5900
Live entertainment....	An undetermined	An undetermined use	0
Livestock feed yard.	Resources	Livestock farms and ranches (2)	8160
Livestock sales yard....	Resources	Livestock farms and ranches (2)	8160

Lodging houses and boarding houses.	Residential	Group quarters	1200
Luggage sales.	Trade	Other retail trade	5900
Lumberyards.	Trade	Building materials and hardware (retail)	5200
Lunch room.	Trade	Eating and drinking places	5800
Machine shop.	Manufacturing	Fabricated metal products	3400
Mail order house.	Trade	General merchandise (retail)	5300
Malt shop.	Trade	Eating and drinking places	5800
Manufacturing—compounding—assembling...acetylene....	Manufacturing	Chemicals and allied products	2800
Manufacturing—compounding—assembling...acid\ammonia....	Manufacturing	Chemicals and allied products	2800
Manufacturing—compounding—assembling...bond\cellophane....	Manufacturing	Chemicals and allied products	2800
Manufacturing—compounding—assembling...bone\cellophane....	Manufacturing	Chemicals and allied products	2800
Manufacturing...alcohol/cans/candles....	Manufacturing	Misc. manufacturing	3900
Meat shop.	Trade	Other retail trade	5900
Meat market.	Trade	Food—retail	5400
Medical and dental labs.	Services	Medical & other health services	6510
Medical or dental offices.	Services	Medical & other health services	6510
Messenger office.	Services	Business services	6300
Millinery.	Trade	Apparel and accessories (retail)	5600
Mines or mining.	Resources	Mining activities and related services	8500
Mixing plant for cement mortar/plaster or paving materials.	Manufacturing	Stone—clay & glass products	3200
Mobile home dealers.	Trade	Automotive—marine and aircraft accessor	5500
Mobile home parks/camps/or courts.	Residential	Permanent mobile home parks—courts	1410
Mobile home...single family....	Residential	Single family (LE 2 du/ac)	1115
Monument sales.	Trade	Other retail trade	5900
Mortuaries.	Services	Cemeteries	6240
Motels or auto courts.	Residential	Hotels and motels & tourist courts	1510
Motels.	Residential	Hotels and motels & tourist courts	1510
Motion picture production.	Manufacturing	Misc. manufacturing	3900
Motor vehicle sales.	Trade	Automotive—marine and aircraft accessor	5500
Multiple dwellings.	Residential	Multifamily structures	1130
Multiple family dwelling groups.	Residential	Multifamily structures	1130
Multiple family dwellings.	Residential	Multifamily structures	1130
Museums	Recreation	Cultural activities	7110
Music store/studio or school.	Trade	Other retail trade	5900
News dealer and stands.	Trade	Other retail trade	5900
Noncommercial farming...agriculture and horticulture....	Resources	Other agriculture (1)	8190
Noncommercial flower gardening.	Resources	Other agriculture (1)	8190
Noncommercial greenhouses and orchards.	Resources	Other agriculture (1)	8190
Noncommercial keeping/breeding/raising of domestic animals....	Resources	Other agriculture (1)	8190
Noncommercial private nursery.	Resources	Other agriculture (1)	8190
Noncommercial small livestock farming...(no hogs or pigs)....	Resources	Other agriculture (1)	8190
Notion/variety store.	Trade	General merchandise (retail)	5300
Notions store.	Trade	General merchandise (retail)	5300
Nurseries (child) upon condition....	Services	Educational services	6800
Nurseries and greenhouses.	Trade	Building materials and hardware (retail)	5200
Off-premises advertising....	Trans. & utils.	Communications	4700
Off-premises signs....	Trans. & utils.	Communications	4700
Office supply store.	Trade	Other retail trade	5900
Office/business or professional.	Services	Other professional services	6590
Office/optometrist or oculist.	Services	Medical & other health services	6510
Offices (general).	Services	Other professional services	6590
Offices and office buildings.	Services	Other professional services	6590
Offices of any governmental agency or entity.	Services	Government services	6700
Offices/professional/not otherwise listed.	Services	Other professional services	6590
Oil and water well surveying and servicing businesses.	Services	Contract construction services	6600
Oil burner shop.	Trade	Building materials and hardware (retail)	5200
Oil wells.	Resources	Mining activities and related services	8500
On premises...signs....	Trans. & utils.	Communications	4700
One 3-family dwelling	Residential	Multifamily structures	1130
One 3-family dwelling residence.	Residential	Multifamily structures	1130
One 4-family dwelling residence.	Residential	Multifamily structures	1130
One 4-family dwelling.	Residential	Multifamily structures	1130
One single family residence or one mobile home....	Residential	Single family (> 2 du/ac)	1110
One two-family dwelling residence.	Residential	Two family	1120
Other public facilities not restricted....	Services	Government services	6700
Outside eating area in conjunction with indoor restaurants.	Trade	Eating and drinking places	5800
Outside eating areas in conjunction with indoor restaurants.	Trade	Eating and drinking places	5800
Paint/glass and wallpaper store.	Trade	Building materials and hardware (retail)	5200
Parking lot (commercial).	Trans. & utils.	Auto parking	4600
Parking lot.	Trans. & utils.	Auto parking	4600
Personal counseling/including psychologists.	Services	Medical & other health services	6510
Personal loan agency.	Services	Finance—insurance & real estate	6100
Pest extermination and control service.	Services	Business services	6300
Pet shop.	Trade	Other retail trade	5900
Petroleum pumping.	Resources	Mining activities and related services	8500
Pharmacies only.	Trade	Other retail trade	5900
Pharmacy/when operated in conjunction with...office or clinic.	Services	Medical & other health services	6510

Photographer or photographic supplies\ studio.	Services	Personal services	6200
Photographic studio.	Services	Personal services	6200
Planned development units.	Residential	Other residential	1900
Planned unit developments.	Residential	Other residential	1900
Plant materials/soil and lawn service.	Trade	Building materials and hardware (retail)	5200
Plant nursery.	Trade	Building materials and hardware (retail)	5200
Plumbing shop and yard/providing...yard is fenced....	Trade	Building materials and hardware (retail)	5200
Police stations.	Services	Government services	6700
Pool or billiard parlor.	Recreation	Indoor amusements	7396
Pottery shop and ceramics (no baking or kiln operations).	Trade	Furniture and home furnishings (retail)	5700
Precast concrete fence manufacture (no cinder block).	Manufacturing	Stone—clay & glass products	3200
Pressing and alteration.	Services	Personal services	6200
Printing—lithographing and publishing.	Manufacturing	Printing—publishing	2700
Private employment agency.	Services	Business services	6300
Privately owned recreational centers....	Recreation	Indoor amusements	7396
Professional and administrative office.	Services	Other professional services	6590
Professional answering services.	Services	Business services	6300
Public and quasi-public and institutional buildings or uses.	Services	Government services	6700
Public garages and automobile repair shops.	Trans. & utils.	Auto parking	4600
Public utility uses...television transmitters & antennas....	Trans. & utils.	Utilities	4800
Race tracks.	Recreation	Outdoor sports assembly	7221
Radio and television sales and repair.	Trade	Furniture and home furnishings (retail)	5700
Radio store and service.	Trade	Furniture and home furnishings (retail)	5700
Railroad/bus/truck and air terminals....	Trans. & utils.	Other trans. — comm. and utilities	4900
Real estate office.	Services	Finance—insurance & real estate	6100
Real estate sales office.	Services	Finance—insurance & real estate	6100
Recreation areas/parks/playground/wildlife preserves....	Recreation	Parks	7600
Restaurant.	Trade	Eating and drinking places	5800
Restaurants and eating places.	Trade	Eating and drinking places	5800
Retail business establishments.	Trade	Other retail trade	5900
Retail sale of vehicle tires as a principle use.	Trade	Automotive—marine and aircraft accessor	5500
Retail sales.	Trade	Other retail trade	5900
Retail shops and stores.	Trade	Other retail trade	5900
Riding academies.	Recreation	Golf courses, riding stables & water rec.	7430
Riding and boarding stables with a minimum land area of 10 acres.	Recreation	Golf courses, riding stables & water rec.	7430
Rock crushers/stone mills/quarries or gravel pits.	Resources	Mining activities and related services	8500
Rubber fabrication.	Manufacturing	Rubber & misc. plastics	3100
Sale of airline and tour tickets.	Trans. & utils.	Other trans. — comm. and utilities	4900
Sale of dairy products—but not including processing or bottling.	Trade	Food—retail	5400
Salvage yard and baling.	Manufacturing	Misc. manufacturing	3900
Sandwich shop.	Trade	Eating and drinking places	5800
Sandwich shop/not including drive-in.	Trade	Eating and drinking places	5800
Scenic drives and access roads.	Trans. & utils.	Highway & street c.o.w.	4500
Schools/colleges/public playgrounds and athletic fields....	Services	Educational services	6800
Secondhand store/apparel/books/furniture.	Trade	Other retail trade	5900
Securities sales and investment companies.	Services	Finance—insurance & real estate	6100
Security services and investment companies.	Services	Finance—insurance & real estate	6100
Self-service laundries.	Services	Personal services	6200
Service establishments.	Services	Business services	6300
Service station.	Trade	Automotive—marine and aircraft accessor	5500
Sewing machine store.	Trade	Furniture and home furnishings (retail)	5700
Sheet metal shop.	Manufacturing	Fabricated metal products	3400
Shoe manufacture.	Manufacturing	Apparel and finished products	2300
Shoe repair.	Services	Personal services	6200
Shoe store and repair.	Trade	Apparel and accessories (retail)	5600
Sign painting store.	Services	Business services	6300
Single family dwellings on individual lots....	Residential	Single family (> 2 du/ac)	1110
Single family residence—permanent (LE 2 du/ac)	Residential	Single family (LE 2 du/ac)	1115
Single family residence—permanent.	Residential	Single family (> 2 du/ac)	1110
Single family residences with side yard eliminated....	Residential	Single family (> 2 du/ac)	1110
Slot and pinball machines.	Recreation	Indoor amusements	7396
Soda fountains.	Trade	Eating and drinking places	5800
Sporting goods.	Trade	Other retail trade	5900
Stable.	Recreation	Golf courses, riding stables & water rec.	7430
Stationery store and bookstore.	Trade	Other retail trade	5900
Steam baths.	Recreation	Indoor playgrounds and athletic areas	7425
Storage garages....	Services	Warehousing and storage services	6370
Storage or service yard....	Services	Warehousing and storage services	6370
Storage space for contractor's equipment.	Services	Warehousing and storage services	6370
Storage warehouse.	Services	Warehousing and storage services	6370
Tailor shop.	Services	Personal services	6200
Tavern.	Trade	Eating and drinking places	5800
Tax return preparation office.	Services	Finance—insurance & real estate	6100
Taxicab office.	Trans. & utils.	Motor vehicle transportation	4200
Taxidermist.	Services	Personal services	6200
Taxistand.	Trans. & utils.	Motor vehicle transportation	4200
Tearoom or shop.	Trade	Eating and drinking places	5800
Telegraph office.	Trans. & utils.	Communications	4700

Telephone exchange.	Trans. & utils.	Communications	4700
Television sales and repair.	Trade	Furniture and home furnishings (retail)	5700
Tennis club.	Recreation	Indoor sports activities	7413
Time sharing apartments.	Residential	Multifamily structures	1130
Time-share program projects within existing motels....	Residential	Hotels and motels & tourist courts	1510
Tire rebuilding recapping or retreading.	Manufacturing	Rubber & misc. plastics	3100
Tobacco store.	Trade	Other retail trade	5900
Toy store.	Trade	General merchandise (retail)	5300
Trade schools.	Services	Educational services	6800
Travel agencies (not including vacation plan...sales....)	Services	Business services	6300
Travel bureau (no depot).	Services	Business services	6300
Undefined accessory uses incidental to a permitted use	Nonresidential	General accessory use	0
Union hall.	Services	Other misc. services	6990
Upholstery shop.	Services	Repair services	6400
Upholstery shops.	Services	Repair services	6400
Upholstery.	Services	Repair services	6400
Utility office.	Services	Business services	6300
Vacation certificate and vacation plan sales and solicitation.	Services	Business services	6300
Variety store.	Trade	General merchandise (retail)	5300
Veterinary services/outpatient only.	Resources	Agricultural related activities (2)	8200
Walk-in movie.	Recreation	Indoor entertainment assembly	7212
Wallpaper store.	Trade	Building materials and hardware (retail)	5200
Warehouses and warehouse complex.	Services	Warehousing and storage services	6370
Waste paper and rag collection and baling....	Manufacturing	Paper & allied products	2600
Watch and clock repair shop.	Services	Repair services	6400
Wearing apparel store.	Trade	Apparel and accessories (retail)	5600
zzz use not currently listed in Title 29	An undetermined	An undetermined use	0

KEY		CONDITIONS
(1) 8190	-	Includes livestock grazing but excludes feedlots and intensive animal husbandry.
(2) 8160 & 8200	-	Includes feedlots and intensive animal husbandry.
(3) 8400 & 9300	-	Includes hunting and fishing.
LE	-	Less than or equal to...

(Ord. 975 § 4 (part), 1986)

Chapter 29.03

OFFICIAL ZONING MAP

Sections:

29.03.010 Official zoning map.
29.03.020 Changes of official zoning map.
29.03.030 Replacement of official zoning map.
29.03.040 Rules for interpretation of district boundaries.

29.03.010 Official zoning map. The county is divided into zones, or districts, as shown on the official zoning map which, together with all explanatory matter thereon, is adopted by reference and declared to be a part of this title.

The official zoning map shall be identified by the signature of the chairman of the board of county commissioners attested by the county clerk and bearing the seal of the county under the following words: "This is to certify that this is the Official Zoning Map referred to in Section 29.03.010 of the Clark County Code of the County of Clark, State of Nevada" together with the date of the adoption. (Ord. 429 (part), 1974)

29.03.020 Changes of official zoning map. In accordance with the provisions of this title, if changes are made in district boundaries or other matters portrayed on the official zoning map, such changes shall be entered on the official zoning map promptly after the resolution of intent has been complied with and noted as complete in the minutes of the board of county commissioners. No amendment to this title which involves matter portrayed on the official zoning map shall become effective until after such change and entry has been made on the map.

No changes of any nature shall be made in the official zoning map or matter shown thereon except in conformity with the procedures set forth in this title.

Regardless of the existence of purported copies of the official zoning map which may from time to time be made or published, the official zoning map shall be under the custody of the county clerk, and maintained within the offices of the zoning division of the department of comprehensive planning and shall be the final authority as to the current zoning status of land and water area, buildings and other structures in the county. (Ord. 895 § 2, 1984: Ord. 429 (part), 1974)

29.03.030 Replacement of official zoning map. In the event that the official zoning map becomes damaged, destroyed, lost or difficult to interpret because of the nature or number of changes and additions, the board of county commissioners may by resolution adopt a new official zoning map which shall supersede the prior official zoning map. The new official zoning map may correct drafting or other errors or omissions in the prior official zoning map, but no such correction shall have the effect of amending the original official zoning map or any subsequent amendment thereof. The new official zoning map shall be identified by the signature of the chairman of the board of county commissioners attested by the county clerk and bearing the seal of the county under the following words: "This is to certify that this Official Zoning Map supersedes and replaces the Official Zoning Map adopted (date of adoption of map being replaced) as part of Section 29.03.030 of the Clark County Code of the County of Clark, State of Nevada."

Unless the prior official zoning map has been lost or has been totally destroyed, the prior map or any significant parts thereof remaining shall be preserved, together with all available records pertaining to its adoption or amendment. (Ord. 429 (part), 1974)

29.03.040 Rules for interpretation of district boundaries. Where uncertainty exists as to the boundaries of districts as shown on the official zoning map, the following rules shall apply:

(A) Boundaries indicated as approximately following the centerlines of streets, highways or alleys shall be construed to follow such centerlines;

(B) Boundaries indicated as approximately following platted lot lines, section lines, quarter section lines or city limits shall be construed as following such lines;

(C) Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks;

(D) Boundaries indicated as following shorelines shall be construed to follow such shorelines, and in the event of change in the shoreline shall be construed as moving with the actual shoreline; boundaries indicated as approximately following the centerlines of streams, rivers, canals, lakes or other bodies of water shall be construed to follow such centerlines;

(E) Boundaries indicated as parallel to or extensions of features indicated in subsections (A) through (D) above shall be so construed. Distances not specifically indicated on the official zoning map shall be determined by the scale of the map;

(F) Where physical or cultural features existing on the ground are at variance with those shown on the official zoning map, or in other circumstances not covered by subsections (A) through (E) above, the planning commission shall interpret the district boundaries. (Ord. 429 (part), 1974)

Chapter 29.04

ESTABLISHMENT OF DISTRICTS

Sections:

29.04.010 Division of county into districts.
29.04.020 Application of district regulations.

29.04.010 Division of county into districts. In order to classify, regulate, and segregate the use of land, buildings and structures, and to regulate and restrict the height and bulk of buildings, the unincorporated territory of Clark County is divided into twenty-eight districts, as follows:

Residential Districts

O-S, open spaces district
R-U, rural open land district
R-A, residential agricultural district
R-E, rural estates residential district
R-D, suburban estates residential district
R-1, single-family residential district
R-1a, single-family residential district
R-T, mobile home residential district
R-2, medium density residential district
R-3, multiple-family residential district
R-4, multiple-family residential district (high density)
R-5, apartment residential district

Commercial Districts

C-C, shopping center district
C-P, office and professional district
C-1, local business district
C-2, general commercial district
C-3, general commercial district

Manufacturing Districts

M-D, designed manufacturing district
M-1, light manufacturing district
M-2, industrial district (without dwelling)
M-3, heavy industrial district

Special Districts

H-1, limited resort and apartment district
H-2, general highway frontage district
T-C, mobile home park district
R-V-P, recreational vehicle park district
P-F, public facility district

Overlay Districts

A-E, airport environs overlay district
P-C, planned community overlay district.
(Ord. 1733 § 3, 1995: Ord. 975 § 3, 1986: Ord. 783 § 3, 1981: Ord. 640 § 3, 1979; Ord. 566 § 1, 1978: Ord. 516 § 1, 1976: Ord. 429 (part), 1974)

29.04.020 Application of district regulations. The regulations set by this title within each district shall be minimum regulations and shall apply uniformly to each class or kind of structure or land, and particularly, except as hereinafter provided:

(A) No building, structure or land shall hereafter be used or occupied, and no building or structure, or part thereof, shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations specified in this title for the district in which it is located.

(B) No building or other structure shall hereafter be erected or altered:

(1) To exceed the height or bulk;

(2) To accommodate or house a greater number of families;

(3) To occupy a greater percentage of lot area;

(4) To have narrower or smaller rear yards, front yards, side yards or other open spaces when required by this title; or in any other manner contrary to the provisions of this title.

(C) No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with the ordinance codified herein shall be included as part of a yard, open space or off-street parking or loading space similarly required for any other building.

(D) No yard or lot existing at the time of passage of this title shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this title shall meet at least the minimum requirements established by this title. (Ord. 429 (part), 1974)

residential districts

Chapter 29.05

O-S OPEN SPACES DISTRICT

Sections:

29.05.010 Purpose and intent.
29.05.020 Uses permitted.
29.05.030 Uses permitted subject to a conditional use permit.
29.05.040 Uses prohibited.
29.05.050 Property development standards.
(A) Dwelling unit density and lot area.
(B) Lot dimensions.
(C) Yards.
(D) Height.
(E) Lot coverage.
(F) Accessory buildings.
(G) Off-street parking.

29.05.010 Purpose and intent. The open spaces district is intended to provide for permanent open spaces in the community, to prevent irreversible environmental damage to sensitive areas and to safeguard the health, safety and welfare of the people by limiting development in areas where police and fire protection, protection against flooding by stormwater or other services cannot be provided without excessive cost to the community. (Ord. 429 (part), 1974)

29.05.020 Uses permitted. In an O-S open spaces district, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for the following uses, subject to securing architectural supervision in each case as provided in Chapter 29.52:

(A) Flood control channels, spreading grounds and settling basins;

(B) Scenic drives and access roads;

(C) Recreation areas, parks, playgrounds, wildlife preserves and such buildings and structures as are related thereto;

(D) Agricultural and cattle grazing uses provided that no dwellings, either temporary or permanent, are permitted in relation thereto. (Ord. 429 (part), 1974)

29.05.030 Uses permitted subject to a conditional use permit. The following additional uses may be permitted subject to securing a conditional use permit in each case as provided for in Chapter 29.66:

(A) One single-family dwelling of a permanent character in a permanent location with each residence on its own lot or parcel of land including all required yard areas;

(B) A single caretaker's building of a permanent nature;

(C) Accessory uses, buildings and structures if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use, including home occupations subject to the provisions of Section 29.44.030. (Ord. 1871 § 2, 1996: Ord. 429 (part), 1974)

29.05.040 Uses prohibited. All other uses are expressly prohibited. (Ord. 429 (part), 1974)

29.05.050 Property development standards. T : following property development standards shall apply to an O-S district, except as ı..ay be modified or restricted as provided in Chapter 29.44, and provided that a conditional use permit as required in Section 29.05.030 is obtained where required.

(A) Dwelling Unit Density and Lot Area. The dwelling unit density in an O-S district shall not exceed two-tenths dwelling unit per gross acre and the lot area shall not be less than five acres for any single-family dwelling.

(B) Lot Dimensions.

(1) Width. The width of any lot shall not be less than three hundred feet.

(2) Depth. The depth of any lot shall not be less than three hundred feet.

(C) Yards.

(1) Front. There shall be a front yard of not less than fifty feet in depth from the front property line or future width line of a street. On corner lots, both main and accessory buildings on the side street shall have a minimum setback of fifty feet.

(2) Side. There shall be a side yard of not less than twenty-five feet on each side of a dwelling.

(3) Rear. There shall be a rear yard of not less than seventy-five feet in depth from the rear property line.

(D) Height. The height of a building or structure shall not exceed two stories nor shall the overall height exceed thirty-five feet.

(E) Lot Coverage. Regardless of any other provisions of this chapter, the maximum roofed area on any lot shall not exceed five percent of the total lot area, including accessory buildings and eaves.

(F) Accessory Buildings. Accessory buildings may be erected in the rear yard provided that the building complies with all of the following conditions and that a conditional use permit has been obtained if required by Section 29.05.030:

(1) The overall height does not exceed twenty-five feet;

(2) The building shall not be less than twenty-five feet from any side or rear property line;

(3) That no portion of the building shall be within ten feet of any utility easement;

(4) That the building shall have a minimum separation of twenty feet from any dwelling or other building.

(G) Off-street Parking. Every building shall have a minimum of two off-street parking places. (Ord. 429 (part), 1974)

Chapter 29.06

R-U RURAL OPEN LAND DISTRICT

Sections:

29.06.010 Purpose and intent.
29.06.020 Uses permitted.
29.06.030 Uses permitted subject to a conditional use permit.
29.06.040 Uses prohibited.
29.06.050 Property development standards.
(A) Dwelling unit density and lot area.
(B) Lot dimensions.
(C) Yards.
(D) Height.
(E) Lot coverage.
(F) Accessory buildings.
(G) Off-street parking.
(H) Boarding stables, residential.

29.06.010 Purpose and intent. The rural open land district is established for the vast areas of rural land and to provide for a very low density residential use. (Ord. 429 (part), 1974)

29.06.020 Uses permitted. In the R-U, rural open land district, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for the following uses:

(A) One single-family dwelling of a permanent character in a permanent location with each residence on its own lot or parcel of land including all required yard areas. The single-family dwelling may be a mobile home provided it is located not less than one hundred feet from any other zoning district boundary and provided the lot contains a minimum of two acres;

(B) Accessory uses, buildings and structures only if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use, except that fences and walls may be permitted without a principal use in conjunction with a subdivided lot in accordance with the requirements of Section 29.44.085. Further, if a building permit for a model home has been issued for an approved final map consistent with subsection (G) of this section or for a previous phase of an approved final map, block walls may be permitted on the proposed lots within the approved final map;

(C) The following accessory uses may be permitted in conjunction with a residential dwelling for the use of the family residing on the lot or parcel, as an incidental use, but not for commercial purposes:

(1) Farming, including all types of agriculture and horticulture such as flower and vegetable gardening, field crops, berry and bush crops, tree crops and orchards.

(2) Small livestock farming and/or the keeping of cows, horses, sheep, goats or similar animals. Hogs or pigs shall be allowed only in Community District 5, otherwise they are prohibited.

One cow or one horse or two sheep or two goats will be allowed for each ten thousand square feet of lot area and one hog or pig per acre, but the total number of any

combination of the above animals shall not exceed twenty nor shall the total number of pigs or hogs exceed five, other than their young under the age of six months.

(3) A maximum of one hundred chickens or one hundred rabbits or similar animals will be allowed on a lot or parcel of land, provided that all killing or dressing is done for the owner's consumption.

(4) A maximum of one hundred pairs of chinchillas will be allowed on a lot or parcel of land, provided that no pelting is done on the premises.

(5) The keeping, breeding and raising of domestic animals will be allowed, but not for commercial purposes.

(6) Aviaries.

(7) Apiaries, upon the following conditions:

(a) Occupied hives shall be at least four hundred feet from any other apiary or existing dwelling on another property, unless the written consent of the owner of such a dwelling or apiary is secured.

(b) Occupied hives shall have a minimum separation of fifty feet to any common property line of another property.

(c) Occupied hives shall have a minimum separation of one hundred fifty feet to any street or highway.

(8) Guest cottages, and servants' quarters; provided, that such a building has no kitchen and is not rented or leased separate from the main building.

(9) Boarding stables, residential;

(D) Home occupations subject to the provisions of Section 29.44.030;

(E) In Community District 5 the following is also permitted:

(1) If the lot or parcel contains at least two acres, any of the uses permitted in subsection (C) of this section may be raised for commercial purposes and sold from the premises; provided, that no advertising signs or structures shall be allowed on the premises.

(2) If the lot or parcel contains more than five acres any of the following additional uses may be permitted:

(a) The commercial raising, including hatching, fattening, marketing, sale, slaughtering, dressing, processing and packing of poultry, fowl, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms and other similar animals of comparable nature, form and size.

(b) The grazing of cattle, sheep or horses, including the supplementary feeding of such cattle, sheep or horses, provided such grazing is not a part of nor conducted in conjunction with any dairy or livestock sales yard located on the same premises.

(c) Commercial and private stables;

(F) If the lot or parcel contains more than forty acres any of the following additional uses may be permitted:

(1) Horse ranch.

(2) Guest ranches.

(3) Riding stable and/or academies.

(4) Housing for employees:

(G) The following temporary uses may be established if the board of county commissioners has approved a final map for at least one phase of a project which has had a tentative map approved, provided all other requirements of the county code have been met. The uses must provide paved access to the structures, adequate access controls as required by Section 29.46.020. The final map must record within one year from the date permits are issued for the uses:

(1) A temporary structure to be utilized as a sales office located on property included on the approved tentative map. The structure is not required to provide paved parking, landscaping or a wall-enclosed trash area regardless of any other provision of this title,

(2) Not more than six model homes upon property covered by the approved final map subject to the following conditions:

(a) The final map may not be revised after the permits for the models have been issued except as approved by the county,

(b) The models or lots within the proposed subdivision may not be separately sold or offered for sale until the final subdivision map has been recorded in the office of the county recorder in accordance with NRS 278,

(c) The model homes must meet the minimum setbacks required from the future lot lines to be established by the subdivision as required by code,

(d) The use of the structures will be expressly limited to the model home use, including display for potential customers and sales office,

(e) The issuance of a permit for construction will not be construed as a commitment by the county to record the final map or to approve any zoning matter;

(f) An off-site bond for improvements as required by the approved final map must be posted prior to issuance of a building permit;

(H) A manufactured or mobile home, or a recreational vehicle may be temporarily established for residential purposes during the construction of a permitted dwelling subject to the following conditions:

(1) A building permit for the permitted dwelling must be issued prior to the establishment of or issuance of an installation permit for the temporary dwelling,

(2) The temporary dwelling must be set back a minimum of five feet from any front, side, side corner, or rear property line,

(3) The maximum length of time the temporary dwelling may be permitted shall not exceed twenty-four months from the date of building permit issue for the permitted dwelling or thirty days after the final inspection has been approved, whichever comes first. (Ord. 1876 § 2 1996: Ord. 1871 § 3, 1996: Ord. 1701 § 1, 1995: Ord. 1606 § 5, 1994: Ord. 1406 § 1, 1992: Ord. 429 (part), 1974)

29.06.030 Uses permitted subject to a conditional use permit. The following additional uses may be permitted subject to securing a conditional use permit in each case as provided for in Chapter 29.66 of this title:

(A) Petroleum pumping;

(B) Explosives storage;

(C) Rock crushers, stone mills, quarries or gravel pits subject to a one-thousand-foot setback to any equipment from an existing occupied residential dwelling on any other property. Rock crushers, stone mills, quarries or gravel pits located within the following townships which are in the PM10 nonattainment area:

Township 15: Ranges 59-61,
Township 16: Ranges 58-61,
Township 17: Ranges 58-61,
Township 18: Ranges 56-62,
Township 19: Ranges 56-63,
Township 20: Ranges 57-63,
Township 21: Ranges 58-63,
Township 22: Ranges 58-63 1/2, and

Township 23: Ranges 58-63

shall pave all haul roads providing access to the site included in the use permit. The paving on those portions of the haul roads located on public access easements, dedicated right-of-way or other portions designated by the planning commission or board of county commissioners shall be designed to satisfy load and durability requirements in accordance with Clark County standards. Service roads located within such facilities and employee parking areas as specified by the planning commission or board of county commissioners shall be treated with Type II compacted gravel and dust suppressant. Where rock crushers, stone mills, quarries or gravel pits are located outside of the townships described above, haul roads need not be paved and service roads and parking areas need not be graveled unless otherwise required by the planning commission or board of county commissioners as conditions of the use permit. The provisions of Chapter 29.44 pertaining to landscaping, trash enclosure and zone boundary wall requirements shall not apply to such a use, and paved parking and driveways shall not be required providing dust control measures are applied if required by the Clark County air pollution control division. Any application for an extension of time for such a use permit shall demonstrate continued compatibility with any existing use, or proposed use approved by any land use application, within a one-thousand-foot radius from any equipment utilized for the gravel pit;

(D) Concrete or asphaltic batch plants only in conjunction with a gravel pit, providing access to the site is paved if the property is located within the PM10 nonattainment area described in subsection (C) of this section, and subject to a one-thousand-foot setback to the batch plant from an existing occupied residential dwelling on any other property. The provisions of Chapter 29.44 pertaining to landscaping, trash enclosure and zone boundary wall requirements shall not apply to such a use, and paved parking and driveways shall not be required providing dust control measures are applied if required by the Clark County air pollution control division. Any application for an extension of time for such a use permit shall demonstrate continued compatibility with any existing use, or proposed uses approved by any land use application, within a one-thousand-foot radius from the batch plant;

(E) Mines or mining. Mines or mining locations providing all haul roads providing access to the site included in the use permit are paved if the property is located within the PM10 nonattainment area described in subsection (C) of this section and subject to a one-thousand-foot setback to the excavation, tailing or equipment from an existing occupied residential dwelling on any other property. The paving on those portions of the haul road located on public access easements, dedicated right-of-way or other portions designated by the planning commission or board of county commissioners shall be designed to satisfy load and durability requirements in accordance with Clark County standards. Service roads located within such facilities and employee parking areas as specified by the planning commission or board of county commissioners shall be treated with Type II compacted gravel and dust suppressant. Where mining facilities are located outside of the townships described above, haul roads need not be paved and service roads and parking areas need not be graveled unless otherwise required by the planning commission or board of county commissioners as conditions of the use permit. The provisions of Chapter 29.44 pertaining to landscaping, trash enclosure and zone boundary wall requirements shall not apply to such a use, and paved parking and driveways shall not be required providing dust control measures are applied if required by the Clark County air pollution control division. Any application for an extension of time for such a use permit shall demonstrate continued compatibility with any existing use, or proposed uses approved by

any land use application. within a one-thousand-foot radius from any equipment utilized for the mine:

(F) Oil wells;

(G) Planned unit developments subject to the provisions of Chapter 29.47:

(H) The uses listed in Section 29.66.020 as permitted in any zone subject to a conditional use permit;

(I) In Community District 5, the following additional uses provided that the lot or parcel is not less than forty acres in area and that the operation will not be detrimental to any existing or future residential and commercial development in the area:

(1) Dairy farm.

(2) Hog farm or ranch.

(3) Livestock feed yard.

(4) Livestock sales yard,

(5) A mobile home or homes for housing employees provided they are located not less than two hundred feet from any other building, structure or mobile home being used as a primary residence. The number of mobile homes permitted as employee housing shall not exceed the number of acres included in the property at which the employees are employed;

(J) Boarding stables, commercial. For riding and boarding stables five net acres or greater in size, quarters for servants and caretakers employed on the premises are permitted where kitchen facilities are provided therein and evidence is provided indicating that such quarters are to be used as bona fide servant and caretaker quarters and not as a rental unit. (Ord. 1880 § 1, 1996: Ord. 1606 § 6, 1994: Ord. 1541 § 1, 1993; Ord. 1406 § 2, 1992: Ord. 834 § 3, 1983: Ord. 497 § 1, 1976; Ord. 429 (part), 1974)

29.06.040 Uses prohibited. All other uses are expressly prohibited. (Ord. 429 (part), 1974)

29.06.050 Property development standards. The following property development standards shall apply to an R-U district, except as may be modified or restricted as provided in Chapter 29.44 of this title.

(A) Dwelling Unit Density and Lot Area. The dwelling unit density in an R-U district shall not exceed five-tenths dwelling unit per gross acre and the lot area shall not be less than two acres for any single-family dwelling.

(B) Lot Dimensions.

(1) Width. The width of any lot shall not be less than two hundred feet.

(2) Depth. The depth of any lot shall not be less than two hundred fifty feet.

(C) Yards.

(1) Front. There shall be a front yard of not less than fifty feet in depth from the front property line or future width line of a street.

On corner lots, both main and accessory buildings on the side street shall have a minimum setback of twenty-five feet.

(2) Side. There shall be a side yard of not less than fifteen feet on each side of a dwelling.

(3) Rear. There shall be a rear yard of not less than fifty feet in depth from the rear property line.

(D) Height. The height of a dwelling shall not exceed two stories nor shall the overall height exceed thirty-five feet.

(E) Lot Coverage. Regardless of any other provisions of this chapter, the maximum roofed area on any lot shall not exceed ten percent of the total lot area, including accessory buildings and eaves.

(F) Accessory Buildings. Accessory buildings may be erected in the rear yard provided that the building complies with all of the following conditions:

(1) The overall height does not exceed twenty-five feet;

(2) The building shall not be less than fifteen feet from any side or rear property line;

(3) No portion of the building shall be within one foot of any utility easement;

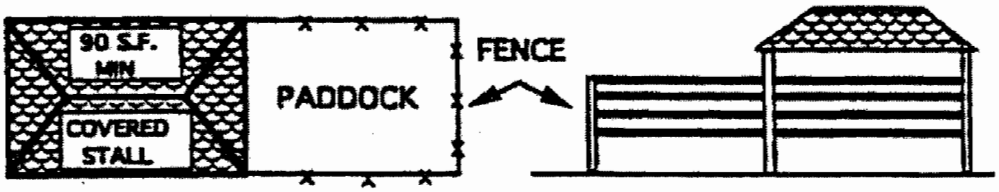
(4) The building shall have a minimum separation of twenty feet from any dwelling or other building.

(G) Off-Street Parking. Every dwelling shall have a minimum of two off-street parking places.

(H) Boarding Stables, Residential. Two net acres minimum, exclusive of any land area devoted to streets, access easements, rights-of-way or future rights-of-way and public drainage ways.

Pastures, arenas or turnout areas for the purpose of training or exercising shall be considered temporary, shall contain at least one thousand two hundred square feet of area for each horse kept on the premises.

Boarding stalls and attached paddock, shall be located in the rear yard with a side and rear setback of not less than five feet and shall be set back a minimum of thirty feet from any existing adjacent residence, are considered permanent structures and shall be provided for each horse occupying the premises. Each stall or corral shall contain at least one hundred twenty square feet, ninety square feet of which must be covered with a solid construction material for shelter from outside elements and to prevent improper surface runoff, pollution and ground water contamination.



The keeping of horses on properties located in residential zoning districts other than permitted above is prohibited.

Manure storage, open air, shall not exceed a height of three feet and a ten-foot radius. Storage of manure may be within flyproof solid waste disposal containers. Open storage must be located in the rear yard, set back a minimum of forty feet from all property lines.

Manure must not create a health hazard regarding air and water pollution to the community in general or the persons inhabiting or using the surrounding acreage. The housing of horses shall conform to all regulations of local and state health authorities. Corrals and stalls shall be cleaned regularly.

The business shall not generate any noise, vibration, smoke, dust, odors, pests (including flies), heat, glare, or electrical interference with radio or television transmission in the area that would exceed that normally produced by a dwelling unit in a single-family residential zoning district used solely for residential purposes.

A perimeter fence or wall, not less than five feet in height, shall be required along and adjacent to any side, rear and front property line encompassing the entire facility. Access gates shall be provided and remain closed at all times. Gates shall contain a self-locking or latching device to prevent accidental loss of animals from the premises.

Landscaping consisting of one large tree for each fifty linear feet shall be placed within ten feet of adjacent common property lines for the purpose of buffering adjacent land uses and shade for animals.

Any outdoor lighting on a property shall be directed on site and shall conform to the shielding requirements for outdoor lighting as specified by the Clark County building code. Lighting standards shall not exceed sixteen feet in height.

Toilet facilities shall be provided for in accordance with local health and building code requirements for normal operations as well as for horse shows and similar activities.

The use of public address systems to conduct the instruction of riders, training of horses and the spectator participation in competitions should be modulated and continuously controlled in order to avoid becoming a nuisance to surrounding neighbors. A guide for specific noise level measurement is as follows:

The maximum permissible sound pressure levels measured at the property line between the hours of seven a.m. to eight p.m. for a continuous noise source, i.e., occurring for more than five percent of any hour period in a residential zone or at its boundaries shall be as follows:

Frequency Band (Cycles Per Second)	Allowable Sound Pressure Level (Decibels)
25 — 75	72
75 — 150	67
150 — 300	59
300 — 600	52
600 — 1,200	46
1,200 — 2,400	40
2,400 — 4,800	34
4,800 — 10,000	32

Other noise shall be allowed as follows:

Type of Noise	Correction Factor in Decibels
Noise between hours of eight p.m. and seven a.m.	-3
Noise occurring less than five percent of any one-hour period	+5

(Ord. 1606 § 7, 1994: Ord. 429 (part), 1974)

Chapter 29.08

R-A RESIDENTIAL AGRICULTURAL DISTRICT

Sections:

29.08.010 Purpose and intent.
29.08.020 Uses permitted.
29.08.030 Uses permitted subject to a conditional use permit.
29.08.040 Uses prohibited.
29.08.050 Property development standards.
(A) Dwelling unit density and lot area.
(B) Lot dimensions.
(C) Yards.
(D) Height.
(E) Lot coverage.
(F) Accessory buildings.
(G) Off-street parking.
(H) Boarding stables, residential.

29.08.010 Purpose and intent. The residential agricultural district is established for areas particularly suited for residential uses in conjunction with the raising of crops and animals and other related agricultural activities. (Ord. 429 (part), 1974)

29.08.020 Uses permitted. In the R-A, residential agricultural district, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for the following uses:

(A) One single-family dwelling of a permanent character in a permanent location with each residence on its own lot or parcel of land including all required yard areas. In Community District 5 the single-family dwelling may be a mobile home provided it is attached to a permanent foundation and is located not less than fifty feet from any other building, structure or mobile home being used for residential purposes;

(B) Accessory uses, buildings and structures only if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use, including home occupations subject to the provisions of Section 29.44.030; except that fences and walls may be permitted without a principal use in conjunction with a subdivided lot in accordance with the requirements of Section 29.44.085. Further, if a building permit for a model home has been issued for an approved final map consistent with subsection (G) of this section, or for a previous phase of an approved final map, block walls may be permitted on the proposed lots within the approved final map;

(C) The following accessory uses may be permitted in conjunction with a residential dwelling for the use of the family residing on the lot or parcel, as an incidental use, but not for commercial purposes:

(1) Farming, including all types of agriculture and horticulture such as flower and vegetable gardening, field crops, berry and bush crops, tree crops and orchards,

(2) Small livestock farming and/or the keeping of cows, horses, sheep, goats or similar animals, except no hogs or pigs shall be allowed.

One cow or one horse or two sheep or two goats will be allowed for each ten thousand square feet of lot area, but the total number of any combination of the above animals shall not exceed twenty, other than their young under the age of six months.

(3) A maximum of two hundred chickens or two hundred rabbits or similar animals will be allowed on a lot or parcel of land, provided that all killing or dressing is done for the owner's consumption.

(4) A maximum of one hundred pairs of chinchillas will be allowed on a lot or parcel of land, provided that no pelting is done on the premises.

(5) The keeping, breeding and raising of domestic animals will be allowed, but not for commercial purposes.

(6) Aviaries.

(7) Apiaries, upon the following conditions:

(a) Occupied hives shall be at least four hundred feet from any other apiary or existing dwelling on another property unless the written consent of the owner of such dwelling or apiary is secured.

(b) Occupied hives shall have a minimum separation of fifty feet to any common property line of another property,

(c) Occupied hives shall have a minimum separation of one hundred fifty feet to any street or highway,

(8) Guest cottages, and servants' quarters, provided that such a building has no kitchen and is not rented or leased separate from the main building,

(9) Boarding stables, residential;

(D) If the lot or parcel contains more than two acres any of the uses permitted in subsection (C) of this section may be raised for commercial purposes and sold from the premises provided that no advertising signs or structures shall be allowed on the premises:

(E) If the lot or parcel contains more than five acres any of the following additional uses may be permitted:

(1) The commercial raising, including hatching, fattening, marketing, sale, slaughtering, dressing, processing and packing of poultry, fowl, rabbits, chinchilla, nutria, mice, frogs, fish, bees, earthworms and other similar animals of comparable nature, form and size,

(2) The grazing of cattle, sheep or horses, including the supplementary feeding of such cattle, sheep or horses, provided such grazing is not a part of nor conducted in conjunction with any dairy or livestock sales yard located on the same premises,

(3) Commercial and private stables;

(F) If the lot or parcel contains more than forty acres any of the following additional uses may be permitted:

(1) Horse ranch,

(2) Guest ranches,

(3) Riding stable and/or academies,

(4) Housing for employees;

(G) The following temporary uses may be established if the board of county commissioners has approved a final map for at least one phase of a project which has had a tentative map approved, provided all other requirements of the county code have been met. The uses must provide paved access, adequate access controls as required by Section 29.46.020. The final map must record within one year from the date permits are issued for the uses:

(1) A temporary structure to be utilized as a sales office located on property included on the approved tentative map. The structure is not required to provide paved parking, landscaping or a wall-enclosed trash area regardless of any other provision of this title.

(2) Not more than six model homes upon property covered by the approved final map subject to the following conditions:

(a) The final map may not be revised after the permits for the models have been issued except as approved by the county.

(b) The models or lots within the proposed subdivision may not be separately sold or offered for sale until the final subdivision map has been recorded in the office of the county recorder in accordance with NRS 278.

(c) The model homes must meet the minimum setbacks required from the future lot lines to be established by the subdivision as required by code.

(d) The use of the structures will be expressly limited to the model home use, including display for potential customers and sales office.

(e) The issuance of a permit for construction will not be construed as a commitment by the county to record the final map or to approve any zoning matter.

(f) An off-site bond for improvements as required by the approved final map must be posted prior to issuance of a building permit;

(H) A manufactured or mobile home, or a recreational vehicle may be temporarily established for residential purposes during the construction of a permitted dwelling subject to the following conditions:

(1) A building permit for the permitted dwelling must be issued prior to the establishment of or issuance of an installation permit for the temporary dwelling.

(2) The temporary dwelling must be set back a minimum of five feet from any front, side, side corner, or rear property line.

(3) The maximum length of time the temporary dwelling may be permitted shall not exceed twenty-four months from the date of building permit issue for the permitted dwelling or thirty days after the final inspection has been approved, whichever comes first. (Ord. 1876 § 3, 1996: Ord. 1871 § 4, 1996: Ord. 1701 § 2, 1995: Ord. 1606 § 8, 1994: Ord. 1303 § 1, 1991: Ord. 584 § 1, 1978: Ord. 429 (part), 1974)

29.08.030 Uses permitted subject to a conditional use permit. The following additional uses may be permitted subject to securing a conditional use permit in each case as provided for in Chapter 29.66:

(A) The uses listed in Section 29.66.020 as permitted in any zone subject to a conditional use permit;

(B) The following uses provided that the lot or parcel is not less than forty acres in area and that the operation will not be detrimental to any existing or future residential and commercial developments in the area:

(1) Dairy farm,

(2) Hog farm or ranch,

(3) Livestock feed yard,

(4) Livestock sales yard, or

(5) A mobile home or homes for housing employees provided they are located not less than fifty feet from any other building, structure or mobile home being used for residential purposes; and

(C) Boarding stables, commercial. For riding and boarding stables five acres net or greater in size, quarters for servants and caretakers employed on the premises are permitted where kitchen facilities are provided therein and evidence is provided indicating that such quarters are to be used as bona fide servant and caretakers quarters and not as a rental unit. (Ord. 1606 § 9, 1994: Ord. 1303 § 2, 1991: Ord. 584 § 2, 1978: Ord. 429 (part), 1974)

29.08.040 Uses prohibited. All other uses are expressly prohibited. (Ord. 429 (part), 1974)

29.08.050 Property development standards. The following property development standards shall apply to an R-A district, except as may be modified or restricted as provided in Chapter 29.44:

(A) Dwelling Unit Density and Lot Area. The dwelling unit density in an R-A district shall not exceed one dwelling unit per gross acre and the lot area shall not be less than forty thousand square feet for any single-family dwelling.

(B) Lot Dimensions.

(1) Width. The width of any lot shall not be less than one hundred feet.

(2) Depth. The depth of any lot shall not be less than one hundred sixty feet.

(C) Yards.

(1) Front. There shall be a front yard of not less than fifty feet in depth from the front property line or future width line of a street.

On corner lots, both main and accessory buildings on the side street shall have a minimum setback of twenty-five feet.

(2) Side. There shall be a side yard of not less than fifteen feet on each side of a dwelling.

(3) Rear. There shall be a rear yard of not less than fifty feet in depth from the rear property line.

(D) Height. The height of a dwelling or structure shall not exceed two stories nor shall the overall height exceed thirty-five feet.

(E) Lot Coverage. Regardless of any other provisions of this chapter, the maximum roofed area on any lot shall not exceed ten percent of the total lot area, including accessory buildings and eaves.

(F) Accessory Buildings. Accessory buildings may be erected in the rear yard provided that the building complies with all of the following conditions:

(1) The overall height does not exceed thirty-five feet;

(2) The building shall not be less than fifteen feet from any side or rear property line;

(3) No portion of the building shall be within one foot of any utility easement;

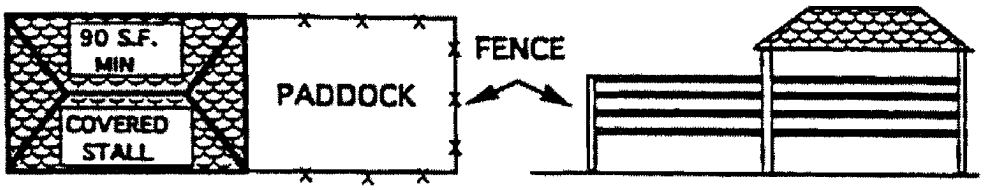
(4) The building shall have a minimum separation of twenty feet from any dwelling or other building.

(G) Off-Street Parking. Every dwelling shall have a minimum of two off-street parking places.

(H) Boarding Stables, Residential. Two net acres minimum, exclusive of any land area devoted to streets, access easements, rights-of-way or future rights-of-way and public drainage ways.

Pastures, arenas or turnout areas for the purpose of training or exercising shall be considered temporary, shall contain at least one thousand two hundred square feet of area for each horse kept on the premises.

Boarding stalls and attached paddock, shall be located in the rear yard with a side and rear setback of not less than five feet and shall be set back a minimum of thirty feet from any existing adjacent residence, are considered permanent structures and shall be provided for each horse occupying the premises. Each stall or corral shall contain at least one hundred twenty square feet, ninety square feet of which must be covered with a solid construction material for shelter from outside elements and to prevent improper surface runoff pollution and ground water contamination.



The keeping of horses on properties located in residential zoning districts other than permitted above is prohibited.

Manure storage, open air, shall not exceed a height of three feet and a ten-foot radius. Storage of manure may be within flyproof solid waste disposal containers. Open storage must be located in the rear yard, set back a minimum of forty feet from all property lines.

Manure must not create a health hazard regarding air and water pollution to the community in general or the persons inhabiting or using the surrounding acreage. The housing of horses shall conform to all regulations of local and state health authorities. Corrals and stalls shall be cleaned regularly.

The business shall not generate any noise, vibration, smoke, dust, odors, pests (including flies), heat, glare, or electrical interference with radio or television transmission in the area that would exceed that normally produced by a dwelling unit in a single-family residential zoning district used solely for residential purposes.

A perimeter fence or wall, not less than five feet in height, shall be required along and adjacent to any side, rear and front property line encompassing the entire facility. Access gates shall be provided and remain closed at all times. Gates shall contain a self-locking or latching device to prevent accidental loss of animals from the premises.

Landscaping consisting of one large tree for each fifty linear feet shall be placed within ten feet of adjacent common property lines for the purpose of buffering adjacent land uses and shade for animals.

Any outdoor lighting on a property shall be directed on site and shall conform to the shielding requirements for outdoor lighting as specified by the Clark County building code. Lighting standards shall not exceed sixteen feet in height.

Toilet facilities shall be provided for in accordance with local health and building code requirements for normal operations as well as for horse shows and similar activities.

The use of public address systems to conduct the instruction of riders, training of horses and the spectator participation in competitions should be modulated and continuous-

ly controlled in order to avoid becoming a nuisance to surrounding neighbors. A guide for specific noise level measurement is as follows:

The maximum permissible sound pressure levels measured at the property line between the hours of seven a.m. to eight p.m. for a continuous noise source, i.e., occurring for more than five percent of any hour period in a residential zone or at its boundaries shall be as follows:

Frequency Band (Cycles Per Second)	Allowable Sound Pressure Level (Decibels)
25 — 75	72
75 — 150	67
150 — 300	59
300 — 600	52
600 — 1,200	46
1,200 — 2,400	40
2,400 — 4,800	34
4,800 — 10,000	32

Other noise shall be allowed as follows:

Type of Noise	Correction Factor in Decibels
Noise between hours of eight p.m. and seven a.m.	-3
Noise occurring less than five percent of any one-hour period	+5

(Ord. 1606 § 10, 1994: Ord. 429 (part), 1974)

Chapter 29.10

R-E RURAL ESTATES RESIDENTIAL DISTRICT

Sections:

29.10.010 Purpose and intent.
29.10.020 Uses permitted.
29.10.030 Uses permitted subject to a conditional use permit.
29.10.040 Uses prohibited.
29.10.050 Property development standards.
(A) Dwelling unit density and lot area.
(B) Lot dimensions.
(C) Yards.
(D) Height.
(E) Lot coverage.
(F) Accessory buildings and structures.
(G) Off-street parking.
(H) Covered patios.
(I) Boarding stables, residential.

29.10.010 Purpose and intent. The rural estates residential district is established for areas particularly suited for low density residential uses and to the raising of crops and of a limited number of animals for noncommercial purposes. (Ord. 429 (part), 1974)

29.10.020 Uses permitted. In the R-E, rural estates residential district, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for the following uses:

(A) One single-family dwelling of a permanent character in a permanent location with each residence on its own lot or parcel of land including all required yard areas;

(B) Accessory uses, buildings and structures only if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use, including home occupations subject to the provisions of Section 29.44.030; except that fences and walls may be permitted without a principal use in conjunction with a subdivided lot in accordance with the requirements of Section 29.44.085. Further, if a building permit for a model home has been issued for an approved final map consistent with subsection (D) of this section, or for a previous phase of an approved final map, block walls may be permitted on the proposed lots within the approved final map;

(C) The following accessory uses may be permitted in conjunction with a residential dwelling for the use of the family residing on the lot or parcel, as an incidental use, but not for commercial purposes:

(1) Farming, including all types of agriculture and horticulture such as flower and vegetable gardening, field crops, berry and bush crops, tree crops and orchards,

(2) Small livestock farming and/or the keeping of cows, horses, sheep, goats or similar animals, except no hogs or pigs shall be allowed.

One cow or one horse or two sheep or two goats will be allowed for each ten thousand square feet of lot area, but the total number of any combination of the above animals shall not exceed ten, other than their young under the age of six months.

** NOTE: See Section 2: Modified Development Standards

(3) A maximum of twenty chickens or twenty rabbits or similar animals will be allowed on a lot or parcel of land: provided, that all killing or dressing is done for the owner's consumption.

(4) A maximum of ten pairs of chinchillas will be allowed on a lot or parcel of land: provided, that no pelting is done on the premises.

(5) The keeping, breeding and raising of domestic animals will be allowed, but not for commercial purposes.

(6) Aviaries.

(7) Apiaries, upon the following conditions:

(a) Occupied hives shall be at least four hundred feet from any other apiary or existing dwelling on another property unless the written consent of the owner of such dwelling or apiary is secured.

(b) Occupied hives shall have a minimum separation of fifty feet to any common property line of another property.

(c) Occupied hives shall have a minimum separation of one hundred fifty feet to any street or highway.

**(8) One guest home or servant's residence: provided, that such a building has no kitchen and is not rented or leased as a separate dwelling unit.

(9) Boarding stables, residential;

(D) The following temporary uses may be established if the board of county commissioners has approved a final map for at least one phase of a project which has had a tentative map approved, provided all other requirements of county code have been met. The uses must provide paved access to the structures, adequate access controls as required by Section 29.46.020. The final map must record within one year from the date permits are issued for the uses:

(1) A temporary structure to be utilized as a sales office located on property included on the approved tentative map. The structure is not required to provide paved parking, landscaping or a wall-enclosed trash area regardless of any other provision of this title.

(2) Not more than six model homes upon property covered by the approved final map subject to the following conditions:

(a) The final map may not be revised after the permits for the models have been issued except as approved by the county.

(b) The models or lots within the proposed subdivision may not be separately sold or offered for sale until the final subdivision map has been recorded in the office of the county recorder in accordance with NRS 278.

(c) The model homes must meet the minimum setbacks required from the future lot lines to be established by the subdivision as required by code.

(d) The use of the structures will be expressly limited to the model home use, including display for potential customers and sales office.

(e) The issuance of a permit for construction will not be construed as a commitment by the county to record the final map or to approve any zoning matter.

(f) An off-site bond for improvements as required by the approved final map must be posted prior to issuance of a building permit;

(E) A manufactured or mobile home, or a recreational vehicle may be temporarily established for residential purposes during the construction of a permitted dwelling subject to the following conditions:

(1) A building permit for the permitted dwelling must be issued prior to the establishment of or issuance of an installation permit for the temporary dwelling.

(2) The temporary dwelling must be set back a minimum of five feet from any front, side, side corner, or rear property line.

(3) The maximum length of time the temporary dwelling may be permitted shall not exceed twenty-four months from the date of building permit issue for the permitted dwelling or thirty days after the final inspection has been approved, whichever comes first. (Ord. 1876 § 4, 1996; Ord. 1871 § 5, 1996; Ord. 1791 § 2, 1996; Ord. 1701 § 3, 1995; Ord. 1606 § 11, 1994; Ord. 429 (part), 1974)

29.10.030 Uses permitted subject to a conditional use permit. The following additional uses may be permitted, subject to securing a conditional use permit in each case as provided for in Chapter 29.66 of this title:

(A) Child nurseries;

(B) Planned development units, subject to the provisions of Chapter 29.47 of this title;

(C) Riding stables with a minimum land area of ten acres;

(D) Group foster homes; provided, that:

(1) The home shall remain consistent with the general neighborhood appearance and not be institutional in character or appearance. No sign or other identifying physical characteristics shall be permitted,

(2) No group foster home shall occupy less than one commercial acre (forty thousand square feet). No more than six foster children will be allowed in any home having a lot size of forty thousand square feet; one additional child may be allowed for each additional ten thousand square feet of lot area up to a maximum of fifteen children,

(3) No group foster home shall contain less than one thousand eight hundred square feet of structural space excluding garages and outbuildings. No more than six foster children will be allowed in any home having one thousand eight hundred square feet of structural space; one additional foster child may be allowed for each additional one hundred square feet of structural space up to a maximum of fifteen children,

(4) A conditional use permit for any group foster home may be approved subject to such time limit as the board of county commissioners deems appropriate;

(E) Boarding Stables, Commercial. For riding and boarding stables five acres net or greater in size, quarters for servants and caretakers employed on the premises are permitted where kitchen facilities are provided therein and evidence is provided indicating that such quarters are to be used as bona fide servant and caretaker quarters and not as a rental unit. (Ord. 1791 § 3, 1996; Ord. 1606 § 12, 1994; Ord. 499 § 2, 1976; Ord. 497 § 2, 1976; Ord. 429 (part), 1974)

29.10.040 Uses prohibited. All other uses are expressly prohibited. (Ord. 429 (part), 1974)

** NOTE: See Section 2: Modified Development Standards

29.10.050 Property development standards. The following property development standards shall apply to an R-E district, except as may be modified or restricted as provided in Chapter 29.44 of this title:

** (A) Dwelling Unit Density and Lot Area. The dwelling unit density in an R-E district shall not exceed two dwelling units per gross acre and the lot area shall not be less than twenty thousand square feet for any single-family dwelling.

** (B) Lot Dimensions.

(1) Width. The width of any lot shall not be less than one hundred feet.

** NOTE: See Section 2: Modified Development Standards

(2) Depth. The depth of any lot shall not be less than one hundred forty feet.

** (C) Yards.

(1) Front. There shall be a front yard of not less than forty feet in depth from the front property line or future width line of a street.

(2) Side. There shall be a side yard of not less than ten feet on each side of a dwelling. On corner lots, the setback from the side street shall be a minimum of fifteen feet providing there are no openings designed for vehicular ingress and egress in the wall toward the street. If the building or structure is designed with an opening designed for vehicular ingress and egress, the setback shall be twenty feet as required by Section 29.44.060(H)(2).

(3) Rear. There shall be a rear yard of not less than thirty feet.

** (D) Height. The height of a dwelling or structure shall not exceed two stories nor shall the overall height exceed thirty-five feet.

** (E) Lot Coverage. Regardless of any other provisions of this chapter, the maximum roofed area on any lot shall not exceed fifty percent of the total lot area, including accessory buildings and eaves.

** NOTE: See Section 2: Modified Development Standards

**(F) Accessory Buildings and Structures. Accessory buildings and structures other than those permitted under Section 29.44.058(A) may be erected in the rear yard; provided, that the building or structure complies with all of the following conditions:

(1) The overall height does not exceed twenty-five feet;

(2) The building or structure shall not be less than five feet from any side or rear property line. On corner lots, the setback from the side street shall be a minimum of ten feet providing there are no openings designed for vehicular ingress and egress in the wall toward the street. If the building or structure is designed with an opening designed for vehicular ingress and egress, the setback shall be twenty feet as required by Section 29.44.060(H)(2);

(3) No portion of the building or structure shall be less than one foot from any utility easement;

(4) The building or structure shall have a minimum separation of ten feet from any dwelling or other building;

(5) A barn, pen or coop may be permitted if located not less than one hundred feet from the front property line, and not less than five feet from any side or rear property line.

(G) Off-Street Parking. Every dwelling shall have a minimum of two off-street parking places.

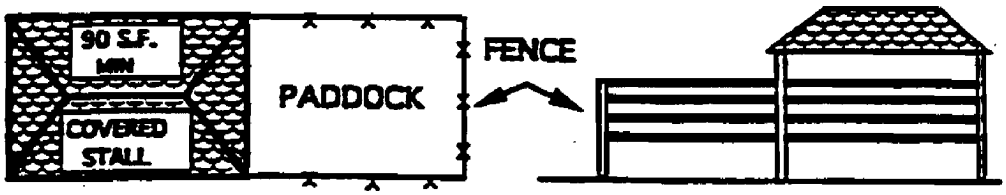
**(H) Covered Patios. Covered patios attached to the dwelling may be erected into the rear yard; provided, that no portion of the roof is closer than twenty-five feet to the rear property line and further provided the roof area complies with subsection (E) of this section.

That portion of the covered patio within the minimum rear yard may be enclosed; provided, that the wall area is not less than fifty percent open.

(I) Boarding Stables, Residential. Two net acres minimum, exclusive of any land area devoted to streets, access easements, rights-of-way or future rights-of-way and public drainage ways.

Pastures, arenas or turnout areas for the purpose of training or exercising shall be considered temporary, shall contain at least one thousand two hundred square feet of area for each horse kept on the premises.

Boarding stalls and attached paddock, shall be located in the rear yard with a side and rear setback of not less than five feet and shall be set back a minimum of thirty feet from any existing adjacent residence, are considered permanent structures and shall be provided for each horse occupying the premises. Each stall or corral shall contain at least one hundred twenty square feet, ninety square feet of which must be covered with a solid construction material for shelter from outside elements and to prevent improper surface runoff pollution and groundwater contamination.



The keeping of horses on properties located in residential zoning districts other than permitted above is prohibited.

Manure storage, open air, shall not exceed a height of three feet and a ten-foot radius. Storage of manure may be within flyproof solid waste disposal containers. Open storage must be located in the rear yard, set back a minimum of forty feet from all property lines.

Manure must not create a health hazard regarding air and water pollution to the community in general or the persons inhabiting or using the surrounding acreage. The housing of horses shall conform to all regulations of local and state health authorities. Corrals and stalls shall be cleaned regularly.

The business shall not generate any noise, vibration, smoke, dust, odors, pests (including flies), heat, glare, or electrical interference with radio or television transmission in the area that would exceed that normally produced by a dwelling unit in a single-family residential zoning district used solely for residential purposes.

A perimeter fence or wall, not less than five feet in height, shall be required along and adjacent to any side, rear and front property line encompassing the entire facility. Access gates shall be provided and remain closed at all times. Gates shall contain a self-locking or latching device to prevent accidental loss of animals from the premises.

Landscaping consisting of one large tree for each fifty linear feet shall be placed within ten feet of adjacent common property lines for the purpose of buffering adjacent land uses and shade for animals.

Any outdoor lighting on a property shall be directed on site and shall conform to the shielding requirements for outdoor lighting as specified by the Clark County building code. Lighting standards shall not exceed sixteen feet in height.

Toilet facilities shall be provided for in accordance with local health and building code requirements for normal operations as well as for horse shows and similar activities.

The use of public address systems to conduct the instruction of riders, training of horses and the spectator participation in competitions should be modulated and continuously controlled in order to avoid becoming a nuisance to surrounding neighbors. A guide for specific noise level measurement is as follows:

The maximum permissible sound pressure levels measured at the property line between the hours of seven a.m. to eight p.m. for a continuous noise source, i.e., occurring for more than five percent of any hour period in a residential zone or at its boundaries shall be as follows:

Frequency Band (Cycles Per Second)	Allowable Sound Pressure Level (Decibels)
25 — 75	72
75 — 150	67
150 — 300	59
300 — 600	52
600 — 1,200	46
1,200 — 2,400	40
2,400 — 4,800	34
4,800 — 10,000	32

Other noise shall be allowed as follows:

Type of Noise	Correction Factor in Decibels
Noise between hours of eight p.m. and seven a.m.	-3
Noise occurring less than five percent of any one-hour period	+5

(Ord. 1791 § 4, 1996: Ord. 1606 § 13, 1994: Ord. 746 §§ 1, 2, 1981; Ord. 566 § 13, 1978; Ord. 516 § 2, 1976; Ord. 429 (part), 1974)

Chapter 29.12

R-D SUBURBAN ESTATES RESIDENTIAL DISTRICT

Sections:

29.12.010 Purpose and intent.
29.12.020 Uses permitted.
29.12.030 Uses permitted subject to a conditional use permit.
29.12.040 Uses prohibited.
29.12.050 Property development standards.
(A) Dwelling unit density and lot area.
(B) Lot dimensions.
(C) Yards.
(D) Height.
(E) Lot coverage.
(F) Accessory buildings.
(G) Off-street parking.
(H) Covered patios.

29.12.010 Purpose and intent. The suburban estates residential district is established for use in areas particularly suited to low density single-family residential use on estate-size lots of ten thousand square feet or more in area. (Ord. 429 (part), 1974)

29.12.020 Uses permitted. In the R-D, suburban estates residential district, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for the following uses:

(A) One single-family dwelling of a permanent character in a permanent location with each residence on its own lot or parcel of land including all required yard areas;

(B) Accessory uses, buildings and structures only if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use, including home occupations subject to the provisions of Section 29.44.030; except that fences and walls may be permitted without a principal use in conjunction with a subdivided lot in accordance with the requirements of Section 29.44.085. Further, if a building permit for a model home has been issued for an approved final map consistent with subsection (D) of this section, or for a previous phase of an approved final map, block walls may be permitted on the proposed lots within the approved final map;

(C) The following accessory uses may be permitted in conjunction with a residential dwelling for the use of the family residing on the lot or parcel, as an incidental use, but not for commercial purposes: flower gardening, private nursery, greenhouses and orchards; aviaries for the keeping of not more than ten pigeons, doves, or similar small fowl (but not chickens or turkeys) and their young under the age of six weeks;

(D) The following temporary uses may be established if the board of county commissioners has approved a final map for at least one phase of a project which has had a tentative map approved, provided all other requirements of the county code have been met. The uses must provide paved access to the structures, adequate access controls as required by Section 29.46.020. The final map must record within one year from the date permits are issued for the uses:

(1) A temporary structure to be utilized as a sales office located on property included on the approved tentative map. The structure is not required to provide paved parking, landscaping or a wall-enclosed trash area regardless of any other provision of this title.

(2) Not more than six model homes upon property covered by the approved final map subject to the following conditions:

(a) The final map may not be revised after the permits for the models have been issued except as approved by the county.

(b) The models or lots within the proposed subdivision may not be separately sold or offered for sale until the final subdivision map has been recorded in the office of the county recorder in accordance with NRS 278.

(c) The model homes must meet the minimum setbacks required from the future lot lines to be established by the subdivision as required by code.

(d) The use of the structures will be expressly limited to the model home use, including display for potential customers and sales office.

(e) The issuance of a permit for construction will not be construed as a commitment by the county to record the final map or to approve any zoning matter;

(f) An off-site bond for improvements as required by the approved final map must be posted prior to issuance of a building permit;

(E) A manufactured or mobile home, or a recreational vehicle may be temporarily established for residential purposes during the construction of a permitted dwelling subject to the following conditions:

(1) A building permit for the permitted dwelling must be issued prior to the establishment of or issuance of an installation permit for the temporary dwelling.

(2) The temporary dwelling must be set back a minimum of five feet from any front, side, side corner, or rear property line.

(3) The maximum length of time the temporary dwelling may be permitted shall not exceed twenty-four months from the date of building permit issue for the permitted dwelling or thirty days after the final inspection has been approved, whichever comes first. (Ord. 1876 § 5, 1996: Ord. 1871 § 6, 1996: Ord. 1701 § 4, 1995: Ord. 943 § 1, 1985: Ord. 429 (part), 1974)

29.12.030 Uses permitted subject to a conditional use permit. The following additional uses may be permitted subject to securing a conditional use permit in each case as provided for in Chapter 29.66:

(A) Child nurseries;

(B) Planned development units, subject to the provisions of Chapter 29.47. (Ord. 1871 § 7, 1996: Ord. 429 (part), 1974)

29.12.040 Uses prohibited. All other uses are expressly prohibited. (Ord. 429 (part), 1974)

** NOTE: See Section 2: Modified Development Standards

29.12.050 Property development standards. The following property development standards shall apply to an R-D district, except as may be modified or restricted as provided in Chapter 29.44:

**(A) Dwelling Unit Density and Lot Area. The dwelling unit density in an R-D district shall not exceed three dwelling units per gross acre and the lot area shall not be less than ten thousand square feet for any single-family dwelling.

** NOTE: See Section 2: Modified Development Standards

**(B) Lot Dimensions.

(1) Width. The width of any lot shall not be less than eighty-five feet.

(2) Depth. The depth of any lot shall not be less than one hundred ten feet.

**(C) Yards.

(1) Front. There shall be a front yard of not less than thirty feet in depth from the front property line or future width line of a street.

On corner lots, both main and accessory buildings on the side street shall have a minimum setback of fifteen feet.

(2) Side. There shall be a side yard of not less than ten feet on each side of a dwelling.

(3) Rear. There shall be a rear yard of not less than twenty-five feet in depth from the rear property line.

**(D) Height. The height of a dwelling or structure shall not exceed two stories nor shall the overall height exceed thirty-five feet.

**(E) Lot Coverage. Regardless of any other provisions of this chapter, the maximum roofed area on any lot shall not exceed forty percent of the total lot area, including accessory buildings and eaves.

**(F) Accessory Buildings. Accessory buildings may be erected in the rear yard provided that the building complies with all of the following conditions:

(1) The overall height does not exceed fourteen feet;

(2) The building shall not be less than five feet from any side or rear property line;

(3) No portion of the building shall be less than one foot from any utility easement;

(4) The building shall have a minimum separation of ten feet from any dwelling or other building.

(G) Off-Street Parking. Every dwelling shall have a minimum of two off-street parking places.

**(H) Covered Patios. Covered patios attached to the dwelling may be erected into the rear yard provided that no portion of the roof is closer than fifteen feet to the rear property line and further provided the roof area complies with subsection (E) above.

That portion of the covered patio within the minimum rear yard may be enclosed provided that the wall area is not less than fifty percent open. (Ord. 516 § 3, 1976; Ord. 429 (part), 1974)

Chapter 29.14

R-1 SINGLE FAMILY RESIDENTIAL DISTRICT

Sections:

29.14.010 Purpose and intent.
29.14.020 Uses permitted.
29.14.030 Uses permitted subject to a conditional use permit.
29.14.040 Uses prohibited.
29.14.050 Property development standards.
(A) Dwelling unit density and lot area.
(B) Lot dimensions.
(C) Yards.
(D) Height.
(E) Lot coverage.
(F) Accessory buildings.
(G) Off-street parking.
(H) Covered patios.

29.14.010 Purpose and intent. The single-family residential district is established to provide for the development of single-family residential use and to prohibit the development of incompatible uses that are detrimental to the residential environment. (Ord. 429 (part), 1974)

29.14.020 Uses permitted. In the R-1, single-family residential district, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for the following uses:

(A) One single-family dwelling of a permanent character in a permanent location with each residence on its own lot or parcel of land including all required yard areas;

(B) Accessory uses, buildings and structures only if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use, including home occupations subject to the provisions of Section 29.44.030; except that fences and walls may be permitted without a principal use in conjunction with a subdivided lot in accordance with the requirements of Section 29.44.085. Further, if a building permit for a model home has been issued for an approved final map consistent with subsection (C) of this section, or for a previous phase of an approve final map, block walls may be permitted on the proposed lots within the approved final map;

(C) The following temporary uses may be established if the board of county commissioners has approved a final map for at least one phase of a project which has had a tentative map approved, provided all other requirements of the county code have been met. The uses must provide paved access to the structures, adequate access controls as required by Section 29.46.020. The final map must record within one year from the date permits are issued for the uses:

(1) A temporary structure to be utilized as a sales office located on property included on the approved tentative map. The structure is not required to provide paved parking, landscaping or a wall-enclosed trash area regardless of any other provision of this title.

(2) Not more than six model homes upon property covered by the approved final map subject to the following conditions:

(a) The final map may not be revised after the permits for the models have been issued except as approved by the county.

(b) The models or lots within the proposed subdivision may not be separately sold or offered for sale until the final subdivision map has been recorded in the office of the county recorder in accordance with NRS 278.

(c) The model homes must meet the minimum setbacks required from the future lot lines to be established by the subdivision as required by code.

(d) The use of the structures will be expressly limited to the model home use, including display for potential customers and sales office.

(e) The issuance of a permit for construction will not be construed as a commitment by the county to record the final map or to approve any zoning matter.

(f) An off-site bond for improvements as required by the approved final map must be posted prior to issuance of a building permit.

(D) A manufactured or mobile home, or a recreational vehicle may be temporarily established for residential purposes during the construction of a permitted dwelling subject to the following conditions:

(1) A building permit for the permitted dwelling must be issued prior to the establishment of or issuance of an installation permit for the temporary dwelling.

(2) The temporary dwelling must be set back a minimum of five feet from any front, side, side corner, or rear property line.

(3) The maximum length of time the temporary dwelling may be permitted shall not exceed twenty-four months from the date of building permit issue for the permitted dwelling or thirty days after the final inspection has been approved, whichever comes first. (Ord. 1876 § 6, 1996: Ord. 1871 § 8, 1996: Ord. 1701 § 5, 1995: Ord. 429 (part), 1974)

** NOTE: See Section 2: Modified Development Standards

29.14.030 Uses permitted subject to a conditional use permit. The following additional uses may be permitted subject to securing a conditional use permit in each case as provided for in Chapter 29.66:

(A) Child nurseries;

(B) Planned development units, subject to the provisions of Chapter 29.47;

** (C) Single-family residences with one side yard reduced or eliminated, provided that:

(1) The remaining side yard is at least ten feet in width.

(2) A recorded maintenance easement is granted by the property owner adjoining that side of the lot on which the side yard has been eliminated, and

(3) The applicant can demonstrate that such design is not out of character with the neighborhood. (Ord. 1871 § 9, 1996: Ord. 1445 § 1, 1992: Ord. 460 § 1, 1975: Ord. 429 (part), 1974)

29.14.040 Uses prohibited. All other uses are expressly prohibited. (Ord. 429 (part), 1974)

** NOTE: See Section 2: Modified Development Standards

29.14.050 Property development standards. The following property development standards shall apply to an R-1 district, except as may be modified or restricted as provided in Chapter 29.44:

** (A) Dwelling Unit Density and Lot Area. The dwelling unit density in an R-1 district shall not exceed four dwelling units per gross acre and the lot area shall not be less than seven thousand square feet for any single-family dwelling.

** (B) Lot Dimensions.

(1) Width.

(a) Interior lots shall have a minimum width of seventy feet.

(b) Corner lots shall have a minimum width of seventy-five feet.

(c) Lots located on a knuckle or cul-de-sac shall have a minimum street frontage of thirty-nine feet.

(d) Lots located on a curve shall have a minimum street frontage of fifty-six feet.

(2) Depth.

(a) Lots facing on local streets (or frontage streets) shall have a minimum depth of one hundred feet, except any lot fronting on a turnaround section of a cul-de-sac or knuckle shall have a minimum depth of ninety feet.

(b) Lots facing on collector streets shall have a minimum depth of one hundred fifteen feet.

(c) Lots facing on major streets or highways shall have a minimum depth of one hundred twenty-five feet.

(d) Lots backing on freeways, major highways, railroad rights-of-way, commercial or industrial districts shall have a minimum depth of one hundred twenty-five feet.

** (C) Yards.

(1) Front. There shall be a front yard of not less than twenty feet in depth from the front property line or future width line of a street.

(2) Side. There shall be a side yard of not less than five feet on each side of a building or structure, except when one side yard is eliminated in accordance with 29.14.030(D) above. On corner lots, both main and accessory buildings on the side street shall have a minimum setback of fifteen feet.

(3) Rear. There shall be a rear yard of not less than twenty-five feet in depth from the rear property line;

** (D) Height. The height of a dwelling or structure shall not exceed two stories nor shall the overall height exceed thirty-five feet.

** (E) Lot Coverage. Regardless of any other provisions of this chapter, the maximum roofed area on any lot shall not exceed fifty percent of the total lot area, including accessory buildings and eaves.

(F) Accessory Buildings. Accessory buildings may be erected in the rear yard provided that the building complies with all of the following conditions:

(1) The overall height does not exceed fourteen feet;

(2) The building shall not be less than five feet from any side or rear property line;

(3) No portion of the building shall be less than one foot from any utility easement;

(4) The building shall have a minimum separation of ten feet from any dwelling or other building.

** NOTE: See Section 2: Modified Development Standards

(G) Off-Street Parking. Every dwelling shall have a minimum of two off-street parking places.

** (H) Attached Structures in Rear Yard.

(1) Covered patios. Covered patios attached to the dwelling may be erected into the rear yard provided that no portion of the roof is closer than ten feet to the rear property line and further provided that the roofed area complies with subsection (E) above. That portion of the covered patio within the minimum rear yard may be enclosed provided that the wall area is not less than fifty percent open.

(2) Additions to existing structures. Permanent additions to existing structures may be erected into the rear yard provided that the total area of such additions within the required rear yard area does not exceed three hundred fifty square feet and that no portion of any addition is closer than ten feet to the rear property line. (Ord. 460 §§ 2, 3, 1975: Ord. 429 (part), 1974)

Chapter 29.15

R-1a SINGLE-FAMILY RESIDENTIAL DISTRICT

Sections:

29.15.010 Purpose and intent.
29.15.020 Uses permitted.
29.15.030 Uses permitted subject to a conditional use permit.
29.15.040 Uses prohibited.
29.15.050 Property development standards.
(A) Dwelling unit density and lot area.
(B) Lot dimensions.
(C) Yards.
(D) Height.
(E) Lot coverage.
(F) Accessory buildings.
(G) Off-street parking.
(H) Attached structures in rear yard.

29.15.010 Purpose and intent. The single-family residential district is established to provide for the development of a single-family residential use and to prohibit the development of incompatible uses that are detrimental to the residential environment. (Ord. 429 (part), 1974)

29.15.020 Uses permitted. In the R-1a, single-family residential district, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for the following uses:

(A) One single-family dwelling of a permanent character in a permanent location with each residence on its own lot or parcel of land including all required yard areas;

(B) Accessory uses, buildings and structures if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use, including home occupations subject to the provisions of Section 29.44.030; except that fences and walls may be permitted without a principal use in conjunction with a subdivided lot in accordance with the requirements of Section 29.44.085. Further, if a building permit for a model home has been issued for an approved final map consistent with subsection (C) of this section, or for a previous phase of an approved final map, block walls may be permitted on the proposed lots within the approved final map;

(C) The following temporary uses may be established if the board of county commissioners has approved a final map for at least one phase of a project which has had a tentative map approved, provided all other requirements of the county code have been met. The uses must provide paved access to the structures, adequate access controls as required by Section 29.46.020. The final map must record within one year from the date permits are issued for the uses:

(1) A temporary structure to be utilized as a sales office located on property included on the approved tentative map. The structure is not required to provide paved parking, landscaping or a wall-enclosed trash area regardless of any other provision of this title.

(2) Not more than six model homes upon property covered by the approved final map subject to the following conditions:

(a) The final map may not be revised after the permits for the models have been issued except as approved by the county.

(b) The models or lots within the proposed subdivision may not be separately sold or offered for sale until the final subdivision map has been recorded in the office of the county recorder in accordance with NRS 278.

(c) The model homes must meet the minimum setbacks required from the future lot lines to be established by the subdivision as required by code.

(d) The use of the structures will be expressly limited to the model home use, including display for potential customers and sales office.

(e) The issuance of a permit for construction will not be construed as a commitment by the county to record the final map or to approve any zoning matter.

(f) An off-site bond for improvements as required by the approved final map must be posted prior to issuance of a building permit.

(D) A manufactured or mobile home, or a recreational vehicle may be temporarily established for residential purposes during the construction of a permitted dwelling subject to the following conditions:

(1) A building permit for the permitted dwelling must be issued prior to the establishment of or issuance of an installation permit for the temporary dwelling.

(2) The temporary dwelling must be set back a minimum of five feet from any front, side, side corner, or rear property line.

(3) The maximum length of time the temporary dwelling may be permitted shall not exceed twenty-four months from the date of building permit issue for the permitted dwelling or thirty days after the final inspection has been approved, whichever comes first. (Ord. 1876 § 7, 1996: Ord. 1871 § 10, 1996: Ord. 1701 § 6, 1995: Ord. 429 (part), 1974)

** NOTE: See Section 2: Modified Development Standards

29.15.030 Uses permitted subject to a conditional use permit. The following additional uses may be permitted subject to securing a conditional use permit in each case as provided for in Chapter 29.66:

(A) Child nurseries;

(B) Planned development units, subject to the provisions of Chapter 29.47;

**** (C) Single-family residences with one side yard reduced or eliminated, provided that:**

(1) The remaining side yard is at least ten feet in width.

(2) A recorded maintenance easement is granted by the property owner adjoining that side of the lot on which the side yard has been eliminated, and

(3) The applicant can demonstrate that such design is not out of character with the neighborhood. (Ord. 1871 § 11, 1996: Ord. 1445 § 2, 1992: Ord. 460 § 4, 1975: Ord. 429 (part), 1974)

29.15.040 Uses prohibited. All other uses are expressly prohibited. (Ord. 429 (part), 1974)

** NOTE: See Section 2: Modified Development Standards

29.15.050 Property development standards. The following property development standards shall apply to an R-1a district except as may be modified or restricted as provided in Chapter 29.44:

** NOTE: See Section 2: Modified Development Standards

**(A) Dwelling Unit Density and Lot Area. The dwelling unit density in an R-1a district shall not exceed five dwelling units per gross acre and the lot area shall not be less than six thousand square feet for any single-family dwelling.

**(B) Lot Dimensions.

(1) Width.

(a) Interior lots shall have a minimum width of sixty feet.

(b) Corner lots shall have a minimum width of seventy feet.

(c) Lots located on a knuckle or cul-de-sac shall have a minimum street frontage of thirty-nine feet.

(d) Lots located on a curve shall have a minimum street frontage of forty-eight feet.

(2) Depth.

(a) Lots facing on local streets (or frontage streets) shall have a minimum depth of one hundred feet, except any lot fronting on the turnaround section of a cul-de-sac or knuckle shall have a minimum depth of ninety feet.

(b) Lots facing on collector streets shall have a minimum depth of one hundred fifteen feet.

(c) Lots facing on major streets or highways shall have a minimum depth of one hundred twenty-five feet.

(d) Lots backing on freeways, major highways, railroad rights-of-way, commercial or industrial districts shall have a minimum depth of one hundred twenty-five feet.

**(C) Yards.

(1) Front. There shall be a front yard of not less than twenty feet in depth from the front property line or future width line of a street.

(2) Side. There shall be a side yard of not less than five feet on each side of a building or structure, except when one side is eliminated in accordance with 29.15.030(D) above. On corner lots, both main and accessory buildings on the side street shall have a minimum setback of fifteen feet.

(3) Rear. There shall be a rear yard of not less than twenty-five feet in depth from the rear property line.

**(D) Height. The height of a dwelling or structure shall not exceed two stories nor shall the overall height exceed thirty-five feet.

**(E) Lot Coverage. Regardless of any other provisions of this chapter, the maximum roofed area on any lot shall not exceed fifty percent of the total lot area, including accessory buildings and eaves.

(F) Accessory Buildings. Accessory buildings may be erected in the rear yard provided that the building complies with all of the following conditions:

(1) The overall height does not exceed fourteen feet;

(2) The building shall not be less than five feet from any side or rear property line;

(3) No portion of the building shall be less than one foot from any utility easement;

(4) The building shall have a minimum separation of ten feet from any dwelling or other building.

(G) Off-Street Parking. Every dwelling shall have a minimum of two off-street parking places.

**(H) Attached Structures in Rear Yard:

(1) Covered Patios. Covered patios attached to the dwelling may be erected into the rear yard provided that no portion of the roof is closer than ten feet to the rear property line and further provided that the roofed area complies with subsection (E) above. That portion of the covered patio within the minimum rear yard may be enclosed provided that the wall area is not less than fifty percent open.

(2) Additions to Existing Structures. Permanent additions to existing structures may be erected into the rear yard provided that the total area of such additions within the required rear yard does not exceed three hundred square feet and that no portion of any addition is closer than ten feet to the rear property line. (Ord. 460 §§ 5, 6, 1975; Ord. 429 (part), 1974)

Chapter 29.16

R-T MOBILE HOME RESIDENTIAL DISTRICT

Sections:

29.16.010 Purpose and intent.
29.16.020 Uses permitted.
29.16.030 Uses permitted subject to a conditional use permit.
29.16.040 Uses prohibited.
29.16.050 Property development standards.
(A) Dwelling unit density and lot area.
(B) Lot dimensions.
(C) Yards.
(D) Height.
(E) Lot coverage.
(F) Accessory buildings.
(G) Off-street parking.
(H) Covered patios.
(I) Special provisions.

29.16.010 Purpose and intent. The mobile home residential district is established to provide for residential areas which would be compatible for the development of a mobile home residential use, and to prohibit the development of incompatible uses that are detrimental to the residential environment. (Ord. 429 (part), 1974)

29.16.020 Uses permitted. In the R-T, mobile home residential district, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for the following uses:

(A) One single-family residence or one mobile home provided it is used as a single-family residence and is located on its own lot or parcel of land including all required yard areas;

(B) Accessory uses, buildings and structures only if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use, including home occupations subject to the provisions of Section 29.44.030; except that fences and walls may be permitted without a principal use in conjunction with a subdivided lot in accordance with the requirements of Section 29.44.085. Further, if a building permit for a model home has been issued for an approved final map consistent with subsection (C) of this section, or for a previous phase of an approved final map, block walls may be permitted on the proposed lots within the approved final map;

(C) The following temporary uses may be established if the board of county commissioners has approved a final map for at least one phase of a project which has had a tentative map approved, provided all other requirements of the county code have been met. The uses must provide paved access to structures, adequate access controls as required by Section 29.46.020. The final map must record within one year from the date permits are issued for the uses:

(1) A temporary structure to be utilized as a sales office located on property included on the approved tentative map. The structure is not required to provide

paved parking, landscaping or a wall-enclosed trash area regardless of any other provision of this title.

(2) Not more than six model homes upon property covered by the approved final map subject to the following conditions:

(a) The final map may not be revised after the permits for the models have been issued except as approved by the county.

(b) The models or lots within the proposed subdivision may not be separately sold or offered for sale until the final subdivision map has been recorded in the office of the county recorder in accordance with NRS 278.

(c) The model homes must meet the minimum setbacks required from the future lot lines to be established by the subdivision as required by code.

(d) The use of the structures will be expressly limited to the model home use, including display for potential customers and sales office.

(e) The issuance of a permit for construction will not be construed as a commitment by the county to record the final map or to approve any zoning matter.

(f) An off-site bond for improvements as required by the approved final map must be posted prior to issuance of a building permit;

(D) A manufactured or mobile home, or a recreational vehicle may be temporarily established for residential purposes during the construction of a permitted dwelling subject to the following conditions:

(1) A building permit for the permitted dwelling must be issued prior to the establishment of or issuance of an installation permit for the temporary dwelling.

(2) The temporary dwelling must be set back a minimum of five feet from any front, side, side corner, or rear property line.

(3) The maximum length of time the temporary dwelling may be permitted shall not exceed twenty-four months from the date of building permit issue for the permitted dwelling or thirty days after the final inspection has been approved, whichever comes first. (Ord. 1876 § 8, 1996: Ord. 1871 § 12, 1996: Ord. 1701 § 7, 1995: Ord. 429 (part), 1974)

29.16.030 Uses permitted subject to a conditional use permit. The following additional uses may be permitted, subject to securing a conditional use permit in each case as provided for in Chapter 29.66:

(A) Planned development units, subject to the provisions of Chapter 29.47. (Ord. 1871 § 13, 1996: Ord. 429 (part), 1974)

29.16.040 Uses prohibited. All other uses are expressly prohibited. (Ord. 429 (part), 1974)

29.16.050 Property development standards. The following property development standards shall apply to an R-T district, except as may be modified or restricted as provided in Chapter 29.44:

(A). Dwelling Unit Density and Lot Area. The dwelling unit density in an R-T district shall not exceed five dwelling units per gross acre and the lot area shall not be less than six thousand five hundred square feet for any single-family dwelling.

(B) Lot Dimensions.

(1) Width.

(a) Interior lots shall have a minimum width of sixty-five feet.

(b) Corner lots shall have a minimum width of seventy-five feet.

(c) Lots located on a knuckle or cul-de-sac shall have a minimum street frontage of thirty-nine feet.

(d) Lots located on a curve shall have a minimum street frontage of fifty-two feet.

(2) Depth.

(a) Lots facing on local streets (or frontage streets) shall have a minimum depth of one hundred feet, except any lot fronting on the turnaround section of a cul-de-sac or knuckle shall have a minimum depth of ninety feet.

(b) Lots facing on collector streets shall have a minimum depth of one hundred fifteen feet.

(c) Lots facing on major streets or highways shall have a minimum depth of one hundred twenty-five feet.

(d) Lots backing on freeways, major highways, railroad rights-of-way, commercial or industrial districts shall have a minimum depth of one hundred twenty-five feet.

(C) Yards.

(1) Front. There shall be a front yard of not less than twenty-five feet in depth from the front property line or future width line of a street.

On corner lots, both main and accessory buildings on the side street shall have a minimum setback of fifteen feet.

(2) Side. There shall be a side yard on each side of a dwelling. No side yard shall be less than five feet.

(3) Rear. There shall be a rear yard of not less than twenty-five feet in depth from the rear property line.

(D) Height. The height of a dwelling or structure shall not exceed two stories nor shall the overall height exceed thirty-five feet.

(E) Lot Coverage. Regardless of any other provisions of this chapter, the maximum roofed area on any lot shall not exceed fifty percent of the total lot area, including accessory buildings and eaves, but excluding covered parking.

(F) Accessory Buildings. Accessory buildings may be erected in the rear yard provided that the building complies with all of the following conditions:

(1) The overall height does not exceed fourteen feet;

(2) The building shall not be less than five feet from any side or rear property line;

(3) No portion of the building shall be within one foot of any utility easement;

(4) The building shall have a minimum separation of ten feet from any dwelling or other building.

(G) Off-street Parking. Every dwelling shall have a minimum of two off-street parking places.

(H) Covered Patios. Covered patios may be erected into the rear yard provided that no portion of the roof is closer than ten feet to the rear property line and further provided the roof area complies with subsection (E) above.

That portion of the covered patio within the minimum rear yard may be enclosed provided that the wall area is not less than fifty percent open.

(I) Special Provisions. Cabanas, ramadas and other structures may be added to a mobile home, provided that said cabanas, ramadas and other structures comply with all of the foregoing provisions.

The mobile home may encroach five feet into the front and rear yard provided that no portion of the mobile home shall be closer than twenty feet to the front or rear property line or future width line of a street. (Ord. 680 § 1, 1980: Ord. 429 (part), 1974)

multiple family residential districts

Chapter 29.18

R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT

Sections:

29.18.010 Purpose and intent.
29.18.020 Uses permitted.
29.18.030 Uses permitted subject to a conditional use permit.
29.18.040 Uses prohibited.
29.18.050 Property development standards.
(A) Dwelling unit density and lot area.
(B) Lot dimensions.
(C) Yards.
(D) Height.
(E) Lot coverage.
(F) Accessory structures.
(G) Off-street parking.
(H) Covered patios.

29.18.010 Purpose and intent. The R-2 district is established to provide for the development of single-family and two-family residential uses and to prohibit the development of incompatible uses that are detrimental to the residential environment. (Ord. 783 § 2 (part), 1981: Ord. 429 (part), 1974)

29.18.020 Uses permitted. In the R-2, residential district, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for the following uses:

(A) One single-family dwelling of a permanent character in a permanent location with each residence on its own lot or parcel of land including all required yard areas;

(B) Accessory uses, buildings and structures only if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use, including home occupations subject to the provisions of Section 29.44.030; except that fences and walls may be permitted without a principal use in conjunction with a subdivided lot in accordance with the requirements of Section 29.44.085. Further, if a building permit for a model home has been issued for an approved final map consistent with subsection (C) of this section, or for a previous phase of an approved final map;

(C) The following temporary uses may be established if the board of county commissioners has approved a final map for at least one phase of a project which has had a tentative map approved, provided all other requirements of the county code have been met. The uses must provide paved access to structures, adequate access controls as required by Section 29.46.020. The final map must record within one year from the date permits are issued for the uses:

(1) A temporary structure to be utilized as a sales office located on property included on the approved tentative map. The structure is not required to provide paved parking, landscaping or a wall-enclosed trash area regardless of any other provision of this title.

(2) Not more than six model homes upon property covered by the approved final map subject to the following conditions:

(a) The final map may not be revised after the permits for the models have been issued except as approved by the county,

(b) The models or lots within the proposed subdivision may not be separately sold or offered for sale until the final subdivision map has been recorded in the office of the county recorder in accordance with NRS 278,

(c) The model homes must meet the minimum setbacks required from the future lot lines to be established by the subdivision as required by code,

(d) The use of the structures will be expressly limited to the model home use, including display for potential customers and sales office,

(e) The issuance of a permit for construction will not be construed as a commitment by the county to record the final map or to approve any zoning matter;

(f) An off-site bond for improvements as required by the approved final map must be posted prior to issuance of a building permit;

(D) A manufactured or mobile home, or a recreational vehicle may be temporarily established for residential purposes during the construction of a permitted single family dwelling subject to the following conditions:

(1) A building permit for the permitted dwelling must be issued prior to the establishment of or issuance of an installation permit for the temporary dwelling,

(2) The temporary dwelling must be set back a minimum of five feet from any front, side, side corner, or rear property line,

(3) The maximum length of time the temporary dwelling may be permitted shall not exceed twenty-four months from the date of building permit issue for the permitted dwelling or thirty days after the final inspection has been approved, whichever comes first. (Ord. 1876 § 14, 1996: Ord. 1871 § 9, 1996: Ord. 1701 § 8, 1995: Ord. 1445 § 3 (part), 1992: Ord. 783 § 2 (part), 1981: Ord. 429 (part), 1974)

** NOTE: See Section 2: Modified Development Standards

29.18.030 Uses permitted subject to a conditional use permit. The following additional uses may be permitted subject to securing a conditional use permit in each case as provided for in Chapter 29.66:

(A) Planned development units, subject to the provisions of Chapter 29.47;

(B) Single-family dwellings on individual lots having a lot area and lot width not less than half that otherwise required by Section 29.18.050;

****(C) Single-family residences with one side yard reduced or eliminated, provided that:**

(1) The remaining side yard is at least ten feet in width,

(2) A recorded maintenance easement is granted by the property owner adjoining that side of the lot on which the side yard has been eliminated, and

(3) The applicant can demonstrate that such design is not out of character with the neighborhood;

(D) Two-family dwelling residences, provided that each two-family dwelling is on its own lot or parcel of land including all required yard areas and that the applicant can demonstrate that such design is not out of character with the neighborhood. (Ord. 1871 § 15, 1996: Ord. 1445 § 4, 1992: Ord. 1006 § 1, 1987: Ord. 669 § 3, 1979: Ord. 566 § 23, 1978: Ord. 429 (part), 1974)

29.18.040 Uses prohibited. All other uses are expressly prohibited. (Ord. 429 (part), 1974)

** NOTE: See Section 2: Modified Development Standards

29.18.050 Property development standards. The following property development standards shall apply to an R-2 district, except as may be modified or restricted as provided in Chapter 29.44:

**(A) Dwelling Unit Density and Lot Area. The dwelling unit density in an R-2 district shall not exceed eight dwelling units per gross acre and the lot area shall not be less than seven thousand square feet for any residential building.

**(B) Lot Dimensions.

(1) Width.

(a) Interior lots shall have a minimum width of seventy feet.

(b) Corner lots shall have a minimum width of seventy-five feet.

(c) Lots located on a knuckle or cul-de-sac shall have a minimum street frontage of thirty-nine feet.

(d) Lots located on a curve shall have a minimum street frontage of fifty-six feet.

(2) Depth. All lots shall have a minimum depth of one hundred feet, except any lot fronting on the turnaround section of a cul-de-sac or knuckle shall have a minimum depth of ninety feet.

**(C) Yards.

(1) Front. There shall be a front yard of not less than twenty feet in depth from the front property line or future width line of a street. On corner lots, both main and accessory buildings on the side street shall have a minimum setback of fifteen feet.

(2) Side. There shall be a side yard of not less than five feet on each side of a residential building, except when one side is reduced or eliminated in accordance with subsection (C) of Section 29.18.030 above.

(3) Rear. There shall be a rear yard of not less than twenty feet in depth from the rear property line.

**(D) Height. The height of a building or structure shall not exceed two stories nor shall the overall height exceed thirty-five feet.

**(E) Lot Coverage. Regardless of any other provisions of this chapter, the maximum roofed area on any lot shall not exceed fifty percent of the total lot area, including accessory buildings and eaves.

(F) Accessory Structures. Accessory structures may be erected in the rear yard provided that:

(1) The overall height does not exceed fourteen feet;

(2) Any structure other than a fence shall be not less than five feet from any side or rear property line;

(3) No structure other than a fence shall be within one foot of any utility easement;

(4) Any building shall have a minimum separation of ten feet from any dwelling or other building.

(G) Off-Street Parking. Every dwelling unit shall have a minimum of two off-street parking places.

**(H) Covered Patios. Covered patios attached to the dwelling may be erected into the rear yard provided that no portion of the roof is closer than ten feet to the rear property line and further provided the roof area complies with subsection (E) above. That portion of the covered patio within the minimum rear yard may be enclosed provided that the wall area is not less than fifty percent open. (Ord. 1006 § 2, 1987; Ord. 566 § 5, 1978; Ord. 429 (part), 1974)

Chapter 29.20

R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT

Sections:

29.20.010 Purpose and intent.
29.20.020 Uses permitted.
29.20.030 Uses permitted subject to a conditional use permit.
29.20.040 Uses prohibited.
29.20.050 Property development standards.
(A) Dwelling unit density and lot area.
(B) Lot dimensions.
(C) Yards.
(D) Height.
(E) Lot coverage.
(F) Accessory buildings.
(G) Off-street parking.
(H) Special provisions for multiple-family dwelling groups.
(I) Covered patios.

29.20.010 Purpose and intent. The R-3 multiple family residential district is established to provide for the development of medium density residential use and to prohibit the development of incompatible uses that are detrimental to the residential environment. (Ord. 429 (part), 1974)

29.20.020 Uses permitted. In the R-3, multiple family residential district, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for the following uses:

(A) One of the following types of residential buildings, provided that each building is of a permanent character in a permanent location with each building on its own lot or parcel of land including all required yard areas:

(1) One single-family dwelling residence,
(2) One two-family dwelling residence,
(3) One three-family dwelling residence,
(4) One four-family dwelling residence,
(5) Multiple-family dwellings,
(6) Multiple-family dwelling groups;

(B) Accessory uses, buildings and structures only if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use, including home occupations subject to the provisions of Section 29.44.030; except that fences and walls may be permitted without a principal use in conjunction with a subdivided lot in accordance with the requirements of Section 29.44.085. Further, if a building permit for a model home has been issued for an approved final map consistent with subsection (D) of this section, or for a previous phase of an approved final map, block walls may be permitted on the proposed lots within the approved final map;

(C) On-premises signs may be permitted for multiple-family dwellings and multiple-family dwelling groups, subject to the provisions of Section 29.44.096;

(D) The following temporary uses may be established if the board of county commissioners has approved a final map for at least one phase of a project which has had a tentative map approved, provided all other requirements of the county code have been met. The uses must provide paved access to the structures, adequate access controls as required by Section 29.46.020. The final map must record within one year from the date permits are issued for the uses:

(1) A temporary structure to be utilized as a sales office located on property included on the approved tentative map. The structure is not required to provide paved parking, landscaping or a wall-enclosed trash area regardless of any other provision of this title.

(2) Not more than six model homes or eight condominium units upon property covered by the approved final map subject to the following conditions:

(a) The final map may not be revised after the permits for the models have been issued except as approved by the county.

(b) The models, units or lots within the proposed subdivision may not be separately sold or offered for sale until the final subdivision map has been recorded in the office of the county recorder in accordance with NRS 278.

(c) The model homes or units must meet the minimum setbacks required from the future lot lines to be established by the subdivision as required by code.

(d) The use of the structures will be expressly limited to the model home or unit use, including display for potential customers and sales office.

(e) The issuance of a permit for construction will not be construed as a commitment by the county to record the final map or to approve any zoning matter;

(f) An off-site bond for improvements as required by the approved final map must be posted prior to issuance of a building permit;

(E) A manufactured or mobile home, or a recreational vehicle may be temporarily established for residential purposes during the construction of a permitted dwelling subject to the following conditions:

(1) A building permit for the permitted dwelling must be issued prior to the establishment of or issuance of an installation permit for the temporary dwelling.

(2) The temporary dwelling must be set back a minimum of five feet from any front, side, side corner, or rear property line.

(3) The maximum length of time the temporary dwelling may be permitted shall not exceed twenty-four months from the date of building permit issue for the permitted dwelling or thirty days after the final inspection has been approved, whichever comes first. (Ord. 1876 § 10, 1996: Ord. 1871 § 16, 1996: Ord. 1701 § 9, 1995: Ord. 429 (part), 1974)

** NOTE: See Section 2: Modified Development Standards

29.20.030 Uses permitted subject to a conditional use permit. The following additional uses may be permitted subject to securing a conditional use permit in each case as provided for in Chapter 29.66:

(A) Planned development units, subject to the provisions of Chapter 29.47;

**(B) Single-family dwellings on individual lots not less than thirty-five feet in width and one hundred feet in depth; one side yard on such lots may be eliminated;

(C) Senior housing. (Ord. 1871 § 17, 1996: Ord. 1615 § 1(C), 1994; Ord. 460 § 7, 1975: Ord. 429 (part), 1974)

29.20.040 Uses prohibited. All other uses are expressly prohibited. (Ord. 429 (part), 1974)

** NOTE: See Section 2: Modified Development Standards

29.20.050 Property development standards. The following property development standards shall apply to an R-3 district, except as modified or restricted by provisions of Section 29.20.030(C) or Chapter 29.44:

** (A) Dwelling Unit Density and Lot Area. The dwelling unit density in an R-3 district shall not exceed eighteen dwelling units per gross acre and the lot area shall not be less than seven thousand square feet for any residential building.

** (B) Lot Dimensions.

(1) Width.

(a) Interior lots shall have a minimum width of seventy feet.

(b) Corner lots shall have a minimum width of seventy-five feet.

(c) Lots located on a knuckle or cul-de-sac shall have a minimum street frontage of thirty-nine feet.

(d) Lots located on a curve shall have a minimum street frontage of fifty-six feet.

(2) Depth.

(a) Lots facing on local streets (or frontage streets) shall have a minimum depth of one hundred feet, except any lot fronting on the turnaround section of a cul-de-sac or knuckle shall have a minimum depth of ninety feet.

(b) Lots facing on collector streets shall have a minimum depth of one hundred fifteen feet.

(c) Lots facing on major streets or highways shall have a minimum depth of one hundred twenty-five feet.

(d) Lots backing on freeways, major highways, railroad rights-of-way, commercial or industrial districts shall have a minimum depth of one hundred twenty-five feet.

** (C) Yards.

(1) Front. There shall be a front yard of not less than twenty feet in depth from the front property line or future width line of a street.

(2) Side. There shall be a side yard of not less than five feet on each side of a residential building, except when one side is eliminated in accordance with Section 29.20.030(C) above. On corner lots, both main and accessory buildings on the side street shall have a minimum setback of fifteen feet.

(3) Rear. There shall be a rear yard of not less than twenty feet in depth from the rear property line.

** (D) Height. The height of a building or structure shall not exceed two stories nor shall the overall height exceed thirty-five feet.

** (E) Lot Coverage. Regardless of any other provisions of this chapter the maximum roofed area on any lot shall not exceed fifty percent of the total lot area, including accessory buildings and eaves.

(F) Accessory Buildings. Accessory buildings may be erected in the rear yard; provided, that the building complies with all of the following conditions:

(1) The overall height does not exceed fourteen feet;

(2) The building shall not be less than five feet from any side or rear property line;

(3) No portion of the building shall be within one foot of any utility easement;

(4) The building shall have a minimum separation of ten feet from any dwelling or other building.

(G) Off-Street Parking. On-site parking for residents and their guests shall be provided as follows:

(1) One and one-quarter parking spaces for each bachelor apartment or one-bedroom dwelling unit;

(2) One and three-quarter parking spaces for each two-bedroom dwelling unit;

(3) Two parking spaces for each dwelling unit having in excess of two bedrooms;

(4) At least one space for each five dwelling units must be provided for visitor parking. ** NOTE: See Section 2: Modified Development Standards

** (H) Special Provisions for Multiple-Family Dwelling Groups. The following special provisions shall apply to multiple-family dwelling groups and all of the foregoing conditions shall apply except as provided in this title:

(1) Groups of multiple-family dwelling units shall be considered as one building for the purpose of front, side and rear yard requirements.

(2) All multiple-family dwelling units shall face upon a courtyard, or if not arranged around a courtyard, shall face upon a landscaped area an average of twenty feet in depth.

(3) The minimum courtyard shall be open and unobstructed by any buildings or structures, except swimming pools or other recreational facilities, providing they do not obstruct the minimum open space required.

(4) The minimum open courtyard unobstructed except by architectural intrusions permitted by Section 29.44.060(D), shall be as follows:

(a) One-story dwelling groups, not less than two thousand square feet with an average width of not less than thirty feet;

(b) Two-story dwelling groups, not less than two thousand square feet with an average width of not less than forty feet.

(5) Distances Between Buildings. No building or structure may be within ten feet of any other building or structure, except that buildings or structures arranged in such a manner so that alleys or access driveways separate them, the separation shall not be less than thirty feet between the buildings or structures so arranged.

(6) Open Space. Four hundred square feet of open space shall be provided for each unit in the multiple-family dwelling group. If a play area for children is provided, it shall be enclosed by buildings, fences or walls not less than five feet in height.

** (I) Covered Patios. Covered patios in conjunction with and attached to a single-family dwelling (including a single-family dwelling constructed in accordance with Section 29.20.030(C)) may be erected in the required rear yard area; provided, that no portion of the roof is closer than ten feet to the rear property line; and further provided, that the roofed area complies with Section 29.20.050(E). That portion of the covered patio within the minimum rear yard may be enclosed; provided, that the wall area is not less than fifty percent open. (Ord. 1771 § 2, 1996: Ord. 1738 § 2, 1995: Ord. 681 § 3, 1980; Ord. 669 § 4, 1979; Ord. 566 § § 6, 14, 1978; Ord. 460 § 8, 1975; Ord. 429 (part), 1974)

Chapter 29.21

R-4 MULTIPLE FAMILY RESIDENTIAL DISTRICT (HIGH DENSITY)

Sections:

29.21.010 Purpose and intent.
29.21.020 Uses permitted.
29.21.030 Uses permitted subject to a conditional use permit.
29.21.040 Uses prohibited.
29.21.050 Property development standards.
(A) Dwelling unit density and lot area.
(B) Lot dimensions.
(C) Yards.
(D) Height.
(E) Lot coverage.
(F) Accessory buildings.
(G) Off-street parking.
(H) Special provisions for multiple-family dwelling groups.

29.21.010 Purpose and intent. The R-4 multiple family residential district (high density) is established to provide for the development of high-density multiple-family residential use and to prohibit the development of incompatible uses that are detrimental to the high-density residential use. (Ord. 429 (part), 1974)

29.21.020 Uses permitted. In the R-4, multiple family residential district (high density), land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for the following uses:

(A) One of the following types of residential buildings, provided that each building is of a permanent character in a permanent location with each building on its own lot or parcel of land including all required yard areas:

(1) One three-family dwelling residence,
(2) One four-family dwelling residence,
(3) Multiple-family dwellings,
(4) Multiple-family dwelling groups;

(B) Accessory uses, buildings and structures only if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use, including home occupations subject to the provisions of Section 29.44.030; except that fences and walls may be permitted without a principal use in conjunction with a subdivided lot in accordance with the requirements of Section 29.44.085. Further, if a building permit for a model home has been issued for an approved final map consistent with subsection (D) of this section, or for a previous phase of an approved final map, block walls may be permitted on the proposed lots within the approved final map;

(C) On-premises signs may be permitted for multiple-family dwellings and multiple-family dwelling groups, subject to the provisions of Section 29.44.096;

(D) The following temporary uses may be established if the board of county commissioners has approved a final map for at least one phase of a project which has had a tentative map approved, provided all other requirements of the county code have been met. The uses must provide paved access to the structures, adequate access controls as

required by Section 29.46.020. The final map must record within one year from the date permits are issued for the uses:

(1) A temporary structure to be utilized as a sales office located on property included on the approved tentative map. The structure is not required to provide paved parking, landscaping or a wall-enclosed trash area regardless of any other provision of this title.

(2) Not more than eight model condominium units upon property covered by the approved final map subject to the following conditions:

(a) The final map may not be revised after the permits for the models have been issued except as approved by the county.

(b) The models or lots within the proposed subdivision may not be separately sold or offered for sale until the final subdivision map has been recorded in the office of the county recorder in accordance with NRS 278.

(c) The model homes must meet the minimum setbacks required from the future lot lines to be established by the subdivision as required by code.

(d) The use of the structures will be expressly limited to the model unit use, including display for potential customers and sales office.

(e) The issuance of a permit for construction will not be construed as a commitment by the county to record the final map or to approve any zoning matter.

(f) An off-site bond for improvements as required by the approved final map must be posted prior to issuance of a building permit. (Ord. 1876 § 11, 1996: Ord. 1871 § 18, 1996: Ord. 1701 § 10, 1995: Ord. 429 (part), 1974)

29.21.030 Uses permitted subject to a conditional use permit. The following additional uses may be permitted subject to securing a conditional use permit in each case as provided in Chapter 29.66:

(A) Planned development units, subject to the provisions of Chapter 29.47;

(B) Time-sharing apartments; any conditional use permit issued for such use shall be irrevocable except on grounds of noncompliance with conditions imposed at the time of initial approval;

(C) Senior housing. (Ord. 1871 § 19, 1996: Ord. 1615 § 1(D), 1994; Ord. 727 § 2, 1980; Ord. 429 (part), 1974)

29.21.040 Uses prohibited. All other uses are expressly prohibited. (Ord. 429 (part), 1974)

** NOTE: See Section 2: Modified Development Standards

29.21.050 Property development standards. The following property development standards shall apply to an R-4 district, except as may be modified or restricted as provided in Chapter 29.44:

**(A) Dwelling Unit Density and Lot Area. The dwelling unit density in an R-4 district shall not exceed twenty-five dwelling units per gross acre and the lot area shall not be less than seven thousand square feet for any residential building.

**(B) Lot Dimensions.

(1) Width.

(a) Interior lots shall have a minimum width of seventy feet.

(b) Corner lots shall have a minimum width of seventy-five feet.

(c) Lots located on a knuckle or cul-de-sac shall have a minimum street frontage of thirty-nine feet.

(d) Lots located on a curve shall have a minimum street frontage of fifty-six feet.

**(2) Depth.

(a) Lots facing on local streets (or frontage streets) shall have a minimum depth of one hundred feet, except any lot fronting on the turnaround section of a cul-de-sac or knuckle shall have a minimum depth of ninety feet.

(b) Lots facing on collector streets shall have a minimum depth of one hundred fifteen feet.

** NOTE: See Section 2: Modified Development Standards

(c) Lots facing on major streets or highways shall have a minimum depth of one hundred twenty-five feet.

(d) Lots backing on freeways, major highways, railroad rights-of-way, commercial or industrial districts shall have a minimum depth of one hundred twenty-five feet.

**(C) Yards.

(1) Front. There shall be a front yard of not less than twenty feet in depth from the front property line or future width line of a street.

(2) Side. There shall be a side yard of not less than five feet on each side of a residential building. On corner lots, both main and accessory buildings on the side street shall have a minimum setback of fifteen feet.

(3) Rear. There shall be a rear yard of not less than twenty feet in depth from the rear property line.

** (D) Height. The height of a building or structure shall not exceed two stories nor shall the overall height exceed thirty-five feet.

**(E) Lot Coverage. Regardless of any other provisions of this chapter, the maximum roofed area on any lot shall not exceed fifty percent of the total lot area, including accessory buildings and eaves, but excluding covered parking.

(F) Accessory Buildings. Accessory buildings may be erected in the rear yard; provided, that the building complies with all of the following conditions:

(1) The overall height does not exceed fourteen feet;

(2) The building shall not be less than five feet from any side or rear property line;

(3) No portion of the building shall be within one foot of any utility easement;

(4) The building shall have a minimum separation of ten feet from any dwelling or other building;

(5) Covered carports may be attached to the main building and/or erected in the rear yard; provided, that three sides are not enclosed; and further provided, that no portion of the carport shall be closer than five feet to any property line.

(G) Off-Street Parking. On-site parking for residents and their guests shall be provided as follows:

(1) One and one-quarter parking spaces for each bachelor apartment or one-bedroom dwelling unit;

(2) One and three-quarter parking spaces for each two-bedroom dwelling unit;

(3) Two parking spaces for each dwelling unit having in excess of two bedrooms;

(4) At least one space for each five dwelling units must be provided for visitor parking.

(H) Special Provisions for Multiple-Family Dwelling Groups. The following special provisions shall apply to multiple-family dwelling groups and all of the foregoing conditions shall apply, except as provided in this title:

(1) Groups of multiple-family dwellings shall be considered as one building for the purpose of front, side and rear yard requirements.

(2) All multiple-family dwelling units shall face upon a courtyard, or if not arranged around a courtyard, shall face upon a landscaped area an average of fifteen feet in depth.

(3) The rear yard may be reduced to not less than five feet from the rear property line provided:

(a) That the rear property line is not along a public street or alley;

(b) That the area of the rear yard that is eliminated is added to the front, side or courtyards;

(c) That the reduced rear yard is not adjacent to a different zoning district.

(4) The minimum courtyard shall be unoccupied by any buildings or structures except swimming pools or other recreational facilities, providing they do not obstruct the minimum open space required.

(5) The minimum open courtyard unobstructed except by architectural intrusions permitted by Section 29.44.060(D), shall be as follows:

(a) One-story dwelling groups, not less than one thousand square feet with an average width of not less than thirty feet;

(b) Two-story dwelling groups, not less than one thousand five hundred square feet with an average width of not less than thirty feet.

(6) No building or structure may be within ten feet of any other building or structure, except that buildings or structures arranged in such a manner so that alleys or access driveways separate them, the separation shall not be less than thirty feet between the buildings or structures so arranged.

(7) Open Space. Three hundred square feet of open space shall be provided for each unit in the multiple-family dwelling group. If a play area for children is provided, it shall be enclosed by buildings, fences or walls not less than five feet in height. (Ord. 1771 § 3, 1996: Ord. 1738 § 3, 1995: Ord. 681 § 5, 1980; Ord. 669 § 2, 1979; Ord. 429 (part), 1974)

Chapter 29.22

R-5 APARTMENT RESIDENTIAL DISTRICT

Sections:

29.22.010 Purpose and intent.
29.22.020 Uses permitted.
29.22.030 Uses permitted subject to a conditional use permit.
29.22.040 Uses prohibited.
29.22.050 Property development standards.
(A) Dwelling unit density and lot area.
(B) Lot dimensions.
(C) Yards.
(D) Height.
(E) Lot coverage.
(F) Accessory buildings.
(G) Off-street parking.
(H) Special provisions for multiple-family dwelling groups.

29.22.010 Purpose and intent. The R-5 apartment residential district is established to provide for the development of high-density apartment residential use and to prohibit the development of incompatible uses that are detrimental to the high-density residential use. (Ord. 429 (part), 1974)

29.22.020 Uses permitted. In the R-5, apartment residential district, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for the following uses:

(A) One of the following types of residential buildings:

(1) Multiple-family dwellings,

(2) Multiple-family dwelling groups,

(3) Apartment houses,

(4) Apartment hotels,

(5) Lodginghouses and boardinghouses, but not dormitories, provided that one permanently maintained off-street parking space be provided for each rentable room in accordance with Section 29.44.050(G); rentable rooms may have a common kitchen,

(6) Clubs, lodges, fraternities and societies of a private and nonprofit nature;

(B) Accessory uses, buildings and structures only if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use, including home occupations subject to the provisions of Section 29.44.030; except that fences and walls may be permitted without a principal use in conjunction with a subdivided lot in accordance with the requirements of Section 29.44.085. Further, if a building permit for a model home has been issued for an approved final map consistent with subsection (D) of this section, or for a previous phase of an approved final map, block walls may be permitted on the proposed lots within the approved final map;

(C) On-premises signs may be permitted, subject to the provisions of Section 29.44.096;

(D) The following temporary uses may be established if the board of county commissioners has approved a final map for at least one phase of a project which has had

a tentative map approved, provided all other requirements of the county code have been met. The uses must provide paved access to the structures, adequate access controls as required by Section 29.46.020. The final map must record within one year from the date permits are issued for the uses:

(1) A temporary structure to be utilized as a sales office located on property included on the approved tentative map. The structure is not required to provide paved parking, landscaping or a wall-enclosed trash area regardless of any other provision of this title.

(2) Not more than eight model condominium units upon property covered by the approved final map subject to the following conditions:

(a) The final map may not be revised after the permits for the models have been issued except as approved by the county,

(b) The models or lots within the proposed subdivision may not be separately sold or offered for sale until the final subdivision map has been recorded in the office of the county recorder in accordance with NRS 278.

(c) The model units must meet the minimum setbacks required from the future lot lines to be established by the subdivision as required by code,

(d) The use of the structures will be expressly limited to the model unit use, including display for potential customers and sales office,

(e) The issuance of a permit for construction will not be construed as a commitment by the county to record the final map or to approve any zoning matter,

(f) An off-site bond for improvements as required by the approved final map must be posted prior to issuance of a building permit. (Ord. 1876 § 12, 1996: Ord. 1871 § 20, 1996: Ord. 1701 § 11, 1995: Ord. 566 § 12, 1978; Ord. 429 (part), 1974)

29.22.030 Uses permitted subject to a conditional use permit. The following additional uses may be permitted subject to securing a conditional use permit in each case as provided in Chapter 29.66:

(A) Planned development units, subject to the provisions of Chapter 29.47;

(B) Commercial businesses limited to the following type:

(1) Barbershop,

(2) Beauty shop or parlor,

(3) Food and miscellaneous household product sales,

(4) Dry cleaning and laundry collection office,

(5) Launderette;

provided, that the uses are clearly incidental to an apartment complex containing not less than one hundred units and for the convenience of the occupants thereof; provided, that there is no entrance to such business except from inside the building in which the same is located, that the uses are restricted to the ground floor, that the floor area used for such business purposes shall not exceed twenty-five percent of the ground floor area of the building, and that there is no outside advertising signs;

(C) Time-sharing apartments; any conditional use permit issued for such use shall be irrevocable except on ground of noncompliance with conditions imposed at the time of initial approval. (Ord. 1871 § 21, 1996: Ord. 1870 § 2, 1996: Ord. 727 § 3, 1980; Ord. 547 §§ 1 and 2, 1977; Ord. 429 (part), 1974)

29.22.040 Uses prohibited. All other uses are expressly prohibited. (Ord. 429 (part), 1974)

** NOTE: See Section 2: Modified Development Standards

29.22.050 Property development standards. The following property development standards shall apply to an R-5 district, except as may be modified or restricted as provided in Chapter 29.44:

**(A) Dwelling Unit Density and Lot Area. The dwelling unit density in an R-5 district shall not exceed fifty dwelling units per gross acre and the lot area shall not be less than seven thousand square feet for any residential building.

**(B) Lot Dimensions.

(1) Width.

(a) Interior lots shall have a minimum width of seventy feet.

(b) Corner lots shall have a minimum width of seventy-five feet.

(2) Depth.

(a) Lots facing on local streets (or frontage streets) shall have a minimum depth of one hundred feet, except any lot fronting on a turnaround section of a cul-de-sac or knuckle shall have a minimum depth of ninety feet.

(b) Lots facing on collector streets shall have a minimum depth of one hundred fifteen feet.

(c) Lots facing on major streets or highways shall have a minimum depth of one hundred twenty-five feet.

(d) Lots backing on freeways, major highways, railroad rights-of-way, commercial or industrial districts shall have a minimum depth of one hundred twenty-five feet.

**(C) Yards.

(1) Front. There shall be a front yard of not less than twenty feet in depth from the front property line or future width line of a street.

(2) Side. There shall be a side yard of not less than five feet on each side of a residential building. On corner lots, both main and accessory buildings on the side street shall have a minimum setback of fifteen feet.

(3) Rear. There shall be a rear yard of not less than twenty feet in depth from the rear property line.

**(D) Height. The height of a building or structure shall not exceed four stories nor shall the overall height exceed fifty feet.

**(E) Lot Coverage. Regardless of any other provisions of this chapter, the maximum roofed area on any lot shall not exceed fifty percent of the total lot area, including accessory buildings and eaves, but excluding covered parking.

(F) Accessory Buildings. Accessory buildings may be erected in the rear yard; provided, that the building complies with all of the following conditions:

(1) The overall height does not exceed fourteen feet;

(2) The building shall not be less than five feet from any side or rear property line;

(3) No portion of the building shall be within one foot of any utility easement;

(4) The building shall have a minimum separation of ten feet from any dwelling or other building;

(5) Covered carports may be attached to the main building and/or erected in the rear yard; provided, that three sides are not enclosed; and further provided, that no portion of the carport shall be closer than five feet to any property line.

(G) Off-street Parking. On-site parking for residents and their guests shall be provided as follows:

(1) One and one-quarter parking spaces for each bachelor apartment or one-bedroom dwelling unit;

(2) One and three-quarter parking spaces for each two-bedroom dwelling unit;

(3) Two parking spaces for each dwelling unit having in excess of two bedrooms;

(4) At least one space for each five dwelling units must be provided for visitor parking.

(H) Special Provisions for Multiple-family Dwelling Groups. The following special provisions shall apply to multiple-family dwelling groups and all of the foregoing conditions shall apply, except as provided in this title:

(1) Groups of multiple-family dwellings shall be considered as one building for the purpose of front, side and rear yard requirements.

(2) All multiple-family dwelling units shall face upon a public street, a courtyard or a landscaped area one-half the requirement listed under subsection (H)(5) of this section.

(3) The rear yard may be reduced to not less than five feet from the rear property line provided:

(a) That the rear property line is not along a public street or alley;

(b) That the area of the rear yard that is eliminated is added to the front, side or courtyards;

(c) That the reduced rear yard is not adjacent to a different zoning district.

(4) The minimum courtyard shall be unoccupied by any buildings or structures except swimming pools or other recreational facilities, providing they do not obstruct the minimum open space required.

(5) The minimum unobstructed open courtyard shall be as follows:

(a) One-story dwelling groups, not less than one thousand square feet with a minimum width of thirty feet;

(b) Two-story dwelling groups, not less than one thousand five hundred square feet with a minimum width of thirty feet;

(c) Three-story dwelling groups, not less than two thousand square feet with a minimum width of forty feet;

(d) Four-story dwelling groups, not less than two thousand five hundred square feet with a minimum width of fifty feet.

(6) No building or structure may be within ten feet of any other building or structure, except that buildings or structures arranged in such a manner so that alleys or access driveways separate them, the separation shall not be less than thirty feet between the buildings or structures so arranged; and further provided, that an additional five-foot separation shall be required to the above for each story in excess of two stories.

(7) Open Space. Three hundred square feet of open space shall be provided for each unit in the multiple-family dwelling group. If a play area for children is provided, it shall be enclosed by buildings, fences or walls not less than five feet in height. (Ord. 1771 § 4, 1996: Ord. 1738 § 4, 1995: Ord. 429 (part), 1974)

Chapter 29.24

C-C SHOPPING CENTER DISTRICT

Sections:

29.24.010 Shopping center district defined.
29.24.020 Purpose.
29.24.030 General conditions for establishment.
29.24.040 Uses permitted.
29.24.045 Uses permitted subject to a conditional use permit.
29.24.050 Uses prohibited.
29.24.060 Building site area regulations.
29.24.070 Yard regulations.
29.24.080 Height regulations.
29.24.090 Loading requirements.
29.24.100 Divided district.
29.24.110 Nonconforming uses and intent.

29.24.010 Shopping center district defined. For the purpose of this title, "shopping center district" is defined as a group of retail stores planned and designed for the site on which they are built and characterized by a concentrated grouping of stores, shops and uses herein permitted. They are ordinarily planned as a unit and built according to such plan and located away from the general business district to serve the needs of suburban and fringe growth. (Ord. 429 (part), 1974)

29.24.020 Purpose. In order to preserve residential values and promote the general welfare of the surrounding residential district, the shopping center district is created in order to provide such store groupings so located to have the following: Traffic safety through provisions for proper traffic routing and car parking; freedom from the traffic congestion on public streets through provision for adequate off-street parking; off-street loading and adequate ingress and egress; and protection of residential character of neighborhoods through provisions of adequate and suitably treated business-area open spaces at boundaries adjacent to residential area. For the C-C shopping center district the specific intent of this chapter is:

(A) To encourage the construction and continued use of land for neighborhood commercial and service purposes;

(B) To prohibit residential, heavy commercial and industrial use of the land, and prohibit any other use which would substantially interfere with the development or continuation of the commercial structures in the district;

(C) To discourage any use which, because of its character and size, would interfere with the use of land in the district as a shopping and service center for surrounding residential districts. (Ord. 429 (part), 1974)

29.24.030 General conditions for establishment. A C-C district may be established adjoining and including portions of C-1 or C-2 districts, or in an area which is being newly developed, upon a tract of land with the requirements as listed below:

(A) Any application for a C-C district classification shall be accompanied by an application for a zone change or amendment as specified in Chapter 29.68.

commercial districts

(B) Provided that a detailed and specific plan for its development has been approved by the county planning commission and the board of county commissioners.

(C) If adjoining and including portions of a C-1 district, the tract of land included for such planned development shall be at least two acres in size and, if developed in conjunction with a C-2 district (or in an area under development), it shall be at least five acres in size, the net area not including areas of dedicated streets, highways or alleys.

(D) The location of the C-C district shall be on property which has an acceptable relationship to the major thoroughfares. The commission must satisfy itself as to the adequacy of the thoroughfares to carry additional traffic engendered by the development, and may request reports and recommendations from various agencies or departments.

(E) The plan for the proposed development must present a unified and organized arrangement of buildings and service facilities which shall have a functional relationship to the properties comprising the planned development, the properties and uses of properties immediately adjacent to the proposed development.

(F) The area occupied by buildings in this district shall be twenty-five percent or less of the net area of the district.

(G) The developer must satisfy the county planning commission and board of county commissioners of his financial ability to carry out a proposed plan and shall prepare and submit a schedule of construction, which construction shall begin within a period of six months. Failure to carry out construction as scheduled shall void the plan as approved, unless an extension of time is approved by the planning commission.

(H) The proponents of a planned shopping center shall prepare and submit a preliminary plan and supporting data showing: The proven necessity; the available spendable income is adequate to support it; the population service area; any other pertinent data as may be requested for review and tentative approval of the county planning commission, upon which plan the county planning commission shall hold a public hearing. Upon approval of the preliminary development plan by the planning commission and the board of county commissioners, the proponents shall prepare and submit a final development plan which shall incorporate any changes or alterations requested by the said commissions of which:

(1) Such plans shall include advertising signs or structures when upon buildings or premises to which the signs apply;

(2). On-premises signs may be permitted, subject to the provisions of Section 29.44.050(J).

(I) After approval of the final plans by the planning commission and upon final presentation of the shopping center plans to the board of county commissioners, the board of county commissioners shall set a public hearing on the proposed zone change. After the public hearing they shall approve or disapprove such plans and zone change.

(J) The board of county commissioners shall approve the preliminary and final plans before the area included is changed into a C-C classification. (Ord. 429 (part), 1974)

29.24.040 Uses permitted. In the C-C, shopping center district, no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

(1) Advertising agency;
(2) Answering service;
(3) Antique shop;
(4) Appliance store;
(5) Art needlework shop;

(6) Athletic goods store;
(7) Auto accessory store;
(8) Auto rental;
(9) Bakery, retail sale only;
(10) Bank and savings and loan;
(11) Bar and lounge;
(12) Barbershop;
(13) Beauty shop or parlor;
(14) Bicycle repair shop;
(15) Bowling alley;
(16) Bookstore;
(17) Brew pub;
(18) Butcher shops;
(19) Cafe or cafeteria;
(20) Camera and photo supplies;
(21) Candy store;
(22) Catering service;
(23) China and silver shop;
(24) Christmas tree sales, allowing outdoor display;
(25) Cleaning, dry (restricted);
(26) Clinics, medical and dental;
(27) Clothing, clothing accessory store;
(28) Collection agency;
(29) Confectionery;
(30) Convenience store, subject to the restrictions listed under Section 29.26.015(4) of this title;
(31) Costume rental;
(32) Data processing center;
(33) Delicatessen;
(34) Department store;
(35) Dog grooming;
(36) Drapery and curtain store;
(37) Dress or dressmaking shop;
(38) Drive-in restaurants;
(39) Drugstore;
(40) Dry cleaning collection office;
(41) Dry goods store;
(42) Duplication, blueprinting, photostats;
(43) Eating places (no alcoholic beverages);
(44) Eating and drinking places;
(45) Education and scientific research;
(46) Electrical shops;
(47) Electronic equipment store (including business machine sales);
(48) Embroidery store;
(49) Fabric and sewing materials shop;
(50) Five and ten cent store;
(51) Fix-it, radio or television repair shops;
(52) Flower or florist shop;
(53) Food stores;

(54) Frozen food lockers (not commercial);
(55) Fruit and vegetable store;
(56) Fur sales and storage;
(57) Furniture store;
(58) Garden supplies;
(59) General offices;
(60) Gift shop, novelty and souvenirs;
(61) Grocery store;
(62) Haberdashery;
(63) Hardware store;
(64) Hat shops;
(65) Health and allied services;
(66) Health club or reducing parlor;
(67) Hemstitching and pleating shop;
(68) Hobby store;
(69) Household merchandise and furnishings store;
(70) Ice cream parlor, malt shop;
(71) Interior decorating studio;
(72) Investment companies;
(73) Jewelry store;
(74) Juice bar or shop;
(75) Key and lock service;
(76) Launderette;
(77) Laundry collection office;
(78) Library, public or rental;
(79) Limited price variety;
(80) Linen shops;
(81) Liquor store (package);
(82) Luggage sales;
(83) Lunchroom;
(84) Mail-order house;
(85) Maul shop;
(86) Meat market;
(87) Messenger office;
(88) Millinery;
(89) Movie theater, walk-in;
(90) Music store, studio or school;
(91) News dealers and stands;
(92) Notion, variety store;
(93) Office (general);
(94) Offices, professional, not otherwise listed;
(95) Office, optometrist or oculist;
(96) Office supply store;
(97) Paint, glass and wallpaper store;
(98) Parking lot (commercial);
(99) Personal loan agency;
(100) Pet shop;
(101) Pharmacies only;
(102) Photographic studio;

(103) Plant nursery;
(104) Pool or billiard parlor;
(105) Pottery shop and ceramics (no baking or kiln operations);
(106) Pressing, alteration;
(107) Private employment agency;
(108) Professional answering services;
(109) Professional and administrative office;
(110) Radio store and service;
(111) Real estate office;
(112) Restaurant;
(113) Sandwich shop;
(114) Security services;
(115) Self-service laundries;
(116) Service establishments;
(117) Service stations, subject to the restrictions listed under Section 29.26.015(4) of this title;
(118) Sewing machine store;
(119) Soda fountains;
(120) Sporting goods store;
(121) Stationery store;
(122) Tailor shop;
(123) Tavern;
(124) Tax return preparation office;
(125) Taxicab office;
(126) Tearoom or shop;
(127) Telegraph office;
(128) Telephone exchange;
(129) Television sales and repair;
(130) Tobacco store;
(131) Toy store;
(132) Travel bureau (no depot);
(133) Utility office;
(134) Variety store;
(135) Wallpaper store;
(136) Wearing apparel store;
(137) Watch and clock repair shop.
(138) Any use permitted in the C-1, local business district, C-P, office and professional district, and C-2, general commercial district, subject to securing a conditional use permit as provided in Chapter 29.66 of this title for any use for which a conditional use permit is required in said districts, and subject to the restrictions listed in said districts. (Ord. 1870 § 3, 1996; Ord. 1792 § 1, 1996; Ord. 1745 § 2, 1995; Ord. 509 § 5, 1976; Ord. 429 (part), 1974)

29.24.045 Uses permitted subject to a conditional use permit. The following uses may be permitted subject to securing a conditional use permit in each instance:
(1) Suntanning center (without massage or other attendant service within tanning booths);
(2) Mail-order puzzle contests;
(3) Psychic arts;
(4) Off-set printing establishments;
(5) Outside eating areas in conjunction with restaurants;

(6) The uses permitted in Section 29.66.020 of this title as permitted in any zone subject to a conditional use permit;

(7) Bathhouse (without massage). (Ord. 1840 § 3, 1996: Ord. 1745 § 3, 1995: Ord. 1477 § 1, 1993: Ord. 1467 § 1, 1993)

29.24.050 Uses prohibited. All other uses, including residential uses, are expressly prohibited. (Ord. 429 (part), 1974)

29.24.060 Building site area regulations. There shall be no building site regulations except as designated under Section 29.24.030. (Ord. 429 (part), 1974)

29.24.070 Yard regulations. (A) Setback for Building or Parking Lot. In any C-C district, there shall be a setback from any property line and/or future width line of at least twenty feet for any building or parking lot.

(B) Adjoining Commercial District. Along any property line within or adjoining an established commercial district, there shall be a setback of at least ten feet. This requirement may be modified or waived if, in the judgment of the planning commission and the board of county commissioners, a fire lane is not considered to be necessary.

(C) Adjoining Residential District. Along any property line abutting or adjoining a residentially zoned district, there shall be a setback of at least twenty feet, not less than ten feet of which shall be sodded, planted and/or shrubbed in such a way as to form a permanent screen. (Ord. 669 § 8, 1979; Ord. 429 (part), 1974)

29.24.080 Height regulations. The height of a building or structure shall not exceed three stories nor shall the overall height exceed forty-five feet. (Ord. 429 (part), 1974)

29.24.090 Loading requirements. Ample off-street space for standing, loading and unloading shall be provided within the development. Each space shall consist of a ten-foot by twenty-five-foot area for small trucks, such as pickup trucks, and a ten-foot by forty-five-foot space for larger trucks, including tractor-trailer type trucks. The height clearance in both cases shall be at least fourteen feet. (Ord. 429 (part), 1974)

29.24.100 Divided district. For the purposes of calculating the minimum area, lot width, lot dimension, floor area ratio, percentage of lot covered by building and yard requirements established by this chapter, a single C-C shopping center district cannot lie on two sides of a public street or alley. Any area designated as being zoned C-C commercial and lying on both sides of a public street or alley shall be deemed to be two C-C shopping center districts, and all the minimum requirements shall be met by buildings on each side of the public street or alley as separate districts. (Ord. 429 (part), 1974)

29.24.110 Nonconforming uses and intent. It is the intent of this title to designate no area as a C-C shopping center district in which there is, at the date of adoption of the ordinance codified in this title, any residential or other nonconforming use. It is the further intent of this title that insofar as possible all neighborhood commercial and service areas in newly developed portions of the county shall be located in a C-C shopping center district, in order to decrease traffic and parking congestion and to preserve the residential values of the county. The county planning commission and the board of county commissioners shall refuse to approve any request for an amendment rezoning any portion of the

county to a C-C shopping center district if there is in that district any use which would be a nonconforming use upon passage by the board of county commissioners of the ordinance codified in this title. (Ord. 429 (part), 1974)

Chapter 29.25

C-P OFFICE AND PROFESSIONAL DISTRICTS

Sections:

29.25.010 Purpose and intent.
29.25.020 Uses permitted.
29.25.025 Uses permitted subject to a conditional use permit.
29.25.030 Uses prohibited.
29.25.040 Building site area regulations.
29.25.050 Side yard regulations.
29.25.060 Front yard regulations.
29.25.070 Rear yard regulations.
29.25.080 Height regulations.
29.25.090 Building coverage regulations.

29.25.010 Purpose and intent. The C-P office and professional district is established to provide for the development of office and clinic uses and to provide a buffer use area between the more intensive commercial and residential districts. (Ord. 429 (part), 1974)

29.25.020 Uses permitted. In a C-P, office and professional district, no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

(1) Advertising agencies, office only;
(2) Art gallery or artists' studios;
(3) Consultants;
(4) Consumer credit office;
(5) Educational services (no trade school);
(6) Insurance offices;
(7) Legal offices;
(8) Medical or dental offices;
(9) Offices, business and professional;
(10) Parking lot;
(11) Personal counselors, including psychologists;
(12) Pharmacy, when operated in conjunction with and on the same premises as a medical or dental office or clinic;
(13) Photographic studio;
(14) Real estate sales office;
(15) Securities sales and investment companies;
(16) Tax return preparation office.

(Ord. 1737 § 2, 1995: Ord. 566 § 10, 1978: Ord. 429 (part), 1974)

29.25.025 Uses permitted subject to a conditional use permit. The followi shall be permitted subject to securing a conditional use permit in accordance with Chapt

29.66 of this title: massage as a principal use as defined in Section 29.02.626 of this title, the uses allowed in the C-1, local business district, excepting the following: service stations, the uses permitted by Section 29.26.015, shopping centers, off-premises advertising, and uses involving the sale of food for on- or off-premises consumption. (Ord. 1840 § 4, 1996: Ord. 1737 § 3, 1995: Ord. 1105 § 1, 1988: Ord. 764 § 1, 1981)

29.25.030 Uses prohibited. All other uses are expressly prohibited. (Ord. 429 (part), 1974)

29.25.040 Building site area regulations. There shall be no building site area regulations except that any portion of a building which is designed, intended or used for any residential or dwelling purpose shall comply with the provisions of this title as to yards and areas which are required in residential zone R-3. (Ord. 429 (part), 1974)

29.25.050 Side yard regulations. There shall be no side yard required except that wherever a building is located upon a lot adjacent to a residential zone boundary, there shall be provided a side yard of not less than ten feet on the side of the building adjacent to the zone boundary line, and on corner lots the side yard which faces on a street shall not be less than twenty feet. (Ord. 429 (part), 1974)

29.25.060 Front yard regulations. The minimum depth of the front yard for all buildings, walls or fences more than two feet in height shall be fifteen feet. (Ord. 429 (part), 1974)

29.25.070 Rear yard regulations. There shall be no rear yard required except lots which rear against a lot in a residential zone, the minimum rear yard shall be ten feet. (Ord. 429 (part), 1974)

29.25.080 Height regulations. The height of a building or structure shall not exceed two stories nor shall the overall height exceed thirty-five feet. (Ord. 429 (part), 1974)

29.25.090 Building coverage regulations. No building or structure or group of buildings or structures shall cover more than sixty percent of the area of the lot. (Ord. 429 (part), 1974)

Chapter 29.26

C-1 LOCAL BUSINESS DISTRICT

Sections:

29.26.010 Uses permitted.
29.26.015 Uses permitted subject to a conditional use permit.
29.26.020 Special provisions.
29.26.030 Building site area regulations.
29.26.040 Side yard regulations.
29.26.050 Front yard regulations.
29.26.060 Rear yard regulations.
29.26.070 Height regulations.
29.26.080 Building coverage regulations.

29.26.010 Uses permitted. In local business zone C-1, no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

(1) Antique shop;
(2) Appliance store;
(3) Art shop and artists' supplies;
(4) Athletic goods store;
(5) Automobile maintenance, excluding the repairing, painting or upholstering of motor vehicles;
(6) Bakery, retail only;
(7) Bank;
(8) Barbershop;
(9) Beauty parlor or shop;
(10) Cafe or cafeteria;
(11) Candy store;
(12) Christmas tree sales;
(13) Confectionery;
(14) Delicatessen;
(15) Dress and dressmaking shop;
(16) Drugstore;
(17) Dry cleaning and laundry collection (office only);
(18) Eating places (no alcoholic beverages);
(19) Five and ten cent stores;
(20) Flower or florist shop;
(21) Food store;
(22) Fruit or fruit juice bar;
(23) Gift shop;
(24) Glass and china shop;
(25) Grocery store;
(26) Hardware store, not including sale of power vehicles using motors of more than one horsepower;

(27) Ice cream parlor;
(28) Insurance office;
(29) Library, public or rental;
(30) Beer and/or wine sales (not for on-premises consumption);
(31) Lunchroom;
(32) Malt shop;
(33) Meat market;
(34) News dealers and stands;
(35) Notions store;
(36) Office, business or professional;
(37) Parking lot;
(38) Photographer or photographic supplies, studio;
(39) Pressing, alteration;
(40) Radio and television sales and repair;
(41) Real estate office;
(42) Restaurant;
(43) Sale of dairy products, but not including processing or bottling;
(44) Sandwich shop, not including drive-in;
(45) Shoe repair shop;
(46) Soda fountain;
(47) Sporting goods store;
(48) Stationery store;
(49) Taxistand;
(50) Tobacco stores;
(51) Travel agencies (not including vacation plan or vacation certificate sales or solicitations);
(52) Employment agencies. (Ord. 1870 § 4, 1996; Ord. 721 § 5, 1980; Ord. 509 § 6, 1976; Ord. 429 (part), 1974)

29.26.015 Uses permitted subject to a conditional use permit. The following uses may be permitted subject to securing a conditional use permit in each instance:
(1) Outside eating areas in conjunction with restaurants;
(2) The uses listed in Section 29.66.020 of this title as permitted in any zone subject to a conditional use permit;
(3) Mini-warehouses ("commercial storage units"); provided, that such units are not used as separate business locations and subject to the restrictions on such facilities as described in Chapter 29.29 of this title;
(4) Convenience store or service station, subject to the following requirements:
(A) All buildings and canopies shall be set back not less than thirty feet from the right-of-way line of any section line street,
(B) All buildings and canopies shall be set back not less than twenty feet from the right-of-way line of any non-section line street,
(C) All buildings and canopies shall be either (1) set back a minimum of two hundred feet from existing residential development or property designated as other than commercial or industrial in an adopted land use guide, or (2) visually and acoustically buffered from adjacent properties in a manner acceptable to the planning commission or board of county commissioners;
(5) The uses permitted in the C-2 general commercial district, but excluding the sale of alcoholic beverages for on-premises consumption and also excluding the uses

subject to a conditional use permit in the C-2 general commercial district. (Ord. 1870 § 5, 1996: Ord. 1792 § 2, 1996: Ord. 1745 § 4, 1995: Ord. 1477 § 2, 1993: Ord. 1467 § 2, 1993: Ord. 1120 § 1, 1988: Ord. 1013 § 1, 1987: Ord. 721 § 6, 1980: Ord. 497 § 3, 1976)

29.26.020 Special provisions. The stores, shops or businesses specified in Section 29.26.010 shall be retail establishments only and shall be permitted only under the following conditions:

(A) The businesses shall be conducted wholly within an enclosed building except for the outdoor displays of Christmas trees and the parking of automobiles. In no case shall any merchandise be displayed nor shall any business be conducted between the street line and any building line.

(B) All on-premises production, whether primary or incidental, shall be conducted within a completely enclosed building and items produced shall be sold at retail on the premises and not more than two persons shall be engaged in such production. No beer shall be sold for consumption on the premises. No entertainment except music shall be permitted in cafes, confectioneries or refreshment stands.

(C) All uses shall be free from objections because of odor, dust, smoke, noise, vibrations or other causes.

(D) On-premises, all temporary, nameplates and trespass signs may be permitted subject to the provisions of Section 29.44.050(J).

(E) All exterior walls of a building hereafter erected, extended or structurally altered, which face a street or property located in a residential zone, shall be designed, treated and finished in a uniform and satisfactory manner approved by the planning commission. (Ord. 429 (part), 1974)

29.26.030 Building site area regulations. There shall be no building site area regulations except that any portion of a building which is designed, intended or used for any residential or dwelling purpose shall comply with the provisions of this title as to yards and areas which are required in residential zone R-3. (Ord. 429 (part), 1974)

29.26.040 Side yard regulations. There shall be no side yard required except wherever a building is located upon a lot adjacent to a residential zone boundary, there shall be provided a side yard of not less than ten feet on the side of the building adjacent to the zone boundary line, and on corner lots the side yard which faces on a street shall not be less than twenty feet. (Ord. 429 (part), 1974)

29.26.050 Front yard regulations. The minimum depth of the front yard for all buildings, walls or fences more than two feet in height shall be ten feet. (Ord. 429 (part), 1974)

29.26.060 Rear yard regulations. There shall be no rear yard required except that in lots which rear against a lot in a residential zone the minimum rear yard shall be ten feet. (Ord. 566 § 15, 1978: Ord. 429 (part), 1974)

29.26.070 Height regulations. The height of a building or structure shall not exceed two stories nor shall the overall height exceed thirty-five feet. (Ord. 429 (part), 1974)

29.26.080 Building coverage regulations. No building or structure or group of buildings or structures shall cover more than sixty percent of the area of the lot. (Ord. 429 (part), 1974)

Chapter 29.28

C-2 GENERAL COMMERCIAL DISTRICT

Sections:

29.28.010 Uses permitted.
29.28.015 Uses permitted subject to a conditional use permit.
29.28.020 Special provisions.
29.28.030 Building site area regulations.
29.28.040 Side yard regulations.
29.28.050 Front yard regulations.
29.28.060 Rear yard regulations.
29.28.070 Height regulations.
29.28.080 Building coverage regulations.

29.28.010 Uses permitted. In the C-2, general commercial district, no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

(1) Auto rental;
(2) Baby formula service;
(3) Blueprinting and photostating;
(4) Building material;
(5) Catering establishments;
(6) Costume rental;
(7) Diaper service;
(8) Drive-in movie;
(9) Electrical repair services;
(10) Employment agency;
(11) Express office;
(12) Gunsmith;
(13) Health club;
(14) Hospital and medical supplies;
(15) House cleaning and repair;
(16) Medical and dental labs;
(17) Mobile home dealers;
(18) Motor vehicle sales;
(19) Secondhand store, apparel, books, furniture, etc.;
(20) Sign painting store;
(21) Taxidermist;
(22) Trade schools;
(23) Upholstery;
(24) Veterinary services, outpatient only;
(25) Water sales;
(26) Any use permitted in the C-1, local business district, C-C, shopping center district, and C-P, office and professional district, subject to securing a conditional use permit as provided in Chapter 29.66 of this title for any use for which a conditional use permit is required in said districts, and subject to the restrictions on such facilities listed in said districts.

(27) Retail stores or businesses not involving any kind of manufacture, processing or treatment of products, but excluding wholesale storage, warehouses and trailer courts. (Ord. 1767 § 2, 1996: Ord. 1376 § 1, 1992: Ord. 721 § 4, 1980; Ord. 548 § 1, 1977: Ord. 497 § 4, 1976; Ord. 434 § 1, 1974; Ord. 429 (part), 1974)

29.28.015 Uses permitted subject to a conditional use permit. The following uses may be permitted subject to the issuance of a conditional use permit in each case, which permit shall prescribe conditions as to building site area, dimensions of yards, building setback, provisions of adequate off-street parking and loading space and such other matters as may be deemed necessary and/or not specified in this title:

(1) Auto laundry;

(2) Dry cleaners, provided the floor area utilized for dry-cleaning equipment or dry-cleaning processes shall not exceed one thousand eight hundred square feet. The one thousand eight hundred square foot limitation shall not include public areas, office space or space devoted to clothing storage racks and devices;

(3) Buildings higher than four stories or fifty feet, but in no event higher than nine stories or one hundred feet;

(4) Retail sale of vehicle tires as a principal use;

(5) Outside eating areas in conjunction with restaurants;

(6) Hotels and motels subject to maintaining minimum setbacks from property lines consistent with the requirements listed under Section 29.20.050(C). Where the requirements of this chapter or other chapters of this title differ, the greater requirement shall apply.

(7) The uses listed in Section 29.66.020 as permitted in any zone subject to a conditional use permit. (Ord. 1767 § 3, 1996: Ord. 1745 § 5, 1995: Ord. 1477 § 3, 1993; Ord. 1467 § 3, 1993: Ord. 1376 § 2, 1992)

29.28.020 Special provisions. The stores, shops or businesses specified in Section 29.28.010 shall be retail establishments only and shall be permitted only under the following conditions:

(A) Such businesses shall be conducted wholly within an enclosed building except for the outdoor displays of Christmas trees and the parking of automobiles. In no case shall any merchandise be displayed nor shall any business be conducted between the street line and any building line.

(B) All on-premises production, whether primary or incidental, shall be conducted within a completely enclosed building and items produced shall be sold at retail on the premises and not more than two persons shall be engaged in such production.

(C) All uses shall be free from objections because of odor, dust, smoke, noise, vibration or other causes.

(D) On-premises, all temporary and miscellaneous signs may be permitted subject to the provisions of Section 29.44.050(J) of this title.

(E) All exterior walls of a building hereafter erected, extended or structurally altered which face a street or property located in a residential zone shall be designed, treated and finished in a uniform and satisfactory manner approved by the planning commission. (Ord. 429 (part), 1974)

29.28.030 Building site area regulations. There shall be no building site area regulations, except that any portion of a building which is designed, intended or used for

any residential or dwelling purpose shall comply with the provisions of this title as to yards and areas which are required in residential zone R-4. (Ord. 429 (part), 1974)

29.28.040 Side yard regulations. There shall be no side yard required, except that wherever a building is located upon a lot adjacent to a residential zone boundary, there shall be provided a side yard of not less than ten feet on the side of the building adjacent to the zone boundary line and on corner lots the side yard which faces on a street shall be not less than twenty feet. (Ord. 429 (part), 1974)

29.28.050 Front yard regulations. The minimum depth of the front yard for all buildings, walls or fences more than two feet in height shall be ten feet. (Ord. 429 (part), 1974)

29.28.060 Rear yard regulations. There shall be no rear yard required except that in lots which rear against a lot in a residential zone the minimum rear yard shall be ten feet. (Ord. 566 § 16, 1978: Ord. 429 (part), 1974)

29.28.070 Height regulations. The height of a building or structure shall not exceed four stories nor shall the overall height exceed fifty feet. (Ord. 429 (part), 1974)

29.28.080 Building coverage regulations. No building or structure or group of buildings or structures shall cover more than sixty percent of the area of the lot. (Ord. 429 (part), 1974)

Chapter 29.29

C-3 GENERAL COMMERCIAL DISTRICT

Sections:

29.29.010 Uses permitted.
29.29.012 Uses permitted subject to a conditional use permit.
29.29.014 Uses prohibited.
29.29.017 Special provisions.
29.29.020 Building site area regulations.
29.29.030 Side yard regulations.
29.29.040 Front yard regulations.
29.29.050 Rear yard regulations.
29.29.060 Height regulations.
29.29.070 Building coverage regulations.

29.29.010 Uses permitted. In the C-3, general commercial district, no building or structure shall be erected which is arranged, intended or designed to be used for other thar one or more of the following uses:

(1) Aircraft and marine sales;
(2) Auto repair shops;
(3) Auto, truck or trailer rental;
(4) Auto and/or trailer storage area;
(5) Garage;
(6) Heating and plumbing;
(7) Hotels and motels;
(8) Lumberyards;
(9) Mobile home dealers;
(10) Monument sales;
(11) Motor vehicle sales;
(12) Oil burner shop;
(13) Pest extermination and control service;
(14) Plant materials, soil and lawn service;
(15) Tennis clubs;
(16) Commercial storage units, provided all stored items are located within an enclosed building and there is no on-site sale of the stored items, nor any commercial repair or sale of passenger cars, trucks, two-wheeled vehicles, trailers, boats and other like vehicles. "Commercial repair" shall mean any repair work except repair work done by the owner on his own personal property.

(a) Commercial storage units shall provide a minimum of five permanently maintained off-street parking spaces adjacent to or in close proximity to the central leasing office. Additional off-street parking areas shall also be provided by maintaining a minimum of thirty feet between storage buildings, which shall be used as a driveway for access to individual units but may be used for handicapped parking and access only required under the provisions of Chapter 11 of the Uniform Building Code. Off-street parking spaces may be provided in lieu of the above requirements in accordance with Chapter 29.44 of this title;

(17) Any use permitted in the C-P, office and professional district, C-1, loc business district, C-C shopping center district, and C-2, general commercial district, subjec.

to securing a conditional use permit as provided in Chapter 29.66 of this title for any use for which a conditional use permit is required in such district and subject to the restrictions on such facilities listed in said districts. (Ord. 1817 § 1, 1996: Ord. 1767 § 4, 1996: Ord. 1035 § 3, 1987: Ord. 599 § 1, 1978; Ord. 566 § 7, 1978; Ord. 549 § 1, 1977)

29.29.012 Uses permitted subject to a conditional use permit. Pawnshops and motor vehicle pawnshops, provided that the proposed location is at least one thousand five hundred feet from any H-1 zone. (Ord. 1695 § 2, 1995: Ord. 1183 § 1, 1990)

29.29.014 Uses prohibited. All other uses are expressly prohibited. (Ord. 549 § 2, 1977)

29.29.017 Special provisions. The stores, shops, or businesses specified in Section 29.29.010 shall be permitted only under the following conditions:

(A) Such businesses shall be conducted wholly within an enclosed building except for other than aircraft and marine sales, auto-trailer rentals, auto and/or trailer sales, lumberyards, mobile home dealers, monument sales, motor vehicle sales, and the outdoor displays of Christmas trees and the parking of automobiles. In no other case shall any merchandise be displayed nor shall any business be conducted between the street line and any building line;

(B) All on-premises production, whether primary or incidental, shall be conducted within a completely enclosed building and items produced shall be sold at retail on the premises and not more than two persons shall be engaged in such production;

(C) All uses shall be free from objections because of odor, dust, smoke, noise, vibration or other causes;

(D) On-premises, all temporary and miscellaneous signs may be permitted subject to the provisions of Section 29.44.050(J);

(E) All exterior walls of a building hereafter erected, extended or structurally altered, which face a street or property located in a residential zone, shall be designed, treated and finished in a uniform and satisfactory manner approved by the planning commission. (Ord. 549 § 3, 1977)

29.29.020 Building site area regulations. There shall be no building site area regulations except that any portion of a building which is designed, intended, or used for any residential or dwelling purpose shall comply with the provisions of this title as to yards and areas which are required in residential zone R-4. (Ord. 549 § 4 (part), 1977)

29.29.030 Side yard regulations. There shall be no side yard required except, wherever a building is located upon a lot adjacent to a residential zone boundary, there shall be provided a side yard of not less than ten feet on the side of the building adjacent to the zone boundary line and on corner lots the side yard which faces on a street shall be not less than twenty feet. (Ord. 549 § 4 (part), 1977)

29.29.040 Front yard regulations. The minimum depth of the front yard for all buildings, walls or fences more than two feet in height shall be ten feet. (Ord. 549 § 4 (part), 1977)

29.29.050 Rear yard regulations. There shall be no rear yard required except, in lots which rear upon a residential zone, the minimum rear yard shall be ten feet. (Ord. 549 § 4 (part), 1977)

29.29.060 Height regulations. The height of a building or structure shall not exceed four stories nor shall the overall height exceed fifty feet. (Ord. 549 § 4 (part), 1977)

29.29.070 Building coverage regulations. No building or structure group of buildings or structures shall cover more than sixty percent of the area of the lot. (Ord. 549 § 4 (part), 1977)

special districts

Chapter 29.30

H-1 LIMITED RESORT AND APARTMENT DISTRICT

Sections:

29.30.005 Designation as gaming enterprise district.
29.30.007 Conditions for enlargement or establishment.
29.30.010 Permitted uses.
29.30.015 Uses permitted subject to a conditional use permit.
29.30.020 Uses prohibited.
29.30.030 Building site area.
29.30.035 Front yard regulations.
29.30.040 Side yard regulations.
29.30.050 Height regulations.
29.30.060 Rear yard regulations.
29.30.070 Building coverage regulations.

29.30.005 Designation as gaming enterprise district. In accordance with the provisions of Chapter 463 of the Nevada Revised Statutes, the H-1 limited resort and apartment district is hereby designated as a gaming enterprise district. All property zoned H-1 or approved under resolution of intent procedures to H-1 is hereby declared to be located within the gaming enterprise district. (Ord. 1159 § 1, 1989)

29.30.007 Conditions for enlargement or establishment. A H-1 district may be enlarged or established upon a tract of land in accordance with the requirements as listed below.

(A) Any application for a H-1 classification shall be accompanied by an application for a zone change or amendment as specified in Chapter 29.68, and shall be considered as a request to enlarge the gaming enterprise district.

(B) The proponents shall also concurrently prepare and submit written documentation demonstrating that:

(1) The roads, water, sanitation, utilities and related services to the location are adequate;

(2) 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;

(3) The proposed establishment will enhance, expand and stabilize employment and the local economy;

(4) The proposed establishment will be located in an area planned or zoned for that purpose pursuant to NRS 278.010 to 278.630, inclusive; and

(5) The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area.

(6) 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 adopted pursuant to Clark County Code Chapter 28.26 to the Clark County traffic engineer thirty days prior to submitting the application for a zone change.

(C) Upon receipt of the documentation required in subsection (A) and (B), the board of county commissioners shall hold a public hearing in accordance with the

procedures established in Chapter 29.68 at which interested persons are entitled to be heard to consider the petition. Following the public hearing, the board shall grant the petition only if it is determined that the proponents have brought forth adequate evidence to demonstrate that the issues and concerns addressed in Subsections (B)(1)-(6) have been sufficiently addressed.

(D) The board shall not consider another petition for reclassification to H-1 or enlargement of the gaming enterprise district concerning the same location or any portion thereof for one year after the date of a final denial. (Ord. 1159 § 2, 1989)

29.30.010 Permitted uses. In the H-1 limited resort and apartment district, no building or structure shall be erected which is arranged, intended or designed for other than one or more of the following uses:

(A) Hotels, resort hotels, inns and motels, subject to securing architectural supervision of any construction as specified in Chapter 29.52 of this title. Upon the premises of a hotel, resort hotel, inn or motel containing at least one hundred fifty guest rooms, a condominium hotel or motel may be established and maintained as a separate freestanding structure subject to a use permit. In any hotel, resort hotel, inn or motel having at least twenty guest rooms, time-share program projects may be established and maintained in all or any number of guest rooms within such facility. In any hotel, resort hotel, inn, or motel containing at least fifty guest rooms, there may be conducted business incidental thereto and for the convenience of the occupants and guests thereof, including live entertainment. Such incidental businesses shall be accessed only from inside the building in which the same are located; the floor area used for such incidental business purposes shall not exceed twenty-five percent of the ground floor area of such building; and no outside signs for such incidental businesses shall be established, except that a restaurant, bar, retail sales establishment or health spa may be advertised if the advertising for the same is an integral part of a permitted sign principally advertising the use of hotel, resort hotel, inn or motel;

(B) Accessory buildings and uses customarily incidental to the above uses;

(C) On-premises signs subject to the provisions of Sections 29.44.095 and 29.44.096 of this title. (Ord. 1745 § 6, 1995: Ord. 1376 § 3, 1992: Ord. 901 § 3, 1984: Ord. 726 § 1, 1980; Ord. 727 § 4, 1980; Ord. 704 § 1, 1980; Ord. 682 § 1, 1980; Ord. 460 § 9, 1975; Ord. 429 (part), 1974)

29.30.015 Uses permitted subject to a conditional use permit. The following uses, upon the issuance of a conditional use permit in each case, which permit shall prescribe conditions as to the building site area, materials, dimensions of yards, building setback, provisions of adequate off-street parking and loading space, and such other matters as may be necessary and not considered and/or not specified in this title:

(1) Multiple dwellings, dwelling groups, apartment houses and time-sharing apartments, provided there is a minimum size of three hundred fifty square feet per dwelling unit and further provided that all buildings and structures shall comply to Section 29.21.050 (property development standards) of the R-4 (multiple-family residential—high-density) district; any conditional use permit issued for such use shall be irrevocable except on grounds of noncompliance with conditions imposed at the time of initial approval;

(2) Public and quasi-public and institutional buildings and uses;

(3) Bars, taverns, brew pubs, etc.;

(4) Restaurants;

(5) Retail businesses consistent with the uses permitted in the C-C, shopping center district;

(6) Service stations;

(7) Gambling casinos and establishments;

(8) High-rise structures more than nine stories or one hundred feet in height if approved by the management of McCarran International Airport after consultation with the Federal Aviation Administration;

(9) Vacation certificate and vacation plan sales and solicitation;

(10) Check-cashing services;

(11) Planned development units;

(12) Office and office buildings;

(13) Car rental agencies (five vehicle maximum);

(14) Outdoor dining and drinking establishments in conjunction with and accessed only through a restaurant or resort hotel, provided that either: (1) such establishments are set back two hundred feet from any existing residential development or property not designated commercial or industrial in any adopted land use guide; or (1) the planning commission or board of county commissioners determine that adequate visual and acoustical buffering will be provided between the establishment and the adjacent property;

(15) The uses listed in Section 29.66.020 as permitted in any zone subject to a conditional use permit. (Ord. 1745 § 7, 1995: Ord. 1712 § 1, 1995: Ord. 1477 § 4, 1993: Ord. 1467 § 4, 1993: Ord. 1376 § 4, 1992)

29.30.020 Uses prohibited. All other uses, and all outdoor commercial activities not explicitly permitted under conditional use permit or variance procedures, are expressly prohibited. (Ord. 721 § 8, 1980: Ord. 429 (part), 1974)

29.30.030 Building site area. There shall be no building site area regulations, except that every building or portion thereof which is designed, intended or used for any residential or dwelling purpose shall comply with the provisions of this title as to yards and areas which are required in residential zone R-4. (Ord. 429 (part), 1974)

29.30.035 Front yard regulations. The minimum front yard for any building or structure more than two feet in height, except as required for residential uses in Sections 29.30.015 and 29.30.030, shall be ten feet unless a greater setback is required by the provisions of Chapter 29.64 of this title. (Ord. 1745 § 8, 1995)

29.30.040 Side yard regulations. The minimum side yard for any buildings or structures, except as provided in Section 29.30.030, shall not be less than ten percent of the width of the lot or building plot, but in no case less than five feet and need not exceed fifty feet, except that a building or structure over forty feet in height shall have one foot additional side yard on each side of the building for each story of height above forty feet. On corner lots, the side yard which faces on a street shall not be less than twenty feet. (Ord. 566 § 18, 1978: Ord. 429 (part), 1974)

29.30.050 Height regulations. The height of a building or structure shall not exceed nine stories nor shall the overall height exceed one hundred feet unless permitted in accordance with Section 29.30.015(8) and except where the height of an off-premises advertising structure is further restricted by Section 29.44.097. (Ord. 1477 § 5, 1993: Ord. 1467 § 5, 1993: Ord. 460 § 10, 1975; Ord. 429 (part), 1974)

29.30.060 Rear yard regulations. There shall be no rear yard required except lots which rear against a lot in a residential zone, the minimum rear yard shall be twenty feet. except where buildings or structures exceed forty feet in height, one foot of additional rear yard shall be provided for each story in height over forty feet. (Ord. 566 § 17, 1978: Ord. 429 (part), 1974)

29.30.070 Building coverage regulations. No building or structure or group of buildings shall cover more than sixty percent of the area of the lot. (Ord. 429 (part), 1974)

Chapter 29.32

H-2 GENERAL HIGHWAY FRONTAGE DISTRICT

Sections:

29.32.010 Uses permitted.
29.32.015 Uses permitted subject to conditional use permit.
29.32.020 Uses prohibited.
29.32.030 Building site area regulations.
29.32.035 Front yard regulations.
29.32.040 Side yard regulations.
29.32.050 Rear yard regulations.
29.32.060 Height regulations.
29.32.070 Future applications for H-2 zoning prohibited.

29.32.010 Uses permitted. In general highway frontage zone H-2, no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

(A) Nurseries and greenhouses;

(B) On-premises signs except in conjunction with residential uses, subject to the provisions of Sections 29.44.095 and 29.44.096 of this title;

(C) The uses permitted pursuant to Section 29.06.020 in the R-U rural open land district subject to the provisions and property development standards of the R-U district;

(D) Accessory uses, buildings and structures if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use. (Ord. 1238 § 1, 1990; Ord. 727 § 5, 1980; Ord. 726 § 2, 1980; Ord. 566 § 9, 1978; Ord. 497 § 5, 1976; Ord. 429 (part), 1974)

29.32.015 Uses permitted subject to a conditional use permit. The following uses, provided that the site has direct access to and frontage on a highway with a right-of-way width or future right-of-way width of one hundred fifty feet or more and upon the issuance of a conditional use permit in each case, which permit may prescribe conditions as to building site area, material, dimensions of yards, building setbacks, off-street parking and loading spaces, and such other matters as may be deemed necessary and not considered and or not specified in this title:

(A) Public and quasi-public and institutional buildings or uses;

(B) Restaurants and eating places (no on-premises consumption of alcoholic beverages);

(C) Motels;

(D) Upholstery shops;

(E) Service stations (allows routine auto maintenance only, no auto repair);

(F) Retail business establishments;

(G) Offices and office buildings;

(H) Off-set printing establishments;

(I) The uses listed in Section 29.66.020 of this title as permitted in any zone subject to a conditional use permit;

(J) Time-share program projects within existing motels, provided that such motels contain at least twenty rooms;

(K) In areas where public water and sewer lines exist, the uses permitted pursuant to Section 29.18.020 and 29.18.030 in the R-2 medium density residential district subject to the provisions and property development standards of the R-2 district. Sites proposed for R-2 development need not have direct access to nor frontage on a highway with a right-of-way width or future right-of-way width of one hundred fifty feet or more. (Ord. 1477 § 6, 1993: Ord. 1467 § 6, 1993: Ord. 1238 § 2, 1990)

29.32.020 Uses prohibited. All other uses, and all outdoor commercial activities (except nurseries and greenhouses) not explicitly permitted under conditional use permit or variance procedures, are expressly prohibited. (Ord. 721 § 9, 1980: Ord. 429 (part), 1974)

29.32.030 Building site area regulations. There shall be no building site area regulations, except that every building or portion thereof which is designed, intended or used for any residential or dwelling purpose shall comply with the provisions of this title as to yards and areas which are required in the R-U zoning district or, where a use permit is obtained under the provisions of Section 29.32.015(J), the R-2 zoning district. (Ord. 1238 §3, 1990: Ord. 429 (part), 1974)

29.32.035 Front yard regulations. The minimum front yard for any building or structure more than two feet in height, except as required for residential uses in Section 29.32.030, shall be ten feet unless a greater setback is required by the provisions of Chapter 29.64 of this title. (Ord. 1745 § 9, 1995)

29.32.040 Side yard regulations. The minimum side yard for any building or structure, except as required for residential uses in Section 29.32.030, shall not be less than ten percent of the width of the lot or building plot, but in any case not less than five feet and need not exceed twenty feet. On corner lots, the side which faces on a street shall not be less than twenty feet. (Ord 1238 § 4, 1990: Ord. 429 (part), 1974)

29.32.050 Rear yard regulations. There shall be no rear yard required except that in lots which rear against a lot in a residential zone the minimum rear yard shall be twenty feet, and except as required for residential uses in Section 29.32.030. (Ord. 1238 § 5, 1990: Ord. 566 § 19, 1978: Ord. 429 (part), 1974)

29.32.060 Height regulations. Except for residential uses the height of a building or structure shall not exceed four stories nor shall the overall height exceed fifty feet. The height of residential uses shall be in accordance with the property development standards referenced in Sections 29.32.010(C) and 29.32.015(J) of this title. (Ord. 1238 § 6, 1990: Ord. 429 (part), 1974)

29.32.070 Future applications for H-2 zoning prohibited. No petition for a zone change from any other zoning district to H-2 nor for the expansion of an H-2 zoning district pursuant to Section 29.68.020 of this title shall be accepted by the zoning administrator after September 30, 1990. (Ord. 1238 § 7, 1990)

Chapter 29.34

T-C MOBILE HOME PARK DISTRICT

Sections:

29.34.010 Permitted uses.
29.34.020 Prohibited uses.
29.34.030 Property development standards.
29.34.040 Utilities, on- and off-site improvements, and fire protection.
29.34.050 Operation and supervision.

29.34.010 Permitted uses. In mobile home park zone T-C, land may be used and buildings or structures may be erected, maintained and used if they are arranged, intended, or designed for any of the following uses:

(A) Mobile home parks, camps or courts and normal incidental uses thereto, such as a manager's office or residence, vending machines and laundromats for the sole use and convenience of residents of the park, upon the condition that the development plan be approved by the planning commission or board of county commissioners.

(B) A single-family residence of a permanent character; provided, that any such residence is located on its own parcel of land.

(C) On-premises signs in conjunction with a permitted mobile home park, subject to the provisions of Section 29.44.096.

(D) Accessory uses, buildings and structures if they are clearly incidental to a permitted use and when placed upon the same lot or parcel with a permitted use, including home occupations subject to the provisions of Section 29.44.030. (Ord. 1876 § 13 (part), 1996: Ord. 1871 § 22, 1996: Ord. 947 § 1, 1985: Ord. 858 § 1, 1983: Ord. 640 § 2 (part), 1979)

29.34.020 Prohibited uses. All uses of land, buildings or structures not permitted by the terms of Section 29.34.010 are expressly prohibited. Further, the following uses are expressly prohibited even if intended to be conducted as accessory uses in conjunction with a permitted use:

(A) The sale of mobile homes, but this prohibition does not apply to the resale in place of a mobile home previously located and occupied within a mobile home park, by the owner thereof or his agent;

(B) The placement of a mobile home within a mobile home park for the purpose of display as a sales model; but this prohibition does not apply to the placement or display of sales models or the sale of mobile homes by the owner/developer of the park in a new and previously unoccupied mobile home park for a sale over a period of five years, which may be extended by an application for extension of time made annually (not to exceed three additional years), so long as those models being sold comply with the design, amenity and other restrictions applicable to the new mobile home park development;

(C) The placement of a business license, or any form of business office, for mobile home sales within a mobile home park except as provided in subsection (B) of this section;

(D) The use for residential purposes of any building or portion of building originally constructed, designed or intended to be used as a recreational facility or other amenity of a mobile home park. (Ord. 1053 § 1, 1987: Ord. 858 § 2, 1983: Ord. 640 § 2 (part), 1979)

29.34.030 Property development standards. The following property development standards shall apply to a T-C district, except as modified or restricted as provided in Chapter 29.44 of this code:

(A) Area of Mobile Home Park. The minimum area of any mobile home park shall be ten acres.

(B) Area of Mobile Home Space. No mobile home space or lot in any mobile home park shall contain less than fifteen hundred square feet of ground area, nor shall any such space or lot be less than twenty-five feet in minimum width measured parallel to the front lot line, nor shall any such space or lot be less than sixty feet in depth.

(C) Height. The height of a dwelling or structure shall not exceed two stories nor shall the overall height exceed thirty-five feet.

(D) Lot Coverage. Regardless of any other provisions of this chapter, the maximum roofed area of any lot or space shall not exceed fifty percent of the total lot or space area, including sheds, cabanas and other accessory buildings and eaves, but excluding covered parking.

(E) Setbacks and Separation. The following shall be required for mobile homes and other structures, not including sheds and other structures which are accessory to an individual mobile home:

(1) A minimum setback of fifteen feet shall be maintained between any mobile home or other structure and any public street.

(2) A minimum setback of five feet shall be maintained between any mobile home or other structure and any lot line, property line and/or driveway (interior private street) except as provided in subsection (F) of this section.

(3) A minimum separation of ten feet shall be maintained between mobile homes and/or other structures except as provided in subsection (F) of this section.

(4) Every building or portion thereof, other than a mobile home, which is designed, intended or used for any residential or dwelling purpose shall comply with the provisions of this title as to yards and areas which are required in residential zone R-1.

(5) Awnings may intrude into a required setback or separation up to a maximum of two feet; however, metal awnings may intrude into the required setbacks or separation a maximum of three feet; provided, that a minimum separation of five feet is maintained between mobile homes and/or other structures.

(6) No provision of this section shall be held to prohibit the construction of an otherwise legal fence or windbreak along any lot line.

(F) Accessory Buildings and Structures. Accessory buildings and structures may be erected; provided, that the building or structure complies with all of the following conditions:

(1) The overall height does not exceed fourteen feet.

(2) A minimum setback of five feet shall be maintained from any lot line, property line and/or driveway (interior private street).

(3) A minimum separation of ten feet shall be maintained from any mobile home or other structure. Other structures include, but are not limited to cabanas, carports, garages, and sheds.

(4) Exceptions:

(a) One shed of one hundred twenty square feet or less, built of noncombustible materials such as brick, cement block or metal, may be placed in any required side or rear yard, or may be placed in any required separation between structures on the lot upon which it is located providing that in no case shall such a shed:

(i) Intrude into the minimum separation from any other building or structure on an adjacent lot or parcel;

(ii) Impede public safety access;

(iii) Obstruct nuisance (surface) water drainage;

(iv) Obstruct utility access;

(v) Be constructed over utility lines;

(vi) Be utilized for the storage of hazardous materials or flammable liquids;

(vii) Block egress from a manufactured or mobile home;

(viii) Restrict required light or ventilation;

(ix) Restrict maintenance of appliances, such as water heaters or furnaces.

(b) A ramada or roof may be constructed without regard to the separation requirement from the mobile home it is designated to cover providing it complies with the administrative building code of Clark County.

(G) Driveways (Interior Private Streets). Every mobile home space shall have access to and abut upon a private driveway (interior private street). The driveway shall have a clear and unobstructed access to a public thoroughfare. Parking which blocks vehicular movement on driveways or interior private streets is prohibited.

No driveway shall be less than thirty-two feet in width. Collector driveways (interior private streets) and entrances shall not be less than forty feet in width.

(H) Parking Spaces Required. Every mobile home park shall provide the following minimum number of parking spaces:

(1) There shall be at least two paved off-driveway parking spaces for each space or structure designed, intended or used for any residential or dwelling purpose.

(2) One paved visitor parking space shall be provided for each five mobile home spaces.

(3) One parking space shall be provided for the storage of a recreational vehicle or boat for each six mobile home spaces. Paving of the parking spaces for the storage of recreational vehicles is not required if:

(a) The spaces are provided in an area with restricted access;

(b) The area is not subject to other vehicular traffic;

(c) The area is covered with gravel; and

(d) A dust suppressant is applied annually.

(4) Any changes to the number or location of parking spaces shall be reviewed and approved by the zoning administrator; any disapproval may be appealed to the planning commission by submission of an application for architectural supervision or variance if necessary.

(I) Fences. A six-foot masonry wall or fence shall be constructed:

(1) Along all property lines adjacent to a different zoning district; and

(2) Between adjoining mobile home parks;

(3) Along abutting right-of-way or future width line along a street with a ten-foot setback for required landscaping and irrigation.

(J) Signs. Only one on-premises sign of not more than one hundred square feet shall be permitted for each mobile home park and any such sign shall be set back at least ten feet from any property line.

(K) Toilet Facilities. Every mobile home park shall provide at least one centrally located toilet and lavatory for each sex properly installed, maintained in good working order, and accessible at all times for the use of the occupants of the mobile home park.

(L) Garbage and Trash. In every mobile home park not having individual garbage and trash collection services for each mobile home space, an adequate number of garbage and trash collection containers shall be provided. The containers shall be enclosed as required under Section 29.44.085. Every mobile home space shall be within two hundred feet of a trash collection container.

(M) Additions to Mobile Homes. A cabana addition shall be designed and erected as a freestanding structure and shall not be permanently attached to or become a permanent part of a manufactured or mobile home. Manufactured or mobile homes shall not be a physical part of any cabana. No cabana shall be constructed, placed or maintained on more than one side of a manufactured or mobile home. As used in this section "side" includes each end. An addition other than a cabana may be added to more than one side of a manufactured or mobile home. (Ord. 1876 § 13 (part), 1996: Ord. 1294 § 1, 1991: Ord. 1078 § 1, 1988: Ord. 640 § 2 (part), 1979)

29.34.040 Utilities, on- and off-site improvements, and fire protection. (A) Utilities. In order to promote the health, safety, convenience and general welfare of all mobile home park inhabitants and to improve the aesthetic appearance of the development, all electric, gas, and communication distribution lines, including television service facilities, wires, cables, pipe and service extensions, shall be installed underground. The following also apply:

(1) Water and Sewer. All water and sewer lines shall conform to the standards of Clark County. The size, type and locations shall be further subject to the approval of the utility providing the service.

(2) Gas Distribution. No master meter system shall be installed in new mobile home parks. Additions to existing master meter gas systems in mobile home parks shall require specific approval in writing from the director of the building department.

(B) On- and Off-Site Improvements. All improvements shall be in accordance with the specifications of the Clark County department of public works and Chapter 28.26 of this code, "Improvement Standards," and shall normally include curbs and gutters, street lights, street name signs, traffic control devices, paving of streets and driveways, fire hydrants of a number and at locations in conformance with fire department specifications and served by a minimum six-inch water main, and underground utilities. Interior street and sidewalk lights shall be installed in accordance with published standards of the building department and shall be powered by the park. Plans and construction of all off-site improvements and utility installations shall be inspected and approved by the department of public works. A performance bond shall be required to guarantee the installation and proper construction of all off-site improvements.

(C) Fire Protection. In every mobile home park there shall be installed and maintained approved fire hydrants and fire extinguishers of the number, type, size, and locations as approved by the department having jurisdiction; provided, however, that all mobile home parks regardless of size shall meet the minimum requirements of the fire department. (Ord. 1078, § 2, 1988)

29.34.050 Operation and supervision. It is unlawful for any person to operate or maintain or permit the operation or maintenance of any mobile home park unless there is a designated operator for the park. Such person shall post a schedule showing his name, office hours, office mailing address, an after-hours emergency phone number and identify those responsible for his duties in his absence. The schedule shall be posted at the office for the park and where the park map is posted. The operator shall enforce within the park

the provisions of this chapter governing the operation and supervision of mobile home parks. Mobile home parks established under this chapter shall provide and maintain the following to ensure a safe, wholesome and aesthetically appealing environment is maintained within the park.

(A) The operator of every mobile home park shall display the county business license, the health district permit and a scale drawing of the park as required by subsection (C)(10) of this section in a conspicuous protected location visible to residents, visitors and emergency service personnel as they enter the park. In existing master meter parks, a map of the park must be available in the manager's office which shows the lines and valves and provides an acceptable plan to respond to outages.

(B) The operator of the mobile home park shall be responsible for securing the maintenance of all devices, installations and safeguards required by any ordinance of Clark County in an approved safe and sanitary condition and in approved repair and operating order, and shall also be responsible for securing the maintenance and repairs of all structures and their sites and mobile home lots. Required maintenance includes the trimming of tree branches away from power lines and manufactured homes at a minimum distance of two feet and ensuring that each manufactured home space remains clean without an accumulation of weeds, trash, debris, lumber or inoperable vehicles.

(C) Supervision. The operator of any mobile home park shall:

(1) Maintain the park and manufactured home spaces in a clean, orderly and sanitary condition at all times;

(2) Require that all manufactured homes and automobiles be located on their respective lot, except for automobiles for guests for which visitor parking spaces have been provided or government vehicles performing duly authorized functions;

(3) Require that mobile home toilet fixtures which are not connected to the park sewer system, package plant system or septic tanks be sealed so that they cannot be used;

(4) See that all required electric lights are kept lighted from dusk until dawn;

(5) Ensure that adequate facilities and methods are provided and used for the collection, storage, handling and disposal of trash, garbage and refuse;

(6) On January fifteenth and July fifteenth of each year, provide to the Clark County current planning division a current list of park tenant addresses;

(7) Not permit any domestic animal to be at large in the park;

(8) Report promptly to the proper authorities any violation of the law;

(9) Ensure that tenants have secured all necessary permits and inspections for any construction work;

(10) Display a permanent map of the park which shall:

(a) Be of a scale of at least one inch equals fifty feet and of sufficient size so that letters and numbers are easily read.

(b) Be sufficiently illuminated so as to be visible and readable at night.

(c) Provide names and layouts of streets and manufactured home lots and the assigned number of all lots as marked.

(d) Have minimum dimensions of twenty inches by thirty inches;

(11) Post a copy of this chapter in a conspicuous location within the mobile home park;

(12) Ensure that every mobile home lot line is adequately and clearly marked by the placing of permanent markers at each space or lot corner or by the

installation of fencing along the lot line. The assigned lot number shall be placed on the mobile home consistent with the address requirements required under Chapter 29.72 of this title. Lot markers on a vacant mobile home lot may be relocated by the operator so long as the total number of spaces in the park does not increase. safe installation of a manufactured home meeting the setbacks required by this title on the lot is still possible and all of the resultant lot(s) meet the requirements of Section 29.34.030. (Ord. 1876 § 13. (part). 1996)

Chapter 29.36

R-V-P RECREATIONAL VEHICLE PARK DISTRICT

Sections:

29.36.010 Purpose and intent.
29.36.020 Uses permitted.
29.36.030 Uses prohibited.
29.36.040 Property development standards.
(A) Minimum building site area.
(B) Density.
(C) Site (space) dimensions, setbacks and surfacing.
(D) Driveways (internal streets).
(E) Off-street parking.
(F) Screening—Landscaping.
(G) Private areas.
(H) Accessory facilities.
29.36.060 Supervision.
29.36.070 Provision of utilities and fire protection.
29.36.080 Prohibited activities.

29.36.010 Purpose and intent. The recreational vehicle park district is established to provide for the location and development of sites suitable for the temporary or transient location of recreational vehicles. (Ord. 429 (part), 1974)

29.36.020 Uses permitted. In an R-V-P recreational vehicle park district, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for the following uses:

(A) A recreational vehicle park, upon the condition that the development plan, including advertising signs or structures, be approved by the planning commission or board of county commissioners;

(B) Management headquarters, recreational facilities, toilets, showers, coin-operated laundry facilities and other uses and structures customarily incidental to the operation of recreational vehicle parks. (Ord. 1876 § 14, 1996: Ord. 947 § 2, 1985: Ord. 429 (part), 1974)

29.36.030 Uses prohibited. All other uses are expressly prohibited. (Ord. 429 (part), 1974)

29.36.040 Property development standards. The following property development standards shall apply to an R-V-P district, except as modified or restricted as provided in Chapter 29.44:

(A) Minimum Building Site Area. The minimum building site area for a recreational vehicle park shall be ten acres.

(B) Density. The maximum density shall be twenty units per acre.

(C) Site (Space) Dimensions, Setbacks and Surfacing.

(1) Size. The size of recreational vehicle sites (spaces) shall not be less than the following:

(a) Drive-through spaces for recreational vehicles other than pick-up coaches (campers): Minimum width, twenty-five feet; minimum depth, sixty feet;

(b) Back-in spaces for recreational vehicles other than pick-up coaches (campers): Minimum width, thirty-five feet; minimum depth, forty-five feet;

(c) Drive-through spaces for pick-up coaches (campers): Minimum width, twenty feet; minimum depth, forty feet;

(d) Back-in spaces for pick-up coaches (campers): Minimum width, twenty feet; minimum depth, thirty feet.

(22) Separation and Setbacks. The following shall be required:

(a) Separation required shall be a minimum of ten feet between recreational vehicles. Any attachment to the recreational vehicle shall be considered a part of such vehicle when determining the clearance between recreational vehicles;

(b) A minimum setback of five feet shall be maintained between the recreational vehicle and any lot line of the recreational vehicle space and/or driveway (internal street);

(c) There shall be a minimum setback of twenty-five feet between any recreational vehicle site and any public street.

(3) Surfacing. All recreational vehicle sites shall be provided with a paved surface of bituminous mix or cement approved by the department of public works. The paved surface within the site shall be wide enough to sustain the wheels of the vehicles. The area between the wheels may be of all-weather surface, such as compacted stone or chat. The paved surface within the space shall be wide enough to assure occupants firm footing when stepping from or into their recreational vehicle.

(D) Driveways (Internal Streets). Every recreational vehicle park shall comply with the following:

(1) Access Streets. For every recreational vehicle park there shall be at least one access to a public street either by abutting directly on such street or by means of a driveway developed in accordance with the standards as set forth herein.

(2) Surfaced driveways shall have a minimum width of forty feet with thirty-six feet of paving and a two-foot roll curb and gutter at each side.

(3) All driveways (internal streets) shall be surfaced to grade with asphaltic concrete (hot mix), paving or approved equal of a minimum thickness as specified by the department of public works.

(E) Off-street Parking. There shall be provided a paved, centrally-located parking area for additional occupant vehicle parking, boat parking and visitor parking. Parking shall be provided at a ratio of one parking space for each five recreational vehicle sites.

(F) Screening — Landscaping. Every recreational vehicle park shall be enclosed by a minimum of a six-foot high block wall along the exterior boundary lines except for the permitted access driveway. Along any exterior boundary line which is a street frontage, the wall shall be set back a minimum of ten feet in order to provide a landscaped area. Additionally, landscaping shall be provided at office and recreational building areas and at each recreational vehicle site. Landscaping plans for all required areas shall be presented to the planning commission for approval.

(G) Private Areas. Each recreational vehicle site shall have a minimum of sixty square feet for private areas, and the areas shall be landscaped.

(H) Accessory Facilities. All recreational vehicle parks shall comply with the following requirements for accessory facilities:

(1) Service Building. There shall be provided on every recreational vehicle park a centrally-located service building and recreational area containing the following: Management offices; storage areas; sanitary facilities; laundry facilities; and recreational facilities. All such facilities shall be constructed in accordance with the requirements of this title, applicable building code, and fire regulations of Clark County.

(2) Sanitary Facilities. The following minimum number of sanitary facilities shall be provided for each sex:

No. of Recreational Vehicle Sites	Toilets	Showers	Lavatories
Less than 50	2	2	2
51 through 100	4	4	4

There shall be one additional toilet, one additional shower and one additional lavatory for each sex for each fifty additional recreational vehicle sites or fraction thereof in excess of one hundred. Complete sanitary facilities shall be located no more than three hundred feet from each recreational vehicle site.

(3) Refuse Areas. Every recreational vehicle park shall contain an adequate number of airtight, watertight and covered trash receptacles located within a centralized trash area. The centralized trash area shall be screened from public view by a minimum of a six-foot high block wall enclosure.

(4) Wash Racks. Washing of automobiles or recreational vehicles within a recreational vehicle park shall be allowed only within an approved wash rack constructed in accordance with all applicable building code requirements and requirements of this title. (Ord. 429 (part), 1974)

29.36.060 Supervision. Every recreational vehicle park shall comply with the following standards for supervision:

(A) Person-in-charge. The owner or operator of every recreational vehicle park, before allowing any recreational vehicle therein, shall file with the license department the name of the person who will be in continuous, responsible charge of the park and who is authorized to act for him. Any change in such person-in-charge will be immediately reported to the license department.

(B) Office-park Register. In every recreational vehicle park there shall be an office building in which shall be located the office of the person-in-charge of the park. The park register shall at all times be kept in said office.

(C) Duties of Operator. It shall be the duty of the owner, operator or person-in-charge of any recreational vehicle park:

(1) To keep at all times a register of all persons staying in the park, which register shall at all times be open to the officers and officials of Clark County. The register shall record the names and home addresses of all persons staying in the recreational vehicle park, the date of their arrival, date of their departure, the number of and state in which the drivers' licenses of such persons were issued, the

license number of all recreational vehicles in the park, the name of the state and county if appropriate in which they are registered, the make and model of vehicle and the recreational vehicle site on which each is located;

(2) To maintain the park in a clean, orderly, litter-free and sanitary condition at all times;

(3) To allow no more than one recreational vehicle and one tow vehicle on any one recreational vehicle site at any one time;

(4) To require that all such recreational vehicles and automobiles are located on their respective recreational vehicle sites as required by the terms of this chapter;

(5) To require every plumbing fixture in any recreational vehicle in the park to be connected to the park sewer during its entire stay in the park or provide a dumping station which shall be approved by the Clark County health department;

(6) To see that all required lights are kept lighted as provided for in this chapter;

(7) To see that all garbage and trash is properly disposed of in the trash receptacles as required by this chapter. To maintain the trash areas in a neat and sanitary condition at all times and see that all such receptacles are collected and cleaned regularly;

(8) To maintain or be in charge of the continuing maintenance of all landscaped areas;

(9) To allow domestic animals to be kept in the park only as provided by this chapter and in compliance with all other Clark County ordinances;

(10) To report promptly to the proper authorities any violations of the law;

(11) To see that the intent and purpose of the recreational vehicle park district as only transitory accommodation is maintained by not allowing an occupant to remain longer than fourteen days;

(12) To post in a waterproof holder in a conspicuous place in each recreational vehicle site a copy of this section;

(13) To see that no inoperable vehicles, machinery, equipment or parts thereof are kept or stored;

(14) To see that the accessory uses and buildings as permitted herein are operated in accordance with the restrictions as set forth in this chapter. (Ord. 429 (part), 1974)

29.36.070 Provision of utilities and fire protection. Every recreational vehicle park shall provide utilities and fire protection in conformity with the following:

(A) Utilities. In order to promote the health, safety, convenience and general welfare of all recreational vehicle park inhabitants and to improve the aesthetic appearance of the development, all electric, gas and communication distribution lines, including television service facilities, wires, cables, pipe and service extensions, shall be installed underground. The following also apply:

(1) Electrical Work. All electrical work shall conform to the current adopted county electrical code.

(2) Lighting. Every recreational vehicle park shall have an adequate lighting system for proper illumination of the driveways, service building(s) and parking areas. The lighting system shall be developed in accordance with applicable ordinances of Clark County.

(3) Plumbing Work. All plumbing work, water and sewer connections shall conform to the current adopted county plumbing code.

(4) Water and Sewer. All water and sewer lines shall conform to the standards of Clark County. The size, type and location shall be further subject to the approval of the Las Vegas Valley Water District and the Clark County Sanitation District.

(B) Fire Protection. Every recreational vehicle park shall provide adequate fire protection as required by the fire protection regulation of Clark County and the plans shall be approved by the fire department of Clark County. (Ord. 429 (part), 1974)

29.36.080 Prohibited activities. The following restrictions apply to all recreational vehicle parks or recreational vehicles, as appropriate:

(A) Enclosures Prohibited. No attachment, lean-to or other enclosure shall be allowed on any recreational vehicle site which is not portable in nature or approved for accessory use by the director of building and safety.

Any permitted accessory structure, awning, shade or other attachment shall comply with the minimum setbacks set forth in Section 29.36.040(C)

(B) Removal of Wheels Prohibited. It is unlawful for any person owning, operating or occupying for living quarters any recreational vehicle within the unincorporated limits of Clark County to remove, or cause to be removed, the wheels or any similar transporting device, excepting in the storage of a pickup coach (camper) from the recreational vehicle, or to otherwise permanently fix it to the ground in a manner that would prevent the ready removal of the recreational vehicle.

(C) Rental of Recreational Vehicles Outside Licensed Area Prohibited. It is unlawful for any person to rent or lease, or cause to be rented or leased, any recreational vehicle to any person to be used as living quarters within the unincorporated limits of Clark County, except within a licensed recreational vehicle park.

(D) Recreational Vehicles on Private Property Outside of Recreational Vehicle Parks Prohibited. It is unlawful to place, keep or maintain any recreational vehicle on any land within the unincorporated limits of Clark County without the express permission of the owner of such land and no person shall allow, suffer or permit any recreational vehicle to be placed, kept or maintained on any land owned or controlled by him except in a recreational vehicle park for which a permit to construct and establish has been issued by the department of building and safety and a license to operate has been issued by the business license agency. This shall not preclude the storage of a recreational vehicle on the home premises of its owner, provided it is not there used for living or sleeping purposes, is not connected with or served by any sewage, electric, gas or water facility, and is not used for any other purpose whatsoever. It is unlawful for the owner, occupant or other person having charge or control of any lot or tract of land in the unincorporated limits of Clark County, other than a recreational vehicle park as herein defined, to permit any person to occupy for living, sleeping or business purposes any recreational vehicle parked thereon. (Ord. 1876 § 15, 1996: Ord. 429 (part), 1974)

Chapter 29.37

P-F PUBLIC FACILITY DISTRICT

Sections:

29.37.010 Purpose and intent.
29.37.020 Uses permitted.
29.37.030 Uses permitted subject to conditional use permit.
29.37.040 Uses prohibited.
29.37.050 Property development standards.

29.37.010 Purpose and intent. The public facility district is established in order to provide for the location and development of sites suitable for necessary public buildings, structures, and uses, and reasonably appurtenant private buildings, structures, and accessory uses. (Ord. 509 § 14 (part), 1976)

29.37.020 Uses permitted. In a P-F public facility district, land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for any of the following uses:

(A) Public facilities not restricted by the terms of Section 29.37.030 or 29.66.020;

(B) Accessory structures and uses appurtenant to the above uses. (Ord. 1477 § 7, 1993: Ord. 1467 § 7, 1993: Ord. 1035 § 2, 1987: Ord. 902 § 1, 1984: Ord. 509 § 14 (part), 1976)

29.37.030 Uses permitted subject to conditional use permit. The following uses are permitted in a P-F public facilities district; provided, that a conditional use permit is obtained for any such use:

(A) Airports and heliports, including accessory commercial uses;

(B) Aircraft maintenance and sale and/or storage of aircraft-related products, including fuels;

(C) Retail sales;

(D) Sale of airline and tour tickets;

(E) Slot and pinball machines;

(F) Car rental agencies;

(G) Other uses requiring a conditional use permit under the terms of Section 29.66.020. (Ord. 1477 § 8, 1993: Ord. 1467 § 8, 1993: Ord. 902 § 2, 1984: Ord. 509 § 14 (part), 1976)

29.37.040 Uses prohibited. All other uses are strictly prohibited. (Ord. 509 § 14 (part), 1976)

29.37.050 Property development standards. Property development standards, including regulations as to height, size, and location of any structure, shall be specified in the approval of any conditional use permit, when required, for any use to be conducted within a P-F public facility district. (Ord. 509 § 14 (part), 1976)

manufacturing districts

Chapter 29.38

M-D DESIGNED MANUFACTURING DISTRICT

Sections:

29.38.010 Purpose.
29.38.020 Conformance with site plan.
29.38.030 Contents and approval of site plans.
29.38.040 Uses permitted.
29.38.050 Uses permitted subject to a conditional use permit.
29.38.080 Yards.
29.38.090 Parking and loading regulations.
29.38.100 Height.
29.38.110 Outdoor uses and activity limited.
29.38.120 Building coverage regulations—Floor area ratio.
29.38.130 Width regulations.
29.38.150 Uses prohibited.
29.38.160 Nonconforming uses and intent.

29.38.010 Purpose. The regulations for M-D designed manufacturing districts are intended to permit and encourage commercial and industrial development that will be so located and designed as to assure an orderly grouping of buildings and uses so as to constitute a harmonious, efficient, convenient and appropriate part of the physical development of the county; also, contribute to a sound economic base, preserve the land values, secure the character of the resort and recreational districts and otherwise further the purposes set forth in Section 29.01.020. Such districts shall be established from time to time by amendments of this title consisting of appropriate changes in district boundaries. The further intent of this chapter is to:

(A) Encourage the construction of buildings and the continued use of land for commercial and industrial development;

(B) Discourage any use which, because of its character and size, would interfere with the use of land in the district as a manufacturing and commercial area which contributes to the soundness of the economic base;

(C) Prohibit residential and trailer court use of the land, and prohibit any other use which would substantially interfere with the development or continuation of the commercial or manufacturing structure in the area;

(D) Prohibit any use which would by reason of its contribution of gas, odors, dust, smoke, fumes or noise substantially interfere with the development or continuation of the development of other districts in the vicinity. (Ord. 429 (part), 1974)

29.38.020 Conformance with site plan. In any M-D district the location of the main and accessory buildings on the site and in relation to one another, the traffic circulation features within the site, the height and bulk of buildings, the provisions of off-street parking and loading space, the provision of other open spaces on the site and the display of signs shall, in addition to conforming to any and all regulations pertaining thereto that are specifically set forth in this title, be in accordance with a site plan or plans or subsequent amendment thereof, approved in any case by the planning commission or board of county commissioners. (Ord. 947 § 3, 1985: Ord. 429 (part), 1974)

29.38.030 Contents and approval of site plans. In approving site plans, the planning commission may act on site plans submitted to it or may act on its own initiative in preparing and approving a site plan, including any conditions or requirements designated or specified in connection therewith. A site plan may include landscaping, fences and walls designed to further the purpose of the regulations for M-D districts, and such features shall be provided and maintained as a condition of the establishment and maintenance of any use to which they are attached. In considering any site plans hereunder the planning commission shall endeavor to assure safety and convenience of traffic movement both within the area covered and in relation to access streets, orderly groupings of buildings for harmonious and beneficial relations among the buildings and uses in the area covered and harmonious relation between such area and contiguous land and buildings and adjacent neighborhoods or districts. (Ord. 429 (part), 1974)

29.38.040 Uses permitted. In the M-D, designed manufacturing district, no building or structure shall be erected or constructed which is arranged, intended or designed to be used for other than one or more of the following uses:

(A) The following principal uses:

(1) Assembly of machines (but not aircraft or motor vehicles), musical instruments, toys, novelties or appliances from previously prepared parts;

(2) Automobile laundry;

(3) Bakery;

(4) Bedding, carpet and pillow manufacturing, cleaning or renovating;

(5) Boat automobile, aircraft, mobile home and recreational vehicles sales, assembly and building; provided, that such uses are located not less than six hundred feet from any property either developed for residential use or designated for residential use in an adopted land use guide;

(6) Bottling plant (no brewery larger than a brew pub);

(7) Bookbinding;

(8) Cabinet shop or furniture manufacture;

(9) Candy manufacturing;

(10) Ceramics manufacture using previously pulverized clay and kilns fired only by gas or electricity;

(11) Construction contractor's office and shop;

(12) Cleaning and dyeing plant;

(13) Collection and baling of bottles, cans, paper, plastics, rags or other recyclable materials (except petroleum products or hazardous materials and containers for such materials) but only within a wholly enclosed building and only where located not less than six hundred feet from any property either developed for residential use or designated for residential use in an adopted land use guide;

(14) Cosmetic manufacture or packaging;

(15) Creamery;

(16) Dairy production, packaging or bottling;

(17) Distribution plant;

(18) Electric plating;

(19) Electric or neon signs or billboard manufacture;

(20) Flower or seed processing and sale;

(21) Food products manufacture or processing, not otherwise listed;

(22) Fountain equipment and supply;

(23) Garment manufacture;

(24) Heating and air conditioning sales, supply and repairs;

(25) Ice and cold storage;

(26) Laboratories, experimental (no commercial production of chemicals);

(27) Laundry;

(28) Machine shop, provided it is located not less than six hundred feet from any property either developed for residential use or designated for residential use in an adopted land use guide;

(29) Manufacturing, compounding, assembling or treatment of merchandise from the following materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, glass, hair, horn, leather, paper, plastics, precious or semiprecious stones, shell, straw, textiles, tobacco, wood, wool, yarn and paint;

(30) Motion picture production;

(31) On-premises signs subject to conditions of Section 29.44.095;

(32) Pest extermination and control service; provided, that any area used for the storage of chemicals is located at least six hundred feet from any property either developed for residential use or designated for residential use in an adopted land use guide;

(33) Printing, lithographing and publishing;

(34) Rubber fabrication;

(35) Sheet metal shop;

(36) Tire sales and installation; provided, that such uses are located at least six hundred feet from any property either developed for residential use or designated for residential use in an adopted land use guide;

(37) Upholstery shop;

(38) Union hall;

(39) Warehouses and warehouse complexes, including mini-warehouses;

(40) Wastepaper or rag collection and baling, but only within a wholly enclosed building;

(41) Any use permitted in the C-P, office and professional district, C-1, local business district, C-C, shopping center district, and C-2, general commercial district subject to securing a conditional use permit as provided in Chapter 29.66 of this title for any use for which a conditional use permit is required in such district and subject to the restrictions on such facilities listed in said districts, except:

(a) Taverns or brew pubs within one thousand five hundred feet of any property either developed for residential use or designated for residential use in an adopted land use guide,

(b) Buildings higher than four stories or fifty feet, and

(c) Residential dwellings or apartments,

(d) Hotels and motels,

(e) Convenience stores and service stations,

if located in accordance with the yard requirements as specified herein;

(B) Accessory structures and uses customarily incidental to any of the above uses when located on the same lot or parcel of land. (Ord. 1870 § 6, 1996: Ord. 1767 § 5, 1996: Ord. 1745 § 10, 1995: Ord. 1525 § 1, 1993: Ord. 1477 § 9, 1993: Ord. 1467 § 9, 1993: Ord. 429 (part), 1974)

29.38.050 Uses permitted subject to conditional use permit. The following uses are permitted in the M-D, designed manufacturing district; provided, that a conditional use permit is obtained for any such use:

(A) The uses listed in Section 29.66.020 of this title as permitted in any zone subject to a conditional use permit;

(B) Taverns or brew pubs within one thousand five hundred feet of any property either developed for residential use or designated for residential use in an adopted land use guide;

(C) Animal hospitals, animal kennels, stables or animal impound facilities;

(D) Structures over two stories and/or thirty-five feet in height located within six hundred feet of any property either developed for residential use or designated for residential use in an adopted land use guide;

(E) Accessory structures and uses customarily incidental to any of the above uses when located on the same lot or parcel of land;

(F) Hotels and motels subject to maintaining minimum setbacks from property lines consistent with the requirements listed under Section 29.20.050(C). Where the requirements of this chapter or other chapters of this title differ, the greater requirement shall apply;

(G) Outside storage only in conjunction with a use permitted under Section 29.38.040 conducted within an enclosed building, subject to the following restrictions:

(1) The outside storage area is enclosed by a solid decorative wall, with the wall conforming to building setback requirements,

(2) No material stored shall be stacked or stored so as to be visible from any street,

(3) The property is not less than one thousand feet from an existing residence or property designated for residential use in any applicable land use guide.

(4) The current planning division shall not accept any application for a variance from the requirements listed under this subsection;

(H) Convenience stores and service stations, subject to the restrictions listed under Section 29.26.015(4) of this title. (Ord. 1870 § 7, 1996: Ord. 1824 § 1, 1996: Ord. 1767 § 6, 1996: Ord. 1745 § 11, 1995: Ord. 1525 § 2, 1993: Ord. 1477 § 10, 1993: Ord. 1467 § 10, 1993)

29.38.080 Yards. No building shall be less than fifteen feet distant from any street and/or future street width line. The area within this setback shall be landscaped. There shall be no side (except where adjacent to a street) or rear yard required, except where property adjoins a residential zone there shall be a setback of twenty feet. (Ord. 1525 § 3, 1993: Ord. 947 § 5, 1985: Ord. 429 (part), 1974)

29.38.090 Parking and loading regulations. Every building, portion thereof or use shall comply with the requirements specified in this title. (Ord. 429 (part), 1974)

29.38.100 Height. In an M-D district the height of a structure shall not exceed four stories and shall not exceed fifty feet, except within six hundred feet of a residential zoning district, where the height of a structure shall not exceed two stories and shall not exceed thirty-five feet unless the height and location of the structure is specifically approved through a conditional use permit. (Ord. 1525 § 4, 1993: Ord. 429 (part), 1974)

29.38.110 Outdoor uses and activity limited. Except as provided in Section 29.38.050 of this chapter, all uses permitted in the M-D district shall be conducted wholly within an enclosed building. No outdoor activity, sales, manufacturing, production,

processing, assembly or storage of materials, completed products, vehicles or equipment is permitted except as follows:

(A) The parking of automobiles used for transportation of employees or customers;

(B) The display of automobiles for sale, lease or rent;

(C) The use of a portion of the property for a limited staging area in conjunction with a permitted primary use. Such staging area shall be used in the course of loading and unloading shipping trailers, shall not be used for storage and shall be fully screened from view from a public or private street and enclosed by a block wall. Where the wall is approximately parallel to and visible from a public or private street, the wall shall be a decorative wall. No materials, products or packing materials or equipment may be left in the staging area overnight.

(D) The temporary storage of shipping trailer en route to their final destination in conjunction with a permitted primary use. Sufficient space shall be provided on the private property for the storage and parking of the shipping trailers. The storage area shall be fully enclosed by a block wall. Where the wall is approximately parallel to and visible from a public or private street, the wall shall be a decorative wall. The parking or storage of shipping trailers within a public or private street right-of-way is prohibited.

(E) The parking and/or temporary storage of delivery trucks and vehicles in conjunction with a permitted primary use. Sufficient space shall be provided on the private property for the storage and parking of the delivery vehicles. The parking/storage area shall be fully screened from view from a public or private street by a block wall. Where the wall is approximately parallel to and visible from a public or private street, the wall shall be a decorative wall. Overnight parking or storage of delivery vehicles in a public or private street right-of-way is prohibited. (Ord. 1824 § 2, 1996: Ord. 1525 § 6, 1993)

29.38.120 Building coverage regulations — Floor area ratio. The floor area of the principal building and all accessory buildings shall not exceed forty-five percent of the total area of the lot for a single-story building nor shall it exceed fifty-five percent of the total area for buildings of more than one story. The ground area occupied by the principal and accessory buildings shall not exceed forty-five percent of the total area of the lot. (Ord. 429 (part), 1974)

29.38.130 Width regulations. The minimum width of any lot shall be one hundred feet at a distance of twenty-five feet back from the street and/or future width line. (Ord. 429 (part), 1974)

29.38.150 Uses prohibited. There shall be no residential uses allowed in this district. (Ord. 429 (part), 1974)

29.38.160 Nonconforming uses and intent. It is the intent of this chapter to designate no area as an M-D designed manufacturing district in which there is, at date of adoption of the ordinance codified herein, any residential or other nonconforming use. The county planning commission and the board of county commissioners shall not approve an amendment rezoning any portion of the county to an M-D designed manufacturing district if there is in that district any use which would be a nonconforming use upon passage by the board of county commissioners of the amendment rezoning that property. (Ord. 429 (part), 1974)

Chapter 29.40

M-1 LIGHT MANUFACTURING DISTRICT

Sections:

29.40.010 Permitted uses.
29.40.015 Uses permitted subject to a conditional use permit.
29.40.020 Area, width and yard regulations.
29.40.030 Height regulations.
29.40.040 Coverage regulations.

29.40.010 Permitted uses. In the M-1, light manufacturing district, no building or structure or land shall be used and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

Any of the following uses subject to the issuance of a permit from the county health department approving the water and sewage for every building or structure:

(A) Any use permitted in the C-P, office and professional district, C-1, local business district, C-C, shopping center district, C-2, general commercial district, C-3, general commercial district and M-D, designed manufacturing district, subject to securing a conditional use permit as provided in Chapter 29.66 for any use for which a conditional use permit is required in said district and subject to the restrictions on such facilities listed in said districts, except;

(1) Taverns within one thousand five hundred feet of any property either developed for residential use or designated for residential use in an adopted land use guide,

(2) Buildings higher than four stories or fifty feet, if located in accordance with the yard requirements as specified herein.

(B) The following listed uses subject to the installation of equipment to secure the abatement of smoke, dust, fumes and/or noise, and provided that all such uses shall be conducted within an enclosed building:

(1) Animal hospital,

(2) Assembly of machines (other than aircraft and motor vehicles), musical instruments, toys, novelties or appliances from previously prepared parts; no outside storage of materials,

(3) Automobile, truck, airplane, motorcycle, bicycle or farm machinery repair or sale; body and fender works; dismantling and used parts storage,

(4) Antique store,

(5) Automobile laundry,

(6) Bakery,

(7) Bedding, carpet and pillow manufacturing; cleaning or renovating,

(8) Blacksmith shop,

(9) Boat building or repair,

(10) Bottling plant (no brewery),

(11) Bookbinding,

(12) Cabinet shop or furniture manufacture,

(13) Candy factory,

(14) Ceramics manufacture using previously pulverized clay and kilns fired only by gas or electricity,

(15) Cleaning and dyeing plant,

(16) Cosmetic manufacture or packaging,
(17) Creamery,
(18) Dairy production, packaging or bottling,
(19) Distribution plant,
(20) Electric plating,
(21) Electric or neon signs or billboard manufacture; no outside storage of materials,
(22) Flower or seed processing and sale,
(23) Food products manufacture or processing, not otherwise listed,
(24) Fountain equipment and supply,
(25) Garment manufacture,
(26) Heating and air conditioning sales, supply and repair,
(27) Hotels and motels,
(28) Ice and cold storage plant,
(29) Kennels,
(30) Laboratories, experimental (no commercial production of chemicals),
(31) Laundry,
(32) Machine shop,
(33) Manufacturing, compounding, assembly or treatment of merchandise from the following materials: bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, glass, hair, horn, leather, paper, plastics, precious or semiprecious stones, shell, straw, textiles, tobacco, wood, wool, yarn and paint,
(34) Motion picture production,
(35) Oil and water well surveying and servicing business,
(36) Printing, lithographing and publishing,
(37) Rubber fabrication,
(38) Sheet metal shop; no outside storage,
(39) Shoe manufacture,
(40) Taxidermist,
(41) Tire rebuilding, recapping or retreading,
(42) Upholstery shop,
(43) Union hall,
(44) Wastepaper or rag collection and baling, but only within a wholly enclosed building,
(45) Warehouses and warehouse complexes;

(C) The following uses, provided they are conducted within a building or an area is enclosed by a solid wall or a compact evergreen hedge or uniformly painted six-foot wooden fence, or a six-foot chain-link fence as may be specified by the planning commission:

(1) Building materials storage or sales yard, when fenced by at least a six-foot screen fence on its street frontage,
(2) Draying, freighting or trucking yard or terminal,
(3) Feed and fuel yard and asphaltic oil storage,
(4) Feed, cereal or flour mill,
(5) Lumberyard, when fenced by at least a six-foot screen fence on its street frontage,
(6) Plumbing shop and yard, provided that any such yard is fenced by at least a six-foot screen fence on its street frontage,

(7) Storage space for contractor's equipment, transit and transportation equipment (except freight classification yard) and other outside storage, provided each such area is fenced by at least a six-foot screen fence on its street frontage;

(D) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot or parcel of land;

(E) On-premises signs, subject to provisions of Section 29.44.095. (Ord. 1767 § 7, 1996: Ord. 1477 § 11, 1993: Ord. 1467 § 11, 1993: Ord. 597 § 1, 1978; Ord. 566 § 24, 1978; Ord. 429 (part), 1974)

29.40.015 Uses permitted subject to a conditional use permit. The following uses are permitted in the M-1, light manufacturing district; provided, that a conditional use permit is obtained for any such use:

(1) Precast concrete manufacture;

(2) Tattoo/permanent make-up establishments;

(3) Pharmaceutical manufacture;

(4) Pawnshops and motor vehicle pawnshops; provided, that the proposed location is at least one thousand five hundred feet from any H-1 zone;

(5) Taverns or brew pubs within one thousand five hundred feet of any property either developed for residential use or designated for residential use in an adopted land use guide;

(6) The uses listed in Section 29.66.020 of this title as permitted in any zone subject to a conditional use permit. (Ord. 1767 § 8, 1996: Ord. 1745 § 12, 1995: Ord. 1695 § 3, 1995: Ord. 1477 § 12, 1993: Ord. 1467 § 12, 1993)

29.40.020 Area, width and yard regulations. No building shall be closer than twenty feet to any front property line or future width line of a street; there shall be no side or rear yard required except where property adjoins a residential zone; there shall be a setback of twenty feet. On corner lots the side yard facing a street shall not be less than twenty feet. For dwellings, the area, width and yard regulations shall be the same as residential zone R-4. (Ord. 429 (part), 1974)

29.40.030 Height regulations. The height of a building or structure shall not exceed four stories, nor shall the overall height exceed forty-five feet. (Ord. 429 (part), 1974)

29.40.040 Coverage regulations. No building, structure or group of buildings (with their accessory buildings) shall cover more than eighty percent of the lot. (Ord. 429 (part), 1974)

Chapter 29.42

M-2 INDUSTRIAL (WITHOUT DWELLING) DISTRICT

Sections:

29.42.010 Permitted uses.
29.42.020 Prohibited uses.
29.42.030 Area, width and yard regulations.
29.42.040 Height regulations.
29.42.050 Coverage regulation.
29.42.060 Nonconforming use and intent.

29.42.010 Permitted uses. In industrial zone M-2, no building, structure or land shall be used and no building or structure shall be erected which is arranged, intended or designed to be used for other than one or more of the following uses:

Any of the following uses, subject to the issuance of a conditional use permit, as provided in Chapter 29.66:

(1) Aircraft and motor vehicle assembly;

(2) Animal by-products plant (when located at least one thousand feet from any existing dwelling, school, hospital, sanitarium, park, community center and from any other zoning district boundary and at least two hundred feet from any other use except those incidental to and located upon the same piece of property as the use herein permitted);

(3) Animal hospital;

(4) Assembly of machines, musical instruments, toys, novelties or appliances from previously prepared parts;

(5) Automobile, truck, airplane, motorcycle, bicycle or farm machinery repair of sale; body and fender works; dismantling and used parts storage;

(6) Automobile wrecking and/or baling (when located at least six hundred feet from any zone boundary);

(7) Antique store;

(8) Automobile laundry;

(9) Bag cleaning;

(10) Bakery;

(11) Bedding, carpet and pillow manufacturing, cleaning or renovating;

(12) Blacksmith shop;

(13) Boatbuilding or repair;

(14) Blast furnace (when located not nearer than one thousand feet from any existing dwelling, school, hospital, sanitarium, park, community center or from any other zoning district boundary and not less than two hundred feet from any other use except those incidental to and located upon the same piece of property as the use herein permitted);

(15) Boiler works;

(16) Bottling plant;

(17) Brewery;

(18) Bookbinding;

(19) Building materials storage or sales yard, when fenced by at least a six-foot screen fence on its street frontage;

(20) Cabinet shop or furniture manufacture;

(21) Candy factory;
(22) Ceramics manufacture;
(23) Cleaning and dyeing plant;
(24) Cosmetic manufacture or packaging;
(25) Creamery;
(26) Dairy production, packaging or bottling;
(27) Distribution plant;
(28) Dog pound;
(29) Draying, freighting or trucking yard or terminal;
(30) Electric plating;
(31) Electric or neon signs or billboard manufacture;
(32) Feed and fuel yard;
(33) Feed, cereal or flour mill;
(34) Flower or seed processing and sale;
(35) Food products manufacture or processing, not otherwise listed;
(36) Fountain equipment and supply;
(37) Garment manufacture;
(38) Grease or oil compounding;
(39) Heating and air conditioning sales, supply and repair;
(40) Ice and cold storage plant;
(41) Japanning;
(42) Kennels;
(43) Laboratories, experimental (no commercial production of chemicals);
(44) Lumberyard, when fenced by at least a six-foot fence on its street frontage;
(45) Machine shop;
(46) Manufacturing, compounding, assembling or treatment of merchandise from the following materials: Bone, cellophane, canvas, cloth, cork, feathers, felt, fiber, glass, hair, horn, leather, paper, plastics, precious or semiprecious stones, shell, straw, textiles, tobacco, wood, wool, yarn and paint;
(47) Manufacturing, compounding, assembling, processing, treatment or storage of the following: acetylene or similar gases, emery cloth, excelsior fiber, lampblack, ma matches, oxygen in compressed form, pickles, pottery, shoe polish, shoddy, soap, starch, sandpaper, sauerkraut, salt, yeast;
(48) Manufacturing, compounding, assembling, processing, treatment or storage of the following, provided they are located not less than six hundred feet from any zone boundary: alcohol, cans, candles, celluloid, dye stuffs, fish smoking or curing, glass, gypsum, oil, oilcloth, oiled rubber goods, paper, paint, pulp, plaster, plaster of paris, petroleum products, linoleum, lime, shellac, vinegar, varnish;
(49) Manufacturing, compounding, assembling, processing, treatment or storage of the following, provided they shall be located not less than one thousand feet from any existing dwelling, school, hospital, sanitarium, park, community center and from any other zoning district boundary and not less than two hundred feet from any other use except those incidental to and located upon the same piece of property as the use herein prescribed: acid, ammonia, asphalt, bleaching powder, brick, brass, chlorine, cement or cinder block or cement tile, chemicals of an objectionable or dangerous nature, creosote, copper, distillation of coal, bones or wood, fat rendering, fertilizer, fireworks, explosives of any kind, gas, glue, glucose size or gelatin, grease or lard, garbage, offal or dead animal reduction, insecticides, iron mill, ore benefication, ore reduction, ore smelting or refining, potash, pyroxylin, rubber or guttapercha, rolling mill, sewage disposal or treatment,

slaughterhouses, smelting, steel, tallow, tar, tar roofing or waterproofing materials, tanning or curing of rawhide or skins, tile, terra cotta, tin, turpentine, wool pulling or scouring;

(50) Mixing plant for cement, mortar, plaster or paving materials;

(51) Motion picture production;

(52) Oil and water well surveying and servicing business;

(53) On-premises signs subject to conditions of Section 29.44.095;

(54) Plumbing shop and yard, provided that any such yard is fenced by at least a six-foot screen fence on its street frontage;

(55) Printing, lithographing and publishing;

(56) Rubber fabrication;

(57) Salvage yard and baling;

(58) Sheet metal shop;

(59) Storage warehouse;

(60) Storage or service yard, provided any such yard is fenced by at least a six-foot fence on its street frontage;

(61) Storage space for contractor's equipment, transit and transportation equipment (except freight classification yard) and other outside storage, provided each such area is fenced by at least a six-foot screen fence on its street frontage;

(62) Shoe manufacture;

(63) Taxidermist;

(64) Tire rebuilding, recapping or retreading;

(65) Upholstery shop;

(66) Union hall;

(67) Waste paper or rag collection and baling;

(68) Accessory buildings and uses customarily incidental to any of the above uses when located on the same lot or parcel of land. (Ord. 1477 § 13, 1993: Ord. 1467 § 13, 1993: Ord. 497 § 6, 1976; Ord. 429 (part), 1974)

29.42.020 Prohibited uses. All residential uses are prohibited in this district. (Ord. 429 (part), 1974)

29.42.030 Area, width and yard regulations. There shall not be any area, width and yard regulations with the exception that buildings or structures shall not be located closer than twenty feet to any property line or future width line of a street. (Ord. 429 (part), 1974)

29.42.040 Height regulations. The height of a building or structure shall not exceed six stories nor shall the overall height exceed seventy-five feet, except where the height of an off-premises advertising structure is further restricted in Section 29.44.097. (Ord. 1477 § 14, 1993: Ord. 1467 § 14, 1993: Ord. 429 (part), 1974)

29.42.050 Coverage regulation. Coverzge regulations shall be the same as for light manufacturing zone M-1. (Ord. 429 (part), 1974)

29.42.060 Nonconforming use and intent. It is the intent of this chapter not to designate any area as an M-2 industrial district in which there is, at the date of adoption of the ordinance codified in this title, any residential or other nonconforming use. The county planning commission and the board of county commissioners shall refuse to approve any request for an amendment rezoning any portion of the county to M-2

industrial district if there is in that district any use which would be nonconforming upon passage by the board of county commissioners of the ordinance codified in this title. (Ord 429 (part), 1974)

Chapter 29.43

M-3 HEAVY INDUSTRIAL DISTRICT

Sections:

29.43.010 Generally.
29.43.020 Uses permitted.
29.43.030 Exceptions.
29.43.040 Area, width and yard regulations.
29.43.050 Height regulations.
29.43.060 Coverage regulation.
29.43.070 Nonconforming use and intent.

29.43.010 Generally. In industrial zone M-3, no building or structure or land shall be used, and no building or structure shall be erected, which is arranged, intended or designed to be used for other than one or more of the uses designated in this chapter. (Ord. 429 (part), 1974)

29.43.020 Uses permitted. The following uses shall be permitted subject to the issuance of a permit from the Clark County health department and air pollution control approving the water and sewage facilities for each building and subject to the installation of equipment to secure the abatement of smoke, dust, noise and/or fumes in accordance with existing ordinances:

(A) Any use permitted in the M-2 zone except for any residential purposes, subject to securing a conditional use permit as provided in Chapter 29.66 for any use for which a conditional use permit is required in the M-2 zone and also subject to those requirements as may be specified for the maintenance of said uses in the M-2 zone;

(B) On-premises signs, subject to the provisions of Section 29.44.095;

(C) Electric distributing and transmission substations (notwithstanding the provisions of Chapters 29.48 and Section 29.66.020);

(D) Electric generating stations (notwithstanding the provisions of Section 29.66.020);

(E) Accessory buildings, structures and uses incidental to any of the above uses when located on the same lot or parcel of land; except that any building or structure designed to provide living quarters for employees, watchmen, guests, the other personnel associated with the principal use of the property, including their families, will be permitted, subject to securing a conditional use permit as provided in Chapter 29.66. (Ord. 1477 § 15, 1993: Ord. 1467 § 15, 1993: Ord. 429 (part), 1974)

29.43.030 Exceptions. No residential use shall be allowed in this district. (Ord. 429 (part), 1974)

29.43.040 Area, width and yard regulations. There are none, except that any building or structure shall not be located closer than twenty feet to any property line or future width line of a street. (Ord. 429 (part), 1974)

29.43.050 Height regulations. The height of any building or structure shall not exceed six stories nor shall the overall height exceed seventy-five feet, except where the height of an off-premises advertising structure is further restricted in Section 29.44.09[7] (Ord. 1477 § 16, 1993: Ord. 1467 § 16, 1993: Ord. 429 (part), 1974)

29.43.060 Coverage regulation. The coverage regulation is the same as for the M-1 zone. (Ord. 429 (part), 1974)

29.43.070 Nonconforming use and intent. Except as otherwise provided herein, it is the intent of this title and this chapter not to designate any area as an M-3 zone in which there is any residential or other nonconforming use. (Ord. 429 (part), 1974)

general conditions

Chapter 29.44

GENERAL CONDITIONS AND EXCEPTIONS

Sections:

29.44.010 Purpose and intent.
29.44.020 Uses permitted.
29.44.030 Home occupations.
29.44.040 Uses prohibited.
29.44.050 Dwelling unit density and lot area.
29.44.055 Lot dimensions.
29.44.060 Yards.
29.44.065 Height.
29.44.070 Lot coverage.
29.44.075 Accessory buildings.
29.44.080 Off-street parking required.
29.44.085 Screening, buffering and landscaping requirements.
29.44.090 Swimming pools.
29.44.095 Signs generally.
29.44.096 On-premises advertising.
29.44.097 Off-premises advertising.
29.44.098 Temporary signs.
29.44.099 Miscellaneous signs.
29.44.100 Noise.
29.44.105 Smoke.
29.44.110 Air conditioning and heating units.
29.44.130 Temporary outdoor commercial and promotional activities.
29.44.140 Animals within Community District 5.
29.44.150 Administrative deviation.

29.44.010 Purpose and intent. The regulations set forth in this chapter modify or further restrict, where applicable, the district regulations of this title.

If any ambiguity exists with reference to the classification of uses or property development standards, it shall be the duty of the planning commission to ascertain all pertinent facts concerning the use or standard and by resolution of record set forth its findings and reasons therefor and such findings and resolutions shall be referred to the board of county commissioners and if approved by the board thereafter such interpretation shall prevail. (Ord. 429 (part), 1974)

29.44.020 Uses permitted. The following regulations shall apply to uses permitted:

(A) Uses Listed as Permitted. Buildings, structures and land shall be used, erected, maintained, altered or enlarged only for the purposes listed as permitted in the district in which such building or land is located and then only after applying for and securing all permits and licenses required by law and ordinance.

Any use already established within an area prior to the present district regulations which is not a permitted use within such district or is permitted use only with a conditional use permit shall be allowed to continue therein as a nonconforming use subject to all conditions and restrictions relating to nonconforming uses as provided in Chapter 29.45.

(B) Uses not Listed as Permitted. When a use is not specifically listed as permitted, it shall be assumed that such uses are expressly prohibited unless a determination is set forth in writing by the planning commission as provided in Chapter 29.60. (Ord. 429 (part), 1974)

29.44.030 Home occupations. (A) Home occupations may be established if allowed in the zoning district and if the owner of the home occupation obtains and maintains a business license from the Clark County business license department. The home occupation must be conducted as an incidental or secondary use to the residential dwelling and the residential appearance of the dwelling shall not reflect or indicate that a business is operated therein. The floor space of the dwelling to be utilized for storage only for the home occupation shall be limited to twenty-five percent of the building or three hundred fifty square feet, whichever is less.

(B) Home occupations shall not involve:

(1) The commercial preparation of food or food services;

(2) Clients or customers coming to the premises except for students;

(3) Employees other than family members as defined by Section 29.02.380;

(4) Signage or advertising in the yard or on the building;

(5) Signs, merchandise and/or other articles displayed for advertising purposes at the home address;

(6) The on-site sales of products;

(7) Vehicle repair, paint or body work businesses;

(8) The storage of hazardous materials;

(9) Commercial vehicles/trucks except for one commercially licensed passenger car or pickup truck parked in a driveway, not to be used as a means for advertising;

(10) The receipt of products or materials from a delivery service or delivery trucks;

(11) Businesses utilizing explosives, gun powder, ammunition or weapons;

(12) Tutoring or teaching of more than four students;

(13) The use of any accessory building or yard space, or any activity outside the dwelling unit not normally associated with residential use;

(14) Services provided to others upon the premises;

(15) Ambulance services, barbershops, beauty parlors, contractor's offices; hospitals, medical clinics, and surgery centers are not permitted home occupations.

(C) An application for a home occupation detailing the proposed use and showing the use is consistent with the requirements of subsections (A) and (B) of this section shall be filed with the business license department prior to the establishment of the business at the residence.

(D) The following is a list of uses permitted as home occupations under the restrictions as set forth above:

(1) 800 numbers;

(2) 900 numbers;

(3) Appraisal and related services;

(4) Architectural, professional and related services;

(5) Artist;

(6) Bookkeeping, accounting services;

(7) Ceramics, kiln with a one hundred ten ampere service only;

(8) Computer-based businesses;
(9) Computer graphics services;
(10) Consulting services;
(11) Court reporting;
(12) Engineering, professional and related services;
(13) Entertainer, outcall only, no escort services;
(14) Flower arrangement, excluding fresh flowers;
(15) Handicraft, including gift basket assembly;
(16) Health fitness training services;
(17) Information services;
(18) Insurance adjustment services;
(19) Insurance sales;
(20) Interior design services;
(21) Janitorial services;
(22) Jewelry making, excluding the smelting and casting of metal;
(23) Maintenance businesses, except licensed contractors;
(24) Party planning services;
(25) Photography and related services, excluding the processing of film;
(26) Real estate services;
(27) Sales representative;
(28) Secretarial services;
(29) Service businesses except repair businesses;
(30) Swimming pool cleaning;
(31) Tailoring, sewing services;
(32) Tax preparation services;
(33) Teaching, tutoring, subject to a maximum of four students at one time;
(34) Telephone services, does not include escort services nor telemarketing services;
(35) Writers. (Ord. 1871 § 24, 1996: Ord. 731 § 1, 1981: Ord. 429 (part), 1974)

29.44.040 Uses prohibited. Such uses are prohibited in each district and are declared to be detrimental to the public health, safety and welfare.

The enumeration of prohibited uses shall not by implication enlarge the scope of permitted uses, but is for purposes of clarity only. (Ord. 429 (part), 1974)

** NOTE: See Section 2: Modified Development Standards

** **29.44.050 Dwelling unit density and lot area.** (A) Dwelling Unit Density. The number of dwelling units per gross acre shall not exceed limits as set forth for the various districts or for any lot or parcel within the district.

If a lot or parcel lies within more than one district, the density of that portion within each district shall not exceed the density allowed for the district.

The gross acres shall include all of the property within the interior lot lines and if the lot or parcel abuts an existing or future public street the gross area may be calculated to the centerline of the future width of the public street.

(B) Lot Area. The requirements of this title as to the minimum lot area shall not be construed to prevent the use of any lot or parcel of land in any district for the construction of a single-family dwelling (except in those districts where single-family dwellings are prohibited), providing all other requirements of this title are complied with, in the event such lot or parcel is:

(1) Shown separately on any official subdivision map duly approved and recorded in the manner provided by law prior to 1962;

(2) Deeded by a deed of record prior to the adoption of this title or amendment thereto;

(3) Subject to a recorded contract of sale in full force and effect prior to 1962.

(C) Any lot or parcel of land, the title of which was recorded, shall not be reduced in any manner below the minimum lot area, size or dimensions required by this title.

(D) No portion of any lot or parcel of land which has been designated or used as any part of a building site area or yard as required by this title shall be included as a portion of an area or yard for another building if such inclusion will reduce the building site or yard requirement for the original lot or parcel of land to less than the minimum building site area or dimension of yard for the land use district in which such property is located.

(E) Every building hereafter erected shall be located on a lot as herein defined. In no case shall there be more than one main residential building and its accessory buildings on one lot, except as otherwise provided in this title.

(F) The minimum lot area required for any lot within any district is based on the lot being served by both public utilities of water and sewer systems. For a lot without both public utilities of water and sewer, the minimum lot area shall be not less than the minimum required by the Clark County district health department for individual systems of water service and sewage disposal.

(G) No lot area shall be reduced so that the yards, other open spaces, or total lot area shall be smaller than prescribed by this title, except that when lot width or depth is administratively reduced in accordance with Section 29.44.055, a proportionate lot area reduction commensurate with the percentage of lot dimension deviation shall be allowed.

(H) No building permit shall be issued:

(1) For any building or structure on a lot which abuts a street dedicated only to a portion of its required width and located on that side on which insufficient dedication has been secured; or

(2) For any building or structure other than a single-family residence on a lot which abuts a street on which off-site improvements have not been completed adjacent to the property in accordance with the specifications of the Clark County department of public works; but off-site improvements need not be required in the case of a building permit for which the estimated valuation is less than ten thousand dollars; or

(3) For any single-family residence on a lot which abuts a street on which off-site improvements have not been completed or off-site agreements and deed restrictions have not been executed by the property owner.

(I) After the effective date of any amendment to this title by which any area is first zoned into any district, land in such district may not be divided by the recordation of any map, or by voluntary sale, contract of sale or conveyance of any kind which creates a new parcel of land under separate ownership which consists of

less than the minimum lot area, minimum lot width or minimum lot depth required for the district of which such lot is a part. Any person participating in such division in violation of this section, whether as seller, granter, purchaser or grantee, is, as principal in the transaction, guilty of a misdemeanor. (Ord. 895 § 3, 1984; Ord. 811 § 3 (part), 1982)

** **29.44.055 Lot dimensions.** Every lot shall have a minimum width and depth not less than that prescribed in the district under consideration. Each dimension is minimum only. One or both shall be increased to attain the required minimum lot area. When unusual practical difficulties are shown which preclude reasonably meeting the lot width or depth requirement, the zoning administrator or his designee may administratively allow a deviation of up to five percent from the minimum width or depth requirement without the submission and approval of a formal variance application. Application for such deviation shall be in writing, on forms provided by the current planning division, accompanied by two copies of a plot plan showing all lot dimensions, along with a nonrefundable reviewing fee as required by Chapter 29.76 of this title. In the case of denial by the zoning administrator, an applicant may pursue a variance through procedures stipulated under Section 29.66.030.

Where a lot has a minimum width or depth less than prescribed by this title and the lot was of record under separate ownership at the time that the lot area became nonconforming, the lot may be used subject to all other property development standards of the district in which such lot is located.

(A) Width. The width of a lot shall be considered to be the distance between straight lines connecting the front and rear lot lines at each side of the lot, measured across the rear of the required front yard; provided, however, that width between side lot lines at their foremost points (where they intersect with the street line) shall not be less than eighty percent of the required lot width except in the case of lots on the turning circle of cul-de-sacs and knuckles, where the eighty percent requirement shall not apply.

(B) Depth. The depth of a lot shall be considered to be the minimum distance between the front and rear property line, measured perpendicular to the centerline of the street upon which the lot fronts. If, however, the lot fronts on the turning circle of a cul-de-sac or knuckle, the lot depth shall be measured along either side property line, or along a line extending from the midpoint on the front property line to the rear property line in the mean direction of the side property lines. (Ord. 1841 § 1, 1996; Ord. 1531 § 1, 1993; Ord. 895 § 4, 1984; Ord. 811 § 3 (part), 1982)

** **29.44.060 Yards.** Every lot shall have the minimum yards not less than that prescribed in the district under consideration and all required yards shall extend the width or depth of the lot and shall be open from the ground to the sky except for permissible accessory buildings and structures, required roadway improvements, utility equipment and architectural intrusions.

(A) Front Yards. Each lot shall have a front yard extending across the full width of the lot and lying along the front property line. The required front yard shall be landscaped with appropriate materials and shall be maintained.

Where the future width line of a street does not conform to the front property line, the future width line of the street shall be used in determining the front yard.

In determining the front yard, the required front yard depth for each district shall be measured by a line perpendicular to the front property line, or in the case of a curved

front property line, from the nearest point on the front property line to the nearest corner or face of the building on the lot.

(1) Cul-de-Sac. Where a residential lot is facing on a cul-de-sac, the front yard may be reduced to ten feet less than the minimum required for the district in which the lot is located, but in no event shall any front yard be reduced to less than fifteen feet in minimum depth, nor less than twenty feet where accessing a carport or garage.

(2) Knuckles. Where a residential lot is facing on a knuckle, the front yard may be reduced to five feet less than the minimum required for the district in which the lot is located.

(3) Modification of Front Yards for Partially Built Up Blocks. Where lots comprising fifty percent or more of the block frontage are developed with a front yard either greater or lesser in depth than that prescribed in this chapter, the average of such existing front yards shall establish the front yard for the remaining lots in the block frontage; however, a front yard determined in this way shall not be less than twenty feet. Existing front yards of more than fifty feet shall be counted as fifty feet in calculating the average.

(4) Collector Streets and Major Streets and Highways. Where a residential lot is abutting a collector street or major street or highway, any driveway providing vehicular ingress and egress from the collector street or major street or highway shall include driveway design with circle drives or on-site turnarounds so as to preclude requiring backing of vehicles onto such street or highway.

(B) Side Yards. Except as otherwise provided by the regulations of a particular zoning district, each lot shall have a side yard parallel to the side property line, extending from the rear of the front yard to the front of the rear yard. The required side yard depth for each district shall be measured by a line perpendicular to the side property line to the corner or face of the building on the lot.

(C) Rear Yards. Every lot shall have a rear yard extending across the full width of the lot and lying along the rear property line. The required rear yard depth as specified for each zoning district shall be measured by a line perpendicular to the rear property line to the nearest corner or face of the building on the lot. In the case of a residential lot located on a cul-de-sac, knuckle or curve, the required rear yard depth may be reduced to ten feet less than the minimum otherwise required for the zoning district in which the lot is located; provided, that the total area of the remaining rear yard is at least equal to the required rear yard area for a minimum-size conforming lot in the zoning district.

(D) Permitted Intrusions into Required Yards. The following may project into required yards:

(1) Architectural features and structure, such as eaves, cornices, canopies, sills, belt courses, stairs, balconies, decks above the level of the first floor, patios, second story room overhangs, columns, and other similar architectural features and structures may project not more than three feet into any required yard or space required between buildings on the same building site, but in no event under this provision shall any such projection be closer than three feet to any property line.

(2) Architectural enclosures, such as fireplace structures, bay windows, and entertainment niches, may project not more than three feet into any required yard or separation between buildings on the same building site; but in no event under this provision shall any such projection be closer than three feet to any property line. The maximum width of such an enclosure or combination of enclosures shall be twelve feet on any wall measured in the general direction of the wall of which it is a part.

(3) Uncovered Porches and Landings. Uncovered porches, landings and platforms which do not extend above the floor level of the first floor may project into any required yard or yard between buildings on the same building site not more than five feet. An openwork railing not more than thirty inches in height may be installed or constructed on such porch, landing or platform without affecting this provision.

(4) Ramps and Railings. Openwork fences, hedges, guard railings or other landscaping or architectural devices for safety protection around depressed ramps may be located in required front yards; provided, that such devices are not more than four feet in height.

(E) Permitted Accessory Structures, Roadway Improvements and Utility Equipment in Required Yards. Fences, mailboxes, light poles, required roadway improvements and utility equipment and related structures may be permitted in any required yard provided that:

(1) The diameter of the light pole does not exceed one foot. The length width or diameter of the base of the light pole may be a maximum of two feet provided the base is not more than four feet high;

(2) The utility equipment is for a utility regulated by the public service commission;

(3) The roadway improvements, including but not limited to streetlights, traffic control signs and devices and pedestrian overpasses are required by Clark County and provided in accordance with county standards.

(F) Yard Requirements for Consolidated Lots. When the common property line separating two contiguous lots is covered by a building or permitted group of buildings, such lot shall constitute a single building site and the yard spaces required by this title shall then not apply to such common property line.

(G) Sight Zones.

(1) Corner and Reverse Corner Lots. All corner and reverse corner lots shall maintain for safety of vision purposes a triangular sight zone on the intersection side of a straight line connecting two points, one of which is on the front curbline and one of which is on the side curbline, each point being thirty feet from the intersection of the two curblines extended. For the purposes of this subsection, "curbline" means the back edge of the curb. In any case where no curbline is established, the property lines shall be used to establish the sight zone. No hedge, wall, fence, or structure of any kind may be erected to a height of more than thirty inches within the above defined sight zone.

(2) Driveways. In addition to any required corner sight zone, in any R-4, R-5, C, H or M district, an additional sight zone shall be maintained within fifteen feet of the point of intersection of any driveway curb cut and any public right-of-way. No hedge, wall, fence or structure of any kind may be erected to a height of more than thirty inches within the above defined sight zone.

(H) Special Conditions.

(1) A residential building shall not be erected within fifty feet of the right-of-way of any railroad line, freeway or drainage channel. The required setback from a drainage channel may be reduced to that which is required in the zoning district provided that the channel is concrete lined and/or a protective wall is constructed in accordance with the requirements of the Clark County department of public works.

**(2) Garages or carports shall be located not less than twenty feet from any future width line of any street where the garage door or a carport opening faces the street. Where the yard requirements pose a greater setback, such greater setback shall apply.

(I) Notwithstanding any other provision of this title relating to setbacks, no building or structure other than an architectural intrusion permitted by Section 29.44.060(D) or accessory structures, roadway improvements or equipment permitted by Section 29.44.060(E), or fences or walls permitted by Section 29.44.085(A), shall be constructed or maintained within ten feet of any street or future right-of-way line in any zoning district.

(J) When it has been determined by the director of public works or his/her designee that right-of-way is not required consistent with Section 29.64.010 then the special setbacks required by Section 29.64.040 for buildings or structures within such unrequired right-of-way may be administratively waived subject to the approval of an administrative deviation by the director of public works and the zoning administrator or their designees in accordance with the provisions of Section 29.44.150.

(K) Where dedication for an arterial street exists, the setback required under Section 29.64.040(D) from a township line or range line may be reduced or eliminated for structures other than buildings, providing that an administrative deviation is approved by the director of public works and the zoning administrator or their designees in accordance with the provisions of Section 29.44.150. (Ord. 1834 § 2, 1996; Ord. 1780 § 1, 1996: Ord. 1517 § 1, 1993: Ord. 895 § 5, 1984; Ord. 811 § 3 (part), 1982)

** **29.44.065 Height.** All buildings or structures hereafter designed or erected and existing buildings which may be reconstructed, altered, moved or enlarged shall comply with the height regulations and exceptions of the district in which they may be located. Street lights may exceed the maximum height permitted in a particular district provided they are required by and in conformance with Clark County standards. (Ord. 1517 § 2, 1993: Ord. 811 § 3 (part), 1982)

** **29.44.070 Lot coverage.** All buildings hereafter designed or erected and existing buildings which may be reconstructed, altered, moved or enlarged shall not exceed the maximum building coverage regulations of the district in which they may be located. (Ord. 811 § 3 (part), 1982)

** **29.44.075 Accessory buildings.** (A) No accessory building shall be erected in any front or side yard. An accessory building will be considered to be within the rear yard if more than fifty percent of such building is closer to the rear property line than is the back edge of the principal structure.

(B) A structure which would otherwise be an accessory structure may be constructed at less than the required separation from a principal structure on the same property and be considered as a part of the principal structure; provided, that the structures are connected by a breezeway not less than ten feet in width; and further provided, all portions of all such structures adhere to the setback requirements for a principal structure in the zoning district in which they are located.

(C) An accessory structure which adheres to all required setbacks and separations for the zoning district in which it is located may be joined to other structures on the same lot or parcel of land by means of a breezeway without being deemed to be a part of the principal structure and without being required to adhere to the principal structure setback requirements.

(D) One radio transmission and receiving mast tower is permitted as an accessory use in an R-U, R-A, R-E, R-D, R-1, R-1A, R-T and R-2 district at each residence occupied by a Federal Communication Commission licensed amateur radio operation with the following conditions:

(1) The overall height does not exceed sixty feet except where less height is established in Chapter 29.50 (Airport Height Zoning Restrictions), in such case the lesser height shall be the maximum;

(2) The structure shall not be less than fifteen feet from any side or rear property line;

parking

(3) The structure shall not be within one foot of any utility easement; and

(4) The tower shall be designed and operated so as not to interfere with other lawful radio or telephonic communication.

(E) No accessory building or use shall be constructed, located or developed on a lot prior to the time of construction of the principal building to which it is accessory. (Ord. 1301 § 1, 1991: Ord. 811 § 3 (part), 1982)

29.44.080 Off-street parking required. In any use of land for residential, commercial, industrial or any other purpose, no building or structure shall be erected, constructed, reconstructed, enlarged or increased in capacity, and no major repairs exceeding fifty percent of the value of the structure shall be made, unless there already exists upon the lot, or provisions are made for the location on the lot concurrently with such erection, construction or major repairs, off-street parking space with adequate provisions for ingress or egress by standard-size automobiles as hereinafter provided. Each such parking space shall be a permanently maintained space not less than nine feet wide by nineteen feet long, exclusive of drives and aisles, but a parking space designated for recreational vehicle parking shall be not less than ten feet wide by twenty-two feet long. Overhangs of up to one foot into landscaped areas or over private sidewalks five feet or more in width may be counted as part of the required stall length. The zoning administrator shall publish standards as to driveway and aisle widths, which shall be approved by the board of county commissioners. Deviations from such standards may be allowed through approval of an architectural supervision.

(A) Parking Spaces for Dwellings.

(1) For single-family and two-family residences at least two private parking spaces shall be maintained for each dwelling unit.

(2) For other than single-family and two-family residences parking shall be provided as follows:

(a) One and one-quarter parking spaces for each bachelor apartment or one-bedroom dwelling unit;

(b) One and three-quarter parking spaces for each two-bedroom dwelling unit;

(c) Two parking spaces for each dwelling unit having in excess of two bedrooms.

(d) At least one space for each five dwelling units must be provided for visitor parking.

(3) For a senior housing development the minimum number of total parking spaces for residents, visitors, and recreation vehicles and/or boats shall be one and one quarter parking spaces per dwelling unit. Each dwelling unit shall have one covered or enclosed parking space.

(B) Parking Space for Buildings or Uses Other than Dwellings.

(1) Public Assembly Buildings. For places of public assembly including theaters; school, college and university auditoriums; gymnasiums; stadiums; lodges; private clubs; exhibition halls; convention halls; skating rinks; and all types of assembly halls; at least one permanently maintained off-street parking space shall be provided for every ninety square feet of gross floor area used or intended to be used for service to the public.

(2) Churches. One permanently maintained parking space for each one hundred square feet of floor area, excluding vestibules, restrooms, closets, and related areas. Churches shall be allowed the use of joint off-street parking facilities provided for other kinds of buildings or uses not normally open, used or operated during the principal

functioning hours of the churches; provided, that a written consent is executed between the parties concerned for the joint use of the off-street parking facilities and an executed or certified copy of the consent is filed with the application for a building permit.

(3) Hospitals, Clinics. For hospitals, including sanitariums, asylums, convalescent homes, homes for the aged or infirm, and all other similar institutions, one permanently maintained off-street parking space shall be provided for every five patient beds, plus at least one additional off-street parking space for each staff and visiting doctor, plus at least one additional off-street parking space for every two employees, including nurses.

For medical and dental clinics, three permanently maintained off-street parking spaces shall be provided for every doctor or dentist having offices in such clinic.

(4) Lodging Facilities. Lodging facilities, including clubhouses, lodginghouses, boardinghouses and roominghouses, fraternities and sororities, and other similar places offering overnight accommodations, shall provide at least one permanently maintained off-street parking space for every guestroom maintained therein.

(5) Hotels and Motels. Hotels and motels, including resort hotels, shall provide and maintain at least one off-street parking space per guestroom for the first five hundred guestrooms in any establishment. In addition, one off-street parking space shall be provided and maintained per two guestrooms in excess of five hundred guestrooms in any establishment. One off-street parking space shall be provided and maintained per four guestrooms in excess of one thousand guestrooms in any establishment.

Off-street parking spaces shall also be provided and maintained for all areas open to the public. These areas shall include, but are not limited to, casino, showroom, bars, lounges, commercial shops and stores, dining rooms, and related spaces (except space utilized for storage or occupied by utility or maintenance equipment, elevator shafts, stairwells, restrooms, shopping mall areas, vestibules, hallways, swimming pools, tennis courts and other similar recreation areas utilized by the guests of the hotel only and not open to the general public).

The off-street parking requirements for areas of the hotel open to the general public shall be as follows: for the first forty thousand square feet of floor area, twenty off-street parking spaces for every one thousand feet. Ten off-street parking spaces shall be provided and maintained by the hotel or motel for each additional one thousand square feet up to one hundred thousand square feet of floor area. Furthermore, five off-street parking spaces shall be provided for every one thousand square feet over one hundred thousand square feet of space used. Additionally, at least one permanently maintained off-street parking space shall be provided for every three hundred square feet of floor area used for administrative offices. Convention facilities, dressing rooms, employee lounges and locker rooms, kitchen areas, stage and backstage areas, and all similar areas not open to the public and not excluded above shall provide at least one permanently maintained parking space for every one thousand square feet of floor area.

(6) Restaurants, Taverns. For restaurants or establishments that serve meals, lunches or drinks, including bars, nightclubs and taverns, to patrons either in their cars or in the building, at least one permanently maintained off-street parking space shall be provided for every one hundred square feet of floor space in the building or one parking space for every four seats provided for patrons' use, or ten parking spaces, whichever requirement is greater.

(7) Office Buildings. For office buildings, including commercial, governmental, and professional buildings, at least one permanently maintained off-street parking space for every three hundred square feet of leasable floor space in the building shall be

provided. Leasable floor space is defined as usable office space and areas customarily incidental to office use, including but not limited to waiting rooms, conference rooms and lunchrooms. Areas excludable from leasable floor space are limited to public hallways, public restrooms, elevators, stairways, and areas customarily used or occupied by building utility or maintenance equipment.

(8) Retail Establishments. For retail establishments, including personal service shops, equipment repair shops, amusement arcades, laundromats, retail shops and business, banks or similar financial institutions, at least three and three-tenths parking spaces shall be provided for each one thousand square feet of retail building floor area.

For grocery stores, food markets, and convenience markets, for the first four thousand square feet, at least 5.5 parking spaces shall be provided for each one thousand square feet of gross floor area; for any area in excess of four thousand square feet, at least 6.7 parking spaces shall be provided for each one thousand square feet of gross floor area.

For shopping centers, for the first one hundred thousand square feet of gross leasable area, five and one-half off-street parking spaces shall be provided and permanently maintained for every one thousand square feet; and for each one thousand square feet of gross leasable area above one hundred thousand square feet, four off-street parking spaces for every one thousand square feet.

(9) Mortuaries. For mortuaries, at least thirty permanently maintained off-street parking spaces shall be provided.

(10) Schools. For schools, including academies, colleges, universities, elementary schools, junior high schools, vocational schools and all other similar institutions of learning, at least one permanently maintained off-street parking space for every two employees, including administrators, teachers and building maintenance personnel, plus one parking space for every ten students of driving age shall be provided.

(11) Auto Repair Garages. For auto repair garages, at least 5.5 parking spaces shall be provided for each one thousand square feet of office and repair area, and in no event, less than five parking spaces.

(12) Terminal Facilities. For terminal facilities, including airports, railroad passenger and freight stations, bus depots, truck terminals and all other similar personnel or material terminal facilities, off-street parking space shall be provided as required by the county planning commission and the board of county commissioners.

(13) For all horse riding and boarding facilities, one parking space per three horse boarding stalls or corrals plus one ten-foot by twenty-five-foot stall for maintenance vehicle and horse trailer vehicles per five horse boarding stalls which may be provided in tandem. Required parking areas need not be paved, except for required handicapped spaces and access aisles, and shall be dust treated according to the Clark County air pollution control division requirements.

(14) Other Uses. For all businesses or industrial uses not listed above, one permanently maintained off-street parking space shall be provided for every two employees working on the highest employment shift, or one parking space for every one thousand square feet of gross floor area, whichever requirement is greater.

(C) Parking Space and Lot Regulations.

(1) Surfacing Drive-in Lots. Every parcel of land hereafter used for any public or semipublic automobile parking, public garage or any type of drive-in business or similar uses where vehicles regularly and customarily require parking space and ingress and egress thereto shall be paved with a surfacing material of asphalt or concrete composition and shall have appropriate bumper guards where needed as determined by the county building official.

(2) Approval and Plans. Such a parking lot shall require detailed plans drawn to scale for driveway openings or curb cuts and shall be submitted for approval with regard to the location and relation of same to the dedicated public streets and highways.

(3) Lighting. Any lights used to illuminate the lot shall be arranged so as to reflect away from the adjoining premises.

(D) Off-Street Truck Loading Space. On the same premises with every building, structure or part thereof erected and occupied, or increased in capacity, after the effective date of the ordinance codified in this title, for manufacturing, storage, warehouse, goods display, department store, grocery, hotel, hospital, mortuary, laundry, dry cleaning or other use similarly involving the receipt or distribution by vehicles of materials or other merchandise, there shall be provided and maintained on the lot adequate space for standing, loading and unloading services in order to avoid undue interference with public use of the street or alleys. Such space, unless otherwise adequately provided for, shall include a minimum ten-foot by twenty-five-foot loading space, with a minimum fourteen-foot height clearance, for every fifteen thousand square feet or fraction thereof in excess of two thousand square feet of building floor use for the above-mentioned purposes, or for every fifteen thousand square feet or fraction thereof in excess of two thousand square feet of land use for the above-mentioned purposes.

(E) Required Parking Accessible for Handicapped Persons. On the same premises with every building, structure or addition thereto erected or occupied, after the effective date of the ordinance codified in this title, there shall be provided parking spaces marked as provided in NRS 484.408 for the exclusive use of handicapped persons. Parking spaces so reserved and designated for handicapped parking shall be located closest to the nearest handicapped accessible entrance on a handicapped accessible route. Of the total number of parking spaces required for the building, structure or addition, the following number of parking spaces shall be designated for use by handicapped persons:

Total Number of Spaces in the Parking Facility	Number of Parking Spaces Designated for Handicapped Persons
1 through 25	Minimum of one designated space (Exception: no space need be designated for the handicapped in off-street parking facilities with twelve or fewer spaces for residential uses, including mobile home estates and residential condominiums, hotels and motels)
26 through 50	Minimum of two designated spaces
51 through 75	Minimum of three designated spaces
76 through 100	Minimum of four designated spaces
101 through 150	Minimum of five designated spaces
151 through 200	Minimum of six designated spaces
201 through 300	Minimum of seven designated spaces
301 through 400	Minimum of eight designated spaces
401 through 500	Minimum of nine designated spaces
501 through 1,000	Minimum of two percent of the total number of spaces in the off-street parking facility
Over 1,000	Minimum of twenty designated spaces

screening, buffering and landscaping requirements

All handicapped accessible parking spaces shall be at least nine feet in width and nineteen feet in length, with one or a common access aisle, dedicated solely for use as access to two or fewer handicapped accessible parking spaces. Said access aisle shall be at least five feet wide by nineteen feet long, adjacent, parallel and level with the parking spaces. (Ord. 1771 § 5, 1996: Ord. 1615 § 1 (B), 1994; Ord. 1606 § 17, 1994: Ord. 1137 §§ 1, 2, 1989: Ord. 924 § 1, 1985: Ord. 895 § 6, 1984; Ord. 811 § 3 (part), 1982)

29.44.085 Screening, buffering and landscaping requirements. Fences, walls, hedges and landscaping shall be erected or installed on any lot subject to the following provisions:

(A) Fences, Walls and Hedges.

(1) All fences, walls, hedges and landscape materials shall meet the visibility requirements at the intersection of public and private streets, and at the intersection of any street and a private drive as required by Section 29.44.060(G), Sight Zones.

(2) Any fence, wall or hedge located within a required front yard shall not exceed four feet in height above the finished grade line, and no more than fifty percent of the vertical surface above two feet may be solid.

(3) Fences, walls and hedges not greater than six feet in height shall be permitted within all rear and side yards.

(4) Where residential lots rear or back onto public or private streets, a minimum six-foot-high decorative wall shall be required along the property line adjacent to the right-of-way.

(5) Decorative walls at least seventy-five percent open may be permitted within the front yard of any apartment complex if they are set back for landscaping per subsection (B) of this section. The maximum height permitted for such a wall is six feet. Decorative walls or fences located along the periphery boundary of a planned development unit and decorative masonry fences or walls specified in Section 29.47.050 (C) shall be at least seventy-five percent open along street frontages.

(6) To discourage lengthy expanses of solid block walls along street frontages, one of the following alternatives may be substituted for a solid decorative wall or decorative masonry fence provided that no landscaping or walls encroach into any required sight zone:

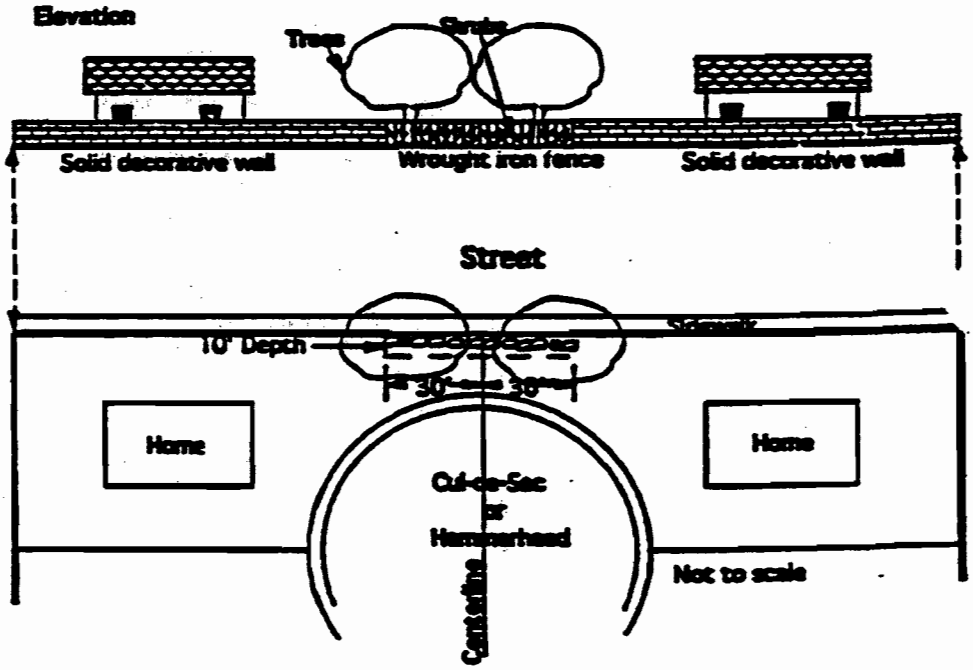
(a) The combination of wrought iron panels, masonry walls and columns with sufficient dense landscaping to establish a screening effect. The plant material used shall be a minimum of four feet in height upon installation to mature at a height of at least six feet. Trees may be interspersed in the landscape area;

(b) An earthen berm with thirty-three percent maximum slope at finished grade and landscaping to achieve a minimum height of six feet at the time of installation. This alternative will be permitted only along street frontages, with the exception of rear yard areas.

(c) In residential subdivisions, the length of a continuous expanse of a decorative wall along a collector or arterial street shall be no more than approximately three hundred feet. Where street intersections are not feasible to break up the length of the wall, one of the following alternatives to a solid wall design shall be provided by the developer prior to issuance of certificates of occupancy:

(1) Where the front property line of a lot is adjacent to a cul-de-sac or hammerhead and the side property line of the same lot is adjacent to a collector or arterial street, the private property within the front yard area of the lots within thirty feet each of the extended centerline of the cul-de-sac or hammerhead (sixty feet total)

shall be landscaped and the decorative wall located between the front yard and the street right-of-way line shall be at least seventy-five percent open. Within the sixty-foot opening, landscaping shall include at a minimum, two twenty-four-inch box trees or four fifteen-gallon trees, and ten shrubs at least three feet high at the time of installation. The required landscaping shall be located within ten feet of the decorative wall.



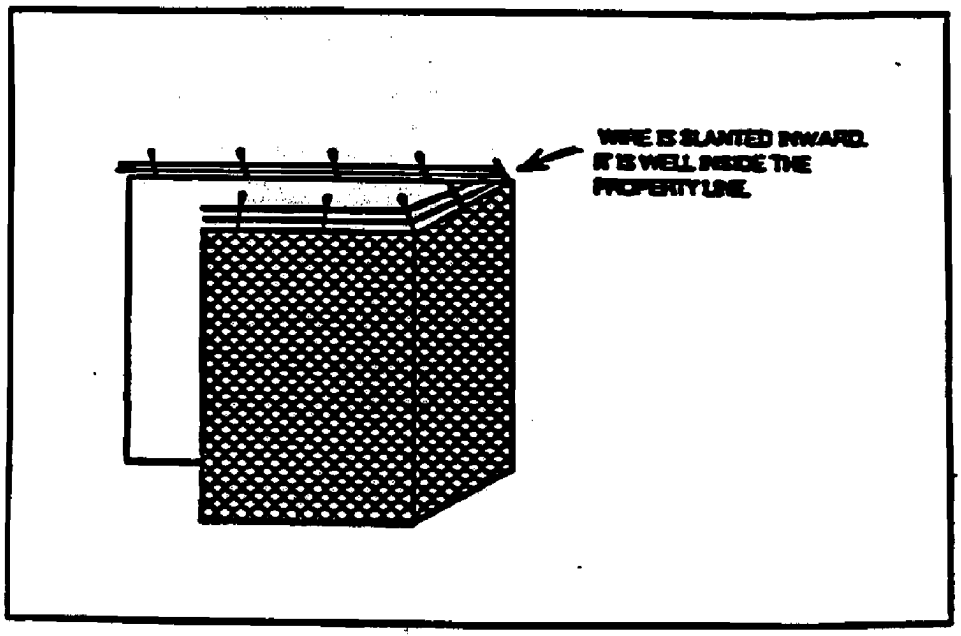
(2) The private property within rear yard areas of lots adjacent to the wall along a collector or arterial street shall be landscaped. The landscaping shall include at a minimum two twenty-four-inch box trees or four fifteen-gallon trees for each fifty feet of frontage or portion thereof. Should italian cypress (or a similar tree that has no canopy) be used, additional trees shall be required to provide trees ten feet apart along the entire rear property line. The required landscaping shall be located within ten feet of the wall.

(7) Fences and lighting over six feet in height for tennis courts or other game areas may be permitted in a rear or side yard if composed of metal supports and wire mesh capable of admitting at least ninety percent of light as measured on a reputable light meter. Such fences and structures, however, shall require the review and approval of the planning commission. The decision of the planning commission may be appealed to the board of county commissioners if requested within five working days of planning commission action.

(8) A solid six-foot-high masonry, concrete or block wall shall be requir on zone boundary lines in the R-3, R-4 and R-5 districts when adjacent to a single-fam. residential district and in all nonresidential districts when adjacent to any residentia

district. On an application pursuant to Section 29.68.020, amendments and boundary changes, this requirement may be deleted by the board of county commissioners if the affected adjoining property is undeveloped, zoned residential and the boundary wall would not fulfill its intended purpose at the present time. A design for other than a solid wall may be approved by the planning commission or board of county commissioners through the approval of a design review application. Such applications shall be approved only after a public hearing.

(9) Security fencing not to exceed ten feet in height may be permitted in any C-3, M-D, M-1, M-2 or M-3 district, or around permitted equipment storage areas and airports in a P-F district. Any security wire shall be no less than six feet above the finished grade on the outside of the wall and the wire shall be slanted inward.



(10) Upon the showing of unusual design requirements, the zoning administrator may authorize a fence, wall or hedge height of not more than eight feet in any side or rear yard. Application for such additional wall height shall be made in writing, accompanied by a plot plan showing wall location and all adjacent streets, along with a nonrefundable reviewing fee as required by Chapter 29.76 of this title. Any application for additional height to be added to an existing fence, wall or hedge shall be accompanied by a notarized letter of approval from the neighboring property owner adjacent to the fence, wall or hedge, if such property is also developed.

(11) The finished grade for the purpose of this subsection shall be the top-of-curb grade for fences, walls and hedges along a street. Where the finished grade line of a lot is above or below the finished grade line of an abutting lot, the finished grade shall be the point on the high side, but no fence shall be allowed at more than nine feet of overall height as a result of such grade difference, except in a C-3, M-D, M-1, M-2,

M-3 or P-F district where an overall height of thirteen feet will be permitted if due to grade difference.

(12) A fence and/or wall may be required along the perimeter of any area which, by reason of the conditions on the property or physical hazards such as frequent inundations, erosion, excavation or grade differential, are considered to be dangerous by the director of the building department.

(13) Where residential lots are adjacent to a freeway right-of-way, a noise attenuating wall shall be constructed in accordance with Nevada Department of Transportation standards.

(B) Landscaping.

(1) A landscape buffer, a minimum of six feet in depth, measured perpendicular from the right-of-way line, shall be provided along all street frontages for all developments in nonresidential zoning districts and for all R-3, R-4 and R-5 developments. Exceptions to this requirement are as stated below:

(a) Private walks may encroach into the required landscape area provided such encroachment shall not exceed ten percent of the total street frontage as measured along each street and further provided the walkway is not a principal means of access to the building. Further, an area equal in size per square foot of the landscape are being displaced by walkways shall be provided along the street frontage contiguous to other required landscape areas;

(b) Driveways which meet construction standards as required by Title 28, Subdivisions, or as otherwise approved by Clark County;

(c) Light poles and utility equipment as permitted in Section 29.44.060(E) of this title.

(2) The minimum landscape width may be reduced where a six-foot-high decorative wall or decorative masonry fence or wall is permitted and is constructed along the street frontage and where the wall is set back as specified below:

(a) At least fifty percent of the total length of the wall along each street frontage shall be offset four feet or greater from the required street right-of-way line or edge of street easement;

(b) The maximum length of wall in continuous vertical plane shall not exceed twenty-five percent of the total wall length along each street frontage;

(c) The offset between the vertical plane of each length of wall shall be a minimum depth of four feet as measured from the face of the wall.

(3) Required landscaping shall be irrigated, contain live plant materials and be maintained in a living, growing condition.

(4) The use of turf is not permitted in landscape areas along a public street frontage in nonresidential zoning districts, nor in multifamily zoning districts. An exception is permitted in the P-F zoning district and in multifamily zoning districts where the turf area has a minimum width of at least ten feet.

(5) Turf areas in nonresidential zoning districts, except the P-F district, shall not exceed thirty percent of the net lot area, exclusive of public rights-of-way.

(6) To provide for the efficient use of water and to minimize the runoff of water onto adjacent nonpermeable surfaces, the minimum width of any turf area, except in single-family zoning districts, shall be ten feet.

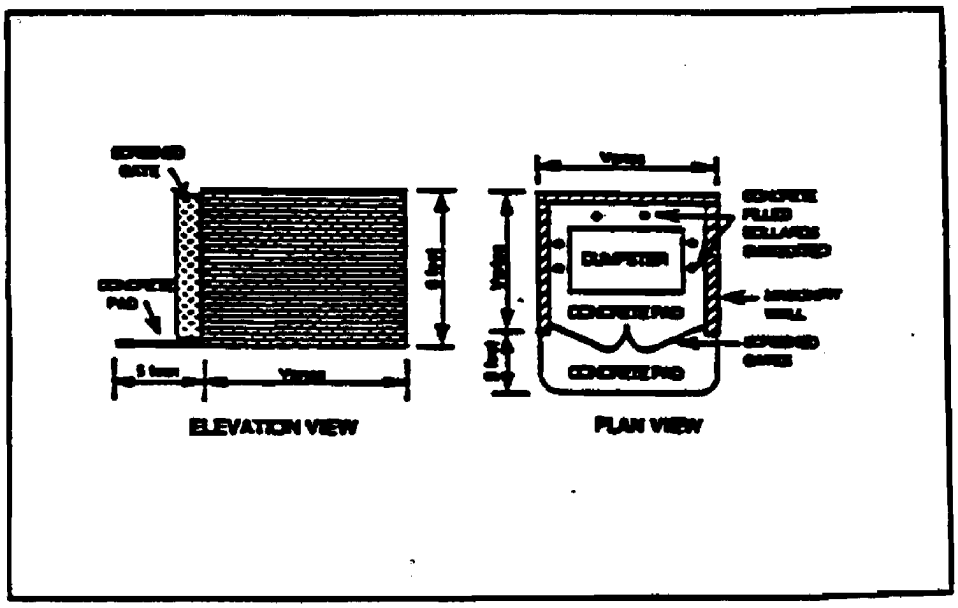
(7) Landscaping for all nonresidential and multifamily residential development shall be designed and installed according to the following: Chapter 6, Landscapi Design Principles and Irrigation Systems, and Appendix B, Plant Materials, of the Cl County Design Manual, adopted by the board of county commissioners on May 22, 1991.

three copies of which are on file with the office of the county clerk. Copies are also for sale in the offices of the zoning division of the department of comprehensive planning. Single-family residential development need not comply with this requirement; however, in the interest of water conservation, compliance is strongly encouraged.

(8) A certificate of compliance stating that landscape materials have been installed according to subdivision (7) of this subsection shall be signed by the property owner and landscape contractor and submitted to the Clark County building department prior to issuance of any certificate of occupancy.

(C) Trash Enclosures. Trash enclosures shall be provided for all developments in nonresidential and multifamily zoning districts in accordance with the following:

(1) Trash enclosures shall be six feet high (plus or minus eight inches), constructed of masonry, cement or concrete block and shall have screened gates. The floor of the trash enclosure shall be a concrete pad which shall extend five feet beyond the opening of the trash enclosure.



(2) A six-foot-high cyclone fence with a six-foot-high solid landscape hedge and/or berm may be substituted in lieu of a wall where appropriate.

(3) Clear visibility for all interior drive aisles shall be maintained.

(4) Trash enclosures shall be located so as to minimize disturbance to single-family residential development. Trash enclosures shall be at least fifty feet away from any single-family residential zoning district, unless the adjacent property is undeveloped and the planning commission or board of county commissioners determines that the setback will not fulfill its intended purpose at the present time. (Ord. 1841 § 2, 1996: Ord. 1524 § 2, 1993: Ord. 1276 § 1, 1991: Ord. 1212 § 1, 1990: Ord. 1195 § 1, 1990: Ord. 895 § 7, 1984; Ord. 811 § 3 (part), 1982)

29.44.090 Swimming pools. Swimming pools may be constructed as an accessory use for a residence provided that:

(A) A swimming pool may be constructed within any side or rear yard but shall not be located in any required front yard, and the edge of the water line shall not be located within five feet of any required front yard as defined in this title for each zone or district.

(B) Swimming pools shall be entirely enclosed by buildings or fences or walls not less than five feet in height. The fence or wall shall be equipped with self-closing and self-latching gates or doors, the latching device being located on the inside and not less than four feet above the ground. All lighting of pool areas shall be so hooded that the light does not shine toward abutting properties. (Ord. 811 § 3 (part), 1982)

29.44.095 Signs generally. Advertising displays, signs and structures shall be permitted subject to the setbacks, sizes, height and other provisions of Sections 29.44.096 through 29.44.099 of this title, except as follows:

(A) The following displays are not regulated by this chapter:

(1) Official notices of any court, public body or officer;

(2) Notices posted by a utility or other quasi-public agent in the performance of a public duty or by any person giving due legal notice;

(3) Directional, warning or information signs or structures either required by law or established by local authority, or institutional or group notices of a public or semi-public nature;

(4) Permanent lettering attached to a motor vehicle when indicating its primary purpose;

signs

(5) Those located within the limits of any incorporated city;

(6) Those located within a building or area that will not be visible from any existing or proposed public road, street, highway or alley, nor any approved private road;

(7) Off-premises signs within any public facility district.

(B) No advertising display shall be placed in any of the following locations:

(1) Within the right-of-way of any highway, road or other public easement, or within a future right-of-way;

(2) Within any stream or drainage channel;

(3) So as to prevent a traveler on a highway from obtaining a clear view of approaching traffic for a distance of not less than five hundred feet;

(4) So as to interfere with, mislead, obstruct the view of, or be confused with any directional, warning, danger, signal or informational sign or structure, either required by law or established by local authority;

(5) Above a canopy or marquee, or upon a roof, except that the following may be permitted:

(a) A mansard roof may be treated as a wall for sign purposes when such roof is more nearly vertical than horizontal, and subject to the provisions of subsection (I) of this section,

(b) A sign upon a parapet if such parapet is continuous along the entire top of the wall upon which it is constructed and is of the same surface appearance as the wall.

(C) Displays of the following nature are prohibited:

(1) Imitations or simulations of any directional, working, danger or informational sign;

(2) Illumination of such brilliance and/or position as to blind or dazzle the vision of travelers;

(3) Displays containing statements, words or suggestions or picture of an obscene, indecent or immoral character;

(4) Misleading, erroneous or false information and advertising;

(5) Those that emit any sound as a part of the advertising message;

(6) Portable or mobile signs which are placed upon, affixed to or hung from a portable, natural or contrived appliance, structure, trailer, flatbed, vehicle or thing, susceptible or capable of being used for advertising, except as provided in Section 29.44.098.

(D) No advertising display shall be maintained unless the name of the manufacturer of same is displayed thereon.

(E) Abandoned displays or those advertising activities of a defunct or inoperative nature must be moved within ninety days of notification to property owner and/or owner of the business advertised and/or owner of the sign.

(F) Maintenance. All signs, advertising displays and structures as regulated by this section shall be maintained by the owner of the sign and/or property, and shall be kept free and clear of all obnoxious substances, materials, rubbish or weeds.

(G) FAA Limitations. No advertising display, sign or structure as regulated by this section shall exceed those limitations specified in Chapter 29.50, nor any recommendation of the director of aviation in regard to obstructions of visibility by height, area or lighting thereof.

(H) Setback Measurements. All advertising display, sign and structure setback distances shall be determined from the future right-of-way line and measured horizontally to the closest point of projection of the display, sign or structure.

(I) Special Provisions.

(1) Wall Signs. No wall sign shall project out from the wall more than two feet measured to the front of the sign. No portion of any wall sign shall project beyond the end of top of the wall to which the wall sign is attached.

(2) Marquee Signs. A sign attached to the face of a marquee shall not project below the marquee and shall not have more than fifty percent of the sign projecting above the top of the marquee, and the sign shall not under any conditions exceed the height of the wall to which the marquee is attached, and no visible external bracing to the wall or top of the marquee shall be allowed.

(3) Revolving Signs. A sign that revolves shall not exceed eight revolutions per minute and shall be permitted only in C-C, H, and M zones.

(4) Animated Signs. Animated signs shall be permitted only in an H-1 or M zone. Time and temperature displays are not "animated signs" for the purposes of this section.

(5) Signs Under Canopies and Marquees. Signs under canopies and marquees shall be permitted if not more than sixteen square feet in area.

(J) No advertising display, sign or structure shall be allowed which is not considered aesthetically compatible with the area in which it is located or with the building or structure on which it is located. A staff determination of noncompatibility may be appealed to the planning commission by submission of an architectural supervision application. (Ord. 1062 § 3, 1988: Ord. 902 § 3, 1984: Ord. 811 § 3 (part), 1982)

29.44.096 On-premises advertising. On-premises advertising displays, signs and structures may be allowed subject to the provisions of Section 29.44.095 and as further provided herein:

(A) Size. The total area of all types of displays located on a lot or parcel of land shall not exceed the following ratio:

R zones	1 sq. ft. for ea. lineal ft. of frontage
C zones	1 sq. ft. for ea. lineal ft. of frontage
M zones	3 sq. ft. for ea. lineal ft. of frontage
H-2 zone	3 sq. ft. for ea. lineal ft. of frontage
H-1 zone	8 sq. ft. for ea. lineal ft. of frontage

If a building fronts on more than one street, then only one of the street frontages will be allowed in computing the area shown above. Square footage shall be measured on only one side of a two-sided sign, and on two sides of a three-sided or four-sided sign. Allowable sign area in any commercial complex shall be increased by fifty percent provided that the entirety of such increase is used for individual tenant panels located on the principal freestanding sign(s) within the complex.

(B) Number of Freestanding Signs Allowed. One freestanding sign may be allowed for each dedicated public street which abuts the property. A shopping center is a single property for the purposes of this section. Alternatively, in any M or H zone, one freestanding sign will be permitted for each one hundred feet of frontage. No freestanding sign shall be located within one hundred feet of any other freestanding sign on the same

lot or parcel, nor shall any parcel smaller than one net acre have more than one free-standing sign.

(C) Setback. No display, sign or structure shall be located within ten feet of the future right-of-way width or as provided in Chapter 29.64, whichever is greater. The side setback shall be the same as the building side yard setback except that if the adjacent lot or parcel is in an R zone, the sign shall be set back at least five feet from the side property line.

(D) Height.

(1) The minimum height of a freestanding sign shall be measured from the horizontal surface of the ground to the lowest portion of horizontal projection of the sign, and shall not be less than fourteen feet where located in an area subject to vehicular traffic.

(2) The maximum overall height for any sign shall not exceed the building height for the district in which the sign is erected.

(3) For a resort hotel in an H-1 zone, the maximum height shall be the maximum height allowed for the building.

(E) Protection. Every freestanding sign so located as to be subject to pedestrian or vehicular traffic shall have a curb or other appropriate safety barrier at a minimum distance of four feet from any portion of the sign which would interfere with or obstruct said traffic.

(F) C Zones — Special Provisions. Advertising signs in addition to subsection (A) of this section will be permitted as follows:

Wall or marquee signs attached to and parallel to the frontage walls with each individual business advertising limited to the building frontage of the particular business; and

(1) Not to exceed four feet in height in a C zone with a net area of less than five acres;

(2) Not to exceed six feet in height in a C zone with a net area of five or more acres;

(3) Individual letters of a wall sign may exceed the four-foot and six-foot limits, provided the average height of all copy meets those limits;

(4) For the purposes of this section, "frontage walls" means exterior walls parallel to an abutting street, or facing the interior of a shopping center, or that portion of other exterior walls which pertain to commercial units having a principal pedestrian access through such other walls.

(G) R-Zones — Special Provisions. Identification signs for boarding stables and horse riding stables and/or academies shall be permitted as follows: stating the name of the business which shall not exceed ten square feet and shall contain only the name of the owner or business, address, and phone number. Advertising of rates, services or riding events, etc. shall not be permitted. Such sign may be illuminated but the source of illumination shall not be visible, and no flashing or intermittent illumination shall be employed.

(H) Vehicles as Promotional Devices. Notwithstanding any other provision of this title, a casino may maintain the exterior display of a vehicle or vehicles as promotional devices, with associated signage, subject to the following conditions:

(1) Such display shall be set back from any public right-of-way in accordance with the normal front setback for an on-premises sign;

(2) One such display shall be permitted within each one hundred feet of frontage along any public right-of-way;

(3) Any sign associated with such display shall not extend more than two feet above or beyond the vehicle being displayed. (Ord. 1606 § 15, 1994: Ord. 1062 § 3 (part), 1988)

29.44.097 Off-premises advertising. The purposes of these regulations are to regulate the location and design of off-premises signs and advertising structures; to maintain and enhance the aesthetic environment; to enhance the county's ability to attract sources of economic development and growth; to improve pedestrian and vehicular traffic safety; to minimize the possible adverse effect of signs on nearby public and private property and to enable the fair and consistent enforcement of these sign restrictions. Off-premises advertising displays, signs and structures shall be allowed subject to the provisions of Section 29.44.095 and as further provided herein.

(A) Permitted Locations. Off-premises signs are to be considered primarily as a specific type of land use rather than as an incidental use to an existing land use. Off-premises signs produce a revenue to the property owner as a land use as compared to on-premises signs which in themselves do not produce a revenue but are incidental to a revenue-producing land use. On streets that serve as access to commercial business establishments, off-premises signs compete with on-premises signs for the traveler's attention; further, the on-premises signs serve a beneficial purpose of directing the traveler to their desired destination, whereas off-premises signs typically do not. For all of the preceding reasons, off-premises signs and advertising shall be limited to the off-premises advertising overlay zone. Locations in the off-premises advertising overlay zone are along routes that do not serve as direct access to commercial business establishments or are in the resort area where traffic is slow and the existence of numerous large signs is common and, in fact, is a distinct design feature of the area. Off-premises advertising shall be permitted in the C-C, C-1, C-2, C-3, H-1, H-2, P-F, M-D, M-1, M-2 and M-3 zoning districts only in the following described off-premises advertising overlay zone:

(1) The area within the Las Vegas valley within the following boundaries:

(a) Bounded on the north by the city of Las Vegas/Clark County boundary,

(b) Bounded on the west by Arville Street between the city of Las Vegas boundary and Rochelle Avenue, then running along Rochelle Avenue to Decatur Boulevard, then continuing south on Decatur Boulevard,

(c) Bounded on the south by a line one hundred feet south of Sunset where located west of I-15 and by a line one hundred feet south of Maule Avenue where located east of I-15, and

(d) Bounded on the east by a line one hundred feet east of Paradise Road between Sahara and Harmon Avenue, then running along Harmon Avenue to Swenson Street then continuing south on Swenson Street to the exit for McCarran International Airport, then continuing south along a line one hundred feet east of Paradise Road; and

(2) Along the following interstates and federal-aid primary routes as defined by the Nevada Department of Transportation: I-15, I-515, U.S. Highway 93, U.S. Highway 95 and I-215, from I-15 east to within two hundred feet of Warm Springs Road. Evidence of approval of the off-premises advertising structure by the Nevada Department of Transportation must be provided prior to issuance of a building permit by Clark County. Off-premises advertising proposed in these areas must be oriented so as to have direct visual exposure to the highway and must be located within one hundred feet of the highway right-of-way line; and

(3) Areas where the right-of-way for U.S. Highway 91 (Las Vegas Boulevard South) is located less than one hundred feet from the right-of-way for I-15, within the following legally described sections:

Township 23 South, Range 61 East: SW1/4, NW1/4, Section 20 and N1/2, Section 30
Township 24 South, Range 60 East: N1/2, SE1/4 Section 1, S1/2, S1/2 Section 2, and Sections 15 and 16

Where the right-of-way for U.S. Highway 91 (as listed above) is located less than one hundred feet from the right-of-way for I-15, the off-premises advertising proposed must be oriented so as to have direct visual exposure to I-15 and the sign setback shall be measured from the east right-of-way line for U.S. Highway 91; and

(4) The Boulder Highway from the intersection of the Boulder Highway and U.S. Highway 93/95 to the city of Henderson/Clark County boundary. Off-premises advertising proposed in these areas must be oriented so as to have direct visual exposure to the highway and must be located within one hundred feet of the highway right-of-way line.

EXCEPTION: The off-premises advertising overlay zone shall not include the area within four hundred feet of either side of the centerline of U.S. Highway 95 within the town site of Searchlight within the following legally described sections, generally described as six miles north and six miles south of the Searchlight town center:

Township 28 South, Range 63 East: Sections 2, 11, 14, 22, 23, 27, 34 and 35
Township 29 South, Range 63 East: Sections 2, 11, 14, 23, 24, 25 and 36.

(B) Conditional Use Permit. A conditional use permit in accordance with the provisions of Chapter 29.66 of this title shall be required for any off-premises advertising proposed to be located where the leading edge of the sign is within three hundred feet of a residential zoning district, within three hundred feet of a P-F zoning district where a school, library or park is located or as required in subsection (F) below. The applicant must demonstrate that the proposed off-premises sign, its design and its location are compatible with any existing residence or a residential or P-F zoning district within a three-hundred-foot radius of the proposed off-premises sign. Compatibility will be determined in accordance with the standards described in Section 29.66.025, General standards.

(C) Size, Height, Setbacks. The minimum height of an off-premises advertising sign shall be measured from the horizontal surface of the ground to the lowest portion of horizontal projection of the sign. The minimum height shall not be less than fourteen feet where located in an area subject to vehicular traffic, nor less than ten feet in any other location. Maximum size, height and setbacks shall be as follows:

Size	672 square feet maximum, except in P-F zone, where the size is unrestricted
Height	Allowable building height or 50 feet, whichever is less
Setbacks	Same as building setbacks

EXCEPTIONS:

(1) Size. An embellishment of up to five feet above the face of an off-premises advertising structure may be added, not to exceed more than one hundred twenty-eight square feet additional sign area, for a maximum total sign area of eight hundred square feet.

(2) Height. Off-premises advertising structures along an elevated roadway shall be a maximum height of thirty feet above the grade of the travel lane of the roadway when the sign is oriented toward the roadway and the nearest edge of the structure is within sixty feet of the roadway right-of-way.

(D) Separations. Required separations shall be as follows: the distances designated in the chart below with an asterisk* are to be measured in radius fashion from the leading edge of the sign. All other distances shall be measured in a linear fashion from the edge of the sign face and shall only apply to signs on the same side of the public right-of-way.

From a residential property line	100 feet minimum*
From another off-premises advertising sign, except along a roadway described in subsection (A)(2) of this section	300 feet minimum
From another off-premises advertising sign along a roadway described in subsection (A)(2) of this section	500 feet minimum
From an on-premises advertising sign on another parcel	100 feet minimum
From any point of intersection of roadways	50 feet minimum*

(E) "Flagging" Prohibited. No portion of an off-premises advertising sign or sign structure shall be erected above, over or through a building or structure, and following establishment of the off-premises sign, no building or structure shall be constructed or placed beneath any part of an off-premises sign.

(F) Sign Faces. Off-premises advertising structures shall be double-faced or otherwise covered so as to preclude visibility of any unfinished rear surface from any public right-of-way. Sign faces may be placed at an angle not to exceed forty-five degrees; provided, that the open side is covered so as to preclude visibility of the rear surface from any public right-of-way. Off-premises advertising structures consisting of more than two sign faces and/or consisting of angles exceeding forty-five degrees shall require conditional use permit approval subject to the provisions of Chapter 29.66 of this title. The applicant must demonstrate that the proposed structure is compatible with the surrounding area.

(G) Sign Permits and Associated Fees.

(1) Sign Permit. An application for a sign permit for the construction, placement or installation of a new sign or the relocation or modification of the structure of an existing sign shall be filed with the current planning division upon forms furnished by the current planning division. The permit application shall be accompanied by detailed drawings to show the dimensions, design, structure and location of each particular sign. Evidence of the property owner's approval of the sign installation is required. Evidence

of approval of the off-premises advertising structure by the Nevada Department of Transportation must be provided prior to issuance of a sign permit for any sign which is located along I-15, I-515, U.S. 93, U.S. 95 and I-215, from I-15 east to within two hundred feet of Warm Springs Road. The current planning division shall approve and issue a sign permit upon compliance with Clark County Code, payment of all required fees and issuance of any required building permit. The sign permit shall expire if the building permit for the sign expires due to lack of construction or completion of the sign structure. The sign permit number shall be clearly displayed on each off-premises advertising structure.

(2) Sign Permit Fee. No permit shall be issued for the construction, placement, installation, relocation or modification of an off-premises advertising structure until a fee has been paid as required by Chapter 29.76 of this title.

(H) Requirements Waived.

(1) Off-premises advertising structures do not require the signing of an avigation easement. Off-premises advertising structures proposed to be located in a P-F zoning district are exempt from the requirements for design review listed in Chapter 29.52. All other off-premises advertising structures are exempt from the requirements for design review listed in Chapter 29.52, unless they are proposed to be located within the areas described below where there is the potential for conflicts with aircraft departures.

Township 21 South, Range 61 East:

SE1/4 of Section 21	SW1/4 of Section 22
S1/2N1/2 of Section 31	S1/2 of Section 31
S1/2 of Section 32	S1/2 of Section 33

Township 22 South, Range 61 East:

NW1/4 of Section 4
NE1/4 of Section 5

(2) Off-premises advertising structures, when established as the sole use of the property, do not require installation of paved parking, landscaping, wall-enclosed trash areas or off-site improvements. (Ord. 1841 § 3, 1996: Ord. 1720 § 1, 1995: Ord. 1637 § 1, 1994: Ord. 1627 § 1, 1994: Ord. 1618 § 1, 1994: Ord. 1477 § 18, 1993: Ord. 1467 § 16, 1993)

29.44.098 Temporary signs. The term "temporary sign" means and includes any sign, banner, pennant, flag, streamer, whirligig, valance, inflatable device, tethered balloon, mobile sign (whether or not attached to a self-propelled motor vehicle) or advertising display constructed of cloth, canvas, light fabric, cardboard, wallboard, plywood or other light materials, with or without frames and intended to be displayed for a brief and limited period of time or which are other than the permanent on-premises advertising, off-premises advertising or miscellaneous signs described in this title. Temporary signs may be allowed in any zoning district as provided in this title and subject to the provisions of Section 29.44.095 and as further provided in this section.

(A) Types of Signs. Temporary signs are limited to the following four types of messages described in this section and all other are expressly prohibited:

(1) For Sale/Rent/Lease Signs. Signs advertising an offer of sale, rent or lease of land, a building, a unit of a building or a structure;

(2) Political Signs. Signs advertising a political message, ballot measures or candidates for public office. Political signs shall not contain any commercial message that directly or indirectly names, advertises or calls attention to a business, product, service or other commercial activity;

(3) Construction Signs. Signs advertising a construction project, and the parties involved in its development, proposed to be located on the lot or parcel of land on which the sign is located;

(4) Special Attraction/Promotional Signs. Signs advertising a special attraction offered by an existing licensed business located on the lot or parcel of land on which the sign is located. In shopping centers the special attraction sign need not be located on the same lot or parcel of land as the business it is advertising, provided it is located on a parcel or lot within the shopping center;

(5) Exemptions. The following temporary signs, displays or attention-gaining devices are exempt from the provisions of this section:

(a) One flag of the United States, the state of Nevada, county of Clark or flag of any government or political subdivision is permitted on any improved lot or parcel of land; provided, that the flag is located so that when fully extended it does not overhang a property line or public right-of-way and that any pole or structure is set back a minimum of ten feet from any property line or public right-of-way line. Any flag not meeting any one or more of these conditions shall be considered a banner sign and shall be subject to regulation as such. Facilities owned or operated by a government agency may have more than one flag, provided all other requirements of this section are met.

(b) Streamers, pennants or strings of pennants, no more than twenty-four inches in total height, are permitted surrounding an approved outdoor display yard or lot. The minimum height shall not be less than fourteen feet above the ground where located in an area subject to vehicular traffic, nor less than eight feet in any other location.

(B) Permit Requirements. Time Limits, On/Off-Premises Restrictions. The following standards shall apply to all signs, displays and attention-gaining devices permitted under this chapter:

(1) For Sale/Rent/Lease Signs.

(a) On/Off-Premises Restrictions. For sale/rent/lease signs are allowed only on the lot or parcel of land which is being advertised or on the lot or parcel of land upon which the building, unit of building or structure being advertised is located. An exception is permitted for the sale of lots, buildings or units of buildings in residential zoning districts to allow off-premises advertising of these products in commercial areas up to six miles away from the buildings, units or lots they are advertising. "Commercial areas," for the purpose of this section means vacant lots or portions of lots which are located at least one hundred feet from any developed single-family residential property. A sign advertising a leasable sign location is not an on-premises sign permitted under this section and is expressly prohibited.

(b) Time Limits. For sale/rent/lease signs can be installed as soon as the product is offered for sale, rent or lease and all required permits are obtained for the sign. These signs must be removed within fifteen days after the sale, rent or lease of the land, building, unit of a building or structure or within two years, whichever occurs first. If more than one lot, building or unit is offered, the signs must be removed within fifteen days after the last lot or unit is sold, rented or leased or within two years, whichever occurs first. Weekend directional signs can be installed after six p.m. on Friday and must be removed by six a.m. on Monday, or by six a.m. on Tuesday, if county offices are closed on Monday due to a holiday.

(c) Permits. A sign permit (as set forth in subsection (D) of this section) is required prior to the construction, placement or installation of each sign, except on-premises signs sixteen square feet or less in size.

(2) Political Signs.

(a) On/Off-Premises Restrictions. There are on/off-premises restrictions for political signs. Political signs are allowed in any zoning district.

(b) Time Limits. Political signs can be installed at any time. Political signs advertising candidates or ballot measures shall be removed within fifteen days after the primary election if the advertised candidate or ballot measure is defeated and in all cases within fifteen days after the general election. Other political signs have no time limit for removal provided they are maintained in a safe and readable manner.

(c) Permits. Sign permits (as set forth in subsection (D) of this section) are not required for political signs.

(3) Construction Signs.

(a) On/Off-Premises Restrictions. Construction signs are allowed only on the lot or parcel of land on which the construction project is located.

(b) Time Limits. Construction signs can be installed as soon as the project has received land use approval (approval of a zone change, use permit, variance or design review by the planning commission or board of county commissioners). Construction signs must be removed within fifteen days after the construction project is complete.

(c) Permits. A sign permit (as set forth in subsection (D) of this section) is required prior to the construction, placement or installation of each sign.

(4) Special Attraction/Promotional Signs.

(a) On/Off-Premises Restrictions. Special attraction/promotional signs are permitted only on the premises of the existing licensed business conducting the promotion. In shopping centers the special attraction/promotional sign need not be located on the same lot or parcel of land as the business it is advertising, provided it is located on a parcel or lot within the shopping center.

(b) Time Limits. Special attraction/promotional signs may be permitted for no more than one event per month, no longer than seven days' duration, except during December when all of the month may be used for temporary signs and attention-gaining devices. Special attraction/promotional signs must be removed immediately after the sign permit expires.

(c) Permits. A sign permit (as set forth in subsection (D) of this section) is required prior to the construction, placement or installation of each sign.

(C) Design and Location Standards. The standards for sign area and number of signs indicated in this section are permitted in addition to the sign area and number of signs permitted under other sections of this title.

(1) The following standards shall apply to all signs, displays and attention-gaining devices permitted under this chapter, except political signs and permitted off-premises for sale signs:

29.44.098

	Single-Family Residential Zoning Districts	Multifamily Residential, C-P, T-C and P-F	All Other Zoning Districts
Maximum area *			
If net area of lot is 1/2 acre or less	16 square feet	32 square feet	80 square feet**
If net area of lot exceeds 1/2 acre	16 square feet per 1/2 acre	32 square feet per per 1/2 acre	80 square feet per 1 acre or portion thereof**
Maximum overall height	22 feet	22 feet	30 feet
Minimum separation from a free standing sign	25 feet	50 feet	50 feet
Minimum setback from right-of-way line	10 feet	10 feet	10 feet
Maximum number of signs			
If net area of lot is 5 acres or less	1 per lot	1 per lot	Unlimited, provided the maximum area is not exceeded
If net area of lot exceeds 5 acres	1 per 5 acres	1 per 5 acres	Unlimited, provided the maximum area is not exceeded

* Area bonus for flags: In addition to the sign area otherwise permitted. One flag (up to 3 feet by 5 feet in size) may be permitted per 1/2 acre in any zoning district. The minimum setback for such flags shall be 5 feet from the right-of-way or any other property line.
** Area bonus for very short-term signs, displays and attention-gaining devices located in all other zoning districts: Signs, displays or attention-gaining devices may occupy a maximum area of 128 square feet total (or 128 square feet per one acre or portion thereof, whichever is greater) if and only if, the sign, display or attention-gaining device is displayed for no longer than 7 days' duration in any one month, except during the month of December when all of the month may be used for such larger signs, displays and attention-gaining devices.

(2) The following standards shall apply to off-premises for sale signs:

	Weekend Directional Signs	All Other Off-Premises For Sale Signs
Maximum area	4 square feet	40 square feet, except up to 4 signs per subdivision may be a maximum of 96 square feet and up to 2 signs per subdivision may be a maximum of 128 square feet. An embellishment not exceeding 20 percent of the sign area may be added to each sign face.
Maximum overall height	4 feet	25 feet except that embellishments may protrude an extra three feet, not to exceed 28 feet overall.
Minimum separation from a freestanding sign	none	(1) 200 feet from any temporary off-premises for sale sign oriented toward the same side of the street, or an 80-foot radius, whichever is greater. (2) 100 feet from any sign other than a temporary sign, except for directional signs, on the same side of the street, or an 80-foot radius, whichever is greater. (3) 50 feet from a temporary on-premises for sale sign or temporary construction sign.
Minimum setback from right-of-way line	10 feet	10 feet
Maximum number of signs	70 per separately mapped subdivision	8 per separately mapped subdivision. A sign advertising more than one subdivision on the same sign face shall be counted as one sign against only one of the subdivisions.

(3) The following standards shall apply to political signs:

	Residential Subdivisions	All Other Areas
Maximum area	16 square feet each, 80 square feet total	128 square feet each
Maximum overall height	15 feet	30 feet
Minimum separation from a freestanding sign	none	none
Minimum setback from right-of-way line	10 feet	10 feet

	Residential Subdivisions	All Other Areas
Maximum number of signs	none	none

(D) Sign Permits and Associated Fees.

(1) Sign Permit. If required by this section, an application for a sign permit for the construction, placement or installation of a new sign or modification of an existing sign shall be filed with the Clark County building department upon forms furnished by the Clark County building department. The permit application shall be accompanied by three copies of the most recent assessor's parcel map for the parcel, three copies of detailed drawings to show the dimensions, design, advertising copy, structure and location of each particular sign. Evidence of the property owner's approval of the sign installation is required for off-premises for sale signs, except weekend directional signs (three copies). One application and permit may include multiple signs, provided they are permitted on the same lot or parcel of land, except for weekend directional signs, which need not be on the same lot or parcel. The Clark County building department shall approve and issue a sign permit upon compliance with Clark County Code and payment of all required fees. The sign permit shall expire within thirty days if the sign is not installed or when any required building permit expires due to lack of construction or completion, whichever occurs last. The sign permit number shall be clearly displayed on each temporary sign.

(2) Sign Permit Fee. No permit shall be issued for the construction, placement, installation or modification of a temporary sign until the fee required by Chapter 29.76 of this title has been paid.

(E) Requirements Waived. Temporary signs do not require installation of paved parking, landscaping, wall-enclosed trash areas or off-site improvements, nor the signing of an aviation easement and are exempt from the requirements for design review listed in Chapter 29.52. Further, because of the temporary nature of the structures, temporary signs need not conform to the restrictions under Chapter 29.64 of this title, except that special attraction/promotional signs must conform to Section 29.64.020(E).

(F) Violations. Whenever a temporary sign is found to be placed, installed maintained in violation of any provision of Clark County Code or of any other ordinan-

or law, the county shall order that such sign be altered, repaired, reconstructed, demolished, relocated or removed as may be appropriate to abate such condition. Any work required to be done shall, unless a different time is specified, be completed within ten days of the date of such order.

(G) Removal of Temporary Signs. Clark County is authorized to remove temporary signs or other advertising displays in the following manner:

(1) Any temporary sign or advertising display unlawfully located in the public right-of-way or which causes the threat of immediate peril or menace to the public may be removed without notice. Thereafter, within ten judicial days, notice shall be sent by United States mail to the property owner and the beneficial user of the sign, if such user can reasonably be identified, informing them of the action taken and that the sign may be reclaimed upon payment of the prescribed fee and within the time set forth under subsection (H) of this section.

(2) Any temporary sign or other advertising display not in conformance with the provisions of this chapter may also be removed by Clark County; provided, that the owner of the property and the beneficial user of the sign, if such user can reasonably be identified, have been either served personally or by first class United States mail with the written notice fifteen days in advance of the pending removal action. The written notice must advise the property owner or beneficial user that they may request a hearing pursuant to subsection (I) of this section and if the written request for a hearing is received by Clark County within ten days from the date of the written notice, the county's action toward removal of the sign shall be stayed until a hearing is held and a decision made pursuant to subsection (I) of this section.

(3) If a hearing on the impounding of the sign is not timely requested or if the sign is not returned at the owner's request in accordance with the provisions of this chapter, Clark County may sell or otherwise dispose of the sign and deposit the proceeds, if any, from any such sale or other disposition in the county treasury.

(H) Return or Destruction of Impounded Temporary Signs.

(1) The owner or beneficial user, after providing sufficient proof of ownership of a temporary sign may, at any time up to and including thirty days after the impounding, and if a hearing pursuant to this chapter is held concerning the sign, may, at any time up to and including within thirty days after the decision at such hearing becomes final, obtain a return of the sign upon paying an impound fee of fifty dollars for a sign other than a weekend directional sign, or ten dollars for a weekend directional sign, plus the reasonable additional special, itemized costs, if any, of impounding the sign in excess of the required impound fee.

(2) The zoning administrator, or designee, after a hearing in accordance with this chapter, and a determination that the impound was improper, may order the sign returned without payment of any impound fee, or if an impound fee has previously been paid, may order return of any such impound fee.

(I) Hearings on Violation and Impoundment.

(1) Any owner or beneficial user who has received a notice that a temporary sign is in violation of this chapter may within the time set forth in subsection (F)(2) of this section request a hearing before the zoning administrator or designee.

(2) Any owner or beneficial user maintaining a temporary sign which has been impounded pursuant to subsection (G)(1) of this section may at any time within thirty days of the impoundment request a hearing before the zoning administrator or designee.

(3) All requests for hearing shall specify the name and address where the person requesting the hearing may be contacted and shall state in specific detail the reasons for the hearing request.

(4) A timely request for a hearing made prior to any impounding shall operate to stay any impounding until five working days after the decision is rendered.

(5) A hearing shall be held, unless continued by agreement, within ten working days of the request for a hearing. At the hearing, any person may present evidence or argument as to whether the sign was in violation of this chapter or whether the sign should be returned without payment of an impound fee.

(6) A written decision shall be rendered within five working days after the close of the hearing.

(7) The zoning administrator or designee, may give oral notice of the decision at the close of the hearing and must also send notice of the decision by first-class mail.

(8) The decision of the zoning administrator or designee shall be considered final and the county may take any action permitted by that decision concerning removal of the temporary sign or other advertising five days after written decision is mailed. (Ord. 1841 § 4, 1996: Ord. 1799 § 1, 1996: Ord. 1714 § 1, 1995: Ord. 1604 1994: Ord. 1536 § 1, 1993: Ord. 1478 § 2, 1992)

29.44.099 Miscellaneous signs. Miscellaneous signs may be permitted as provided by this title and subject to the provisions of Section 29.44.095, and as further provided herein:

(A) Nameplates. One nonilluminated nameplate, not exceeding three square feet in area for each dwelling unit, indicating the name and address of the occupant and permitted occupation, may be permitted.

(B) Trespassing and Dumping Prohibition Signs. Trespassing signs and dumping prohibition signs shall not exceed sixteen square feet in area, and one sign may be allowed for each corner and/or one sign may be located at each three-hundred-foot interval.

(C) Entrance or Exit Signs.

(1) One sign having the word "ENTRANCE" or "EXIT" or other vehicular directional information may be permitted for each approach or exit in an H, C, or M district. The name or corporate symbol of the establishment may be added to such sign provided such addition is smaller than the word "ENTRANCE" or "EXIT," but this comparative size restriction does not apply within the H-1 zone.

(2) The maximum height shall not exceed five feet from the horizontal grade to the bottom of the sign.

(3) No entrance or exit sign shall be located closer than ten feet to the back of curb or two feet back of the property line, whichever is greater, and shall be protected from vehicular and pedestrian traffic.

(4) The maximum size shall not exceed the following:

(a) C districts: two feet in height and four feet in length;

(b) H-2 and M districts: three feet in height and five feet in length;

(c) H-1 district: four feet in height and eight feet in length. (Ord. 1062 § 3 (part), 1988)

29.44.100 Noise. (A) The maximum sound pressure level radiated by any use or facility when measured at each boundary line of the property on which sound is generated shall not exceed the values shown in the following table:

Octave Band Range in Cycles per Section	Sound Pressure Level in Decibels 0.0002 Dyne per Cm^2
20 — 300	65
301 — 2400	45
above 2400	35

Except that, between the hours of nine p.m. and seven a.m. daily, the permitted sound pressure level in decibels for any use or facility within five hundred feet of any residential use or zoning district shall be reduced by five decibels from the figure given in the above tables for each octave-band range.

(B) Sound pressure level shall be measured with a sound level meter and associated octave band analyzer conforming to standards prescribed by the American Standards Association, including any subsequent amendment or approved revision thereof.

(C) No provision of this subsection shall be held to apply to aircraft operations, temporary construction work or in the H-1 district within five hundred feet of the centerline of Las Vegas Boulevard South between Sahara Avenue and Sunset Road. (Ord. 1533 § 1, 1993: Ord. 811 § 3 (part), 1982)

29.44.105 Smoke. No use, activity or facility, whether industrial or otherwise, shall emit into the atmosphere any smoke which is equal to Ringelmann No. 2 or darker. (Ord. 811 § 3 (part), 1982)

29.44.110 Air conditioning and heating units. Air conditioning and heating units attached to any building or structure other than a single-family residence shall be placed on the building or structure in a location which will prevent the air conditioning and heating units from being seen from any adjacent public right-of-way. If the nature or location of the building or structure precludes so locating the air conditioning and heating units, the air conditioning or heating units shall be screened or treated in a manner approved by the zoning administrator. The decision of the zoning administrator may be appealed to the planning commission. This section does not apply to equipment primarily designed for solar heating or cooling. (Ord. 865 § 1, 1983: Ord. 811 § 3 (part), 1982)

29.44.130 Temporary outdoor commercial and promotional activities. Notwithstanding any provision of this title prohibiting outdoor commercial and promotional activities, a licensed business located in any H-1 (limited resort and apartment), H-2 (general highway frontage), C-1 (local business), C-2 (general commercial), or C-C (shopping center) district may establish and maintain outdoor commercial or promotional activity on a temporary basis subject to the following conditions:

(A) Outside activity shall be limited to not more than three days in any calendar month;

(B) Outside activity, and any display associated with that activity, shall be set back from all property lines not less than ten feet;

(C) There shall be only one three-day outdoor commercial and promotional activity at any given motel, hotel, shopping center or business location within a calendar month;

(D) Any business wishing to establish outside activity shall provide a written notice five judicial days in advance of the activity to the zoning administrator of Clark County, delineating the type of activity, the exact location on the property, and the dates proposed for the activity, together with the fee as required by Chapter 29.76 of this title;

the zoning administrator shall approve or deny the activity within two judicial days after receiving the written notice;

(E) This section is expressly designed to accommodate special events such as "grand openings," "sidewalk sales," and other one-time promotional events. (Ord. 1841 § 5, 1996: Ord. 833 § 1, 1983)

29.44.140 Animals within Community District 5. Notwithstanding the restrictions on keeping animals within the various zoning districts enumerated in this title, within Community District 5 the following additional animals may be kept, provided that such animals are part of an animal care project, sponsored and monitored by a national multi-membership animal husbandry society that provides participants with direction and guidance in the raising of animals and an opportunity to exhibit the animals at the end of the project:

(A) On lots of ten thousand square feet gross area or larger, one farm animal together with its young under the age of one year.

(B) On lots of less than ten thousand square feet of gross area, one farm animal together with its young, but no individual animal or its young shall be kept for a period of more than six months.

For the purpose of this section, "farm animal" means any animal listed as permitted or permitted subject to a conditional use permit in the R-A residential agricultural district, or any animal similar in size and nature to such listed animal. A determination of similarity shall be made by the zoning administrator, and may be appealed to the planning commission in the manner prescribed in this title for a supplemental use classification. (Ord. 1121 § 1, 1988)

29.44.150 Administrative deviation. Where permitted by Sections 29.44.050, 29.44.055, 29.44.060 and 29.44.085 of this chapter, an administrative deviation may be approved or conditionally approved by the zoning administrator or his/her designee subject to the provisions of Section 29.66.030(A). Any application shall be accompanied by the following:

(A) Four copies of any plan as required by the Zoning Administrator sufficient to determine compliance with Section 29.66.030(A);

(B) A nonrefundable filing fee as required by Chapter 29.76 of this title;

(C) If the deviation is to allow a fence, wall or hedge greater than six feet in height, a notarized letter of approval from any private property owner of any developed property adjacent to such fence, wall or hedge shall be submitted;

(D) If the deviation is to allow the elimination or reduction of setbacks as provided by Sections 29.44.060(J) and (K) of this title, then the deviation must be co-approved by the director of public works or his/her designee.

The decision of the zoning administrator may be appealed by the applicant to the planning commission by filing for a variance in accordance the provisions of Chapter 29.66 of this title. (Ord. 1841 § 6, 1996: Ord. 1780 § 2, 1996)

non-conformities

Chapter 29.45

NONCONFORMITIES

Sections:

29.45.010 Purpose and intent.
29.45.020 Nonconforming lots of record.
29.45.030 Nonconforming uses of land (or land with minor structures only).
29.45.040 Nonconforming structures.
29.45.050 Nonconforming uses of structures or of structures and premises in combination.
29.45.055 Mobile home parks.
29.45.060 Repairs and maintenance.
29.45.070 Uses under special exception provisions not nonconforming uses.
29.45.080 Advertising displays, signs and structures.

29.45.010 Purpose and intent. Within the district established by this title or amendments that may later be adopted there exist:

(A) Lots;
(B) Structures;
(C) Uses of land and structures; and
(D) Characteristics of use;

which were lawful before this title was passed or amended, but which would be prohibited, regulated or restricted under the terms of this title or future amendment. It is the intent of this chapter to permit these nonconformities to continue until they are removed, but not to encourage their survival. It is further the intent of this chapter that nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same district.

Nonconforming uses are declared by this chapter to be compatible with permitted uses in the districts involved. A nonconforming use of a structure and land in combination shall not be extended or enlarged after passage of this title by attachment on a building or premises of additional signs intended to be seen from off the premises, or by the addition of other signs intended to be seen from off the premises, or by the addition of other uses of a nature which would be prohibited generally in the district involved.

To avoid undue hardship, nothing in this chapter shall be deemed to require a change in the plans, construction or designated use of any building on which actual construction was lawfully begun prior to the effective date of adoption or amendment of this title and upon which actual building construction has been carried on diligently. Actual construction is defined to include the placing of construction materials in permanent position and fastened in a permanent manner. Where excavation, demolition or removal of an existing building has been substantially begun preparatory to rebuilding, such excavation, demolition or removal shall be deemed to be actual construction, provided that work shall be carried on diligently. (Ord. 429 (part), 1974)

29.45.020 Nonconforming lots of record. In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single lot of record at the effective date of adoption or amendment of this title, notwithstanding limitations imposed by other provisions of this chapter. Such lot must be in separate ownership and not of continuous frontage with other lots in the

same ownership. This provision shall apply even though such lots fail to meet the requirements for area, width, or both, that are generally applicable in the district, provided that yard dimensions and requirements other than these applying to area or width, or both, of the lot shall conform to the regulations for the district in which such lot is located. Variance of yard requirements shall be obtained only through action of the board of county commissioners.

If two or more lots or combinations of lots and portions of lots having continuous frontage in single ownership are of record at the time of passage or amendment of this title and if all or part of the lots do not meet the requirements established for lot width and area, the lands involved shall be considered to be an undivided parcel for the purposes of this chapter, and no portion of the parcel shall be used or sold in a manner which diminishes compliance with lot width and area requirements established by this title, nor shall any division of any parcel be made which creates a lot with width or area below the requirements in this title. (Ord. 429 (part), 1974)

29.45.030 Nonconforming uses of land (or land with minor structures only). Where at the time of passage of this title lawful use of land exists which would not be permitted by the regulations imposed by this title, and where such use involves no individual structure with a replacement cost exceeding one thousand dollars, the use may be continued so long as it remains otherwise lawful, provided:

(A) Such nonconforming use shall not be enlarged, increased nor extended to occupy a greater area of land than was occupied at the effective date of adoption or amendment of this title;

(B) Such nonconforming use shall not be moved in whole or in part to any portion of the lot or parcel other than that occupied by such use at the effective date of adoption or amendment of this title;

(C) If any such nonconforming use of land ceases for any reason for a period of more than thirty days, any subsequent use of such land shall conform to the regulations specified by this title for the district in which such land is located;

(D) No additional structure not conforming to the requirements of this title shall be erected in connection with such nonconforming use of land. (Ord. 429 (part), 1974)

29.45.040 Nonconforming structures. Where a lawful structure exists at the effective date of adoption or amendment of this title that could not be built under the terms of this title by reason of restriction on area, lot coverage, height, yards, its location on the lot or other requirements concerning the structure, such structure may be continued so long as it remains otherwise lawful, subject to the following provisions:

(A) Such nonconforming structure may not be enlarged or altered in a way which increases its nonconformity, but any structure or portion thereof may be altered to decrease its nonconformity.

(B) Should such nonconforming structure or nonconforming portion of structure be destroyed by any means to an extent of more than fifty percent of its replacement cost at time of destruction, it shall not be reconstructed except in conformity with the provisions of this title.

(C) Should such structure be moved for any reason for any distance whatever, it shall thereafter conform to the regulations for the district in which it is located after it is moved. (Ord. 429 (part), 1974)

29.45.050 Nonconforming uses of structures or of structures and premises in combination. If lawful use involving incidental structures with a replacement cost of one thousand dollars or more, or of structure and premises in combination, exists at the effective date of adoption or amendment of this title, that would not be allowed in the district under the terms of this title, the unlawful use may be continued so long as it remains otherwise lawful, subject to the following provisions:

(A) No existing structure devoted to a use not permitted by this title in the district in which it is located shall be enlarged, extended, constructed, reconstructed, moved or structurally altered except in changing the use of the structure to a use permitted in the district in which it is located.

(B) Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed for such use at the time of adoption or amendment of this title, but such use shall not be extended to occupy any land outside such building.

(C) If no structural alterations are made, any nonconforming use of a structure, or structure and premises, may as a special exception be changed to another nonconforming use provided that the board of county commissioners, either by general rule or by making findings in the specific case, finds that the proposed use is equally appropriate or more appropriate to the district than the existing nonconforming use. In permitting such change, the board of county commissioners may require appropriate conditions and safeguards in accordance with the provisions of this title.

(D) Any structure, or structure and land in combination, in or on which a nonconforming use is superseded by a permitted use, shall thereafter conform to the regulations for the district, and the nonconforming use may not thereafter be resumed.

(E) When a nonconforming use of a structure, or structure and premises in combination, is discontinued or abandoned for six consecutive months during any three-year period (except when government action impedes access to the premises), the structure or structure and premises in combination shall not thereafter be used except in conformity with the regulations of the district in which it is located.

(F) Where nonconforming use status applies to a structure and premises in combination, removal or destruction of the structure shall eliminate the nonconforming status of the land. Destruction for the purpose of this subsection is defined as damage to an extent of more than fifty percent of the replacement cost at time of destruction. (Ord. 429 (part), 1974)

29.45.055 Mobile home parks. The provisions of this section apply only to mobile home parks which were constructed and occupied prior to August 27, 1976. The requirements of this section, where present, supersede requirements of the same type set forth in other chapters of this title.

(A) Mobile home parks in conformance with the provisions of Ordinance 510 may continue to operate under the provisions and conditions of the original zoning actions at the time of their construction. The provisions of this section may supplement, but do not replace those requirements and conditions.

(B) For mobile home parks constructed prior to August 27, 1976, ordinance provisions for the minimum area of the park, the minimum area of spaces and width minimums for driveways (interior private streets) are waived.

(C) If a mobile home park provided a laundry facility at the date of adoption of Ordinance 1075 which was neither required by the approved site plan nor as a condition of zoning approval, then the facility may thereafter be closed only by providing evidence

to the Clark County building department that a majority of the spaces within the park are one thousand five hundred square feet or larger in area.

(D) The required setback from the front lot line may be reduced to two feet from a driveway (interior private street) providing the mobile home's drawbar or tongue or other attachments to the front are removed or altered so as not to protrude past the front lot line into the driveway. (Ord. 1876 § 16, 1996)

29.45.060 Repairs and maintenance. On any nonconforming structure or portion of a structure containing a nonconforming use, work may be done in any period of twelve consecutive months on ordinary repairs, or on repair or replacement of nonbearing walls, fixture, wiring or plumbing, to an extent not exceeding ten percent of the current replacement cost of the nonconforming structure or nonconforming portion of the structure as the case may be; provided, that the cubic content existing when it became nonconforming shall not be increased.

If a nonconforming structure or portion of a structure containing a nonconforming use becomes physically unsafe or unlawful due to lack of repairs and maintenance, and is declared by any duly authorized official to be unsafe or unlawful by reason of physical conditions, it shall not thereafter be restored, repaired or rebuilt except in conformity with the regulations of the district in which it is located.

Nothing in this chapter shall be deemed to prevent the strengthening or restoring to a safe condition of any building or part thereof declared to be unsafe by an official charged with protecting the public safety, upon order of such official. (Ord. 429 (part), 1974)

29.45.070 Uses under special exception provisions not nonconforming uses. Any use which is permitted as a special exception in a district under the terms of this title (other than through board of county commissioners' action from a nonconforming use to another use not generally permitted in the district) shall not be deemed a nonconforming use in such district, but shall without further action be considered a conforming use. (Ord. 429 (part), 1974)

29.45.080 Advertising displays, signs and structures. Any advertising display, sign or structure which exists as a nonconforming use or structure under the provisions of this title shall be discontinued and removed or altered to conform with the provisions of this title within five years of the effective date of the ordinance codified herein. (Ord. 497 § 8, 1976; Ord. 429 (part), 1974)

Chapter 29.46

MOTOR VEHICLE ACCESS

Sections:

29.46.010 Compliance with standards.
29.46.020 Access.
29.46.030 Location of gasoline pumps.

29.46.010 Compliance with standards. Service stations, roadside stands, public parking lots, drive-in establishments and all other businesses requiring motor vehicle access shall meet the requirement as provided in this chapter. (Ord. 429 (part), 1974)

29.46.020 Access. Access to the station or other structure or parking lot or drive-in establishment shall be controlled as follows:

(A) In all cases where there is an existing curb, gutter or sidewalk on the street, the applicant for a permit shall provide landscaping or a safety island along the entire frontage of the property, except for the permitted roadways. On the two ends and street side of each such island shall be constructed a concrete curb, the height, location and structural specifications of which shall be approved by the county engineer, as well as the maximum and minimum curb return radii permitted and minimum roadway approach angles to the centerline of the street.

(B) Where there is not an existing curb and gutter or sidewalk, the owner may, at his option, install such safety island and curb, or in place thereof shall construct along the entire length of the property line, except in front of permitted roadways, a curb, fence or pipe rail not exceeding two feet or less than eight inches in height. (Ord. 1081 § 1, 1988: Ord. 429 (part), 1974)

29.46.030 Location of gasoline pumps. Gasoline pumps shall be set back not less than twenty feet from any future width line, building line or setback to which the pump island is vertical, and eighteen feet from any future width line, building line or setback to which the pump island is parallel, and not less than ten feet from any residential or agricultural zone boundary line. If the pump island is at an angle on the property, it shall be so located that automobiles stopped for service will not extend over the future width line, building line or setback. (Ord. 429 (part), 1974)

planned development unit

Chapter 29.47

PLANNED DEVELOPMENT UNIT

Sections:

29.47.010 Purpose.
29.47.030 Procedure.
29.47.040 Residential planned development units.
29.47.050 Property development standards.

29.47.010 Purpose. The purpose and intent of the planned development unit is to provide a more flexible method whereby land may be designed and developed as a unit for residential, commercial or industrial purposes taking advantage of more modern site planning techniques than would be possible through the strict application of conventional zoning and subdivision regulations. It is intended that development will meet the broader objectives of the general plan and this title and will exhibit excellence in design, site arrangements, integration of uses and structures and protection to the integrity of surrounding development, although such development may deviate in certain respects from the zoning regulations or subdivision regulations.

The regulations of this chapter are intended to produce developments which meet standards of open space, light and air, pedestrian and vehicular circulation and a variety of land uses which complement each other and harmonize with existing and proposed land use in the vicinity. (Ord. 429 (part), 1974)

29.47.030 Procedure. The right to construct a planned development unit shall be subject to securing a conditional use permit as provided in Chapter 29.66 and shall be subdivided as provided in Title 28 (Subdivisions) of this code.

(A) Use Permit. The planning commission may grant a conditional use permit for a planned development unit for such land in an appropriate zone if such unit meets the requirements as set forth in this section and may impose such additional conditions not specified herein which may be deemed necessary for public health, safety, convenience or general welfare, and to insure compatibility with surrounding properties.

(B) Plans. The applicant shall submit the following plans with the conditional use permit to construct a planned development unit for approval by the planning commission:

(1) Tentative subdivision map or preliminary map as provided in Title 28 of this code showing alleys, driveways, parking spaces, recreational facilities, open spaces and landscaped areas and such additional information as may be requested by the planning commission;

(2) Typical floor plans and elevations, except where developing for mobile homes or custom-built homes. Where lots are being offered for custom home construction, proposed design control covenants shall be submitted;

(3) Construction schedule and sequence showing the order in which the proposed development will be completed;

(4) Evidence showing that the proposed development is designed to produce an environment of stable and desirable character and that areas of open space, parking, recreational facilities, service and other common areas are consistent with the anticipated population of the development:

(5) A statement setting forth the methods of conveying title, the type of estate to be granted; the right to use such common areas shall be appurtenant to ownership within the development and shall be made a covenant to run with the land, and the method of maintaining any common areas shall be by a corporation, partnership, trust or other legal entity having the right to assess individual ownerships within the development and shall include the right of individual owners to require the proper maintenance of such common areas. (Ord. 947 § 7, 1985: Ord. 834 § 2, 1983: Ord. 544 § 1, 1977; Ord. 429 (part), 1974)

29.47.040 Residential planned development units. A planned development unit may be permitted in any residential district as provided for in this title subject to the following conditions:

(A) Permitted Uses.

(1) Single-family residential units of a permanent character placed in a permanent location.

(2) Parks, recreational facilities, schools, parking, service and open areas as may be permitted by the board of county commissioners and set forth in the conditional use permit.

(3) Mobile homes, provided they are used as single-family residences and each unit is located on a separate lot or parcel of land.

(B) Accessory Uses.

(1) Accessory buildings, structures and uses incidental to each single-family residential unit provided such accessory use is located on the same lot or parcel of land, but not including guest houses, accessory living quarters or accessory dwellings.

(2) Home occupations subject to the provisions of Section 29.44.030.

(C) Temporary sales facilities and models subject to the conditions listed in the respective zoning district in which the project is located.

(D) Uses Prohibited. All other uses are expressly prohibited. (Ord. 1871 § 25, 1996: Ord. 1701 § 12, 1995: Ord. 544 § 2, 1977: Ord. 429 (part), 1974)

29.47.050 Property development standards. (A) Property development standards less restrictive than those set forth in the residential zoning regulations may be permitted in accordance with the following criteria; provided, that the resulting development will comply with the purposes and intent of the planned development unit regulations and will produce an environment of stable and desirable character consistent with the objectives of this title and the general plan:

(1) The maximum residential density permitted by the zoning district may be increased in the case of a planned development unit as follows:

(a) R-U district, not more than .63 units per gross acre; provided, that there may be no more than eight units per gross acre within the buildable area upon which the units are clustered and that units may be clustered in the buildable portion of the property on land up to fifteen percent slope; provided, that seventy-five percent of development is on land of no more than ten percent slope,

(b) R-E district, not more than two and one-half units per gross acre,

(c) R-D district, not more than three and one-half units per gross acre,

(d) R-1 and R-1a districts, not more than six units per gross acre,

(e) R-2 district, not more than ten units per gross acre,

(f) R-3 district, not more than eighteen units per gross acre,

(g) R-4 district, not more than thirty-two units per gross acre,

(h) R-5 and H-1 districts, not more than fifty units per gross acre,

(i) R-T district, not more than six units per gross acre;

(2) Not less than the following amount of open space including usable common open space and usable private open space, not less than thirty percent of which shall be common usable open space, shall be provided for each dwelling unit:

(a) R-U district, two thousand square feet,

(b) R-E district, two thousand square feet,

(c) R-D district, one thousand six hundred square feet,

(d) R-1 and R-1a districts, one thousand two hundred square feet,

(e) R-2 district, eight hundred square feet,

(f) R-3 district, four hundred square feet,

(g) R-4, R-5 and H-1 district, three hundred square feet,

(h) R-T district, one thousand two hundred square feet,

No private open space shall be used for the keeping of animals other than domestic dogs and cats. If a play area for children is provided, it shall be enclosed by buildings, fences or walls not less than five feet in height.

(B) Minimum Area and Unit Requirements. The minimum area for any residential planned development unit shall be five gross acres. The minimum number of units within any residential planned development unit shall be twenty, except in the R-U district the minimum number of units shall be five.

(C) Yard Regulations. No part of any building or structure, other than a wall or fence shall be constructed within forty feet of the periphery boundary of the residential planned development unit or any existing or future street right-of-way line, except that where a six-foot decorative masonry fence or wall is constructed along the periphery boundary this distance may be reduced to twenty feet.

(D) Height Regulations. No building or structure may be more than two stories or exceed a total height of thirty-five feet, except that buildings or structures located in H-1 or R-5 districts may adhere to the height regulations appropriate to that district.

(E) Distance Between Buildings. Due to the complexity of planned development units, it is impractical to define an exact pattern for the arrangement of group dwellings; however, it is the intent of this title to provide a functional and nonmonotonous orientation of units with a maximum of open space consisting of curbs, parkways and patio areas all oriented so as to provide separation of vehicular traffic from play areas and recreation areas for children and adults.

In order to provide space, buildings, house dwelling units or a single dwelling unit shall be placed so the following minimum open spaces are provided between buildings:

(1) Buildings front to front or arranged around an open court, an average of not less than thirty feet for each one-story building and thirty-five feet for each two-story building. Driveway shall not be counted as part of the required courtyard;

(2) Buildings front to rear, front to side, rear to rear, or rear to side, an average of not less than twenty-five feet separation;

(3) Mobile homes when fronting on a private street shall have a minimum setback of ten feet;

(4) Mobile homes shall have a minimum rear setback of twenty feet;

(5) In no case shall less than ten feet between buildings be permitted.

(F) Parking Requirements.

(1) For planned development units in any R-U, R-E, R-D, R-1, R-1a, R-T or R-2 district, there shall be a minimum of two parking spaces per dwelling unit, one of which must be covered or enclosed, visitor parking spaces shall be required based on one space for each five units and storage parking spaces for recreational vehicles and boats shall be required based on one space for each six units. Any number of required storage parking spaces may be replaced with an equivalent number of visitor parking spaces.

(2) For a planned development unit in any R-3, R-4, R-5 or H-1 district, on-site parking for residents and their guests shall be provided as follows:

(a) One and one-quarter parking spaces for each bachelor apartment or one-bedroom dwelling unit;

(b) One and three-quarter parking spaces for each two-bedroom dwelling unit;

(c) Two parking spaces for each dwelling unit having in excess of two bedrooms;

(d) At least one space for each five dwelling units must be provided for visitor parking.

(G) Road Requirements. Each residential planned unit development shall provide an internal system of private streets and driveways sufficient to promote the movement of vehicles and pedestrians to, from, and within the development. Although the variety of forms of planned unit development precludes the establishment of specific mandatory standards for internal streets and driveways, the normal expectation shall be:

(1) That within planned unit developments designed with private streets passing in front of each residential unit, such streets will be forty feet in width, consisting of thirty-six feet of paving, a two-foot roll curb and gutter on each side, and a four-foot sidewalk on at least one side of the street;

(2) That within planned unit developments designed with vehicle access only to parking areas, driveways to and within such parking areas shall be not less than twenty-four feet in width exclusive of parking stalls;

(3) That within mobile home planned unit developments, private streets shall be thirty-seven feet in width, consisting of thirty-three feet of paving, a two-foot roll curb and gutter on each side, and a four-foot sidewalk on at least one side of the street. (Ord. 1771 § 7, 1996: Ord. 1738 § 6, 1995: Ord. 834 § 1, 1983: Ord. 801 § 1, 1982: Ord. 681 § 4, 1980; Ord. 647 § 1, 1979: Ord. 544 § 3, 1977; Ord. 429 (part), 1974)

Chapter 29.48

P-C PLANNED COMMUNITY OVERLAY DISTRICT

Sections:

29.48.010	Purpose and intent.
29.48.020	Conditions for establishment of a P-C overlay district.
29.48.030	Procedure for establishment of a P-C overlay district.
29.48.040	Development within the P-C overlay district.
29.48.050	Development plan.
29.48.060	Variation permitted from an approved development plan.
29.48.070	Review for conformance with approved development plan.
29.48.080	Property development standards and modification through conditional use permit.
29.48.090	Applicability and administration.

29.48.010 Purpose and intent. The planned community overlay district (P-C overlay district) is designed and intended to enable and encourage the development of large tracts of land which are under unified ownership or control as individual integrated communities so as to achieve land development patterns which will maintain and enhance the physical, social and economic values of an area. To this end, there may be provided within such areas a combination of land uses, including a variety of residential types, and commercial, resort, industrial, public and semipublic areas, arranged and designed in accordance with land planning principles and development techniques; and in such a manner as to be property related to each other, the surrounding community, the planned thoroughfare system, and other public facilities such as water and sewer systems, parks, schools and utilities.

Due to the large size of the land involved and the length of time required to fully develop such land, the P-C overlay district is designed to allow the land developer flexibility to respond to market and other conditions while making certain assurances for compatibility with adjacent development. The P-C overlay district and associated procedure are established to provide a land developer with reasonable assurance that specific uses proposed from time to time, if in accordance with an approved development plan, will be acceptable to the county and to provide the county with a long-term proposal for the development of a given area.

The flexibility permitted in the P-C overlay district is intended for the initial development of the land. For that reason, the provisions of this chapter, including those allowing variation from the approved development plan and modification of property development standards, become void after the initial development is approved for permanent occupancy or otherwise accepted by the county as being complete.

The P-C overlay district also provides for the use of creative design concepts to help meet market demands and encourage the effective use of the natural topography, open space and other natural or existing features. The overlay district creates an opportunity for the implementation of private sector proposals of new concepts to address community needs and provides for public review and public input to these proposals. (Ord. 1733 § 4 (part), 1995)

29.48.020 Conditions for establishment of a P-C overlay district. A P-C overlay district may be established upon a tract of land in accordance with the requirements as listed below.

(A) The tract of land must contain at least three hundred gross acres, or the proposed development project must have otherwise been approved by the board of county commissioners for consideration through the major project review procedure.

(B) All of the land included in the proposed planned community must be contiguous, either directly abutting other property within the proposed community or separated from the property only by a street, other public right-of-way and/or land owned by political subdivision of the state of Nevada. To ensure that the property can be developed as an integrated unit, each portion of the property included in a planned community must be contiguous not just at a point, but must be contiguous for at least three hundred feet.

(C) All of the land included in the proposed planned community must be under unified ownership or control at the time of application and remain so until the criteria for substantial completion, listed in Section 29.68.080, are met; provided, however, that a sale, transfer or other loss of unified ownership or control of a portion of the planned community will not affect the P-C overlay district designation for the remainder of th planned community still under unified ownership or control so long as the remainder continues to satisfy the rest of the criteria of this section. Once the criteria for substantial completion are met for any portion of the property, that portion is no longer required to be under unified ownership or control in order for the remainder to retain the P-C overlay zone designation. Unified control shall include, but not be limited to, private contractual arrangements or deed restrictions controlling the land use of parcels within the planned community.

(D) All of the land included in the proposed planned community must be within an unincorporated town boundary, or the land developer must agree to be included within a town boundary before the first building permit is issued within the overlay district. Land within a proposed community may be included within a town boundary by either expansion of an existing town boundary or the establishment of a new town, if approved by Clark County.

(E) The P-C overlay district may be established outside the urban growth area, within Community District 3 as adopted in the Clark County comprehensive plan, when commitments are made for the provision of sufficient infrastructure concurrent with related development through a development agreement. The development agreement shall be considered along with the zone change request and approval of P-C overlay district shall be subject to the approval of the development agreement. (Ord. 1733 § 4 (part), 1995)

29.48.030 Procedure for establishment of a P-C overlay district. An application for the P-C overlay district designation shall be processed as a zone change in accordance with the provisions of Chapter 29.68, except as otherwise provided below:

(A) Application Prerequisites. An application for the P-C overlay district can only be made through the major project review procedure. Accordingly, the applicant must have received approval of a major project review specific plan or a land use and development guide must have been adopted for the project in accordance with the provisions of Sectio 26.30.060 prior to submission of an application for the P-C overlay district designatio The application shall be processed in accordance with Chapter 26.30 and Chapter 29.68 of the Clark County Code, except as provided below.

(B) Applications in Community District 3. A request for the P-C overlay district in Community District 3 shall be considered and processed as though it were in Community District 2 if a development agreement between the property owner and Clark County is proposed committing to provide sufficient infrastructure concurrent with related development. If the proposed planned community, or a portion thereof, is located within Community District 3, approval of the draft development agreement by the board of county commissioners is required prior to submission of the zone change request, in addition to the above application prerequisites.

(C) Submittal Requirements. In place of the submittal requirements listed in Chapter 29.68, the following shall be filed in the office of the current planning division of the department of comprehensive planning along with a completed zone change application form and required fees:

(1) Four copies of one of the following:

(a) The approved specific plan and development schedule,

(b) The approved land use and development guide, or

(c) A development plan as described in Subsection 29.48.050(A) below;

(2) Two copies of the most recent assessor's map indicating the subject parcels.

(D) Application Approval. The approval of an application for the P-C overlay district shall be accomplished directly by ordinance, without a resolution of intent to reclassify, and shall include the adoption of planned community parameters. The planned community parameters shall consist, at a minimum, of the following:

(1) The specific plan and development schedule or the land use and development guide for the project as approved by the board of county commissioners;

(2) The development plan, if submitted and approved with the P-C overlay district application; and

(3) All conditions agreed to by the applicant and made part of the board of county commissioners' approval which are not included in the documentation described in subsection (D)(1) of this section.

(E) Designation. Because of the variety of zoning districts permitted in a planned community and the amount of flexibility permitted in the P-C overlay district, the zoning of the property within a P-C overlay district shall be referred to as P-C planned community. The base zoning districts shall generally not be used except:

(1) In reports and public hearing notices for the development plan and any associated zone change;

(2) In reports and public notices for the subdivision maps for the final development of the land;

(3) In reports and public notices for any design reviews for the final development of the land;

(4) After the development is substantially complete. (Ord. 1733 § 4 (part), 1995)

29.48.040 Development within the P-C overlay district. (A) Development Plan Required. Land in a P-C overlay district may be developed in accordance with the planned community parameters only after the appropriate zoning district(s) have been approved and a development plan has been submitted, reviewed and approved in accordance with the provisions of Section 29.48.050 below, except as follows:

(1) Permits may be approved and issued for street improvements, drainage improvements and underground utility lines along standard grid pattern street alignments or for street and drainage facilities approved in the regional transportation plan or the regional flood control master plan.

(2) Permits may be approved and issued for street improvements, drainage improvements and underground utility lines along arterial and collector street alignments indicated and approved in the planned community parameters after the adoption of the planned community parameters and the effective date of the ordinance adopting the P-C overlay district for the area.

(B) Water Commitments. Generalized land uses identified in a specific plan or land use and development guide or otherwise included in the planned community parameters in a P-C overlay district shall not be considered sufficient for the purposes of calculating water commitment requirements for subdivision maps. Only after the land uses and densities have been specified in the form of an approved development plan and after the appropriate zoning district(s) have been approved shall they be considered as approved land uses for the purposes of calculating water commitment requirements for subdivision maps. (Ord. 1733 § 4 (part), 1995)

29.48.050 Development plan. A development plan must be reviewed and approved in accordance with the following procedure prior to the issuance of any permits other than those specified in Section 29.48.040 above. A development plan may be submitted for the entire planned community or separate development plans may be submitted for each phase, village or other planning area. An application for development plan approval and any associated zone change shall be processed as a zone change in accordance with the provisions of Chapter 29.68, except as otherwise provided below:

(A) Submittal Requirements. In place of the submittal requirements listed in Chapter 29.68, the following shall be filed in the office of the current planning division of the department of comprehensive planning along with a completed zone change application form and required fees;

(1) Development Plan. A development plan shall consist of a map or maps drawn to a suitable scale, showing at the least the following:

(a) The boundary of the planned community or planning area;

(b) The topographic character of the land;

(c) The location of any faults and geologically unstable areas which preclude any development of the land;

(d) Existing and proposed drainage accommodations;

(e) Any major regrading intended;

(f) Accommodations for all major utility facilities;

(g) The location of all existing streets and the location of all proposed arterial and collector streets;

(h) Existing physical or cultural features which are intended to be preserved;

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

(j) The overall density proposed.

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

(3) Development Schedule. A proposed development schedule per Section 26.30.070 consistent with the scope of the development plan.

(4) Preliminary Traffic Impact Analysis. A preliminary traffic impact analysis addressing the impacts of vehicular and pedestrian traffic generated at full build out of the development plan must be submitted at least thirty days prior to the submittal of the development plan application. The analysis must estimate traffic volumes generated by the development proposed within the development plan 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 Clark County traffic engineer. Pedestrian safety needs, to include safe routes for public school attendees, must be addressed. Any proposed methods of traffic demand management should also be included. A level of service 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.

(5) Legal Description. One copy of the legal description of the boundary of the area covered by the development plan.

(6) Deed. Two copies of the most recent recorded deed to the property.

(7) Assessor's Map. Two copies of the most recent assessor's map indicating the subject parcels.

(B) Procedure, Hearings and Notice. A development plan and any associated zone change may be submitted and considered with the request for reclassification to the P-C overlay district, or separately, in accordance with the provisions of Chapter 29.68, Amendments and Boundary Changes. The public hearing notice for a development plan shall include notice of the proposed zoning district(s). A development plan and/or zone change request for property within the proposed P-C overlay district located in Community District 3, whether filed with the request for the P-C overlay district reclassification or subsequent to approval of such request, shall be considered and processed as though it were in Community District 2, provided all of the conditions requiring a development agreement as listed in Section 29.48.030(B) are met.

(C) Review and Approval of Development Plan. A development plan and any associated zone change shall be reviewed for conformance with the planned community parameters, compatibility with adjacent and neighboring land uses and the availability of required resources. A determination that a development plan conforms with approved planned community parameters constitutes a finding that the development plan generally conforms with the standards of Section 29.68.060. The board of county commissioners shall indicate its approval of a development plan and any associated zone change by the adoption of a "resolution of intent to reclassify" the property. The resolution shall specify a time limit reasonably necessary to complete the proposed development. A copy of the zoning map submitted with the application shall be attached and recorded with the "resolution of intent to reclassify" to indicate the boundaries of the approved zoning district. (Ord. 1733 § 4 (part), 1995)

29.48.060 Variation permitted from an approved development plan. To provide the flexibility necessary to respond to market conditions, without detriment to the neighboring property owners, the zoning district boundaries adopted with a development plan may be modified as follows, provided all changes are in conformance with the planned community parameters. The submittal for either a minor or a major change shall include a new black and white zoning map, or set of maps drawn to scale on paper no larger than eight and one-half inches by fourteen inches, for the entire area covered in the original development plan which shall indicate the location of the proposed zoning districts, along with the proposed acreage of each type. Following approval of a minor or a major change, an amended resolution of intent, with the amended zoning map(s) attached, shall be recorded to reflect the most recently approved development plan.

(A) Minor Changes. Minor changes to the approved zoning district boundaries are subject to review through a design review, presented to the board of county commissioners, as provided in Chapter 29.52, except as otherwise provided below:

(1) Reductions in Zoning. A proposed change shall be considered a minor change if the change is:

(a) To a more restrictive zoning district within the same category of districts, as described in Section 29.02.330,

(b) From a commercial district to a residential district with a density of ten units per acre or less,

(c) From a manufacturing or industrial district to a commercial district other than C-3, or

(d) From a special district to a residential district with a density of six units per acre or less;

(2) Increases in Zoning. A proposed change shall be considered a minor change if the following criteria are met:

(a) The location of the proposed change is more than three hundred feet from the boundary of the P-C overlay district,

(b) The change does not change the acreage of the subject zoning districts as approved on the original development plan by more than ten percent, and

(c) (i) The change does not increase the density on the subject property by more than three dwelling units per acre and the subject property is located at least three hundred feet from any lot under different ownership, or

(ii) The location of the proposed change is at least one thousand feet from any lot under different ownership.

(B) Major Changes. Changes to zoning district boundaries that do not meet the above criteria shall be considered major changes and are subject to the same review and consideration as the originally approved development plan.

(C) Submittal Requirements for Design Review Required for Review of Minor Changes to a Development Plan. In place of the requirements for submittal of a specific site plan, floor plan and elevation listed in Chapter 29.52, the applicant may submit conceptual plans generally indicating the site in question, the proposed use of the property, the proposed layout of the development, and the proposed appearance of the product. (Ord. 1733 § 4 (part), 1995)

29.48.070 Review for conformance with approved development plan. A development must conform with the approved development plan.

** NOTE: See Section 2: Modified Development Standards

(A) Single-Family Residential Development. Single-family residential development shall be reviewed for conformance with the development plan in conjunction with the tentative and final subdivision map review.

(B) All Other Development. For all development other than a single-family residential subdivision, a separate design review, in accordance with the provisions of Chapter 29.52, Design Review, shall be required. Such design review shall be presented to the planning commission for final action unless appealed. (Ord. 1733 § 4 (part), 1995)

** **29.48.080 Property development standards and modification permitted through conditional use permit.** All land uses and development plans proposed in a P-C overlay district shall conform to the property development standards of the approved zoning district. Modification of the property development standards of the approved zoning district which will produce a living environment and design quality superior to that produced by existing standards may be approved through the issuance of a conditional use permit which may prescribe conditions as to the building site area, materials design and layout, dimensions of yards, building setbacks, off-street parking and such other matters as may be deemed necessary. In addition to the findings required for approval of a conditional use permit specified in Section 29.66.025, before a conditional use permit to modify property development standards can be approved, a finding must be made that the proposed modification of the property development standards will produce a living environment and design quality superior to that produced by existing standards. (Ord. 1733 § 4 (part), 1995)

29.48.090 Applicability and administration. The purpose and intent of the P-C overlay district is to provide the flexibility required for the initial development of a large tract of land, particularly for a planned community. Therefore the provisions of this chapter do not apply to development other than initial development of the land as defined in Section 26.02.045.

Due to the size of development projects in the P-C overlay district and the length of time required to complete developments of this magnitude, a determination of substantial completion of a resolution of intent in this district may be considered for a portion of the area covered in the resolution of intent. After "substantial completion," as defined in Section 29.68.080, of the initial development of the land for any portion of the P-C zoned area, an ordinance will be drafted and presented for adoption by the board of county commissioners to reclassify the completed portion to the approved base zoning district. In no case, however, shall the small size or irregular shape of common area, landscape or open space lots be used to determine that a subdivision map contains lots which do not conform to the standards of the original zoning district. (Ord. 1733 § 4 (part), 1995)

adult uses

Chapter 29.49

ADULT USES

Sections:

29.49.010 Intent and purpose.
29.49.020 Definitions.
29.49.030 Location.
29.49.040 Separations.
29.49.045 Signs.
29.49.050 Exterior display.
29.49.055 Parking.
29.49.060 Penalty.
29.49.070 Nonconforming uses.
29.49.075 Zoning approval.
29.49.080 Severability.

29.49.010 Intent and purpose. The purpose of this chapter is to regulate uses which, because of their very nature, are recognized as having serious objectionable operational characteristics, particularly when several of them are concentrated under certain circumstances thereby having a deleterious effect upon the adjacent areas. Special regulation of these uses is necessary to insure that these adverse effects will not contribute to the blighting or downgrading of the surrounding neighborhood. The primary control or regulation is for the purpose of preventing a concentration of these uses in any one area, to prevent the infiltration of organized crime in the area and to safeguard the youth and nonconsenting adults from exposure to nonfirst amendment expressions. (Ord. 648 § 1 (part), 1979)

29.49.020 Definitions. For the purposes of this chapter, the following definitions shall apply:

(a) "Adult bookstore" means an establishment which will or does derive fifty-one percent or more of its gross sales of books, magazines, films, tapes, discs and other periodicals from the sale of books, magazines, films, tapes, discs, and other periodicals which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities, or specified anatomical areas, or an establishment with a segment or section thereof devoted exclusively to the sale or display of such material.

(b) "Adult motion picture theater" means an establishment (enclosed or open air) with a capacity of fifty or more persons used regularly and routinely for presenting material having as a dominant theme material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, for observation, by patrons therein.

(c) "Adult mini-motion picture theater" means an enclosed building with a capacity for less than fifty persons used regularly and routinely for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, for observation by patrons therein, including closed circuit television viewings.

(d) "Adult entertainment cabaret" means a public or private establishment which may be licensed to serve food and/or alcoholic beverages, which features topless dancers,

strippers, male or female impersonators, exhibitions or contests wherein T-shirts, blouses, or similar garments, worn by participants are saturated with liquid so as to result in the exposure, highlighting or outlining of the participant's breasts, or similar entertainment, which is not operated in conjunction with a resort hotel and a casino as defined in Section 8.04.310.

(e) "Adult picture arcade theater" means any premises where there is maintained one or more machines or contrivances to show still or motion pictures or television sets designated for viewing by one or more customers used regularly and routinely for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activites or specified anatomical areas, and for which any charge, consideration or payment is required. This definition includes peep shows which exhibit motion pictures by means of coin-operated projection machine.

(f) "Sex novelty shop" means an establishment selling sex articles, materials, items, or devices which are neither books, films or pictures, tapes or discs which are designed or sold for the stimulation of human genital organs or sexual gratification, including but not limited to dildos, vibrators, marital aids and artifical vagina.

(g) "Nonadult theater" means an open air or enclosed establishment with a seating capacity of more than twenty-five persons or parking capacity of more than twenty-five vehicles used regularly and routinely for presenting material which is not relating to specified sexual activities or specified anatomical areas for observation by patrons therein.

(h) "Specified sexual activities" is defined as:

(1) Human genitals in a state of sexual stimulation or arousal;

(2) Acts of human masturbation, sexual intercourse or sodomy;

(3) Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

(i) "Specified anatomical areas" is defined as:

(1) Less than completely and opaquely covered:

(A) Human genitals, pubic region,

(B) Buttock, and

(C) Female breast below a point immediately above the top of the aerola; and

(2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

(j) Zoning districts. Zoned for residential use are R-U, R-A, R-E, R-D, R-1, R-1a, R-T, T-C, R-2, R-3, R-4, R-5 and the H-1 and H-2 districts if a use permit has been issued to allow a residential use or a residential use has been established.

(k) "Motion picture," as used in this chapter, includes television viewing regardless of whether picture presentation originated with closed circuit, live broadcast or cassette or other recording.

(l) "Commercial nude establishment" means any commercial business other than an adult entertainment caberet or a commercial establishment operated in conjunction with a resort hotel and casino as defined in Section 8.04.310 that has on the premises persons performing services or otherwise visible to the public displaying or failing to cover the specified anatomical areas defined under subsection (i) of this section. (Ord. 1513 § 1 (part), 1993: Ord. 1310 § 1 (part), 1991: Ord. 761 § 1, 1981: Ord. 758 § 1, 1981: Ord. 737 § 1, 1981: Ord. 648 § 2 (part), 1979)

29.49.030 Location. All adult uses, including adult bookstores, adult motion picture theaters, adult mini-motion pictures, adult entertainment cabarets, adult picture arcades, sex novelty shops and commercial nude establishments shall be located only in a M-1, light manufacturing district. (Ord. 1513 § 1 (part), 1993: Ord. 1310 § 1 (part), 1991: Ord. 737 § 2, 1981: Ord. 675 § 1, 1980: Ord. 648 § 1 (part), 1979)

29.49.040 Separations. (a) No adult use shall be allowed within a five-hundred-foot radius of another existing adult use.

(b) No adult use shall be located within a five-hundred-foot radius of any zoning district which is zoned for residential use.

(c) No adult use shall be located within a fifteen-hundred-foot radius of a preexisting public school or a five-hundred-foot radius from a public library or place of worship.

(d) The above distance limitations shall be determined by measurement from each and every customer entrance of the adult use to the nearest property boundary in a residential zone or to the nearest corner of the listed building or use. The measurement is to be conducted in a radius fashion, five hundred or fifteen hundred feet in all directions from the adult use. Where another existing adult use, a zoning district which is zoned for residential use or a public library or place of worship is located within a one-thousand-foot radius of the proposed adult use, the applicant for zoning approval of the adult use shall provide evidence certified by a professional land surveyor licensed pursuant to NRS Chapter 625 that the proposed adult use is in conformity with the distance requirements of this chapter. Where a preexisting school is located within a two-thousand-foot radius of the proposed adult use, the applicant for zoning approval of the adult use shall provide evidence certified by a professional land surveyor licensed pursuant to NRS Chapter 625 that the proposed adult use is in conformity with the distance requirements of this chapter. (Ord. 1327 § 1, 1991: Ord. 1310 § 1 (part), 1991)

29.49.045 Signs. All adult uses shall comply with the sign provisions of this title. Further signs for adult uses shall not contain any emphasis, either by wording, picture or otherwise on matter related to sexual activities as defined in Section 29.49.020. (Ord. 1310 § 1 (part), 1991)

29.49.050 Exterior display. No adult use shall be conducted in any manner that permits the observation of any material depicting, describing or relating to specified sexual activities or specified anatomical areas, from any public way or from any property not registered as an adult use. This provision shall apply to any display, decoration, sign, show window or other opening. (Ord. 648 § 1 (part), 1979)

29.49.055 Parking. (a) All adult motion picture theaters, adult mini-motion picture theaters and adult picture arcade theaters shall provide at least one permanently maintained off-street parking space for every ninety square feet of gross floor area used or intended to be used for service to the public, but in no event shall less than fifteen spaces be provided.

(b) All adult bookstores and sex novelty shops shall provide at least one permanently maintained off-street parking space for every three hundred square feet of gross floor area used or intended to be used for service to the public.

(c) All adult entertainment cabarets shall provide at least one permanently maintained off-street parking space for every one hundred square feet of gross floor area

used or intended to be used for service to the public, but in no event shall less than fifteen spaces be provided. (Ord. 1310 § 1 (part), 1991)

29.49.060 Penalty. Any person violating any of the provisions of this chapter is guilty of a misdemeanor and, upon conviction thereof, shall be punished by a fine of not more than one thousand dollars or by imprisonment in the county jail for a term of not more than six months, or by any such combination of such fine and imprisonment. Whenever in this chapter any act is prohibited or is made or declared to be unlawful, an offense or a misdemeanor, or whenever in this chapter the doing of any act is required or the failure to do any such act is declared to be unlawful or a misdemeanor, the doing of such prohibited act or the failure to do any such required act constitutes a violation of this chapter. Any day of any violation of this chapter constitutes a separate offense. (Ord. 1310 § 1 (part), 1991: Ord. 648 § 1 (part), 1979)

29.49.070 Nonconforming uses. Uses which are classified by the definitions set forth in this chapter which do not conform to this chapter shall be allowed to continue until they are removed provided:

(a) Said uses had fully complied with building, fire and licensing codes when said use commenced.

(b) Said use had fully complied with the zoning codes, including the acquisition by the land owner of required use permits, if applicable, when said use commenced.

Uses which were not lawful in all particulars as provided in this section when the use commenced shall not be allowed to remain. Nonconforming uses run with the land and shall be only for the benefit of the property owner. (Ord. 1310 § 1 (part), 1991: Ord. 648 § 1 (part), 1979)

29.49.075 Zoning approval. All adult uses must receive zoning approval from the zoning administrator prior to opening for business. Zoning approval by the zoning administrator does not constitute approval of a business license which must be separately secured from the Clark County department of business license.

(a) An application for zoning approval may be submitted to the zoning administrator by:

(1) A property owner or the authorized agent of a property owner; or

(2) A person having a leasehold or other substantial interest in the property, in which case the application may be submitted only for the duration of the leasehold.

(b) The application shall contain the name and address of the applicant, name of the proposed adult use, and proposed location of the adult use. The application shall be accompanied by the following data and information submitted on paper of a minimum size of eighteen by twenty-four inches:

(1) Site development plan in duplicate, drawn to scale to include building dimensions of existing and proposed structures, setback dimensions, yards and open space dimensions, parking space dimensions, location of signs, location of landscaping, and location of all customer entrances;

(2) Floor plan in duplicate drawn to scale to indicate size of buildings, total square footage of buildings, and gross floor area used or intended to be used for service to the public;

(3) Rendered elevation in duplicate, to indicate the architectural appearance of proposed buildings including any proposed signs.

(c) Upon receipt in proper form of any application and required data, the zoning administrator shall review the application for compliance with this section and this title. The zoning administrator shall approve or deny the application within fourteen calendar days of receipt of the complete application and submittal of the required data. Notice of approval or denial shall be sent by U.S. Mail to the applicant at the address listed on the application and shall be communicated to the Clark County department of business license. Failure of the zoning administrator to approve or deny the application within fourteen days shall result in the application being deemed approved. (Ord. 1513 § 1 (part), 1993: Ord. 1310 § 1 (part), 1991: Ord. 741 § 1, 1981: Ord. 737 § 3, 1981: Ord. 648 § 1 (part), 1979)

29.49.080 Severability. If any section, paragraph, phrase or word of this chapter, or portion thereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining portions of this chapter. (Ord. 648 § 1 (part), 1979)

airport height restrictions

Chapter 29.50

PUBLIC USE AIRPORT HEIGHT ZONING RESTRICTIONS*

Sections:

29.50.010 Definitions.
29.50.020 Airport zones.
29.50.030 Airport zone height limitations.
29.50.040 Notices of construction or alteration.
29.50.050 Official airport airspace zoning maps.
29.50.060 Use restrictions.
29.50.070 Nonconforming uses.
29.50.080 Variances.

* Prior ordinance history: Ord. 728.

29.50.010 Definitions. As used in this chapter, unless the context otherwise requires:

(1) "Public use airport" means any of the following airports in Clark County, Nevada: McCarran International Airport, Overton Airport, Searchlight Airport, Jean Airport, No. Las Vegas Airport, Boulder City Airport, Echo Bay Airport, Henderson Sky Harbor Airport, Three Corners Airport, Hidden Hills Airport.

(2) "Airport elevations" mean the highest point of an airport's usable landing area measured in feet above mean sea level.

(3) "Hazard to air navigation" means an obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

(4) "Height." For the purpose of determining the height limits in all zones set forth in this chapter and/or shown on an airspace zoning map, the datum shall be mean sea level elevation unless otherwise specified.

(5) "Nonconforming use" means any preexisting structure or use of land which is inconsistent with the provisions of this chapter or an amendment thereto.

(6) "Obstruction" means any structure, growth or other object, including a mobile object, which exceeds a limiting height set forth in Section 29.50.030.

(7) "Person" means an individual, firm, partnership, corporation, company, association, joint stock association or governmental entity; includes a trustee, a receiver, an assignee, or a similar representative of any of them.

(8) "Runway" means a defined area on an airport prepared for landing and takeoff of aircraft along its length.

(9) "Runway protection zone" (formerly "runway clear zone") means a trapezoidal area at ground level, for the purpose of protecting the safety of approaches and keeping the area clear of the congregation of people.

(10) "Structure" means an object, including a mobile object, constructed or installed by man, including but without limitation, buildings, towers, cranes, smokestacks, earth formation, signs and overhead transmission lines.

(11) "Tree" means any object of natural growth. (Ord. 1221 (part), 1990)

29.50.020 Airport zones. In order to carry out the provisions of this chapter, there are created and established certain zones which include all of the airspace above the height of thirty-five feet above the surface of the land, lying beneath the approach surfaces, transitional surfaces, horizontal surfaces and conical surfaces, as they apply to the portions of any public use airport lying within the jurisdiction of Clark County, Nevada. Such zones for each public use airport are shown on the official airport airspace zoning map for each public use airport as adopted by specific map as put forth in Section 29.50.050. An area located in more than one of the airport zones is considered to be only in the zone with the more restrictive height limitations. (Ord. 1221 (part), 1990)

29.50.030 Airport zone height limitations. Except as otherwise provided in this chapter, no structure shall be erected, altered or maintained in any airport zone that would violate the height limitations depicted in the maps adopted herewith. However, nothing in this chapter shall be construed as prohibiting the construction or maintenance of any structure to a height up to thirty-five feet above the surface of the land in any zone created by this chapter. Any building or structure constructed within the zones shall be situated or marked as approved by the Federal Aviation Administration and the Clark County department of aviation so that it does not constitute a hazard as defined in Section 29.50.010 (3). All construction within the various height zones shall be subject to the property owner's signing an avigation easement. (Ord. 1221 (part), 1990)

29.50.040 Notices of construction or alteration. (A) Construction or Alteration Requiring Notice. Any person proposing construction or alteration in the environs of any public use airport or airport operated by the United States Armed Services shall notify the chief, air traffic division, FAA regional office having jurisdiction over the area within which the construction or alteration will be located not less than thirty days before commencement of the construction or alteration if such construction or alteration exceeds any of the following height standards:

(1) Two hundred feet above the ground level at its site;

(2) The plane of an imaginary surface extending outward and upward at a slope of one hundred to one for a horizontal distance of twenty thousand feet from the nearest point of the nearest runway of any airport subject to the provisions of this chapter;

(3) For highways, railroads and other traverse ways for mobile objects; if construction or alteration is of greater height than the standards set forth in subdivisions (1) or (2) of this subsection after their height has been adjusted upward for the appropriate traverse way as follows:

(a) For interstate highways: seventeen feet,

(b) For any other public roadways: fifteen feet,

(c) For any private road: ten feet or the height of the highest mobile object that would normally traverse the road, whichever is greater,

(d) For any railroad: twenty-three feet,

(e) For a waterway or any other unspecified traverse way: the height of the highest mobile object that would normally use the traverse way;

(4) When requested by the FAA, any construction or alteration that would be in an instrument approach area and available information indicates the height might exceed any FAA obstruction standard.

Any notice required by this section shall be on FAA Form 7460-1, available from the regional offices of the Federal Aviation Administration.

(B) Construction or Alteration Not Requiring Notice. Notice to the FAA is not required for construction or alteration of any of the following:

(1) Any object that would be shielded by existing structures of a permanent and substantial character or by natural terrain or topographical features of equal or greater height, and would be located in the congested area of a city, town or settlement where it is evident beyond all reasonable doubt that the structure so shielded will not adversely affect safety in air navigation;

(2) Any antenna structure of twenty feet or less in height, except one that would increase the height of another antenna structure;

(3) Any air navigation facility, airport visual approach or landing aid, aircraft arresting device or meteorological device of a type approved by the administrator, or an appropriate military service on military airports, the location and height of which is fixed by its functional purpose;

(4) Any construction or alteration for which notice is required by any other FAA regulation. (Ord. 1221 (part), 1990)

29.50.050 Official airport airspace zoning maps. The following official airport airspace zoning maps for specific public use airports lying within the jurisdiction of Clark County, Nevada, as adopted by ordinance of the board of Clark County commissioners, are on file at the office of the county clerk and incorporated by reference and made a part hereof:

(A) The McCarran International Airport Official Airspace Zoning Map, consisting of five sheets, prepared by the Clark County airport engineering department, dated July 18, 1990, and adopted by Ordinance 1221;

(B) The North Las Vegas Air Terminal Official Airspace Zoning Map, consisting of one sheet, prepared by the Clark County airport engineering department, dated July 18, 1990, and adopted by Ordinance 1221;

(C) The Overton Airport Official Airspace Zoning Map, consisting of one sheet, prepared by the Clark County airport engineering department, dated July 18, 1990, and adopted by Ordinance 1221;

(D) The Jean Airport Official Airspace Zoning Map, consisting of one sheet, prepared by the Clark County airport engineering department, dated July 18, 1990, and adopted by Ordinance 1221. (Ord. 1221 (part), 1990)

29.50.060 Use restrictions. Notwithstanding any other provisions of this chapter, no use may be made of land or water within any zone established by this chapter in such a manner as to create electrical interference with navigation signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards, or otherwise in any way endanger or interfere with the landing, takeoff or maneuvering of aircraft intending to use the airport. (Ord. 1221 (part), 1990)

29.50.070 Nonconforming uses. (A) Regulations Not Retroactive. The regulations prescribed by this chapter shall not be construed to require the removal, lowering, or other change or alteration of any structure not conforming to the regulations as of the effective date of this chapter, or otherwise interfere with the

continuance of a nonconforming use. Nothing contained in this chapter shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this chapter, and is diligently prosecuted.

(B) Marking and Lighting. Notwithstanding the preceding provisions of this section, the owner of any existing nonconforming structure may be required to install, operate, and maintain thereon such markers and lights as may be deemed necessary by the director of aviation to indicate to the operators of aircraft in the vicinity of the airport the presence of such airport obstruction. (Ord. 1221 (part), 1990)

29.50.080 Variances. (A) Future Uses. Any person desiring to erect or increase the height of any structure, or to permit the growth of any tree, or otherwise use his property in a manner which would constitute a violation of these regulations, may apply to the county planning commission for a variance from these regulations. Such variances may be allowed where a literal application or enforcement of these regulations would result in practical difficulty or unnecessary hardship, and the relief granted would not be contrary to the public interest, but would do substantial justice and be in accordance with the spirit of these regulations. Any such variance allowed may be subject to any reasonable conditions that the county planning commission or board of county commissioners may deem necessary to effectuate the purposes of Title 29, including, but not limited to, the condition to require the owner of the structure or tree in question to install, operate and maintain, at the owner's expense, such markings and lights as may be necessary. If deemed proper by the board of county commissioners, this condition may be modified to require the owner to permit the county, at its own expense, to install, operate and maintain the necessary markings and lights. Variances pursuant to this chapter shall be considered under the procedures put forth under Chapter 29.66 of this title, with the exception that the applicant shall notify the FAA regional office of the application prior to the time of submission of the variance application and that the planning commission's action concerning the variance application shall be considered advisory only, with all variances being referred to the board of county commissioners for final disposition.

(B) Existing Uses. No permit shall be granted that would allow the establishment or creation of an obstruction or permit a nonconforming use, structure, or tree to become a greater hazard to air navigation than it was on the effective date of this chapter or any amendments thereto, or than it is when application for a permit is made.

(C) Nonconforming Uses Abandoned or Destroyed. Whenever a nonconforming structure, as set forth in the provisions of Chapter 29.45, has been abandoned or more than fifty percent torn down, physically deteriorated, or decayed, no permit shall be granted that would allow such structure to exceed the applicable height limit or otherwise deviate from the zoning regulations. (Ord. 1221 (part), 1990)

airport environs

Chapter 29.51

AIRPORT ENVIRONS OVERLAY DISTRICT

Sections:

29.51.010 Purpose and intent.
29.51.020 Subzones.
29.51.030 Uses permitted.
29.51.040 Uses permitted subject to noise attenuated construction.
29.51.050 Uses permitted subject to a conditional use permit.
29.51.060 Uses prohibited.
29.51.065 Exceptions.
29.51.070 Property development standards.
29.51.080 Table A-E—Land use compatibility in the airport environs overlay district.

29.51.010 Purpose and intent. The airport environs overlay district is an overlay zone established to provide for a range of uses compatible with airport accident hazard and noise exposure areas and to prohibit the development of incompatible uses that are detrimental to the public health, safety and welfare in these airport environs. The regulations for the airport environs overlay district shall be supplementary to the regulations of the underlying district and the regulations of the airport environs overlay district shall prevail if there is a conflict. (Ord. 975 § 4 (part), 1986)

29.51.020 Subzones. (A) There are seven subzones of the airport environs overlay district as follows:

Subzone	Designation
Clear zones	A-ECZ
Accident potential zone I (APZ I)	A-EI
Accident potential zone II (APZ II)	A-EII
65-70 Ldn	A-E65
70-75 Ldn	A-E70
75-80 Ldn	A-E75
80 + Ldn	A-E80

(B) The area encompassed by the seven subzones constitutes the airport environs overlay district as shown on the airport environs overlay district map dated May 9, 1986, a copy of which is incorporated by reference and made a part hereof, and as amended for the area in the proximity of McCarran International Airport by the adoption of thirteen maps numbered one through thirteen and marked with the date of adoption, and also as amended for the area in the proximity of Nellis Air Force Base by the adoption of the "Nellis AFB Airport Environs Map," marked with the date of adoption, copies of which may be obtained in the current planning division, also incorporated herein. On the thirteen maps adopted May 2, 1990 for the area in proximity of McCarran International Airport, the term "clear zone" has been deleted and replaced with the designation runway protection zone which shall be considered under the designation A-ECZ for the purposes of Title 29.

(C) The types of uses permitted and mitigation measures required differ for each subzone of the airport environs overlay district as shown in Table A-E in Section 29.51.080. Where a proposed use is impacted by two subzones of the airport environs overlay district the use shall conform to the requirements of both subzones, except where a proposed use is impacted by two noise exposure subzones the use shall conform to the more restrictive of the two.

(D) The airport environs overlay district noise attenuation construction requirements and land use restrictions delineated in Table A-E in Section 29.51.080 shall be imposed in addition to and shall overlay all other districts that are encompassed or circumscribed by the airport environs overlay district. The symbol for the applicable airport environs overlay district subzone shall be added to the official zoning map of Clark County after the symbol of the underlying district.

(E) Land, buildings and structures are deemed to be impacted by the specific airport environs subzones that cross them as shown on the airport environs overlay district maps described in this section. Where a building is or would be impacted by one or more subzones of the airport environs overlay district, the entire building shall be considered to be within the most restrictive subzone. (Ord. 1806 § 1, 1996: Ord. 1198 § 1, 1990: Ord 975 § 4 (part), 1986)

29.51.030 Uses permitted. In an A-E airport environs overlay district land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for the uses permitted in the underlying district and indicated by a YES in the applicable subzone column of Table A-E, Land Use Compatibility in the Airport Environs Overlay District, in Section 29.51.080. (Ord. 975 § 4 (part), 1986)

29.51.040 Uses permitted subject to noise attenuated construction. In an A-E airport environs overlay district land may be used and buildings and structures may be erected, maintained and used if they are arranged, intended or designed for the uses permitted in the underlying district and indicated by a 25, 30, 35, (25), (30), or (35) key in the applicable subzone column of Table A-E, Land Use Compatibility in the Airport Environs Overlay District, in Section 29.51.080. Noise attenuated construction indicated by Table A-E in Section 29.51.080 shall be in accordance with the noise attenuation construction standards in Chapter 22.22 of the Clark County Code. (Ord. 975 § 4 (part), 1986)

29.51.050 Uses permitted subject to a conditional use permit. The following additional uses may be permitted subject to securing a conditional use permit in each case as provided for in Chapter 29.66:

(1) All uses permitted in the underlying district but indicated by a (YES) in the applicable subzone column of Table A-E, Land Use Compatibility in the Airport Environs Overlay District, in Section 29.51.080;

(2) All uses permitted subject to a conditional use permit in the underlying district and indicated by a YES in the applicable subzone column of Table A-E, Land Use Compatibility in the Airport Environs Overlay District, in Section 29.51.080. (Ord. 975 § 4 (part), 1986)

29.51.060 Uses prohibited. All uses indicated by a NO in the applicable subzo column of Table A-E, Land Use Compatibility in the Airport Environs Overlay Distr in Section 29.51.080. All other uses are expressly prohibited. (Ord. 975 § 4 (part), 1986)

29.51.065 Exceptions. A request for a zoning reclassification, use permit, variance or any other deviation from the use or noise attenuation regulations of this chapter shall not be permitted, and no representative of the county shall accept any land use application for a use or structure not in conformance with the requirements of this chapter. Uses permitted in residential and mobile home park zoning districts R-A, R-E, R-D, R-1, R-1a, R-T, R-2, R-3, R-4, R-5 and T-C established prior to the effective date of the ordinance codified in this chapter shall be allowed and building and structures for such uses shall be allowed without regard to the additional standards of this chapter, except to the extent that noise attenuated construction is required by Section 29.51.080. Additionally, notwithstanding the overlay district adopted hereby, any use approved in any zoning district through zone change resolution of intent, conditional use permit, or variance procedures prior to the effective date of the ordinance codified in this chapter shall be allowed and buildings and structures for such a use shall also be allowed without regard to the additional standards of this chapter provided that all conditions imposed on such aforementioned approval are complied with, except to the extent the conditions may be modified by the board of county commissioners to authorize a change in location, size, appearance or construction completion date of buildings or structures; this exception does not preclude the imposition of additional conditions, including but not limited to the requirements of Chapter 29.51, if any extension of time to commence construction is granted to the aforementioned approval. The issuance of a building permit for any building or structure in an A-ECZ subzone shall conclusively establish that such building or structure is permitted pursuant to this section. (Ord. 1806 § 2, 1996: Ord. 975 § 4 (part), 1986)

29.51.070 Property development standards. Property shall be developed in accordance with the property development standards of the underlying district. In addition uses requiring noise attenuated construction as indicated by Table A-E in Section 29.51.080 shall be developed in accordance with the noise attenuation construction standards in Chapter 22.22 of the Clark County Code. (Ord. 975 § 4 (part), 1986)

29.51.080 Table A-E — Land use compatibility in the airport environs overlay district. The following table indicates uses permitted, uses permitted subject to noise attenuated construction, uses permitted subject to a conditional use permit and uses prohibited in each of the subzones of the airport environs overlay district:

TABLE A— E LAND USE COMPATIBILITY IN THE AIRPORT ENVIRONS OVERLAY DISTRICT

CODE #'S	SLUCM MAJOR GROUPS	SLUCM MINOR GROUPS	SUBZONES RISK ZONES AND NOISE ZONES (in Ldn)						
			C. Z. (A-ECZ)	APZ-1 (A-EI)	APZ-2 (A-EII)	65-70 (A-E65)	70-75 (A-E70)	75-80 (A-E75)	80+ (A-E80)
0	An undetermined	An undetermined use	( )	( )	( )	( )	( )	( )	( )
0	Nonresidential	General accessory use	( )	( )	( )	( )	( )	( )	( )
0	Residential	General accessory use	( )	( )	( )	( )	( )	( )	( )
1110	Residential	Accessory use to residential (> 2 du/ac)	No	No	No	25	(No)	[No]	[No]
1110	Residential	Single family (> 2 du/ac)	No	No	No	25	(No)	[No]	[No]
1115	Residential	Accessory use to residential (LE 2 du/ac)	No	No	Yes	25	30	[No]	[No]
1115	Residential	Single family (LE 2 du/ac)	No	No	Yes	25	30	[No]	[No]
1120	Residential	Two family	No	No	No	25	(No)	[No]	[No]
1130	Residential	Multifamily structures	No	No	No	25	(No)	[No]	[No]
1200	Residential	Group quarters	No	No	No	25	(No)	[No]	[No]
1300	Residential	Residential hotels	No	No	No	25	(No)	[No]	[No]

1410	Residential	Permanent mobile home parks—courts	No	No	No	25	(No)	[No]	[No]
1420	Residential	Transient mobile home parks—courts	No	No	No	Yes	(No)	[No]	[No]
1510	Residential	Hotels and motels & tourist courts	No	No	No	25	30	35	[No]
1900	Residential	Other residential	No	No	No	25	(No)	[No]	[No]
2100	Manufacturing	Food & kindred products	No	No	(Yes)	Yes	Yes	(30)	(35)
2200	Manufacturing	Textile mill products	No	No	No	Yes	Yes	(30)	(35)
2300	Manufacturing	Apparel and finished products	No	No	No	Yes	Yes	(30)	(35)
2400	Manufacturing	Lumber & wood products (except furniture)	No	(Yes)	Yes	Yes	Yes	(30)	(35)
2500	Manufacturing	Furniture & fixtures	No	(Yes)	(Yes)	Yes	Yes	(30)	(35)
2600	Manufacturing	Paper & allied products	No	(Yes)	(Yes)	Yes	Yes	(30)	(35)
2700	Manufacturing	Printing—publishing	No	(Yes)	(Yes)	Yes	Yes	(30)	(35)
2800	Manufacturing	Chemicals and allied products	No	No	No	Yes	Yes	(30)	(35)
2900	Manufacturing	Petroleum refining & related industries	No	No	No	Yes	Yes	(30)	(35)
3100	Manufacturing	Rubber & misc. plastics	No	No	No	Yes	Yes	(30)	(35)
3200	Manufacturing	Stone—clay & glass products	No	(Yes)	(Yes)	Yes	Yes	(30)	(35)
3300	Manufacturing	Primary metal industries	No	(Yes)	(Yes)	Yes	Yes	(30)	(35)
3400	Manufacturing	Fabricated metal products	No	(Yes)	(Yes)	Yes	Yes	(30)	(35)
3500	Manufacturing	Instruments and optical goods	No	No	No	25	30	No	No
3900	Manufacturing	Misc. manufacturing	No	(Yes)	(Yes)	Yes	Yes	(30)	(35)
4100	Trans. & utils.	Railroad & rapid rail & street railway	No	[Yes]	Yes	Yes	Yes	Yes	Yes
4200	Trans. & utils.	Motor vehicle transportation	No	[Yes]	Yes	Yes	Yes	(30)	(35)
4300	Trans. & utils.	Aircraft transportation	No	[Yes]	Yes	Yes	Yes	(30)	(35)
4500	Trans. & utils.	Highway & street R.O.W.	[Yes]	[Yes]	Yes	Yes	Yes	Yes	Yes
4600	Trans. & utils.	Auto parking	[Yes]	[Yes]	Yes	Yes	Yes	Yes	Yes
4700	Trans. & utils.	Communications	[Yes]	[Yes]	Yes	Yes	(25)	(30)	(35)
4800	Trans. & utils.	Utilities	[Yes]	[Yes]	Yes	Yes	Yes	Yes	Yes
4900	Trans. & utils.	Other trans.—comm. and utilities	[Yes]	[Yes]	Yes	Yes	Yes	Yes	Yes
5100	Trade	Wholesale trade	No	Yes	Yes	Yes	Yes	(30)	(35)
5200	Trade	Building materials and hardware (retail)	No	Yes	Yes	Yes	(25)	(30)	(35)
5300	Trade	General merchandise (retail)	No	No	Yes	Yes	25	30	35
5400	Trade	Food—retail	No	No	Yes	Yes	25	30	35
5500	Trade	Automotive—marine and aircraft accessories	No	Yes	Yes	Yes	25	30	35
5600	Trade	Apparel and accessories (retail)	No	No	Yes	Yes	25	30	35
5700	Trade	Furniture and home furnishings (retail)	No	No	Yes	Yes	25	30	35
5800	Trade	Eating and drinking places	No	No	No	Yes	25	30	35
5900	Trade	Other retail trade	No	No	Yes	Yes	25	30	35
6100	Services	Finance—insurance & real estate	No	No	(Yes)	Yes	25	30	35
6200	Services	Personal services	No	No	(Yes)	Yes	25	30	35
6240	Services	Cemeteries	[Yes]	[Yes]	[Yes]	Yes	(25)	(30)	(35)
6300	Services	Business services	No	No	(Yes)	Yes	25	30	35
6370	Services	Warehousing and storage services	No	Yes	Yes	Yes	Yes	(30)	(35)
6380	Services	Explosives storage	No	No	No	Yes	(25)	(30)	(35)
6400	Services	Repair services	No	(Yes)	(Yes)	Yes	(25)	(30)	(35)
6510	Services	Medical & other health services	No	No	No	25	30	No	No
6520	Services	Legal services	No	No	(Yes)	Yes	25	30	35
6590	Services	Other professional services	No	No	(Yes)	Yes	25	30	35
6600	Services	Contract construction services	No	(Yes)	(Yes)	Yes	(25)	(30)	(35)
6700	Services	Government services	No	No	(Yes)	Yes	25	30	35
6800	Services	Educational services	No	No	No	25	30	No	No
6910	Services	Religious activities	No	No	No	25	30	No	No
6990	Services	Other misc. services	No	No	(Yes)	Yes	25	30	35
7110	Recreation	Cultural activities	No	No	No	25	30	No	No
7120	Recreation	Nature exhibitions	No	(Yes)	(Yes)	Yes	No	No	No
7211	Recreation	Outdoor entertainment assembly	No	No	No	Yes	No	No	No
7212	Recreation	Indoor entertainment assembly	No	No	No	25	30	No	No
7221	Recreation	Outdoor sports assembly	No	No	No	Yes	Yes	No	No
72211	Recreation	Outdoor motor vehicle racetracks & related uses	No	(Yes)	(Yes)	Yes	(25)	(30)	(35)
7222	Recreation	Indoor sports assembly	No	No	No	Yes	25	30	35
7230	Recreation	Misc. public assembly	No	No	No	(25)	(30)	No	No
7310	Recreation	Fairgrounds and amusement parks	No	No	No	Yes	Yes	No	No

7395	Recreation	Outdoor amusements	No	No	(Yes)	Yes	Yes	No	No
7396	Recreation	Indoor amusements	No	No	(Yes)	Yes	25	30	35
7411	Recreation	Outdoor sports activities	No	(Yes)	(Yes)	Yes	Yes	No	No
7413	Recreation	Indoor sports activities	No	No	(Yes)	Yes	25	30	35
7420	Recreation	Outdoor playgrounds and athletic areas	No	No	(Yes)	Yes	Yes	No	No
7425	Recreation	Indoor playgrounds and athletic areas	No	No	(Yes)	Yes	25	30	35
7430	Recreation	Golf courses, driving ranges, riding stables & water rec.	Yes	(Yes)	(Yes)	Yes	(25)	(30)	(35)
7490	Recreation	Other recreation	No	(Yes)	(Yes)	Yes	Yes	No	No
7500	Recreation	Resorts & group camps	No	No	No	Yes	Yes	No	No
7600	Recreation	Parks	No	No	(Yes)	Yes	Yes	No	No
8150	Resources	Dairy farming	No	Yes	Yes	(25)	(30)	(35)	No
8160	Resources	Livestock farms and ranches (2)	No	Yes	Yes	(25)	(30)	(35)	No
8190	Resources	Other agriculture (1)	Yes	Yes	Yes	(25)	(30)	(35)	(35)
8200	Resources	Agricultural related activities (2)	No	Yes	Yes	(25)	(30)	(35)	No
8300	Resources	Forestry activities & related services	No	Yes	Yes	(25)	(30)	(35)	(35)
8400	Resources	Fishing activities & related services (3)	No	Yes	Yes	Yes	Yes	Yes	Yes
8500	Resources	Mining activities and related services	No	Yes	Yes	Yes	Yes	Yes	Yes
9100	Undeveloped	Undeveloped and unused land	Yes	Yes	Yes	Yes	Yes	Yes	Yes
9300	Undeveloped	Water areas (3)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
9910	Undeveloped	Open space	Yes	Yes	Yes	Yes	Yes	Yes	Yes

KEY		CONDITIONS
( )	—	To determine the applicable "compatibility" regulations the use must be defined by SLUCM Major & Minor categories.
Yes	—	Land use and related structures allowed without restrictions.
No	—	Land use and related structures are not compatible and are not allowed.
(No)	—	Where the provisions of Section 29.51.065 permit uses but require noise attenuated construction in buildings and structures a minimum exterior to interior noise level reduction of 30 decibels incorporated into building construction.
[No]	—	Where the provisions of Section 29.51.065 permit uses but require noise attenuated construction in buildings and structures a minimum exterior to interior noise level reduction of 35 decibels incorporated into building construction.
25	—	A minimum exterior to interior noise level reduction of 25 decibels incorporated into building construction.
30	—	A minimum exterior to interior noise level reduction of 30 decibels incorporated into building construction.
35	—	A minimum exterior to interior noise level reduction of 35 decibels incorporated into building construction.
(25)	—	A minimum exterior to interior noise level reduction of 25 decibels incorporated into construction of portions of buildings where public is received, office areas, noise sensitive areas or where the normal noise level is low.
(30)	—	A minimum exterior to interior noise level reduction of 30 decibels incorporated into construction of portions of buildings where public is received, office areas, noise sensitive areas or where the normal noise level is low.
(35)	—	A minimum exterior to interior noise level reduction of 35 decibels incorporated into construction of portions of buildings where public is received, office areas, noise sensitive areas or where the normal noise level is low.
(Yes) 2000—3999	—	Conditional use permit required: additional factors to be considered: Labor intensity, structural coverage, explosive characteristics, air pollution, size of establishment, people density, peak period (including shopper/visitors) concentrations.
(Yes) 6000—6999	—	Conditional use permit required; low intensity office uses only (limited scale of concentration of such uses). Meeting places, auditoriums, etc. not allowed.
(Yes) 7000—7999	—	Conditional use permit required; facilities must be low intensity. Additional factors to be considered: labor intensity, structural coverage, explosive characteristics, air pollution, size of establishment, people density, peak period(including shopper/visitors) concentrations.
(Yes) 7430	—	Conditional use permit required; facilities must be low intensity; areas of public assembly not allowed in Clear Zones, APZ-1 or APZ-2. No structures in Clear Zones.

[Yes] 4000—4999	—	No structures in Clear Zones. No passenger terminals and no major above ground transmission lines in Clear Zones or APZ 1.
[Yes] 6240	—	Chapels not allowed.
(1) 8190	—	Includes livestock grazing but excludes feedlots and intensive animal husbandry.
(2) 8160 & 8200	—	Includes feedlots and intensive animal husbandry.
(3) 8400 & 9300	—	Includes hunting and fishing.
LE	—	Less than or equal to . . .

(Ord. 1806 § 3, 1996: Ord. 1543 § 1, 1993: Ord. 975 § 4 (part), 1986)

Chapter 29.52

DESIGN REVIEW

Sections:

29.52.005 Purpose and intent.
29.52.010 Design review required when.
29.52.020 Submittal requirements.
29.52.030 Procedure.
29.52.040 Filing fee.
29.52.045 Extensions of time.
29.52.050 Design review standards.

29.52.005 Purpose and intent. The purpose of this chapter, previously referred to as architectural supervision, hereinafter referred to as design review, is to provide that the design and layout of buildings, structures and other improvements shall be adequate to prevent them, or the uses for which they are to be intended, from being unsightly, undesirable or obnoxious to the extent that they will hinder the orderly and harmonious development of the county, limit the opportunity to attain the optimum use and value of land and improvements, impair the desirability of living conditions in the same area or adjacent areas, or otherwise adversely affect the general prosperity or welfare and to further the purposes of the master plan. (Ord. 1224 § 2, 1990)

29.52.010 Design review required when. (A) Design review shall be required under the following circumstances:

(1) When an application is made for a building permit for any building, structure or other improvement which will be visible from any dedicated right-of-way or easement granted for road purposes and which will be erected, constructed, altered or moved within any O-S, R-3, R-4, R-5, H-1, H-2, C-P, C-1, C-C, C-2, C-3, M-D, M-1, M-2, M-3, T-C, R-V-P or P-F district as established by this title, unless the building, structure or improvement substantially conforms to plans previously submitted and approved for the site under the terms of a zone change, variance or conditional use permit; or

(2) When the Clark County planning commission or its designated representative determines that design review is necessary in a particular instance in order to promote the purposes of this title in accordance with Section 29.01.020; or

(3) When an application is made for a building permit to relocate a residential building which is more than ten years of age to a different parcel of land, or when a residential building is relocated to a nonconforming lot of record; design review in such instances shall be treated as a public hearing before the Clark County planning commission, with appropriate public hearing notices mailed to owners of property, as listed on the latest assessment rolls of the county, within three hundred feet of the subject property prior to planning commission consideration.

(B) In determining whether or not a construction plan substantially conforms to previously approved plans, the following guidelines shall apply:

(1) No plan shall be held to substantially conform if there is an increase of more than ten percent or one hundred square feet, whichever is greater, in total building area between the originally approved plans and the final construction plan;

(2) No plan shall be held to substantially conform if there is an increase in maximum height of any building or structure of more than ten percent, or four feet, whichever is greater, between the originally approved plans and final construction plans;

(3) No plan shall be held to substantially conform if final construction plans indicate an intention to utilize a building or structure for a principal use different than the uses shown on the originally approved plans;

(4) No plan shall be held to substantially conform if final construction plans show any deviation whatsoever from ordinance requirements as to setbacks or building separations, unless such deviation has been previously approved under variance procedures.

(C) Design review need not be required when the requested permit is for grading or filling only; provided, that the written consent of the Clark County district health department and department of public works is obtained, approving such work. (Ord. 1224 § 3, 1990: Ord. 765 § 1 (part), 1981: Ord. 754 § 1, 1981: Ord. 752 § 1, 1981: Ord. 622 § 1, 1979: Ord. 566 § 22, 1978: Ord. 509 § 15, 1976; Ord. 429 (part), 1974)

29.52.020 Submittal requirements. An application for design review shall be filed in the office of the zoning division of the department of comprehensive planning upon forms furnished for the purpose and shall be accompanied by the following data and information:

(A) Plans which fully comply with the Clark County Code and are drawn to a standard scale not smaller than one inch equals sixty feet or one-eighth inch equals one foot including:

(1) Four copies of a site development plan indicating the location and dimensions of the parcel of land, existing and proposed structures, setbacks, yards and open space, driveways and trash enclosures, the size and number of parking spaces, including handicapped spaces, the location of signs, the location of landscaping, and such other information as may be necessary,

(2) Two copies of a floor plan, drawn to scale to indicate the size of existing and proposed buildings, the use of space and total square footage of buildings,

(3) Two copies of rendered elevation to indicate the architectural appearance, the types of building materials proposed for the exterior and the height of all existing and proposed buildings,

(4) One copy of a landscape plan indicating the size, type and location of existing and proposed plant materials and nonliving groundcover;

(B) Two copies of the most recent recorded deed or other legal description of property;

(C) Two copies of the most recent assessor's map indicating the subject parcels;

(D) Color and material samples, if required by the zoning division. (Ord. 1224 § 4, 1990: Ord. 765 § 1 (part), 1981)

29.52.030 Procedure. (A) Except for the following circumstances, all design review applications will be presented to the planning commission for review and approval:

(1) When the board of county commissioners specifically requests that the plans be presented to them for approval, the design review application shall be scheduled for a hearing before the board of county commissioners;

(2) When the review by the board of county commissioners is otherwise required by this title, the design review application shall be scheduled for a hearing before the board of county commissioners; and

(3) When the subject property is in the H-1 limited resort and apartment zoning district, the design review shall be scheduled for a hearing before the board of county commissioners.

(B) The reviewing body shall consider the submitted data and information in an endeavor to provide that the design and layout of buildings, structures and other improvements shall be adequate to accomplish the purpose and intent of this chapter. To this end, the reviewing body may require any changes in the plans of such proposed buildings, structures and other improvements which it deems necessary to accomplish the purposes of this chapter, and may refuse to approve any such plans until it is satisfied that such purposes will be accomplished thereby. As a prerequisite to approval of any application for design review, the reviewing body may impose any condition, including, but not limited to, flood control, additional setbacks, off-site improvements, landscaping, street dedication, wall enclosures, noise abatement, additional parking and changes in traffic circulation, that it deems necessary to accomplish the purposes of this chapter.

(C) The reviewing body shall act upon all such plans within forty days after their receipt and, unless the applicant consents to an extension of time, shall indicate approval or disapproval of the plans insofar as this chapter is concerned. The reviewing body may act upon such plans with or without a public hearing on the same.

(D) Upon approval of the design review and following the last day of the appeal period, an application for a building permit can be processed by the county and the county building official shall issue such permit, provided all other provisions of the law have been complied with. Every drawing, plan or sketch filed under the provisions of this section shall become a part of the records of the planning commission and be retained for three years. In the event construction has not commenced within one year, the approval shall expire and the plans shall be resubmitted along with the other submittal requirements listed in Section 29.52.020 as a new application for design review.

(E) The decision of the planning commission shall be final unless appealed in writing by an interested party. Such appeal shall be delivered to the zoning division offices within five judicial days.

(F) In the event of an appeal of the planning commission decision, the application for design review shall be scheduled for consideration by the board of county commissioners. The application, copies of the plans and submittals, and the findings of the planning commission shall be considered by the board of county commissioners within forty days of the close of the appeal period.

(G) The decision of the board of county commissioners shall become final and effective five judicial days after the day the decision is made. No permits shall be issued concerning the property in question until the decision becomes final. Should any commissioner within the five-judicial-day period who voted on the prevailing side of a decision notify the zoning administrator that he or she desires to have the decision reconsidered, the decision shall not become final and no permits shall be issued concerning the property in question. The item shall thereafter be placed upon the agenda of a regularly scheduled meeting of the board of county commissioners when acting in their zoning capacity, within thirty days of the end of the five-judicial-day period. Should a majority of those commissioners present approve reconsideration of the decision at that time, the item shall be scheduled for a public hearing at a subsequent meeting of the board of county commissioners. A renotification fee as required by Chapter 29.76 of this title shall be paid not less than fifteen days in advance of the meeting for which the public hearing is scheduled.

(H) No building permit shall be issued for which design review is required until the design review has first been reviewed, approved and the appeal period and/or reconsid-

eration period has passed. (Ord. 1841 § 7, 1996: Ord. 1224 § 5, 1990: Ord. 895 § 8, 1984; Ord. 765 § 1 (part), 1981)

29.52.040 Filing fee. The applicant shall, at the time of filing for a design review, pay a filing fee as specified in Chapter 29.76 of this title. (Ord. 1841 § 8, 1996: Ord. 1224 § 6, 1990: Ord. 765 § 1 (part), 1981: Ord. 754 § 2, 1981: Ord. 752 § 2, 1981: Ord. 702 § 2, 1980: Ord. 429 (part), 1974)

29.52.045 Extensions of time. Extensions of time to any design review not approved as a public hearing may be granted by the zoning administrator or his/her designee subject to the conditions of the original approval, if requested prior to the expiration of the original approval on forms furnished by the current planning division. Extensions of time to any design review approved as a public hearing may be granted by the planning commission or board of county commissioners, subject to a public hearing, if requested prior to the expiration of the original approval, on forms furnished by the current planning division. The decision of the zoning administrator or planning commission may be appealed to the board of county commissioners in the same manner as prescribed for appeals of planning commission actions on initial applications for design review. A fee for such an application shall be paid as required by Chapter 29.76 of this title. (Ord. 1841 § 9, 1996)

29.52.050 Design review standards. (A) The color, architectural style and building materials or finishes of buildings and structures shall be compatible with that of existing surrounding development.

(B) Residential, commercial and industrial subdivisions and complexes shall be designed to maximize on-site circulation and to minimize conflicts with traffic on public streets.

(C) The board of county commissioners may, by resolution duly recorded in its minutes, adopt certain general rules and specifications, and such illustrative architectural drawings showing desirable standards and types of designs, materials, colors and styles of buildings, structures, signs and lettering as will provide a basis and guide for the approval of plans for proposed development in each district. (Ord. 1224 § 7, 1990)

Chapter 29.53

RURAL MIXED RESIDENTIAL DEVELOPMENTS

Sections:

29.53.010 Purpose and intent.
29.53.020 Definitions.
29.53.030 Procedure.
29.53.040 Uses permitted.
29.53.050 Uses prohibited.
29.53.060 Property development standards.

29.53.010 Purpose and intent. Rural mixed residential developments are intended to provide maximum flexibility in meeting housing needs in the rural portions of Clark County by allowing a mixture of manufactured housing and site-built housing with harmonious architectural elements within community district five as established by Chapter 29.77 of the Clark County Code. (Ord. 1004 § 1 (part), 1986)

29.53.020 Definitions. For the purpose of this chapter, certain words and phrases are defined and shall be construed as follows:

(A) "Manufactured housing" means dwellings constructed to meet the standards of the U.S. Department of Housing and Urban Development (HUD) Manufactured Housing Code (42 USC Section 5403).

(B) "Site-built housing" means dwellings constructed to meet the standards of the Uniform Building Code (UBC) as adopted by Clark County. (Ord. 1004 § 1 (part), 1986)

29.53.030 Procedure. A rural mixed residential development may be established within any residential zoning district within community district five as established by Chapter 29.77 of the Clark County Code. Any person wishing to establish a rural mixed residential development shall apply for the same by submission of a conditional use permit application as set forth in Chapter 29.66 of this title. In addition to the submission requirements set forth in Section 29.66.010, an applicant for a rural mixed residential development shall submit a statement outlining proposed appearance standards for the development. Approved appearance standards shall be recorded as covenants running with the land, and no building permits shall be issued nor subdivision maps recorded for the development prior to the recordation of covenants detailing the approved appearance standards. (Ord. 1004 § 1 (part), 1986)

29.53.040 Uses permitted. In a rural mixed residential development land may be used and buildings and structures may be erected, maintained and used if they meet the appearance standards for the development and they are arranged, intended or designed for the following uses:

(A) One single-family dwelling of a permanent character in a permanent location with each residence on its own lot or parcel of land, including all required yard areas. Such single-family dwelling may be either a manufactured housing unit

or a site-built housing unit and must be permanently attached to a foundation constructed to meet the standards and guidelines of the Clark County building department.

(B) Any use permitted in the underlying zoning district, subject to securing a conditional use permit as provided in Chapter 29.66 of this title for any use for which a conditional use permit is required in said district. (Ord. 1004 § 1 (part), 1986)

29.53.050 Uses prohibited. All other uses are expressly prohibited. (Ord. 1004 § 1 (part), 1986)

29.53.060 Property development standards. Any rural mixed residential development shall adhere to the following property development standards except as may be modified or restricted as provided in Chapter 29.44;

(A) A rural mixed residential development shall be minimum of five gross acres in area.

(B) No part of any building or structure, other than a wall or fence along a property line, shall be constructed within fifteen feet of the peripheral boundary of a rural mixed residential development.

(C) The property development standards of the underlying zoning district shall apply except that rear yards may be reduced no more than ten feet from the standards of the underlying zoning district to accommodate manufactured housing design. In no case shall a manufactured housing unit be located less than three feet from a property line.

(D) All lots and dwelling units must meet the approved appearance standards for the development. Where the underlying zoning district regulations conflict with the approved appearance standards, the more restrictive regulation shall apply. The appearance standards as approved or modified by the planning commission and/or board of county commissioners shall be the same for units built to conform to either the Uniform Building Code or the 1976 Department of Housing and Urban Development Code. Appearance standards may include and shall be limited to:

For unit design:

(1) Minimum horizontal dimensions;

(2) Restriction of siding materials to horizontal lap siding, vertical wood-type siding including tongue-and-groove and board-and-batten siding, stucco siding, or brick or stone siding or combinations of these materials or other materials substantially similar in appearance and without a gloss finish;

(3) Restriction of roof materials to shingles, shakes, tile, built-up rock roofs or other materials substantially similar in appearance.

For site design:

(1) The relationship of the unit to the land;

(2) Setbacks;

(3) Landscaping;

(4) Parking and related circulation elements. (Ord. 1004 § 1 (part), 1986)

occupancy/permits

Chapter 29.56

BUILDINGS — PERMITS — COMPLETION

Sections:

29.56.010 Procedure for issuance of building permits.
29.56.020 Completion of building.

29.56.010 Procedure for issuance of building permits. Before commencing any work pertaining to the erection, construction, reconstruction, moving, conversion, alteration or addition to any building or structure within any district established by the provisions of this title, or as shown upon any sectional district map of Clark County duly adopted and made part of this title, a building permit for each separate building and/or structure shall be secured from the building inspector of the county by the owner or his agent for the work, and it is unlawful to commence the work until and unless the permit has been obtained; provided, however, that this requirement shall be subject to the following provisions:

(A) The provisions of the building code relating to the application for, form of and issuance of building permits under such building code shall apply to and conform with all the provisions of this title.

(B) No excavation shall be commenced, no wall, structure, premises or land used, building or part thereof shall be erected, constructed or altered, nor shall any building be moved in or upon any property, nor shall any outdoor advertising sign or structure be erected, nor major repairs made, until application has been made and the proper permit has been obtained upon plans approved by the planning director and the director of building and safety in accordance with the provisions of this title and the Clark County building code.

(C) All applications for building permits shall be accompanied by accurate plot plans in duplicate, drawn to scale, showing the actual shape and dimensions of the lot to be built upon the building site, or sites, the proposed location of the building or buildings, the exact sizes and locations of the existing buildings and accessory buildings, and the lines within which the proposed building or structure shall be erected or altered, the existing or intended use of each building or part thereof, the number of families or dwelling units the building is designed to accommodate, and such other information with regard to the lots and neighboring lots as may be necessary to determine and provide for the enforcement of this title.

(D) All buildings including single-family residences which do not have a public sewer available shall submit an additional plot plan showing the exact location of the proposed septic tank system. The location shall be approved by the Clark County health district for compliance on all plot plans, prior to issuance of a building permit. The plot plan shall become a permanent record of the health department.

(E) All buildings including single-family residences which do not have public water or public sewer available shall submit an additional plot plan showing the exact location of proposed or existing well and the exact location of the proposed septic tank system. The location shall be approved by the Clark County health district for compliance on all sets of plans, prior to the issuance of a building permit. The additional plot plan shall become a permanent record of the health department.

(F) Before any building or structure is erected, constructed, altered or moved on any property within the county, the building permit application together with plans, drawings, sketches, or description of same shall be submitted to the planning commission or its designated agent for approval or disapproval. The planning commission shall designate the director of planning as its agent to receive, inspect, consider and approve or disapprove the plans on behalf of such commission.

(G) In all cases where the board of county commissioners has allowed a variance or a use permit as authorized by this title, the planning director may approve a building permit sufficient to allow such building or work to be done in accordance with the decision of the board of county commissioners; provided, that no permit shall be issued pursuant to any decision until time for rehearing or for appeal or application for rehearing shall have been filed within such time.

(H) The issuance of a building permit under the authority of this chapter shall not be deemed or construed to permit or authorize any violation of any of the provisions of this title or amendments thereto, or any other ordinance or law. Any permit issued in conflict with this title shall be null and void. (Ord. 561 § 1, 1977: Ord. 429 (part), 1974)

29.56.020 Completion of building. Nothing herein contained shall require any change in the plans, construction or designated use of a building for which a building permit has heretofore been issued and upon which actual construction has begun. Actual construction shall be deemed to be the actual placing of construction materials in their permanent position fastened in a permanent manner, except that where a basement is being excavated such excavating shall be deemed to be actual construction, or where demolishing or removal of an existing building or structure has begun preparatory to rebuilding, such demolition or removal shall be deemed to be actual construction, providing in all cases that actual construction work be diligently carried on until the completion of the building or structure involved. (Ord. 561 § 2, 1977: Ord. 429 (part), 1974)

Chapter 29.54

CERTIFICATES OF USE AND OCCUPANCY

Sections:

29.54.010 Certificate required.
29.54.020 When certificates required.
29.54.030 Issuance.
29.54.040 Application of vacant land.

29.54.010 Certificate required. No vacant land in any district established under the provisions of this title shall hereafter be occupied or used, except for agricultural uses other than livestock farming, poultry or small animal raising or dairying, and no building hereafter erected, structurally altered or moved in any such district shall be occupied or used until a certificate of use or occupancy has been issued therefor. (Ord. 591 § 1, 1978: Ord. 429 (part), 1974)

29.54.020 When certificates required. Certificates of use or occupancy shall be required for any of the following:

(A) Occupancy and use of a building or structure hereafter erected, constructed, reconstructed, converted, altered, structurally altered or moved;

(B) Change in an existing building to a use of a different classification;

(C) Occupancy and use of vacant land;

(D) Change in the use of a nonconforming use. (Ord. 591 § 2, 1978: Ord. 429 (part), 1974)

29.54.030 Issuance. A certificate of use or occupancy for a building or structure shall be issued by the building official pursuant to Section 22.04.080 of this code. A certificate of use or occupancy for vacant land shall be issued by the zoning administrator pursuant to this chapter. (Ord. 591 § 3, 1978: Ord. 429 (part), 1974)

29.54.040 Application for vacant land. Written application for a certificate of use or occupancy for the use of vacant land or for any change in the character of the use of land, as herein provided, shall be made to the zoning administrator before any such land is so occupied or used, except for agricultural purposes other than livestock farming, poultry or small animal raising or dairying. The fee for such a certificate shall be as required by Title 22 of the Clark County Code. The certificate shall be issued within three days after the application therefor has been made, provided the proposed use is in conformity with the provisions of this title. (Ord. 1841 § 10, 1996: Ord. 591 § 4, 1978: Ord. 429 (part), 1974)

special setbacks

Chapter 29.60

SUPPLEMENTAL USE CLASSIFICATIONS

Sections:

29.60.010 Uses not permitted specifically deemed prohibited.
29.60.020 Conditional use permits in M-2 and R-U districts.
29.60.030 Reclassification procedure.
29.60.040 Notice and records of reclassifications.

29.60.010 Uses not permitted specifically deemed prohibited. When a use is not specifically listed in the sections devoted to uses permitted, it shall be assumed that such uses are expressly prohibited unless a written decision by the planning commission, as hereinafter set forth, determines that the use is similar to and not more objectionable than the uses specifically permitted. (Ord. 429 (part), 1974)

29.60.020 Conditional use permits in M-2 and R-U districts. Uses which in the opinion of the planning commission are similar to and as noxious as those uses listed in Sections 29.06.030 and 29.42.010 as requiring a conditional permit shall be prohibited in land use districts M-2 and R-U unless such permit is secured. (Ord. 429 (part), 1974)

29.60.030 Reclassification procedure. The planning commission after having classified such uses in any land use district may reclassify such uses when such reclassification does not violate the intent of this title; provided, however, no action shall be taken on the part of the planning commission, as contemplated in this section, until the planning commission has published at least once, in a newspaper of general circulation in the county, a notice setting forth briefly the action contemplated and the time and place when it will hear objections to such action which shall not be less than ten days after the publication of aforesaid notice. (Ord. 429 (part), 1974)

29.60.040 Notice and records of reclassifications. Each use which is classified or reclassified according to the provisions of this chapter as permitted in any land use district shall be entered on a list to be known as "supplementary land use classification," with the date upon which such opinion is reached by the planning commission, the land use district to which it is classified and the conditions or limitations under which each such use may be permitted in such land use district. The governing body shall be furnished a copy of such list, and notice of each supplementary land use classification made by the planning commission shall be submitted to the governing body prior to the next regular meeting of the governing body following the date of such opinion. Such classification of any use in any land use district shall have the same force and effect as if such use were classified in this title. (Ord. 429 (part), 1974)

Chapter 29.64

BUILDING SETBACK AND FUTURE WIDTH LINES

Sections:

29.64.010 Minimum standards generally.
29.64.020 Setback lines established for certain streets.
29.64.030 Signs.
29.64.040 Special provisions for setback lines.

29.64.010 Minimum standards generally. In addition to the general provisions for yard requirements as herein set forth for the several zones, and for the purpose of measuring yard dimensions and determining building and structure locations, future width lines are established and adopted, such establishment being made pending the establishment of official plan lines based upon the street and highway plan, or sections thereof, of the general plan of the county.

(A) For the purpose of this title in interpreting the location of the lines herein established, sectional maps may be used to determine the setback location from the curb and/or as otherwise deemed appropriate.

(B) Whenever the setback lines as established herein are situated within the right-of-way lines of Las Vegas Boulevard South (U.S. 91 and 466), then lines A, B and C, as established herein, shall be a minimum of one foot back of the right-of-way line. (Ord. 429 (part), 1974)

29.64.020 Setback lines established for certain streets. No building or structure nor portion thereof shall hereafter be erected, nor shall any portion of a building extending into the building setback distance be altered, nor shall any use of land be conducted except the use of land for agricultural purposes or any other open use not requiring a building or structure so that the same will be closer to the right-of-way or future width line than any official plan line or building line or setbacl which has been established for any such street by the street and highway plan, or any section thereof, of the general plan of the county, or than any future width line, or setback, which may be specified therefor by the provisions of this title, or as follows:

(A) Charleston Boulevard:

(1) From the east line of Section 35, Township 20 South, Range 60 East, to the west line of Section 35, Township 20 South, Range 59 East, fifty feet from the fifth standard parallel south on each side thereof;

(2) From the west line of Section 5, Township 21 South, Range 61 East, to the west line of Section 1, Township 20 South, Range 60 East, fifty feet from the fifth standard parallel south on the south side thereof;

(3) From the Charleston Boulevard/Boulder Highway intersection to the east line of Section 36, Township 20 South, Range 62 East, M.D.B. & M., fifty feet from the fifth standard parallel south on each side thereof, saving and excepting that portion of Section 36, Township 20 South, Range 61 East, which is situated within the city of Las Vegas.

(B) Decatur Boulevard:

(1) From the Tonopah Highway (U.S. Highway 95) to Vegas Drive seventy-five feet from the present centerline on each side thereof;

(2) From Charleston Boulevard to the Los Angeles Highway (U.S. Highway 91) seventy-five feet from the range line between Range 60 East and Range 61 East, on each side thereof.

(C) Industrial Road:

From the south city limits of Las Vegas to the south line of Section 14, Township 22 South, Range 61 East, M.D.B. & M., sixty feet from the centerline of the right-of-way or from a line situated fifty feet east of and parallel to the Union Pacific Railroad right-of-way on each side thereof.

(D) Nellis Boulevard:

From the Salt Lake Highway to the Boulder Highway sixty-five feet from the present centerline on each side thereof.

(E) Los Angeles Highway (U.S. 91 and 466) Las Vegas Boulevard South:

(1) All setback and/or future width lines shall be determined from the section lines or from the centerline of the highway as established herein and legally described as follows:

(a) Beginning at the northeast corner of Section 9, Township 21 South, Range 61 East, M.D.B. & M., thence westerly along the north line of said section a distance of 302.13 feet to the point of intersection of the centerline of Las Vegas Boulevard South as designated by the Nevada State Highway Department plan for Project No. RS005-1 (2); thence south 28° 00′ W. a distance of 2281.04 feet; thence continuing southerly along a radius to the left of 4,012 feet a distance of 2004.98 feet; thence continuing S. 0° 20′ W. a distance of 730.78 feet to a point.

(b) Thence the centerlines shall be established as those designated by the Nevada State Highway Department plans for Federal Road Project No. 0015-1(6) for the northbound lanes as follows:

(i) Southbound Centerline. From the last mentioned point, the southbound centerline shall begin at a point twenty-two feet S. 89° 40′ W.; thence S. O° 20′ 00″ E. a distance of one hundred feet to a point of curvature; thence southerly along a radius to the right of ten thousand feet a distance of 868.35 feet to the point of reverse curvature; thence southerly along a radius to the left ten thousand feet to a distance of 815.99 feet to a point; thence S. 0° 02′ 00″ E. a distance of 3239.48 feet to a point; thence S. 0° 17′ 00″ E. a distance of 5695.02 feet to a point; thence S. 0° 52′ 00″ E. a distance of 1216.13 feet to a point on the north sixteenth line of Section 32, Township 21 South and Range 61 East

(ii) Northbound Centerline. From the last-mentioned point the northbound centerline shall begin at a point twenty-two feet N. 89° 40′ E.; thence S. 0° 20′ 00″ E. a distance of one hundred feet to a point of curvature; thence southerly along a radius to the right of ten thousand feet a distance of 483.07 feet to the point of reverse curvature; thence southerly along a radius to the left of ten thousand feet a distance of 430.71 feet to the point of tangency; thence S. 0° 02′ 00″ E. a distance of 4008.54 feet to a point; thence S. 0° 17′ E. 5694.35 feet to a point; thence S. 0° 52′ 00″ E. a distance of 1354.83 feet to a point on the north sixteenth line of Section 32, Township 21 South, Range 61 East.

(c) From the north sixteenth line of Sections 32 and 33, Township 21 South, Range 61 East, to the quarter section lines of Sections 8 and 9, Township 23 South, Range 61 East, the centerline of the right-of-way shall be determined from the line common to said sections.

(d) From the quarter section line of Sections 8 and 9, Township 23 South, Range 61 East, to the California state line, the centerline shall be determined from the right-of-way as determined by the Nevada State Highway Department plans for Federal Aid Project No. 101C(2);

(2) Setback lines "A," "B" and "C" are established and shall be determined from the centerline as described is subsection (E)(1) above, as follows:

(a) Sahara Avenue to the south line of Section 16, Township 21 South, Range 61 East, east side:

(i) Beginning at the point of intersection of the centerline of right-of-way of Las Vegas Boulevard South and the north line of Section 9, Township 21 South, Range 61 East, line "A" shall begin fifty-eight feet; line "B" shall begin one hundred two feet; and line "C" shall begin one hundred twelve feet easterly of said point of intersection; thence extend southwesterly and parallel to said centerline a distance of six thousand five hundred eighty-seven feet to a point

(ii) Thence line "A" shall begin fifty-eight feet; line "B" shall begin sixty-seven feet; and line "C" shall begin seventy-seven feet easterly of the centerline of Las Vegas Boulevard South; thence extend southerly and parallel to the centerline a distance of three hundred eighty-five feet to a point

(iii) Thence line "A" shall begin fifty-four feet; line "B" shall begin sixty-seven feet; and line "C" shall begin seventy-seven feet easterly of the centerline thence extend southwesterly and parallel to said centerline a distance of four hundred eighty-six feet to a point

(iv) Thence line "A" shall begin fifty-four feet; line "B" shall begin fifty-eight feet and line "C" shall begin sixty-three feet easterly of the centerline thence extend southwesterly and parallel to said centerline a distance of two thousand two hundred feet to a point

(v) From the last-mentioned point; line "A" shall begin fifty-four feet; line "B" shall begin fifty-six feet; and line "C" shall begin seventy feet easterly of the centerline; thence extend southerly and parallel to said centerline a distance of five hundred feet to a point

(vi) Thence line "A" shall begin fifty-eight feet, line "B" shall begin one hundred two feet; and line "C" shall begin one hundred twelve feet easterly of said centerline thence extend southerly and parallel to said centerline to the south line of Section 16, Township 21 South, Range 61 East,

(b) Sahara Avenue to the south line of Section 16 and 17, Township 21 South, Range 61 East, west side:

(i) Beginning at the point of intersection of the centerline of the right-of-way of Las Vegas Boulevard South and the north line of Section 9, Township 21 South, Range 61 East, line "A" shall begin fifty-eight feet; line "B" shall begin one hundred two feet; and line "C" shall begin one hundred twelve feet westerly of said point of intersection; thence extend southerly and parallel to the centerline a distance of seven thousand six hundred five feet to a point

(ii) Thence line "A" shall begin at a point fifty-eight feet west of the centerline thence extend southwesterly and parallel to the centerline a distance of one thousand seven hundred fifty feet to a point; line "B" shall begin one hundred two feet; and line "C" shall begin one hundred twelve feet westerly of said centerline thence extend southwesterly along a bearing of S. 24° 34' 39" W. a distance of six hundred twenty-five feet at which point line "B" shall be sixty-seven

feet and line "C" shall be seventy-seven feet west of said centerline; thence lines "B" and "C" shall continue southerly and parallel to the centerline, a distance of one thousand twenty-seven and fourteen-hundredths feet to a point

(iii) From the last-mentioned point, line "A" shall begin fifty-eight feet west of the centerline thence extend southerly and parallel to the centerline to the south line of Section 16, Township 21 South, Range 61 East; line "B" shall begin sixty-seven feet and line "C" shall begin seventy-seven feet west of the centerline thence extend southerly and increase uniformly for a distance of six hundred sixty feet at which points line "B" shall be one hundred two feet and line "C" shall be one hundred twelve feet west of the centerline, thence lines "B" and "C" shall continue southerly and parallel to the centerline to the south line of Section 17, Township 21 South, Range 61 East,

(c) North line of Section 21, Township 21 South, Range 61 East, to the south line of Section 33, Township 21 South, Range 61 East, east side, northbound centerline:

(i) Beginning at the point of intersection of the northbound centerline, as described in subsection (E)(1)(b) above to the north sixteenth line of Section 33, Township 21 South, Range 61 East, line "A" shall begin sixty feet; line "B" shall begin ninety-four feet; line "C" shall begin one hundred five feet east of said point of intersection thence extend southerly and parallel to the northbound centerline a distance of eleven thousand nine hundred ninety-three feet to a point on the north sixteenth line of Section 32, Township 21 South, Range 61 East

(ii) From the north sixteenth line of Section 33, Township 21 South, Range 61 East, to the south line of said Section 33, Township 21 South, Range 61 East, lines "A" and "B" and "C" shall begin two hundred one feet east of said section line thence continue southerly and parallel to the west section line to a point on the south section line of Section 33, Township 21 South, Range 61 East,

(d) The north line of Section 20, Township 21 South, Range 61 East, to the south line of Section 32, Township 21 South, Range 61 East, west side, southbound centerline:

(i) Beginning at the point of intersection of the centerline of southbound centerline as described in subsection (E)(1)(b) above, line "A" shall begin sixty feet; line "B" shall begin ninety-four feet; line "C" shall begin one hundred five feet west of said centerline; thence extend southerly and parallel to the northbound centerline a distance of eleven thousand nine hundred ninety-six feet to the north sixteenth line of Section 33, Township 21 South, Range 61 East

(ii) From the north sixteenth line of Section 32, Township 21 South, Range 61 East, to the south line of Sections 32 and 33, Township 21 South, Range 61 East, lines "A," "B" and "C" shall begin two hundred one feet west of the east section line of Section 32; thence extend southerly and parallel to the east section line to a point on the south line of said Section 32, Township 21 South, Range 61 East,

(e) From the south line of Sections 32 and 33, Township 21 South, Range 61 East, to the east/west quarter section line of Sections 8 and 9, Township 23 South, Range 61 East:

Beginning at the section corner common to Sections 32 and 33, Township 21 South, Range 61 East and Sections 4 and 5, Township 22 South, Range 61 East to the east quarter section corner of Section 8, lines "A," "B" and "C" shall begin at a

point a distance of two hundred one feet east and west of said section corner; thence continue southerly and parallel to the east section line of Sections 5, 8, 17, 20, 29 and 32, Township 22 South, Range 61 East and the east line of Sections 5 and 8, Township 23 South, Range 61 East, to the east/west corner section line of Section 8, Township 23 South, Range 61 East,

(f) The east/west quarter section line of Section 8, Township 23 South, Range 61 East to the California state line:

Beginning at the intersection of the east/west quarter section line of Section 8, Township 23 South, Range 61 East, and the centerline of the Los Angeles Highway (U.S. 91 and 466) as determined by the Nevada State Highway Department plans for Federal Aid Project No. 101C(2), lines "A," "B" and "C" shall begin at a point two hundred one feet east and two hundred one feet west of said centerline thence extend southwesterly and parallel to said centerline of the Los Angeles Highway (U.S. 91 and 466) to its intersection with the California state line.

(F) Boulder Highway from Charleston Boulevard to the Henderson city limits:

(1) The minimum setback for any permanent building shall be fifty feet back of property line;

(2) The minimum setback for any temporary structure, vehicle, mobile home, camper or motor home over the height of six feet shall conform to the required setback of a permanent structure, i.e., fifty feet back of property line. (Ord. 429 (part), 1974)

29.64.030 Signs. (A) Outdoor Advertising Signs on Business Location. Outdoor advertising signs, structures or devices which are located on premises for the exclusive purpose of advertising the primary functions of the business in operation on the premises, where the entire sign is devoted to such purpose and no portion of which is used for advertising as allowed under subsection (C) of this section, shall not be allowed to extend closer to the centerline and/or section line than the distance specified herein for line "A" and only so long as the sign is used and maintained for the purpose as indicated above.

(B) Canopies. Any building or structure including a canopy or overhang other than advertising signs, shall not be allowed to extend closer to the centerline and/or section line than the distance specified for line "B."

(C) Outdoor Advertising Signs Generally. Any outdoor advertising sign, structure or device which advertises goods, services or businesses at another location and/or one where the goods and services advertised are not a primary function of the business in operation on the premises shall not be allowed to extend closer to the centerline and/or section line than the distance specified herein for line "C." (Ord. 429 (part), 1974)

29.64.040 Special provisions for setback lines. Notwithstanding any of the foregoing provisions of this chapter, special provisions are adopted as follows:

(A) Those streets designated on the master plan of streets and highways or by ordinance as class "A," "B" and "C" highways as follows:

(1) Class "A" highways, from the established centerline one hundred fifty feet on each side thereof,

(2) Class "B" highways, from the established centerline one hundred feet on each side thereof,

(3) Class "C" highways, from the established centerline fifty feet on each side thereof;

(B) From the section lines of every section of land within Clark County, fifty feet from every section line on each side thereof;

(C) From the quarter section lines of every section of land within Clark County, forty feet from every quarter section line on each side thereof;

(D) From every township line or range line within Clark County, seventy-five feet from every township or range line on each side thereof;

(E) From every other street, whether designated as a street, highway, thoroughfare, parkway, throughway road, avenue, drive, lane, boulevard, place or however otherwise designated, thirty feet from the centerline on each side thereof. (Ord. 429 (part), 1974)

use permit/variance

Chapter 29.66

CONDITIONAL USES — VARIANCES — PERMITS

Sections:

29.66.010 Submission procedure.
29.66.012 Hearings and decisions.
29.66.0125 Hearing and decisions for expansion of the gaming enterprise district.
29.66.013 Finality of decision and reconsideration.
29.66.014 Time limit for permit.
29.66.015 Conditional use purpose.
29.66.016 Reapplication.
29.66.017 Extensions of time.
29.66.019 Expiration of application not acted upon.
29.66.020 Conditional use permits.
29.66.025 General standards.
29.66.027 Conditions on conditional use.
29.66.030 Variance permits.
29.66.040 Recreational vehicle accommodations and campgrounds.

29.66.010 Submission procedure. (A) Initiation of Applications. An application for a conditional use permit or variance may be initiated by:

(1) A property owner or the authorized agent of a property owner;

(2) A person having a leasehold or other substantial interest in the property, in which case the application may be submitted only for the duration of the leasehold, and in no event may a lessee apply for a variance unless his leasehold interest is for at least a five-year period; or

(3) In the case of property owned by a governmental entity, the petition of an authorized agent of that entity, or the petition of any person when accompanied by a written statement by an authorized agent of the entity indicating that the entity is aware of the application and does not object to the same; or

(4) Governmental entities or public utilities.

(B) Application. The application for a conditional use permit or variance permit shall be filed in the office of the current planning division of the department of comprehensive planning upon forms furnished by the current planning division. The application shall be duly signed and acknowledged by a party authorized to initiate the petition in accordance with this section. All parcels of land included within a single petition must be contiguous. The application form shall be accompanied by the following data and information:

(1) Plans drawn to a standard scale not smaller than one inch equals sixty feet or one-eighth inch equals one foot including;

(a) Four copies of a site development plan indicating the dimensions of the parcel of land, existing and proposed structures, setbacks, yards and open space, the size and number of parking spaces, the location of signs, the location of landscaping, and such other information that is necessary to the current planning division.

(b) Two copies of a floor plan indicating the size of existing and proposed buildings, the use of space and total square footage of buildings,

(c) Two copies of a rendered elevation indicating the architectural appearance, the types of building materials proposed for the exterior and the height of the existing and proposed buildings;

(2) Two copies of the most recent recorded deed to the property;

(3) Two copies of the most recent assessor's map indicating the subject parcels;

(4) One copy of the legal description of the property included in request;

(5) If the application is to expand the gaming enterprise district outside the Las Vegas Boulevard gaming zone or the Rural Clark County gaming zone as described in Chapter 463 of the Nevada Revised statutes and not exempted by the provision of Section 29.30.007(B)(7), four copies of a map showing the location of residential developments, structures for religious services, and schools (public or private) within two thousand five hundred feet of the property upon which the establishment is to be located.

(C) Fees. A conditional use permit or variance application shall require a fee payable to the county for each petition filed to partially defray the cost of making maps, sending out notices, and other administrative expenses involved in a petition for a change in these regulations as required by Chapter 29.76 of this title. (Ord. 2037 § 3, 1997; Ord. 1841 § 11, 1996; Ord. 1663 § 1, 1995; Ord. 1534 § 1, 1993; Ord. 984 § 1, 1986; Ord. 895 § 9, 1984; Ord. 850 § 2 (part), 1983)

29.66.012 Hearings and decisions. (A) Notice. Upon receipt in the proper form of any application, the planning commission shall hold a public hearing thereon, unless the application is to expand the gaming enterprise district, which application shall be presented to the board of county commissioners in accordance with Section 29.66.0125 below. Notice of time and place of the hearing, a description of the property involved, and the purpose of the hearing shall be sent by first-class mail at least ten days prior to the hearing to:

(1) Each owner of property within a minimum distance of three hundred feet of the exterior boundary of the lot or parcel of land described in such application, or the nearest thirty parcels, whichever provides notices to the greater number of property owners;

(2) Tenants of mobile home parks when the park is within a minimum distance of three hundred feet of the exterior boundary of the lot or parcel of land described in the application; and

(3) Any advisory board which has been established for the affected area by the board of county commissioners.

For the purpose of this section "property owner" means that owner shown upon the latest assessment rolls of the county.

(B) Records. From the time of filing of such application, the application together with all plans and data submitted shall become a part of the records of the current planning division and shall be available for public inspection in the current planning division's office.

(C) Action of Commission. At the conclusion of the hearing, the planning commission shall take such action thereon as it deems warranted under the circumstances. The action of the planning commission in granting or denying conditional use permits or variance permits shall become final five judicial days after approval of denial, unless appealed to the board of county commissioners.

The planning commission in granting the permit may establish conditions under which the lot or parcel of land may be used, or a building structure is constructed or altered, or make requirements as to architectural height of a building or structure, open spaces, parking areas or vehicle storage and conditions of operation of any enterprise, or may make any other conditions, requirements or safeguards that the commission may consider necessary to prevent damages or prejudice to adjacent properties or detriment to the county and to secure substantially the objectives of the regulation or provision to which conditional use permit, variance or adjustment is requested and will provide adequately for the maintenance of the integrity and character of the district in which located. When deemed necessary, the commission may require guarantees in such form as it may deem proper under the circumstances, to insure that the conditions designated in connection therewith are being or will be complied with.

(D) Appeal. The planning commission action shall be final unless appealed in writing by an interested party. Such appeal shall be delivered to the zoning division offices within five judicial days. A planning commissioner who voted on the application is not an "interested party" for the purposes of this subsection. In the event of an appeal, copies of the plans with the findings of the planning commission and reasons for their action shall be presented to the board of county commissioners. This board shall consider the matter within forty days after the filing of the appeal, and may restrict debate to issues raised in the appeal. No building permit in such instance shall be issued, unless the plans filed with application therefor, as required in this chapter, have first been acted upon by the planning commission and approved by the board of county commissioners.

(E) Exception. Use permit or variance applications which are part of a zone change application and filed concurrently shall be considered part of the zone change application and treated as provided in Chapter 29.68 of this code. (Ord. 2037 § 4, 1997: Ord. 1326 § 1, 1991: Ord. 1165 § 1, 1989: Ord. 1052 § 1, 1987: 895 § 10, 1984; Ord. 850 § 2 (part), 1983)

29.66.0125 Hearing and decisions for expansion of the gaming enterprise district. (A) Notice. Upon receipt in the proper form of any application for expansion of the gaming enterprise district outside the boundaries of the Las Vegas Boulevard gaming corridor or the Rural Clark County gaming zone as defined by Chapter 463 of the Nevada Revised Statutes the applicant shall have the burden of establishing that the request complies with the requirements listed under Section 29.30.007(B)(7) of this title unless the application involves property that is otherwise exempt from these requirements. This type of application shall be heard by the board of county commissioners at a public hearing at which interested parties and citizens shall have an opportunity to be heard. Notice of the time and place of the board of county commissioners hearing, a description of the property involved, and the purpose of the hearing shall be sent by first class mail at least ten days prior to the hearing to:

(1) The owners of real property within two thousand five hundred feet of the exterior boundary of the property upon which the establishment is proposed as reflected on the latest assessment rolls of the county;

(2) Mobile home park tenants when the park is within two thousand five hundred feet of the property upon which the establishment is proposed as described in the application; and

(3) Any advisory board which has been established for the affected area by the board of county of commissioners.

(4) In addition, at least ten days prior to the hearing, Clark County shall cause a sign to be posted on the property describing the time and place of the public hearing and the proposed zoning district. The sign shall be a minimum of four square feet in size. The letters indicating the time of the public hearing and the proposed zoning district shall be a minimum of two inches in height.

(B) Records. From the time of filing of such application, the application together with all plans and data submitted shall become a part of the records of the current planning division and shall be available for public inspection in the current planning division's office.

(C) Action of Board of County Commissioners. A court reporter certified in accordance with Chapter 656 of the Nevada Revised Statutes shall report the meeting. At the conclusion of the hearing, the board of county commissioners shall take such action thereon as it deems warranted under the circumstances, considering whether the proposed establishment is in conformance with NRS 463. A majority vote of three quarters of the members is required to approve an application listed under this subsection. The action of the board of county commissioners in granting or denying conditional use permits for the expansion of the gaming enterprise district shall become final ten judicial days after the board of county commissioner's decision, unless a notice of appeal to the review panel of the gaming policy committee has been received by the current planning division, or unless the action is to be reconsidered in accordance with Section 29.66.013 below.

(D) Conditions. The board of county commissioners in granting the permit may establish conditions under which the lot or parcel of land may be used, or a building structure is constructed or altered, or make requirements as to architectural height of a building or structure, open spaces, parking areas or vehicle storage and conditions of operation of any enterprise, or may make any other conditions, requirements or safeguards that the board of county commissioners may consider necessary to mitigate any adverse impact to adjacent properties or detriment to the county and to secure substantially the objectives of the regulation or provision to which conditional use permit, is requested and will provide adequately for the maintenance of the integrity and character of the district in which located. When deemed necessary, the board of county commissioners may require guarantees in such form as it may deem proper under the circumstances, to ensure that the conditions designated in connection therewith are being or will be complied with.

(E) Appeal. The board of county commissioners action shall be final unless appealed to the review panel of the gaming policy committee in accordance with that panel's policies and procedures or unless the action is to be reconsidered in accordance with Section 29.66.013 below.

(F) Exception. Use permit or variance applications which are part of a zone change application and filed concurrently shall be considered part of the zone change application and treated as provided in Chapter 29.68 of this code. (Ord. 2037 § 5, 1997)

29.66.013 Finality of decision and reconsideration. The decision of the board of county commissioners shall become final and effective after five judicial days of the day the decision is made unless the petition is to expand the gaming enterprise district. If the petition is to expand the gaming enterprise district outside the Las Vegas Boulevard gaming corridor or the Rural Clark County gaming zone as defined by Chapter 463 of the Nevada Revised Statutes, and is not specifically exempted by the provisions of NRS 463, a decision either granting or denying such application shall become final ten judicial days after the decision, providing that the application is not requested to be reconsidered or that no evidence is provided to the current planning division that the application has been

appealed to the review panel of the gaming policy committee. No permits shall be issued concerning the property in question until the decision becomes final.

Should any commissioner within the five-judicial-day period who voted on the prevailing side of a decision notify the zoning administrator that he or she desires to have the decision reconsidered, the decision shall not become final and no permits or licenses shall be issued concerning the property in question. The item shall thereafter be placed upon a regularly scheduled meeting of the board of county commissioners when acting in their zoning capacity, within forty days of the end of the five-judicial-day period. Should a majority of those commissioners present approve reconsideration of the decision at that time, the item shall be scheduled for a public hearing at a subsequent meeting of the board of county commissioners. No permits or licenses for the property in question shall be issued until five judicial days after the board of county commissioners thereafter reaches a final decision. (Ord. 2037 § 6, 1997: Ord. 1853 § 1, 1996: Ord. 1165 § 2, 1989)

29.66.014 Time limit for permit. Each conditional use permit or variance permit authorized under the provisions of this chapter which is not actually established or the actual construction commenced on the buildings or structures involved within the time limit established at the time of approval thereof is null and void. In the event some construction work is involved, it must actually commence within the stated period and must be diligently prosecuted to completion. A lapse of work for a period of six months will be sufficient to cause the invalidity of the permit; provided further, when any use of land, building, structure or premises established under the provision of this section has been discontinued for a period of one year, it is unlawful to again use such land or building or premises for such discontinued use unless a subsequent conditional use permit or variance permit is authorized and issued therefor. (Ord. 996 § 1, 1986: Ord. 895 § 11, 1984: Ord. 850 § 2 (part), 1983)

29.66.015 Conditional use purpose. In order to accomplish the general purpose of this title, certain unusual uses need special consideration. They require consideration in each case of the impact of those uses upon neighboring land and the public need for the particular uses at the particular location. They are not permitted by right and are subject to the regulations of this chapter and the conditions imposed in a conditional use permit. (Ord. 1301 § 2 (part), 1991)

29.66.016 Reapplication. No person, including the original applicant, shall reapply for a similar conditional use permit or variance permit on the same land, building, or

structure within a period of six months from the date of final denial by the board of county commissioners of such previous application. If the second application is denied, no person, including the original applicant, shall reapply again for a similar conditional use permit or variance permit on the same land, building or structure within a period of twelve months from the date of final denial of the second application. An application that is withdrawn from the consideration of the board of county commissioners or the planning commission within fifteen days in advance of their scheduled public hearing shall be considered to be the equivalent of a final denial for the purposes of the time periods which regulate reapplications unless for good cause shown the board of county commissioners or the planning commission allows the withdrawal to be without prejudice. The six-month or one-year time periods which bar reapplications shall be calculated from the date a withdrawal is received in writing by the zoning administrator or the day of the meeting at which the application is withdrawn. (Ord. 1189 § 1, 1990: Ord. 895 § 12, 1984: Ord. 850 § 2 (part), 1983)

29.66.017 Extensions of time. Extensions of time to any variance permit or conditional use permit may be granted by the planning commission, if requested prior to the expiration of the original approval, on forms furnished by the current planning division. Planning commission actions on requests for extensions of time may be appealed to the board of county commissioners, in the same manner as prescribed for appeals of planning commission actions on initial applications for variances and conditional use permits. A fee as required by Chapter 29.76 of this title shall be paid to cover the costs of administrative expenses. (Ord. 1841 § 12, 1996: Ord. 1663 § 2, 1995: Ord. 1534 § 2, 1993: Ord. 1114 § 1, 1988: Ord. 996 § 2, 1986: Ord. 895 § 13, 1984; Ord. 850 § 2, 1983)

29.66.019 Expiration of application not acted upon. When any application for a variance or conditional use permit is not acted upon due to:

(A) The failure of the applicant to be represented at a scheduled public hearing on such application; or

(B) The request or consent of the applicant to withhold action on any application;

(C) And such application remains in an inactive status for more than one hundred eighty days without a request by the applicant for rehearing of the application, then such application shall expire and be treated as withdrawn. (Ord. 996 § 3, 1986: Ord. 895 § 14, 1984: Ord. 850 § 2 (part), 1984)

29.66.020 Conditional use permits. The planning commission has the power to authorize the issuance of conditional use permits for the specified types of uses, buildings or structures for which such permits are required or permitted by the provisions of this title.

All of the following, and all matters directly related thereto, are declared to be special uses and such declaration is based on the fact that all of the uses herein enumerated possess characteristics of unique and special forms as to make impractical their being included automatically in any class of use as set forth in the various zones defined in this title:

(A) Airports, including commercial or public, and landing fields for private use;

(B) Cemeteries, columbariums, crematories, mortuaries, and mausoleums upon condition that the area of any cemetery not be less than forty acres;

(C) Establishments involving large assemblages of people or automobiles including:

(1) Amusement parks.

(2) Circuses.

(3) Fairgrounds.

(4) Race tracks.

(5) Recreational vehicle accommodations and campgrounds in conjunction with and on the same property as an outdoor motor vehicle racetrack having fifty thousand or more seats provided that the recreational vehicle accommodations and campgrounds are used in connection with events held at the racetrack. The conditional use permit shall specify the number of events per year and that such use shall not exceed six days in length for each event.

(6) Privately-operated recreational centers; rock concerts; miniature golf courses; amusement arcades; nudist camps; privately operated party, picnic and camping facilities; and all other similar privately-operated recreational activities.

(7) Swap meets.

(8) Auctions;

(D) Hospitals, clinics, rest homes and sanitariums upon the following conditions:

(1) All buildings are located at least fifty feet from any property line common to other property not devoted to a similar purpose.

(2) Building coverage not to exceed forty percent of the building site area.

(3) Location of the site, building plans and plot plan.

(4) The conditional use permit application for any such hospital, clinic, rest home, or sanitarium shall specify in detail the proposed uses of the facility, including whether or not such facility is to be a general purpose (physiological treatment) hospital, a psychiatric hospital, a maternity hospital, or other form of specialized service hospital. The type of facility being proposed shall also be detailed on all public hearing notices, agenda items, and other documents related to such conditional use permit application;

(E) Public utility buildings and structures and radio or television transmitters or antennas other than amateur licensed;

(F) Churches, museums and libraries upon condition that the location, building appearance, building height, and plot plans be approved;

(G) Schools (including private vocational and avocational schools for five or more students), colleges, public playgrounds and athletic fields. A gymnasium, auditorium, theater, or similar use may be permitted in conjunction with a school at a height greater than permitted by this code providing plans showing the height are approved by the planning commission or the board of county commissioners.

(H) Power transmission lines greater than sixty-nine kv;

(I) Live entertainment which is provided incidental, or in conjunction with another commercial use. Such permit shall be granted with proof that potential traffic, parking, noise, and security issues will be adequately mitigated to protect neighboring uses.

(J) Railroad, bus, truck and air terminals, upon the condition that the location, building, structure and plot plans are approved;

(K) Child nurseries upon the condition that the location and building plan be approved and limited to not more than twelve children when the facility is located fronting a street less than eighty feet in width, and further provided that the applicant shall demonstrate the use is compatible with neighboring uses. Nothing in this section shall apply to a child care facility defined as a "family care home" by Chapter 6.16 of this code;

(L) Convention and exposition halls;

(M) Watchman's trailer in conjunction with a commercial or industrial use;

(N) Offices and facilities of any governmental agency in residential districts when located on parcels of less than five gross acres;

(O) Heliports, upon condition that each proponent for a heliport must provide to the board of county commissioners (through the director of aviation and the director of comprehensive planning with their recommendations) a planning report analyzing the environmental aspect of the requested conditional use permit giving attention to whether the proposed use permit would adversely affect noise levels for a significant number of people or would produce any other significant impact upon the human environment, including those related to traffic generation and land-use compatibility. Proponents for heliports must also provide evidence of airspace and air traffic approval of the Federal Aviation Administration for the operation of the proposed heliport;

(P) Cooperative apartments, where ownership is a condition of residence and/or there is an agreement to maintain some portion of the apartment and/or apartment building as a common area and/or responsibility;

(Q) Keeping of exotic animals; provided, that the application for such permit shall demonstrate that all federal, state, and county animal control regulations have been complied with;

(R) Belfries, church spires, flag poles, elevator bulkheads, smokestacks, monuments, ornamental towers or spires, water towers and radio transmission and receiving mast towers at heights greater than permitted by this code upon the following conditions:

(1) Used as part of and auxiliary to the lawful use of the premises,

(2) Designed and constructed in accordance with all building codes,

(3) The structure is designed and maintained to prohibit habitation,

(4) Meets the standards of the Federal Aviation Administration and the department of aviation and not to interfere with safe aviation operation and communication.

(5) Radio transmission and receiving towers to comply with the following additional conditions:

(a) Licensure as required by Federal Communications Commission.

(b) Height not to exceed that necessary for efficient operating as authorized by the Federal Communications Commission.

(c) The operation of the communication facility contributes to public purposes as expressed in federal communications laws and regulations.

(d) Designed and operated so as to not to interfere with other lawful radio or telephonic communication;

(S) Senior Housing.

(1) The maximum residential density permitted by the zoning district may be increased in the case of senior housing development only where master planned or previously zoned for multifamily use and then limited to:

(a) R-3 zone, not more than twenty-two units per gross acre.

(b) R-4 zone, not more than thirty-nine per gross acre;

(2) Evidence. Applicant shall submit evidence which shows that the proposed development is designed to produce an environment of stable and desirable character and that areas of open space, parking, recreational facilities, service and other common areas are sufficient and adequate to properly serve the anticipated population of the development.

(3) Road Requirements.

(a) Within any senior housing development with private streets passing in front of each residential unit, such streets will be forty feet in width, consisting

of thirty-six feet of paving, a two-foot roll curb and gutter on each side, and a four-foot sidewalk on each side of the street.

(b) Within senior housing developments designed with vehicle access only to parking areas, driveways to and within such parking areas shall not be less than twenty-four feet in width exclusive of parking stalls.

(T) Gravel pits, and/or concrete/asphaltic batch plants only in conjunction with the gravel pit, or temporary construction storage only in conjunction with a major project as defined by Title 26 of the Clark County Code and providing the gravel is excess gravel generated in the course of grading for the major project, subject to a one thousand foot setback to any equipment from an existing occupied residential dwelling on any other property, and providing that paved access is provided if the property is located within the PM10 nonattainment area described in Section 29.06.030(C). The provisions of Chapter 29.44 pertaining to landscaping, trash enclosure and zone boundary wall requirements shall apply to such a use, and paved parking and driveways shall not be required providing dust control measures are applied if required by the Clark County air pollution control sign. Any use permit approval shall not be for a period of time to exceed five years, or the time required for completion of the major project, whichever comes first.

(U) Gravel pits, temporary construction storage, and/or concrete/asphaltic batch plants in conjunction with temporary construction projects on a site other than the construction site, providing that paved access is provided if the property is located within the PM10 nonattainment area described in Section 29.06.030(C), and that the property is adequately buffered from existing residential uses as determined by the planning commission or board of county commissioners. The provisions of Chapter 29.44 pertaining to landscaping, trash enclosure and zone boundary wall requirements shall not apply to such a use, and paved parking and driveways shall not be required providing dust control measures are applied if required by the Clark County air pollution control division. Any use permit approval shall not be for a period of time to exceed two years, or the time required for completion of the construction project, whichever comes first.

(V) Gravel pits, temporary construction storage, and/or concrete/asphaltic batch plants only in conjunction with a public project initiated and funded by any governmental entity, providing the gravel is excess gravel generated in the course of grading for the public project, and providing that the property is adequately buffered from existing residential uses as determined by the planning commission or board of county commissioners. The provisions of Chapter 29.44 pertaining to landscaping, trash enclosure, and zone boundary wall requirements shall not apply to such a use, and paved parking and driveways shall not be required providing dust control measures are applied if required by the Clark County air pollution control division. Any use permit approval shall not be for a period of time to exceed two years, or the time required for completion of the public project, whichever comes first. (Ord. 2036 § 2, 1997: Ord. 1998 § 2, 1997: Ord. 1922 § 1, 1996: Ord. 1880 § 2, 1996: Ord. 1615 § 1 (E), 1994; Ord. 1301 § 2 (part), 1991: Ord. 1035 § 1, 1987: Ord. 895 § 15, 1984: Ord. 745 § 2, 1981: Ord. 721 § 1, 1980; Ord. 716 § 1, 1980; Ord. 669 §§ 5, 6, 7, 1979; Ord. 609 § 2, 1979; Ord. 583 § 1, 1978; Ord. 509 §§ 12 and 13, 1976; Ord. 429 (part), 1974)

29.66.025 General standards. No conditional use permit shall be approved unless it shall be found the proposed conditional use is appropriate in the location for which it is proposed. This finding shall consider the following criteria:

(A) The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the comprehensive plan and of this title;

(B) The proposed use at the proposed location shall not result in a substantial or undue adverse effect on: adjacent property, the 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;

(C) The proposed use in the proposed area will be adequately served by and will not impact an undue burden on any public improvements, facilities or services. (Ord. 1301 § 2 (part), 1991)

29.66.027 Conditions on conditional use. All approved plans, conditions, restrictions and rules are made a part of the conditional use permit. Acceptance of a conditional use permit shall constitute certification on that part of the applicant that the proposed use conforms to all conditions, restrictions, rules and regulations. The violation of such will be a violation of the code. (Ord. 1301 § 2 (part), 1991)

29.66.030 Variance permits. Except for the use and noise attenuation regulations of Chapter 29.51 of this code and the requirements for the expansion of the gaming enterprise district as contained in Section 29.30.007(B)(7) of this title, the planning commission shall have the power to grant variances to the height, yard area and use regulations of this title and to authorize the issuance of variance permits therefor where by reason of exceptional narrowness, shallowness or shape of a specific piece of property at the time of the enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of such piece of property, the strict application of such regulation enacted upon this title would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships, upon, the owner of such property, to authorize upon an application relating to the property, a variance from such strict application so as to relieve such difficulties or hardship, provided such relief may be granted without substantial detriment to the public good and without substantially impairing the intent and purpose of any ordinance or resolution and under such conditions as such board may deem necessary to assure that the general purpose and intent of this title will be observed, public safety and welfare secured and substantial justice done.

(A) Application for Variance Permits. In addition to the facts and information required in Section 29.66.010, each application shall be accompanied by the written statement of the applicant wherein the strict application of this title would be an inequality and giving adequate evidence in such form as the planning commission may require, showing that:

(1) There are special circumstances or conditions applicable to the property or building referred to in the application;

(2) The granting of the application is necessary for the preservation and enjoyment of substantial property rights;

(3) The granting of such application will not materially affect the health or safety of persons residing or working in the neighborhood and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood;

(4) The granting of such application will not adversely affect any general plan of Clark County.

(B) The planning commission shall hold a public hearing on each properly submitted application for a variance as required under Section 29.66.010.

(C) If the planning commission finds that the four conditions designated in subsection (A) of this section exist and that material detriment or injury to the neighborhood will not result from the issuance of a variance permit, it may approve or conditionally approve the same. (Ord. 2037 § 7, 1997; Ord. 1806 § 5, 1996; Ord. 975 § 5, 1986; Ord. 895 § 16, 1984; Ord. 429 (part), 1974)

29.66.040 Recreational vehicle accommodations and campgrounds. Recreational vehicle accommodations and campgrounds shall be permitted in conjunction with an outdoor motor vehicle racetrack having fifty thousand or more seats, without compliance with this chapter and Chapter 29.51 of the Clark County Code, provided that the recreational vehicle accommodations and campgrounds are used in connection with events held at the racetrack prior to June 30, 1998, and so long as such use does not exceed six days in length for each event and provided that there is no recreational vehicle accommodations or campground use in the accident potential zone as shown on Exhibit 1 attached to the ordinance codified in this section and incorporated by reference herein. (Ord. 2036 § 3 (part), 1997; Ord. 1998 § 3 (part), 1997)

Chapter 29.68

AMENDMENTS AND BOUNDARY CHANGES

Sections:

29.68.010 Procedure authorized.
29.68.015 Master plan for land use.
29.68.020 Initiation of changes, amendments.
29.68.025 Requirements for submittal of petition.
29.68.030 Hearings and notice.
29.68.040 Additional property included.
29.68.060 Decision by county commission.
29.68.065 Finality of decision and reconsideration.
29.68.070 Fees.
29.68.080 Resolution of intent to reclassify.
29.68.085 Interim compliance.
29.68.090 Reapplication.
29.68.100 Extensions of time.
29.68.110 Expiration of applications not acted upon.

29.68.010 Procedure authorized. Boundaries of zoning districts established by this title or the classification of property uses and property development standards therein may be amended, reclassified or altered by the board of county commissioners whenever public necessity and convenience and general welfare require. (Ord. 1223 § 1, 1990: Ord. 895 § 18, 1984: Ord. 429 (part), 1974)

29.68.015 Master plan for land use. The Clark County comprehensive plan and all adopted amendments thereto shall serve as a pattern and guide for the orderly physical growth and development of Clark County. However, for the purposes of determining procedures and submittal requirements for zone change applications, the zoning administrator shall apply only a portion of the comprehensive plan described herein as the master plan for land use, and shall have the authority to interpret these described portions for application submittal purposes. The "master plan for land use" shall consist of the following elements of the adopted comprehensive plan:

(A) The general plan map for unincorporated portions of the Las Vegas Valley adopted by the board of county commissioners on January 21, 1974, except as amended by the adoption of one or more of the following more recent plans:

(B) The plans and policy statements on pages 51 through 58 of the Laughlin land use and development guide adopted by the board of county commissioners on February 16, 1993;

(C) The plans and policy statements on pages 59 through 77 of the Northwest Clark County land use and development guide adopted October 15, 1996;

(D) The plans and policy statements on pages 71 through 94 of the Northeast Clark County land use and development guide adopted by the board of county commissioners on May 3, 1994;

(E) The plans and policy statements on pages 55 through 65 of the Enterprise land use and development guide adopted by the board of county commissioners on December 15, 1992;

(F) The plans and policy statements on pages 12 through 26 of the Spring Valley land use and development guide adopted by the board of county commissioners on August 19, 1997;

(G) The plans and policy statements on pages 43 through 53 of the East Las Vegas land use and development guide adopted by the board of county commissioners on April 16, 1991;

(H) The general policies on pages 39 through 43 of the Lone Mountain land use and development guide adopted by the board of county commissioners on April 16, 1991 together with the Lone Mountain land use plan update adopted on July 15, 1997;

(I) The plans and policy statements on pages 49 through 65 of the Sunrise Manor land use and development guide adopted by the board of county commissioners on May 21, 1991;

(J) The plans and policy statements on pages 49 through 83 of the Winchester and Paradise land use and development guide as amended and adopted by the board of county commissioners on February 6, 1996;

(K) The plan and policy statements for community district 1, community district 2, community district 3, and community district 6 boundaries as amended and adopted by the board of county commissioners on April 2, 1996, and also as amended relative to the community district 2 A-E60 development guidelines on July 16, 1996;

(L) The plans and policy statements on pages 42 through 57 of the South County land use and development guide adopted on December 6, 1994;

(M) The plans and policy statements on pages 9 and 10 of the Summerlin's southern comprehensive planned community land use and development guide adopted June 21, 1995. (Ord. 1999 § 1, 1997: Ord. 1923 § 1, 1996: Ord. 1842 § 1, 1996: Ord. 1816 § 1, 1996: Ord. 1688 § 1, 1995: Ord. 1675 § 1, 1995: Ord. 1641 § 1, 1994: Ord. 1623 § 1, 1994: Ord. 1585 § 1, 1994: Ord. 1475 § 1, 1993: Ord. 1462 § 1, 1992: Ord. 1444 § 1, 1992: Ord. 1381 § 1, 1992: Ord. 1287 § 1, 1991: Ord. 1223 § 2, 1990)

29.68.020 Initiation of changes, amendments. (A) Amendments, supplements or changes to the zoning regulations, the classification of uses and the property development standards may be initiated either by:

(1) The planning commission; or

(2) The board of county commissioners.

(B) Amendments to zoning district boundaries or zoning district reclassifications may be initiated by:

(1) The planning commission;

(2) The board of county commissioners;

(3) The petition of one or more owners of each parcel of property for which the boundary amendment or reclassification is requested; or

(4) In the case of property owned by a government entity, the petition of an authorized agent of that entity, or the petition of any person when accompanied by a written statement by an authorized agent of the government entity indicating that the entity is aware of the application and does not object to the same. (Ord. 1223 § 3, 1990: Ord. 984 § 2, 1986: Ord. 895 § 19, 1984: Ord. 429 (part), 1974)

29.68.025 Requirements for submittal of petition. A petition or application to amend a zoning district boundary or change a zoning district classification shall be filed in the office of the zoning division of the department of comprehensive planning upon forms furnished by the department of comprehensive planning. The application shall be duly signed and acknowledged by a party authorized to initiate the petition in accordance with Section 29.68.020. All parcels of land included within a single petition must be contiguous. The application form shall be accompanied by the following data and information:

(A) Plans drawn to a standard scale not smaller than one inch equals sixty feet or one-eighth inch equals one foot including:

(1) Four copies of a site development plan indicating the dimensions of the parcel of land, existing and proposed structures, setbacks, yards and open space, the size and number of parking spaces, the location of signs, the location of landscaping and such other information that is necessary to the zoning division.

(2) Two copies of a floor plan indicating the size of existing and proposed buildings, the use of space and total square footage of buildings,

(3) Two copies of a rendered elevation indicating the architectural appearance, the types of building materials proposed for the exterior and the height of the existing and proposed buildings;

(B) Two copies of the most recent recorded deed to the property;

(C) Two copies of the most recent assessor's map indicating the subject parcels;

(D) One copy of the legal description of the proposed boundary of each zone classification requested;

(E) If the application is to expand the gaming enterprise district outside the Las Vegas Boulevard gaming zone or the Rural Clark County gaming zone as described in Chapter 463 of the Nevada Revised statutes unless otherwise exempt from the requirements of Section 29.30.007(B)(7), four copies of a map showing the location of residential developments, structures for religious services, and schools (public or private) within two thousand five hundred feet of the property upon which the establishment is to be located.

(F) If a zone change application includes a request for a zoning classification or district which is not within the range of land uses and residential densities indicated for the subject parcel on the master plan for land use, the application form must be accompanied by additional information regarding utilities and public services. Applications in the areas where the most recently adopted master plan for land use is the 1974 general plan map, described in Section 29.68.015 (A), are exempt from this requirement. Three

separate, unbound copies of the following reports must be submitted. Each report must be on a separate sheet of paper and must include in the upper right-hand corner 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 board of county commissioners. They are intended to indicate how services not contemplated, or planned, in the master plan for land use can be provided to accommodate any increased demand for services created by the project. 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:

(1) Water Supply Report. The applicant shall submit data indicating that there is an adequate supply of water and that the necessary facilities exist to deliver the water to accommodate the proposed land use. If the existing water supply or service facilities are not adequate to accommodate the proposed land use, the applicant must indicate how the existing supply and service 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.

(2) Wastewater Treatment Report. The applicant shall submit data indicating that the existing wastewater treatment facilities and pipelines are adequate to accommodate the proposed land use. If the existing wastewater treatment capacity and pipelines are not adequate to accommodate the proposed land use, the applicant must indicate how the existing wastewater treatment capacity and pipelines 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.

(3) Traffic Report. The applicant shall submit preliminary traffic information defining the amount of traffic expected to be generated by the proposed land use, the effects of the traffic expected on the streets, roads and highways, and proposed mitigation measures considered by the applicant to be adequate to alleviate any adverse traffic impacts resulting from the proposed land use. 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.

(4) Drainage Report. The applicant shall submit preliminary drainage information defining how the applicant will drain and flood-protect the proposed land use and proposed mitigation measures considered by the applicant to be adequate to alleviate adverse flood control and drainage impacts on upstream and downstream properties resulting from the proposed land use. The report should address the effect of the flood control master plan of the regional flood control district and any officially adopted plans and/or schedules for publicly provided improvements.

(5) Right-of-Way Report. The applicant shall submit preliminary information delineating public and private right-of-way dedication measures considered by the applicant to be adequate to alleviate adverse access and traffic circulation impacts resulting from the proposed land use. If the right-of-way dedication measures proposed deviate from the requirements set forth in Chapter 28.26 of this code, the master transportation plan of the regional transportation commission or the flood control master plan of the regional flood control district, a traffic study or drainage study to evaluate the impact on the regional facilities shall be reviewed and accepted by the department of public works and, if required, the regional transportation commission or regional flood control district prior to preparation of the right-of-way report.

(6) Geotechnical Report. The applicant shall submit preliminary information delineating proposed mitigation measures considered by the applicant to be adequate to alleviate adverse subsurface soil and groundwater conditions that will impact the proposed land use.

(7) Fire Protection Report. The applicant shall submit data indicating that there is an adequate supply of water for fire protection as required by Section 13.04.470 of this code and that the existing water delivery facilities are sufficient to provide adequate fire protection for the proposed development. The applicant must also submit information indicating the location of the nearest fire station and its distance from the subject property. If the existing water supply and firefighting services are not adequate to accommodate the proposed land use, the applicant must indicate how the existing services will be augmented to provide adequate fire protection for the proposed development. The report should also address the effect of any officially adopted plans and/or schedules for publicly provided improvements.

(8) Police Service Report. The applicant shall submit the number of square feet proposed of each of the following uses: single-family residences, multifamily residences, commercial, industrial and hotel/casino. The applicant shall also submit the proposed schedule for development and any plans for phasing the project. In addition, the report shall include the number of calls for police service in the vicinity and the average police response time. The report should identify any security measures proposed to be provided for the project by the applicant and should also address the effect of any officially adopted plans and/or schedules for publicly provided improvements.

(9) Educational Services Report. The applicant shall submit 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. The report should also address the effect of any officially adopted plans and/or schedules for publicly provided improvements.

(10) Additional Reports. The planning commission and/or board of county commissioners may require the submittal of any other reports and/or information they feel is necessary to make an informed decision on the zone change request. (Ord. 2037 § 8, 1997: Ord. 1223 § 4, 1990)

29.68.030 Hearings and notice. (A) Amendments, supplements or changes initiated under Section 29.68.020 (A) shall be considered at a public hearing following the notice required by state law.

(B) Upon the filing of a complete and verified application for an amendment to a zoning district boundary or a zoning district reclassification, the application shall be scheduled for a public hearing.

(1) When the application includes a request for a zoning classification or district which is not within the range of land uses and residential densities indicated for the subject parcel on the master plan for land use, the applicant shall have the burden of establishing that the request either complies with the land use and development plan or that exceptional circumstances or conditions apply to the property in question which warrant a deviation from the master plan for land use. This type of application shall be heard first by the planning commission during at least one public hearing at which parties of interest and citizens shall have an opportunity to be heard. Notice of the time and place of the planning commission hearing, a description of the property involved, and the purpose of the hearing shall be sent by first class mail at least ten days prior to the hearing to:

(a) The owners of the nearest thirty parcels or nearby property owners within the notice of distance specified below, whichever provides notice to the greater number of property owners, as reflected on the latest assessment rolls of the county;

(b) Mobile home park tenants when the park is within the notice distance specified below or is on one of the nearest thirty parcels; and

(c) Any advisory board which has been established for the affected area by the board of county commissioners.

When the property proposed to be rezoned is in whole or in part being changed from the R-E (rural estates residential) district to a less-restrictive district, the notice distance shall be five hundred feet from the exterior boundary of the lot or parcel of land described in the application. In all other instances, the notice distance shall be three hundred feet from the exterior boundary of the lot or parcel of land described in the application.

In addition, at least ten days prior to the hearing Clark County shall cause a sign to be posted on the property describing the time and place of the public hearing and the proposed zoning district. The sign shall be a minimum of four square feet in size. The letters indicating the time of the public hearing and the proposed zoning district shall be a minimum of two inches in height.

At the conclusion of the hearing, the planning commission shall take such action thereon as it deems warranted under the circumstances. The recommendation of the planning commission shall be forwarded to the board of the county commissioners within forty days of the final planning commission hearing on the matter. When the date and time of the subsequent board of county commissioners hearing is announced at the planning commission hearing, additional notice shall not be mailed to nearby property owners or mobile home park tenants nor shall a new sign be posted unless deemed advisable by the board of county commissioners.

(2) The board of county commissioners shall hold at least one public hearing on each petition which shall be advertised in a newspaper of general circulation in the county at least ten days before the day of such hearing, at which parties of general interest and citizens shall have an opportunity to be heard. If a planning commission hearing is not required by subsection (B)(1) of this section, then notice of the time and place of the board of county commissioners hearing, a description of the property involved and the purpose of the hearing shall be sent by first class mail at least ten days prior to the hearing to:

(a) The owners of the nearest thirty parcels or nearby property owners within the notice distance specified below, whichever provides notice to the greater number of property owners, as reflected on the latest assessment rolls of the county,

(b) Mobile home park tenants when the park is within the notice distance specified below or is on one of the nearest thirty parcels, and

(c) Any advisory board which has been established for the affected area by the board of county commissioners.

When the property proposed to be rezoned is in whole or in part being changed from the R-E (rural estates residential) district to a less-restrictive district, the notice distance shall be five hundred feet from the exterior boundary of the lot or parcel of land described in the application. In all other instances, the notice distance shall be three hundred feet from the exterior boundary of the lot or parcel of land described in the application.

In addition, if a planning commission hearing is not required by subsection (B)(1) of this section, then at least ten days prior to the hearing Clark County shall cause a sign to be posted on the property describing the time and place of the public hearing and the proposed zoning district. The sign shall be a minimum of four square feet in size. The letters indicating the time of the public hearing and the proposed zoning district shall be a minimum of two inches in height.

(3) When the petition includes a request to expand the gaming enterprise district outside the boundaries of the Las Vegas Boulevard gaming corridor or the Rural Clark County gaming zone as defined by Chapter 463 of the Nevada Revised Statutes the applicant shall have the burden of establishing that the request complies with the requirements listed under Section 29.30.007(B)(7) of this title unless the application involves property that is otherwise exempt from these requirements. This type of application shall be heard by the board of county commissioners at a public hearing at which parties of interest and citizens shall have an opportunity to be heard. Notice of the time and place

of the board of county commissioners hearing, a description of the property involved, and the purpose of the hearing shall be sent by first class mail at least ten days prior to the hearing to:

(a) The owners of real property within two thousand five hundred feet of the exterior boundary of the property upon which the establishment is proposed as reflected on the latest assessment rolls of the county;

(b) Mobile home park tenants when the park is within two thousand five hundred feet of the exterior boundary of the property upon which the establishment is proposed as described in the application; and

(c) Any advisory board which has been established for the affected area by the board of county commissioners.

In addition, at least ten days prior to the hearing, Clark County shall cause a sign to be posted on the property describing the time and place of the public hearing and the proposed zoning district. The sign shall be a minimum of four square feet in size. The letters indicating the time of the public hearing and the proposed zoning district shall be a minimum of two inches in height.

The board of county commissioners shall hold at least one public hearing on each petition which shall be advertised in a newspaper of general circulation in the county at least ten days before the day of such hearing, at which parties of general interest and citizens shall have an opportunity to be heard. A court reporter certified in accordance with Chapter 656 of the Nevada Revised Statutes shall report the meeting. The board of county commissioners shall consider whether the proposed establishment is in conformance with NRS 463. A majority vote of three quarters of the members is required to approve an application listed under this subsection. (Ord. 2037 § 9, 1997: Ord. 1333 § 1, 1991: Ord. 1326 § 2, 1991: Ord. 1223 § 5, 1990: Ord. 973 § 1, 1986: Ord. 895 § 20, 1984: Ord. 429 (part), 1974)

29.68.040 Additional property included. When the board of county commissioners deems it necessary or expedient, the commission may consider other property for change or amendment in addition to the property described in an application for a zone change and shall include such additional property in the notices of hearing, and consider amendments relating to such property at the hearing. (Ord. 1223 § 6, 1990: Ord. 895 § 21, 1984: Ord. 429 (part), 1974)

29.68.060 Decision by county commission. The board of county commissioners shall make such decision as it deems warranted, or if deemed necessary, the board of county commissioners may refer such application to the planning commission for a recommendation. If, from the facts presented and the findings contained in the reports and recommendations, including the recommendation from the town advisory board or citizens' advisory council, the board of county commissioners determines that the public health, safety, welfare and convenience will best be served by an amendment, supplement or change to the zoning regulations, the classification of uses or the property development standards or an amendment to a zoning district boundary or a zoning district reclassification then, and in such event, the board of county commissioners may indicate its general approval by the adoption of an ordinance amending the text and/or the official zoning map or by the adoption of a "resolution of intent to reclassify" the property. The zoning regulations shall be adopted in accordance with the master plan for land use and shall be designed:

(1) To preserve the quality of air and water resources;

(2) To promote the conservation of open space and the protection of other natural and scenic resources from unreasonable impairment;

(3) To provide for recreational needs;

(4) To protect life and property in areas subject to floods, landslides and other natural disasters;

(5) To conform to the adopted population plan;

(6) To develop a timely, orderly and efficient arrangement of transportation and public facilities and services;

(7) To ensure that the development on land is commensurate with the character and the physical limitations of the land;

(8) To take into account the immediate and long-range financial impact of the application of particular land to particular kinds of development, and the relative suitability of the land for development;

(9) To promote health and the general welfare; and

(10) To ensure that the board of county commissioners shall give reasonable consideration to, among other things, the character of the area and its peculiar suitability for particular uses, with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the county. (Ord. 1223 § 7, 1990: Ord. 895 § 23, 1984: Ord. 429 (part), 1974)

29.68.065 Finality of decision and reconsideration. The decision of the board of county commissioners on an application pursuant to Section 29.68.020 (B) shall become final and effective after five judicial days of the day the decision is made. If the petition is to expand the gaming enterprise district outside the Las Vegas Boulevard gaming corridor or the Rural Clark County gaming zone as defined by Chapter 463 of the Nevada Revised Statutes, and is not specifically exempted by the provisions of NRS 463, a decision either granting or denying such application shall become final ten judicial days after the decision, providing that the application is not requested to be reconsidered or that no evidence is provided to the current planning division that the application has been appealed to the review panel of the gaming policy committee. No permits shall be issued concerning the property in question until the decision becomes final.

Should any commissioner within the five-judicial-day period who voted on the prevailing side of a decision notify the zoning administrator that he or she desires to have the decision reconsidered, the decision shall not become final and no permits shall be issued concerning the property in question. The item shall thereafter be placed upon the agenda of a regularly scheduled meeting of the board of county commissioners when acting in their zoning capacity within thirty days of the end of the five-judicial-day period. Should a majority of those commissioners present approve reconsideration of the decision at that time, the item shall be scheduled for a public hearing at a subsequent meeting of the board of county commissioners. A renotification fee as required by Chapter 29.76 of this title shall be paid not less than fifteen days in advance of the meeting for which the public hearing is scheduled. No permits for the property in question shall be issued until five judicial days after the board of county commissioners thereafter reaches a final decision, unless the petition is to expand the gaming enterprise district. If the petition is to expand the gaming enterprise district outside the Las Vegas Boulevard gaming corridor or the Rural Clark County gaming zone as defined by Chapter 463 of the Nevada Revised Statutes, and is not specifically exempted by the provisions of NRS 463, a decision either granting or denying such application shall become final ten judicial days after the decision, providing that the application is not requested to be reconsidered or that no evidence is provided to the current planning division that the application has been appealed to the review panel of the gaming policy committee. (Ord. 2037 § 10, 1997: Ord. 1841 § 14, 1996: Ord. 1223 § 8, 1990: Ord. 1166 § 1, 1989: Ord. 895 § 24, 1984: Ord. 560 § 2, 1977: Ord. 454 § 2, 1975: Ord. 429 (part), 1974)

29.68.070 Fees. A zone change application or zone boundary amendment shall require a fee payable to the county to partially defray the cost of making maps, sending out notices, and other administrative expenses involved in a petition for a change in these regulations as required by Chapter 29.76 of this title. (Ord. 1841 § 14, 1996: Ord. 1532 § 1, 1993: Ord. 1302 § 1, 1991: Ord. 1223 § 9, 1990: Ord. 895 § 25, 1984: Ord. 509 §§ 4 and 16, 1976; Ord. 429 (part), 1974)

29.68.080 Resolution of intent to reclassify. A resolution of intent to reclassify shall include any conditions, stipulations or limitations which the board of county commissioners 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 or a zoning district reclassification. The resolution shall be signed by the property owner of record, notarized and recorded prior to the issuance of any building permit. The fulfillment of all conditions, stipulations and limitations contained in any such resolution, on the part of the applicant or his successor in interest, shall make the resolution a binding commitment on the part of the board of county commissioners.

Upon substantial completion of all conditions contained in the resolution by the applicant, or his successor in interest, the board of county commissioners 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. Substantial completion , unless otherwise specified in the resolution of intent, shall be defined as follows, where applicable:

(A) Recordation of a subdivision map creating lots which do not conform to the regulations of the underlying zoning district; or

(B) Completion of construction of at least fifty percent of the total building area as shown on the plans for each zoning district included in the application to reclassify and the related on-site parking and access thereto, as well as completion of one hundred percent of the required landscaping, required zone boundary walls and required off-site improvements.

For the purposes of this section, of-site improvements shall not be determined to be complete until they are physically constructed and accepted by the board of county commissioners. The zoning administrator, or authorized representative, shall verify substantial completion with the conditions, stipulations or limitations contained in the resolution to the board of county commissioners for part or all of the land included in the resolution of intent prior to adoption of an ordinance amending the official zoning map.

The adoption of an ordinance finalizing the zoning based upon substantial completion shall not relieve the applicant or his successor in interest of the duty to actually comply with all of the conditions contained in the resolution of intent. No final building inspection shall be approved and no certificate of occupancy or business license shall be issued until the applicant has complied with the applicable conditions contained in the resolution of intent. Each and every condition contained in the resolution of intent shall be met before the building(s) in the last phase of the project is (are) approved for occupancy. (Ord. 1302 § 2, 1991: Ord. 1223 § 10, 1990: Ord. 895 § 26, 1984: Ord. 429 (part), 1974)

29.68.085 Interim compliance. Demonstration by a subdivider that there is an approved tentative subdivision which indicates an intent to satisfy the terms, stipulations and limitations of the resolution of intent shall be considered to amend the time limit of the resolution of intent in a manner which makes the time limit of the resolution of intent conform to the time limit of the tentative map.

Demonstration of interim compliance shall be requested by submittal of a nonrefundable compliance review fee as required by Chapter 29.76 of this title and shall

be requested on a certification of interim compliance form supplied by the department of comprehensive planning which lists the applicable resolution of intent, the subdivision name, the original expiration date of the resolution of intent and the amended expiration date of the resolution of intent. The expiration date shall be amended upon certification by the zoning administrator of the information supplied on the interim compliance form. (Ord. 1841 § 15, 1996: Ord. 895 § 27, 1984)

29.68.090 Reapplication. No person, including the original applicant, shall reapply for the same reclassification or a reclassification to a less restrictive zoning district within the same category of districts as defined in Section 29.02.330 of this title of the same property within the time periods listed below:

(A) If the initial request for reclassification included only those districts which were within the range of land uses and residential densities indicated for the subject parcel on the master plan for land use as defined in Section 29.68.015:

(1) the first reapplication is not restricted and may be filed at any time after final denial of the initial request by the board of county commissioners. The applicant shall indicate the changes made in the reapplication to address concerns raised during consideration of the original application.

(2) the second reapplication is prohibited for a period of six months from the date of final denial by the board of county commissioners of the most recent previous application.

(3) the third and all subsequent reapplications are prohibited for a period of twelve months from the date of final denial by the board of county commissioners of the most recent previous application.

(B) If the initial request for reclassification included a district or districts which were not within the range of land uses and residential densities indicated for the subject parcel on the master plan for land use as defined in Section 29.68.015;

reapplication is prohibited for a period of twelve months from the date of final denial by the board of county commissioners of the most recent previous application. An application that is withdrawn from the consideration of the board of county commissioners or the planning commission within fifteen days in advance of their scheduled public hearing shall be considered to be the equivalent of a final denial for the purposes of the time periods which regulate reapplications unless for good cause shown the board of county commissioners or planning commission allows the withdrawal to be without prejudice. The time periods which bar reapplications shall be calculated from the date a withdrawal is received in writing by the zoning administrator or the day of the meeting at which the application is withdrawn. (Ord. 1250 § 2, 1990: Ord. 1189 § 2, 1990: Ord. 429 (part), 1974)

29.68.100 Extensions of time. Extensions of time to any resolution of intent to reclassify may be granted by the board of county commissioners if the board deems an extension appropriate after considering any extenuating circumstances which justify the granting of additional time. An extension of time must be requested by the property owner of record prior to the expiration date of the original approval, on forms furnished by the department of comprehensive planning together with the fees required by Chapter 29.76 of this title. (Ord. 1841 § 16, 1996: Ord. 1302 § 3, 1991: Ord. 1223 § 11, 1990; Ord. 973 § 2, 1986: Ord. 895 § 28, 1984: Ord. 846 § 3, 1983: Ord. 743 § 1, 1981: Ord. 509 § 2, 1976: Ord. 443 § 2, 1974)

29.68.110 Expiration of applications not acted upon. When any application for a zoning district boundary change is not acted upon by the board of county commissioners due to:

(1) The failure of the applicant to be represented at a scheduled public hearing on such application; or

(2) The request or consent of the applicant to withhold action on any application; and such application remains in an inactive status for more than one hundred eighty days without a request by the applicant for rehearing of the application, then such application shall expire and be treated as withdrawn. (Ord. 895 § 29, 1984: Ord. 721 § 10, 1980)

Chapter 29.70

MASTER PLAN CHANGES

Sections:

29.70.010	Adopting plan authorized.
29.70.020	Hearing on plan by planning commission.
29.70.030	Procedure for adoption by planning commission.
29.70.040	Hearing on plan by county commissioners.
29.70.050	Planning commission to act on plans or amendments within ninety days.

29.70.010 Adopting plan authorized. The planning commission shall prepare and adopt any amendments, changes, extensions or parts thereof of a comprehensive long-term general plan as a basis for future development of the county. (Ord. 429 (part), 1974)

29.70.020 Hearing on plan by planning commission. Before adopting the plan or any part or amendment thereof, the planning commission shall hold at least one public hearing in relation thereto, which notice shall be published in a newspaper of general circulation in the county at least ten days before that day of the hearing. (Ord. 429 (part), 1974)

29.70.030 Procedure for adoption by planning commission. The adoption of any amendment, extension or change of any part of a comprehensive, long-term general plan (a master plan) by the planning commission shall be by resolution and carried by the affirmative vote of not less than two-thirds of the total membership of the commission and shall thereupon be endorsed and certified as adopted by the planning commission. (Ord. 429 (part), 1974)

29.70.040 Hearing on plan by county commissioners. The board of county commissioners, after receipt of a certified copy of the comprehensive, long-term general plan (the master plan), or any part thereof as adopted by the planning commission, may adopt such parts thereof after a public hearing in relation thereto, which notice shall be published in a newspaper of general circulation in the county at least ten days before the day of the hearing. Such parts, after adoption, shall thereupon be endorsed and certified as general plan thus adopted for the territory covered, and are declared to be established to conserve and promote the public health, safety and welfare. (Ord. 429 (part), 1974)

29.70.050 Planning commission to act on plans or amendments within ninety days. When the county commissioners act to initiate a master plan or any amendment thereto and refer the proposal to the planning commission, the planning commission shall act to adopt, modify or reject the proposed master plan or amendment within ninety days. Regardless of the action or inaction of the planning commission, the county commission shall thereafter adopt, modify or reject the proposed master plan or amendment after a public hearing in relation thereto, which notice shall be published in a newspaper of general circulation in the county at least ten days before the day of the hearing. Such parts, after adoption and referral if required under NRS 278.220(4) shall thereupon be

endorsed and certified as general plan thus adopted for the territory covered, and are declared to be established to conserve and promote the public health, safety and welfare. (Ord. 1111 § 1, 1988)

Chapter 29.72

STREET NAMES OR NUMBERING CHANGES

Sections:

29.72.010 System authorized.
29.72.020 Submittal requirements.
29.72.030 Procedure.
29.72.040 Finality of decision and reconsideration.
29.72.050 Fees.
29.72.060 Determining application of system.
29.72.070 Owners to comply with notice.
29.72.080 Address display required.

29.72.010 System authorized. In order to conserve and promote public health, safety, and welfare, the planning commission or board of county commissioners, either on their own motion or upon submission of a street name/numbering application, shall adopt a system of street naming or numbering, and house numbering, or amendment thereof, with recommendations concerning proposed changes. The system shall be as nearly uniform as is possible and any street shall have but one name and this name shall correspond, if possible, to the extension thereof in any incorporated city within the county of Clark. The street and house numbering system shall be as nearly uniform as possible and any one street shall have but one numbering system and this numbering system shall correspond, if possible, to the extension thereof in any incorporated city within the county of Clark. All proposed addressing systems, street names, new addresses and the display of those addresses shall comply with the Las Vegas Valley street naming and address assignment policy as adopted by the Clark County board of county commissioners on August 3, 1988. (Ord. 1853 § 2, 1996: Ord. 1542 § 1 (part), 1993: Ord. 429 (part), 1974)

29.72.020 Submittal requirements. Any application for a street name/numbering amendment, or any application to establish a street name on a previously unnamed street or alignment shall be made on forms provided by the current planning division and shall be accompanied by:

(A) One copy of a deed showing an interest on property affected by the proposed application unless the applicant is a governmental entity;

(B) Two copies of the latest assessor's parcel map(s) showing the affected area or street alignment;

(C) Filing fees, if required. (Ord. 1853 § 3, 1996: Ord. 1542 § 1 (part), 1993: Ord. 429 (part), 1974)

29.72.030 Procedure. (A) Street Naming. An application to establish a street name on a previously unnamed street alignment shall be presented to the planning commission for review and approval in accordance with the posted meeting schedule. The planning commission may approve, deny or conditionally approve the application without a public hearing. The action of the planning commission shall be final unless appealed by an interested party. Any appeal must be submitted in writing to the current planning division within five judicial days of the hearing. No action regarding street names or numbering shall be taken until the appeal period has passed without an appeal filed. Any application

appealed shall be scheduled for a hearing before the board of county commissioners within forty days of the receipt of the appeal.

(B) Street Name/Numbering Change. An application to establish a street numbering system, or to amend an existing street numbering system, or street name, shall be scheduled for a public hearing before the planning commission in accordance with the posted meeting schedule. Notice of the hearing shall be sent by first class mail to:

(1) The owners of all properties or tenants of mobile home parks abutting or addressed to any dedicated segment, or segment created by easement, of any street affected by a street name change application; or

(2) To all property owners or tenants of mobile home parks within the area affected by a numbering amendment application, and within three hundred feet of the area affected by a numbering amendment application.

In addition, notice shall be published in a newspaper having general circulation in the county at least ten days prior to the meeting. The planning commission may make a recommendation of approval, denial or conditional approval for the application to the board of county commissioners for the board's consideration. The application and the recommendation of the planning commission shall be considered by the board of county commissioners within forty days of the planning commission's action. (Ord. 1853 § 4, 1996: Ord. 1542 § 1 (part), 1993: Ord. 429 (part), 1974)

29.72.040 Finality of decision and reconsideration. The decision of the board of county commissioners shall become final and effective five judicial days after the day the decision is made. No street naming or numbering actions shall be taken concerning the affected property until the decision becomes final.

Should any commissioner within the five-judicial-day period who voted on the prevailing side of a decision notify the zoning administrator that he or she desires to have the decision reconsidered, the decision shall not become final and no street naming or numbering actions shall be taken concerning the affected property. The item shall thereafter be placed upon the agenda of a regularly scheduled meeting of the board of county commissioners when acting in their zoning capacity within forty days of the end of the five-judicial-day period. Should a majority of those commissioners present approve reconsideration of the decision at that time, the item shall be scheduled for a public hearing at a subsequent meeting of the board of county commissioners. No street naming or numbering actions shall be taken concerning the affected property until five judicial days after the board of county commissioners reaches a final decision. (Ord. 1853 § 5, 1996: Ord. 1542 § 1 (part), 1993: Ord. 797 § 4, 1982: Ord. 429 (part), 1974)

29.72.050 Fees. Fees payable to the county to partially defray the cost of processing applications shall be paid as required by Chapter 29.76 of this title. (Ord. 1841 § 17, 1996: Ord. 1542 § 1 (part), 1993: Ord. 702 § 1, 1980: Ord. 429 (part), 1974)

29.72.060 Determining application of system. Upon the enactment of a system of street naming or numbering or house numbering, the planning commission of Clark County or its agents and employees shall determine the application thereof to all streets, avenues, thoroughfares or other trafficways or to the numbering of any premises thereon and shall communicate the same to the owner of each parcel on such streets, avenues, thoroughfares or other trafficways. (Ord. 1542 § 1 (part), 1993: Ord. 429 (part), 1974)

29.72.070 Owners to comply with notice. The owner of each parcel on such streets, avenues, thoroughfares or other trafficways shall within twenty days after the receipt of the notice of a change in the name or numbering of any street, avenue, thoroughfare, or other trafficway make any necessary provision for the new name or numbering of the street, avenue, thoroughfare or other trafficway. (Ord. 1542 § 1 (part), 1993: Ord. 429 (part), 1974)

29.72.080 Address display required. The official, assigned address of all buildings or units of buildings, businesses, residences, residential, commercial or industrial complexes, mobile homes, mobile home parks 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 as adopted by the Clark County board of county commissioners on August 3, 1988. (Ord. 1542 § 1 (part), 1993)

Chapter 29.73

VACATION AND ABANDONMENTS

Sections:

29.73.010 Application submittal.
29.73.020 Application procedures.
29.73.030 Fees.
29.73.040 Finality of decision and reconsideration.
29.73.050 Expiration of applications.

29.73.010 Application submittal. Any person requesting the vacation and abandonment of a dedicated public right-of-way, or of any easement owned by the county of government patent easement, shall apply for the same on forms furnished by the Clark County current planning division. The applicant shall furnish at the time of application:

(A) A completed application form;

(B) A legal description of the right-of-way or easement to be vacated;

(C) Evidence of his interest in property adjoining the right-of-way or easement to be vacated;

(D) The required filing fee. (Ord. 1633 § 2 (part), 1994)

29.73.020 Application procedures. (A) Application shall be made with the current planning division in accordance with the posted meeting schedule. Upon receipt in the proper form of the application, the current planning division shall schedule a public hearing before the planning commission within forty-five days. Notice of the time and place of the hearing, a description of the property involved, and the purpose of the hearing shall be sent by first class mail at least ten days prior to the meeting to each owner of property abutting the proposed abandonment. For the purpose of this section "property owner" means that owner shown upon the latest assessment records of the county.

(B) The planning commission shall hold a public hearing and report on the petition to the board of county commissioners.

(C) Prior to the board of county commissioners hearing, the current planning division shall notify by certified mail each owner of property abutting the proposed abandonment and cause such notice to be published at least once in a newspaper of general circulation in the county setting forth the extent of the proposed abandonment and setting a date for the public hearing, which shall not be less than ten days and not more than forty days after the date the notice is first published. The board of county commissioners shall hold a public hearing and approve, conditionally approve, or deny the aforementioned petition pursuant to the provision of NRS 278.480.

(D) The order for vacation and abandonment must be recorded in the office of the county recorder, upon fulfillment of all of the conditions within two years of final action or the petition shall be expired. (Ord. 1633 § 2 (part), 1994)

29.73.030 Fees. Fees payable to the county to partially defray the cost of processing applications shall be paid as required by Chapter 29.65 of this title (Ord. 1841 § 18, 1996: Ord. 1633 § 2 (part), 1994)

29.73.040 Finality of decision and reconsideration. The decision of the board of county commissioners shall become final and effective five judicial days after the day

Chapter 29.73

VACATION AND ABANDONMENTS

Sections:

29.73.010 Application submittal.
29.73.020 Application procedures.
29.73.030 Fees.
29.73.040 Finality of decision and reconsideration.
29.73.050 Expiration of applications.

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(B) A legal description of the right-of-way or easement to be vacated;

(C) Evidence of his interest in property adjoining the right-of-way or easement to be vacated;

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(D) The order for vacation and abandonment must be recorded in the office of the county recorder, upon fulfillment of all of the conditions within two years of final action or the petition shall be expired. (Ord. 1633 § 2 (part), 1994)

29.73.030 Fees. Fees payable to the county to partially defray the cost of processing applications shall be paid as required by Chapter 29.65 of this title (Ord. 1841 § 18, 1996: Ord. 1633 § 2 (part), 1994)

29.73.040 Finality of decision and reconsideration. The decision of the board of county commissioners shall become final and effective five judicial days after the day

the decision is made. No permits or licenses shall be issued concerning the property in question until the decision becomes final.

Should any commissioner within the five-judicial-day period who voted on the prevailing side of a decision notify the zoning administrator that he or she desires to have the decision reconsidered, the decision shall not become final and no permits or licenses shall be issued concerning the property in question. The item shall thereafter be placed upon a regularly scheduled meeting of the board of county commissioners when acting in their zoning capacity, within forty days of the end of the five-judicial-day period. Should a majority of those commissioners present approve reconsideration of the decision at that time, the item shall be scheduled for a public hearing at a subsequent meeting of the board of county commissioners with notice as required under Section 29.73.020. No permits or licenses for the property in question shall be issued until five judicial days after the board of county commissioners thereafter reaches a final decision. (Ord. 1853 § 6, 1996: Ord. 1633 § 2 (part), 1994)

29.73.050 Expiration of applications. Any application which is in an inactive or "held" status prior to final action by the board of county commissioners for more than one hundred eighty days shall expire. (Ord. 1633 § 2 (part), 1994)

Chapter 29.77

COMMUNITY DISTRICTS

Sections:

29.77.010 Purpose and intent.
29.77.020 Establishment of districts.
29.77.030 Special development standards.

29.77.010 Purpose and intent. This chapter is adopted for the purpose of establishing different community districts within unincorporated Clark County and enabling the establishment of alternative development standards particularly suited for such districts. (Ord. 1003 § 1 (part), 1986)

29.77.020 Establishment of districts. The following districts are hereby established:

(A) "Community District A" shall include all of unincorporated Clark County not assigned to any other community district.

(B) "Community District 5" shall include those portions of unincorporated Clark County within the unincorporated towns of Indian Springs, Mt. Charleston, Searchlight, and as shown on pages 71 through 94 of the northeast Clark County land use and development guide for the unincorporated towns of Bunkerville, Glendale, Moapa and Moapa Valley, plus the unincorporated areas generally known as Goodsprings (all of Sections 25 and 26, Township 24 South, Range 58 East, Mount Diablo Base and Meridian) and Sandy Valley (all of Sections 15, 16, 21 through 27, 35 and 36, Township 24 South, Range 56 East, all of Sections 31 and 32, Township 24 South, Range 57 East, and all of Sections 4 through 9, 15 through 17 and 22, Township 25 South, Range 57 East, Mount Diablo Base and Meridian. (Ord. 1585 § 2, 1994: Ord. 1405 § 1, 1992: Ord. 1003 § 1 (part), 1986)

29.77.030 Special development standards. Each community district may have special development standards established by ordinance, which shall apply within that district only. Such special development standards shall be designed to reflect and accommodate the particular social, geographic, and other characteristics of the district. (Ord. 1003 § 1 (part), 1986)

ordinances/resolutions

Chapter 29.48

PUBLIC UTILITY SUBSTATIONS

Sections:

29.48.010 Requirements.

29.48.010 Requirements. (A) Compliance. In all residential, commercial, industrial or highway frontage zones, public utility substations shall meet the requirements of this chapter.

(B) Location. The location of public utility substations shall be subject to the securing of a conditional use permit as provided in Chapter 29.66.

(C) Yards. Each public utility substation shall be provided with a yard on each of the sides of the lot or parcel of land not less than ten percent of the width of the lot, but such side yard need not exceed twenty-five feet and shall not be less than five feet.

(D) Access. Each public utility substation shall be located on a lot or parcel of land which has adequate access from a dedicated right-of-way.

(E) Fences. Each public utility substation shall be enclosed by a block wall fence or screen fencing of a type and height specified by the planning commission.

(F) Landscaping. Each public utility substation which faces a dedicated public right-of- way shall be landscaped as specified by the planning commission. (Ord. 429 (part), 1974)

AN AMENDED RESOLUTION OF THE CLARK COUNTY PLANNING COMMISSION ESTABLISHING CRITERIA FOR CONVERSION OF EXISTING APARTMENTS TO CONDOMINIUMS.

WHEREAS, the Clark County Planning Commission has been created in conformance with NRS 278 and Title 29 of the Clark County Code to assist the Board of County Commissioners by evaluating proposed land use changes to insure that such changes promote the health, safety, morals, and general welfare of the residents of Clark County; and

WHEREAS, numerous proposals to convert existing apartments into condominiums have recently been presented to the Clark County Planning Commission; and

WHEREAS, such proposed conversions of apartments into condominiums have potential effects on the general welfare of the residents of Clark County by changing the characteristics of the housing supply; and

WHEREAS, it is the desire of the Clark County Planning Commission to ameliorate any negative effects of the conversion of apartments to condominiums by establishing criteria for evaluating proposals for such conversion.

NOW, THEREFORE, BE IT RESOLVED by the Clark County Planning Commission that proposals for conversion of existing apartments into condominiums may be favorably recommended provided that the following criteria are met:

1. That such conversions comply in every respect to the appropriate Uniform Building Code, and standards for adequate access, utility service, and fire protection, as detailed in Appendix A. Appendix A may from time to time be amended by the Clark County Planning Commission by minute order;

2. That such conversions comply in every respect with the condominium requirements of Title 29 of the Clark County Code, including the approval of a conditional use permit in each case, except that variances may be considered as follows:

   a. That where physical limitations preclude the provision of required on-site recreational vehicle parking, off-site facilities may be substituted at the discretion of the Planning Commission and Board of County Commissioners;

   b. That where physical limitations prevent full adherence to required building setbacks, separations, or private street widths, deviations of up to four feet may be allowed at the discretion of the Planning Commission and the Board of County Commissioners.

3. That at the time of application for the required conditional use permit to convert existing apartments to condominiums, the applicant shall provide evidence that all present tenants of the apartment complex have been notified:

a. Of the intention to convert to condominiums.

b. Of the public hearing process (including date and time of the relevant planning commission public hearing) required for such conversions.

c. That current residents will have the first right of refusal in purchasing their own unit when converted to condominium status, and second right of refusal (after the present resident of the particular unit) on other units within the complex.

4. That proposed conversions which comply with sections one through three above may, nonetheless, be recommended for disapproval, or delayed in approval, during and any period for which the Clark County Planning Commission finds that a rental housing shortage exists which would be worse by such conversion;

5. That approved conversions shall, prior to the approval of any final subdivision map by the Board of County Commissioners, provide a flood and drainage study to the Department of Public Works and construct (or bond the construction of) the following:

a. Flood control improvements, as required after analysis of the flood and drainage study;

b. Reconditioning of on-site streets and parking areas;

c. Repair and reconditioning of all off-site improvements in accordance with current construction standards;

6. That prior to recording of any final map, the developer provide the Zoning Administrator with a written statement that all sales contracts for individual condominium units will include at least a one year warranty on air conditioning and heating units, refrigerator, stove and oven and water heaters. Further, that if the property in its entirety is sold to another developer that the sale will be conditioned on the purchaser assuming the obligation to provide the required warranties when selling individual units within the development.

AND BE IT FURTHER RESOLVED, that this Resolution be forwarded to the Board of County Commissioners to be noted for the record.

PASSED, APPROVED, AND ADOPTED this 4th day of September, 1980, by the Clark County Planning Commission.

For the Planning Commission:

Jack Ross
Chairman

John G. Vornsand
Zoning Administrator

APPENDIX A

(A RESOLUTION OF THE CLARK COUNTY PLANNING COMMISSION ESTABLISHING CRITERIA FOR CONVERSION OF EXISTING APARTMENTS TO CONDOMINIUMS.)

BUILDING AND SAFETY DIVISION REQUIREMENTS

Each condominium unit shall have a separate:

1. sewer service connection.
2. water service with meter and shutoff valve.
3. gas service with meter and shutoff valve.
4. electrical service with meter and disconnect.
5. heating and cooling system.
6. hot water heater and supply.

Common utility systems may be installed, if the Planning Commission finds that adequate service is provided and if the Building Official certifies that the system is adequately designed by a Nevada Registered engineer (or is certified for code compliance by the submittal of an engineering report based on inspection). A central heating and cooling system shall require individually controlled heating and cooling as demanded from each condominium unit.

Specific Requirements

- One-hour minimum fire resistive construction vertically and horizontally between condominium units.
- Non-metallic sheathed cable is not allowed (by Electrical Ordinance over three stories in height and where conduit is required by type of construction and use).
- Emergency egress from sleeping rooms below fourth story.
- Compliance with State Energy Conservation Standards. (Energy Calculations submittal required.)
- Sound transmission resistance.

  All wall and floor-ceiling assemblies separating dwelling units from each other and public space shall comply with airborne and impact sound insulation as required by UBC Appendix Chapter 35. (Certification of materials is burden of applicant.)
- Smoke detector installation each dwelling unit, per UBC.
- Fire alarms may be required based upon date of construction and type.
- Provide rights of access for maintenance and repair of all building, utility and other related systems.
- Door peepholes.

All construction shall comply with the applicable Uniform Building Code, Uniform Plumbing Code, Uniform Mechanical Code, National Electrical Code and their adopting ordinances at the time of construction and applicable life safety requirements specified in UBC Appendix, Chapter 12 for existing buildings, as is stated herein.

All new construction and remodels shall apply with current applicable Clark County codes and ordinances.

All existing facilities shall comply with the minimum standards of the Uniform Housing Code. The Building Official may require inspection of each and every room or space within the complex (where warranted by previous complaints or existing substandard facilities). Inspection costs will be at the published rate.

Plans shall be submitted for all existing and proposed buildings and related utilities for evaluation prior to acceptance.

Other Information

Specify dwelling unit floor area. (UBC Chapter 12 specifies a minimum of 220 square feet per minimum for an efficiency dwelling unit.)

Laundry facilities (individual or common) shall be declared.

FIRE DEPARTMENT REQUIREMENTS

1. Proper accessibility to site and building for emergency vehicles.
2. Adequate placement of fire hydrants on site with proper water flow.
3. Fire extinguisher properly located in building, adequate and properly protected trash areas.
4. Applicable State Fire Marshal requirements (e.g., provide maintenance agreements for all fire protection and life safety systems).

Clark County

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June 8, 1981

HELIPORT PLANNING REPORT REQUIREMENTS

Title 29, Chapter 29.66.020 of the Clark County Code requires proponents of heliports to provide a planning report analyzing the environmental aspect of the requested conditional use permit giving attention to whether the proposed use permit would adversely affect noise levels for a significant number of people or would produce any other significant impact upon the human environment, including those related to traffic generation and land use compatibility.

The following information should be included in a heliport planning report:

1. Number of projected flights per month and year.
2. Distribution of flights from 10 p.m. to 7 a.m. and from 7 a.m. to 10 p.m.
3. Type of equipment (helicopter and ground support facilities).
4. Approach-departure paths and expected frequency of use dictated by historic wind conditions.
5. Boundaries of obstruction clearance planes (8:1 slope).
6. Distance from proposed landing pad to nearest structures on adjoining properties.
7. Size and composition of landing surface.
8. Expected surface traffic generation.

COMMISSIONERS
Manuel J. Cortez, Chairman • David B. Cunningham, Vice-Chairman
Thalia Condero, Jack R. Petitto, R.J. "Dick" Bonanno, Wes

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF CLARK COUNTY, NEVADA, SETTING FORTH DESIRED DESIGN STANDARDS FOR GASOLINE SALES FACILITIES WHEN LOCATED ON THE SAME PROPERTY WITH OTHER RETAIL SALES ACTIVITIES.

WHEREAS, design standards are appropriately established to insure that commercial development of property is accomplished in a manner that is both functional and attractive; and

WHEREAS, the establishment of gasoline sales facilities on the same property with other retail sales activities can adversely impact functional on-site and off-site traffic flow if located too close to public streets; and

WHEREAS, the establishment of free-standing gasoline pumps and canopies can adversely effect the appearance of public streets if located too close to those streets; and

WHEREAS, the negative impacts on traffic flow and appearance can be ameliorated by adequate setbacks from public streets.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Clark County, Nevada, that the following setbacks are established as desired design standards for gasoline sales when located on the same property with other retail sales activities:

(1) That all aboveground structures shall be set back not less than 30' from the right-of-way line of any section line street; and

(2) That all aboveground structures shall be set back not less than 20' from the right-of-way line of any non-section line street:

unless a greater setback is otherwise required by law in a specific zoning district or location.

PASSED, APPROVED, AND ADOPTED this 4th day of April, 1984.

ATTEST:

Signed
Lorretta Bowman
County Clerk

CLARK COUNTY, NEVADA

Signed
Thalia M. Dondero, Chairman

[Bracketed] and/or ~~strikethrough~~ material is that portion being deleted or amended
Underlined material is that portion being added

BILL NO. 9-4-96-1

SUMMARY - An Ordinance to revise the land compatibility table in the airport environs overlay district.

ORDINANCE NO. 1889
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 29, CHAPTER 29.51, SECTION 29.51.080 TO REVISE THE LAND COMPATIBILITY TABLE IN THE AIRPORT ENVIRONS OVERLAY DISTRICT AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 29, Chapter 29.51, Section 29.51.080 of the Clark County Code is hereby amended to read as follows:

29.51.080 Table A-E — Land use compatibility in the airport environs overlay district. The following table indicates uses permitted, uses permitted subject to noise attenuated construction, uses permitted subject to a conditional use permit and uses prohibited in each of the subzones of the airport environs overlay district:

TABLE A— E LAND USE COMPATIBILITY IN THE AIRPORT ENVIRONS OVERLAY DISTRICT

CODE #'S	SLUCM MAJOR GROUPS	SLUCM MINOR GROUPS	SUBZONES RISK ZONES AND NOISE ZONES (in Ldn) C. Z. (A-ECZ)	APZ-1 (A-EI)	APZ-2 (A-EII)	65-70 (A-E65)	70-75 (A-E70)	75-80 (A-E75)	80+ (A-E80)
0	An undetermined	An undetermined use	( )	( )	( )	( )	( )	( )	( )
0	Nonresidential	General accessory use	( )	( )	( )	( )	( )	( )	( )
0	Residential	General accessory use	( )	( )	( )	( )	( )	( )	( )
1110	Residential	Accessory use to residential (> 2 du/ac)	No	No	No	25	(No)	[No]	[No]
1110	Residential	Single family (> 2 du/ac)	No	No	No	25	(No)	[No]	[No]
1115	Residential	Accessory use to residential (LE 2 du/ac)	No	No	Yes	25	30	[No]	[No]
1115	Residential	Single family (LE 2 du/ac)	No	No	Yes	25	30	[No]	[No]
1120	Residential	Two family	No	No	No	25	(No)	[No]	[No]
1130	Residential	Multifamily structures	No	No	No	25	(No)	[No]	[No]
1200	Residential	Group quarters	No	No	No	25	(No)	[No]	[No]
1300	Residential	Residential hotels	No	No	No	25	(No)	[No]	[No]
1410	Residential	Permanent mobile home parks—courts	No	No	No	25	(No)	[No]	[No]
1420	Residential	Transient mobile home parks—courts	No	No	No	Yes	(No)	[No]	[No]
1510	Residential	Hotels and motels & tourist courts	No	No	No	25	30	35	[No]
1900	Residential	Other residential	No	No	No	25	(No)	[No]	[No]
2100	Manufacturing	Food & kindred products	No	No	(Yes)	Yes	Yes	(30)	(35)
2200	Manufacturing	Textile mill products	No	No	No	Yes	Yes	(30)	(35)

TABLE A— E LAND USE COMPATIBILITY IN THE AIRPORT ENVIRONS OVERLAY DISTRICT

CODE #'S	SLUCM MAJOR GROUPS	SLUCM MINOR GROUPS	SUBZONES — RISK ZONES AND NOISE ZONES (in Ldn)						
			C. Z. (A-ECZ)	APZ-1 (A-EI)	APZ-2 (A-EII)	65-70 (A-E65)	70-75 (A-E70)	75-80 (A-E75)	80+ (A-E80)
2300	Manufacturing	Apparel and finished products	No	No	No	Yes	Yes	30)	35)
2400	Manufacturing	Lumber & wood products (except furniture)	No	Yes)	Yes	Yes	Yes	30)	35)
2500	Manufacturing	Furniture & fixtures	No	Yes)	Yes)	Yes	Yes	30)	35)
2600	Manufacturing	Paper & allied products	No	Yes)	Yes)	Yes	Yes	30)	35)
2700	Manufacturing	Printing—publishing	No	Yes)	Yes)	Yes	Yes	30)	35)
2800	Manufacturing	Chemicals and allied products	No	No	No	Yes	Yes	30)	35)
2900	Manufacturing	Petroleum refining & related industries	No	No	No	Yes	Yes	30)	35)
3100	Manufacturing	Rubber & misc. plastics	No	No	No	Yes	Yes	30)	35)
3200	Manufacturing	Stone—clay & glass products	No	Yes)	Yes)	Yes	Yes	30)	35)
3300	Manufacturing	Primary metal industries	No	(Yes)	(Yes)	Yes	Yes	(30)	(35)
3400	Manufacturing	Fabricated metal products	No	(Yes)	(Yes)	Yes	Yes	30)	35)
3500	Manufacturing	Instruments and optical goods	No	No	No	25	30	No	No
3900	Manufacturing	Misc. manufacturing	No	(Yes)	(Yes)	Yes	Yes	30)	35)
4100	Trans. & utils	Railroad & rapid rail & street railway	No	[Yes]	Yes	Yes	Yes	Yes	Yes
4200	Trans. & utils	Motor vehicle transportation	No	[Yes]	Yes	Yes	Yes	(30)	(35)
4300	Trans. & utils	Aircraft transportation	No	[Yes]	Yes	Yes	Yes	(30)	(35)
4500	Trans. & utils	Highway & street R O W	[Yes]	[Yes]	Yes	Yes	Yes	Yes	Yes
4600	Trans. & utils	Auto parking	[Yes]	[Yes]	Yes	Yes	Yes	Yes	Yes
4700	Trans. & utils	Communications	[Yes]	[Yes]	Yes	Yes	25)	30)	35)
4800	Trans. & utils	Utilities	[Yes]	[Yes]	Yes	Yes	Yes	Yes	Yes
4900	Trans. & utils	Other trans —comm. and utilities	[Yes]	[Yes]	Yes	Yes	Yes	Yes	Yes
5100	Trade	Wholesale trade	No	Yes	Yes	Yes	Yes	(30)	35)
5200	Trade	Building materials and hardware (retail)	No	Yes	Yes	Yes	25)	(30)	(35)
5300	Trade	General merchandise (retail)	No	No	Yes	Yes	25	30	35
5400	Trade	Food—retail	No	No	Yes	Yes	25	30	35
5500	Trade	Automotive—marine and aircraft accessories	No	Yes	Yes	Yes	25	30	35
5600	Trade	Apparel and accessories (retail)	No	No	Yes	Yes	25	30	35
5700	Trade	Furniture and home furnishings (retail)	No	No	Yes	Yes	25	30	35
5800	Trade	Eating and drinking places	No	No	No	Yes	25	30	35
5900	Trade	Other retail trade	No	No	Yes	Yes	25	30	35
6100	Services	Finance—insurance & real estate	No	No	(Yes)	Yes	25	30	35
6200	Services	Personal services	No	No	(Yes)	Yes	25	30	35
6240	Services	Cemeteries	[Yes]	[Yes]	[Yes]	Yes	(25)	(30)	(35)
6300	Services	Business services	No	No	(Yes)	Yes	25	30	35
6370	Services	Warehousing and storage services	No	Yes	Yes	Yes	Yes	(30)	(35)
6380	Services	Explosives storage	No	No	No	Yes	25)	(30)	35)
6400	Services	Repair services	No	(Yes)	Yes)	Yes	(25)	(30)	35)
6510	Services	Medical & other health services	No	No	No	25	30	No	No
6520	Services	Legal services	No	No	Yes)	Yes	25	30	35
6590	Services	Other professional services	No	No	(Yes)	Yes	25	30	35
6600	Services	Contract construction services	No	(Yes)	(Yes)	Yes	25)	(30)	(35)
6700	Services	Government services	No	No	(Yes)	Yes	25	30	35
6800	Services	Educational services	No	No	No	25	30	No	No
6910	Services	Religious activities	No	No	No	25	30	No	No
6990	Services	Other misc. services	No	No	(Yes)	Yes	25	30	35
7110	Recreation	Cultural activities	No	No	No	25	30	No	No
7120	Recreation	Nature exhibitions	No	(Yes)	(Yes)	Yes	No	No	No
7211	Recreation	Outdoor entertainment assembly	No	No	No	Yes	No	No	No
7212	Recreation	Indoor entertainment assembly	No	No	No	25	30	No	No
7221	Recreation	Outdoor sports assembly	No	No	No	Yes	Yes	No	No
72211	Recreation	Outdoor motor vehicle race-tracks & related uses	No	(Yes)	(Yes)	Yes	(25)*	(30)*	(35)*
7222	Recreation	Indoor sports assembly	No	No	No	Yes	25	30	35
7230	Recreation	Misc. public assembly	No	No	No	25)	(30)	No	No
7310	Recreation	Fairgrounds and amusement parks	No	No	No	Yes	Yes	No	No
7395	Recreation	Outdoor amusements	No	No	(Yes)	Yes	Yes	No	No
7396	Recreation	Indoor amusements	No	No	Yes)	Yes	25	30	35
7411	Recreation	Outdoor sports activities	No	Yes)	(Yes)	Yes	Yes	No	No
7413	Recreation	Indoor sports activities	No	No	(Yes)	Yes	25	30	35
7420	Recreation	Outdoor playgrounds and athletic areas	No	No	(Yes)	Yes	Yes	No	No
7425	Recreation	Indoor playgrounds and athletic areas	No	No	(Yes)	Yes	25	30	35
7430	Recreation	Golf courses, driving ranges,							

TABLE A— E LAND USE COMPATIBILITY IN THE AIRPORT ENVIRONS OVERLAY DISTRICT

CODE #'S	SLUCM MAJOR GROUPS	SLUCM MINOR GROUPS	SUBZONES RISK ZONES AND NOISE ZONES (in Ldn) C. Z. (A-ECZ)	APZ-1 (A-EI)	APZ-2 (A-EII)	65-70 (A-E65)	70-75 (A-E70)	75-80 (A-E75)	80+ (A-E80)
		riding stables & water rec	(Yes)	Yes)	(Yes)	Yes	25)	30)	35)
7490	Recreation	Other recreation	No	(Yes)	Yes)	Yes	Yes	No	No
7500	Recreation	Resorts & group camps	No	No	No	Yes	Yes	No	No
7600	Recreation	Parks	No	No	(Yes)	Yes	Yes	No	No
8150	Resources	Dairy farming	No	Yes	Yes	25)	(30)	35)	No
8160	Resources	Livestock farms and ranches (2)	No	Yes	Yes	25)	30)	35)	No
8190	Resources	Other agriculture (1)	Yes	Yes	Yes	25)	(30)	35)	35)
8200	Resources	Agricultural related activities (2)	No	Yes	Yes	25)	30)	(35)	No
8300	Resources	Forestry activities & related services	No	Yes	Yes	(25)	(30)	(35)	(35)
8400	Resources	Fishing activities & related services (3)	No	Yes	Yes	Yes	Yes	Yes	Yes
8500	Resources	Mining activities and related services	No	Yes	Yes	Yes	Yes	Yes	Yes
9100	Undeveloped	Undeveloped and unused land	Yes	Yes	Yes	Yes	Yes	Yes	Yes
9300	Undeveloped	Water areas (3)	Yes	Yes	Yes	Yes	Yes	Yes	Yes
9910	Undeveloped	Open space	Yes	Yes	Yes	Yes	Yes	Yes	Yes

KEY

CONDITIONS

)	-	To determine the applicable "compatibility" regulations the use must be defined by SLUCM Major & Minor categories
YES	-	Land use and related structures allowed without restrictions.
NO	-	Land use and related structures are not compatible and are not allowed
(NO)	-	Where the provisions of Section 29 51 065 permit uses but require noise attenuated construction in buildings and structures a minimum exterior to interior noise level reduction of 30 decibels incorporated into building construction
[NO]	-	Where the provisions of Section 29 51 065 permit uses but require noise attenuated construction in buildings and structures a minimum exterior to interior noise level reduction of 35 decibels incorporated into building construction
25	-	A minimum exterior to interior noise level reduction of 25 decibels incorporated into building construction
30	-	A minimum exterior to interior noise level reduction of 30 decibels incorporated into building construction
35	-	A minimum exterior to interior noise level reduction of 35 decibels incorporated into building construction
(25)	-	A minimum exterior to interior noise level reduction of 25 decibels incorporated into construction of portions of building where public is received office areas, noise sensitive areas or where the normal noise level is low
(30)	-	A minimum exterior to interior noise level reduction of 30 decibels incorporated into construction of portions of building where public is received office areas, noise sensitive areas or where the normal noise level is low
(35)	-	A minimum exterior to interior noise level reduction of 35 decibels incorporated into construction of portions of building where public is received office areas noise sensitive areas or where the normal noise level is low
(YES) 2000-3999	-	Conditional use permit required, additional factors to be considered: Labor intensity structural coverage explosive characteristics, air pollution size of establishment, people density, peak period (including shopper/visitors) concentrations
(YES) 6000-6999	-	Conditional use permit required; low intensity office uses only (limited scale of concentration of such uses) Meeting places, auditoriums, etc. not allowed
(YES) 7000-7999	-	Conditional use permit required, facilities must be low intensity Additional factors to be considered Labor intensity, structural coverage, explosive characteristics, air pollution size of establishment, people density, peak period (including shopper/visitors) concentrations
(YES) 7430	-	Conditiona use permit required facilities must be low intensity; areas of public assembly not allowed in Clear Zones APZ-1 or APZ-2. No structures in clear zones
[YES] 4000-4999	-	No structures in Clear Zones No passenger terminals and no major above ground transmission lines in Clear Zones or APZ I
[YES] 6240	-	Chapels not allowed
(1) 8190	-	Includes livestock grazing but excludes feedlots and intensive animal husbandry
(2) 8160&8200	-	Includes feedlots and intensive animal husbandry
(3) 8400&9300	-	Includes hunting and fishing

	:	Sound attenuation not required for facilities designed to accept or direct patrons or participants of outdoor races and events nor for temporary or permanant facilities designed to allow patrons to view such events
LE	-	Less than or equal to

SECTION 2. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 3. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the 4th day of September, 1996

PROPOSED By: Yvonne Atkinson Gates

PASSED on the 18th day of September, 1996

VOTE:

AYES:

Jay Bingham
Yvonne Atkinson Gates
Lorraine Hunt
Erin Kenny
Bruce L. Woodbury

NAYS:

None

ABSTAINING:

None

ABSENT:

Paul J. Christensen

Myrna Williams

BOARD OF COUNTY COMMISSIONERS

CLARK COUNTY, NEVADA

By Yvonne Atkinson Gates

Chair

ATTEST:

Loretta Bowman

LORETTA BOWMAN, County Clerk

This ordinance shall be in force and effect from and after the 2nd day of October, 1996.

[Bracketed] and/or ~~strikethrough~~ material is that portion being deleted or amended
Underlined material is that portion being added

BILL NO. 8-21-96-1(A)

SUMMARY - An Ordinance to revise the H-1 district regulations.

ORDINANCE NO. 1898
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 29, CHAPTER 29.30, TO REVISE THE REGULATIONS AND RESTRICTIONS IN THE H-1 DISTRICT, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 29, Chapter 29.30 of the Clark County Code is hereby amended to read as follows:

Chapter 29.30

H-1 LIMITED RESORT AND APARTMENT DISTRICT

Sections:

29.30.005 Designation as gaming enterprise district.
29.30.007 Conditions for enlargement or establishment.
29.30.010 Permitted uses.
29.30.015 Uses permitted subject to a conditional use permit.
29.30.020 Uses prohibited.
29.30.030 Building site area.
29.30.040 Side yard regulations.
29.30.050 Height regulations.
29.30.060 Rear yard regulations.
29.30.070 Building coverage regulations.
29.30.080 Special provisions.

29.30.005 Designation as gaming enterprise district. In accordance with the provisions of Chapter 463 of the Nevada Revised Statutes, the H-1 limited resort and apartment district is hereby designated as a gaming enterprise district. All property zoned H-1 or approved under resolution of intent procedures to H-1 is hereby declared to be located within the gaming enterprise district.

29.30.007 Conditions for enlargement or establishment. A H-1 district may be enlarged or established upon a tract of land in accordance with the requirements as listed below.

(A) Any application for a H-1 classification shall be accompanied by an application for a zone change or amendment as specified in Chapter 29.68, and shall be considered as a request to enlarge the gaming enterprise district.

(B) The proponents shall also concurrently prepare and submit written documentation demonstrating that:

(1) The roads, water, sanitation, utilities and related services to the location are adequate;

(2) 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;

(3) The proposed establishment will enhance, expand and stabilize employment and the local economy;

(4) The proposed establishment will be located in an area planned or zoned for that purpose pursuant to NRS 278.010 to 278.630, inclusive; and

(5) The proposed establishment will not be detrimental to the health, safety or general welfare of the community or be incompatible with the surrounding area.

(6) 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 adopted pursuant to Clark County Code Chapter 28.26 to the Clark County traffic engineer thirty days prior to submitting the application for a zone change.

(C) Upon receipt of the documentation required in subsection (A) and (B), the board of county commissioners shall hold a public hearing in accordance with the procedures established in Chapter 29.68 at which interested persons are entitled to be heard to consider the petition. Following the public hearing, the board shall grant the petition only if it is determined that the proponents have brought forth adequate evidence to demonstrate that the issues and concerns addressed in Subsections (B)(1)-(6) have been sufficiently addressed.

(D) The board shall not consider another petition for reclassification to H-1 or enlargement of the gaming enterprise district concerning the same location or any portion thereof for one year after the date of a final denial.

29.30.010 Permitted uses. In the H-1 limited resort and apartment district, no building or structure shall be erected which is arranged, intended or designed for other than one or more of the following uses:

(A) Hotels, resort hotels, inns, and motels, subject to securing architectural supervision of any construction as specified in Chapter 29.52 of this title. Upon the premises of a hotel, resort hotel, inn or motel containing at least one hundred fifty guest rooms, a condominium hotel or motel may be established and maintained as a separate freestanding structure subject to a use permit. In any hotel, resort hotel, inn, or motel having at least twenty guest rooms, time-share program projects may be established and maintained in all or any number of guest rooms within such facility. In any hotel, resort hotel, inn, or motel containing at least fifty guest rooms, there may be conducted business incidental thereto and for the convenience of the occupants and guests thereof, including live entertainment. Such incidental businesses shall be accessed only from inside the building in which the same are located; the floor area used for such incidental business purposes shall not exceed twenty-five percent of the ground floor area of such building; and no outside signs for such incidental businesses shall be established, except that a restaurant, bar, retail sales establishment, or health spa may be advertised if the advertising for the same is an integral part of a permitted sign principally advertising the use of hotel, resort hotel, inn or motel;

(B) Accessory buildings and uses customarily incidental to the above uses;

(C) On-premises signs subject to the provisions of Section 29.44.095 and 29.44.096 of this title.

29.30.015 Uses permitted subject to a conditional use permit. The following uses, upon the issuance of a conditional use permit in each case, which permit shall prescribe conditions as to the building site area, materials, dimensions of yards, building setback, provisions of adequate off-street parking and loading space, and such other matters as may be necessary and not considered and/or not specified in this title;

(1) Multiple dwellings, dwelling groups, apartment houses and time-sharing apartments; provided there is a minimum size of three hundred fifty square feet per dwelling unit and further provided that

all buildings and structures shall comply to Section 29.21.050 (property development standards) of the R-4 (multiple-family residential — high-density) district; any conditional use permit issued for such use shall be irrevocable except on grounds of noncompliance with conditions imposed at the time of initial approval;

(2) Public and quasi-public and institutional buildings and uses;

(3) Bars, taverns, brew pubs, etc.;

(4) Restaurants;

(5) Retail businesses consistent with the uses permitted in the C-C, shopping center district;

(6) Service stations;

(7) Gambling casinos and establishments;

(8) High-rise structures more than nine stories or one hundred feet in height if approved by the management of McCarran International Airport after consultation with the Federal Aviation Administration;

(9) Vacation certificate and vacation plan sales and solicitation;

(10) Check-cashing services;

(11) Planned development units;

(12) Office and office buildings;

(13) Car rental agencies (five vehicle maximum);

(14) Outdoor dining and drinking establishments in conjunction with and accessed only through a restaurant or resort hotel, provided that either: (1) such establishments are setback 200 feet from any existing residential development or property not designated commercial or industrial in any adopted land use guide or (2) the Planning Commission or Board of County Commissioners determine that adequate visual and acoustical buffering will be provided between the establishment and the adjacent property.

(15) The uses listed in Section 29.66.020 as permitted in any zone subject to a conditional use permit.

29.30.020 Uses prohibited. All other uses, and all outdoor commercial activities not explicitly permitted under conditional use permit or variance procedures, are expressly prohibited.

29.30.030 Building site area. There shall be no building site area regulations, except that every building or portion thereof which is designed, intended or used for any residential or dwelling purpose shall comply with the provisions of this title as to yards and areas which are required in residential zone R-4.

29.30.035 Front yard regulations. The minimum front yard for any building or structure more than two feet in height, except as required for residential uses in Sections 29.30.015 and 29.30.030, shall be ten feet unless [~~a greater setback is required by~~] the provisions of Chapter 29.64 of this title apply.

29.30.040 Side yard regulations. The minimum side yard for any buildings or structures, except as provided in Section 29.30.030, shall not be less than ten percent of the width of the lot or building plot, but in no case less than five feet and need not exceed fifty feet, except that a building or structure over forty feet in height shall have one foot additional side yard on each side of the building for each story of height above forty feet. On corner lots, the side yard which faces on a street shall not be less than twenty feet.

29.30.050 Height regulations. The height of a building or structure shall not exceed nine stories nor shall the overall height exceed one hundred feet unless permitted in accordance with Section 29.30.015(8) and except where the height of an off-premises advertising structure is further restricted by Section 29.44.097.

29.30.060 Rear yard regulations. There shall be no rear yard required except lots which rear against a lot in a residential zone, the minimum rear yard shall be twenty feet, except where buildings or structures exceed forty feet in height, one foot of additional rear yard shall be provided for each story in height over forty feet.

29.30.070 Building coverage regulations. No building or structure or group of buildings shall

cover more than sixty percent of the area of the lot.

29.30.080 **Special provisions.** Any use permitted pursuant to Section 29.30.010 and 015(7) above may be constructed and maintained without regard to the development and improvement standards required anywhere in this title, including but not limited to yard, density, setback, height, coverage, landscaping, trash enclosure, parking, loading, sign, and airport airspace requirements, subject to approval of a use permit under the standards and procedures set forth in Chapter 29.66 (Conditional uses-variances-permits) and complete compliance with the approved plan and with all the conditions imposed by the Planning Commission or Board of County Commissioners. The applicant for such a use permit bears the burden of demonstrating to the Planning Commission or Board of County Commissioners that the combination of services and facilities in the proximate area are sufficient to meet the intent of development standards, that the proposed facility is compatible with adjacent uses, that the relaxed standards are justified by the unique character of the project which must be designed to enhance the economic strength and aesthetic values of the community, and that the application otherwise conforms with section 29.66.025 (General standards). A use permit granted under this section shall be considered a special exception and any applicant who is denied such a use permit may reapply without regard to the time restriction of 29.66.016 for a use permit pursuant to 29.30.015 for the same or a different use. The following are exceptions to the relaxed standards, which must be complied with:

(1) Sight zone requirements shall be maintained as required by section 29.44.060(Yards) of this title;

(2) Airport environs requirements shall be maintained as required by chapter 29.51(Airport Environs) of this title;

(3) No building shall be constructed within ten feet of any street unless the provisions of 29.44.060(E) (Permitted accessory structures, roadway improvements and utility equipment in required yards) are applicable;

(4) Parking shall not be reduced by more than 30 percent of the parking spaces required;

(5) Parking temporarily reduced for construction purposes shall not be reduced by more than 50 percent;

(6) The requirements for building permits shall be met as listed under Chapter 29.56 (Building-permits-completion) of this title.

SECTION 2. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 3. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the 21st day of September, 1996

PROPOSED By : Yvonne Atkinson Gates

PASSED on the 2nd day of October, 1996

VOTE:

AYES:

Jay Bingham

Paul J. Christensen

Yvonne Atkinson Gates

Erin Kenny

Bruce L. Woodbury

NAYS:

None

ABSTAINING:

None

ABSENT:

Lorraine Hunt

Myrna Williams

BOARD OF COUNTY COMMISSIONERS

CLARK COUNTY, NEVADA

By Yvonne Atkinson Gates

Chair

ATTEST:

Loretta Bowman

LORETTA BOWMAN, County Clerk

This ordinance shall be in force and effect from and after the 16th day of October, 1996.

[Bracketed] material is that portion being deleted
Underlined material is that portion being added

BILL NO. 10-1-96-2 (A)

SUMMARY - An Ordinance to amend Title 29 providing for sight visibility zone and prohibiting objects from being placed therein.

ORDINANCE NO. 1903
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 29, CHAPTER 29.44, SECTION 29.44.060 (G)(1) PROVIDING FOR A SIGHT VISIBILITY ZONE AT STREET INTERSECTIONS AND ALLEYS AND PROHIBITING OBJECTS FROM BEING PLACED THEREIN AND EXCEPT AS SET FORTH; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 29, Chapter 29.44, Section 29.44.060, Paragraph (G)(1) of the Clark County Code is hereby amended to read as follows:

(G) Sight visibility zones for corner lots.

[(1) Corner and Reverse Corner Lots. All corner and reverse corner lots shall maintain for safety of vision purposes a triangular sight zone on the intersection side of a straight line connecting two points, one of which is on the front curbline and one of which is on the side curbline, each point being thirty feet from the intersection of the two curblines extended. For the purposes of this subsection, "curbline" means the back edge of the curb. In

any case where no curbline is established, the property lines shall be used to establish the sight zone. No hedge, wall, fence, or structure of any kind may be erected to a height of more than thirty inches within the above defined sight zone.]

(1) A sight visibility zone of sufficient area shall be established and maintained at all intersections of public and/or private streets and alleys. No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the sight zone unless said object is maintained at less than 24-inches in height, measured from the top of the adjacent curb, or where no curb exists, a height of 27-inches measured from the top of the adjacent asphalt, gravel or pavement street surface. The owner/developer shall be required to dedicate sufficient right-of-way or grant an easement for sight visibility zones. The required sight visibility zone standard is illustrated in Table 1.

SECTION 2. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 3. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 4. After its passage and the publication thereof by title only, together with the names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks, the Provisions of this Ordinance shall take effect and be in force

on December 5, 1996. However, if a tentative map is filed prior to December 5, 1996, all subsequent applications associated with the tentative map may comply with the Provisions of this Ordinance which were in effect at the time the tentative map was filed.

PROPOSED on the 1st day of October, 1996.

PROPOSED BY: Commissioner Jay Bingham

PASSED on the 5th day of November, 1996.

AYES: Commissioners Jay Bingham
Paul J. Christensen
Erin Kenny
Myrna Williams
Bruce L. Woodbury

NAYS: Commissioners None

ABSTAINING: Commissioners None

ABSENT: Commissioners Yvonne Atkinson Gates
Lorraine Hunt

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

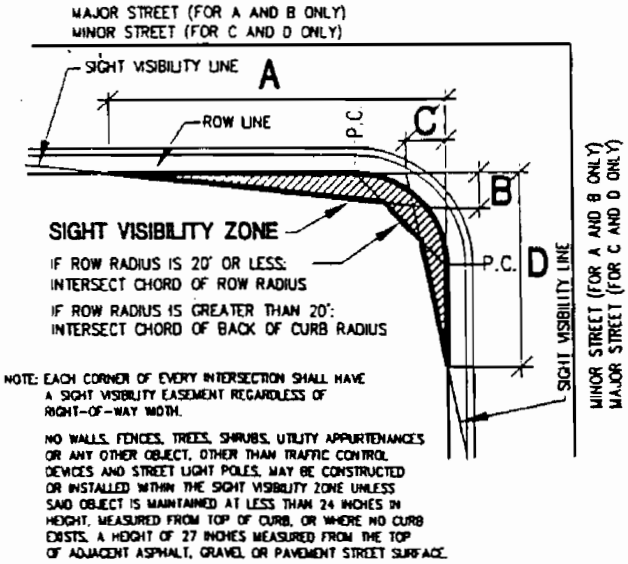
BY: _____
PAUL J. CHRISTENSEN, VICE-CHAIRMAN

ATTEST:

Loretta Bowman

LORETTA BOWMAN, County Clerk

This ordinance shall be in force and effect from and after the 5th day of December, 1996.



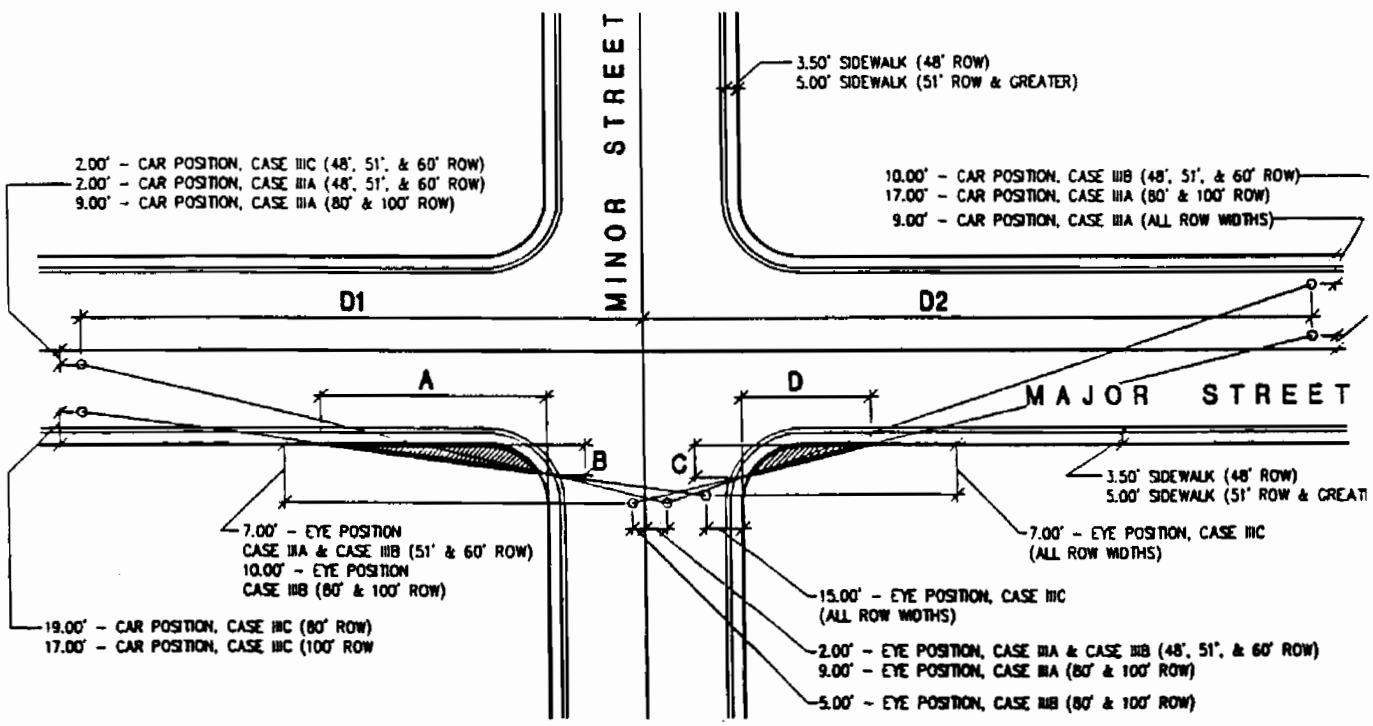
NOTE: EACH CORNER OF EVERY INTERSECTION SHALL HAVE A SIGHT VISIBILITY EASEMENT REGARDLESS OF RIGHT-OF-WAY WIDTH.

NO WALLS, FENCES, TREES, SHRUBS, UTILITY APPURTENANCES OR ANY OTHER OBJECT, OTHER THAN TRAFFIC CONTROL DEVICES AND STREET LIGHT POLES, MAY BE CONSTRUCTED OR INSTALLED WITHIN THE SIGHT VISIBILITY ZONE UNLESS SAID OBJECT IS MAINTAINED AT LESS THAN 24 INCHES IN HEIGHT, MEASURED FROM TOP OF CURB, OR WHERE NO CURB EXISTS, A HEIGHT OF 27 INCHES MEASURED FROM THE TOP OF ADJACENT ASPHALT, GRAVEL OR PAVEMENT STREET SURFACE.

TYPICAL INTERSECTION CORNER

SETBACK TABLE

MINOR ROW \ MAJOR ROW	48' D1=278'(IIIA) D1=300'(IIIC) D2=309'(IIIA) D2=319'(IIIB)	51' D1=278'(IIIA) D1=300'(IIIC) D2=309'(IIIA) D2=319'(IIIB)	60' D1=388'(IIIA) D1=486'(IIIC) D2=442'(IIIA) D2=510'(IIIB)	80' D1=394'(IIIA) D1=486'(IIIC) D2=491'(IIIA) D2=527'(IIIB)	100' D1=545'(IIIA) D1=736'(IIIC) D2=693'(IIIA) D2=787'(IIIB)
48' D1=278'(IIIA) D1=300'(IIIC) D2=309'(IIIA) D2=319'(IIIB)	A = 53' B = 6' C = 6' D = 42'	A = 39' B = 5' C = 5' D = 31'	A = 68' B = 5' C = 5' D = 55'	A = 100' B = 6' C = 5' D = 36'	A = 184' B = 6' C = 5' D = 53'
51' D1=278'(IIIA) D1=300'(IIIC) D2=309'(IIIA) D2=319'(IIIB)	A = 51' B = 6' C = 6' D = 40'	A = 37' B = 4' C = 4' D = 29'	A = 64' B = 5' C = 5' D = 53'	A = 98' B = 6' C = 5' D = 34'	A = 182' B = 6' C = 5' D = 51'
60' D1=388'(IIIA) D1=486'(IIIC) D2=442'(IIIA) D2=510'(IIIB)	A = 48' B = 6' C = 6' D = 50'	A = 33' B = 4' C = 4' D = 37'	A = 56' B = 5' C = 5' D = 48'	A = 90' B = 5' C = 4' D = 30'	A = 174' B = 6' C = 5' D = 47'
80' D1=394'(IIIA) D1=486'(IIIC) D2=491'(IIIA) D2=527'(IIIB)	N/A	N/A	A = 56' B = 6' C = 6' D = 58'	A = 73' B = 6' C = 6' D = 35'	A = 157' B = 6' C = 6' D = 58'
100' D1=545'(IIIA) D1=736'(IIIC) D2=693'(IIIA) D2=787'(IIIB)	N/A	N/A	N/A	A = 56' B = 4' C = N/A D = N/A	A = 140' B = 5' C = N/A D = N/A



GENERAL NOTES

AT INTERSECTIONS WHERE THE CLASSIFICATION OF MAJOR AND MINOR STREETS CANNOT BE PERMANENTLY ESTABLISHED, EACH LEG OF THE INTERSECTION MUST BE ANALYZED AS IF THE APPROACH LEG IS A MINOR STREET INTERSECTING A MAJOR STREET. THE PORTIONS OF THE SIGHT VISIBILITY ZONE LABELED "N/A" IN THE SETBACK TABLE ARE NOT REQUIRED. AT "T" INTERSECTIONS, THE TERMINATING LEG WILL ALWAYS BE THE MINOR STREET.

CURVING ROADWAYS AND ROADWAYS WITH INTERSECTING ANGLES GREATER THAN 10 DEGREES MUST BE ANALYZED USING D1, D2, THE EYE POSITION, AND THE CAR POSITION AS SHOWN IN THE INFORMATION ABOVE.

APPROVAL OF A SIGHT VISIBILITY ZONE DIFFERENT THAN THAT SHOWN HEREIN SHALL REQUIRE A ZONING VARIANCE APPLICATION SUBMITTED BY THE OWNER AND A SIGHT VISIBILITY ANALYSIS PREPARED AND SUBMITTED BY A CIVIL ENGINEER REGISTERED IN THE STATE OF NEVADA.

THE AREA WITHIN THE LIMITS OF THE ARC AND THE CHORD AT THE CURB RETURN SHALL BE ADDED TO THE SIGHT VISIBILITY ZONE AT EACH CORNER OF EVERY INTERSECTION, EXCEPT FOR 100' x 100' INTERSECTIONS OR GREATER.

BASIS FOR ANALYSIS

THE FOLLOWING CRITERIA WAS AND SHALL BE USED AS THE BASIS FOR DESIGN OF SIGHT VISIBILITY ZONES:

AASHTO PUBLICATION OF "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS", 1990 EDITION, CHAPTER IX, USING THE MOST RESTRICTIVE SIGHT LINE DERIVED FROM EACH OF THE THREE POSSIBLE CROSSING MANEUVERS (STOPPED CONDITION):

- CASE IIIA - CROSSING MANEUVER
- CASE IIIB - LEFT TURN MANEUVER ONTO A MAJOR STREET
- CASE IIIC - RIGHT TURN MANEUVER ONTO A MAJOR STREET

THE ANALYSIS SHOULD USE THE GREATER OF THE FOLLOWING:

- DESIGN SPEED = POSTED SPEED LIMIT PLUS FIVE
- DESIGN SPEED = POSTED SPEED LIMIT DIVIDED BY 0.85

CAR AND EYE POSITIONS AS SHOWN ABOVE.

TABLE 1

INTERSECTION SIGHT VISIBILITY ZONE

BILL NO. 11-6-96-2(A)

SUMMARY — An ordinance to temporarily suspend certain reclassifications of zoning districts and the issuance of certain variances and conditional use permits in portions of the A-E60 Subzone of McCarran International Airport for a period of 180 days and to prohibit the current planning division of the Clark County Department of Comprehensive Planning from accepting any such applications within such area, and requiring the Department of Comprehensive Planning to present a comprehensive plan policy and applicable zoning regulations for land uses in such area within such 180 day period; and other matters properly related thereto.

ORDINANCE
NO. 1910
(of Clark County, Nevada)

AN ORDINANCE TO TEMPORARILY SUSPEND CERTAIN RECLASSIFICATIONS OF ZONING DISTRICTS AND THE ISSUANCE OF CERTAIN VARIANCES AND CONDITIONAL USE PERMITS IN PORTIONS OF THE A-E60 SUBZONE OF MCCARRAN INTERNATIONAL AIRPORT WHICH INCLUDE PORTIONS OF SECTIONS 19-21, 25-30, 32-36 T21S R60E; 7-35 T21S R61E; 1-5, 9, 10, 12, 16 T22S R60E; AND 2-10, 16-20, 30 T22S R61E, M.D.M. FOR A PERIOD OF 180 DAYS AND TO PROHIBIT THE CURRENT PLANNING DIVISION OF THE CLARK COUNTY DEPARTMENT OF COMPREHENSIVE PLANNING FROM ACCEPTING ANY SUCH APPLICATIONS FOR ZONE CHANGES, VARIANCES OR CONDITIONAL USE PERMITS WITHIN SUCH AREA, AND REQUIRING THE DEPARTMENT OF COMPREHENSIVE PLANNING TO PRESENT A COMPREHENSIVE PLAN POLICY AND APPLICABLE ZONING REGULATIONS FOR LAND USES IN SUCH AREA WITHIN SUCH 180 DAY PERIOD; AND OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. General Purpose. This ordinance is adopted for the purpose of preserving the status quo with respect to land development within portions of the A-E60 subzone of McCarran International Airport ("McCarran"), which include portions of Sections 19-21, 25-30, 32-36 T21S R60E; 27-35 T21S R61E; 1-5, 9, 10, 12, 16 T22S R60E; and 2-10, 16-20, 30 T22S R61E, M.D.M. and is more particularly shown on the Cooperative Management Area map dated July 24, 1996, and attached hereto and made a part hereof (the "Affected Area"), while the Clark County Board of County Commissioners ("BCC") develops policies and corresponding zoning related to land uses within the Affected Area. Until recently, much of the land area within the Affected Area has been designated in the Clark County Comprehensive Plan (the "Comprehensive Plan") for low-density development. However, the land use designation of certain property within the Affected Area recently has been changed to allow denser residential development. The BCC is concerned that this could lead to development of land uses near McCarran that are incompatible with operations and activities at McCarran. Specifically, development within the Affected Area raises the following concerns:

a) The BCC has already received numerous and vociferous complaints from people living in residential development within the Affected Area about airport noise;

b) Under the Interim Cooperative Management Agreement between Clark County and the Bureau of Land Management, the County is obligated to take appropriate action to prevent incompatible land uses within the Affected Area;

c) Clark County is obligated, under Federal Aviation Administration grant assurances, to take appropriate action, including the adoption of zoning laws, to ensure compatible uses in areas near McCarran; and

d) The development of residential land uses in the Affected Area raises concerns related to public health, safety, and welfare.

In addition, the BCC has already adopted a policy in the Community District Element of the Comprehensive Plan which restricts certain types of land uses within a portion of the Affected Area. The BCC is concerned about the consistency of this policy with other sections of the Comprehensive Plan, the land use guides for Spring Valley, Paradise, and Enterprise, and the Clark County Zoning Ordinance (the "Zoning Ordinance"). In order to develop such consistency, and to address the concerns listed above, the BCC is undertaking a review of the Comprehensive Plan policies and zoning restrictions that apply to property within the Affected Area. Until this process is complete, them BCC cannot assure that land uses approved for the Affected Area are compatible with operations and activities at McCarran or that restrictions within the Affected Area will be appropriately and consistently applied.

SECTION 2. From the effective date of this ordinance and for a period of six (6) months thereafter (the "Prohibition Period"), the Clark County Planning Commission and the BCC shall not approve any Application, as defined in this Section 2, for any property in the Affected Area. As used herein, the term "Application" shall mean any application for a zone change, conditional use permit or variance that would increase the residential density on property within the Affected Area. This section shall not apply to any Application that is filed with the Clark County Department of Comprehensive Planning prior to November 20, 1996.

SECTION 3. During the Prohibition Period, the Clark County Department of Comprehensive Planning shall not accept any new Application related to property in the Affected Area.

SECTION 4. During the Prohibition Period, the Clark County Department of Comprehensive Planning shall complete and present to the Planning Commission and the BCC proposed amendments to the Comprehensive Plan, Zoning Ordinance and other related planning and zoning documents that establish restrictions on land uses within the Affected Area to insure that such land uses are compatible with airport activities and operations and with the health, safety and welfare of the community.

SECTION 5. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 6. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 7. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the 6th day of November, 1996.

PROPOSED by Jay Bingham

PASSED on the 20th day of November, 1996.

VOTE:

AYES: Jay Bingham
Paul J. Christensen
Lorraine Hunt
Erin Kenny
Myrna Williams
Bruce L. Woodbury

NAYS: None

ABSTAINING: None

ABSENT: Yvonne Atkinson Gates

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By: _____
Vice Chair

ATTEST:

Loretta Bowman

LORETTA BOWMAN, County Clerk

This ordinance shall be in force and effect from and after the 4th day of December, 1996.

[Bracketed] and/or ~~strikethrough~~ material is that portion being deleted or amended
Underlined material is that portion being added

BILL NO. 11-20-96-1

SUMMARY - An Ordinance to revise the restrictions for off-premise for sale signs

ORDINANCE NO. 1915
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 29, CHAPTERS 29.02, AND 29.44 SECTION 29.44.097 AND TO ADD A NEW SECTION, 29.02.6895, TO DEFINE RESIDENTIAL USE, TO REVISE THE RESTRICTIONS FOR OFF-PREMISE FOR SALE SIGNS, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 29, Chapter 29.02, of the Clark County Code is hereby amended to add a new section to read as follows:

29.02.6895 **Residential Use.** "Residential use" means an existing occupied residential dwelling in any residential or special district (but not recreational vehicles, nor manager apartments in commercial or industrial districts), or property designated only for residential uses in any adopted land use guide, unless the final approval of any unexpired land use application allows a non-residential use on the property as a principal use.

SECTION 2. Title 29, Chapter 29.44, Section 29.44.097 of the Clark County Code is hereby amended to read as follows:

29.44.097 **Off-premises advertising.** The purposes of these regulations are to regulate the location and design of off-premises signs and advertising structures; to maintain and enhance the aesthetic environment; to enhance the county's ability to attract sources of economic development and growth; to improve pedestrian and vehicular traffic safety; to minimize the possible adverse effect of signs on nearby public and private property and to enable the fair and consistent enforcement of these sign restrictions. Off-premises advertising displays, signs and structures shall be allowed subject to the provisions of Section 29.44.095 and as further provided herein:

(A) Permitted Locations. Off-premises signs are to be considered primarily as a specific type of land use rather than as an incidental use to an existing land use. Off-premises signs produce a revenue to the property owner as a land use as compared to on-premises signs which in themselves do not produce a revenue but are incidental to a revenue-producing land use. On streets that serve as access to commercial business establishments, off-premises signs compete with on-premises signs for the traveler's attention; further, the on-premises signs serve a beneficial purpose of directing the traveler to their desired destination, whereas off-premises signs typically do not. For all of the preceding reasons, off-premises signs and advertising shall be limited to the off-premises advertising overlay zone. Locations in the off-premises

advertising overlay zone are along routes that do not serve as direct access to commercial business establishments or are in the resort area where traffic is slow and the existence of numerous large signs is common and, in fact, is a distinct design feature of the area. Off-premises advertising shall be permitted in the C-C, C-1, C-2, C-3, H-1, H-2, P-F, M-D, M-1, M-2 and M-3 zoning districts only in the following described off-premises advertising overlay zone:

(1) The area within the Las Vegas valley within the following boundaries:

(a) Bounded on the north by the city of Las Vegas/Clark County boundary,

(b) Bounded on the west by Arville Street between the city of Las Vegas boundary and Rochelle Avenue, then running along Rochelle Avenue to Decatur Boulevard, then continuing south on Decatur Boulevard,

(c) Bounded on the south by a line one hundred feet south of Sunset where located west of I-15 and by a line one hundred feet south of Maule Avenue where located east of I-15, and

(d) Bounded on the east by a line one hundred feet east of Paradise Road between Sahara and Harmon Avenue, then running along Harmon Avenue to Swenson Street then continuing south on Swenson Street to the exit for McCarran International Airport, then continuing south along a line one hundred feet east of Paradise Road; and

(2) Along the following interstates and federal-aid primary routes as defined by the Nevada Department of Transportation: I-15, I-515, U.S. Highway 93, U.S. 95 and I-215 from I-15 east to within two hundred feet of Warm Springs road. Evidence of approval of the off-premises advertising structure by the Nevada Department of Transportation must be provided prior to issuance of a building permit by Clark County. Off-premises advertising proposed in these areas must be oriented so as to have direct visual exposure to the highway and must be located within one hundred feet of the highway right-of-way line; and

(3) Areas where the right-of-way for U.S. Highway 91 (Las Vegas Boulevard South) is located less than one hundred feet from the right-of-way for I-15, within the following legally described sections:

Township 23 South, Range 61 East: SW1/4, NW1/4, Section 20 and N1/2, Section 30
Township 24 South, Range 60 East: N1/2, SE1/4 Section 1, S1/2, S1/2 Section 2, and Sections 15 and 16

Where the right-of-way for U.S. Highway 91 (as listed above) is located less than one hundred feet from the right-of-way for I-15, the off-premises advertising proposed must be oriented so as to have direct visual exposure to I-15 and the sign setback shall be measured from the East right-of-way line for U.S. Highway 91; and

(4) The Boulder Highway from the intersection of the Boulder Highway and U.S. Highway 93/95 to the city of Henderson/Clark County boundary. Off-premises advertising proposed in these areas must be oriented so as to have direct visual exposure to the highway and must be located within one hundred feet of the highway right-of-way line.

EXCEPTION: The off-premises advertising overlay zone shall not include the area within four hundred feet of either side of the centerline of U.S. Highway 95 within the town site of Searchlight within the following legally described sections, generally described as six miles north and six miles south of the Searchlight town center:

Township 28 South, Range 63 East: Sections 2, 11, 14, 22, 23, 27, 34 and 35
Township 29 South, Range 63 East: Sections 2, 11, 14, 23, 24, 25 and 36.

(B) Conditional Use Permit. A conditional use permit in accordance with the provisions of Chapter 29.66 of this title shall be required for any off-premises advertising proposed to be located where the leading edge of the sign is within three hundred feet of the property upon which a residential [~~zoning district~~]use is located, within three hundred feet of a P-F zoning district where a school, library or park is located or as required in subsection (F) below. The applicant must demonstrate that the proposed off-premises sign, its design and its location are compatible with any existing [~~residence or a~~]residential use or P-F zoning district within a three hundred foot radius of the proposed off-premises sign. Compatibility will be determined in

accordance with the standards described in Section 29.66.025, General Standards.

(C) Size, Height, Setbacks. The minimum height of an off-premises advertising sign shall be measured from the horizontal surface of the ground to the lowest portion of horizontal projection of the sign. The minimum height shall not be less than fourteen feet where located in an area subject to vehicular traffic, nor less than ten feet in any other location. Maximum size, height and setbacks shall be as follows:

Size	672 square feet maximum, except in P-F zone, where the size is unrestricted
Height	Allowable building height or 50 feet,whichever is less
Setbacks	Same as building setbacks

EXCEPTIONS:

(1) Size. An embellishment of up to five feet above the face of an off-premises advertising structure may be added, not to exceed more than one hundred twenty-eight square feet additional sign area, for a maximum total sign area of eight hundred square feet.

(2) Height. Off-premises advertising structures along an elevated roadway shall be a maximum height of thirty feet above the grade of the travel lane of the roadway when the sign is oriented toward the roadway and the nearest edge of the structure is within sixty feet of the roadway right-of-way.

(D) Separations. Required separations shall be as follows: the distances designated in the chart below with an asterisk* are to be measured in radius fashion from the leading edge of the sign. All other distances shall be measured in a linear fashion from the edge of the sign face and shall only apply to signs on the same side of the public right-of-way.

From a [~~residential~~] property line upon which a residential use is located	100 feet minimum*
From another off-premises advertising sign, except along a roadway described in Section (A)(2)	300 feet minimum
From another off-premises advertising sign along a roadway described in Section (A)(2)	500 feet minimum
From an on-premises advertising sign on another parcel	100 feet minimum
From any point of intersection of roadways	50 feet minimum*

(E) "Flagging" Prohibited. No portion of an off-premises advertising sign or sign structure shall be erected above, over or through a building[~~or structure~~], and following establishment of the off-premises sign, no building[~~or structure~~] shall be constructed or placed beneath any part of an off-premises sign.

(F) Sign Faces. Off-premises advertising structures shall be double-faced or otherwise covered so as to preclude visibility of any unfinished rear surface from any public right-of-way. Sign faces may be placed at an angle not to exceed forty-five degrees, provided that the open side is covered so as to preclude visibility of the rear surface from any public right-of-way. Off-premises advertising structures consisting of more than two sign faces and/or consisting of angles exceeding forty-five degrees shall require conditional use permit approval subject to the provisions of Chapter 29.66 of this title. The applicant must demonstrate that the proposed structure is compatible with the surrounding area.

(G) Sign Permits and Associated Fees.

(1) Sign Permit. An application for a sign permit for the construction, placement or installation of a new sign or the relocation or modification of the structure of an existing sign shall be filed with the current planning division upon forms furnished by the current planning division. The permit application shall be accompanied by detailed drawings to show the dimensions, design, structure and location of each particular sign. Evidence of the property owner's approval of the sign installation is required. Evidence of approval of the off-premises advertising structure by the Nevada Department of Transportation must be provided prior to issuance of a sign permit for any sign which is located along I-15, I-515, U.S. 93, U.S. 95 and I-215 from I-15 east to within two hundred feet of Warm Springs road. The current planning division shall approve and issue a sign permit upon compliance with Clark County Code, payment of all required fees and issuance of any required building permit. The sign permit shall expire if the building permit for the sign expires due to lack of construction or completion of the sign structure. The sign permit number shall be clearly displayed on each off-premises advertising structure.

(2) Sign Permit Fee. No permit shall be issued for the construction, placement, installation, relocation or modification of an off-premises advertising structure until a fee as required by chapter 29.76 of this title has been paid.

(H) Requirements Waived.

(1) Off-premises advertising structures do not require the signing of an aviation easement. Off-premises advertising structures proposed to be located in a P-F zoning district are exempt from the requirements for design review listed in Chapter 29.52. All other off-premises advertising structures are exempt from the requirements for design review listed in Chapter 29.52, unless they are proposed to be located within the areas described below where there is the potential for conflicts with aircraft departures.

Township 21 South, Range 61 East:

SE1/4 of Section 21	SW1/4 of Section 22
S1/2N1/2 of Section 31	S1/2 of Section 31
S1/2 of Section 32	S1/2 of Section 33

Township 22 South, Range 61 East:

NW1/4 of Section 4
NE1/4 of Section 5

(2) Off-premises advertising structures, when established as the sole use of the property, do not require installation of paved parking, landscaping, wall-enclosed trash areas or off-site improvements.

SECTION 3. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 4. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the 20th day of November, 1996

PROPOSED By: Myrna Williams

PASSED on the 4th day of December, 1996

VOTE:

AYES:

Yvonne Atkinson Gates
Lorraine Hunt
Erin Kenny
Myrna Williams
Bruce L. Woodbury

NAYS:

None

ABSTAINING:

None

ABSENT:

Jay Bingham
Paul J. Christensen

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By Yvonne Atkinson Gates
Chair

ATTEST.

LORETTA BOWMAN County Clerk

This ordinance shall be in force and effect from and after the 18th day of December, 1996.

[Bracketed] and/or ~~strikethrough~~ material is that portion being deleted or amended
Underlined material is that portion being added

BILL NO. 12-4-96-1

SUMMARY - An Ordinance to revise the restrictions on auctions, day care centers, and temporary construction storage.

ORDINANCE NO. 1922
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 29, CHAPTER 29.66, SECTION 29.66.020, TO REVISE THE RESTRICTIONS FOR DAY CARE CENTERS, AUCTIONS, GOVERNMENT OFFICES, TEMPORARY CONSTRUCTION STORAGE, AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 29, Chapter 29.66, Section 29.66.020 of the Clark County Code is hereby amended to read as follows:

29.66.020 Conditional use permits. The planning commission has the power to authorize the issuance of conditional use permits for the specified types of uses, buildings or structures for which such permits are required or permitted by the provisions of this title.

All of the following, and all matters directly related thereto, are declared to be special uses and such declaration is based on the fact that all of the uses herein enumerated possess characteristics of unique and special forms as to make impractical their being included automatically in any class of use as set forth in the various zones defined in this title:

(A) Airports, including commercial or public, and landing fields for private use;

(B) Cemeteries, columbariums, crematories, mortuaries, and mausoleums upon condition that the area of any cemetery not be less than forty acres;

(C) Establishments involving large assemblages of people or automobiles including:

(1) Amusement parks,

(2) Circuses,

(3) Fairgrounds,

(4) Race tracks,

(5) Privately-operated recreational centers; rock concerts; miniature golf courses; amusement arcades; nudist camps; privately-operated party, picnic and camping facilities; and all other similar privately-operated recreational activities,

(6) Swap meets;

(7) Auctions;

(D) Hospitals, clinics, rest homes and sanitariums upon the following conditions:

(1) All buildings are located at least fifty feet from any property line common to other property not devoted to a similar purpose,

(2) Building coverage not to exceed forty percent of the building site area,

(3) Location of the site, building plans and plot plan,

(4) The conditional use permit application for any such hospital, clinic, rest home, or sanitarium shall specify in detail the proposed uses of the facility, including whether or not such facility is to be a general purpose (physiological treatment) hospital, a psychiatric hospital, a maternity hospital, or other form of specialized service hospital. The type of facility being proposed shall also be detailed on all public hearing notices, agenda items, and other documents related to such conditional use permit application;

(E) Public utility buildings and structures and radio or television transmitters or antennas other than amateur licensed;

(F) Churches, museums and libraries upon condition that the location, building appearance, building height, and plot plans be approved;

(G) Schools (including private vocational and avocational schools for five or more students), colleges, public playgrounds and athletic fields. A gymnasium, auditorium, theater, or similar use may be permitted in conjunction with a school at a height greater than permitted by this code providing plans showing the height are approved by the Planning Commission or the Board of County Commissioners.

(H) Power transmission lines greater than 69 kv;

(I) Live entertainment which is provided incidental, or in conjunction with another commercial use. Such permit shall be granted with proof that potential traffic, parking, noise, and security issues will be adequately mitigated to protect neighboring uses.

(J) Railroad, bus, truck and air terminals, upon the condition that the location, building, structure and plot plans are approved;

(K) Child nurseries upon the condition that the location and building plan be approved and limited to not more than twelve children when [~~located in a residential district~~]the facility is located fronting a street less than eighty feet in width, and further provided that the applicant shall demonstrate the use is compatible with neighboring uses. Nothing in this section shall apply to [~~that certain~~]a child care facility defined as a "family care home" by Chapter 6.16 of this code;

(L) Convention and exposition halls;

(M) Watchman's trailer in conjunction with a commercial or industrial use;

(N) Offices and facilities of any governmental agency in residential districts when located on parcels of less than five gross acres.

(O) Heliports, upon condition that each proponent for a heliport must provide to the board of county commissioners (through the director of aviation and the director of comprehensive planning with their recommendations) a planning report analyzing the environmental aspect of the requested conditional use permit giving attention to whether the proposed use permit would adversely affect noise levels for a significant number of people or would produce any other significant impact upon the human environment, including those related to traffic generation and land-use compatibility. Proponents for heliports must also provide evidence of airspace and air traffic approval of the Federal Aviation Administration for the operation of the proposed heliport;

(P) Cooperative apartments, where ownership is a condition of residence and/or there is an agreement to maintain some portion of the apartment and/or apartment building as a common area and/or responsibility;

(Q) Keeping of exotic animals; provided, that the application for such permit shall demonstrate that all federal, state, and county animal control regulations have been complied with;

(R) Belfries, church spires, flag poles, elevator bulkheads, smokestacks, monuments, ornamental towers or spires, water towers and radio transmission and receiving mast towers at heights greater than permitted by this code upon the following conditions:

(1) Used as part of and auxiliary to the lawful use of the premises,

(2) Designed and constructed in accordance with all building codes,

(3) The structure is designed and maintained to prohibit habitation,

(4) Meets the standards of the Federal Aviation Administration and the department of aviation and not to interfere with safe aviation operation and communication,

(5) Radio transmission and receiving towers to comply with the following additional

conditions:

(a) Licensure as required by Federal Communications Commission,

(b) Height not to exceed that necessary for efficient operating as authorized by the Federal Communications Commission,

(c) The operation of the communication facility contributes to public purposes as expressed in federal communications laws and regulations;

(d) Designed and operated so as to not to interfere with other lawful radio or telephonic communication;

(S) Senior Housing.

(1) The maximum residential density permitted by the zoning district may be increased in the case of senior housing development only where master planned or previously zoned for multi-family use and then limited to:

(a) R-3 zone, not more than twenty-two units per gross acre,

(b) R-4 zone, not more than thirty-nine per gross acre,

(2) Evidence. Applicant shall submit evidence which shows that the proposed development is designed to produce an environment of stable and desirable character and that areas of open space, parking, recreational facilities, service and other common areas are sufficient and adequate to properly serve the anticipated population of the development.

(3) Road Requirements.

(a) Within any senior housing development with private streets passing in front of each residential unit, such streets will be forty feet in width, consisting of thirty-six feet of paving, a two-foot roll curb and gutter on each side, and a four-foot sidewalk on each side of the street.

(b) Within senior housing developments designed with vehicle access only to parking areas, driveways to and within such parking areas shall not be less than twenty-four feet in width exclusive of parking stalls.

(T) Gravel pits, and/or concrete/asphaltic batch plants only in conjunction with the gravel pit, <u>or temporary construction storage</u> only in conjunction with a major project as defined by title 26 of the Clark County Code, and providing the gravel is excess gravel generated in the course of grading for the major project, subject to a one thousand foot setback to any equipment from an existing occupied residential dwelling on any other property, and providing that paved access is provided if the property is located within the PM10 nonattainment area described in Subsection 29.06.030(C). The provisions of Chapter 29.44 pertaining to landscaping, trash enclosure, and zone boundary wall requirements shall not apply to such a use, and paved parking and driveways shall not be required providing dust control measures are applied if required by the Clark County Air Pollution Control Division. Any use permit approval shall not be for a period of time to exceed five years, or the time required for completion of the major project, whichever comes first.

(U) Gravel pits, <u>temporary construction storage,</u> and/or concrete/asphaltic batch plants in conjunction with temporary construction projects on a site other than the construction site, providing that paved access is provided if the property is located within the PM10 nonattainment area described in Subsection 29.06.030(C), and that the property is adequately buffered from existing residential uses as determined by the Planning Commission or Board of County Commissioners. The provisions of Chapter 29.44 pertaining to landscaping, trash enclosure, and zone boundary wall requirements shall not apply to such a use, and paved parking and driveways shall not be required providing dust control measures are applied if required by the Clark County Air Pollution Control Division. Any use permit approval shall not be for a period of time to exceed two years, or the time required for completion of the construction project, whichever comes first.

(V) Gravel pits, <u>temporary construction storage,</u> and/or concrete/asphaltic batch plants only in conjunction with a public project initiated and funded by any governmental entity, providing the gravel is excess gravel generated in the course of grading for the public project and providing that the property is adequately buffered from existing residential uses as determined by the Planning Commission or Board of County Commissioners. The provisions of Chapter 29.44 pertaining to landscaping, trash enclosure, and zone boundary wall requirements shall not apply to such a use, and paved parking and driveways shall not be required providing dust control measures are applied if required by the Clark County Air Pollution Control

Division. Any use permit approval shall not be for a period of time to exceed [~~five~~]two years, or the time required for completion of the public project, whichever comes first.

SECTION 2. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 3. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the 4th day of December, 1996

PROPOSED By : Yvonne Atkinson Gates

PASSED on the 18th day of December, 1996

VOTE:

AYES:

Yvonne Atkinson Gates
Lorraine Hunt
Erin Kenny
Myrna Williams

NAYS:

None

ABSTAINING:

None

ABSENT:

Jay Bingham

Paul J. Christensen

Bruce L. Woodbury

BOARD OF COUNTY COMMISSIONERS

CLARK COUNTY, NEVADA

By Yvonne A. Gates

Chair

ATTEST:

Loretta Bowman

LORETTA BOWMAN, County Clerk

This ordinance shall be in force and effect from and after the 1st day of January, ~~1996~~ 1997.

[Bracketed] and/or ~~strikethrough~~ material is that portion being deleted or amended
Underlined material is that portion being added

BILL NO. 12-4-96-2 (A)

SUMMARY - An Ordinance to include reference to a recently adopted land use guide.

ORDINANCE NO. 1923
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 29, CHAPTER 29.68, SECTION 29.68.015, TO INCLUDE REFERENCE TO A RECENTLY ADOPTED LAND USE GUIDE AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 29, Chapter 29.68, Section 29.68.015 of the Clark County Code is hereby amended to read as follows:

29.68.015 Master plan for land use. The Clark County comprehensive plan and all adopted amendments thereto shall serve as a pattern and guide for the orderly physical growth and development of Clark County. However, for the purposes of determining procedures and submittal requirements for zone change applications, the zoning administrator shall apply only a portion of the comprehensive plan described herein as the master plan for land use, and shall have the authority to interpret these described portions for application submittal purposes. The "master plan for land use" shall consist of the following elements of the adopted comprehensive plan:

(A) The general plan map for unincorporated portions of the Las Vegas Valley adopted by the board of county commissioners on January 21, 1974, except as amended by the adoption of one or more of the following more recent plans:

(B) The plans and policy statements on pages 51 through 58 of the Laughlin land use and development guide adopted by the board of county commissioners on February 16, 1993;

(C) [~~The plan on page 55 of the Mt. Charleston comprehensive land use plan adopted by the board of county commissioners on August 17, 1982~~;]The plans and policy statements on pages 59 through 77 of the Northwest Clark County land use and development guide adopted October 15, 1996;

(D) The plans and policy statements on pages 71 through 94 of the [~~northeast~~]Northeast Clark County land use and development guide adopted by the board of county commissioners on May 3, 1994;

(E) The plans and policy statements on pages 55 through 65 of the Enterprise land use and development guide adopted by the board of county commissioners on December 15, 1992;

(F) The plans and policy statements on pages 69 through 88 of the Spring Valley land use and development guide adopted by the board of county commissioners on May 15, 1990 and amended January 21, 1992;

(G) [~~The plan on page 7 of the Indian Springs comprehensive land use plan adopted by the board of county commissioners on July 1, 1980;~~

~~(H)~~]The plans and policy statements on pages 43 through 53 of the East Las Vegas land use and development guide adopted by the board of county commissioners on April 16, 1991;

[~~(I)~~](H) The plans and policy statements on pages 47 through 65 of the Lone Mountain land use and development guide adopted by the board of county commissioners on April 16, 1991;

. . . [~~(J)~~](I) The plans and policy statements on pages 49 through 65 of the Sunrise Manor land use and development guide adopted by the board of county commissioners on May 21, 1991;

[~~(K)~~](J) The plans and policy statements on pages 49 through 83 of the Winchester and Paradise land use and development guide as amended and adopted by the board of county commissioners on February 6, 1996[~~.~~];

[~~(L)~~](K) The plan and policy statements for community district 1, community district 2, community district 3, and community district 6 boundaries as amended and adopted by the board of county commissioners on April 2, 1996, and also as amended relative to the community district 2 A-E60 development guidelines on July 16, 1996[~~.~~];

[~~(M)~~](L) The plans and policy statement on pages 42 through 57 of the South County land use and development guide adopted on December 6, 1994[~~.~~];

[~~(N)~~](M) The plans and policy statements on pages 9 and 10 of the Summerlin's southern comprehensive planned community land use and development guide adopted June 21, 1995.

SECTION 2. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 3. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the 4th day of December, 1996

PROPOSED By : Yvonne Atkinson Gates

PASSED on the 18th day of December, 1996

VOTE:

AYES:

Yvonne Atkinson Gates

Lorraine Hunt

Erin Kenny

Myrna Williams

NAYS:

None

ABSTAINING:

None

ABSENT:

Jay Bingham

Paul J. Christensen

Bruce L. Woodbury

BOARD OF COUNTY COMMISSIONERS

CLARK COUNTY, NEVADA

By _____

Chair

ATTEST:

_____

LORETTA BOWMAN, County Clerk

This ordinance shall be in force and effect from and after the 1st day of January, ~~1996~~ 1997.

MODIFIED DEVELOPMENT STANDARDS

UC-1518-97 APPROVED 10/9/97

DISTRICT	MAXIMUM DENSITY PER GROSS ACRE	MINIMUM SET BACKS	MAXIMUM HEIGHT	ADDITIONAL STANDARDS
R-1 SINGLE FAMILY REISDENTIAL DISTRICT	4 DU/AC (5)	FRONT - SEE NOTE (1) SIDE 5' REAR 20' ****CORNER 10' ****	45' NO LIMIT OF STORIES MAXIMUM WALL HEIGHT 9' MAXIMUM PILASTER HEIGHT 10'	(3) (4) (5) (7) ZERO SIDE LOT LINE PERMISSIBLE WITH 10' SETBACK ON OPPOSITE SIDE YARD, COVERED PATIOS ALLOWED 10' FROM REAR PROPERTY LINE
R1-A MEDIUM DENSITY RESIDENTIAL DISTRICT	6 DU/AC (5)	FRONT = SEE NOTE (1) SIDE = 5' REAR = 15' ****CORNER 10' ****	45' NO LIMIT OF STORIES MAXIMUM WALL HEIGHT 9' MAXIMUM PILASTER HEIGHT 10'	(3) (4) (7) ZERO SIDE LOT LINE SETBACK PERMISSIBLE WITH 10' SETBACK ON OPPOSITE SIDE YARD COVERED PATIO ALLOWED 7-1/2' FROM REAR PROPERTY LINE
R-2 MEDIUM DENSITY RESIDENTIAL DISTRICT	10 DU/AC (5)	FRONT = SEE NOTES (1) & (2) SIDE = 5' REAR 15' ****CORNER 10' **** SIDE YARD MAY BE ELIMINATED FOR TOWNHOME AND CONDOMINIUM PRODUCTS, FOR MULIT-FAMILY DWELLING GROUPS FRONT 16' SIDE 16' REAR 16' 10' MINIMUM BETWEEN BUILDINGS	45' NO LIMIT OF STORIES MAXIMUM WALL HEIGHT 9' MAXIMUM PILASTER HEIGHT 10'	(3) (4) ZERO SIDE LOT LINE SETBACK PERMISSIBLE WITH 10' SETBACK ON OPPOSITE SIDE YARD COVERED PATIOS ALLOWED 7-1/2' FROM REAR PROPERTY LINE PERMIT MULTI-FAMILY DWELLINGS IN R-2 ZONE
R-3 MULTIPLE FAMILY RESIDENTIAL DISTRICT MEDIUM DENSITY	18 DU/AC (5)	FOR SINGLE FAMILY DETACHED & ATTACHED FRONT= SEE NOTES (1) & (2) SIDE = 5' REAR = 15' CORNER = 15' SIDE YARD MAY BE ELIMINATED FOR TOWNHOME AND CONDOMINIUM PRODUCTS, FOR MULTI-FAMILY DWELLING GROUPS FRONT 16' SIDE 16' REAR 16' 10' MINIMUM BETWEEN BUILDINGS	45' NO LIMIT OF STORIES MAXIMUM WALL HEIGHT 9' MAXIMUM PILASTER HEIGHT 10'	(3) (4) (8) ZERO SIDE LOT LINE SETBACK PERMISSIBLE WITH 10' SETBACK ON OPPOSITE SIDE YARD FOR SINGLE FAMILY DETACHED AND DUPLEXES. COVERED PATIOS ALLOWED 7-1/2' FROM REAR PROPERTY LINES FOR SINGLE FAMILY DETACHED, DUPLEXES, AND ATTACHED RESIDENCES
R-4 MULTIPLE FAMILY RESIDENTIAL DISTRICT HIGH DENSITY	32 DU/AC (5)	FRONT 20' SIDE 20' REAR 10' 10' MINIMUM BETWEEN BUILDINGS	60' NO LIMIT OF STORIES MAXIMUM WALL HEIGHT 9' MAXIMUM PILASTER HEIGHT 10'	(3) (4) (8)

R-5 APARTMENT RESIDENTIAL DISTRICT	50 DU/AC (5)	FRONT 25' SIDE 25' REAR 25' 10' MINIMUM BETWEEN BUILDINGS	NO LIMIT OF HEIGHT OR STORIES MAXIMUM WALL HEIGHT 9' MAXIMUM PILASTER HEIGHT 10'	(3) (4) (8)
****C-2****				*****NO BOUNDARY WALLS REQUIRED BETWEEN RESIDENTIAL & COMMERCIAL DISTRICTS WITHIN THE GOLFCOURSE COMMUNITY*****

NOTE 1
IN R-1, R-1A, R-2, AND R-3 DISTRICTS A MAXIMUM OF FIFTY PERCENT (50%) OF THE HOMES IN EACH BLOCK MAY HAVE A FRONT SETBACK OF FOURTEEN FEET (14') FROM BACK OF SIDEWALK OR IF NO SIDEWALK EXISTS FROM BACK OF CURB, PROVIDED HOWEVER, IN NO CASE SHALL MORE THAN FIFTY PERCENT (50%) OF THE WIDTH OF EACH LOT HAVE A FRONT SETBACK OF LESS THAN EIGHTEEN FEET (18'), SIDE LOADED GARAGES MAY BE SET BACK FOURTEEN FEET (14') FROM BACK OF SIDEWALK OR IF NO SIDEWALK EXISTS FROM BACK OF CURB, FRONT LOADING GARAGES MAY NOT BE SET BACK LESS THAN NINETEEN FEET (19') IN R-1 & R-1A DISTRICTS.

NOTE 2
IN R-2 AND R-3 DISTRICTS, THE FACE OF A GARAGE DOOR IN A FRONT LOADED GARAGE MAY HAVE A FRONT SETBACK OF BETWEEN FIVE FEET (5') AND TEN FEET (10') FROM BACK OF SIDEWALK OR IF NO SIDEWALK EXISTS FROM BACK OF CURB, OR NINETEEN FEET (10') AND NINETEEN FEET (19')

NOTE 3
THERE ARE NO REQUIREMENTS FOR MINIMUM LOT SIZE.

NOTE 4
THERE ARE NO REQUIREMENTS FOR MINIMUM LOT DIMINENSIONS

NOTE 5
THERE ARE NO REQUIREMENTS FOR MAXIMUM LOT COVERAGE.

NOTE 6
ACCESSORY STRUCTURES SHALL HAVE A MINIMUM SETBACK OF FIVE FEET (5') FROM ANY PROPERTY LINE, HOWEVER, ACCESSORY STRUCTURES ARE NOT PERMITTED WITHIN THE SIDE YARD SETBACK OR THE FRONT YARD SETBACK, EXCEPT AS PERMITTED IN NOTE 7

NOTE 7
IN R-1 & R-1A DISTRICTS, ACCESSORY BUILDINGS MAY BE LOCATED IN FRONT OF PRINCIPLE UNIT, A MAXIMUM OF 50% OF THE HOMES IN EACH BLOCK MAY HAVE A FRONT SETBACK OF TEN FEET (10') TO THE ACCESSORY BUILDING FROM BACK OF SIDEWALK, IF NO SIDEWALK EXISTS FROM BACK OF CURB, PROVIDED HOWEVER, IN NO CASE SHALL MORE THAN 50% OF THE WIDTH OF EACH LOT HAVE A FRONT SETBACK OF LESS THAN EIGHTEEN FEET (18') SIDE LOADED GARAGES MAY BE SET BACK FOURTEEN FEET (14') FROM BACK OF SIDEWALK OR IF NO SIDEWALK EXISTS FROM BACK OF CURB ACCESSORY BUILDINGS MAY HAVE SECOND KITCHEN

NOTE 8
IN R-3, R-4, R-5, ACCESSORY STRUCTURES (IE CARPORTS & TRASH ENCLOSURES) MAY BE LOCATED 5' FROM FRONT, SIDE, CORNER, & REAR PROPERTY LINES.

****DENOTES ADDITIONS TO MODIFIED STANDARDS

MODIFIED RESIDENTIAL DEVELOPMENT STANDARDS

District	Maximum Density Per Gross Acre	Minimum Set Backs	Maximum Height	Additional Standards
R-1 Single Family Residential District	4 DU/AC (5)	Front - See Note (1) Side 5' Rear 20' Corner 1	45' No Limit of Stories Maximum Wall Height 9' Maximum Pilaster Height 10'	(3) (4) (6) (7) Zero side lot line permissible with 10' setback on opposite side yard Covered patios allowed 10' from rear property line.
R-1a Medium Density Residential District	6 DU/AC (5)	Front = See Note (1) Side = 5' Rear = 15' Corner = 15'	45' No Limit of Stories Maximum Wall Height 9' Maximum Pilaster Height 10'	(3) (4) (7) Zero side lot line setback permissible with 10' setback on opposite side yard Covered patios allowed 7-1/2' from rear property line.
R-2 Medium Density Residential District	10 DU/AC (5)	Front = See Notes (1) & (2) Side = 5' Rear = 15 Corner - 15' Side yard may be eliminated for townhome and condominium products. For Multi-Family Dwelling Groups Front 16' Side 5' Rear 16' 10' Minimum Between buildings.	45' No Limit of Stories Maximum Wall Height 9' Maximum Pilaster Height 10'	(3) (4) Zero side lot line setback permissible with 10' setback on opposite side yard. Covered patios allowed 7-1/2' from rear property lines. Permit Multi-Family dwellings in R-2 zone.
R-3 Multiple Family Residential District Medium Density	18 DU/AC (5)	For Single Family: Detached & Attached Front = See Not (1), (2) & (8) Side = 5 Rear = 15' Corner = 15' Side yard may be eliminated for townhome and condominium products. For Multi-family Dwelling Groups Front 16' Side 5' Rear 16' 10' Minimum Between buildings.	45' No limit of Stories Maximum Wall Height 9' Maximum Pilaster Height 10'	(3) (4) (8) Zero side lot line setback permissible with 10' setback on opposite side yard for single family detached and duplexes. Covered patios allowed 7 - 1/2' from rear property lines for single family detached, duplexes, and attached residences.

REV. 12/9/96

R-4 Multiple Family Residential District High Density	32 DU/AC (5)	Front 20' Side 5' Rear 10' 10' Minimum between buildings * See note (8).	60' No Limit of Stories Maximum Wall Height 9' Maximum Pilaster Height 10'	(3) (4) (8)
R-5 Apartment Residential District	50 DU/AC (5)	Front 25' Side 5' Rear 25' 10' Minimum between buildings	No Limit of Height or Stories Maximum Wall Height 9' Maximum Pilaster Height 10'	(3) (4) (8)

Note 1
In R-1, R-1a, R-2, and R-3 Districts, a maximum of fifty percent (50%) of the homes in each block may have a front setback of fourteen feet (14') from back of sidewalk or if no sidewalk exists from back of curb; provided however, in no case shall more than fifty percent (50%) of the width of each lot have a front setback of less than eighteen feet (18'). Side loaded garages may be set back fourteen feet (14') from back of sidewalk or if no sidewalk exists from back of curb. Front loading garages may not be set back less than nineteen feet (19') in R-1 & R-1a Districts

Note 2
In R-2 and R-3 Districts, the face of a garage door in a front loaded garage may have a front setback of between five feet (5') and ten feet (10') from back of sidewalk or if no sidewalk exists from back of curb, or nineteen feet (19') or greater. In no case shall a garage have a front setback between ten feet (10') and nineteen feet (19').

Note 3
There are no requirements for minimum lot size.

Note 4
There are no requirements for minimum lot dimensions.

Note 5
There are no requirements for maximum lot coverage.

Note 6
Accessory structures shall have a minimum setback of five feet (5') from any property line, however, accessory structures are not permitted within the side yard setback or the front yard setback, except as permitted in note 7.

Note 7
In R-1 & R1a districts, accessory buildings may be located in front of principle unit. A maximum of 50% of the homes in each block may have a front setback of ten feet (10') to the accessory building from back of sidewalk, if no sidewalk exists from back of curb, provided however, in no case shall more than 50% of the width of each lot have a front setback of less than eighteen feet (18'). Side loaded garages may be set back fourteen feet (14') from back of sidewalk or if no sidewalk exists from back of curb. Accessory buildings may have second kitchen.

Note 8
Permit accessory structures (garages, covered parking spaces, etc.) to have a zero (0') set back within front and rear setbacks.

RHODES RANCH CPC
COMMON OPEN SPACE STANDARDS

Common lots are required for privately maintained community facilities in the Rhodes Ranch Comprehensive Planned Community (CPC). The dimensions and configuration and use of these common lots are unique to their specific use and are not anticipated in Title 29 of The Clark County Code. Rhodes Design and Development Corporation requests the following conditions for the 1375 acre CPC:

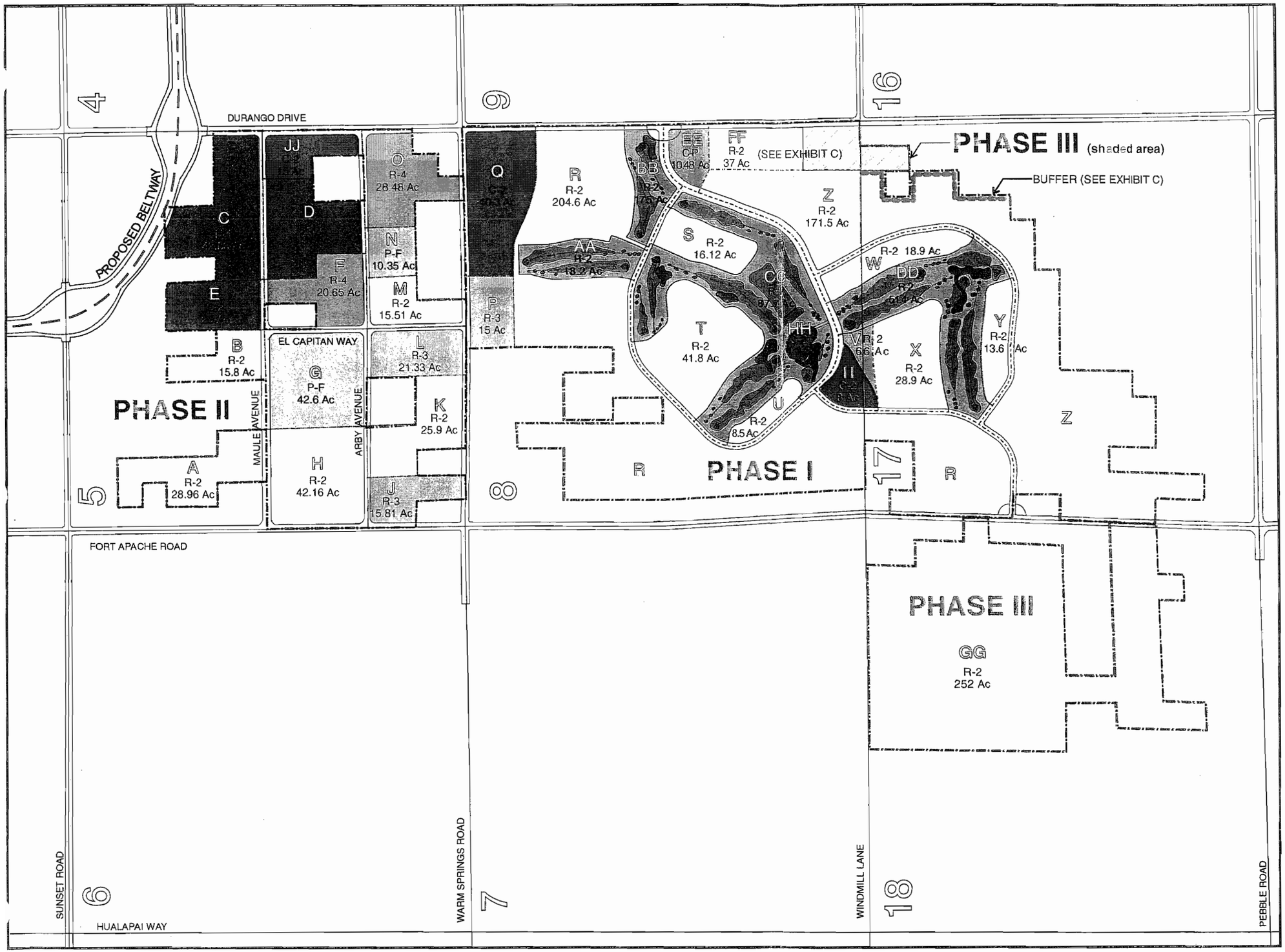
1) Common lots may be allowed in any district classification in the Rhodes Ranch.

2) The uses accommodated on the common lots are permissible within any district classification in Rhodes Ranch subject to development plan and tentative map review and approval. The uses proposed include, but are not limited to landscape and hardscape areas, recreation and community facilities, community monumentation and entry features, including amphitheaters and classrooms, trails, paseos, walkways, and guardhouses.

3) No minimum lot areas or dimensions apply to common area lots.

11/22/96

REV. 12/9/96
10/22/91



Rhodes Homes

EXHIBIT A

RHODES RANCH DEVELOPMENT PLAN

- R-2 Single Family Detached (Age-Restricted Community)
- R-2 Single Family Detached
- R-3 Single Family Attached
- R-4 Multi-Family
- P-F Park
- Open Space (R-2)
- C-2 General Commercial
- C-P Office and Professional
- H-1 Limited Resort
- P-F Elementary School
- A, BB Parcel reference

PROJECTED DATES FOR PHASING

Phase I: 1996-2002 (Sections 8,16)
Phase II: 1997-2005 (Section 5)
Phase III: 1998-2005 (Section 18, exc. as noted)

0' 500' 1000' 2500'

PENTACORE
Civil Engineering • Construction Management
Land Surveying • Planning • ADA Consulting

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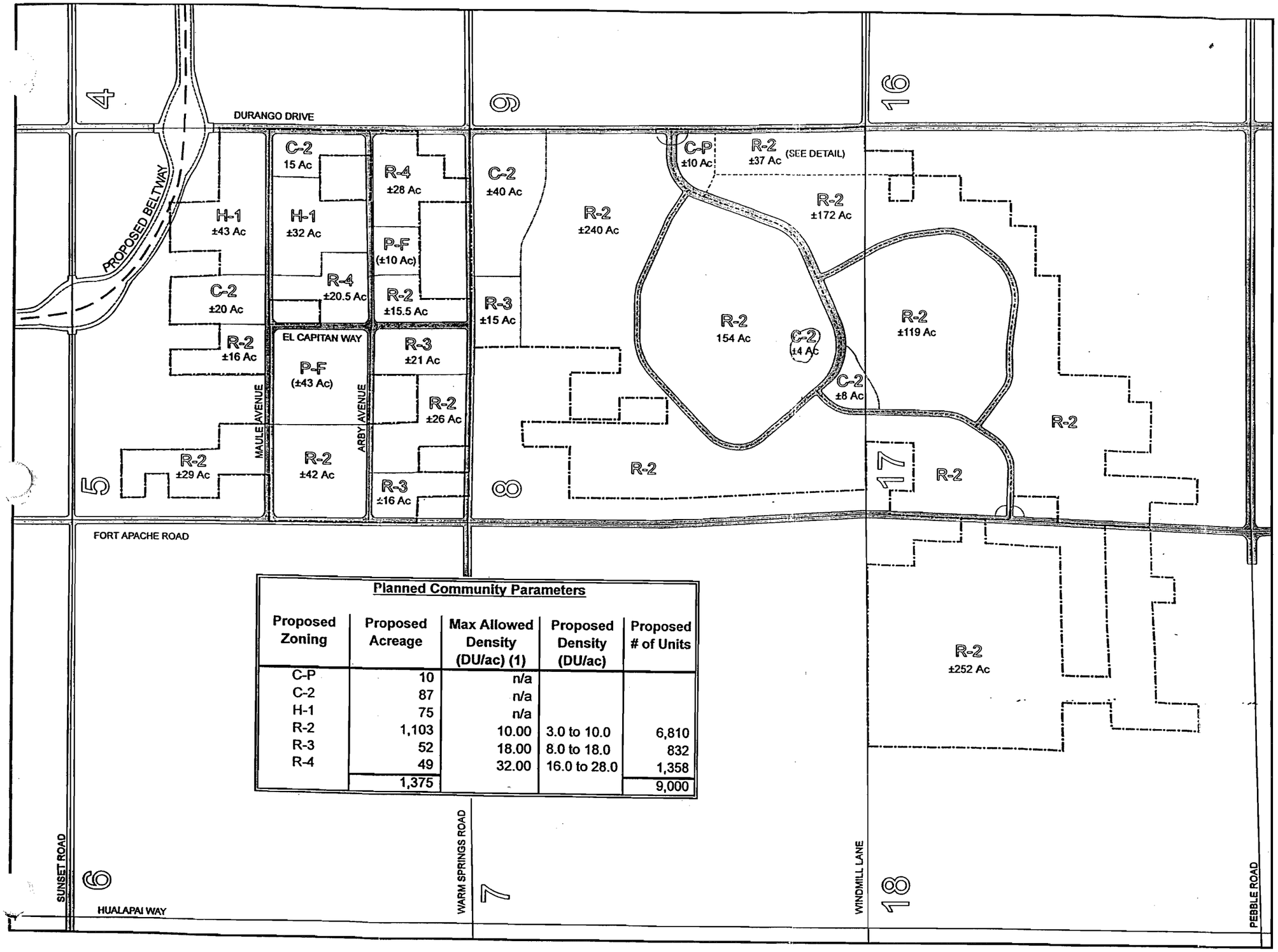

Planned Community Parameters

Proposed Zoning	Proposed Acreage	Max Allowed Density (DU/ac) (1)	Proposed Density (DU/ac)	Proposed # of Units
C-P	10	n/a		
C-2	87	n/a		
H-1	75	n/a		
R-2	1,103	10.00	3.0 to 10.0	6,810
R-3	52	18.00	8.0 to 18.0	832
R-4	49	32.00	16.0 to 28.0	1,358
	1,375			9,000

Rhodes Homes

EXHIBIT B

RHODES RANCH ZONING MAP

PROPOSED ZONING		PROPOSED ACREAGE
R-2	Single Family Detached (Age-Restricted Community)	690
R-2	Single Family Detached	412.5
R-3	Single Family Attached	52
R-4	Multi-Family	48.5
P-F	Public Facilities	
C-2	General Commercial	87
C-P	Office and Professional	10
H-1	Limited Resort	75
	TOTAL ACRES	1375

0' 500' 1000' 2500'

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Land Surveying • Planning • ADA Consulting

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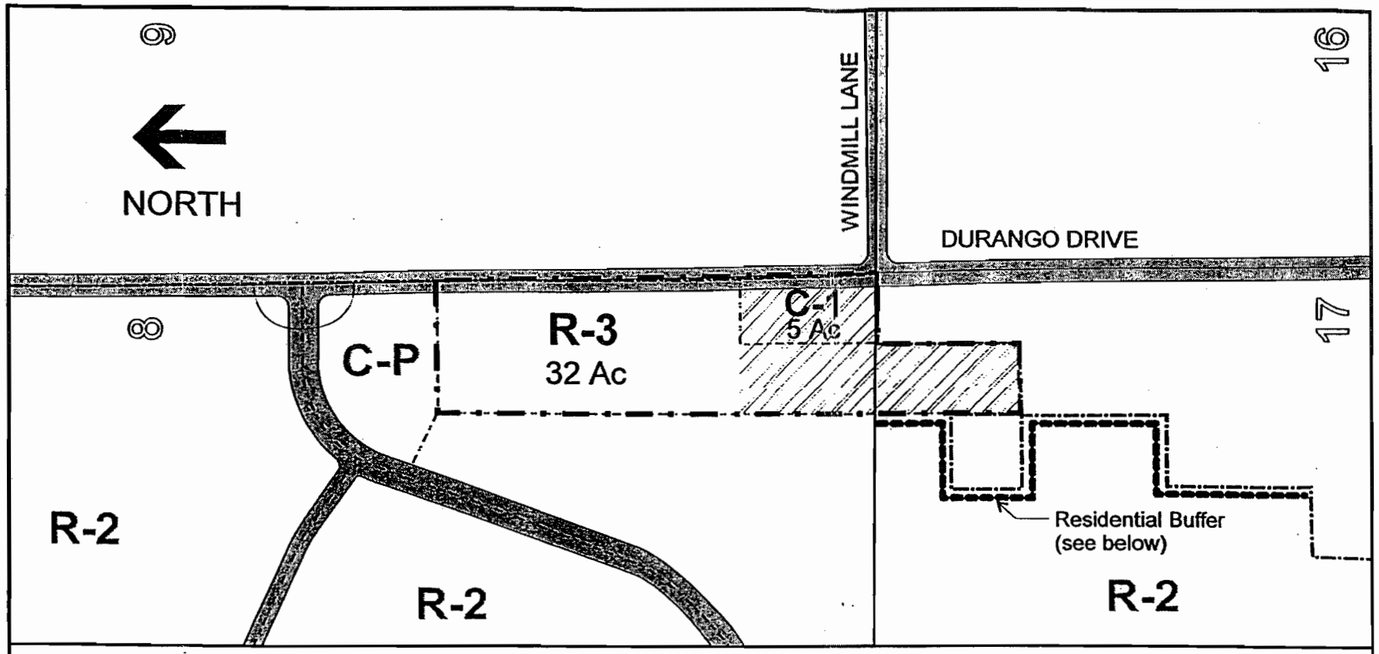
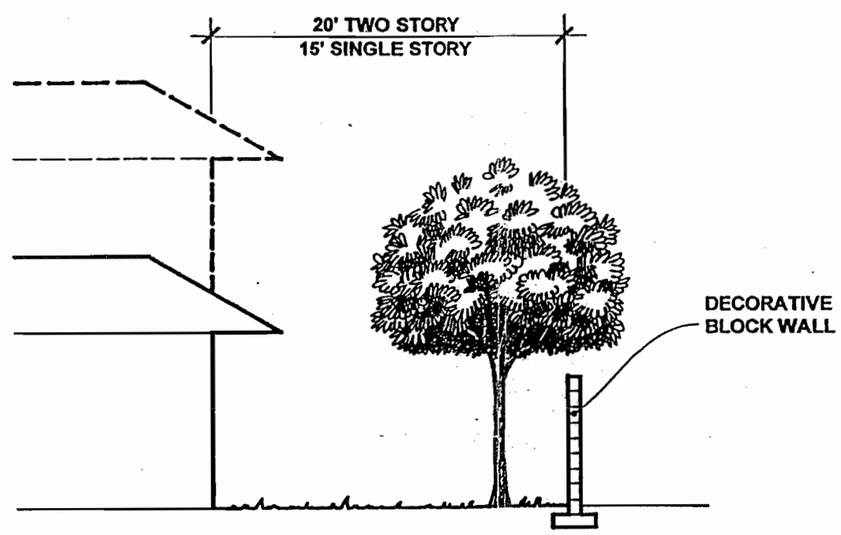


1. FUTURE DEVELOPMENT SCENARIO AT DURANGO AND WINDMILL



2. RESIDENTIAL BUFFER

Rhodes Homes

EXHIBIT C

DETAILS

1. FUTURE DEVELOPMENT

Denotes Phase III Area per BCC Approval Conditions of October 26, 1996, for Specific Plan

2. RESIDENTIAL BUFFER

PENTACORE

Civil Engineering • Construction Management
Land Surveying • Planning • ADA Consulting

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RHODES RANCH		1,375 acre master planned community - Rhodes Homes			Revised January 10, 1997
File Number	**Type of Request**	**Meeting Date**	**Action**	**Density**	**Other information**
MP-0784-96 *	Concept Plan: Rhodes Ranch	BCC: June 19, 1996	Approved		
VC-0549-96	Batch Plant & Gravel Pit	BCC: June 5, 1996 Held to Nov. 6, 1996	Withdrawn		
UC-1131-96	R-E Planned Unit Development	PC: Aug. 8, 1996 Appealed to BCC BCC: Sept. 4, 1996	Approved Approved	339 D.U.'s 1.46/ac.	
TM-0245-96	Tentative Map: R-E Planned Unit Development	PC: Oct. 3, 1996 - Held to Oct. 17	Approved		
FM-0308-96	Final Map: R-2 with PC overlay	PC: Dec. 19, 1996 Held to Jan. 9 BCC: Jan. 22, 1997 Held to Feb. 5	Approved Approved		Was PUD-now part of Major project as R-2 w/ PC Overlay
VC-1353-96 *	Recreation Building-Height	PC: Oct. 15, 1996	Approved		Was variance for entry structure-changed by applicant
VS-1374-96	Vacation of R-O-W/Easements	PC: Oct. 15, 1996 BCC: Nov. 6, 1996	Approved Approved		
MP-785-96 *	Specific Plan: Rhodes Ranch	PC: Oct. 3, 1996 BCC: Oct. 16, 1996	Approved Approved		
DA-1526-96	Rhodes Ranch Development Agreement		Rejected		To be resubmitted 10/4/96
DA-1673-96	Draft: Rhodes Ranch Development Agreement	BCC: Nov. 20, 1996	Accepted		
DA-1956-96 *	Final: Rhodes Ranch Development Agreement	BCC: Dec. 18, 1996	Approved		Ord. #1935 adopted 1/22/97
UC-1525-96 *	legal file Batch Plant & Gravel Pit	PC: Oct. 17, 1996 BCC: Nov. 6, 1996	Approved Approved		
VC-1556-96 *	Non-contiguous Parcel	PC: Nov. 5, 1996	Approved		
VC-1679-96 *	Information Center - Building Height	PC: Nov. 19, 1996	Approved		
DR-1731-96 *	Gated Entry Structure-Design Review	PC: Nov. 21, 1996	Approved		
RNP	Rural Neighborhood Preservation-Enterprise Township	PC: Oct. 15, 1996 - Held to Dec.17 BCC: Jan. 21, 1997 (Adoption)	Approved ~~Pending~~		Rev. Map PC: 2/4/97 BCC: 2/18/97 Final Report
ZC-1953-96 *	PC overlay zoning	BCC: Dec. 18, 1996	Approved		
ZC-1955-96 *	Hard Zoning	PC: Dec. 19, 1996 BCC: Jan. 8, 1997	Approved Approved		
WT-1954-96 *	Waiver: Title 28; Block length, street width	BCC: Dec. 18, 1996	Approved		

LWC. (Reduced Street width) (Approved)

RHODES RANCH		1,375 acre master planned community - Rhodes Homes			Revised January 10, 1997
File Number	**Type of Request**	**Meeting Date**	**Action**	**Density**	**Other information**
SC-1957-96	Waiver: Street numbers WC for WT	PC: Dec. 19, 1996 BCC: Jan. 8, 1997 BCC:	Approved Approved		Two and three digits in length
TM-0011-97	Phase 2 166 Lots	PC: Feb. 20, 1997			
TM-0012-97	Phase 3 265 Lots	PC: Feb. 20, 1997			
VS-0101-97	Vacate spandrel R-O-W	PC: March 5, 1997 BCC:	Approved Pending		
DR-0264-97	R-4 apartments -762 dwelling units	PC: March 20, 1997	Pending	27 du/ac	
NPM-0225-96					Recorded
NPM-0009-97					Exception to determination approved 1/16/97
CLD-0285-96					
VS.274.97	Right-of-way and easements adjacent to DR	PC: March 18, 1997 BCC:	Pending Pending		
UC.263.97 #	Revise Modified Development Standards	PC: March 20, 1997	Pending		
UC-0378-97	Gravel Operations	PC: April 3, 1997	Pending		
DR-0379-97	Revise Development Plan	BCC: April 2, 1997	Pending		

[illegible] to fill the [illegible] City/Batch Plant

YVONNE ATKINSON GATES
Chairman
PAUL J. CHRISTENSEN
Vice-Chairman
JAY BINGHAM
LORRAINE HUNT
ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

MP-0767-96
PINE DEVELOPMENT, INC. & LOS REYES CORP., ET AL
(RHODES DESIGN & DEVELOPMENT)
(Item No. 42)

AND

MP-0784-96
SOUTHWESTERN OPPORTUNITIES LP ET AL
(RHODES DESIGN & DEVELOPMENT)
(Item No. 43)

SUBJECT MATTER: In the matter of the ATTACHED described Major Project Concept Plan of Pine Development, Inc. & Los Reyes Corp., et al (Rhodes Design & Development) (held from June 5, 1996)(Item No. 42):

AND

SUBJECT MATTER: In the matter of the ATTACHED described Major Project Concept Plan Review of Southwestern Opportunities LP et al (Rhodes Design & Development)(held from June 5, 1996) (Item No. 43):

REPRESENTATIVE(S): Present.
SPEAKER(S): Present.

PRE-FINAL ACTION: There being no objections, both Items No. 42 and 43 were taken at the same time.

Following introductions of the items, the Board was advised that Public Works had no objection subject to MTP to address required external and internal street, access needs, impacts to street segments and intersection remote to development and necessary mitigation measure. Staff to proceed with affected parties in the area and move as quickly as possible on the Land Use Guide and update for the area.

Representative stated that this hearing today is designated by your code for your review of major projects such as this. At this point in the review process neither the staff recommendation nor the Board action should attempt to resolve the issues but should only identify them.

(continued)

YVONNE ATKINSON GATES
Chairman
PAUL J. CHRISTENSEN
Vice-Chairman
JAY BINGHAM
LORRAINE HUNT
ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

MP-0767-96
PINE DEVELOPMENT, INC. & LOS REYES CORP., ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 42)

AND

MP-0784-96
SOUTHWESTERN OPPORTUNITIES LP ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 43)

DOCUMENT(S) SUBMITTED:

1. Eleven pages on issues raised.
2. Letter from Sandra Padilla.
3. Letter from Robert Fulstone.
4. Forty-four letters with signatures.
5. Twenty-two letters with signatures.
6. Eight letters with signatures.
7. Letter from Alice Caffejian.
8. Letter from Perry Lee Daniels.
9. Twenty-two additional letters with signatures.
10. Thirteen additional letters with signatures.
11. Two memos from James and Susan Allen.
12. Thirty-three additional letters with signatures.
13. Five additional letters with signatures.
14. Ninety-five letters with signatures.

(continued)

MP-0767-96
PINE DEVELOPMENT, INC. & LOS REYES CORP., ET AL (RHODES DESIGN & DEVELOPMENT) (ITEM NO. 42)

AND

MP-0784-96
SOUTHWESTERN OPPORTUNITIES LP ET AL (RHODES DESIGN & DEVELOPMENT) (ITEM #43)

Representative stated that over the past weeks and months representatives have met with staff, neighbors and other interested parties in an attempt to identify the various and numerous issues in a project of this magnitude. Representative stated that in general concept terms Rhodes Ranch and Southwest Ranch will consist of a mixture of residential and commercial uses. The land south of Warm Springs between Durango and Fort Apache will consist primarily of an age restricted community together with a golf course, community center and other amenities inherent in and consistent with an age restricted development. The land north of Warm Springs will consist of what we will call more traditional zonings; consisting of residential uses, both single family and attached and mixed commercial uses. The Spring Valley Town Board approved of going forward and the Enterprise Town Board still felt there were issues that needed to be addressed.

Opposition stated that his client's property was landlocked and he wanted the matter held for 90 days.

Staff stated it should be noted that this is still a valid application before us; and it should be noted the next step of the process, a plan, is bringing a plan before a number of Boards, the Clark County Comprehensive Plan Steering Committee and the Planning Commission, the Town Boards and this Board of County Commissioners;

(continued)

Continued - Page 3

MP-0767-96
PINE DEVELOPMENT, INC. & LOS REYES CORP., ET AL
(RHODES DESIGN DEVELOPMENT)
(ITEM NO. 42)

and

P-0784-96
SOUTHWESTERN OPPORTUNITIES LP ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 43)

it will be at least 75 days before that plan can be back to you and it would be at least 30 days from that point before the actual zoning or any kind of final action on this project would be back before you, so we are looking at 105 days at least before you have taken any final action in any event.

Commissioner Woodbury stated he had concerns about a project that he feels violates basic guidelines in terms of infill and leapfrog or whatever terms you wish to use; he feels this concept will encourage the BLM to do more land exchanges. Commissioner Woodbury stated he would ask staff to take whatever steps are necessary and give consideration to do this right.

FINAL ACTION: Based on the fact that we have an obligation to allow people to present their ideas, it was moved by Commissioner Williams that the application be approved subject to Public Works conditions, and as part of the motion as a condition to the concept plan that this must be done in conjunction with the affected parties in the area; that we move as quickly as possible on the planning guide and making sure the holding designation is changed so that people are not misled and that we ensure that the rural preservation area be discussed and included in the concept plan. On roll call motion carried by the following vote:

Voting Aye:	Commissioners Christensen, Hunt, Kenny, Williams
Voting Nay:	Commissioner Woodbury
Abstaining:	None
Absent:	Commissioners Bingham, Atkinson Gates

SOUTHWESTERN OPPORTUNITIES LP ET AL

MAJOR PROJECT CONCEPT PLAN REVIEW

MP-0784-96

Project Description	**A mixed use comprehensive planned community on 1,330 acres.**
Location	**Between a point approximately 350 feet West of Grand Canyon Drive and Durango Drive (alignment) and between Torino Avenue (alignment) and a point approximately 670 feet South of Sunset Road.**
Concept Plan	**A planned community and identification of related issues of concern to the County and the applicant.**
Description	**On portions of the N1/2 and S1/2 of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East (exact legal in file).**
APN	**176-05-101-010, 013; 176-05-201-002, 003, 007, 014, 017, 018; 176-05-301-004; 176-05-401-001 THRU 005; 176-05-601-002, 003, 004, 007, 008; 176-05-701-002 THRU 004, 006, 012; 176-05-801-001, 002, 008, 009, 014; 176-08-101-005, 008, 016, 020; 176-08-201-002 THRU 006, 008, 009, 010, 012, 013; 176-08-301-001; 176-08-401-002, 003; 176-08-501-001; 176-08-801-001, 002; 176-17-101-005 THRU 007; 176-17-301-001; 176-17-401-001; 176-17-501-004; 176-18-101-001; 176-18-301-003; 176-18-601-001, 003; 176-18-701-009; 176-18-801-005**

STANDARD CONDITIONS/MISC(dxg):

1. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.

MASTER PLAN:	SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP 2 DU/AC); COMMUNITY DISTRICT 3
OWNER:	Southwestern Opportunities LP, et al
APPLICANT:	Rhodes Design and Development
CORRESPONDENT:	Rhodes Design and Development 4630 South Arville Street Suite B Las Vegas, NV 89103

MP-0785-96
SOUTHWESTERN OPPORTUNITIES LIMITED PARTNERSHIP ET AL
(RHODES DESIGN & DEVELOPMENT)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described application of Southwestern Opportunities Limited Partnership et al (Rhodes Design & Development) for a specific plan, subject to the documents dated 10/3/96 as amended; and subject to the ATTACHED conditions.

REPRESENTATIVE(S): Present.

DOCUMENT(S) SUBMITTED:
1. Map of project.

PRE-FINAL ACTION: The applicant's representative stated that after reviewing their specific plan, both the Spring Valley Town Board and the Enterprise Council unanimously recommended approval of their plan. The Enterprise Council did have some consideration that they would ask that we continue to address through the development process; such considerations include a possible relocation of a portion of the multi-family on Durango, appropriate set-backs between existing homes within the area of their development and the development itself; appropriate landscaping and block walls within the set-back area so as to serve as buffers; traffic considerations, particularly with regard to construction traffic; water issues and dust attenuation measures. The applicant's representative stated that all they were asking for today is that the specific plan be approved subject to their continuing to work with staff and the neighborhood in identifying and resolving the issues which necessarily arise.

(continued)

CONTINUED - Page 2

MP-0785-96
SOUTHWESTERN OPPORTUNITIES LIMITED PARTNERSHIP ET AL
(RHODES DESIGN & DEVELOPMENT)

Staff stated that there was one additional comment and that was that staff has the amendment as noted that was requested by the Planning Commission includes a 15 acre portion that was designated in the mixed use in the land use plan that will be carried out in Phase 3.

The applicant's representative stated that there are several phases to this project and they did agree that Phase 3 would address the multi-family that is north of Durango.

Staff stated that this does set the pattern for what the land use in the area would be and this would be the time to talk about it if there were any particular land uses that are incompatible no matter what the design. This is a lot like approving a land use guide. The applicant would still have to come back for the zoning.

FINAL ACTION: Commissioner Christensen stated he felt that this was good planning to have it master planned so everyone knows what the area is all about; therefore, it was moved by Commissioner Christensen that the Board approve the recommendation.

On roll call, motion carried by the following vote:

Voting Aye:	Commissioners Bingham, Christensen, Atkinson Gates, Hunt, Kenny, Williams
Voting Nay:	Commissioner Woodbury
Abstaining:	None
Absent:	None

MP-0785-96

Project Description	**A mixed use comprehensive planned community on 1,347.5 acres.**
Location	**Between a North/South line approximately 350 feet West of Grand Canyon Drive and Durango Drive (alignment) and between Torino Avenue (alignment) and an East/West alignment approximately 670 feet South of Sunset Road; further described as portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East (exact legal in file).**
Specific Plan	**A specific plan review to serve as a framework to address future land uses and resolution of issues identified in the Concept Plan Review for a mixed use planned community, Rhodes Ranch.**
APN	**176-05-101-010, 013; 176-05-201-002, 003, 007, 014, 017, 018; 176-05-301-004; 176-05-401-001 THRU 005; 176-05-401-008, 009; 176-05-601-002, 003, 004, 007, 008; 176-05-701-002 THRU 004, 006, 012; 176-05-801-001, 002, 008, 009, 014; 176-08-101-010, 016, 020; 176-08-201-002 THRU 006; 176-08-201-008, 009, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002, 003; 176-08-701-001; 176-08-801-001, 002; 176-17-101-002, 006 THRU 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004; 176-18-601-001, 004; 176-18-701-008, 010, 011; 176-18-801-001, 005**

STANDARD CONDITIONS/UC, VC, DR: (dxg)

1. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.

MASTER PLAN:	SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3
OWNER:	Southwestern Opportunities Limited Partnership et al
APPLICANT:	Rhodes Design & Development
CORRESPONDENT:	Rhodes Design & Development 4630 So. Arville St., Ste. B Las Vegas, NV 89103

- continued -

SOUTHWESTERN OPPORTUNITIES LIMITED PARTNERSHIP ET AL

SPECIFIC PLAN REVIEW PUBLIC HEARING

MP-0785-96

BACKGROUND:

The Major Project Review process, adopted as part of Title 26 of the Clark County Code, allows a more comprehensive, yet timely, review of large development projects. The Major Projects Review Process consists of three parts: Concept Plan Review, Specific Plan (or Land Use and Development Guide) Review, and Land Use approval (zone change, use permit, design review, etc.) The Concept Plan and Specific Plan reviews are intended to allow early identification of issues and concerns. The Concept Plan (MP-0784-96) for Rhodes Ranch was approved by the Board of County Commissioners on 6-19-96. This is the second step in the process with the developer submitting a Specific Plan. The Specific Plan addresses the proposed land use plan, development schedule, and methodology for resolving issues identified in the Concept Plan review. At this stage in the process, no attempt should be made to resolve the issues, but should identify the proposed method or approach toward resolution of the issues. The applicant has proposed a low density, planned unit development (UC-1131-96) within a portion of the area covered under this specific plan. UC-1131-96 was approved by the Planning Commission on 8-8-96, and subsequently appealed. The appeal was heard by the Board of County Commissioners on 9-4-96.

PLANNING COMMISSION ACTION:

September 19, 1996 - HELD - 10/3/96 per applicant request.

PLANNING COMMISSION ACTION:

October 3, 1996 - APPROVED - Subject to the documents dated 10/3/96 as amended.

Vote: Unanimous
Absent: Valentine

YVONNE ATKINSON GATES
Chairman
PAUL J. CHRISTENSEN
Vice-Chairman
JAY BINGHAM
LORRAINE HUNT
ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Hunt

UC-1131-96
SOUTHWESTERN OPPORTUNITIES LP ET AL
(RHODES DESIGN & DEVELOPMENT)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described application of Southwestern Opportunities LP et al (Rhodes Design & Development) for a use permit, subject to a time limit of three years for review for the use of portable water to irrigate the large common area; compliance with the conditions of MP-0784-96, as well as all Clark County Public Works and Building Department requirements; right-of-way dedication; drainage and traffic studies and compliance; full off-sites; paved legal access; vacate all BLM right-of-way grants prior to any map approval with traffic study and vacation addressing right-of-way needs; vacation to record prior to any permits for final map recording; usage of effluent water for irrigation of common areas when effluent water becomes available; and subject to the ATTACHED conditions:

REPRESENTATIVE(S): Present.

SPEAKER(S): Present.

DOCUMENT(S) SUBMITTED:
1. Seven letters in protest.

PRE-FINAL ACTION: This item is recommended for approval by staff as they feel the use is compatible. This item has been appealed by a property owner in the area. The Enterprise Citizens Advisory Council is in support of the application. The present zoning for the property allows 2 units an acre; they are at 1.46 units an acre. The use permit is only so that the homes can be clustered as in any golf course community.

(continued)

Continued - Page 2

UC-1131-96
SOUTHWESTERN OPPORTUNITIES LP ET AL
(RHODES DESIGN & DEVELOPMENT

Opposition stated when they were in meeting with applicant they didn't reach any decision on through roads, flood control and anything for power-easement right-of-ways; and they are doing a lot of blasting that is already going on without permitting and there is a lot of dust.

Commissioner Kenny stated she felt this was going to be a good plan and as far as the planned development; if we have problems and they haven't been addressed, they don't go forward.

Commissioner Woodbury felt that this should be held until the rest of the project came forward and the whole thing could be considered.

FINAL ACTION: It was moved by Commissioner Kenny that the recommendation be approved.

On roll call motion carried by the following vote:

Voting Aye:	Commissioners Bingham, Christensen, Atkinson Gates, Kenny, Williams
Voting Nay:	Commissioner Woodbury
Abstaining:	None
Absent:	Commissioner Hunt

UC-1131-96

Project Description	**A 339 lot single family planned unit development with a 14.71 acre recreation area/complex on 231.91 acres, as part of a mixed use comprehensive planned community on 1,330 acres.**
Location	**West side of Durango Drive between Warm Springs Road and a point approximately 250 feet South of the centerline of Windmill Lane (alignment); further described as a portion of Section 8 and a portion of the NW1/4 of Section 17, Township 22 South, Range 60 East.**
Use Permit	**Residential planned unit development in an R-E (Rural Estates Residential) Zone.**
APN	**176-08-201-012 & 013; 176-08-301-004; 176-08-401-002 & 003; 176-08-501-002; 176-08-801-001 & 002; 176-17-101-006 thru 008**

STANDARD CONDITIONS/UC,VC,DR (gtb):

1. Approval of this application will expire in one year unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied.
2. The property owner must execute an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
3. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.
4. If recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits.
5. Fire hydrants must be provided in compliance with Fire Department specifications. Waivers of street improvements do not waive fire hydrant requirements. A three foot fire hydrant easement is required behind all street frontage lot lines.

MASTER PLAN:	ENTERPRISE - UP TO COMMUNITY DISTRICT 3 (MAXIMUM OF 2 DU/AC)
OWNER:	Southwestern Opportunities LP et al
APPLICANT:	Rhodes Design & Development
CORRESPONDENT:	Rhodes Design & Development/Dick Chambers 4630 So. Arville St., Ste. B Las Vegas, NV 89103

- continued -

UC-1131-96

BACKGROUND:

MP-0784-96 (Major Project Concept Plan) was approved by the Board of County Commissioners on 6/19/96 for the overall 1,330 acre Rhodes Ranch (RR). This site is denoted on the Concept Plan as part of an adult community area. The current request is submitted outside of the MPR process. The developer is seeking to begin development in accordance with the existing zoning while the issues related to the larger major project are being resolved.

The current request is in conformance with the existing approved Enterprise Land Use and Development Guide, with an overall density of 1.46 dwelling units per acre. Common usable open space provided is a total of 132.16 acres, where a minimum of 4.67 acres of open space are required.

Since the proposed recreation area for this map encroaches into the future alignment of Windmill Lane, a realignment of the right-of-way and redesign of the roadway will be necessary to skirt the southern boundary of this project. The proposed recreation complex consists of several buildings, pool, spa, tennis courts, and other amenities. The applicant indicates that all roadways will be developed as private streets as required by code.

The applicant also indicates the elimination of necessary section line and center section line setbacks for this development will be addressed in an Administrative Deviation with the co-approval of the Public Works Department. Parking is provided on all lots, along with visitor and RV parking areas provided in the recreation area to meet code requirements. Typical minimum setbacks and parking locations are also provided on the submitted plan.

STAFF COMMENTS:

Staff feels this use is compatible and recommends approval of the use permit. This has been appealed by a property owner in the area.

APPROVALS:

Enterprise Citizen's Advisory Council; 1 letter

PROTESTS:

1 present

PLANNING COMMISSION ACTION:

August 8, 1996 - APPROVED - Subject to compliance with the conditions of MP-0784-96, as well as all Clark County Public Works and Building Department requirements; right-of-way dedication; drainage and traffic studies and compliance; full off-sites; paved legal access; vacate all BLM right-of-way grants prior to any map approval with traffic study and vacation addressing right-of-way needs; vacation to record prior to any permits or final map recording; usage of effluent water for irrigation of common areas when effluent water becomes available.

Vote: Unanimous
Absent: Fierro, Valentine

Absent: Atkinson Gates
Commissioner Kenny returned to the meeting.

VC-1353-96 AMENDED
RHODES RANCH LAND HOLDING
(RHODES DESIGN AND DEVELOPMENT)

AND

TM-0245-96
RHODES RANCH
(SOUTHWEST OPPORTUNITIES)
(PENTACORE ENGINEERING)
(RHODES DESIGN & DEVELOPMENT)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described application of Rhodes Ranch Land Holding (Rhodes Design and Development) for a variance, subject to full off-sites; drainage study and compliance; right-of-way width, gates and/or guard house are to be in conformance with master traffic study when approved; VS-1374-96 to record prior to permits issuance; and subject to the ATTACHED conditions (Item No. 34):

AND

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described Rhodes Ranch (Southwest Opportunities)(Pentacore Engineering)(Rhodes Design & Development) tentative map and extension of time on a waiver, subject to right-of-way dedication; drainage and traffic studies and compliance; full off-sites; paved all weather legal access; VS-1374-96 to have Board approval prior to final map approval at Planning Commission; and subject to the ATTACHED conditions (Item No. 35):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

PRE-FINAL ACTION: There being no objections, Item No. 34 was taken in conjunction with Item No. 35.

Following introduction of the items, including Staff Comments, the Board was advised that VS-1374-96 was approved on a prior agenda.

-continued-

Continued - Page 2

VC-1353-96 AMENDED
RHODES RANCH LAND
HOLDING
(RHODES DESIGN AND
DEVELOPMENT)

AND

TM-0245-96
RHODES RANCH
SOUTHWEST
PORTUNITIES)
(PENTACORE
ENGINEERING)
(RHODES DESIGN &
DEVELOPMENT)

Following statements from the appellant regarding the need for a showing of legal hardship to increase the height of the recreational buildings (on Item No. 34) and nonconformance to the code (on Item No. 35), the applicant's representatives spoke in support of both items, including that the ordinance does not require 30% be assigned to an individual lot (but requires a certain amount of open space which must be common usable open space) and that the height variance is needed in order to get proper air circulation, dehumidification, and for architectural reasons and in order to provide the proposed indoor facilities.

FINAL ACTION: After further statements from the applicant's representatives regarding the issue of legal hardship, including that the design is constrained by some physical factors such as topography, availability of the land, the outholdings, and the shape, and discussion regarding a Supreme Court decision on a use variance and the issue of traffic on Durango, it was moved by Commissioner Kenny that the Board approve the recommendations on both Item Nos. 34 and 35.

On roll call motion carried by the following vote:

Voting Aye:	Commissioners Bingham, Christensen, Hunt, Kenny, Williams
Voting Nay:	Commissioner Woodbury
Absent:	Commissioner Atkinson Gates

RHODES RANCH

TENTATIVE MAP & EXTENSION OF TIME APPEAL

TM-0245-96

Project Description	**A 339 unit single family residential subdivision on 232 acres.**
Location	**West side of Durango Drive between Warm Springs Road and a point approximately 250 feet South of the centerline of Windmill Lane (alignment); further described as a portion of Section 8 and a portion of the NW1/4 of Section 17, Township 22 South, Range 60 East.**
Tentative Map	**339, R-E (Rural Estates Residential) Zone, planned unit development lots.**
Extension of Time	**One year extension of time until October 3, 1998.**
Waiver	**Waiver of Title 28, Subdivisions, to permit interior residential blocks to up to 2,400 feet where 1,000 feet maximum is the standard.**
APN	**176-08-201-012, 013; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002, 003; 176-08-701-001; 176-08-801-001, 002; 176-17-101-006, 007, 008**

STANDARD CONDITIONS/TM.FM: (mb)

1. Unless a final map is recorded on all or part of this subdivision, approval of a tentative map will expire in one year.
2. The property owner must execute an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
3. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.
4. As required by Clark County Code or if recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, as required by Clark County code or if recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, street and flood channel dedication and/or improvements will be required. Drainage and traffic studies must be submitted and approved prior to Planning Commission approval of a final map. If the property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to the final map being scheduled for a Board of County Commissioners' meeting.
5. Fire hydrants must be provided in compliance with Fire Department specifications. Waivers of street improvements do not waive fire hydrant requirements. A three foot fire hydrant easement is required behind all street frontage lot lines.
6. All conditions of approval and all state statutes and county ordinances must be satisfied prior to recording the final map. The final map will not be recorded until a water commitment is obtained from the appropriate water purveyor.

MASTER PLAN: ENTERPRISE - UP TO COMMUNITY DISTRICT 3 (MAXIMUM OF 2 DU/AC)

- continued -

RHODES RANCH

TENTATIVE MAP & EXTENSION OF TIME APPEAL

TM-0245-96

OWNER:	Southwest Opportunities
APPLICANT:	Pentacore Engineering
CORRESPONDENT:	Pentacore Engineering 6763 W. Charleston Blvd. Las Vegas, NV 89102
BACKGROUND:	MP-0784-96 (Major Project Concept Plan) was approved by the Board of County Commissioners on 6/19/96 for the overall 1,330 acre Rhodes Ranch (RR). This site is denoted on the concept plan as part of an adult community area. The current request is submitted outside of the major project review process. The developer is seeking to begin development in accordance with the existing zoning while the issues related to the larger major project are being resolved. UC-1131-96, which approved the planned unit development project, was approved by the Planning Commission on August 8, 1996 and approved on appeal to the Board of County Commissioners on September 4, 1996. The current request is in conformance with the existing approved Enterprise Land Use and Development Guide, with an overall density of 1.46 dwelling units per acre. Common usable open space provided is a total of 132.16 acres, where a minimum of 4.67 acres of open space are required.
STAFF COMMENTS:	Staff recommends approval. Staff also requests that this item be heard either concurrently with VS-1374-96 or subsequent to the hearing by the Board of County Commissioners. This item has been appealed by a concerned citizen who states that the tentative map is not conforming to code.
APPROVALS:	None
PROTESTS:	None
PLANNING COMMISSION ACTION:	October 3, 1996 - HELD - to10/17/96 per applicant request.
PLANNING COMMISSION ACTION:	October 17, 1996 - APPROVED - Subject to right-of-way dedication; drainage and traffic studies and compliance; full off-sites; paved all weather legal access, VS-1374-96 to have Board of County Commissioner approval prior to final map approval at Planning Commission. Vote: Unanimous Absent: Fierro, Watson Abstain: Johnson

VC-1353-96
AMENDED

Project Description	**A 14.71 acre recreation area/complex (52,300 square feet of building area) with horseshoe courts, swimming pool, tennis courts, exercise/fitness course, shuffleboard courts, tot lot, basketball courts, miniature golf, and maintenance facilities for a 339 lot single family planned unit development on a total of 231.91 acres, as part of a mixed use comprehensive planned community on 1,330 acres.**
Location	**Approximately 2,500 feet North of Windmill Lane approximately 350 feet west of Durango Drive; further described as a portion of the E1/2 of Section 8, Township 22 South, Range 60 East.**
Variance	**Increase the height of recreational buildings to 50 feet where 35 feet maximum is the standard (previously noticed as an accessory use (guard house) prior to the principal use (single family residential homes)) in a R-E (Rural Estates Residential) Zone.**
APN	**176-08-301-004**

STANDARD CONDITIONS/UC,VC,DR: (mb)

1. Approval of this application will expire in one year unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied.
2. The property owner must execute an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
3. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.
4. If recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits.
5. Fire hydrants must be provided in compliance with Fire Department specifications. Waivers of street improvements do not waive fire hydrant requirements. A three foot fire hydrant easement is required behind all street frontage lot lines.

MASTER PLAN:	ENTERPRISE - UP TO COMMUNITY DISTRICT 3 (MAXIMUM OF 2 DU/AC)
OWNER:	Rhodes Ranch Land Holding
APPLICANT:	Rhodes Design and Development
CORRESPONDENT:	Dick Chambers Rhodes Design & Development 4630 S. Arville, Ste. B Las Vegas, NV 89103

- continued -

VC-1353-96
AMENDED

BACKGROUND:	MP-0784-96 (Major Project Concept Plan) was approved by the Board of County Commissioners on 6/19/96 for the overall 1,330 acre Rhodes Ranch. This site is denoted on the Concept Plan as part of an adult community area. The Planning Commission approved UC 1131-96 for a planned unit development for a 399 unit single family development in the R-E zone. This project was previously proposed as a guard house for a gated community prior to construction of a principle structure. The applicant has revised the project so that a principle structure (recreational building) will be constructed first. However, the overall height of the structure exceeds the maximum permitted in the R-E zoning district.
STAFF COMMENTS:	Staff has found no showing of a legal hardship to justify this variance as required by code. It is incumbent on the applicant to prove the legal hardship at this time. This has been appealed by a property owner in the area indicating no hardship being shown for the 50 foot height and the building could be redesigned with no problem.
APPROVALS:	None
PROTESTS:	
PLANNING COMMISSION ACTION:	October 15, 1996 - APPROVED - Subject to full off-sites; drainage study and compliance; right-of-way width, gates and/or guard house are to be in conformance with master traffic study when approved; VS-1374-96 to record prior to permits issuance. Vote: Unanimous Absent: Valentine

YVONNE ATKINSON GATES
Chairman
PAUL J. CHRISTENSEN
Vice-Chairman
JAY BINGHAM
LORRAINE HUNT
ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the petition of Durango/Springs Properties, Ltd Partnership Rhodes Ranch Holdings Ltd Partnership Southwestern Opportunities Ltd Partnership (Rhodes Homes) to vacate and abandon the ATTACHED described easements and public rights-of-way, subject to utility company requirements; right-of-way dedication to include Warm Springs, Durango Drive, Fort Apache Road, and all necessary rights-of-way to access the adjacent parcels that would be landlocked by this vacation or provide alternate access to those parcels with notarized consent from the affected parcels; right-of-way dedication at the intersection of Warm Springs Road and Durango Drive and the intersection of Warm Springs Road and Fort Apache so that each intersection leg can accommodate three through lanes, two exclusive left-turn lanes and one exclusive right-turn lane entering the intersection, and three through lanes exiting the intersection; dedication will be required on all intersection legs for which the developer currently has property rights, or acquired property rights before the development now named "Rhodes Ranch" completes build-out; dedicate 120 feet of right-of-way on Warm Springs Road (60 feet on each side of centerline) between Durango Drive and Fort Apache Road. Additional rights-of-way will be used to accommodate bicycle and walking trails; dedication will be required on all portions of Warm Springs Road for which the developer currently has property rights, or acquired property rights before the development now named "Rhodes Ranch" completes build-out; subject to the ATTACHED conditions (Item No. 21):

-continued-

YVONNE ATKINSON GATES
Chairman
PAUL J. CHRISTENSEN
Vice-Chairman
JAY BINGHAM
LORRAINE HUNT
ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

Continued - page 2

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
'HODES HOMES)
EM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

AND

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described application of Southwestern Opportunities et al (Rhodes Design & Development) for a use permit, subject to an 18-month review with extension of time to be a public hearing; paving and gravel requirements within the PM 10 unattainment area, and all equipment to be located within the gravel pit; applicant is advised that approval requires a 1,000 foot setback to any equipment or batch plant from an existing occupied residential dwelling on any other property; a time limit of five years for review or the time required for completion of the major project, whichever comes first per code; drainage study and compliance; paved legal haul route to be approved by the Clark County Traffic Engineer and the Nevada Department of Transportation; vacation of all BLM right-of-way grants and right-of-way to record prior to permits; Southwestern Opportunity Limited Partnership and any contractor performing aggregate processing as asphaltic or ready-mix concrete batching will treat all routes and parking areas with an effective dust inhibiting surface; all truck tires will be washed as they leave plant site and pass onto paved access roads so as to minimize dust associated with tracing of mud on paved roads; operator will cover all trucks with tarps; the ready-mix concrete operations, asphaltic concrete operations, and processing of aggregate will be conducted employing low profile,

-continued-

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

portable equipment which contain and use adequate pollution control features; operator will shield such activities by the use of berms or recessing operations below grade or similar measures to reduce noise, visual impact, and dust on existing and future commercial and residential developments; operator will take such steps as are necessary to mitigate the visual, noise, dust and any other impacts on nearby residential and/or commercial development related to the aggregate processing plants, including the primate processing plants, the ready-mix concrete and asphaltic concrete plants, subject to the ATTACHED conditions (Item No. 22):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

PRE-FINAL ACTION: The subject items (Nos. 21 & 22), being related, and there being no objections, were heard together.

Staff introduced Item No. 21 (VS-1374-96) and modified the Planning Commission recommendation (beginning on line 11) to state: dedication and widths to be determined in the master traffic study and obtained with the development and that dedication will be required on all intersection legs for which the developer currently has property rights or acquires property rights before the development now named "Rhodes Ranch" completes build-out; additional rights-of-way to accommodate regional bicycle and trail systems to be approved by Clark County and dedicated prior to development; and

-continued-

Absent: Bingham, Atkinson Gates

Continued - Page 4

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN ^PPORTUNITIES LTD ?TNERSHIP
.HODES HOMES)
(ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

that dedication will be required on all portions of major arterials for which the developer currently has property rights or acquires property rights before the development now named "Rhodes Ranch" completes build-out; and advised that everything beyond line 11 of the recommendation of the Planning Commission will be deleted.

Staff then introduced Item No. 22 (UC-1525-96) and recommended approval, and added the condition that the limits of the excavation, access/haul route, and gravel operation area be as shown on the map dated 10/14/96, reference Exhibit "A."

The applicant's representative briefed the Board on the vacation and abandonment request (VC-1525-96), clarified the various dedications, and accepted the recommendations of staff.

Legal counsel for the applicant briefed the Board on the use permit, referred to a drawing of the area, stated the excavation is limited to the area of the golf course, added a condition that any excess material can only be used by the Rhodes Companies in the town of Spring Valley or the area of Enterprise, which should eliminate the concern of truck traffic covering a large portion of the County; and then concurred with the conditions of staff.

Discussion was held regarding the applicant's options if the use permit is not approved; and

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YVONNE ATKINSON GATES
Chairman
PAUL J. CHRISTENSEN
Vice-Chairman
JAY BINGHAM
LORRAINE HUNT
ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates,

Continued - Page 5

VS-1374-96
DURANGO/SPRINGS
PROPERTIES, LTD
PARTNERSHIP
RHODES RANCH
HOLDINGS LTD
PARTNERSHIP
SOUTHWESTERN
OPPORTUNITIES LTD
PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN
OPPORTUNITIES ET AL
(RHODES DESIGN &
DEVELOPMENT)
(ITEM NO. 22)

following questioning, neither County legal counsel nor Public Works staff could recall a situation wherein a developer was not allowed to remove extra material (sand, gravel, et cetera).

Statements were received from an interested party representing approximately sixty-five adjacent residents, in opposition to the project regarding areas of concern, including the truck traffic, noise, dust and stated that the project violates amendments to a County ordinance (#1880) made in August of 1996, that the use permit avoids responsible planning; that the Planning Commission denied protestors the right to speak on October 17, 1996; their belief the entire application should be sent back to the drawing board until the amendments to the ordinance are clarified; and that they are going to litigate the means by which the property was acquired from the Bureau of Land Management.

Discussion was held as to the options of the Board with regard to the placing of conditions on the use permit; staff advised that the amendments to the ordinance were put in place in response to a decision of the Supreme Court, and that they feel the application is appropriate and does comply with the recently adopted requirements for a use permit and gravel extraction operation, including batching; and is comfortable with the recommendations of the Planning Commission on both the vacation and abandonment and the use permit applications.

-continued-

Continued - Page 6

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

Following questions, the interested party in opposition stated the opinion of what the use permit allows and the wish that the project be self-contained, that the gravel manufactured be used within the project, and that there be some sequencing of how the project is going to be constructed.

Discussion was held and in answer to questions regarding whether there are limits to the gravel pit, staff referred to drawings and Exhibit "B," dated August 16, 1996, which details the parameters; and suggested the Board may wish to limit the radius of off-site sales of excess materials.

Further discussion was held and there being no objections, Vice Chairman Christensen called a recess in the proceedings.

At the hour of 11:30 a.m., the Board recessed and reconvened at the hour of 11:45 a.m., with the following members present, constituting a quorum of the members thereof: Vice Chairman Paul Christensen, Commissioners Jay Bingham, Lorraine Hunt, Myrna Williams, Bruce L. Woodbury. Absent: Commissioners Yvonne Atkinson Gates, Erin Kenny.

Other interested parties in opposition expressed their opinions regarding areas of concern, including the dust; reports from the Health District on violations of construction, sand and gravel, and ready-mix companies; restrictions from the Air Pollution Control Board; their opinion

-continued-

Continued - Page 7

VS-1374-96 DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP RHODES RANCH HOLDINGS LTD PARTNERSHIP SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP (RHODES HOMES) (ITEM NO. 21) AND UC-1525-96 SOUTHWESTERN OPPORTUNITIES ET AL (RHODES DESIGN & DEVELOPMENT) (ITEM NO. 22)	there has been no compromise from the applicant or support from the Board for the citizens; Mr. Robert Verchota submitted photographs (not received by the Clerk) to demonstrate the blast area of the project and reiterated the request that the applicant's use of the gravel be limited. The applicant's representative provided rebuttal statements concerning the export of the excess materials; referred to drawings of the project and the 1,000 foot radius from any neighboring properties within which the applicant is prohibited from affecting with any activity; reiterated the gravel processing will be for use of their projects and the export of the excess will be limited; staff stated the applicant has had the proper permits in place when required; discussion was held regarding areas of concern, including a physical limitation for off-site sales of excess materials and a setback for the batch plant from residences; and Commissioner Bingham called for the question.

Commissioner Williams left the meeting.

FINAL ACTION: Following further discussion, it was moved by Commissioner Bingham that Item No. 21 (VS-1374-96) be approved, subject to utility company requirements; right-of-way dedication to include Warm Springs, Durango Drive, Fort Apache Road, and all necessary rights-of-way to access the adjacent parcels that would be landlocked by this vacation or provide alternate access to those parcels with notarized consent from the affected

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Continued - Page 8

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
'RHODES HOMES)
TEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

parcels; right-of-way dedication at the intersection of Warm Springs Road and Durango Drive and the intersection of Warm Springs Road and Fort Apache so that each intersection leg can accommodate three through lanes, two exclusive left-turn lanes and one exclusive right-turn lane entering the intersection, and three through lanes exiting the intersection; dedication and widths to be determined in master traffic study and obtained with development; dedication will be required on all intersection legs for which the developer currently has property rights, or acquires property rights before the development now named "Rhodes Ranch" completes build-out; additional rights-of-way to accommodate regional bicycle and trail systems to be approved by Clark County and dedicated prior to development; dedication will be required on all portions of major arterials for which the developer currently has property rights or acquires property rights before the development now named "Rhodes Ranch" completes build-out; subject to the attached conditions; and that Item No. 22 (UC-1525-96) be approved, subject to off-site sales being limited to within a five-mile radius for Rhodes Company projects; a 1,500 foot setback for the batch plant from existing occupied residential dwellings on any other property line; limit excavation, access/haul route, and gravel operation area as shown on map dated 10/14/96, reference Exhibit "A" and Exhibit "B"; subject to the Planning Commission recommendations; and subject to the attached conditions.

-continued-

YVONNE ATKINSON GATES
Chairman
PAUL J. CHRISTENSEN
Vice-Chairman
JAY BINGHAM
LORRAINE HUNT
ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Atkinson Gates, Kenny, Williams

Continued - Page 9

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
RHODES HOMES)
ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

On roll call, motion carried by the following vote:

Voting Aye:	Commissioners Bingham, Christensen, Hunt
Voting Nay:	Commissioner Woodbury
Abstaining:	None
Absent:	Commissioners Atkinson Gates, Kenny, Williams

DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP **PUBLIC HEARING**
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP

VS-1374-96

Location	**Between Warm Springs Road (alignment) & Windmill Lane (alignment) and Fort Apache Road (alignment) and Durango Drive (alignment); and between Windmill Lane (alignment) & and Torino Avenue (alignment) and Grand Canyon Drive (alignment) & Durango Drive (alignment) in a R-E (Rural Estates Residential) (Planned Unit Development) Zone.**
Vacate and Abandon	**Easements & Public Rights-of-Way.**
Description	**Public right-of-way being a portion of Dapple Gray Road between Eldorado Lane and Maulding Avenue (alignment); Eldorado Lane between Dapple Gray Road and Quarterhorse Lane (alignment); Riley Street between Windmill Lane (alignment) and Mistral Avenue; Windmill Lane (alignment) between Riley Street and Bonita Vista (alignment); and Mistral Lane between Riley Street and Bonita Vista (alignment); and all easements of interest to Clark County within Sections 8. 17, and 18, Township 22 South, Range 60 East (exact description on file).**
APN	**176-08-101-001, 016; 176-08-201-002, 006, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002; 176-08-801-001, 002; 176-17-101-006 thru 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004; 176-18-601-004; 176-18-701-008, 010, 011; 176-18-801-005**

STANDARD CONDITIONS /VS: (mb)

1. Approval of this application will expire in two years unless all conditions of approval have been satisfied and an Order of Vacation is recorded by the County.
2. If recommended by the Department of Public Works and specified by the Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if recommended by the Department of Public Works and specified by the Board of County Commissioners, street and flood channel dedication and/or improvements will be required. If the property is located in a flood zone, a drainage study must be submitted to and approved by the Department of Public Works and the Regional Flood Control District.
3. All necessary utility easements will be retained or reserved.

MASTER PLAN:	ENTERPRISE - UP TO COMMUNITY DISTRICT 3 (MAXIMUM OF 2 DU/AC)
OWNER:	Durango/Springs Properties, Ltd Partnership Rhodes Ranch Holdings LTD Partnership Southwestern Opportunities LTD Partnership
APPLICANT:	Rhodes Homes

- continued -

DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP

PUBLIC HEARING

VS-1374-96

CORRESPONDENT: Pentacore Engineering
Patsy Mains
6763 W. Charleston Boulevard
Las Vegas, NV 89120

BACKGROUND: MP-0784-96 (Major Project Concept Plan) was approved by the Board of County Commissioners on 6/19/96 for the overall 1,330 acre Rhodes Ranch. The majority of the area included in this request is denoted on the Concept Plan as part of an adult community area. The developer is seeking to begin development in accordance with the existing zoning while the issues related to the larger major project are being resolved. UC-1131-96, which approved the planned unit development project, was approved by the Planning Commission on August 8, 1996 and upheld on appeal to the Board of County Commissioners on September 4, 1996. The specific plan for the Rhodes Ranch project (MP-0785-96) was approved by the Planning Commission on October 3, 1996. TM-0245-96 for a 339 lot R-E (PUD) subdivision is scheduled to be heard by the Planning Commission on October 17, 1996.

STAFF COMMENTS: Staff has no objection to vacating easements not required for streets.

APPROVALS: None

PROTESTS: 2 present

PLANNING COMMISSION ACTION: October 15, 1996 - APPROVED - Subject to utility company requirements; right-of-way dedication to include Warm Springs, Durango Drive, Fort Apache Road, and all necessary rights-of-way to access the adjacent parcels that would be landlocked by this vacation or provide alternate access to those parcels with notarized consent from the affected parcels; right-of-way dedication at the intersection of Warm Springs Road and Durango Drive and the intersection of Warm Springs Road and Fort Apache so that each intersection leg can accommodate three through lanes, two exclusive left-turn lanes and one exclusive right-turn lane entering the intersection, and three through lanes exiting the intersection; dedication will be required on all intersection legs for which the developer currently has property rights, or acquires property rights before the development now named "Rhodes Ranch" completes build-out; dedicate 120 feet of right-of-way on Warm Springs Road (60 feet on each side of centerline) between Durango Drive and Fort Apache Road. Additional rights-of-way will be used to accommodate bicycle and walking trails; dedication will be required on all portions of Warm Springs Road for which the developer currently has property rights, or acquired property rights before the development no named "Rhodes Ranch" completes build-out.

Vote: Unanimous
Absent: Valentine

Department of Comprehensive Planning

Current Planning Division

Mission Statement: "To serve and protect the community by guiding development, enhancing the living environment, and promoting innovative ways to conserve natural resources."

Richard B. Holmes
Director

Bonnie Rinaldi
Assistant Director

Lucy A. Stewart
Assistant Director
Current Planning

Jeff Harris
Planning Manager
Advanced Planning

Lesa Coder
Planning Manager
Current Planning

Dennis Bechtel
Planning Manager
Nuclear Waste

February 28, 1997

Pentacore Engineering
6763 W. Charleston Blvd
Las Vegas, NV 89102

REFERENCE: WT-1954-96

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of **February 19, 1997**, and was **APPROVED** subject to the conditions listed below (and/or sheet(s) attached). If any documents are enclosed, you will be required to execute those documents and comply with all conditions prior to the issuance of a building permit or a business license.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it, each of which will have its own expiration date. It is the applicant's responsibility to keep each application current.

CONDITIONS: Subject to a one year period of time and coordination of design of improvements with Decatur paving project

PLEASE BE AWARE THAT:

1. **All conditions of approval and all applicable state statutes and local ordinances must be satisfied prior to recording a map or issuance of a building permit, certificate of occupancy or business license, whichever is required.**
2. **All new construction requires building permits in accordance with the Uniform Building Code as adopted by Clark County and submission of a plot and grading plan prepared by a registered professional civil engineer showing property lines, building locations, topography and such other data as required by the Building Department.**
3. **All types of development, except single family residential, must provide landscaping of the types listed and in the locations specified in the Clark County Design Manual and Plant List.**

COMMISSIONERS
YVONNE ATKINSON GATES, Chair • LORRAINE T. HUNT, Vice-Chair
ERIN KENNY • MARY J. KINCAID • LANCE M. MALONE • MYRNA WILLIAMS • BRUCE L. WOODBURY
DONALD L. "Pat" SHALMY, County Manager

500 S. Grand Central Parkway PO Box 551744 Las Vegas, NV 89155-1744 (702) 455-4314 Fax: (702) 455-3271

YVONNE ATKINSON GATES
Chairman
LORRAINE HUNT
Vice-Chairman
ERIN KENNY
MARY J. KINCAID
LANCE M. MALONE
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: None
Commissioner Woodbury returned to the meeting.

WT-1954-96
RHODES RANCH LAND HOLDING L.P. (RHODES DESIGN AND DEVELOPMENT)

SUBJECT MATTER: In the matter of the ATTACHED described application of Rhodes Ranch Land Holding L.P. (Rhodes Design and Development) for a waiver of conditions (held from February 5, 1997):

REPRESENTATIVE(S): Present

DOCUMENT(S) SUBMITTED:
1. Letter dated February 18, 1997 to Mr. Chris Kaempfer, Esq., Kummer Kaempfer Bonner & Renshaw, Ltd. from Lennard Grodzinsky, P.E., Pentacore Engineering, Inc. with attachments (four pages)
2. Copies of photographs (6) of an example of a 32' private residential street and typical street activity in an adult community

(submitted by Attorney Chris Kaempfer)

PRE-FINAL ACTION: Following introduction of the item, the Board was advised of staff's amended recommendation for no objection to a 33-foot wide pavement section with variable curb widths and limited to the use within the single-family residential subdivisions on streets with direct access to 150 lots or less; streets with direct access to greater than 150 lots and/or the main entrance to the subdivision may be permitted to use the reduced street section if approved after submittal and review of the traffic analysis; and that in no case shall reduced street widths be permitted on collector or arterial streets.

The Board received statements from the applicant's legal counsel in support of the application with reference made to other private communities that have street widths of 36' or less (as indicated in the letter from Pentacore Engineering).

FINAL ACTION: It was moved by Commissioner Malone

-continued-

YVONNE ATKINSON GATES
Chairman
LORRAINE HUNT
Vice-Chairman
ERIN KENNY
MARY J. KINCAID
LANCE M. MALONE
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: None

Continued - Page 2

WT-1954-96
RHODES RANCH LAND HOLDING L.P. (RHODES DESIGN AND DEVELOPMENT)

that the Board approve the application, subject to the ATTACHED conditions.

Following comments from Public Works staff regarding measurement of the streets, the plans for Sun City Summerlin indicating public streets with 40' and 50' widths, and their recommended conditions, the applicant's representative commented on the street measurement done by Pentacore Engineering and there being no necessity to extend this to a noncomparable situation.

On roll call motion carried by the following vote:

Voting Aye: Commissioners Hunt, Kenny, Kincaid, Malone, Williams, Woodbury
Voting Nay: Commissioner Atkinson Gates

t: Bingham, Woodbury
Commissioner Kenny returned to the meeting.

-1956-96
ODES RANCH LAND
VELOPMENT L.P.
AL
HODES DESIGN &
VELOPMENT)
TEM NO. 50)

SUBJECT MATTER: In the matter of the ATTACHED described Rhodes Ranch Land Development L. P. et al (Rhodes Design & Development) Development agreement (Item No. 50) (held from earlier this date - see page 55):

AND

AND

~~-1953-96~~
ODES RANCH LAND
VELOPMENT, L.P.
AL
HODES DESIGN &
VELOPMENT)
TEM NO. 58)

SUBJECT MATTER: In the matter of the ATTACHED described application of Rhodes Ranch Land Development, L.P., et al (Rhodes Design & Development) for waivers (Item No. 58):

AND

AND

-1954-96
ODES RANCH LAND
VELOPMENT, L.P.
AL
HODES DESIGN &
VELOPMENT)
TEM NO. 59)

SUBJECT MATTER: In the matter of the ATTACHED described application of Rhodes Ranch Land Development, L.P., et al (Rhodes Design & Development) for waivers (Item No. 59):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DOCUMENT(S) SUBMITTED:

1. Rhodes Ranch Development Agreement Addendum 12/17/96 (3 pages) (submitted by staff);
2. Development Agreement between the County of Clark and Rhodes Ranch Limited Partnership, A Nevada Limited Partnership; Rhodes Ranch Land Holdings Limited Partnership A Delaware Limited Partnership; Southwestern Opportunities Limited Partnership, A Nevada Limited Partnership; and Durango/Springs Limited Partnership (82 pages) (submitted by staff);
3. Seven (7) photographs of adjacent property (submitted by Robert Judd).

-continued-

ʌ-1956-96
HODES RANCH LAND
EVELOPMENT L.P.
T AL
RHODES DESIGN &
EVELOPMENT)
ITEM NO. 50)

AND

C-1953-96
HODES RANCH LAND
EVELOPMENT, L.P.
T AL
RHODES DESIGN &
EVELOPMENT)
TEM NO. 58)

AND

-1954-96
HODES RANCH LAND
EVELOPMENT, L.P.
T AL
RHODES DESIGN &
EVELOPMENT)
ITEM NO. 59)

PRE-FINAL ACTION: There being no objections, Item Nos. 50, 58 and 59 (Rhodes Development) were heard at the same time.

Staff introduced Item No. 50 and recommended, in accordance with Title 26, approval of the final development agreement, subject to the findings as annotated in the agenda, which include the Rhodes Ranch Development Agreement Addendum 12/17/96, a change to that addendum read into the record by staff on the first page, paragraph Sec. 4.4, sixth line down, removing the words "good faith," with all the rest remaining the same.

Staff then introduced Item No. 58 and recommended approval, subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; approval and compliance with all the provisions of the development agreement (DA-1956-96); compliance with the Rhodes Ranch Planned Community Specific Plan (MP-785-96), dated October 3, 1996 and approved by the Board of County Commissioners on October 16, 1996; the golf course facility to be required to convert to source irrigation water, other than potable water, in accordance with development agreement as soon as alternate source is available; design review as a public hearing if there are any substantial changes to the plans to the clubhouse; to comply with DA-1956-96, which includes updating drainage and traffic studies with each phase and full off-sites.

Item No. 59 was then introduced and staff recommended approval, subject to street width to

-continued-

DA-1956-96
RHODES RANCH LAND DEVELOPMENT L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 50)

AND

ZC-1953-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 58)

AND

WT-1954-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 59)

be a minimum of 37 feet with L-type curb and 39 feet with rolled or wedge curb on Waiver #2; right-of-way width to be back of curb to back of curb with sidewalk outside of right-of-way and execute a public access easement and license and maintenance agreement for landscaping in right-of-way and sidewalk outside of right-of-way on Waiver #3 and #4; Waiver #5 subject to 39-foot right-of-way width back of curb to back of curb.

Statements were received from a representative of Item No. 50, in support of the agreement, concurrence with the conditions and recommendations; and in praise of the efforts of staff members.

A representative of Item Nos. 58 and 59 concurred with staff conditions, and that full off-sites would be in phases as the project is being built.

Statements were received from an interested party regarding areas of concern, including access roads; park mitigation fees; and a request for deletion of paragraph (b) on page 10 of the agreement; and staff proceeded to clarify the various concerns expressed.

Statements were received from the Chairman of the Enterprise Citizens Advisory Council regarding the process involved and his opinion the public is not being adequately included and from an interested party who submitted photographs and expressed concern as to his inability to develop his adjacent property.

-continued-

YVONNE ATKINSON GATES
Chairman
PAUL J. CHRISTENSEN
Vice-Chairman
JAY BINGHAM
LORRAINE HUNT
ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Bingham, 'oodbury

Continued - Page 4

DA-1956-96
RHODES RANCH LAND DEVELOPMENT L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 50)

AND

ZC-1953-96
'HODES RANCH L..D
DEVELOPMENT, L...
ET AL
(RHODES DESIGN DEVELOPMENT)
(ITEM NO. 58)

AND

WT-1954-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 59)

Statements were received from the applicant's representatives and comments were received from Board members.

FINAL ACTION: Following further discussion, it was moved by Commissioner Christensen and carried by unanimous vote of the members present that the applications (Nos. 50, 58 & 59) be approved as recommended, subject to the aforementioned conditions as recommended by staff; and subject to the ATTACHED conditions.

PUBLIC HEARING

APP. NUMBER / OWNER / DESCRIPTION OF REQUEST

ZC-1955-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL. ZONE CHANGE to reclassify property from R-E (Rural Estates Residential) Zone to R-2 (Medium Density Residential) Zone, R-3 (Multiple Family Residential) Zone, R-4 (Multiple Family Residential - High Density) Zone, C-P (Office & Professional) Zone, C-2 (General Commercial) Zone, H-1 (Limited Resort & Apartment) Zone on 1,376 acres. USE PERMIT to established modified residential development standards, outside dining in conjunction with a restaurant, and one resort hotel and casino establishment. Generally located between Sunset Road and Pebble Road and Durango Drive and approximately 330 feet West of Grand Canyon Drive; further described as portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East (description on file). EKmb

RELATED INFORMATION:

MASTER PLAN: SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3.

BACKGROUND: The P-C Overlay District sets forth provisions by which a modification of the property developments standards of the approved zoning district may be approved through the issuance of a conditional use permit. The applicant has submitted the appropriate materials which sets forth the conditions and limitations for the residential zoning districts for the entire Rhodes Ranch Planned Community. As part of the justification for the proposed standards, the applicant believes that a greater variety of housing types can be introduced, thereby offering more attractive streetscapes, flexibility for different market segments and age groups, and subdivision lotting concepts. Although the Planned Community Parameters only show proposed residential zoning classifications for R-2, R-3, and R-4, the applicant has included modified development standards for R-1 and R-1a for flexibility purposes if the market demands change. The applicant is processing a separate zone change (ZC-1953-96) which will establish the P-C (Planned Community Overlay District) Zoning for this property.

The applicant is proposing to rezone one site to H-1 for the proposed development of a resort hotel/casino. It is located on the west side of Durango Drive on the north and south sides of Maule Avenue. It is proposed to be a 13 story, 217 foot high, 1,000 room resort hotel, with approximately 215,000 square feet of casino area.

The planned community will contain up to 9,000 dwelling units within three residential categories. Residential Low consists of a maximum of 6,810 dwellings on 1,103 acres with a density range of 3 to 10 dwelling units per acre or an average density of 6.17 dwelling units per acre. With an average density of 16 dwelling units per acre, the Residential Medium category consists of 832 units on 52 acres with a density range of 8 to 18 dwelling units per acre. The Residential High category may contain up to 1,358 units on 49 acres for an average density of 27.71 dwelling units per acre within a density range of 16 to 28 dwelling units per acre. In addition, there will be 10 acres of C-P zoning, 87 acres of C-2 zoning, and 75 acres designated as H-1. A request for H-1 zoning is considered an expansion of the gaming enterprise zone and reports supporting that expansion must accompany this request. The applicants have submitted written documentation supporting expansion of the gaming enterprise zone.

The applicant is also processing ZC-1953-96, WT-1954-96, and DA-1956-96 which were heard at the December 18, 1996 Board of County Commissioners meeting.

STAFF COMMENTS: The proposed zone change is in conformance with the adopted specific plan for this planned community. Staff believes the proposed project is unique in that it will have a high degree of self-suffiency and will provide for a wide range of benefits and amenities for the residents of Rhodes Ranch. The H-1 request is an expansion of the gaming enterprise zone and the Board of County Commissioners must make the following findings: that the roads, water, sanitation, utilities, and related services to the location are adequate; the proposed establishment will not unduly impact public services, consumption of natural resources, and quality of life enjoyed by

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ZC-1955-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL

residents of the surrounding neighborhoods; the proposed establishments will enhance, expand, and stabilize employment and the local economy; the proposed establishments are located in an area planned for this purpose; the proposed development will not be detrimental to the health, safety, and general welfare of the community or be incompatible with the surrounding area; and that traffic studies have been submitted for review. Staff believes the applicant has brought forth adequate evidence to demonstrate that the issues and contents required to be addressed have been sufficiently addressed. With these considerations, staff recommends approval.

APPROVALS: Enterprise Citizen's Advisory Council

PROTESTS: 1 present

PLANNING COMMISSION ACTION: December 19, 1996 - APPROVED - Subject to resolution of intent for 8 years; compliance with all the provisions of the development agreement (DA-1956-96); compliance with the Rhodes Ranch Planned Community Specific Plan (MP-0785-96) dated October 3, 1996 and approved by the Board of County Commissioners on October 16, 1996; the golf course facility to be required to convert to source irrigation water other than potable water as soon as an alternate source is available or 8 years, whichever comes first; design review as a public hearing on the final plans for the future commercial developments and on the hotel casino if there are any substantial changes to the plan; reducing the H-1 acres to what is actually needed for the hotel casino and related uses; casino approval subject to the plans as shown on file; provide A-3 landscape buffering between R-E zoned properties and any multi-family and non-residential developments. Vote: Unanimous Absent: Valentine

STANDARD CONDITIONS: This action will expire in two years for a zone change, and one year for a use permit, variance or design review unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied. The property owner must execute a Resolution of Intent and an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
If required by the Commission, a drainage study and/or traffic study must be submitted and approved and all improvements must comply with the approved studies. Further, if required by the Commission, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits. All necessary utility easements will be retained or reserved.

OWNER: Rhodes Ranch Land Development, LP, et al APPLICANT: Rhodes Design & Development
CONTACT: Pentacore Engineering, 6763 W. Charleston Blvd., Las Vegas, NV 89102

APN: 176-05-101-010, 013; 176-05-201-002, 003, 007, 014, 017, 018; 176-05-301-004; 176-05-401-001 THRU 005; 176-05-401-008, 009; 176-05-601-002, 003, 004, 007, 008; 176-05-701-002 THRU 004, 006, 012; 176-05-801-001, 002, 008, 009, 014; 176-08-101-010, 016, 020; 176-08-201-002 THRU 006; 176-08-201-008, 009, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002, 003; 176-08-701-001; 176-08-801-001, 002; 176-17-101-002, 006 THRU 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004; 176-18-601-001, 004; 176-18-701-008, 010, 011; 176-18-801-001, 005

PUBLIC HEARING

APP. NUMBER / OWNER / DESCRIPTION OF REQUEST

ZC-1953-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET AL ZONE CHANGE to reclassify property from R-E (Rural Estates Residential) Zone to R-E (Rural Estates Residential) Zone P-C (Planned Community Overlay District) on 1,376 acres. USE PERMIT To permit an 18 hole golf course. Generally located between Sunset Road and Pebble Road and Durango Drive and approximately 330 feet west of Grand Canyon Drive; further described as portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East. EKmb

MASTER PLAN: SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3.

BACKGROUND: The Clark County Code was amended to allow provisions for the P-C (Planned Community Overlay District). P-C Overlay district is designed and intended to enable and encourage the development of large tracts of land which are under unified ownership or control as individual integrated communities so as to achieve an effective land development pattern. Rhodes Ranch Land Development, L.P., et al is requesting to establish the P-C Overlay District on 1,376 acres which comprises all of the area included in the Rhodes Ranch Planned Community. The P-C Overlay District may be established outside the urban growth, when commitments are made for the provisions of sufficient infrastructure concurrent related development through a development agreement. Approval of the P-C Overlay District shall be subject to approval of the associated development agreement. This zone change request only establishes the overlay zoning for the property. The applicant is processing a separate zone change (ZC-1955-96) which will establish the zoning of R-2, R-3, R-4, C-P, C-2, and H-1.

Approval of the P-C Overlay District shall include the adoption of the Planned Community Parameters. The planned community will contain up to 9,000 dwelling units within three residential categories. Residential Low consists of a maximum of 6,810 dwellings on 1,103 acres with a density range of 3 to 10 dwelling units per acre or an average density of 6.17 dwelling units per acre. With an average density of 16 dwelling units per acre, the Residential Medium category consists of 832 units on 52 acres with a density range of 8 to 18 dwelling units per acre. The Residential High category may contain up to 1,358 units on 49 acres for an average density of 27.71 dwelling units per acre within a density range of 16 to 28 dwelling units per acre. In addition, there will be 172 acres of commercial development which will include a future H-1 site for a resort hotel/casino.

Also proposed with this application is an 18 hole golf course with a driving range and practice green. Associated facilities will include an approximate 13,000 square foot clubhouse, locker rooms, and cart storage areas.

The applicant is also processing ZC-1955-96, FM-308-96 and SC-1957-96 to be heard at the December 19, 1996, Planning Commission meeting. WT-1954-96 and DA-1956-96 are companion items on this agenda.

PRELIMINARY STAFF RECOMMENDATION: The proposed zone change is in conformance with the adopted specific plan for this planned community. Staff believes the proposed project is unique in that it will have a high degree of self-sufficiency and will provide for a wide range of benefits and amenities for the residents of the Rhodes Ranch Planned Community and Clark County. With these considerations, staff recommends approval subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; approval and compliance with all the provisions of the development agreement (DA-1956-96); compliance with the Rhodes Ranch Planned Community Specific Plan (MP-785-96) dated October 3, 1996 and approved by the Board of County Commissioners on October 16, 1996; the golf course facility to be required to convert to source irrigation water, other than potable water, as soon as an alternate source is available or 8 years whichever comes first; design review as a public hearing if there are any substantial changes to the plans to the clubhouse.

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ZC-1953-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET AL:

STANDARD CONDITIONS: This action will expire in two years for a zone change, and one year for a use permit, variance or design review unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied. The property owner must execute a Resolution of Intent and an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
If required by the Commission, a drainage study and/or traffic study must be submitted and approved and all improvements must comply with the approved studies. Further, if required by the Commission, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits. All necessary utility easements will be retained or reserved.

OWNER: Rhodes Ranch Land Development, L.P. et al APPLICANT: Rhodes Design & Development
CONTACT: Pentacore Engineering, 6763 W. Charleston Blvd, Las Vegas NV 89102

APN: 176-05-101-010, 013; 176-05-201-002, 003, 007, 014, 017, 018; 176-05-301-004; 176-05-401-001 THRU 005; 176-05-401-008, 009; 176-05-601-002, 003, 004, 007, 008; 176-05-701-002 THRU 004, 006, 012; 176-05-801-001, 002, 008, 009, 014; 176-08-101-010, 016, 020; 176-08-201-002 THRU 006; 176-08-201-008, 009, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002, 003; 176-08-701-001; 176-08-801-001, 002; 176-17-101-002, 006 THRU 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004; 176-18-601-001, 004; 176-18-701-008, 010, 011; 176-18-801-001, 005

PUBLIC HEARING

APP. NUMBER / OWNER / DESCRIPTION OF REQUEST

DA-1956-96 RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL.:DEVELOPMENT AGREEMENT A final agreement containing an outline and rules for the orderly development of a mixed use comprehensive planned development known as the Rhodes Ranch Development on approximately 1,375 acres. Generally located between Sunset Road and Pebble Road and Durango Drive and approximately 330 feet west of Grand Canyon Drive; further described as portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East (description in file). EKmb

RELATED INFORMATION

MASTER PLAN: SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3

BACKGROUND: The draft development agreement (DA-1673-96) was approved by the Board of County Commissioners on November 20, 1996. The applicant is also processing ZC-1955-96, FM-0308-96, and SC-1957-96 to be heard at the December 19, 1996 Planning Commission meeting. WT-1954-96 and ZC-1953-96 are companion items on this agenda.

PRELIMINARY STAFF RECOMMENDATION: In accordance with Title 26.40.040(b)(5)(A-H), the Board may approve the Final Development Agreement with findings of the following:

(A) Any additonal review and processing fees have been paid in accordance with the approved schedule of fees and charges;
(B) Final action has been taken approving the land use application for the proposed development project;
(C) The development agreement is a necessary and appropriate mechanism to implement the development of the project;
(D) The development agreement is consistent with the objectives, policies, general land uses, and programs specified in the master plan;
(E) The development agreement is compatible with the uses authorized in, and the regulations prescribed for, the zoning district(s) in which the property is proposed to be located and all other provisions of Title 29 of this code;
(F) The development agreement is in conformity with the public convenience, general welfare and good land use practices;
(G) The development agreement will not be detrimental to the public health, safety and general welfare;
(H) The development agreement will not adversely affect the orderly development of property or the preservation of property values; and
(I) The development agreement is consistent with the provisions of NRS Chapter 278.

Staff has reviewed the final development agreement and recommends that the Board accept these findings.

STANDARD CONDITIONS: This action will expire in two years for a zone change, and one year for a use permit, variance or design review unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied. The property owner must execute a Resolution of Intent and an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
If required by the Commission, a drainage study and/or traffic study must be submitted and approved and all improvements must comply with the approved studies. Further, if required by the Commission, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits. All necessary utility easements will be retained or reserved.

OWNER: Rhodes Ranch Land Development L.P. et all APPLICANT: Rhodes Design & Development

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DA-1956-96 RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL

CONTACT: Rhodes Design & Development, 4630 S. Arville St Ste B, Las Vegas NV 89103

APN: 176-05-101-010, 013; 176-05-201-002, 003, 007, 014, 017, 018; 176-05-301-004; 176-05-401-001 THRU 005; 176-05-401-008, 009; 176-05-601-002, 003, 004, 007, 008; 176-05-701-002 THRU 004, 006, 012; 176-05-801-001, 002, 008, 009, 014; 176-08-101-010, 016, 020; 176-08-201-002 THRU 006; 176-08-201-008, 009, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002, 003; 176-08-701-001; 176-08-801-001, 002; 176-17-101-002, 006 THRU 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004; 176-18-601-001, 004; 176-18-701-008, 010, 011; 176-18-801-001, 005

PUBLIC HEARING

APP. NUMBER / OWNER / DESCRIPTION OF REQUEST

WT-1954-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL.: HOLDOVER WAIVER OF CONDITIONS to an exception to Title 28, Subdivisions, requiring "street widths to be a minimum of 37 feet with L-type curb and 39 feet with rolled or wedge curb"for a master planned community on 1,376 acres. Generally located between Warm Springs Road and Pebble Road and Durango Drive and Fort Apache Road; further described as portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East. EKmb

RELATED INFORMATION:

APN: 176-05-101-010, 013; 176-05-201-002, 003, 007, 013, 014, 017, 018; 176-05-301-004; 176-05-401-001, 008, 009; 176-05-601-002 THRU 004, 007, 008; 176-05-701-002 THRU 006, 009, 012; 176-05-801-001 THRU 003, 008, 009, 014; 176-08-101-016; 176-08-201-002 THRU 006, 008, 009, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002; 176-08-801-001, 002; 176-17-101-002, 006 THRU 008; 176-17-301-005, 176-17-401-001; 176-17-501-001, 002, 004, 013,; 176-18-601-001, 004; 176-18-701-008, 010, 011; 176-18-801-001, 005

MASTER PLAN: SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3.

BACKGROUND: The applicant is requesting these modifications as part of a master planned community known as Rhodes Ranch. The waiver request to modify the street standards was approved by the Board of County Commissioners on December 18, 1996. In that application, the applicant requested to permit a 36 inch "wedge" type curb on private streets where "roll" or "L" curbs are the standard. The applicant indicates that the private streets are within an age restricted community and will be strictly controlled by CC&Rs. In addition, the community will be highly internalized by offering a full range of recreational facilities and golf course inherent with the typical residents of this type community located within a private gated area encouraging golf carts as a form of transport. This tends to lead to unusually low vehicular traffic within the community and low demand for street parking.

PRELIMINARY STAFF RECOMMENDATION: Staff recommends denial of 36 foot streets; no objection to 37 foot streets with 24 inch wedge curb or 39 foot streets with 30 or 36 inch wedge curb.

COUNTY COMMISSION ACTION: February 5, 1997 - HELD - To 2/19/97, further study.

STANDARD CONDITIONS: This action will expire in two years for a zone change, and one year for a use permit, variance or design review unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied. The property owner must execute a Resolution of Intent and an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
If required by the Commission, a drainage study and/or traffic study must be submitted and approved and all improvements must comply with the approved studies. Further, if required by the Commission, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits. All necessary utility easements will be retained or reserved.

OWNER: Rhodes Ranch Land Development, L.P. et al APPLICANT: Rhodes Design & Development
CONTACT: Tiffany Benware, Pentacore Engineering, 6763 W Charleston Blvd, Las Vegas NV 89102

APP. NUMBER / OWNER / DESCRIPTION OF REQUEST

WT-1954-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL.: WAIVER An exception to Title 28, Subdivisions, to modify street standards on 1,376 acres. Generally located between Warm Springs Road and Pebble Road and Durango Drive and Fort Apache Road; further described as portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East. EKmb

RELATED INFORMATION:

WAIVERS:

1. Permit block lengths up to 2,400 feet where 1,000 feet is standard;

2. Permit 36 foot back-of-curb to back-of-curb width for private streets where 40 feet is the standard;

3. Permit a detached meandering sidewalk with one of the following two options:
   a. Permit landscaping in the public right-of-way, or
   b. Permit a right-of-way width of 90 feet for a public street where 100 feet is the minimum;

4. Permit a detached meandering sidewalk, a landscaped median in the public righ-of-way, and "uplights" and one of the following two options:
   a. Permit landscaping in the public right-of-way, or
   b. Permit a right-of-way width of 90 feet for a public street where 100 feet is the minimum; and

5. Permit 36 inch "wedge" type curb on private streets where "roll" or "L" curbs are the standard.

MASTER PLAN: SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3.

BACKGROUND: The applicant is requesting these modifications as part of a master planned community known as Rhodes Ranch. Waiver #1 is for block lengths within the individual subdivisions. The blocks are not one long street segment but a series of street segments that are broken up through the use of knuckles. Waiver #2 is for 36 foot back-of-curb to back-of-curb streets for the interior roads and would provide a four foot wide sidewalk on one side for a total street width of 40 feet. The Board of County Commissioners has approved previous reductions in private street width to 37 feet from back-of-curb to back-of-curb. Waiver #3 would affect Fort Apache Road for the portion of the project that abuts this street. Waiver #4 affects two section line streets. The first is Durango Drive between the future alignment of the Southern Beltway and Windmill Lane. The second street is Warm Springs Road west of Durango Drive for those portions of the project that abut this street. Waiver #5 would include a wedge type curb which would only affect the interior streets and private loop roads without a landscaped median. The applicant is also processing ZC-1955-96, FM-0308-96, and SC-1957-96 scheduled for the December 19, 1996 Planning Commission meeting. ZC-1953-96 and DA-1956-96 are companion items on this agenda.

PRELIMINARY STAFF RECOMMENDATION: Approval subject to street width to be a minimum of 37 feet with L-type curb and 39 feet with rolled or wedge curb on waiver #2; right-of-way width to be back of curb to back of curb with sidewalk outside of right-of-way and execute a public access easement and license and maintenance agreement for landscaping in right-of-way and sidewalk outside of right-of-way on waiver #3 and #4; waiver #5 subject to 39 foot right-of-way width back of curb to back of curb.

STANDARD CONDITIONS: This action will expire in two years for a zone change, and one year for a use permit, variance or design review unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied. The property owner must execute a Resolution of Intent and an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the

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WT-1954-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL.:
boundary of public sewerage treatment facility, an odor easement must be executed.
If required by the Commission, a drainage study and/or traffic study must be submitted and approved and all improvements must comply with the approved studies. Further, if required by the Commission, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits. All necessary utility easements will be retained or reserved.

OWNER: Rhodes Ranch Land Development, L.P. et al APPLICANT: Rhodes Design & Development
CONTACT: Pentacore Engineering, 6763 W Charleston Blvd, Las Vegas NV 89102

APN: 176-05-101-010, 013; 176-05-201-002, 003, 007, 014, 017, 018; 176-05-301-004; 176-05-401-001 THRU 005; 176-05-401-008, 009; 176-05-601-002, 003, 004, 007, 008; 176-05-701-002 THRU 004, 006, 012; 176-05-801-001, 002, 008, 009, 014; 176-08-101-010, 016, 020; 176-08-201-002 THRU 006; 176-08-201-008, 009, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002, 003; 176-08-701-001; 176-08-801-001, 002; 176-17-101-002, 006 THRU 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004; 176-18-601-001, 004; 176-18-701-008, 010, 011; 176-18-801-001, 005

YVONNE ATKINSON GATES
Chairman
LORRAINE HUNT
Vice-Chairman
ERIN KENNY
MARY J. KINCAID
LANCE M. MALONE
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Atkinson Gates, Woodbury

ZC-1955-96
RHODES RANCH LIMITED PARTNERSHIP, ET AL (RHODES DESIGN & DEVELOPMENT)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described application of Rhodes Ranch Limited Partnership, Et Al (Rhodes Design & Development) for a zone change and use permit, subject to resolution of intent for eight years; compliance with all the provisions of the development agreement (DA-1956-96); compliance with the Rhodes Ranch Planned Community Specific Plan (MP-0785-96) dated October 3, 1996 and approved by the Board on October 16, 1996; the golf course facility to be required to convert to source irrigation water other than potable water as soon as an alternate source is available or eight years, whichever comes first; design review as a public hearing on the final plans for the future commercial developments and on the hotel casino if there are any substantial changes to the plan; reducing the H-1 acres to what is actually needed for the hotel casino and related uses; casino approval subject to the plans as shown on file; provide A-3 landscape buffering between R-E zoned properties and any multi-family and non-residential developments; and subject to the ATTACHED conditions:

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DOCUMENT(S) SUBMITTED:

1. Buffering Requirements , accompanied with:
   a. Modified Residential Development Standards (two pages);
   b. Rhodes Ranch CPC - Common Open Space Standards;
   c. Rhodes Ranch Planned Community Parameters;
   d. Rhodes Ranch Zoning Map
2. Notarized handwritten statement of Harold Long, accompanied with:

-continued-

YVONNE ATKINSON GATES
Chairman
LORRAINE HUNT
Vice-Chairman
ERIN KENNY
MARY J. KINCAID
LANCE M. MALONE
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Atkinson Gates, Woodbury

Continued - Page 2

ZC-1955-96
RHODES RANCH LIMITED PARTNERSHIP, ET AL (RHODES DESIGN & DEVELOPMENT)

a. Notarized statement of Robert Judd;
b. Letter dated November 19, 1996 to Rhodes Design & Development from the Department of Comprehensive Planning (two pages)
(submitted by Robert Judd)
3. Photographs (2) of neighboring property
(submitted by Robert Judd)

PRE-FINAL ACTION: Following introduction of the item, including Background and Staff Comments, the Board was advised of staff's support of the Planning Commission recommendation with the following changes: on line 5, within the fourth condition, it should read "...potable water in accordance with the development agreement (DA-1956-96)"; on line 3, within the third condition, it should read "compliance with the Rhodes Ranch Planned Community Specific Plan as well as ZC-1953-96"; and to delete the requirement for "design review as a public hearing" leaving the balance of the sentence and adding that "the design review should be included for multi-family as well". Staff further stated that the ATTACHED handout on buffering requirements should be added as conditions of approval; the applicant should be advised that regarding the wall height of eight feet, this may require an administrative variance; and that related to the setbacks, the parenthetical 15 feet and over 15 feet should be deleted.

The Board received statements from the applicant's representatives in support of the application, including acceptance of the conditions with modifications in the buffering requirements (that Requirement 1 read "A Design Review as a Public Hearing shall be required on any proposed development with R-3 or more dense development...;" in Requirement 2, Parcel Nos.

-continued-

Absent: Atkinson Gates, Woodbury

Continued - Page 3

ZC-1955-96
RHODES RANCH LIMITED PARTNERSHIP, ET AL (RHODES DESIGN & DEVELOPMENT)

176-08-201-007 and 176-08-201-011 be deleted and replaced with Parcel Nos. 176-17-501-003 and 176-17-601-001).

Staff then commented on the requested modifications to the buffering requirements of the applicant, advising of the need to not change Requirement 1. Following discussion regarding the outcome of Buffering Requirement 1 as written and the notification process, staff advised that they would not be opposed to limiting Requirement 1 to Sections 8, 17, and 18. After further statements from the applicant's representatives regarding modifying Requirement 1 to be limited to Section 17 and any proposed development with R-3 or above, or possibly limiting Requirement 1 to any proposed development at a density greater than eight units an acre, the Board heard statements from concerned residents in the area in opposition to the application and regarding their concerns on the matter, including the impact of a proposed casino in a residential area, buffer zone and dust problems, enforcement of use permits, encroachment on neighboring property for power lines, gravel trucks exceeding the five-mile speed limit, and a need for additional conditions to be imposed (including an 80 foot setback between any development, an 8 foot block wall, appropriate landscaping in setback areas to be maintained by Rhodes Ranch, a buffer zone of single-story low density homes, an acknowledgement in the deed that the purchasers know they are buying property next to a horse property, and any lighting for Rhodes Ranch to be directed away).

Further discussion was held regarding the major development process schedule, the problem with the gravel trucks exceeding the five-mile speed limit,

-continued-

YVONNE ATKINSON GATES
Chairman
LORRAINE HUNT
Vice-Chairman
ERIN KENNY
MARY J. KINCAID
LANCE M. MALONE
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Atkinson Gates, Woodbury

Continued - Page 4

ZC-1955-96
RHODES RANCH LIMITED PARTNERSHIP, ET AL (RHODES DESIGN & DEVELOPMENT)

the allegation that residents received incomplete information at a previous hearing on the zone change, approval of the traffic study, and the off-site traffic mitigation fee required of the developer.

Upon questioning, staff confirmed that the applicant has complied with all requirements of the code and the analysis of the impacts of the proposed development.

Following additional statements from the applicant's representatives, including a request for a reasonable amount of time to install cyclone fencing to prevent trespassing (upon written authority from the neighboring property owner to do so) due to the need for a building permit and to identify the property boundaries, and agreement to the additional conditions of staff that address the concerns regarding the 8' wall height, the landscaping buffer, and 20' setback that would allow single-story homes (as they apply to the subject property), more discussion was held regarding the modification of Buffering Requirement 1.

FINAL ACTION: It was moved by Commissioner Kincaid that the Board approve the recommendation, subject to the foregoing additional conditions as recommended by staff and agreed to by the applicant, including the buffering requirements with the modification of Buffering Requirement 1 to read "design review required on any proposed development in Section 17 with attached dwelling units within 500 feet of the boundary of Rhodes Ranch" (or "8 units per acre within the boundary" or "any other as required by staff").

-continued-

Continued - Page 5

ZC-1955-96
RHODES RANCH LIMITED PARTNERSHIP, ET AL (RHODES DESIGN & DEVELOPMENT)

Upon questioning, Commissioner Kincaid confirmed that she is limiting Buffering Requirement 1 to Section 17 with staff to have the discretion to propose a design review if there are other protests. Commissioner Kincaid then included in her motion the inclusion of the two parcels requested by the applicant in Buffering Requirement 2.

Staff then clarified that the motion for approval includes Buffering Requirement 1 to read "A Design Review as a public hearing required on any proposed development in Section 17 with attached dwelling units which exceeds 8 units to the acre within 500 feet of the boundary of Rhodes Ranch or the Judd and Verchota properties or at the discretion of staff; Buffering Requirement 2 to read "For Parcel Nos. 176-17-601-001 and 176-17-501-003, buffering shall consist of the following:..."; and a fence adjacent to Mr. Judd's property with his authority and to be constructed as soon as possible, and that the pulling of those permits is not to exceed 60 days.

On roll call motion as clarified carried by unanimous vote of the members present.

Staff further clarified that the motion included all the Planning Commission conditions with changes recommended by staff.

ZC-1955-96

Buffering Requirements:

1. A Design Review as a Public Hearing shall be required on any proposed development with attached dwelling units within 500 feet of the boundary of Rhodes Ranch.

2. For the parcels adjacent to the Rhodes Ranch boundary in Sections 17 and 18, unless owned by BLM or Rhodes, and Parcel No's 176-08-201-007 and 176-08-201-011 in Section 8, buffering shall consist of the following:

   Setback: 20 feet to single story; 50 feet to two story.
   Landscaping: Drought tolerant, low-water using evergreen variety planted a minimum of twenty feet on center.
   Wall Height: 8 feet.
   Recreation Areas: No Recreation Areas, other than the golf course, within 50 feet of the common property line between Rhodes Ranch and the adjacent parcel.
   Lighting: Any lighting shall be hooded and directed away from the private non-Rhodes Ranch parcels.

3. Attached dwelling units, multi-family and/or commercial or industrial land uses may have increased buffering requirements if imposed as conditions of the Design Review.

ROBERT GILES
Chairman
TRINA FIERRO
Vice Chairman
CHARLEY JOHNSON
KIRBY TRUMBO
VIRGINIA VALENTINE
WILL WATSON
DR. WILLIAM WHITE

RICHARD B. HOLMES
Executive Secretary
LUCY STEWART
Assistant Director

Absent: White

VC-1556-96

SOUTHWESTERN OPPORTUNITIES

APPROVED

STAFF RECOMMENDATIONS: Mr. Shane Ammerman, Senior Planner, presented the application and stated staff has found no showing of a legal hardship as required by code to justify the variance. It is incumbent upon the applicant to show a legal hardship at this time.

PUBLIC HEARING:

SPEAKER(S): 2 in agreement; 0 in protest.

PLANNING COMMISSION ACTION: It was moved by Commissioner C. Johnson and carried unanimously that VC-1556-96 be Approved with staff recommendations and the standard conditions listed on the attached application.

COMMISSIONERS VALENTINE AND FIERRO WERE OUT OF CHAMBERS FOR THIS VOTE.

VC-1556-96

Project Description	**17.50 acres of non-contiguous property to be included in a future zone change request to P-C (Planned Community Overlay District) for a 1,347.5 acre master planned community (Rhodes Ranch).**
Location	**Between Wagon Trail Avenue and Pama Lane (alignment) on the East and West sides of Dapple Gray Road; further described as a portion of the NW1/4 of Section 5, Township 22 South, Range 60 East.**
Variance	**To include 17.5 acres of non-contiguous property in a future zone change request to P-C (Planned Community Overlay District) for a 1,347.5 acre master planned community in an R-E (Rural Estates Residential) PUD (Planned Unit Development) Zone.**
APN	**176-05-101-010 & 013; 176-05-201-002 & 003**

STANDARD CONDITIONS/UC,VC,DR:(mb)

1. Approval of this application will expire in one year unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied.
2. The property owner must execute an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
3. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.
4. If recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits.
5. Fire hydrants must be provided in compliance with Fire Department specifications. Waivers of street improvements do not waive fire hydrant requirements. A three foot fire hydrant easement is required behind all street frontage lot lines.

MASTER PLAN:	ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC) COMMUNITY DISTRICT 3
OWNER:	Southwestern Opportunities
APPLICANT:	Rhodes Design and Development
CORRESPONDENT:	Dick Chambers Rhodes Design and Development 4630 S. Arville St., Ste. B Las Vegas, NV 89103

PLANNING COMMISSION
MINUTES
NOV 05 1996

- continued -

VC-1556-96

BACKGROUND: MP-0784-96 (Major Project Concept Plan) was approved by the Board of County Commissioners on 6/19/96 for the overall 1,330 acre Rhodes Ranch. UC-1131-96 was approved by the Planning Commission on August 8, 1996 for an R-E (PUD) project consisting of a 339 lot single family planned unit development with a 14.71 acre recreation area/complex on 231.91 acres as part of a mixed use comprehensive planned community. That request was in conformance with the existing approved Enterprise Land Use and Development Guide with an overall density of 1.46 dwelling units per acre. On October 3, 1996, the Planning Commission approved the specific plan portion of the major project review procedure (MP-0785-96 for Rhodes Ranch). One of the next steps in this process is the submittal of a zone change request to P-C (Planned Community Overlay District). Section 29.48.020(B) requires that any property included in a planned community must be contiguous not just at a point, but must be contiguous for at least 300 feet. The parcels in question meet only at a point to the remainder of the Rhodes Ranch Master Planned Community. Since the P-C overlay district and major projects process are relatively new staff can not support the request. However after having used the process staff has found there maybe need for code amendments in the future. The commission may wish to address this issue more completely in the future.

PRELIMINARY STAFF RECOMMENDATION: **Staff has found no showing of a legal hardship to justify this variance as required by code. It is incumbent on the applicant to prove the legal hardship at this time.**

PLANNING COMMISSION
MINUTES
NOV 05 1996

ROBERT GILES
Chairman
TINA FIERRO
Vice Chairman
CHARLEY JOHNSON
KIRBY TRUMBO
VIRGINIA VALENTINE
WILL WATSON
DR. WILLIAM WHITE

RICHARD B. HOLMES
Executive Secretary
LUCY STEWART
Assistant Director

Absent: White

VC-1679-96

SUMMIT ACQUISITIONS, LLC

APPROVED
(1 year review)

STAFF RECOMMENDATIONS: Mr. Mario Bermudez, Principal Planner, presented the attached application and stated there has been no showing of a legal hardship to justify the variances as required by code. It is incumbent on the applicant to prove a legal hardship at this time. If approved, staff recommends one year review, right-of-way dedication, access controls, and sign deed restriction forms.

PUBLIC HEARING:

SPEAKER(S): 2 in agreement: 0 in protest.

OVERHEAD: Rendering.

PLANNING COMMISSION ACTION: It was moved by Commissioner Fierro and carried unanimously that VC-1679-96 be Approved, subject to the staff recommendations and subject to the standard conditions listed on the attached application. Note: This approval does not include the Preliminary Staff Recommendation for full off-site improvements.

COMMISSIONER C. JOHNSON WAS OUT OF CHAMBERS FOR THIS VOTE.

VC-1679-96

Project Description	**A temporary off-site information center on 5 acres.**
Location	**North side of Warm Springs Road (alignment) approximately 600 feet West of Rainbow Boulevard at 7014 Warm Springs Road; further described as a portion of the SE1/4 of Section 3, Township 22 South, Range 60 East.**
Variance	**Permit a temporary information center where not permitted in an R-E (Rural Estates Residential) Zone.**
APN	**176-03-801-011**

STANDARD CONDITIONS/UC,VC,DR:(gtb)

1. Approval of this application will expire in one year unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied.
2. The property owner must execute an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
3. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.
4. If recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits.
5. Fire hydrants must be provided in compliance with Fire Department specifications. Waivers of street improvements do not waive fire hydrant requirements. A three foot fire hydrant easement is required behind all street frontage lot lines.

MASTER PLAN:	SPRING VALLEY - UP TO RESIDENTIAL MEDIUM SINGLE FAMILY (7-8 DU/AC); COOPERATIVE MANAGEMENT AGREEMENT AREA AE-60 LDN
OWNER:	Summit Acquisitions
APPLICANT:	Sherry Carlson
CORRESPONDENT:	Sherry Carlson Rhodes Design & Development 4630 S. Arville St., Ste. B Las Vegas, NV 89103

PLANNING COMMISSION
MINUTES

NOV 19 1996

- continued -

VC-1679-96

BACKGROUND: ZC-1436-96 was approved by the Board of County Commissioners on 11/06/96 and was partially approved. and is a zone change request to R-3 for a 184 unit apartment complex on this site and the two parcels to the west. The applicant indicates this request is to provide a temporary information facility for people interested in the Rhodes Ranch Planned Community located approximately 2 miles west of this site. The building is intended to be a residential structure. In addition. the site is directly adjacent to Warm Springs Road and a power substation.

PRELIMINARY STAFF RECOMMENDATION: **Staff has found no showing of a legal hardship as required by code to justify the variance. It is incumbent upon the applicant to prove a legal hardship at this time. If approved, staff recommends full off-sites and right-of-way dedication; subject to a time limit of one year for review.**

PLANNING COMMISSION
MINUTES

NOV 19 1996

ROBERT GILES
Chairman
TRINA FIERRO
Vice Chairman
CHARLEY JOHNSON
KIRBY TRUMBO
VIRGINIA VALENTINE
WILL WATSON
DR. WILLIAM WHITE

RICHARD B. HOLMES
Executive Secretary
LUCY STEWART
Assistant Director

Absent: White, Watson

ROUTINE ACTION AGENDA
(Items 3 through 36, except item 16 & 36 will be heard separately and the deleted items 5, 17, & 25)

SUBDIVISIONS, DESIGN REVIEWS, WAIVERS

Mr. Tracy Foutz, Principal Planner, presented the attached applications as part of the Routine Action Agenda and stated the following items can be taken in one vote. Each item includes the "Preliminary Staff Recommendation" as listed on the attached application.

It was moved by Commissioner C. Johnson and carried unanimously by members present that the Routine Action Agenda items be Approved, incorporating the staff recommendations and the standard conditions listed on the attached application for each item and the added conditions listed on page 6.

Commissioner Valentine abstained on item #3.

ROUTINE AGENDA ITEMS:
Item #03 - FM-0250-96, Antelope Canyon;
Item #04 - TM-0009-96, Crystal Springs No. 9;
Item #06 - FM-0258-96, Lewis Homes - Sloan/Charleston;
Item #07 - FM-0211-96, The McCarran Center No. 5;
Item #08 - TM-0285-96, Polo Towers Condos Phase III;
Item #09 - FM-0281-96, Amended Southpark - Unit 1;
Item #10 - TM-0283-96, Spanish Hills Estates- Unit 3;
Item #11 - FM-0228-96, Spring Valley Ranch Unit 9;
Item #12 - FM-0229-96, Spring Valley Ranch Unit II;
Item #13 - TM-0278-96, Tuscany Village;
Item #14 - DR-1665-96, Flamingo 94 LLC;
Item #15 - DR-1685-96, Johnson Family Trust;
Item #18 - DR-1727-96, Edwin Garcia et al;
Item #19 - DR-1730-96, Martin & Audrey Pinz et al;
Item #20 - DR-1731-96, Rhodes Ranch Land Holdings;
Item #21 - DR-1738-96, Clark County Dept. of Aviation;
Item #22 - DR-1742-96, Terry D. & Connie J. Andersen;
Item #23 - DR-1777-96, Sunrise Valley Estates;
Item #24 - DR-1781-96, Western Equities Development;
Item #26 - WT-1674-96, Lone Mountain Associates;
Item #27 - WT-1676-96, James H. Tenney;
Item #28 - WT-1682-96, Post Polaris, LLC;
Item #29 - WT-1700-96, Brad A. Reid;
Item #30 - WT-1703-96, Flamingo Self Storage;
Item #31 - WT-1713-96, M. Nicholson;
Item #32 - WT-1714-96, Avis Rent A Car;
Item #33 - WT-1716-96, Southern California Edison Co.;
Item #34 - WT-1722-96, Shelby's Creek L.L.C.;
Item #35 - WT-1746-96, Mike Delfante;

RHODES RANCH LAND HOLDINGS

DR-1731-96

Location	**South of Robindale Road (alignment) and approximately 350 feet West of Durango Drive; further described as a portion of the E1/2 of Section 8, Township 22 South, Range 60 East.**
Design Review	**A one story, 731 square foot guard house and gate entry structure for a 339 lot single family planned unit development with a 14.71 acre recreation area/complex on 231.91 acres in an R-E (Rural Estates Residential) Planned Unit Development Zone.**
APN	**176-08-301-004**

STANDARD CONDITIONS/UC.VC.DR: (mb)

1. Approval of this application will expire in one year unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied.
2. The property owner must execute an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
3. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.
4. If recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits.
5. Fire hydrants must be provided in compliance with Fire Department specifications. Waivers of street improvements do not waive fire hydrant requirements. A three foot fire hydrant easement is required behind all street frontage lot lines.

MASTER PLAN:	ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC) COMMUNITY DISTRICT 3
OWNER:	Rhodes Ranch Land Holdings
APPLICANT:	Rhodes Design & Development
CORRESPONDENT:	Rhodes Design & Development Rose Milner 4360 So. Arville St. #B Las Vegas, NV 89103
BACKGROUND:	MP-0785-96 (Major Project Specific Plan) was approved by the Board of County Commissioners on October 16, 1996 for the overall 1,348 acre Rhodes Ranch. This site is denoted on the specific plan as part of an adult community area. On September 4, 1996 the Board of County Commissioners gave approval for a planned unit development for 339 single family units in the R-E zone. This proposed guard house and gated entry is for this future community.
PRELIMINARY STAFF RECOMMENDATION:	**Approval subject to a building permit for the principal use being issued prior to or concurrent with construction of the guard house; Clark County Fire Dept. approval of entrance and exit widths; queueing and storage analysis and compliance.**

PLANNING COMMISSION
MINUTES

NOV 21 1996

YVONNE ATKINSON GATES
Chairman
LORRAINE HUNT
Vice-Chairman
ERIN KENNY
MARY J. KINCAID
LANCE M. MALONE
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Atkinson Gates, Williams, Woodbury
Commissioner Williams left the meeting.

SC-1957-96
RHODES RANCH LAND HOLDINGS, L.P./ SOUTHWESTERN OPPORTUNITIES (RHODES DESIGN & DEVELOPMENT)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described application of Rhodes Ranch Land Holdings, L.P. and Southwestern Opportunities (Rhodes Design & Development) for a street numbering system, subject to the ATTACHED conditions:

REPRESENTATIVE(S): Present

PRE-FINAL ACTION: Following introduction of the item, including Staff Comments, the Board viewed a site plan and received statements from the applicant's representatives in support of the application with reference made to a similar request previously approved for Spanish Trails.

FINAL ACTION: It was moved by Commissioner Kenny and carried by unanimous vote of the members present that the Board approve the recommendation.

'JBLIC HEARING
.PP. NUMBER / OWNER / DESCRIPTION OF REQUEST

SC-1957-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL: STREET NUMBERING SYSTEM establishing a two and three digit numbering system for 339 single family homes in an R-E (Rural Estates Residential) Zone Planned Unit Development on 232 acres. Generally located on the west side of Durango Drive between Warm Springs Road and a point approximately 250 feet north of Pebble Road; further described as portions of Sections 8 and 17, Township 22 South, Range 60 East. EKmb

RELATED INFORMATION:

MASTER PLAN: ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3

BACKGROUND: UC-1131-96 was approved for the planned unit development by the Board of County Commissioners on September 4, 1996. The tentative map (TM-0245-96) was approved by the Board of County Commissioners at the November 20, 1996 meeting. The applicant is requesting this system which is similar to that approved for the Spanish Trails development. The applicant is also processing ZC-1953-96, WT-1954-96, and DA-1956-96 which was heard at the December 18, 1996, Board of County Commissioners meeting.

STAFF COMMENTS: This request violates county address system policy adopted by the Board of County Commissioners in 1988. The policy requires that addressing follow the numbering system based on a zero grid system beginning in downtown. Staff believes that using a two and three digit system will be confusing for mail delivery and emergency services; therefore, staff recommends denial of this request. However, similar requests have been approved for another master planned community.

APPROVALS: Enterprise Citizen's Advisory Council

PROTESTS: None

PLANNING COMMISSION ACTION: December 19, 1996 - APPROVED. Vote: Unanimous Absent: Valentine

STANDARD CONDITIONS: This action will expire in two years for a zone change, and one year for a use permit, variance or design review unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied. The property owner must execute a Resolution of Intent and an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
If required by the Commission a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if required by the Commission, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits. All necessary utility easements will be retained or reserved.

OWNER: Rhodes Ranch Land Development, LP, et al APPLICANT: Rhodes Design & Development
CONTACT: Rhodes Design & Development, 4630 So. Arville St. #B, Las Vegas, NV 89103

APN: 176-08-101-016; 176-08-201-002 THRU 006, 008, 009; 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002; 176-08-801-001, 002; 176-17-101-002, 006, 007, 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004, 013

BILL NO. 1-8-97-3

SUMMARY - An Ordinance to adopt a development agreement for Rhodes Ranch generally located South of Sunset Road and West of Durango Drive.

ORDINANCE NO. 1935
(of Clark County, Nevada)

AN ORDINANCE TO ADOPT A DEVELOPMENT AGREEMENT FOR THE RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL. FOR A 1,375 ACRE, MIXED USE MASTER PLANNED COMMUNITY GENERALLY LOCATED BETWEEN SUNSET ROAD AND PEBBLE ROAD AND DURANGO DRIVE AND APPROXIMATELY 330 FEET WEST OF GRAND CANYON DRIVE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATING THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. In accordance with the provisions of section 278.0203 of the Nevada Revised Statutes and chapter 26.40 of the Clark County Code, the development agreement for the 1,375 acre mixed use master planned community known as Rhodes Ranch and generally located between Sunset Road and Pebble Road and Durango Drive and Approximately 330 feet West of Grand Canyon Drive, identified by application number DA-1956-96 and attached hereto, is hereby adopted.

SECTION 2. If any section of this ordinance or portion thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 3. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with the names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks.

PROPOSED on the 8th Day of January, 1997.

PROPOSED BY Erin Kenny

PASSED on the 22nd Day of January, 1997.

VOTE:

AYES: Lorraine Hunt
Erin Kenny
Mary Kincaid
Lance Malone
Myrna Williams

NAYS: Bruce L. Woodbury

ABSTAINING: None

~~NONE~~:

ABSENT: Yvonne Atkinson Gates

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

BY: Yvonne Atkinson Gates
YVONNE ATKINSON GATES, Chair

ATTEST:
Loretta Bowman
LORETTA BOWMAN, County Clerk

This ordinance shall be in force and effect from and after the 5th day of February, 1997.

DEVELOPMENT AGREEMENT

between

THE COUNTY OF CLARK

and

RHODES RANCH LIMITED PARTNERSHIP,
A Nevada Limited Partnership;

RHODES RANCH LAND HOLDINGS LIMITED PARTNERSHIP
A Delaware Limited Partnership;

SOUTHWESTERN OPPORTUNITIES LIMITED PARTNERSHIP,
A Nevada Limited Partnership;

DURANGO/SPRINGS LIMITED PARTNERSHIP,
A Nevada Limited Partnership

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT (the "Agreement") is made and entered into this 18th day of December, 1996, by and between the County of Clark, State of Nevada (hereinafter referred to as the "County") and Rhodes Ranch Limited Partnership, a Nevada Limited Partnership, Rhodes Ranch Land Holdings, Limited Partnership, a Delaware Limited Partnership, Southwestern Opportunities Limited Partnership, a Nevada Limited Partnership, and Durango/Springs Limited Partnership, a Nevada Limited Partnership (hereinafter collectively referred to as the "Owner") the owner or exclusive Optionee of the real property described on Exhibit A attached hereto and incorporated herein by reference.

SECTION 1

DEFINITIONS

1.1 Definitions. For all purposes of this Agreement, except as otherwise expressly provided or unless the context otherwise requires, the following terms shall have the following meanings:

(a) "Agreement" has the meaning assigned to it in the first paragraph hereof. Agreement at any given time includes all addenda and exhibits incorporated by reference and all amendments which have become effective as of such time.

(b) "Applicable Rules" means and refers to the following:

(i) the County Master Plan as of the Effective Date (except for those portions adopted pursuant to NRS 543 known as the Flood Control Master Plan),

(ii) the Concurrent Approvals,

(iii) Specific Code, Ordinances, Rules, Regulations and official policies of the County as adopted and in force as of the Effective Date and as amended from time to time, except those sections set forth on Exhibit B which shall be locked in for the terms of this Agreement, regarding planning, zoning, subdivisions, growth management, gaming enterprise districts, timing and phasing of development, permitted uses of the Subject Property, density, design, and improvement standards and specifications applicable to the Planned Community except as provided in section 26.40.045 of the Code, and excepting therefrom:

(1) Any fees or monetary payments prescribed by ordinance which are uniformly applied to all development and construction subject to the County's jurisdiction. Owner agrees to be subject to all such fees and monetary payments prescribed by ordinance as adopted or amended throughout

the duration of this Agreement, and

(2) Any provisions of the Code adopted by the County Commission relating to or referencing standards or specifications which have also been adopted by the Regional Transportation Commission (RTC) or the Clark County Regional Flood Control District (CCRFCD) and apply uniformly to all development throughout the County, and

(iv) all applicable state and federal laws and regulations.

County agrees it will not adopt any ordinance, rule, regulation, policy or guideline that would have the effect of violating or abrogating any provision of this Agreement or evading or frustrating the clear intent of this Agreement.

(c) "Best Efforts" means, in the case of any contingent obligation of County or Owner, that the party so obligated will make a good faith effort to accomplish the stated goal, task, project or promised performance; provided, such term does not imply a legal obligation to take any specific action if, (i) in the case of a County obligation, such action would, in the reasoned opinion of the County Commission, be imprudent given competing public needs and projects, or (ii) in the case of an Owner obligation, such action would, in the reasoned opinion of the Owner, be commercially unreasonable. In either case, the responsible party shall give written notice to the other party that it has considered such contingent obligation and the reason for its decision not to perform.

(d) "Builder" means any person or entity which constructs final improvements (other than off-site improvements or infrastructure) with respect to a subdivision or parcel of the Subject Property.

(e) "CCRFCD" means the Clark County Regional Flood Control District.

(f) "Code" means the Clark County Code, including all rules, regulations, standards, criteria, manuals and other references adopted herein.

(g) "Community open space" means the golf course and any park space, streetscape area or other open space owned by the Owner or a homeowner's association within the Planned Community.

(h) "Concurrent Approvals" means the following approvals and authorizations, together with applicable conditions, as granted by the County Commission substantially concurrently with the authorization and approval of this Agreement:

(i) The Specific Plan no. MP-0785-96, as approved by the Board of Clark

County Commissioners on October 16, 1996;

(ii) Zone Change and Use Permit no. ZC-1953 -96, a copy of which is attached hereto as Exhibit C, regarding:

a) P-C Zoning;
b) one 18 hole golf course;

(iii) Vacation and Abandonment no. VS-1374-96, a copy of which is attached hereto as Exhibit D .

(iv) Waiver to modify street standards no. WT-1954-96, a copy of which is attached hereto as Exhibit E .

(v) Use Permit no. UC-1525-96, a copy of which is attached hereto as Exhibit F, regarding:

a) aggregate mining and processing, concrete and asphaltic concrete plants and related equipment and structures.

(i) "County" means the County of Clark, State of Nevada together with its successors and assigns.

(j) "County Commission" means the Board of County Commissioners of the County of Clark, State of Nevada.

(k) "County Master Plan" means the comprehensive plan adopted by the County Commission in 1983 and all amendments thereto including, but not limited to, all adopted land use and development guides, including the Land Use and Development Guide and the general plan map for unincorporated portions of the Las Vegas Valley adopted by the County Commission on January 21, 1974, except as amended by the adoption of more recent plans in effect as of the Effective Date.

(l) "Designated Builder" means a merchant homebuilder, apartment developer or other owner of real property within the Planned Community that is constructing any development subject to the residential construction tax if designated by Owner to the County in writing.

(m) "Development Agreement Ordinance" means Ordinance No. 1579 effective May 3, 1994, creating Title 26 of the Code and Chapter 26.40 of Title 26 of the Code.

(n) "Effective Date" means the date, on or after the adoption by the County of an ordinance approving execution by both parties of this Agreement and that this

Agreement is recorded in the Office of the County Recorder of Clark County, Nevada. The Effective Date is noted on the signature page hereof.

(o) "Homeowner's Association" (HOA) means an association of owners of dwelling units within a "planned community", "condominium" or "cooperative" as such terms are used in NRS Chapter 116, et seq.

(p) "Major Projects Ordinance" means Ordinance No. 1580 creating Chapter 26.30 of Title 26 of the Code, as amended as of the Effective Date.

(q) "Master Transportation Study" means a comprehensive multi-modal transportation study prepared for the Planned Community by Kimley-Horn and Associates, Inc. dated September 11, 1996 and submitted to and accepted by the County that addresses the viability of the proposed alternate major street network and intersection plan of the Planned Community and identifies impacts to street segments and intersections outside of the Planned Community and the need to construct access roads to the Planned Community or to any of its individual Subdivisions.

(r) "NRS" means Nevada Revised Statutes.

(s) "Owner" means Rhodes Ranch Limited Partnership, a Nevada limited partnership; Rhodes Ranch Land Holdings, Inc., a Delaware Limited Partnership; Southwestern Opportunities Limited Partnership, a Nevada Limited Partnership; and Durango/Springs Limited Partnership, a Nevada Limited Partnership, the Owner and/or Optionee of the land constituting the Subject Property and its successors and assigns, if any.

(t) "P-C Zoning" means the zoning overlay district for the Planned Community approved through Application No. ZC-1953 -96 and all conditions thereto, pursuant to the P-C Zoning Ordinance substantially concurrently with the Effective Date, a copy of which is attached hereto as Exhibit C .

(u) "P-C Zoning Ordinance" means Ordinance No. 1733 creating Chapter 29.48 of Title 29 of the Code establishing a P-C Planned Community Overlay District which became effective on November 22, 1995.

(v) "Phase of Development" shall mean the area located within the limits of any land division map for the Planned Community, or any other non single family residential development within the Planned Community, or portions thereof, and being a part of the Specific Plan.

(w) "Planned Community" means the Subject Property and the proposed development of the Subject Property described in this Agreement.

(x) "Planned Community Parameters" has the meaning set forth in Section 29.48.030 of the Code.

(y) "Specific Plan" means the Rhodes Ranch Planned Community Specific Plan, approved by the Board of Clark County Commissioners on October 16, 1996, as amended.

(z) "Subject Property" means that certain real property owned by Owner located in the County and more particularly described on Exhibit A.

(aa) "Term" means the term of this Agreement together with any extension agreed upon pursuant to Section 11.2 hereof.

(bb) "Town Approval" means approval by the respective Citizen Advisory Councils of Enterprise and Spring Valley, as may be applicable.

SECTION 2

RECITAL OF PREMISES, PURPOSE AND INTENT

2.1 Recitals. This Agreement is predicated upon the following facts and findings:

(a) Statutory Authorization. The County is authorized, pursuant to NRS § 278.0201 through 278.0207 inclusive, to enter into binding development agreements with persons having a legal or equitable interest in real property to establish long range plans for the development of such property.

(b) Ownership Interest. Owner represents that it has or will acquire fee title ownership of the Subject Property.

(c) County Authorization, Hearing and Ordinance. All preliminary processing with regard to the Planned Community has been duly completed in conformance with all applicable laws, rules and regulations including, without limitation, compliance with the Major Projects Ordinance and adoption of the Specific Plan. The County Commission, having given notice as required by law, held a public hearing on Owner's application seeking approval of the form of this Agreement and the execution hereof by the County. At the described meeting, the County Commission found that this Agreement is consistent with the County's plans, policies and regulations, including the County Master Plan, that the Agreement meets the requirements of Section 26.40.040 (b) (5), and that the execution hereof by and on behalf of the County is in the public interest and is lawful in all respects. The Development Agreement Ordinance grants to the County the power to enter into and perform development agreements and on January 8, 1997, the County Commission adopted Ordinance No. 1935 approving this Agreement and authorizing the execution hereof by duly constituted officers of the County. Said ordinance took effect on February 5, 1997. County agrees to record a certified copy of the ordinance as required by NRS 278.0207.

(d) County Intent. The County desires to enter into this Agreement in conformity with the requirements of NRS and as otherwise permitted by law and this Agreement to provide for public services, public uses and urban infrastructure, to promote the health, safety and general welfare of the County and its inhabitants, to minimize uncertainty in planning for and securing orderly development of the Planned Community and surrounding areas, to insure attainment of the maximum efficient utilization of resources within the County at the least economic cost to its citizens and otherwise achieve the goals and purposes for which the State statute and County ordinance authorizing development agreements were enacted. In exchange for these and other benefits to the County, Owner will receive the assurance that it may develop the Planned Community during the Term of this Agreement in accordance with the

Applicable Rules, subject to the terms and conditions herein contained.

(e) Owner Intent. In accordance with the legislative intent evidenced by the Nevada State statute authorizing development agreements and the intent of the County in adopting an ordinance allowing development agreements and review of major projects, Owner wishes to obtain reasonable assurances that Owner may develop the Planned Community in accordance with the Applicable Rules subject to the conditions established in this Agreement. Because of the nature of the Planned Community, the type and extent of the public improvements and infrastructure to the Planned Community to be provided by Owner, and the type and extent of the public and private improvements to be provided within the Planned Community, the Owner's decision to commence development of the Planned Community is based on expectations of proceeding with the Planned Community to completion.

(f) Purpose of Agreement and Underlying Consideration. Insofar as the Subject Property is a large tract of land subject to major project review pursuant to Chapter 26.30 and Owner has applied to establish a P-C Planned Community Overlay District pursuant to Chapter 29.48 of the Code, and insofar as Owner has complied with the conditions for the establishment of a P-C Overlay District as set forth in 29.48.020 of the Code permitting the establishment of a P-C Overlay District within Community District 3 (CD-3) as adopted by the Clark County Comprehensive Plan, and Owner having previously received approval of its major project review Specific Plan and having filed its application for the establishment of the P-C Overlay District within CD-3, and insofar as Owner has committed by this Agreement to construct and provide public infrastructure to the Planned Community where none presently exists, and insofar as the right to establish a P-C Overlay District exists for other developers who also comply with existing ordinances therefore, in order to advance legitimate government interests authorized by N.R.S. and the Code and in order to further the intent and purposes of County and Owner specifically set forth in Sections 2.1 (d) and (e) hereinabove as well as to provide an alternative mechanism to give the assurances to Owner that are set forth in this Development Agreement, and permitted by Code Chapter 26.40 and giving consideration to Owner's promises contained herein and to Owner's previous and future substantial expenditures of funds and efforts in order to master plan and bring infrastructure and other benefits to and to develop the Planned Community, and giving further consideration to Owner's past and future reliance upon the County's agreements contained herein and in order to create necessary economic feasibility to so develop the Planned Community, and giving further consideration to the acknowledgment by both Owner and County that future homeowners and residents within the Planned Community and of owners and operators of commercial businesses within the Planned Community shall place significant reliance upon the enhancement of the physical, social and economic values of

the Planned Community stemming from the creation and continued maintenance of the Planned Community pursuant to the terms and provisions of the Specific Plan, the Agreement, the P-C Overlay and the Concurrent Approvals, the County and Owner acknowledge that a principal purpose of this Agreement is to confirm that all development within Section 31 of T21S,R60E and Sections 4 (portion of), 6, 7, 9, 16, 18, 19, 20, and 21of T22S,R60E surrounding the boundaries of the Subject Property within Community District 3 will continue to be developed in accordance with the requirements of the applicable County Master Plan, including the Community District boundaries as adopted on April 2, 1996, subject to the provisions of Chapter 26.30 and 29.48 of the Code. Accordingly, the County agrees to use their best efforts to accomplish said purpose.

(g) Acknowledgment of Uncertainties. The parties acknowledge that circumstances beyond the control of either party could defeat their mutual intent that the Planned Community be developed in the manner contemplated by this Agreement. Among such circumstances are the unavailability of water or other limited natural resources, Federal regulation of air and water quality, and similar conditions. Owner recognizes that water shortages could affect the County's ability to perform its obligations hereunder. It is not the intent of the parties nor shall this Section be construed as excusing the County of any obligation hereunder or depriving Owner of any right under this Agreement, which can be performed.

2.2 Incorporation of Recitals. The foregoing recitals shall be deemed true and correct in all respects with respect to this Agreement and shall serve as the basis for the interpretation of this Agreement.

2.3 Permitted Uses, Density, Height and Size of Structures. Pursuant to NRS 278.0201 and Code Section 26.40.035, this Agreement must set forth the maximum height and size of structures to be constructed on the Subject Property, the density of uses and the permitted uses of the land. County agrees the Planned Community may be developed to the density and with the land uses set forth in the Specific Plan and subsection 3.4 of this Agreement. The maximum height and size of structures to be constructed as part of the Planned Community shall be governed by the Applicable Rules.

SECTION 3

DEVELOPMENT OF THE PLANNED COMMUNITY

3.1 Time for Construction and Completion of the Planned Community. Subject to the terms of this Agreement and the Specific Plan, Owner shall have complete discretion as to the time of commencement, construction, phasing, and completion of any and all development of the Planned Community.

3.2 Rhodes Ranch Master Plan. The Rhodes Ranch Planned Community Specific Plan, approved by the Board of Clark County Commissioners on October 16, 1996, as amended (the "Specific Plan"), along with the Planned Community Parameters adopted along with the P-C Overlay Zone in application number ZC- 1953 - 96 constitute the Rhodes Ranch Land Use Master Plan.

3.3 Reliance on the Specific Plan. County hereby agrees that the Subject Property may be used and developed during the Term hereof for the purposes and in the manner set forth in the Specific Plan incorporated herein by reference subject to the terms and conditions of this agreement. The Specific Plan sets forth broad categories of uses and generally defines densities allowed in the Planned Community. County and Owner shall develop more detailed descriptions of the uses and densities through the development plan review process established by the P-C Zoning Ordinance. County agrees that such detailed descriptions may not decrease the approved uses set forth in the Specific Plan and it is not the parties' intent that the process set forth in the P-C Zoning Ordinance could decrease the approved uses set forth in the Specific Plan; provided, however, Owner may decrease the density of use at its option. The Specific Plan sets forth an agreed upon degree of flexibility but the Owner may not increase the density and types of uses beyond the maximum set forth in the Specific Plan without County's consent.

3.4 Reliance on Concurrent Approvals and Applicable Rules. County hereby agrees and assures Owner that Owner will be permitted to carry out and complete the entire Planned Community in accordance with the uses and densities set forth in the Specific Plan and the Concurrent Approvals subject to the terms and conditions of this Agreement and the requirements of the Applicable Rules. Without limiting the foregoing and subject to the conditions and requirements of the Applicable Rules and the Concurrent Approvals, County agrees:

(a) Pursuant to the Specific Plan and the Planned Community parameters included in the P-C Overlay Application ZC-1953-96 and this Agreement,

(i) Nine Thousand (9,000) residential units (or such lesser number as Owner may elect) may be developed and constructed within the Planned

Community;

(ii) Three Hundred Fifty (350) acres (or such lesser number as Owner may elect) of the Planned Community may be developed with non-residential private uses;

(iii) The Planned Community may, subject to water conservation conditions set forth in Section 4.3, contain one golf course having up to Eighteen (18) holes of golf and related facilities; and

(iv) The Planned Community may be developed with other land uses and facilities described in the Specific Plan.

(b) Pursuant to the P-C Zoning and the terms of this Agreement and subject to Owner's infrastructure obligations described in this Agreement, the development of the Planned Community may proceed as if all of it were in an area designated "Community District 2" notwithstanding that all or portions of the Planned Community otherwise have the characteristics of "Community District 3" (as such terms are defined or referenced in the P-C Zoning Ordinance and the County Master Plan).

(c) The Planned Community may contain one hotel/casino with H-1 zoning, and other uses, modified development standards and zoning classifications specified in action ZC-1955-96, if approved by the Board of County Commissioners.

(d) Pursuant to the P-C Zoning and terms of this Agreement, and upon approval of each Phase of Development, Owner shall be entitled to develop the respective Phase of Development in accordance with the Specific Plan, the P-C Overlay, and this Agreement.

(e) Pursuant to the Concurrent Approvals,

(i) Owner may develop or permit development of aggregate processing operations, and concrete and asphaltic concrete plants and sell the products of such operations within and outside the Planned Community;

(ii) Streets have been vacated subject to the dedication of other rights-of-way; and

(iii) Certain development and improvement standards applicable to completion and development of infrastructure in the Planned Community have been modified.

3.5 Modification of Applicable Rules. County and Owner acknowledge and agree that the Specific Plan and the Concurrent Approvals are peculiar to the Planned Community and may not be amended, modified or changed during the Term of this Agreement without the express written consent of Owner, except as may be otherwise explicitly provided in this Agreement. The sections of the Code set forth on Exhibit B as in effect on the Effective Date (excepting therefrom any fees or monetary payments prescribed by any ordinance that applies uniformly to all development and construction subject to the County's jurisdiction and any provisions relating to or referencing standards and specifications which have been adopted by the RTC or the CCRFCD that apply uniformly to all development and construction subject to such agency's jurisdiction) shall apply to the development of the Planned Community. Said sections of the Code may be amended or modified by County in the future or new ordinances, rules or regulations may be added, but without impact on Owner or development of the Planned Community except in those limited circumstances provided in Section 26.40.045 of the Code.

(a) Pursuant to Code Section 29.48.030(E), the County's development standards will apply to the Planned Community following substantial completion of development. County agrees, however, that any changes to the development standards applicable to any base zoning district or to any subsequent P-C Zoning Districts which are more restrictive than the development standards in effect on the Effective Date will not apply to the initial development of the Planned Community.

(b) Notwithstanding the foregoing, should the County adopt amended or new codes, ordinances, rules, regulations or policies, Owner shall have the option, in its sole discretion, subject to the limitations included in the Specific Plan and the Planned Community Parameters, of accepting such new or amended matters by giving County written notice of such acceptance and County and Owner shall execute an amended Exhibit B which will be recorded and then constitute a portion of this Agreement.

3.6 Zoning and Building Approval Process. In order to facilitate the review process, the County agrees to assess the feasibility of a Major Projects Review Team. If such a team is approved by the County, it is intended that the team would process all applications, land division maps, permits, including building and grading, and perform inspections for compliance. The Major Projects Review Team would be funded through increased fees that the Major Project developer would be required to pay if they wanted the Team review. This review would only be available for development approved as a Major Project pursuant to Chapter 26.30 of the Code.

3.7 Subdivision Names. Owner agrees that the names of all subdivisions within the Planned Community shall contain the words "Rhodes Ranch" for the purpose of identifying such subdivisions as being subject to the terms of this Agreement.

3.8 Digital Map Data. Owner will prepare and submit to the County, a CAD disk, in the format prescribed by the County Assessor's Office, for all final subdivision maps of land within the Subject Property prior to the time the final map is released by the County for recordation. Owner shall, by contract, require that any purchaser of land who intends to further subdivide also provide such CAD disk for any final map prior to the time the final map is released by the County for recordation.

3.9 Expansion of the Planned Community. The Owner represents that there are numerous parcels of land owned by Owner within, adjacent to, or within one mile of the Planned Community. County agrees that such parcels, if located within 300 feet of the Planned Community, may be added to the Planned Community, at the discretion of the Owner, which, if so added, will become subject to the rights and obligations of this Agreement. The County consents to such additions to the Planned Community that constitute a minor change as defined in 29.48.060(A) of the Code; provided, however, that for each addition that is not a minor change as so defined as aforesaid, Owner will submit a supplement to the Development Agreement and any other required applications with regard to each addition that is generally consistent with the terms of this Agreement and the Applicable Rules, and such supplemental Development Agreement will be processed and considered in accordance with the provisions for an amendment to a Development Agreement as prescribed in Chapters 26.40 of the Code.

3.10 Agreement to Become Part of an Unincorporated Town. Owner hereby agrees to allow the subject property to become part of an unincorporated town and thereby be subject to the Urban Town Tax Rate.

3.11 Affordable Housing. County and Owner desire to encourage a wide range of housing opportunities within the Planned Community. Incentive programs and other measures recommended by the Clark County Affordable Housing Committee and adopted by the County Commission for use throughout the County should be used to provide a variety of affordable housing opportunities, including attached and detached, single family and multi-family, for-sale and for-rent units. Affordable housing should be designed appropriately and situated within the Planned Community in such a way as to provide a complete, diverse and balanced community and to avoid a concentration of affordable housing in any one area.

3.12 Air Quality Conformity. Owner acknowledges County has adopted an air quality plan and agrees to use its best efforts to comply with the applicable provisions thereof.

3.13 Dust Mitigation. Owner will use its best efforts to educate builders and contractors within the Planned Community of the applicable rules of the County Health Department with respect to dust mitigation and to encourage compliance therewith. County will provide Owner with printed materials available and schedules of any County Health Department seminars or presentations designed to educate Owner and other members of the public in dust mitigation.

SECTION 4

WATER CONSERVATION, REUSE, AND SANITATION

4.1 Water Conservation. Owner agrees to use its best efforts to encourage water conservation in the Planned Community. Owner agrees to design the golf course, streetscape areas, park space and any other Community open space using the best available water conserving techniques, including but not limited to proper soil preparation and water conserving irrigation systems and equipment. Landscaping within public streetscape areas shall not include turf and shall be limited to water conserving plant materials. Owner shall create and impose design criteria on all development within the Planned Community that will encourage water conservation in all landscaping treatments by incorporating water conservation concepts, proven water conservation equipment, techniques, and plant materials.

4.2 Design for Alternative Water Sources for Irrigation. Owner agrees, to the maximum extent practical, to design any Community open space in such a way as to minimize the use of potable water for irrigation purposes, especially during the summer months. County acknowledges that it is necessary to periodically flush the build up of salts in the soil of the golf course with the use of potable water and that greens, tees and grow-ins require potable water. Owner further agrees to design and construct any Community open space to use treated effluent from a regional water reclamation plant or package reclamation plant ("Owner's Plant" hereinafter defined) for all irrigation uses in the future. Irrigation systems shall include, but not be limited to, dual distribution pipe lines, valves and other appurtenances, and storage areas as pertinent to provide for the use of treated effluent. Further, any such irrigation systems shall be designed and constructed to meet current engineering standards, such as the American Water Works Association standards.

4.3 Future Use of Treated Effluent. Owner agrees to use treated effluent to the maximum extent practical, to irrigate any golf course, park space, streetscape area and other Community open space County acknowledges that treated effluent may not be available (or available in sufficient quantities) to serve the Community open space at the time construction of such Community open space commences. Upon Owner's compliance with the Applicable Rules, the County shall allow the construction of any Community open space provided, that (i) Owner shall install underground pipelines to carry treated effluent to the Community open space from a distance of up to one-half mile from the Planned Community (or greater, if agreed to by Owner), and (ii) Owner shall convert any such Community open space to the use of treated effluent as soon as reasonably possible following the availability of treated effluent on the terms set forth in Section 4.5 and 4.6 hereinbelow.

4.4 Reclamation Plant. County agrees not to construct a sewage treatment plant in the Planned Community or within one-half mile of the boundary of the Planned

Community without Owner's written consent. In the event County constructs a regional water reclamation plant as provided below, Owner shall use treated effluent from the regional water reclamation plant provided the owner is not directly and fully responsible for payment of the cost of installation of underground waterlines to deliver effluent to the Planned Community for a greater distance than one-half mile from the Planned Community unless agreed to by Owner, and County shall expend its best efforts to cause any such effluent water to be made so available to Owner from such regional water reclamation plant at the lowest possible rate, as determined by the appropriate authority, with all circumstances relating to the furnishing and delivery thereof considered. In the event that, (i) as of December 31, 1997, the County has failed to adopt a formal definitive decision together with necessary formal commitments (including firm financial commitments for construction and a definitive schedule of rates to be charged for furnishing effluent for use in the Planned Community) to go forward with the design, construction and completion of a regional water reclamation plant and to commence to serve the Planned Community on or before June 1, 2000; or (ii) the County formally determines not to proceed to construct a regional water reclamation plant the Owner shall construct, at its sole cost and expense, a water reclamation plant ("Owner's Plant") designed to treat the effluent to the standards necessary for human contact and to be used exclusively for the Planned Community. If the County formally determines not to proceed to construct a regional water reclamation plant, the Owner shall commence construction of the Owner's Plant prior to the issuance of the building permit for the one thousandth (1,000th) dwelling unit, or post a bond for construction, and shall have said Owner's Plant operational prior to the issuance of the building permit for the construction of the one thousand seven hundredth (1,700th) dwelling unit in the Planned Community. The County will expend its best good faith efforts, to the extent permitted by law and to the extent that Owner's requests have not been determined to be directly contrary to the best interests of the County, to cooperate with the Owner to provide to Owner and obtain from other governmental agencies such necessary permits and licenses for Owner's Plant and infrastructure, including the right to install underground or effluent pipelines within the public rights-of-way as necessary, which may be required for Owner's Plant.

4.5 Future Approvals. County acknowledges that Owner will incur substantial costs in complying with the terms of Section 4.3 and 4.4 and that Owner has agreed to such conditions partially in reliance on County's representation that it does not intend to permit others to construct golf courses within the County that rely solely or primarily on the use of potable water for irrigation purposes. To the extent legally permissable, County agrees, to use its best efforts to not permit the development of a golf course within the unincorporated areas of Clark County except on terms substantially the same as those set forth in Section 4.3. In the event County does permit development of a golf course(s) within unincorporated County which primarily or solely relies on potable water for irrigation purposes, the Owner shall have the right, in addition to any other remedy at law or in equity that Owner may have hereunder, to design or construct the golf course with irrigation methods consistent with such other development.

4.6 Use of Re-Use Water. The County will use its best efforts to allow that the Planned Community will have the beneficial use of generated effluent from the Planned Community regardless of whether the Owner constructs Owner's Plant in accordance with Section 4.4 herein or whether the Owner uses treated effluent or recharge water from a Clark County regional facility which may be subsequently constructed, provided proper facilities are in place.

SECTION 5

PARKS, OPEN SPACES, AND PUBLIC FACILITIES

5.1 Master Plan for Parks. For the nine thousand (9,000) residential units proposed in Rhodes Ranch, up to 45 acres of neighborhood parks would be required to meet the County park current level of development standard of 2 acres of neighborhood park per 1,000 residents. Reducing the acreage to allow credit for the park facilities located with the elementary school site (approximately 5 acres) and for the private park and recreation facilities provided in the age restricted community (15 acres), results in a minimum of 25 acres of neighborhood parks needed in the Rhodes Ranch area to meet the County park standard.

(a) Current Plan for Rhodes Ranch Parks. The Specific Plan includes the development of public and private neighborhood parks, a golf course, open space trail sites, a trail system, flood control facilities which are to be integrated into the park/trail system, historic or natural features, bicycle paths, and other public and private, recreational or open space sites. The Specific Plan includes a forty (40) acre public park site on land owned by the United States Bureau of Land Management (BLM) in Section 5, T22S, R60E, for which the County has file a Recreation and Public Purposes lease application. Owner agrees to cooperate with County in its efforts to negotiate with the BLM and to assist County to obtain a lease from the BLM of all or part of the said forty (40) acre parcel so that any such parcel(s) so leased from the BLM may be made available for park and recreation purposes (including cultural facilities at the discretion of the County). Unless the Preferred Plan for Rhodes Ranch Parks (Preferred Plan) described below is implemented, County will use its best efforts to use all of the 40 acre site to provide park, recreation or public facilities or improvements and, at its discretion, cultural facilities for the public.

(b) Preferred Plan for Rhodes Ranch Parks. County and Owner prefer a plan for parks that distributes ten (10) to twenty-five (25) acre neighborhood park sites throughout the neighborhoods, rather than concentrating the park facilities in one forty (40) acre site. Accordingly, County and Owner agree to use their best efforts to cooperate and pursue a separate agreement whereby forty (40) acres of public park facilities are provided in three (3) separate sites (two ten acre sites and one twenty acre site, more or less) located in Section 5 and 6, T22S, R60 E and Section 31, T21S, R60 E. County acknowledges that such an arrangement may require land exchanges with BLM and that Owner may apply to the BLM to acquire the said forty-acre parcel by direct sale. County further acknowledges and agrees that if requested by Owner to do so, County will cooperate with Owner from a standpoint of considering granting any necessary or appropriate approvals or permits that would assist Owner in accomplishing an exchange transaction or direct sale with the BLM, as a consequence of which

Owner would acquire fee title to the said forty-acre parcel; provided Owner agrees to provide at no cost, the same amount of park land in the size, configuration and locations approved by the County.

(c) Cultural facilities. If the Preferred Plan is not implemented, County may allow a portion or all of the 40 acre park site to be utilized for construction of buildings, improvements, public facilities and other cultural facilities by recognized, local, non-profit cultural organizations.

(d) Trail system. Owner agrees to cooperate with the County in the design and treatment of flood control facilities to include a possible multi-modal and/or recreational trail system that will facilitate regional or local trail systems.

(e) Private park facilities. Owner agrees to provide a minimum of 15 acres of private park, recreation and open space facilities within the proposed age-restricted community. If the age-restricted community or some or all of the private park space is not provided within five years of the Effective Date of this Agreement, Owner agrees to provide at no cost or expense to the County an equivalent number of acres of land for the development of public neighborhood park facilities to serve area residents and the general public.

5.2 Park Design. Parks and trails within Flood Control Facilities. County will consider allowing the Owner to have the right to construct parks, trails and recreational facilities within storm water detention basins, drainage channels, and flood plains so long as such facilities meet the design and construction standards of the County and the CCRFCD and so long as said facilities are acceptable to the County and the CCRFCD. County agrees to use its best efforts to enter into an interlocal agreement with the CCRFCD to permit the construction and use of approved park and trail facilities within regional flood control facilities.

5.3 Residential Construction Tax Credit. Chapter 19.05 of the Code imposes a "residential construction tax" upon the privilege of constructing apartment houses and residential dwelling units. Owner and any Designated Builder shall be entitled to a credit against such tax for the development of any public neighborhood park as described in Section 5.1 and 5.2.

(a) Owner will submit a detailed plan for any park proposed to be developed by Owner or a Designated Builder describing the proposed park improvements and the nature and location of recreational facilities to the County for its review and approval. County will utilize its best efforts to review, comment upon and issue its conditions of approval of Owner's plan and Owner's cost analysis and budget for the construction of such neighborhood park, and shall thereupon promptly advise Owner of the amount of the residential construction tax credit to which Owner will become entitled by virtue of Owner's construction of such park

("Maximum Park Tax Credit"), or other compliance with the provisions for alternative to payment set forth in Chapter 19.05 of the Code.

(b) Residential construction tax credits will only be applied to building permits which have not yet been issued at the time of the Effective Date of this Agreement.

(c) Owner shall, from time to time or upon written request from the County, notify the County in writing of the identity and the location of the residential units entitled to such credits.

(d) Owner agrees to provide security deposits for park construction as required by Clark County Code Chapter 19.05.070.

(e) In the event that the Maximum Park Tax Credit exceeds the total park tax which is generated through permits for apartment houses and residential dwelling units within the Planned Community, and in the event that Owner thereafter constructs other residential subdivisions within Park District 6, but not within the Planned Community, Owner shall be eligible for a residential construction tax credit in such other subdivisions in an amount not to exceed the Maximum Park Tax Credit.

5.4 Residential Construction Tax Revenues. County agrees that as residential construction tax revenues become available from the existing Park District 6, within which the Planned Community is located, that such funds will be applied for the development of public neighborhood parks described in Section 5.1 to the extent that the County determines it is feasible and desirable to apply the same for such purpose.

5.5 Fire Station. Fire service will be provided for the Planned Community as follows:

(a) Provision of station and equipment. Owner shall, at his sole cost and expense, design and develop (in cooperation with the County and subject to County's approval of the final design of) a fire station on land located at the southwest corner of Durango Drive and Patrick Lane , also known as the Northeast Quarter of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of Section 32, Township 21 South, Range 60 East, or other land specified by the County. Owner agrees to provide necessary utilities to the site, construct the fire station and related parking and other improvements as necessary to provide an operational fire station facility. Owner agrees to provide $50,000 towards furnishings, necessary station equipment and supplies. Further, Owner agrees to purchase and dedicate to the County, a fire engine (pumper) fully equipped to handle paramedic level service as specified on Exhibit H at a cost not to exceed $350,000. Construction of the fire station shall commence prior to the issuance of a building permit for construction of the

1,500th single family dwelling within the Planned Community. Prior to issuance of the building permit for the construction of the 2,400th single family dwelling, the fire station and fire engine shall be ready for operation and dedicated to the County in a condition to be determined acceptable by the County.

(b) Funding station operations. Fire service operations are funded through a variety of tax revenues, with the property tax revenues from the Clark County Fire Service District being one of the most significant. Until such time as enough development occurs in the area to generate enough Clark County Fire Service District property tax revenues to support the station, Owner agrees to provide revenues to subsidize the fire service operations, as described in this section.

The revenues ("Revenues Required") which must be generated from the Clark County Fire Service District and/or the Owner are as follows:

Fiscal Year:	Cost:
1996	$ 625,000
1997	650,000
1998	675,000
1999	700,000
2000	725,000
2001	750,000
2002	775,000
2003	800,000
2004	825,000
2005	850,000

Owner agrees to make up the difference between the Clark County Fire Service District property taxes revenues generated by the current assessed value of the area depicted on Exhibit G and the Revenues Required. On an annual basis, County agrees to provide Owner with an estimate of the amount of Clark County Fire Service District revenues based on the assessed valuation of the area depicted in Exhibit G along with a statement indicating the balance of Revenues Required. Owner agrees to pay County the balance indicated on the statement within sixty (60) days of receipt of the statement annually until such time as the balance of Revenues Required is zero or for a period of five (5) fiscal years following dedication of the fire station and fire engine, whichever occurs first. County agrees to reduce Owner liability for operation costs, should another major project (as defined by Clark County Code Chapter 26) derive a direct and significant benefit from this fire station, as determined by the County. Except as provided herein, the County agrees that Owner shall have no further obligation to actually construct, equip or operate a fire station or to otherwise provide for fire service to serve the Planned Community other than compliance with normal fire safety requirements and the payment of taxes and fees that apply uniformly

to all development and construction subject to the County's jurisdiction, and that County shall not prohibit or delay any development within the Subject Property for such reason after the fire station is dedicated. In the event that the County adopts a construction tax or impact fee to provide for fire service which applies to new construction within the Planned Community, Owner shall receive credit for the fire station and the land it occupies in a manner similar to the credit received by Owner for the park residential construction tax in Section 5.4.

5.6 Additional School Site. In the event that the "age restricted" community is not built and a conventional development is constructed, and/or that the residential mix for the "age restricted" community for whatever reason includes elementary school age children, that the Owner shall provide, at no cost to the Clark County School District, a suitable ten acre site for an additional elementary school within the Planned Community.

SECTION 6

TRANSPORTATION

6.1 Traffic Studies. Owner has prepared and submitted to County a Master Transportation Study for the entire Planned Community for the County's review and approval. Owner further agrees to prepare and submit site specific traffic studies as required through the conditional approval of development actions in accordance with the Code and in a manner acceptable to the County. Owner shall be responsible to provide (or agrees to provide with adequate assurance of performance) in accordance with the County's standard practices, at no cost to the County, On-Site Improvements (defined below) and Access Roads in connection with each Phase of Development in accordance with the Code and in a manner acceptable to the County. Owner shall be responsible to provide at no cost to County all Off-Site Improvements in accordance with Section 6 herein. For the purposes of this Section of this Agreement, the following terms have the following meanings:

"Access Roads" shall mean a minimum of two-lane paved access roads having a minimum of two through lanes and a left turn lane and safety lighting at all existing intersections necessary to provide ingress and egress for each phase of the development.

"Off-Site Improvements" shall mean mitigation measures and improvements required by the Master Transportation Study for roadways and intersections located outside the Planned Community, except for Access Roads and improvements required for intersections and roadways along the external boundary of the Planned Community as identified in said Master Transportation Study approved by the County.

"On-Site Improvements" shall mean mitigation measures and improvements to intersections and roadways located within each Phase of Development of the Planned Community plus Access Roads and improvements required for intersections and roadways located along the external boundary of the Planned Community as identified in the applicable site specific traffic study approved by the County.

6.2 Master Transportation Study. Owner has submitted to County a Master Transportation Study for the Planned Community and for the County's review and its approval. County and Owner agree to expend their best good faith efforts in order to cooperate together and conclude the County's approval of the Master Transportation Study within a reasonable amount of time after the Effective Date. The specific Off-Site Improvements required by the Master Transportation Study as accepted by the County shall be set forth in writing and shall become a part of this Agreement (See Exhibit I). The continuing approval process, however, shall not prohibit Owner's commencement of construction within the Planned Community pursuant to the approvals obtained under applicable maps and under UC-1131-96 from the Clark County Commission on

September 4,1996. The need and timing for construction of Access Roads and Off-Site Improvements will be established with each Phase of Development. Owner's obligation with regard to the submission of the Master Transportation Study is limited to one such plan; provided, however, Owner will be responsible for preparing any updates necessary to address site-specific development issues and addendums to the Master Transportation Study required by the County to address changes in the plan of development of the Planned Community, or in the adjacent major street networks, or in the development of the surrounding area as determined by the County with input from the Owner, from that assumed in the original Master Transportation Study.

6.3 Mitigation of Off-Site Traffic Impacts. As it applies to the Planned Community, Owner's obligation (to improve any Off-Site, to pay the estimated fair market value for property needed to construct such Off-Site Improvements, and for any other transportation appurtenances required to be located outside of the Planned Community) shall be limited to those obligations identified in the approved Master Transportation Study and this Agreement. Also as it applies to the Planned Community and except as expressly provided in this Agreement, Owner shall have no obligation to participate in, pay, contribute or otherwise provide any further rights-of-way, facilities or improvements located outside the Planned Community. Development of the Planned Community will not be interrupted as a result of any failure of necessary Off-Site Improvements being in place so long as Owner has complied with the terms of this Agreement in all material respects.

(a) To satisfy all of its obligations to provide Off-Site Improvements, Owner will pay an amount (the "Off-Site Traffic Mitigation Fee") $1,573,950 (the "Maximum Off-Site Traffic Mitigation Fee") as itemized on Exhibit I and as adjusted pursuant to subsection 6.3(b) herein.

(b) The Maximum Off-Site Mitigation Fee shall be adjusted on each anniversary of the Effective Date, the Unpaid Balance shall be increased by three percent (3%) per year. The "Unpaid Balance" shall mean the Maximum Off-Site Traffic Mitigation Fee less the cost of Off-Site Improvements, up to the amount previously computed, after the Owner has construction said improvements and they have been accepted by the County during the subject year. Said Maximum Off-Site Traffic Mitigatin Fee will also be increased on a per unit basis if the units of measure for the Planned community as set forth in Exhibit I hereof are changed.

(c) A portion of the Off-Site Traffic Mitigation Fee will be paid prior to the issuance of any County building permit within the Planned Community. The amount to be paid shall be based on a fee of One Hundred Fifty-One Dollars ($151.00) per residential unit and Forty-Three Cents (.43) per square foot of commercial building area for the number of residential units and the area of commerical buildings listed in Exhibit I hereof.

(d) County agrees that all Off-Site Traffic Mitigation Fees shall be spent by

the County to construct or improve the Off-Site Improvements identified in the Master Transportation Study. County further agrees (i) that Owner will not be responsible for the cost of any portion of an Access Road that has been constructed by the County or others prior to the time Owner would be required to construct or improve such Access Road as identified in any site specific traffic study submitted by the Owner and approved by the County, and (ii) to the extent allowed by law, County will not excuse or defer the requirement for any other development to mitigate its impacts on account of Owner's contingent responsibility for such Access Road provided Owner understands and agrees County may, in its discretion and in accordance with its standard practice, defer obligations of developers who commit contractually with the County to contribute to traffic impact mitigations at a later date when the County determines such mitigations are warranted.

(e) In addition to the Off-Site Traffic Mitigation Fee, Owner shall be responsible for the cost of all On-Site Improvements and Access Roads described in Section 6.5 herein including additionally, but not limited to, the On-Site Improvements and Access Roads listed on Exhibit I hereof. Owner further agrees to comply with Exhibit I attached hereto.

6.4 Access Roads. Owner agrees that for all Phases of Development approved after Phase 1A, or after the County's issuance of the first 600 residential building permits in the Planned Community, a minimum of two Access Roads must be constructed and accepted by the County for each additional Phase of Development prior to the recordation of any type of land division map or the issuance of any County permit for said additional Phase of Development within the Planned Community. Such roads will provide a minimum level of service ("LOS") value of "D" as defined in the Highway Capacity Manual, Special Report Number 209, published by the Transportation Research Board, latest edition, along their entire length or as otherwise agreed to by the parties. If such roads are not in place prior to any map recordation or any County permit issuance for any Phase of Development, Owner shall identify and describe the location and construction schedule of such roads, agree to construct, and maintain a performance bond as assurance for the construction completion of such roads during development of each phase of the development. Owner's obligation shall be limited to travel lanes, left-turn lanes, necessary drainage improvements, and traffic control devices; without curbs, gutters, sidewalks or lights (except for safety lighting). Owner shall provide other measures reasonably necessary to ensure the public's safety. Owner shall expand such roads to four travel lanes and turn lanes when and if required to accommodate development of the Planned Community based on site specific traffic studies submitted by the Owner and approved by the County. Following Owner's construction of each Access Road, County will use its best efforts to have said Access Road prioritized on the Regional Transportation Commission ("RTC") Transportation Improvement Plan, if said Access Road meets the RTC qualifications for inclusion.

6.5 Internal Roadway Network and On-Site Improvements. County acknowledged it

has approved the internal roadway network of the Planned Community when it has approved the site specific traffic study for that phase of the development within the Planned Community and the County further agrees to support the inclusion of such internal roadways that qualify as part of the regional transportation plan of the RTC. The Internal Roadway Network and its attendant functional classifications shall conform to the recommendations contained in the Master Transportation Study and any other site specific traffic studies prepared by the Owner and accepted by the County for that phase of the development within the Planned Community. Owner acknowledges it shall be responsible for all internal public and private roadway costs and expenses and the costs and expenses for Access Roads required, and roadway improvements along the external boundary of the Planned Community identified in the approved site specific traffic studies including, but not limited to, right-of-way, drainage facilities, roadway construction, utility installations and modifications, noise attenuation devices, bridging structures, lighting traffic control equipment and signage, aesthetic improvements, landscaping, and such other features customarily provided in such Planned Community, excepting therefrom the cost to construct any portion of the Las Vegas Beltway and related improvements and appurtenances, unless the related improvements and appurtenances are requested by the Owner and provide a direct benefit to the Planned Community as determined by the County. County agrees to use its best efforts to include the publicly dedicated portion of the internal roadway network of the Planned Community in the County's "no-cut" policy as prescribed in Section 16.05 of the Code, provided the Owner pays all costs and expenses associated therewith and follows all procedures set forth in the Code.

6.6 Acquisition of Off-Site Rights-of-Way. With respect to rights-of-way outside the boundaries of the Planned Community but necessary for development of the public roadways, public utilities, or public flood control facilities for the Planned Community, County shall use its best efforts to assist (except financially) Owner in obtaining such necessary rights-of-way through acquisition from the Bureau of Land Management or by power of condemnation where authorized by law. Owner acknowledges that County may only acquire roadway and sanitary sewer rights-of-way from the Bureau of Land Management. With respect to acquisitions requested by Owner which involve consideration or payments of fair market value or just compensation, Owner acknowledges it shall be responsible for all such expense and cost of condemnation, including, but not limited to severance damages and reasonable attorney's fees. Costs and expenses associated with this Section 6.6 are not to be considered a part of the Off-Site Traffic Mitigation Fee described in Section 6.3 herein.

6.7 Beltway Design. County agrees to cooperate in the design of the Beltway through the Planned Community as follows:

(a) County agrees that Owner shall be permitted to provide input in the design of any portion the Beltway through the Planned Community. County shall prepare design criteria for the Beltway improvements and it will substantially adhere to

the design criteria except where inconsistent with State or Federal requirements.

(b) County agrees to use its best efforts and upon a separate approval by the County's Board of Commissioners agrees to design a full service interchange at the intersection of the Beltway with Durango Drive and consider the deletion of the proposed interchange at the intersection of Sunset Road with the Beltway.

6.8 Offer of Dedication of Beltway right-of-way and Interchanges. Owner will dedicate at no cost to the County all land within the Planned Community located within the approved Tier 1 Beltway right-of-way corridor that is necessary, including temporary easements for construction and easements to maintain slopes, for the construction of any portion of the Beltway (up to but not exceeding a width equal to 350 feet) and the Beltway interchange right-of-way needed at Durango Drive.

6.9 Regional Transportation Commission Priority. County shall use its best efforts to have the Regional Transportation Commission (RTC) include the following publicly dedicated major collector and arterial roads located within the Planned Community listed as part of the approved Capital Improvements Program of the RTC.

a) Durango Drive (fromTropicana Avenue to Blue Diamond Road); and,

b) Fort Apache Road (from Tropicana Avenue to Blue Diamond Road); and,

c) Grand Canyon Drive (from Tropicana Avenue to Sunset Road); and,

d) Maule Avenue (from Fort Apache Road to Hualapai Road); and,

e) Warm Springs Road (from Rainbow Boulevard to Fort Apache Road)

6.10 Jobs-Housing Balance. Owner will use best efforts to develop employment creating land uses in conjunction with residential development in an effort to reduce the length of vehicle trips and enhance air quality.

6.11 Public Streetscapes. If separately approved by the County's Board of Commissioners, the County agrees to attempt to negotiate an agreement to grant the Owner a twenty (20) year non-exclusive revocable license and maintenance agreement, subject to terms and conditions established by the County, and such license and maintenance agreement shall allow Owner to install and maintain landscaping, at Owner's sole cost, in the median islands of public streets and rights-of-way areas of Durango, Warm Springs, and Fort Apache that are adjacent to the Planned Community in accordance with the terms of any waivers granted by the County, if any. The Owner shall establish a reserve account to fund the removal and replacement of the landscape and irrigation materials with standard median improvements, if required by the County in the future. County shall have the right to

terminate the license in accordance with the terms and conditions of the License and Maintenance Agreement including, but not limited to, if the Owner fails to adequately

maintain the landscaping improvements as determined by the County. County shall have the right to use all such areas for traffic improvements as warranted.

6.12 Bus Turnouts. Owner agrees to provide all necessary rights-of-way for bus turnouts as identified by County at time of the approval of the applicable Phase of Development, by reservation of an easement in favor of County for such purposes at the time of conveyance of streetscape areas to a Homeowner's Association. Owner agrees to construct such turnouts in accordance with County standards if the locations of such turnouts are identified prior to construction of the adjacent street. County agrees Owner is not responsible for the cost of constructing bus turnouts whose location is determined after the time County approves the off-site improvement plans for the adjacent street.

6.13 Underground Conduit. If separately approved by the County's Board of Commissioners, the County agrees to attempt to negotiate a non-exclusive revocable license and maintenance agreement subject to the conditions established by the County to allow Owner to install underground conduit in all public roadways and rights-of-way in the Planned Community at Owner's sole cost and expense for cable TV, video, computer, communication, telephone and similar functions and future electronic or communication uses of any kind. County does not assume any responsibility for the protection of any such conduit, and any installation thereof by Owner shall be at Owner's sole risk. Owner shall be required to remove or relocate the conduit upon notice from the County. The use of such conduit by any entity including the Owner shall be subject to applicable regulatory and franchising provisions of the County, State, and Federal government. Owner further agrees to require any user of such conduit, including the Owner, to be franchised or licensed as required by law or the County, and to provide reasonable additional capacity for the County's exclusive use at cost or expense to the County.

SECTION 7

FLOOD CONTROL

7.1 Flood Control Facilities and Technical Drainage Studies. Owner shall prepare a technical drainage study acceptable to the County and the CCRFCD for each Phase of Development prior to recording any final map or the County issuance of any permits for that Phase of Development. The Owner shall construct at its sole cost and expense those flood control facilities identified in the approved technical drainage study which are necessary for the flood protection of the Planned Community or for the mitigation of any downstream flood impacts caused by the development of the Planned Community. Owner agrees to cooperate with the County in the design and treatment of local and regional flood control facilities including, but not limited to, the construction of recreational or other multiple use facilities located within said flood control facility, if approved by the County and the CCRFCD.

SECTION 8

REVIEW AND DEFAULT

8.1 Frequency of Reviews. As required by NRS 278.0205 and the Development Agreement Ordinance, at least once every twenty-four (24) months during the Term of this Agreement, Owner shall provide and County shall review in good faith a report submitted by Owner documenting the extent of Owner's and County's material compliance with the terms of this Agreement during the preceding twenty-four (24) months. County shall not charge any expense, fee or cost with respect to such review except as provided in the Major Projects Ordinance. If at the time of review an issue not previously identified in writing is required to be addressed, the review, at the request of either party, shall be continued to afford sufficient time for response.

8.2 Opportunity to be Heard. County and Owner shall be permitted an opportunity to be heard orally and in writing before the County Commission regarding their performance under this Agreement in the manner set forth in Development Agreement Ordinance.

8.3 General Provisions - Default. In the event of any noncompliance with any provision of this Agreement, the party alleging such noncompliance shall deliver to the other in writing not less than thirty (30) days notice of default. The time of notice shall be measured from the date of certified mailing. The notice of default shall specify the nature of the alleged default and, where appropriate, the manner and period of time in which it may be satisfactorily corrected, during which period the party alleged to be in default shall not be considered in default for the purposes of termination or institution of legal proceedings. If the default is corrected, then no default shall exist and the noticing party shall take no further action. If the default is not corrected, the party charging noncompliance may elect any one or more of the following courses:

(a) Option to Terminate. After proper notice and the expiration of the above-referenced period for correcting the alleged default, the party alleging the default may give notice of intent to amend or terminate this Agreement as authorized by Section 26.40.060 of the Code and NRS 278.0205. Following any such notice of intent to amend or terminate, the matter shall be scheduled and noticed as required by law for consideration and review by the County Commission.

(b) Amendment or Termination by County. Following consideration of the evidence presented before the County Commission and a finding based on clear and convincing evidence that a default has occurred by Owner and remains uncorrected, County may amend or terminate this Agreement. Termination shall not in any manner rescind, modify, or terminate any vested right in favor of Owner existing or received as of the date of the termination. Owner shall have

sixty (60) days after receipt of written notice of termination to institute legal action pursuant to Section 8.6 hereof to determine whether a default existed and whether County was entitled to terminate this Agreement.

(c) Waiver. Failure or delay in giving notice of default shall not constitute a waiver of any default. Except as otherwise expressly provided in this Agreement, any failure or delay by any party in asserting any of its rights or remedies in respect of any default shall not operate as a waiver of any default or of any such rights or remedies, or deprive such party of its right to institute and maintain any actions or proceedings which it may deem necessary to protect, assert, or enforce any of its rights or remedies.

8.4 Default by County. In the event County substantially defaults under this Agreement, Owner shall have the right to terminate this Agreement as set forth in Section 8.3. Owner shall have the option, in its discretion, to maintain this Agreement in effect, and seek to enforce all of County's obligations hereunder under the procedures set forth in Section 8.6.

8.5 Unavoidable Delay or Default, Extension of Time for Performance. Neither party hereunder shall be deemed to be in default, and performance shall be excused, where delays or defaults are caused by war, insurrection, strikes, walkouts, riots, floods, earthquakes, fires, casualties, acts of God, restrictions imposed or mandated by governmental entities, failure of governmental agencies (other than County) to perform acts or deeds necessary for the performance of this Agreement, enactment of conflicting state or federal laws or regulations, new or supplementary environmental regulations, litigation, or similar matters beyond the control of the parties. If written notice of any such delay is given to County within thirty (30) days after the commencement thereof, an automatic extension of time, unless otherwise objected to by County within ten (10) days of such written notice, shall be granted coextensive without the period of the enforced delay, or longer as may be required by circumstances or as may be subsequently agreed to between County and Owner.

8.6 Institution of Legal Action. The County and the Owner agree that the County would not have entered into this agreement if it were liable for damages under or with respect to this Agreement. Accordingly, the County and the Owner may pursue any remedy at law or equity available for breach, except that the County shall not be liable to the Owner or to any other person or entity for any monetary damages whatsoever. Prior to the institution of any legal action, the party seeking legal action must give the thirty (30) day notice of default as set forth in Section 10.03. Following such notice, a public hearing must be held by the County Commission where the allegations will be considered and a decision regarding their merits will be reached. Any judicial review of this decision or any legal action taken pursuant to this Agreement will be heard by the court under the standard review appropriate to Court review of zoning actions and the decision of the County Commission shall be overturned or overruled if their decision is

clearly arbitrary and capricious. Judicial review of the decision of the County Commission shall be limited to the evidence presented to the County Commission at the public hearing. If a party desires to present new or additional evidence to the court, they may petition the court to remand the matter to the County Commission to consider the additional or new evidence. Jurisdiction for judicial review or any judicial action under this Agreement shall rest exclusively with the Eighth Judicial District Court, State of Nevada or the Federal District Court in Nevada.

8.7 Applicable Laws. This Agreement shall be construed and enforced in accordance with the law of the State of Nevada.

SECTION 9

FINANCING

9.1 County Cooperation in Financing. County expressly acknowledges and agrees that Owner may be required to finance a part of its obligations through private financing in addition to the financing and reimbursement provisions contemplated by this Agreement. County agrees to cooperate and assist Owner with respect to financing, as set forth herein. County will execute and deliver to any lender or other interested person such documents as may be reasonably requested to acknowledge (a) that County has no lien on the Subject Property as a direct result of this Agreement, and (b) that County shall recognize and allow a lender which has foreclosed or acquired a portion of the Planned Community from Owner to inure to the rights and benefits of this Agreement as to such property. Nothing herein, however, shall be deemed to relieve Owner of its obligations under this Agreement or its liability for failure to perform its obligations under this Agreement. County agrees to use its best efforts to cooperate with Owner in the event that Owner requests that a Special Improvement District (SID) be created, for the purposes of providing available funds for the purposes of constructing infrastructure within, adjacent to, or for the benefit of the Planned Community.

9.2 Funding Allocation. The County reasonably believes that sufficient funds can be obtained to meet its obligations under this Agreement. In the event, however, that the County fails to allocate funds sufficient to meet such obligations, the County's obligations to fund, construct or otherwise perform the specifically non-funded obligation shall be excused. In such an event Owner will have the right to terminate this Agreement and all executory obligations of Owner hereunder by written notice to County.

SECTION 10

CONFLICTING LAWS

10.1 Conflicting State or Federal Rules. In the event that any conflicting state or federal laws or regulations enacted after the Effective Date prevent or preclude compliance with one or more provisions of this Agreement or require changes in plans, maps or permits approved by the County, this Agreement shall remain in full force and effect as to those provisions not affected, the conflicting laws or regulations shall not be applied retroactively, and:

(a) Notice and Copies. Either party, upon learning of any such matter, will provide the other party with written notice thereof and provide a copy of any such law, regulation or policy or an account of any such action or inaction together with a statement of how any such matter conflicts with the provisions of this Agreement; and

(b) Modification Conferences. The parties shall, within thirty (30) days of the notice referred to in the preceding subsection, meet and confer in good faith and attempt to modify this Agreement to bring it into compliance with any such federal or state law or regulation, or accommodate any such action or inaction.

10.2 County Commission Hearings. In the event the County believes that an amendment to this Agreement is necessary pursuant to this Section 10 due to the effect of any federal or state law or regulation, the proposed amendment shall be scheduled for hearing before the County Commission. The County Commission shall determine the exact nature of the amendment or suspension necessitated by such federal or state law or regulation or action or inaction. Owner shall have the right to offer oral and written testimony at the hearing. Any suspension or modification ordered by the County Commission pursuant to such hearing is subject to judicial review as set forth in Section 8.6. The parties agree that any matter submitted for judicial review shall be subject to expedited review in accordance with Rule 2.15 of the Eighth Judicial District Court of the State of Nevada.

10.3 Cooperation in Securing Permits. The County shall cooperate with Owner in securing any County permits, licenses or other authorizations which may be required as a result of any amendment or suspension resulting from actions initiated under this Section 10. Owner will be responsible to pay all applicable fees in connection with securing of the permits.

SECTION 11

GENERAL PROVISIONS

11.1 Enforcement and Binding Effect. Subject to the limitations of NRS 278, this Agreement is enforceable by either party in accordance with its terms notwithstanding any change (which, except for this Agreement, would otherwise be applicable) in any of the Applicable Rules. Nothing in this Agreement shall prevent the County from increasing "cost based fees" which are deemed to be fees for issuance of Land Use Approvals, building permits, plan checks, or inspections which are based upon actual costs to the County and which are uniformly applied to all development and construction subject to the County's jurisdiction.

11.2 Duration of Agreement. The Term of this Agreement shall commence upon the Effective Date and shall expire on December 31, 2015, unless extended by written agreement executed by County and Owner.

11.3 Assignment.

(a) To an Affiliate of Owner. The rights of Owner under this Agreement may be freely transferred or assigned to any entity, partnership or corporation which Owner controls or in which Owner has a controlling interest or which controls Owner; provided, such entity shall assume in writing all obligations of Owner hereunder. In connection with the conveyance of any portion of the property Owner shall provide County with written notice of any sale, transfer, conveyance or assignment of any unimproved portion of the Planned Community.

(b) Transfer Not to Relieve Owner of its Obligation. Except as expressly provided herein, no assignee or transferee of any portion of the Planned Community within a recorded subdivision map shall be subject to the obligations of Owner as to the portion of the Planned Community so assigned or transferred nor be deemed to have assumed all such obligations, and such assignment or transfer shall not relieve Owner of its obligation as to the assigned or transferred portion of the Planned Community. However, Owner may assign to an assignee or transferee the right to enforce this Agreement with respect to that portion of the Planned Community which such assignee has acquired an interest or that portion of the Planned Community a transferee has acquired.

(c) To a Third Party. If Owner shall sell or transfer more than fifty (50%) percent of the Planned Community then owned by Owner to a party not affiliated with Owner, Owner shall be relieved of its obligations hereunder, provided such transferee shall assume all obligations of Owner then unsatisfied.

(d) In Connection with Financial Transactions. Owner has full discretion and

authority to transfer, assign or encumber the Planned Community or portions thereof in connection with financing transactions, without limitation on the size or nature of any such transaction, the amount of land involved or the use of the proceeds therefrom, and may enter into such transaction at any time and from time to time without permission of or notice to County.

11.4 Amendment or Cancellation of Agreement. Except as otherwise permitted by Chapter 26.40 of the Code, NRS 278.0205 and Section 8 of this Agreement, this Agreement may be amended from time to time or canceled only upon the mutual written consent of the parties hereto.

11.5 Indemnity; Hold Harmless. Except as expressly provided in this Agreement, Owner shall hold County, its officers, agents, employees, and representatives harmless from liability for damage or claims for damage for personal injury, including death and claims for property damage which may arise from the direct or indirect operations of Owner of those of its contractors, subcontractors, agents, employees, or other persons acting on Owner's behalf which relate to the development of the Planned Community. Owner agrees to and shall defend County and its officers, agents, employees, and representatives from actions for damages caused or alleged to have been caused by reason of Owner's activities in connection with the development of the Planned Community. Owner agrees to indemnify, hold harmless, and provide and pay all costs for a defense for County in any legal action filed in a court of competent jurisdiction by a third party challenging the validity of this Agreement. The provisions of this Section shall not apply to the extent such damage, liability, or claim is proximately caused by the intentional or negligent act of County, its officers, agents, employees, or representatives.

11.6 Binding Effect of Agreement. Subject to Section 11.3 hereof, the burdens of this Agreement bind, and the benefits of this Agreement inure to, the parties' respective successors in interest.

11.7 Relationship of Parties. It is understood that the contractual relationship between County and Owner is such that Owner is an independent contractor and not an agent of County for any purpose.

11.8 Notices. All notices, demands and correspondence required or provided for under this Agreement shall be in writing and delivered in person or mailed by certified mail postage prepaid, return receipt requested. Notices shall be addressed as follows:

To County: COUNTY OF CLARK
Department of Comprehensive Planning
Clark County Government Center
500 South Grand Central Parkway
P.O. Box 551741

Las Vegas, NV 89155-1741
Attn: Director

With a Copy to: COUNTY OF CLARK
OFFICE OF THE DISTRICT ATTORNEY-CIVIL DIVISION
Clark County Government Center
500 South Grand Central Parkway
5th Floor
P.O. Box 552215
Las Vegas, Nevada 89155-2215

To Owner: RHODES RANCH LIMITED PARTNERSHIP
4630 S. Arville, Suite B
Las Vegas, NV 89103
Attn: James M. Rhodes

Either party may change its address by giving notice in writing to the other and thereafter notices, demands and other correspondence shall be addressed and transmitted to the new address. Notices given in the manner described shall be deemed delivered on the day of personal delivery or the date delivery of mail is first attempted.

11.9 Entire Agreement. This Agreement constitutes the entire understanding and agreement of the parties. This Agreement integrates all of the terms and conditions mentioned herein or incidental hereto and supersedes all negotiations or previous agreements between the parties with respect to all or any part of the subject matter hereof.

11.10 Waivers. All waivers of the provisions of this Agreement must be in writing and signed by the appropriate officers of County or Owner, as the case may be.

11.11 Recording; Amendments. Promptly after the Effective Date, an executed original of this Agreement shall be recorded in the Official Records of Clark County, Nevada. All amendments hereto must be in writing signed by the appropriate officers of County and Owner in a form suitable for recordation in the Official Records of Clark County, Nevada. Upon the completion of performance of this Agreement or its earlier revocation or termination, a statement evidencing said completion or revocation signed by appropriate officers of County and Owner shall be recorded in the Official Records of Clark County, Nevada.

11.12 Headings, Exhibits; Cross References. The headings and captions used in this Agreement are for convenience and ease of reference only and shall not be used to construe, interpret, expand or limit the terms of this Agreement. All exhibits attached to

this Agreement and the recitals at the front of this Agreement are incorporated herein by the references thereto contained herein. Any term used in an exhibit hereto shall have the same meaning as in this Agreement unless otherwise defined in such exhibit. All references in this Agreement to sections and exhibits shall be to sections and exhibits of or to this Agreement, unless otherwise specified.

11.13 Severability of Terms. If any term or other provision of this Agreement is held to be invalid, illegal or incapable of being enforced by any rule of law or public policy, all other conditions and provisions of this Agreement shall nevertheless remain in full force and effect, provided that the invalidity, illegality or unenforceability of such term does not materially impair the parties' ability to consummate the transactions contemplated hereby. If any term or other provision is invalid, illegal or incapable of being enforced, the parties hereto shall, if possible, amend this Agreement so as to effect the original intention of the parties.

IN WITNESS WHEREOF, this Agreement has been executed by the parties on the day and year first above written, as authorized by Ordinance No. 1579 of the Clark County Code, to be effective on or after the Effective Date shown below.

THE EFFECTIVE DATE hereof is February 11, 1997.

COUNTY:

BOARD OF COUNTY COMMISSIONERS,
COUNTY OF CLARK, STATE OF NEVADA

By: Yvonne Atkinson Gates
Yvonne Atkinson Gates, Chair

OWNER:

RHODES RANCH LIMITED PARTNERSHIP, a Nevada Limited Partnership

By: Rhodes Design and Development Corporation, a Nevada corporation

By: J. M. Rhodes
James M. Rhodes, Its President

RHODES RANCH LAND HOLDINGS, LIMITED PARTNERSHIP, a Delaware Limited Partnership

By: Rhodes Ranch Land Holdings, Inc., its General Partner

By: _____
James M. Rhodes, Its President

SOUTHWESTERN OPPORTUNITIES LIMITED PARTNERSHIP, a Nevada Limited Partnership

By: Coronado Properties, Inc., its General Partner

By: _____
James M. Rhodes, Its President

DURANGO/SPRINGS LIMITED PARTNERSHIP, a Nevada Limited Partnership

By: Mustang Properties, Inc., its General Partner

By: _____
James M. Rhodes, Its President

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on the 18th day of December, 1996, by JAMES M. RHODES, as President of RHODES DESIGN AND DEVELOPMENT CORPORATION, a Nevada corporation, General Partner of RHODES RANCH LIMITED PARTNERSHIP.

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Valerie S. Schubert
My Appointment Expires June 1, 1999

Valerie S. Schubert
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on the 18th day of December, 1996, by JAMES M. RHODES as President of RHODES RANCH LAND HOLDINGS, INC.,, a Delaware Limited Partnership, General Partner of RHODES RANCH LAND HOLDINGS LIMITED PARTNERSHIP, a Delaware Limited Partnership.

NOTARY PUBLIC
STATE OF NEVADA
County of Clark
Valerie S. Schubert
My Appointment Expires June 1, 199[illegible]

Valerie S. Schubert
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on the 18th day of December, 1996, by JAMES M. RHODES as President of CORONADO PROPERTIES, INC., General Partner of SOUTHWESTERN OPPORTUNITIES LIMITED PARTNERSHIP, a Nevada Limited Partnership.

NOTARY PUBLIC
STATE OF [illegible]
County of [illegible]
Valerie S. Schubert
My Appointment Expires June 1, 199[illegible]

Valerie S. Schubert
NOTARY PUBLIC

STATE OF NEVADA)
) ss.
COUNTY OF CLARK)

This instrument was acknowledged before me on the 18th day of December, 1996, by JAMES M. RHODES as President of MUSTANG PROPERTIES, INC., General Partner of DURANGO/SPRINGS LIMITED PARTNERSHIP, a Nevada Limited Partnership.

NOTARY PUBLIC
STATE OF [illegible]
County [illegible]
Valerie S. Schubert
My Appointment Expires June 1, [illegible]

Valerie S. Schubert
NOTARY PUBLIC

EXHIBIT A

EXPLANATION

This legal describes Rhodes Ranch, a planned community in Clark County, Nevada.

LEGAL DESCRIPTION

Portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East, Mount Diablo Meridian, Clark County, Nevada, described as follows:

The E½ of the SW¼ of the SW¼ of the SW¼, and
The E½ of the SE¼ of the SW¼ of the SW¼, and
The N½ of the SW¼ of the SW¼, and
The NW¼ of the SW¼, and
The SE¼ of the SW¼ of the NW¼, and
The E½ of the NW¼ of the SW¼ of the NW¼, and
The W½ of the NE¼ of the SW¼ of the NW¼, and
Government Lot 23, and
The N½ of Government Lot 22, and
The S½ of the W½ of the SE¼ of the SW¼, and
The E½ of the SE¼ of the SW¼, and
The W½ of the W½ of the SW¼ of the SE¼, and
The E½ of the NW¼ of the SW¼ of the SE¼, and
The S½ of the NW¼ of the SE¼, and
The E½ of the NW¼ of the NW¼ of the SE¼, and
The NE¼ of the NW¼ of the SE¼, and
The N½ of the NE¼ of the SE¼, and
The E½ of the SE¼ of the NE¼ of the SE¼, and
The W½ of the SW¼ of the NE¼ of the SE¼, and
The N½ of the SE¼ of the SE¼, and
The E½ of the SW¼ of the SE¼ of the SE¼, and
The N½ of the W½ of the SE¼ of the SE¼ of the SE¼, and
The S½ of the S½ of the NE¼, and
The W½ of the NW¼ of the SE¼ of the NE¼, and
The E½ of the NE¼ of the SW¼ of the NE¼, and
The NW¼ of the SW¼ of the NE¼, and
The W½ of the NE¼ of the SE¼ of the NW¼, and
The SE¼ of the SE¼ of the NW¼.

all in Section 5

Together with:

The E½, and
The E½ of the SW¼, and
The E½ of the W½ of the SW¼, and
The E½ of the W½ of the W½ of the SW¼, and
The E½ of the E½ of the E½ of the NW¼, and
The W½ of the SE¼ of the SE¼ of the NW¼, and
The E½ of the W½ of the SE¼ of the NW¼, and
The W½ of the NW¼ of the SE¼ of the NW¼, and
The E½ of the SW¼ of the NW¼, and
The E½ of the W½ of the SW¼ of the NW¼, and
The E½ of the SE¼ of the NW¼ of the NW¼.
all in Section 8

Together with:

The S ⅗ of the W½ of the NW¼ of the NW¼ of the NW¼, and
The S½ of the N½ of the NW¼, and
The E½ of the NE¼ of the NW¼ of the NW¼, and
The N½ of the NE¼ of the NW¼, and
The N½ of the S½ of the NW¼, and
The E½ of the SW¼ of the SW¼ of the NW¼, and
The SE¼ of the SW¼ of the NW¼, and
The S½ of the SE¼ of the NW¼, and
The N½ of the NW¼ of the SW¼, and
The NW¼ of the NE¼ of the SW¼, and
The SW¼ of the NW¼ of the SW¼, and
The E½ of the NW¼ of the SW¼ of the SW¼, and
The E½ of the SE¼ of the NW¼ of the SW¼, and
The W½ of the SW¼ of the NE¼ of the SW¼, and
The N½ of the E½ of the SW¼ of the NE¼ of the SW¼, and
The W½ of the W½ of the NE¼, and
The E½ of the NW¼ of the NE¼, and
The NE¼ of the SW¼ of the NE¼, and
The N½ of the SE¼ of the SW¼ of the NE¼, and
The W½ of the NW¼ of the NE¼ of the NE¼, and
The N½ of the E½ of the NW¼ of the NE¼ of the NE¼, and
The W½ of the NE¼ of the NE¼ of the NE¼, and
The SW¼ of the NE¼ of the NE¼, and
The W½ of the NW¼ of the SE¼ of the NE¼, and
The S½ of the W½ of the SE¼ of the NE¼ of the NE¼.
all in Section 17

Together with:

The E½ of the E½ of the E½ of the NW¼, and
The W½ of the NE¼, and
The W½ of the E½ of the NE¼, and
The W½ of the E½ of the SE¼ of the NE¼, and
The W½ of the SE¼ of the NE¼ of the NE¼, and
The N½ of the E½ of the NE¼ of the SE¼ of the NE¼, and
The E½ of the NW¼ of the NW¼ of the SE¼, and
The S½ of the N½ of the SE¼, and
The W½ of the NW¼ of the SW¼ of the SE¼, and
The N½ of the E½ of the NW¼ of the SE¼ of the SE¼.
all in Section 18

END OF DESCRIPTION.

EXHIBIT B

Title 19: Parks and Recreation

Chapter 19.05	Local Park Code

Title 26: Land Development Regulations

Chapter 26.01	General Provisions
Chapter 26.02	Definitions
Chapter 26.30	Major Projects Review Procedure
Chapter 26.40	Development Agreements

Title 28: Subdivisions

Chapter 28.04	General Provisions
Chapter 28.08	Definitions
Chapter 28.24	Design Standards
Chapter 28.26	Improvement Standards
Chapter 28.28	Improvement Requirements
Chapter 28.42	Underground Installations

Title 29: Zoning

Chapter 29.01	General Provisions
Chapter 29.02	Definitions
Chapter 29.03	Official Zoning Map
Chapter 29.04	Establishment of Districts
Chapter 29.05	O-S Open Spaces Districts
Chapter 29.10	R-E Rural Estates Residential District
Chapter 29.12	R-D Suburban Estates Residential District
Chapter 29.14	R-1 Single Family Residential District
Chapter 29.15	R-1a Single Family Residential District
Chapter 29.16	R-T Mobile Home Residential District
Chapter 29.18	R-2 Medium Density Residential District
Chapter 29.20	R-3 Multiple Family Residential District
Chapter 29.21	R-4 Multiple Family Residential District (High Density)
Chapter 29.22	R-5 Apartment Residential District
Chapter 29.24	C-C Shopping Center District
Chapter 29.25	C-P Office and Professional Districts
Chapter 29.26	C-1 Local Business Districts
Chapter 29.28	C-2 General Commercial District
Chapter 29.29	C-3 General Commercial District
Chapter 29.30	H-1 Limited Resort and Apartment District

Chapter 29.32	H-2 General Highway Frontage District
Chapter 29.34	T-C Mobile Home Park District
Chapter 29.36	R-V-P Recreational Vehicle Park District
Chapter 29.37	P-F Public Facility District
Chapter 29.38	M-D Designed Manufacturing District
Chapter 29.40	M-1 Light Manufacturing District
Chapter 29.42	M-2 Industrial (Without Dwelling) District
Chapter 29.43	M-3 Heavy Industrial District
Chapter 29.44	General Conditions and Exceptions
Chapter 29.45	Nonconformities
Chapter 29.46	Motor Vehicle Access
Chapter 29.47	Planned Development Unit
Chapter 29.48	P-C Planned Community Overlay District
Chapter 29.49	Adult Uses
Chapter 29.50	Public Use Airport Height Zoning Restrictions
Chapter 29.51	Airport Environs Overlay District
Chapter 29.53	Rural Mixed Residential Developments
Chapter 29.54	Certificates of Use and Occupancy
Chapter 29.56	Buildings-Permits-Completion
Chapter 29.60	Supplemental Use Classifications
Chapter 29.64	Building Setback and Future Width Lines
Chapter 29.66.020	Conditional Use Permits
Chapter 29.77	Community Districts

Board of County Commissioners

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MYRNA WILLIAMS
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EXHIBIT "C"
ZC-1953-96

Absent: Bingham, Woodbury
Commissioner Kenny returned to the meeting.

DA-1956-96
RHODES RANCH LAND DEVELOPMENT L.P. ET AL (RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 50)

SUBJECT MATTER: In the matter of the ATTACHED described Rhodes Ranch Land Development L. P. et al (Rhodes Design & Development) Development agreement (Item No. 50) (held from earlier this date - see page 55):

AND

ZC-1953-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL (RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 58)

SUBJECT MATTER: In the matter of the ATTACHED described application of Rhodes Ranch Land Development, L.P., et al (Rhodes Design & Development) for waivers (Item No. 58):

AND

WT-1954-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL (RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 59)

SUBJECT MATTER: In the matter of the ATTACHED described application of Rhodes Ranch Land Development, L.P., et al (Rhodes Design & Development) for waivers (Item No. 59):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DOCUMENT(S) SUBMITTED:
1. Rhodes Ranch Development Agreement Addendum 12/17/96 (3 pages) (submitted by staff);
2. Development Agreement between the County of Clark and Rhodes Ranch Limited Partnership, A Nevada Limited Partnership; Rhodes Ranch Land Holdings Limited Partnership A Delaware Limited Partnership; Southwestern Opportunities Limited Partnership, A Nevada Limited Partnership; and Durango/Springs Limited Partnership (82 pages) (submitted by staff);
3. Seven (7) photographs of adjacent property (submitted by Robert Judd).

-continued-

Board of County Commissioners

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ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Bingham, Woodbury

Continued - Page 2

DA-1956-96
RHODES RANCH LAND DEVELOPMENT L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 50)

AND

ZC-1953-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 58)

AND

WT-1954-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 59)

PRE-FINAL ACTION: There being no objections, Item Nos. 50, 58 and 59 (Rhodes Development) were heard at the same time.

Staff introduced Item No. 50 and recommended, in accordance with Title 26, approval of the final development agreement, subject to the findings as annotated in the agenda, which include the Rhodes Ranch Development Agreement Addendum 12/17/96, a change to that addendum read into the record by staff on the first page, paragraph Sec. 4.4, sixth line down, removing the words "good faith," with all the rest remaining the same.

Staff then introduced Item No. 58 and recommended approval, subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; approval and compliance with all the provisions of the development agreement (DA-1956-96); compliance with the Rhodes Ranch Planned Community Specific Plan (MP-785-96), dated October 3, 1996 and approved by the Board of County Commissioners on October 16, 1996; the golf course facility to be required to convert to source irrigation water, other than potable water, in accordance with development agreement as soon as alternate source is available; design review as a public hearing if there are any substantial changes to the plans to the clubhouse; to comply with DA-1956-96, which includes updating drainage and traffic studies with each phase and full off-sites.

Item No. 59 was then introduced and staff recommended approval, subject to street width to

-continued-

Board of County Commissioners

ARK COUNTY, NEVADA

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ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Bingham, Woodbury

Continued - Page 3

DA-1956-96
RHODES RANCH LAND DEVELOPMENT L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 50)

AND

ZC-1953-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 58)

AND

WT-1954-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 59)

be a minimum of 37 feet with L-type curb and 39 feet with rolled or wedge curb on Waiver #2; right-of-way width to be back of curb to back of curb with sidewalk outside of right-of-way and execute a public access easement and license and maintenance agreement for landscaping in right-of-way and sidewalk outside of right-of-way on Waiver #3 and #4; Waiver #5 subject to 39-foot right-of-way width back of curb to back of curb.

Statements were received from a representative of Item No. 50, in support of the agreement, concurrence with the conditions and recommendations; and in praise of the efforts of staff members.

A representative of Item Nos. 58 and 59 concurred with staff conditions, and that full off-sites would be in phases as the project is being built.

Statements were received from an interested party regarding areas of concern, including access roads; park mitigation fees; and a request for deletion of paragraph (b) on page 10 of the agreement; and staff proceeded to clarify the various concerns expressed.

Statements were received from the Chairman of the Enterprise Citizens Advisory Council regarding the process involved and his opinion the public is not being adequately included and from an interested party who submitted photographs and expressed concern as to his inability to develop his adjacent property.

-continued-

Board of County Commissioners

RK COUNTY, NEVADA

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ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Bingham, Woodbury

Continued - Page 4

DA-1956-96
RHODES RANCH LAND DEVELOPMENT L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 50)

AND

ZC-1953-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 58)

AND

WT-1954-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 59)

Statements were received from the applicant's representatives and comments were received from Board members.

FINAL ACTION: Following further discussion, it was moved by Commissioner Christensen and carried by unanimous vote of the members present that the applications (Nos. 50, 58 & 59) be approved as recommended, subject to the aforementioned conditions as recommended by staff; and subject to the ATTACHED conditions.

PLANNED COMMUNITY OVERLAY DISTRICT DURANGO/WINDMILL

PUBLIC HEARING
APP. NUMBER / OWNER / DESCRIPTION OF REQUEST
ZC-1953-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET AL ZONE CHANGE to reclassify property from R-E (Rural Estates Residential) Zone to R-E (Rural Estates Residential) Zone P-C (Planned Community Overlay District) on 1,376 acres. USE PERMIT To permit an 18 hole golf course. Generally located between Sunset Road and Pebble Road and Durango Drive and approximately 330 feet west of Grand Canyon Drive; further described as portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East. EKmb

MASTER PLAN: SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3.

BACKGROUND: The Clark County Code was amended to allow provisions for the P-C (Planned Community Overlay District). P-C Overlay district is designed and intended to enable and encourage the development of large tracts of land which are under unified ownership or control as individual integrated communities so as to achieve an effective land development pattern. Rhodes Ranch Land Development, L.P., et al is requesting to establish the P-C Overlay District on 1,376 acres which comprises all of the area included in the Rhodes Ranch Planned Community. The P-C Overlay District may be established outside the urban growth, when commitments are made for the provisions of sufficient infrastructure concurrent related development through a development agreement. Approval of the P-C Overlay District shall be subject to approval of the associated development agreement. This zone change request only establishes the overlay zoning for the property. The applicant is processing a separate zone change (ZC-1955-96) which will establish the zoning of R-2, R-3, R-4, C-P, C-2, and H-1.

Approval of the P-C Overlay District shall include the adoption of the Planned Community Parameters. The planned community will contain up to 9,000 dwelling units within three residential categories. Residential Low consists of a maximum of 6,810 dwellings on 1,103 acres with a density range of 3 to 10 dwelling units per acre or an average density of 6.17 dwelling units per acre. With an average density of 16 dwelling units per acre, the Residential Medium category consists of 832 units on 52 acres with a density range of 8 to 18 dwelling units per acre. The Residential High category may contain up to 1,358 units on 49 acres for an average density of 27.71 dwelling units per acre within a density range of 16 to 28 dwelling units per acre. In addition, there will be 172 acres of commercial development which will include a future H-1 site for a resort hotel/casino.

Also proposed with this application is an 18 hole golf course with a driving range and practice green. Associated facilities will include an approximate 13,000 square foot clubhouse, locker rooms, and cart storage areas.

The applicant is also processing ZC-1955-96, FM-308-96 and SC-1957-96 to be heard at the December 19, 1996, Planning Commission meeting. WT-1954-96 and DA-1956-96 are companion items on this agenda.

PRELIMINARY STAFF RECOMMENDATION: The proposed zone change is in conformance with the adopted specific plan for this planned community. Staff believes the proposed project is unique in that it will have a high degree of self-sufficiency and will provide for a wide range of benefits and amenities for the residents of the Rhodes Ranch Planned Community and Clark County. With these considerations, staff recommends approval subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; approval and compliance with all the provisions of the development agreement (DA-1956-96); compliance with the Rhodes Ranch Planned Community Specific Plan (MP-785-96) dated October 3, 1996 and approved by the Board of County Commissioners on October 16, 1996; the golf course facility to be required to convert to source irrigation water, other than potable water, as soon as an alternate source is available or 8 years whichever comes first; design review as a public hearing if there are any substantial changes to the plans to the clubhouse.

- continued -

PLANNED COMMUNITY OVERLAY DISTRICT DURANGO/WINDMILL

ZC-1953-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET AL:

STANDARD CONDITIONS: This action will expire in two years for a zone change, and one year for a use permit, variance or design review unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied. The property owner must execute a Resolution of Intent and an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
If required by the Commission, a drainage study and/or traffic study must be submitted and approved and all improvements must comply with the approved studies. Further, if required by the Commission, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits. All necessary utility easements will be retained or reserved.

OWNER: Rhodes Ranch Land Development, L.P. et al APPLICANT: Rhodes Design & Development
CONTACT: Pentacore Engineering, 6763 W. Charleston Blvd, Las Vegas NV 89102

APN: 176-05-101-010, 013; 176-05-201-002, 003, 007, 014, 017, 018; 176-05-301-004; 176-05-401-001 THRU 005; 176-05-401-008, 009; 176-05-601-002, 003, 004, 007, 008; 176-05-701-002 THRU 004, 006, 012; 176-05-801-001, 002, 008, 009, 014; 176-08-101-010, 016, 020; 176-08-201-002 THRU 006; 176-08-201-008, 009, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002, 003; 176-08-701-001; 176-08-801-001, 002; 176-17-101-002, 006 THRU 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004; 176-18-601-001, 004; 176-18-701-008, 010, 011; 176-18-801-001, 005

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EXHIBIT "D"

Absent: Bingham, Atkinson Gates

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the petition of Durango/Springs Properties, Ltd Partnership Rhodes Ranch Holdings Ltd Partnership Southwestern Opportunities Ltd Partnership (Rhodes Homes) to vacate and abandon the ATTACHED described easements and public rights-of-way, subject to utility company requirements; right-of-way dedication to include Warm Springs, Durango Drive, Fort Apache Road, and all necessary rights-of-way to access the adjacent parcels that would be landlocked by this vacation or provide alternate access to those parcels with notarized consent from the affected parcels; right-of-way dedication at the intersection of Warm Springs Road and Durango Drive and the intersection of Warm Springs Road and Fort Apache so that each intersection leg can accommodate three through lanes, two exclusive left-turn lanes and one exclusive right-turn lane entering the intersection, and three through lanes exiting the intersection; dedication will be required on all intersection legs for which the developer currently has property rights, or acquired property rights before the development now named "Rhodes Ranch" completes build-out; dedicate 120 feet of right-of-way on Warm Springs Road (60 feet on each side of centerline) between Durango Drive and Fort Apache Road. Additional rights-of-way will be used to accommodate bicycle and walking trails; dedication will be required on all portions of Warm Springs Road for which the developer currently has property rights, or acquired property rights before the development now named "Rhodes Ranch" completes build-out; subject to the ATTACHED conditions (Item No. 21):

-continued-

Board of County Commissioners

CLARK COUNTY, NEVADA

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ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

Continued - page 2

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

AND

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described application of Southwestern Opportunities et al (Rhodes Design & Development) for a use permit, subject to an 18-month review with extension of time to be a public hearing; paving and gravel requirements within the PM 10 unattainment area, and all equipment to be located within the gravel pit; applicant is advised that approval requires a 1,000 foot setback to any equipment or batch plant from an existing occupied residential dwelling on any other property; a time limit of five years for review or the time required for completion of the major project, whichever comes first per code; drainage study and compliance; paved legal haul route to be approved by the Clark County Traffic Engineer and the Nevada Department of Transportation; vacation of all BLM right-of-way grants and right-of-way to record prior to permits; Southwestern Opportunity Limited Partnership and any contractor performing aggregate processing as asphaltic or ready-mix concrete batching will treat all routes and parking areas with an effective dust inhibiting surface; all truck tires will be washed as they leave plant site and pass onto paved access roads so as to minimize dust associated with tracing of mud on paved roads; operator will cover all trucks with tarps; the ready-mix concrete operations, asphaltic concrete operations, and processing of aggregate will be conducted employing low profile,

-continued-

Board of County Commissioners

CLARK COUNTY, NEVADA

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LORRAINE HUNT
ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

portable equipment which contain and use adequate pollution control features; operator will shield such activities by the use of berms or recessing operations below grade or similar measures to reduce noise, visual impact, and dust on existing and future commercial and residential developments; operator will take such steps as are necessary to mitigate the visual, noise, dust and any other impacts on nearby residential and/or commercial development related to the aggregate processing plants, including the primate processing plants, the ready-mix concrete and asphaltic concrete plants, subject to the ATTACHED conditions (Item No. 22):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

PRE-FINAL ACTION: The subject items (Nos. 21 & 22), being related, and there being no objections, were heard together.

Staff introduced Item No. 21 (VS-1374-96) and modified the Planning Commission recommendation (beginning on line 11) to state: dedication and widths to be determined in the master traffic study and obtained with the development and that dedication will be required on all intersection legs for which the developer currently has property rights or acquires property rights before the development now named "Rhodes Ranch" completes build-out; additional rights-of-way to accommodate regional bicycle and trail systems to be approved by Clark County and dedicated prior to development; and

-continued-

Board of County Commissioners

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ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

that dedication will be required on all portions of major arterials for which the developer currently has property rights or acquires property rights before the development now named "Rhodes Ranch" completes build-out; and advised that everything beyond line 11 of the recommendation of the Planning Commission will be deleted.

Staff then introduced Item No. 22 (UC-1525-96) and recommended approval, and added the condition that the limits of the excavation, access/haul route, and gravel operation area be as shown on the map dated 10/14/96, reference Exhibit "A."

The applicant's representative briefed the Board on the vacation and abandonment request (VC-1525-96), clarified the various dedications, and accepted the recommendations of staff.

Legal counsel for the applicant briefed the Board on the use permit, referred to a drawing of the area, stated the excavation is limited to the area of the golf course, added a condition that any excess material can only be used by the Rhodes Companies in the town of Spring Valley or the area of Enterprise, which should eliminate the concern of truck traffic covering a large portion of the County; and then concurred with the conditions of staff.

Discussion was held regarding the applicant's options if the use permit is not approved; and

-continued-

Board of County Commissioners

CLARK COUNTY, NEVADA

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ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates,

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

following questioning, neither County legal counsel nor Public Works staff could recall a situation wherein a developer was not allowed to remove extra material (sand, gravel, et cetera).

Statements were received from an interested party representing approximately sixty-five adjacent residents, in opposition to the project regarding areas of concern, including the truck traffic, noise, dust and stated that the project violates amendments to a County ordinance (#1880) made in August of 1996, that the use permit avoids responsible planning; that the Planning Commission denied protestors the right to speak on October 17, 1996; their belief the entire application should be sent back to the drawing board until the amendments to the ordinance are clarified; and that they are going to litigate the means by which the property was acquired from the Bureau of Land Management.

Discussion was held as to the options of the Board with regard to the placing of conditions on the use permit; staff advised that the amendments to the ordinance were put in place in response to a decision of the Supreme Court, and that they feel the application is appropriate and does comply with the recently adopted requirements for a use permit and gravel extraction operation, including batching; and is comfortable with the recommendations of the Planning Commission on both the vacation and abandonment and the use permit applications.

-continued-

Board of County Commissioners

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BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
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UC-1525-96
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Following questions, the interested party in opposition stated the opinion of what the use permit allows and the wish that the project be self-contained, that the gravel manufactured be used within the project, and that there be some sequencing of how the project is going to be constructed.

Discussion was held and in answer to questions regarding whether there are limits to the gravel pit, staff referred to drawings and Exhibit "B," dated August 16, 1996, which details the parameters; and suggested the Board may wish to limit the radius of off-site sales of excess materials.

Further discussion was held and there being no objections, Vice Chairman Christensen called a recess in the proceedings.

At the hour of 11:30 a.m., the Board recessed and reconvened at the hour of 11:45 a.m., with the following members present, constituting a quorum of the members thereof: Vice Chairman Paul Christensen, Commissioners Jay Bingham, Lorraine Hunt, Myrna Williams, Bruce L. Woodbury. Absent: Commissioners Yvonne Atkinson Gates, Erin Kenny.

Other interested parties in opposition expressed their opinions regarding areas of concern, including the dust; reports from the Health District on violations of construction, sand and gravel, and ready-mix companies; restrictions from the Air Pollution Control Board; their opinion

-continued-

Board of County Commissioners

CLARK COUNTY, NEVADA

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ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Atkinson Gates, Kenny

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
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there has been no compromise from the applicant or support from the Board for the citizens; Mr. Robert Verchota submitted photographs (not received by the Clerk) to demonstrate the blast area of the project and reiterated the request that the applicant's use of the gravel be limited.

The applicant's representative provided rebuttal statements concerning the export of the excess materials; referred to drawings of the project and the 1,000 foot radius from any neighboring properties within which the applicant is prohibited from affecting with any activity; reiterated the gravel processing will be for use of their projects and the export of the excess will be limited; staff stated the applicant has had the proper permits in place when required; discussion was held regarding areas of concern, including a physical limitation for off-site sales of excess materials and a setback for the batch plant from residences; and Commissioner Bingham called for the question.

Commissioner Williams left the meeting.

FINAL ACTION: Following further discussion, it was moved by Commissioner Bingham that Item No. 21 (VS-1374-96) be approved, subject to utility company requirements; right-of-way dedication to include Warm Springs, Durango Drive, Fort Apache Road, and all necessary rights-of-way to access the adjacent parcels that would be landlocked by this vacation or provide alternate access to those parcels with notarized consent from the affected

-continued-

Board of County Commissioners

CLARK COUNTY, NEVADA

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Absent: Atkinson Gates, Kenny, Williams

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VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

parcels; right-of-way dedication at the intersection of Warm Springs Road and Durango Drive and the intersection of Warm Springs Road and Fort Apache so that each intersection leg can accommodate three through lanes, two exclusive left-turn lanes and one exclusive right-turn lane entering the intersection, and three through lanes exiting the intersection; dedication and widths to be determined in master traffic study and obtained with development; dedication will be required on all intersection legs for which the developer currently has property rights, or acquires property rights before the development now named "Rhodes Ranch" completes build-out; additional rights-of-way to accommodate regional bicycle and trail systems to be approved by Clark County and dedicated prior to development; dedication will be required on all portions of major arterials for which the developer currently has property rights or acquires property rights before the development now named "Rhodes Ranch" completes build-out; subject to the attached conditions; and that Item No. 22 (UC-1525-96) be approved, subject to off-site sales being limited to within a five-mile radius for Rhodes Company projects; a 1,500 foot setback for the batch plant from existing occupied residential dwellings on any other property line; limit excavation, access/haul route, and gravel operation area as shown on map dated 10/14/96, reference Exhibit "A" and Exhibit "B"; subject to the Planning Commission recommendations; and subject to the attached conditions.

-continued-

Board of County Commissioners

CLARK COUNTY, NEVADA

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Absent: Atkinson Gates, Kenny, Williams

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VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

On roll call, motion carried by the following vote:

Voting Aye:	Commissioners Bingham, Christensen, Hunt
Voting Nay:	Commissioner Woodbury
Abstaining:	None
Absent:	Commissioners Atkinson Gates, Kenny, Williams

DURANGO/SPRINGS PROPERTIES. LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP

PUBLIC HEARING

VS-1374-96

Location	**Between Warm Springs Road (alignment) & Windmill Lane (alignment) and Fort Apache Road (alignment) and Durango Drive (alignment); and between Windmill Lane (alignment) & and Torino Avenue (alignment) and Grand Canyon Drive (alignment) & Durango Drive (alignment) in a R-E (Rural Estates Residential) (Planned Unit Development) Zone.**
Vacate and Abandon	**Easements & Public Rights-of-Way.**
Description	**Public right-of-way being a portion of Dapple Gray Road between Eldorado Lane and Maulding Avenue (alignment); Eldorado Lane between Dapple Gray Road and Quarterhorse Lane (alignment); Riley Street between Windmill Lane (alignment) and Mistral Avenue: Windmill Lane (alignment) between Riley Street and Bonita Vista (alignment); and Mistral Lane between Riley Street and Bonita Vista (alignment); and all easements of interest to Clark County within Sections 8. 17, and 18. Township 22 South. Range 60 East (exact description on file).**
APN	**176-08-101-001, 016; 176-08-201-002, 006, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002; 176-08-801-001, 002; 176-17-101-006 thru 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004; 176-18-601-004; 176-18-701-008, 010, 011; 176-18-801-005**

STANDARD CONDITIONS /VS: (mb)

1. Approval of this application will expire in two years unless all conditions of approval have been satisfied and an Order of Vacation is recorded by the County.
2. If recommended by the Department of Public Works and specified by the Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if recommended by the Department of Public Works and specified by the Board of County Commissioners, street and flood channel dedication and/or improvements will be required. If the property is located in a flood zone, a drainage study must be submitted to and approved by the Department of Public Works and the Regional Flood Control District.
3. All necessary utility easements will be retained or reserved.

MASTER PLAN:	ENTERPRISE - UP TO COMMUNITY DISTRICT 3 (MAXIMUM OF 2 DU/AC)
OWNER:	Durango/Springs Properties. Ltd Partnership Rhodes Ranch Holdings LTD Partnership Southwestern Opportunities LTD Partnership
APPLICANT:	Rhodes Homes

- continued -

DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP

PUBLIC HEARING

VS-1374-96

CORRESPONDENT: Pentacore Engineering
Patsy Mains
6763 W. Charleston Boulevard
Las Vegas, NV 89120

BACKGROUND: MP-0784-96 (Major Project Concept Plan) was approved by the Board of County Commissioners on 6/19/96 for the overall 1,330 acre Rhodes Ranch. The majority of the area included in this request is denoted on the Concept Plan as part of an adult community area. The developer is seeking to begin development in accordance with the existing zoning while the issues related to the larger major project are being resolved. UC-1131-96, which approved the planned unit development project, was approved by the Planning Commission on August 8, 1996 and upheld on appeal to the Board of County Commissioners on September 4, 1996. The specific plan for the Rhodes Ranch project (MP-0785-96) was approved by the Planning Commission on October 3, 1996. TM-0245-96 for a 339 lot R-E (PUD) subdivision is scheduled to be heard by the Planning Commission on October 17, 1996.

STAFF COMMENTS: Staff has no objection to vacating easements not required for streets.

APPROVALS: None

PROTESTS: 2 present

PLANNING COMMISSION ACTION: October 15, 1996 - APPROVED - Subject to utility company requirements; right-of-way dedication to include Warm Springs, Durango Drive, Fort Apache Road, and all necessary rights-of-way to access the adjacent parcels that would be landlocked by this vacation or provide alternate access to those parcels with notarized consent from the affected parcels; right-of-way dedication at the intersection of Warm Springs Road and Durango Drive and the intersection of Warm Springs Road and Fort Apache so that each intersection leg can accommodate three through lanes, two exclusive left-turn lanes and one exclusive right-turn lane entering the intersection, and three through lanes exiting the intersection; dedication will be required on all intersection legs for which the developer currently has property rights, or acquires property rights before the development now named "Rhodes Ranch" completes build-out; dedicate 120 feet of right-of-way on Warm Springs Road (60 feet on each side of centerline) between Durango Drive and Fort Apache Road. Additional rights-of-way will be used to accommodate bicycle and walking trails; dedication will be required on all portions of Warm Springs Road for which the developer currently has property rights, or acquired property rights before the development no named "Rhodes Ranch" completes build-out.

Vote: Unanimous
Absent: Valentine

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EXHIBIT "E"
WT-1954-96

Absent: Bingham, Woodbury
Commissioner Kenny returned to the meeting.

DA-1956-96
RHODES RANCH LAND DEVELOPMENT L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 50)

SUBJECT MATTER: In the matter of the ATTACHED described Rhodes Ranch Land Development L. P. et al (Rhodes Design & Development) Development agreement (Item No. 50) (held from earlier this date - see page 55):

AND

ZC-1953-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 58)

SUBJECT MATTER: In the matter of the ATTACHED described application of Rhodes Ranch Land Development, L.P., et al (Rhodes Design & Development) for waivers (Item No. 58):

AND

WT-1954-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 59)

SUBJECT MATTER: In the matter of the ATTACHED described application of Rhodes Ranch Land Development, L.P., et al (Rhodes Design & Development) for waivers (Item No. 59):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

DOCUMENT(S) SUBMITTED:
1. Rhodes Ranch Development Agreement Addendum 12/17/96 (3 pages) (submitted by staff);
2. Development Agreement between the County of Clark and Rhodes Ranch Limited Partnership, A Nevada Limited Partnership; Rhodes Ranch Land Holdings Limited Partnership A Delaware Limited Partnership; Southwestern Opportunities Limited Partnership, A Nevada Limited Partnership; and Durango/Springs Limited Partnership (82 pages) (submitted by staff);
3. Seven (7) photographs of adjacent property (submitted by Robert Judd).

-continued-

Board of County Commissioners

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Absent: Bingham, Woodbury

Continued - Page 2

DA-1956-96
RHODES RANCH LAND DEVELOPMENT L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 50)

AND

ZC-1953-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 58)

AND

WT-1954-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 59)

PRE-FINAL ACTION: There being no objections, Item Nos. 50, 58 and 59 (Rhodes Development) were heard at the same time.

Staff introduced Item No. 50 and recommended, in accordance with Title 26, approval of the final development agreement, subject to the findings as annotated in the agenda, which include the Rhodes Ranch Development Agreement Addendum 12/17/96, a change to that addendum read into the record by staff on the first page, paragraph Sec. 4.4, sixth line down, removing the words "good faith," with all the rest remaining the same.

Staff then introduced Item No. 58 and recommended approval, subject to no resolution of intent and staff preparing an ordinance to adopt the zoning; approval and compliance with all the provisions of the development agreement (DA-1956-96); compliance with the Rhodes Ranch Planned Community Specific Plan (MP-785-96), dated October 3, 1996 and approved by the Board of County Commissioners on October 16, 1996; the golf course facility to be required to convert to source irrigation water, other than potable water, in accordance with development agreement as soon as alternate source is available; design review as a public hearing if there are any substantial changes to the plans to the clubhouse; to comply with DA-1956-96, which includes updating drainage and traffic studies with each phase and full off-sites.

Item No. 59 was then introduced and staff recommended approval, subject to street width to

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Board of County Commissioners

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Absent: Bingham, Woodbury

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DA-1956-96
RHODES RANCH LAND DEVELOPMENT L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 50)

AND

ZC-1953-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 58)

AND

WT-1954-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 59)

be a minimum of 37 feet with L-type curb and 39 feet with rolled or wedge curb on Waiver #2; right-of-way width to be back of curb to back of curb with sidewalk outside of right-of-way and execute a public access easement and license and maintenance agreement for landscaping in right-of-way and sidewalk outside of right-of-way on Waiver #3 and #4; Waiver #5 subject to 39-foot right-of-way width back of curb to back of curb.

Statements were received from a representative of Item No. 50, in support of the agreement, concurrence with the conditions and recommendations; and in praise of the efforts of staff members.

A representative of Item Nos. 58 and 59 concurred with staff conditions, and that full off-sites would be in phases as the project is being built.

Statements were received from an interested party regarding areas of concern, including access roads; park mitigation fees; and a request for deletion of paragraph (b) on page 10 of the agreement; and staff proceeded to clarify the various concerns expressed.

Statements were received from the Chairman of the Enterprise Citizens Advisory Council regarding the process involved and his opinion the public is not being adequately included and from an interested party who submitted photographs and expressed concern as to his inability to develop his adjacent property.

-continued-

Board of County Commissioners

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Absent: Bingham, Woodbury

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DA-1956-96
RHODES RANCH LAND DEVELOPMENT L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 50)

AND

ZC-1953-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 58)

AND

WT-1954-96
RHODES RANCH LAND DEVELOPMENT, L.P. ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 59)

Statements were received from the applicant's representatives and comments were received from Board members.

FINAL ACTION: Following further discussion, it was moved by Commissioner Christensen and carried by unanimous vote of the members present that the applications (Nos. 50, 58 & 59) be approved as recommended, subject to the aforementioned conditions as recommended by staff; and subject to the ATTACHED conditions.

STREET STANDARDS DURANGO/WINDMILL

APP. NUMBER / OWNER / DESCRIPTION OF REQUEST

WT-1954-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL.: WAIVER An exception to Title 28, Subdivisions, to modify street standards on 1,376 acres. Generally located between Warm Springs Road and Pebble Road and Durango Drive and Fort Apache Road; further described as portions of Sections 5, 8, 17, and 18, Township 22 South, Range 60 East. EKmb

RELATED INFORMATION:

WAIVERS:

1. Permit block lengths up to 2,400 feet where 1,000 feet is standard;

2. Permit 36 foot back-of-curb to back-of-curb width for private streets where 40 feet is the standard;

3. Permit a detached meandering sidewalk with one of the following two options:
   a. Permit landscaping in the public right-of-way, or
   b. Permit a right-of-way width of 90 feet for a public street where 100 feet is the minimum;

4. Permit a detached meandering sidewalk, a landscaped median in the public righ-of-way, and "uplights" and one of the following two options:
   a. Permit landscaping in the public right-of-way, or
   b. Permit a right-of-way width of 90 feet for a public street where 100 feet is the minimum; and

5. Permit 36 inch "wedge" type curb on private streets where "roll" or "L" curbs are the standard.

MASTER PLAN: SPRING VALLEY AND ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (UP TO 2 DU/AC); COMMUNITY DISTRICT 3.

BACKGROUND: The applicant is requesting these modifications as part of a master planned community known as Rhodes Ranch. Waiver #1 is for block lengths within the individual subdivisions. The blocks are not one long street segment but a series of street segments that are broken up through the use of knuckles. Waiver #2 is for 36 foot back-of-curb to back-of-curb streets for the interior roads and would provide a four foot wide sidewalk on one side for a total street width of 40 feet. The Board of County Commissioners has approved previous reductions in private street width to 37 feet from back-of-curb to back-of-curb. Waiver #3 would affect Fort Apache Road for the portion of the project that abuts this street. Waiver #4 affects two section line streets. The first is Durango Drive between the future alignment of the Southern Beltway and Windmill Lane. The second street is Warm Springs Road west of Durango Drive for those portions of the project that abut this street. Waiver #5 would include a wedge type curb which would only affect the interior streets and private loop roads without a landscaped median. The applicant is also processing ZC-1955-96, FM-0308-96, and SC-1957-96 scheduled for the December 19, 1996 Planning Commission meeting. ZC-1953-96 and DA-1956-96 are companion items on this agenda.

PRELIMINARY STAFF RECOMMENDATION: Approval subject to street width to be a minimum of 37 feet with L-type curb and 39 feet with rolled or wedge curb on waiver #2; right-of-way width to be back of curb to back of curb with sidewalk outside of right-of-way and execute a public access easement and license and maintenance agreement for landscaping in right-of-way and sidewalk outside of right-of-way on waiver #3 and #4; waiver #5 subject to 39 foot right-of-way width back of curb to back of curb.

STANDARD CONDITIONS: This action will expire in two years for a zone change, and one year for a use permit, variance or design review unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied. The property owner must execute a Resolution of Intent and an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the

- continued -

WT-1954-96 -RHODES RANCH LAND DEVELOPMENT, L.P., ET. AL.:
boundary of public sewerage treatment facility, an odor easement must be executed.
If required by the Commission, a drainage study and/or traffic study must be submitted and approved and all improvements must comply with the approved studies. Further, if required by the Commission, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits. All necessary utility easements will be retained or reserved.

OWNER: Rhodes Ranch Land Development, L.P. et al APPLICANT: Rhodes Design & Development
CONTACT: Pentacore Engineering, 6763 W Charleston Blvd, Las Vegas NV 89102

APN: 176-05-101-010, 013; 176-05-201-002, 003, 007, 014, 017, 018; 176-05-301-004; 176-05-401-001 THRU 005; 176-05-401-008, 009; 176-05-601-002, 003, 004, 007, 008; 176-05-701-002 THRU 004, 006, 012; 176-05-801-001, 002, 008, 009, 014; 176-08-101-010, 016, 020; 176-08-201-002 THRU 006; 176-08-201-008, 009, 012, 013, 015; 176-08-301-004; 176-08-401-002, 003; 176-08-501-002, 003; 176-08-701-001; 176-08-801-001, 002; 176-17-101-002, 006 THRU 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002, 004; 176-18-601-001, 004; 176-18-701-008, 010, 011; 176-18-801-001, 005

Board of County Commissioners

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BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the petition of Durango/Springs Properties, Ltd Partnership Rhodes Ranch Holdings Ltd Partnership Southwestern Opportunities Ltd Partnership (Rhodes Homes) to vacate and abandon the ATTACHED described easements and public rights-of-way, subject to utility company requirements; right-of-way dedication to include Warm Springs, Durango Drive, Fort Apache Road, and all necessary rights-of-way to access the adjacent parcels that would be landlocked by this vacation or provide alternate access to those parcels with notarized consent from the affected parcels; right-of-way dedication at the intersection of Warm Springs Road and Durango Drive and the intersection of Warm Springs Road and Fort Apache so that each intersection leg can accommodate three through lanes, two exclusive left-turn lanes and one exclusive right-turn lane entering the intersection, and three through lanes exiting the intersection; dedication will be required on all intersection legs for which the developer currently has property rights, or acquired property rights before the development now named "Rhodes Ranch" completes build-out; dedicate 120 feet of right-of-way on Warm Springs Road (60 feet on each side of centerline) between Durango Drive and Fort Apache Road. Additional rights-of-way will be used to accommodate bicycle and walking trails; dedication will be required on all portions of Warm Springs Road for which the developer currently has property rights, or acquired property rights before the development now named "Rhodes Ranch" completes build-out; subject to the ATTACHED conditions (Item No. 21):

-continued-

Board of County Commissioners

CLARK COUNTY, NEVADA

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MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

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VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

AND

SUBJECT MATTER/RECOMMENDATION: In the matter of the recommendation of the Planning Commission that the Board approve the ATTACHED described application of Southwestern Opportunities et al (Rhodes Design & Development) for a use permit, subject to an 18-month review with extension of time to be a public hearing; paving and gravel requirements within the PM 10 unattainment area, and all equipment to be located within the gravel pit; applicant is advised that approval requires a 1,000 foot setback to any equipment or batch plant from an existing occupied residential dwelling on any other property; a time limit of five years for review or the time required for completion of the major project, whichever comes first per code; drainage study and compliance; paved legal haul route to be approved by the Clark County Traffic Engineer and the Nevada Department of Transportation; vacation of all BLM right-of-way grants and right-of-way to record prior to permits; Southwestern Opportunity Limited Partnership and any contractor performing aggregate processing as asphaltic or ready-mix concrete batching will treat all routes and parking areas with an effective dust inhibiting surface; all truck tires will be washed as they leave plant site and pass onto paved access roads so as to minimize dust associated with tracing of mud on paved roads; operator will cover all trucks with tarps; the ready-mix concrete operations, asphaltic concrete operations, and processing of aggregate will be conducted employing low profile,

-continued-

Board of County Commissioners

CLARK COUNTY, NEVADA

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Absent: Bingham, Atkinson Gates

Continued - Page 3

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
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portable equipment which contain and use adequate pollution control features; operator will shield such activities by the use of berms or recessing operations below grade or similar measures to reduce noise, visual impact, and dust on existing and future commercial and residential developments; operator will take such steps as are necessary to mitigate the visual, noise, dust and any other impacts on nearby residential and/or commercial development related to the aggregate processing plants, including the primate processing plants, the ready-mix concrete and asphaltic concrete plants, subject to the ATTACHED conditions (Item No. 22):

REPRESENTATIVE(S): Present

SPEAKER(S): Present

PRE-FINAL ACTION: The subject items (Nos. 21 & 22), being related, and there being no objections, were heard together.

Staff introduced Item No. 21 (VS-1374-96) and modified the Planning Commission recommendation (beginning on line 11) to state: dedication and widths to be determined in the master traffic study and obtained with the development and that dedication will be required on all intersection legs for which the developer currently has property rights or acquires property rights before the development now named "Rhodes Ranch" completes build-out; additional rights-of-way to accommodate regional bicycle and trail systems to be approved by Clark County and dedicated prior to development; and

-continued-

Board of County Commissioners

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Absent: Bingham, Atkinson Gates

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
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that dedication will be required on all portions of major arterials for which the developer currently has property rights or acquires property rights before the development now named "Rhodes Ranch" completes build-out; and advised that everything beyond line 11 of the recommendation of the Planning Commission will be deleted.

Staff then introduced Item No. 22 (UC-1525-96) and recommended approval, and added the condition that the limits of the excavation, access/haul route, and gravel operation area be as shown on the map dated 10/14/96, reference Exhibit "A."

The applicant's representative briefed the Board on the vacation and abandonment request (VC-1525-96), clarified the various dedications, and accepted the recommendations of staff.

Legal counsel for the applicant briefed the Board on the use permit, referred to a drawing of the area, stated the excavation is limited to the area of the golf course, added a condition that any excess material can only be used by the Rhodes Companies in the town of Spring Valley or the area of Enterprise, which should eliminate the concern of truck traffic covering a large portion of the County; and then concurred with the conditions of staff.

Discussion was held regarding the applicant's options if the use permit is not approved; and

-continued-

Board of County Commissioners

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MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates,

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

AND

UC-1525-96
SOUTHWESTERN OPPORTUNITIES ET AL
(RHODES DESIGN & DEVELOPMENT)
(ITEM NO. 22)

following questioning, neither County legal counsel nor Public Works staff could recall a situation wherein a developer was not allowed to remove extra material (sand, gravel, et cetera).

Statements were received from an interested party representing approximately sixty-five adjacent residents, in opposition to the project regarding areas of concern, including the truck traffic, noise, dust and stated that the project violates amendments to a County ordinance (#1880) made in August of 1996, that the use permit avoids responsible planning; that the Planning Commission denied protestors the right to speak on October 17, 1996; their belief the entire application should be sent back to the drawing board until the amendments to the ordinance are clarified; and that they are going to litigate the means by which the property was acquired from the Bureau of Land Management.

Discussion was held as to the options of the Board with regard to the placing of conditions on the use permit; staff advised that the amendments to the ordinance were put in place in response to a decision of the Supreme Court, and that they feel the application is appropriate and does comply with the recently adopted requirements for a use permit and gravel extraction operation, including batching; and is comfortable with the recommendations of the Planning Commission on both the vacation and abandonment and the use permit applications.

-continued-

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BRUCE L. WOODBURY

Absent: Bingham, Atkinson Gates

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VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

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SOUTHWESTERN OPPORTUNITIES ET AL
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Following questions, the interested party in opposition stated the opinion of what the use permit allows and the wish that the project be self-contained, that the gravel manufactured be used within the project, and that there be some sequencing of how the project is going to be constructed.

Discussion was held and in answer to questions regarding whether there are limits to the gravel pit, staff referred to drawings and Exhibit "B," dated August 16, 1996, which details the parameters; and suggested the Board may wish to limit the radius of off-site sales of excess materials.

Further discussion was held and there being no objections, Vice Chairman Christensen called a recess in the proceedings.

At the hour of 11:30 a.m., the Board recessed and reconvened at the hour of 11:45 a.m., with the following members present, constituting a quorum of the members thereof: Vice Chairman Paul Christensen, Commissioners Jay Bingham, Lorraine Hunt, Myrna Williams, Bruce L. Woodbury. Absent: Commissioners Yvonne Atkinson Gates, Erin Kenny.

Other interested parties in opposition expressed their opinions regarding areas of concern, including the dust; reports from the Health District on violations of construction, sand and gravel, and ready-mix companies; restrictions from the Air Pollution Control Board; their opinion

-continued-

Board of County Commissioners

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ERIN KENNY
MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Atkinson Gates, Kenny

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
RHODES RANCH HOLDINGS LTD PARTNERSHIP
SOUTHWESTERN OPPORTUNITIES LTD PARTNERSHIP
(RHODES HOMES)
(ITEM NO. 21)

AND

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there has been no compromise from the applicant or support from the Board for the citizens; Mr. Robert Verchota submitted photographs (not received by the Clerk) to demonstrate the blast area of the project and reiterated the request that the applicant's use of the gravel be limited.

The applicant's representative provided rebuttal statements concerning the export of the excess materials; referred to drawings of the project and the 1,000 foot radius from any neighboring properties within which the applicant is prohibited from affecting with any activity; reiterated the gravel processing will be for use of their projects and the export of the excess will be limited; staff stated the applicant has had the proper permits in place when required; discussion was held regarding areas of concern, including a physical limitation for off-site sales of excess materials and a setback for the batch plant from residences; and Commissioner Bingham called for the question.

Commissioner Williams left the meeting.

FINAL ACTION: Following further discussion, it was moved by Commissioner Bingham that Item No. 21 (VS-1374-96) be approved, subject to utility company requirements; right-of-way dedication to include Warm Springs, Durango Drive, Fort Apache Road, and all necessary rights-of-way to access the adjacent parcels that would be landlocked by this vacation or provide alternate access to those parcels with notarized consent from the affected

-continued-

Board of County Commissioners

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MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Atkinson Gates, Kenny, Williams

VS-1374-96
DURANGO/SPRINGS PROPERTIES, LTD PARTNERSHIP
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parcels; right-of-way dedication at the intersection of Warm Springs Road and Durango Drive and the intersection of Warm Springs Road and Fort Apache so that each intersection leg can accommodate three through lanes, two exclusive left-turn lanes and one exclusive right-turn lane entering the intersection, and three through lanes exiting the intersection; dedication and widths to be determined in master traffic study and obtained with development; dedication will be required on all intersection legs for which the developer currently has property rights, or acquires property rights before the development now named "Rhodes Ranch" completes build-out; additional rights-of-way to accommodate regional bicycle and trail systems to be approved by Clark County and dedicated prior to development; dedication will be required on all portions of major arterials for which the developer currently has property rights or acquires property rights before the development now named "Rhodes Ranch" completes build-out; subject to the attached conditions; and that Item No. 22 (UC-1525-96) be approved, subject to off-site sales being limited to within a five-mile radius for Rhodes Company projects; a 1,500 foot setback for the batch plant from existing occupied residential dwellings on any other property line; limit excavation, access/haul route, and gravel operation area as shown on map dated 10/14/96, reference Exhibit "A" and Exhibit "B"; subject to the Planning Commission recommendations; and subject to the attached conditions.

-continued-

Board of County Commissioners

CLARK COUNTY, NEVADA

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MYRNA WILLIAMS
BRUCE L. WOODBURY

Absent: Atkinson Gates, Kenny, Williams

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VS-1374-96
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On roll call, motion carried by the following vote:

Voting Aye:	Commissioners Bingham, Christensen, Hunt
Voting Nay:	Commissioner Woodbury
Abstaining:	None
Absent:	Commissioners Atkinson Gates, Kenny, Williams

UC-1525-96

Project Description	**A gravel pit, with temporary, portable concrete ready mix plants to be used as on-site plants with the off-site sales of gravel, concrete and asphalt in conjunction with development of a master planned community on approximately 830 acres.**
Location	**Between Warm Springs Road and Torino Avenue, and between Fort Apache Road and Durango Drive; further described as portions of Sections 8 &17, Township 22 South, Range 60 East (Exact description on file).**
Use Permit	**A gravel pit, with temporary, portable concrete ready mix plants to be used as on-site plants with the off-site sales of gravel, concrete and asphalt in an R-E (Rural Estates Residential) Zone.**
APN	**176-08-101-010, 016, 020;176-08-201-002 THRU 006, 008, 009, 012, 013, 015; 176-08-301-004, 176-08-401-002, 003; 176-08-501-002, 003; 176-08-701-001; 176-08-801-001 & 002; 176-17-101-002, 006 THRU 008; 176-17-301-005; 176-17-401-001; 176-17-501-001, 002 & 004**

STANDARD CONDITIONS/UC,VC,DR (gtb):

1. Approval of this application will expire in one year unless you commence the use or the construction of this project as described in the application and shown on the plans and all conditions of approval have been satisfied.
2. The property owner must execute an Avigation Easement and Noise Abatement agreement. If the property is located within one mile of the boundary of public sewerage treatment facility, an odor easement must be executed.
3. Development of the property must conform to the plans as submitted with revisions as specified by the Planning Commission or Board of County Commissioners.
4. If recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, a drainage study and/or traffic study, must be submitted and approved and all improvements must comply with the approved studies. Further, if recommended by the Department of Public Works and specified by the Planning Commission or Board of County Commissioners, street and flood channel dedication and/or improvements will be required. If the Property is located in a flood zone, a drainage study must be submitted and approved by the Department of Public Works and the Regional Flood Control District prior to any permits.
5. Fire hydrants must be provided in compliance with Fire Department specifications. Waivers of street improvements do not waive fire hydrant requirements. A three foot fire hydrant easement is required behind all street frontage lot lines.

MASTER PLAN:	ENTERPRISE - UP TO RESIDENTIAL SUBURBAN (MAXIMUM OF 2 DU/AC): COMMUNITY DISTRICT 3
OWNER:	Southwestern Opportunities et al
APPLICANT:	Rhodes Design & Development
CORRESPONDENT:	Rhodes Design & Development 4630 So. Arville, Ste B Las Vegas, NV 89103

- continued -

SOUTHWESTERN OPPORTUNITIES ET AL **PUBLIC HEARING**

UC-1525-96

BACKGROUND: VC-0549-96, which was similar to this request, but encompasses a different area, was heard by the Board of County Commissioners on 9/18/96. Subsequently, an ordinance (Ordinance 1880) was approved and adopted to allow a gravel pit in conjunction with a major project as defined in Title 26 of the Clark County Code with a use permit. This revision to the zoning code contains provisions for the use permit to require a 1,000 foot setback to any equipment or batch plant from an existing occupied residential dwelling on any other property, and a time limit of five years for review or the time required for completion of the major project, whichever comes first.

This is a request to establish temporary mixing plants (batch plants) in conjunction with the mining of sand and gravel on selected portions of the site. Also, the applicant is requesting to be allowed the commercial sale, for uses other than the proposed project, of materials generated from the aggregate processing operation. The applicant indicates that a large community such as this will take many years to develop, and, with the placement of such an on-site processing operation, off-site traffic will be reduced along with the cost of construction of public infrastructure. The uses would be carefully phased and coordinated with surrounding residential uses to minimize conflicts and will be done in portable, temporary facilities to implement the development of the planned uses. The applicant has submitted a document setting forth limitations for the aggregate processing operation. A haul route has been established and paved west of Rainbow Boulevard along Warm Springs Road to Durango Drive, then south to the excavation site.

STAFF COMMENTS: Staff feels this use is compatible with the surrounding area, and recommends approval.

APPROVALS: Enterprise Town Board (excavation limited to golf course, 18 month review), 1 letter

PROTESTS: 11 present

- continued -

SOUTHWESTERN OPPORTUNITIES ET AL **PUBLIC HEARING**

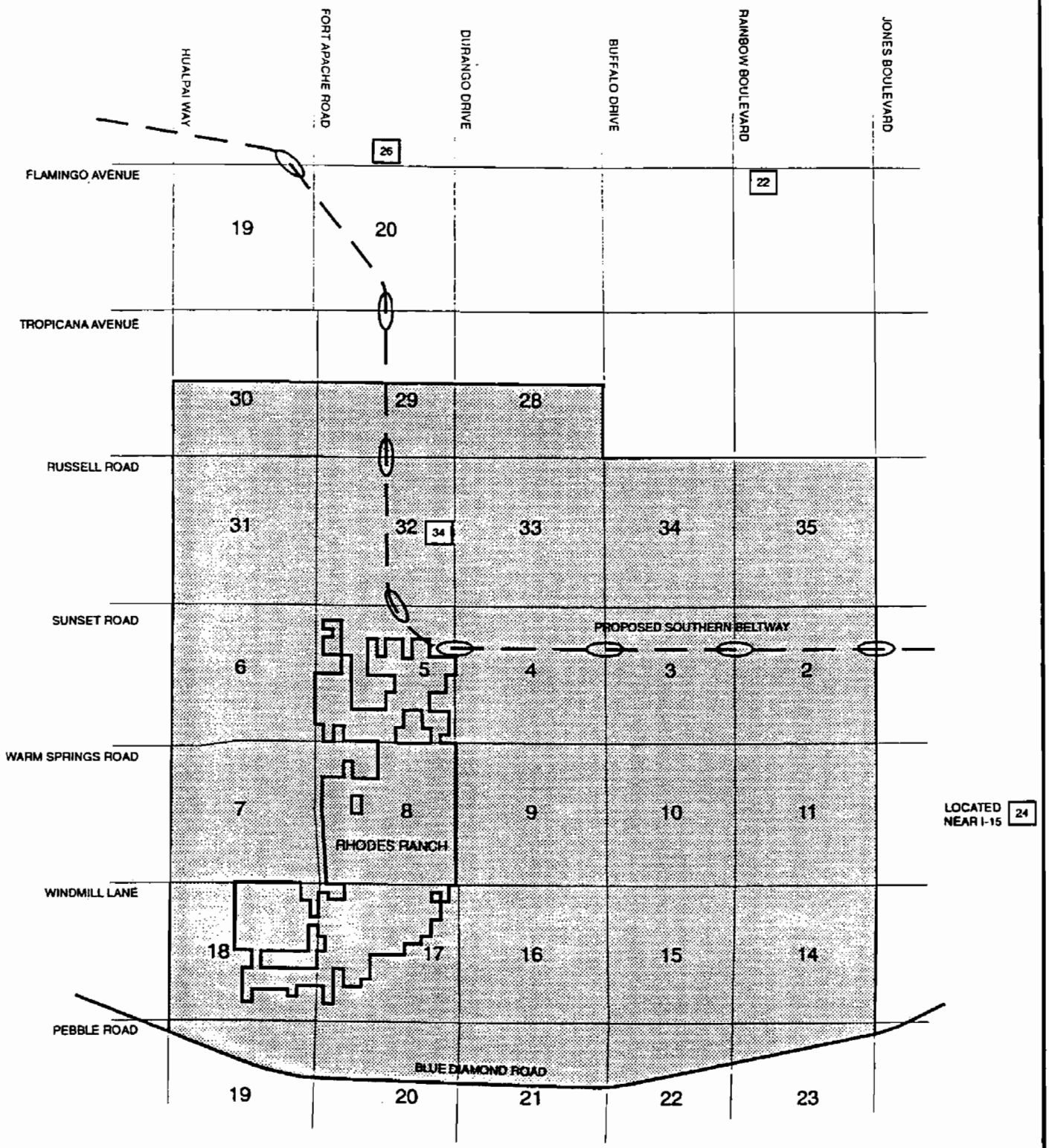
UC-1525-96

PLANNING COMMISSION ACTION:

October 17, 1996 - APPROVED - Subject to an 18 month review with extension of time to be a public hearing; paving and gravel requirements within the PM 10 nonattainment area, and all equipment to be located within the gravel pit. Applicant is advised that approval requires a 1,000 foot setback to any equipment or batch plant from an existing occupied residential dwelling on any other property; a time limit of five years for review or the time required for completion of the major project, whichever comes first per code; drainage study and compliance; paved legal haul route to be approved by Clark County Traffic Engineer and Nevada Department of Transportation; vacation of all BLM right-of-way grants and right-of-way to record prior to permits. Southwestern Opportunity Limited Partnership and any contractor performing aggregate processing as asphaltic or ready-mix concrete batching will treat all routes and parking areas with an effective dust inhibiting surface. All truck tires will be washed as they leave plant site and pass on to paved access roads so as to minimize dust associated with tracing of mud on paved roads. Operator will cover all trucks with tarps. The ready-mix concrete operations, asphaltic concrete operations and processing of aggregate will be conducted employing low profile, portable equipment which contain and use adequate pollution control features. Operator will shield such activities by the use of berms or recessing operations below grade or similar measures to reduce noise, visual impact and dust on existing and future commercial and residential developments. Operator will take such steps as are necessary to mitigate the visual, noise, dust and any other impacts on nearby residential and/or commercial development related to the aggregate processing plants, including the primate processing plants, the ready-mix concrete and asphaltic concrete plants.

Vote: Unanimous

Absent: Fierro, Trumbo, Watson



Legend:

- 22 EXISTING Station # and Location
- 11 PROPOSED Station # and Location
- Assessment Area

NORTH

NOT TO SCALE

THIS MAP IS FOR PLANNING PURPOSES ONLY.

PUMPER EQUIPMENT

Equipment Needed For A New Pumper (Estimated Cost)

COMPARTMENT	AMOUN	ITEM	BID NUMBER	EXP DATE	UNIT COST	TOTAL
CAB	1	Accident packet - Clark County	ADMIN		$1 00	$1 00
14	2	Adapters pig tail 3 way	PO		$8 00	$16 00
8	1	Adaptor 5 inch STORZ to 2 1/2 inch thrd w/ 30 deg	B 2944-92	11/30/95	$140 00	$140 00
8	1	Adaptor 5 inch STORZ to 2 1/2 inch thread	B 2944 92	11/30/95	$140 00	$140 00
8	1	Adaptor 5 inch STORZ to 4 inch thread	B 2944 92	11/30/95	$175 00	$175 00
CAB	1	Air conditioning	BID			$0 00
WI-LF	2	Air cylinders 30 minutes	B 2941 92	9/30/95	$500 00	$1,000 00
MED	1	Airway nasal pharyngel 26 Fr	B 3028 93	3/31/95	$3 00	$3 00
MED	1	Airway nasal pharyngel 28 Fr	B 3028 93	3/31/95	$3 00	$3 00
MED	1	Airway nasal pharyngel 30 Fr	B 3028-93	3/31/95	$3 00	$3 00
MED	1	Airway nasal pharyngel 32 Fr	B 3028-93	3/31/95	$3 00	$3 00
7	1	Ajax tool	B 2750 92	3/31/95	$440 00	$440 00
7	4	Ajax tool bits	B 2750 92	3/31/95		$0 00
7	1	Ajax tool hose	B 2750 92	3/31/95		$0 00
7	1	Ajax tool oil	B 2750 92	3/31/95		$0 00
7	1	Ajax tool regulator	B 2750 92	3/31/95	$25 00	$25 00
MED	1	Alcohol bottle	B 3028 93	3/31/95	$1 00	$1 00
MED	20	Alcohol prep pads	B 3028 93	3/31/95	$0 20	$4 00
CAB	1	AM-FM Stero cassette player	BID		$225 00	$225 00
MED	1	Ambu bag adult	B 3028 93	3/31/95	$15 00	$15 00
MED	1	Ambu bag child	B 3028 93	3/31/95	$16 00	$16 00
MED	1	Ambu bag infant	B 3028-93	3/31/95	$3 00	$3 00
MED	2	Anticeptic hand cleaner	B 3028 93	3/31/95	$1 00	$2 00
6	1	Axe - flat head	B 2750-92	3/31/95	$27 00	$27 00
6	1	Axe - pick head	B 2750 92	3/31/95	$31 00	$31 00
MED	1	Bandaid 1x3	B 3028-93	3/31/95	$3 00	$3 00
MED	1	Bandaid finger tip	B 3028 93	3/31/95	$6 00	$6 00

EXHIBIT H

Clark County Fire Department

COMPARTMENT	AMOUN	ITEM	BID NUMBER	EXP DATE	UNIT COST	TOTAL
MED	1	Bandaid knuckle	B 3028 93	3/31/95	$3 00	$3 00
CAB	1	Binoculars	PO		$45 00	$45 00
MED	1	Bite block	B 3028 93	3/31/95	$1 00	$1 00
MED	1	Blanket twin	B 3028 93	3/31/95	$10 00	$10 00
MED	1	Blood pump	B 3028 93	3/31/95	$3 00	$3 00
MED	2	Body gowns universal	B 3028 93	3/31/95	$10 00	$20 00
4	1	Bolt cutter 26 inch	B 2750 92	3/31/95	$34 00	$34 00
6	1	Bolt cutter 36 inch	B 2750 92	3/31/95	$48 00	$48 00
MED	1	BP cuff adult	B 3028 93	3/31/95	$14 00	$14 00
MED	1	BP cuff adult extra large	B 3028 93	3/31/95	$23 00	$23 00
MED	1	BP cuff child	B 3028 93	3/31/95	$16 00	$16 00
3	3	Bungee cords	PO		$5 00	$15 00
11	1	Burn pack	B 3028 93	3/31/95		$0 00
8	1	Burst jacket	B2720 92	1/31/95	$452 00	$452 00
MED	3	Cannula's adult	B 3028 93	3/31/95	$1 00	$3 00
MED	3	Cannula's child	B 3028 93	3/31/95	$1 00	$3 00
MED-P	1	Catheter 6 Fr	B 3028 93	3/31/95	$1 00	$1 00
MED-P	1	Catheter 8 Fr	B 3028 93	3/31/95	$1 00	$1 00
MED-P	1	Catheter 10 Fr	B 3028 93	3/31/95	$1 00	$1 00
MED-P	1	Catheter 14 Fr	B 3028 93	3/31/95	$1 00	$1 00
MED-P	1	Catheter 18 Fr	B 3028 93	3/31/95	$1 00	$1 00
HR-BG	4	Chalk	PO		$1 00	$4 00
1-TLBX	1	Channel locks 12 inch	B 2465-91	3/31/95	$12 00	$12 00
MED	1	Charcoal liquid	B 3028 93	3/31/95	$3 00	$3 00
CAB	1	Charger - G E charger	B 2829 92		$50 00	$50 00
MED	1	Chemstick container	B 3028-93	3/31/95	$23 05	$23 05
1-TLBX	1	Chisel	PO		$7 00	$7 00
1-TLBX	1	Claw hammer	B 2465-91	3/31/95	$13 00	$13 00
MED-P	1	CO2 detector	B 3028-93	3/31/95	$18 00	$18 00
MED	6	Cold packs	B 3028-93	3/31/95	$0 59	$3 54

COMPARTMENT	AMOUN	ITEM	BID NUMBER	EXP DATE	UNIT COST	TOTAL
MED-P	1	Combitube	B 3028 93	3/31/95	$45 00	$45 00
1	3	Couplings double female 2 1/2 inch	B 2720 92	1/31/95	$49 00	$147 00
1	3	Couplings double male 2 1/2 inch	B 2720 92	1/31/95	$23 00	$69 00
MED	2	CPR micro shields	B 3028 93	3/31/95	$4 37	$8 74
RT-ST-B	1	Crescent wrench 10 inch	PO		$10 00	$10 00
RT-ST-B	1	Crescent wrench 8 inch	PO		$9 00	$9 00
4	1	Crow bar	B 2750 92	3/31/95	$29 00	$29 00
12	1	Cups styrofoam	PO		$3 00	$3 00
1-TI BX	1	Dikes	B 2465 91	3/31/95	$10 00	$10 00
4	1	Door jam pry tool	B 2750 92	3/31/95	$43 00	$43 00
4	1	Door spreader bar / rachet	PO			$0 00
MED	50	Dressings 4x4	B 3028 93	3/31/95	$0 02	$1 00
MED	6	Dressings kerlix	B 3028 93	3/31/95	$2 00	$12 00
MED	2	Dressings trauma 10x30	B 3028 93	3/31/95	$2 00	$4 00
MED	1	Drug box	B 3028 93	3/31/95	$205 00	$205 00
RT-ST-B	1	Electrical bag	PO		$12 00	$12 00
14	1	Electrical cord 50 feet	PO		$12 00	$12 00
RT-ST-B	2	Electrical tape	PO		$1 00	$2 00
RT-ST-B	1	Epoxy ribbon	PO		$2 00	$2 00
MED-P	1	ET tube 2 5 mm	B 3028 93	3/31/95	$2 00	$2 00
MED-P	1	ET tube 3 0 mm	B 3028-93	3/31/95	$2 00	$2 00
MED-P	1	ET tube 3 5 mm	B 3028-93	3/31/95	$2 00	$2 00
MED-P	1	ET tube 4 0 mm	B 3028 93	3/31/95	$2 00	$2 00
MED-P	1	ET tube 4 5 mm	B 3028-93	3/31/95	$2 00	$2 00
MED-P	1	ET tube 5 0 mm	B 3028 93	3/31/95	$2 00	$2 00
MED-P	1	ET tube 5 5 mm	B 3028 93	3/31/95	$2 00	$2 00
MED-P	1	ET tube 6 0 mm	B 3028-93	3/31/95	$2 00	$2 00
MED-P	1	ET tube 6 5 mm	B 3028-93	3/31/95	$2 00	$2 00
MED-P	1	ET tube 7 0 mm	B 3028-93	3/31/95	$2 00	$2 00
MED-P	1	ET tube 7.5 mm	B 3028-93	3/31/95	$2.00	$2 00

COMPARTMENT	AMOUN	ITEM	BID NUMBER	EXP DATE	UNIT COST	TOTAL
MED-P	1	ET tube 8.0 mm	B 3028-93	3/31/95	$2 00	$2 00
MED-P	1	ET tube 8.5 mm	B 3028-93	3/31/95	$2 00	$2 00
MED-P	1	ET tube 9.0 mm	B 3028 93	3/31/95	$2 00	$2 00
MED-P	1	ET tube 9 5 mm	B 3028-93	3/31/95	$2 00	$2 00
MED-P	1	ET tube stylette	B 3038-93	3/31/95	$3 00	$3 00
MED-P	1	ET tube 10 0 mm	B 3028 93	3/31/95	$2 00	$2 00
MED	4	Extensions	B 3028 93	3/31/95	$0 75	$3 00
9	1	Extinguisher CO2	B 3382 94	6/30/96	$165 00	$165 00
9	1	Extinguisher Dry chemical	B 3382-94	6/30/96	$108 00	$108 00
MED	2	Eye goggles universal	B 3028 93	3/31/95	$15 00	$30 00
MED	1	Eye wash	B 3028 93	3/31/95	$1 72	$1 72
MED	2	Face shields	B 3028 93	3/31/95	$8 00	$16 00
4	6	Fan belts	PO		$4 00	$24 00
HR-BG	1	Fire line barrier tape	PO		$5 00	$5 00
3	50	Flares	PO		$1 50	$75 00
MED	2	Flashlights sparkless	B 3028 93	3/31/95	$7 00	$14 00
1-HLBX	1	Flat file	B 2465-91	3/31/95	$4 00	$4 00
BK-RT	2	Flats	B 3028 93	3/31/95	$155 00	$310 00
CAB	1	Fuel Card	AUTOMOTIVE			$0 00
RT-ST-B	1	Fuse puller	PO		$3 00	$3 00
CAB	1	Garage door opener	PO		$50 00	$50 00
8	1	Gate valve 2 1/2 inch	B 2944-92	11/30/94	$199 80	$199 80
12	2	Gatorade packs	PO		$4 00	$8 00
MED	4	Gauze vaseline	B 3028 93	3/31/95	$0 87	$3 48
MED	6	Gloves large	B 3028-93	3/31/95	$6 50	$39 00
MED-P	2	Gloves large	B 3028 93	3/31/95	$6 50	$13 00
MED	6	Gloves med	B 3028-93	3/31/95	$6 50	$39 00
MED-P	2	Gloves medium	B 3028-93	3/31/95	$6 50	$13 00
MED	6	Gloves small	B 3028-93	3/31/95	$6 50	$39 00
MED-P	1	Gloves small	B 3028-93	3/31/95	$6 50	$6 50

COMPARTMENT	AMOUN	ITEM	BID NUMBER	EXP DATE	UNIT COST	TOTAL
MED-P	2	Gloves x-large	B 3028-93	3/31/95	$6 50	$13 00
MED	2	Glucose	B 3028-93	3/31/95	$1 00	$2 00
CAB	1	Guide - Emergency response	ADMIN			$0 00
CAB	1	Guide - Field operations	ADMIN			$0 00
1-TLBX	1	Hack saw	B 2465-91	3/31/95	$11 00	$11 00
1-TLBX	10	Hack saw blades	B 2465 91	3/31/95	$1 00	$10 00
4	1	Haligan tool	B 2750 92		$104 00	$104 00
5	1	Hall runner	B 2750 92		$22 00	$22 00
4	1	Halogen light 500 watts	B 2750 92		$185 00	$185 00
1-TLBX	1	Hammer 3 lb	B 2465 91	3/31/95	$3 00	$3 00
1	2	Hay hooks	PO		$2 00	$4 00
CAB	1	HazMat Guide book with card	ADMIN		$0 00	$0 00
1-TLBX	1	Hex key set	B 2465 91	3/31/95	$3 00	$3 00
13	1	Highrise bag	PO		$10 00	$10 00
HR-BG	1	Highrise book	ADMIN		$0 00	$0 00
9	1	Highrise hose pack	B 2625 91	12/31/94	$85 00	$85 00
HR-BG	1	Highrise phone	PO		$100 00	$100 00
HB - 5	9	Hose 5 inch 100 feet	B 2625 91	12/21/94	$500 00	$4,500 00
HB - 2 21/2	20	Hose 2 1/2 inch 50 feet	B 2625 91	12/21/94	$113 00	$2,260 00
9	2	Hose 1 3/4 inch x 50 feet	B 2625 91	12/21/94	$76 00	$152 00
13	4	Hose 1 3/4 inch x 50 feet	B 2625 91	121/31/94	$76 00	$304 00
9	1	Hose clamp 5 inch	B 2944 92	11/30/94	$340 00	$340 00
9	1	Hose roller 5 inch	B 2720 92	1/30/95	$149 00	$149 00
1	4	Hose straps	PO		$39 00	$156 00
MED	6	Hot packs	B 3028 93	3/31/95	$0 47	$2 82
1	1	Hydrant cap 2 1/2 inch	B 2807 92	6/30/95		$0 00
1	1	Hydrant cap 4 inch	B 2807-92	6/30/95		$0 00
3	1	Hydrant cap 4inch	B 2807 92	1/31/95		$0 00
8	1	Hydrant wrench	B 2720 92	1/30/95	$24 00	$24 00
Frnt Bmpr	1	Hydrant wrench	B 2720 92	1/31/95	$24 00	$24 00

COMPARTMENT	AMOUN	ITEM	BID NUMBER	EXP DATE	UNIT COST	TOTAL
4	1	Hydraulic jack 20 ton with handle	PO		$155 00	$155 00
HR-BG	2	Ink pens	ADMIN	2	$1 00	$2 00
MED	1	Intraousseous needle 16 ga	B 3028 93	3/31/95	$11 00	$11 00
MED	2	IV needles 14x1 250	B 3028 93	3/31/95	$2 00	$4 00
MED	2	IV needles 16x1 250	B 3028 93	3/31/95	$2 00	$4 00
MED	2	IV needles 18x1 250	B 3028 93	3/31/95	$2 00	$4 00
MED	2	IV needles 20x1 250	B 3028-93	3/31/95	$2 00	$4 00
MED	2	IV needles 22x1 250	B 3028 93	3/31/95	$2 00	$4 00
MED-P	12	Jelly lube sterile	B 3028 93	3/31/95	$5 82	$69 84
Frnt Bmpr	1	Jump line 1 3/4 inch x 100 feet	B 2625 91	12/31/94	$529 00	$529 00
Frnt Bmpr	1	Jump line 1 3/4 inch x 50 feet	B 2625 91	12/31/94	$453 00	$453 00
MED	3	Jump needles 18 ga	B 3028 93	3/31/95	$0 06	$0 18
MED	3	Jump needles 20 ga	B 3028 93	3/31/95	$0 06	$0 18
CAB	1	Key box	PO			$0 00
5	1	Kinman pump	B 2750 92	3/31/95		$0 00
12	1	Kinman tool jaws	B 2750-92	3/31/95		$0 00
BK-RT	1	Ladder 14 foot roof	B 2750 92	3/31/95	$179 00	$179 00
BK-LF	1	Ladder 24 foot extension	B 2750 92	3/31/95	$383 00	$383 00
BK-LF	1	Ladder attic	B 2750 92	3/31/95	$149 00	$149 00
MED	1	Laerdal suction	B 3028-93	3/31/95		$0 00
MED	1	Lancet device	B 3028 93	3/31/95	$12 00	$12 00
CAB	4	Lanterns - hand	PO			$0 00
MED-P	1	Laryngoscope blade Mac 1	B 3028-93	3/31/95	$27 00	$27 00
MED-P	1	Laryngoscope blade Mac 3	B 3028-93	3/31/95	$27 00	$27 00
MED-P	1	Laryngoscope blade Mac 4	B 3028-93	3/31/95	$27 00	$27 00
MED-P	1	Laryngoscope blade Miller 2	B 3028-93	3/31/95	$27 00	$27 00
MED-P	1	Laryngoscope blade Miller 3	B 3028-93	3/31/95	$27 00	$27 00
MED-P	1	Laryngoscope blade Miller 4	B 3028-93	3/31/95	$27 00	$27 00
MED-P	1	Laryngoscope handle	B 3028-93	3/31/95	$17 00	$17 00
HR-BG	1	Latch holder - rubber	PO		$5 00	$5 00

COMPARTMENT	AMOUN	ITEM	BID NUMBER	EXP DATE	UNIT COST	TOTAL
HR-BG	1	Legal pads	ADMIN		$1 00	$1 00
MED-P	1	Life pak 10	B 3028 93	3/31/95	$11,000 00	$11,000 00
4	1	Line - life with bag	PO		$450 00	$450 00
4	1	Line - utility with bag	PO		$250 00	$250 00
CAB	1	Log Book - drug	ADMIN		$4 00	$4 00
CAB	1	Log Book - engine	ADMIN		$4 00	$4 00
MED	2	Macro 60 drop	B 3028-93	3/31/95	$1 56	$3 12
HR-BG	1	Magic marker	ADMIN		$1 00	$1 00
MED-P	1	Magill Forceps adult	B 3028 93	3/31/95	$5 00	$5 00
MED-P	1	Magill Forceps child	B 3028 93	3/31/95	$5 00	$5 00
CAB	1	Map book - apartment	ADMIN		$100 00	$100 00
CAB	1	Map Book - District	ADMIN		$100 00	$100 00
CAB	1	Map book - Las Vegas	ADMIN		$100 00	$100 00
CAB	1	Map book - mobile home parks	ADMIN		$25 00	$25 00
MED	1	Mast pants	B 3028 93	3/31/95	$377 00	$377 00
CAB	1	MDT	BID CITY LV		$6,500 00	$6,500 00
MED	1	Medical bag	B 3028 93	3/31/95	$205 00	$205 00
11	3	Air cylinders 30 minutes	B 2941 92	9/30/94	$500 00	$1,500 00
MED	3	Non rebreathers adult	B 3028 93	3/31/95	$1 00	$3 00
MED	3	Non rebreathers child	B 3028-93	3/31/95	$1 00	$3 00
MED	3	Non rebreathers infant	B 3028 93	3/31/95	$2 00	$6 00
7	1	Nozzle 1 1/2 inch 125 gpm	B 2720-92	1/31/95	$317 00	$317 00
9	1	Nozzle 1 1/2 inch 125 gpm	B 2720 92	1/30/95	$317 00	$317 00
8	1	Nozzle cellar	B 2026-89	1/31/95		$0 00
4	1	Nozzle - foam 95 gpm	B 2720 92	1/31/95	$207 00	$207 00
4	1	Nozzle - piercing	B 2720 92	1/31/95	$375 00	$375 00
5	1	Nozzle - play pipe 1 1/4 inch	B 2944-92	11/30/94		$0 00
5	1	Nozzle - play pipe 1 1/8 inch	B 2944-92	11/30/94		$0 00
5	1	Nozzle - play pipe 1 inch	B 2944-92	11/30/94		$0 00
13	2	Nozzles 1 1/2 inch 125 gpm	B 2720 92	1/30/95	$317 00	$634 00

COMPARTMENT	AMOUN	ITEM	BID NUMBER	EXP DATE	UNIT COST	TOTAL
Frnt Bmpr	2	Nozzles 95 to 200 gpm	B 2625-91	12/31/94	$377 00	$754 00
RT-ST-B	1	Nut driver set	B 2465 91	3/31/95	$17 00	$17 00
MED	1	OA Berman 1	B 3028-93	3/31/95	$1 00	$1 00
MED	1	OA Berman 2	B 3028 93	3/31/95	$1 00	$1 00
MED	1	OA Berman 3	B 3028 93	3/31/95	$1 00	$1 00
MED	1	OA Berman 4	B 3028 93	3/31/95	$1 00	$1 00
MED	1	OA Berman 5	B 3028 93	3/31/95	$1 00	$1 00
11	1	OB kit (Commercial)	B 3028 93	3/31/95	$6 03	$6 03
MED	1	OB kit (Sunrise Hosp)	B 3028 93	3/31/95		$0 00
MED	1	Oxygen cylinder - demand valve with 6" hose	B 3028 93	3/31/95	$68 00	$68 00
MED	1	Oxygen cylinder bag	B 3028 93	3/31/95	$277 00	$277 00
MED	1	Oxygen cylinder hand wheel	B 3028 93	3/31/95	$5 00	$5 00
MED	2	Oxygen extension tubing	B 3028 93	3/31/95		$0 00
MED	1	Oygen bottle regulator	B 3028 93	3/31/95	$127 00	$127 00
MED	1	Paramedic score card	B 3028 93	3/31/95		$0 00
MED	2	Pen lights disposal	B 3028-93	3/31/95	$1 00	$2 00
HR-BG	2	Pencils	ADMIN		$1 00	$2 00
8	1	Phantom pumper	B2720 92	1/31/95	$1,400 00	$1,400 00
BK-LF	1	Pike pole 10 foot	B 2750 92	3/31/95	$46 00	$46 00
6	1	Pike pole 3 feet	B 2750 92	3/31/95	$42 00	$42 00
BK-LF	1	Pike pole 6 foot	B 2750-92	3/31/95	$60 00	$60 00
1 11 BX	1	Pipe wrench 14 inch	B 2465 91	3/31/95	$15 00	$15 00
1-11BX	1	Pliers	B 2465 91	3/31/95	$7 00	$7 00
RT-ST-B	1	Pliers	B 2465-91	3/31/95	$7 00	$7 00
6	1	Pry bar	B 2750 92	3/31/95	$37 00	$37 00
7	1	Pry bar 12 inch	PO		$12 00	$12 00
4	1	Radiation detection kit	PO			$0 00
CAB	1	Radio - EMS mobile	B 2829-92		$1,200 00	$1,200 00
CAB	2	Radio - headset	PO		$150 00	$300 00
CAB	1	Radio - hydrant mobile	B 2829-92		$1,000 00	$1,000 00

COMPARTMENT	AMOUN	ITEM	BID NUMBER	EXP DATE	UNIT COST	TOTAL
CAB	1	Radio - mobile	B 2829 92		$1,200 00	$1,200 00
CAB	1	Radio - mounted Motorola	B 2830-92	6/30/95	$1,547 00	$1,547 00
6	1	Ram bar	B 2750 92	3/31/95	$233 00	$233 00
1	1	Reducer 2 inch to 1 1/2 inch	B 2944-92	1/31/95	$15 00	$15 00
9	1	Reducer 2 inch x 1 1/2 inch	B 2944 92	11/30/94	$15 00	$15 00
1	2	Reducers 2 1/2 inch to 1 1/2 inch	B 2944 92	1/31/95	$15 00	$30 00
3	2	Relectors triangle (box)	PO		$10 00	$20 00
3	1	Remote stang unit	B 2944-92	1/30/95		$0 00
MED	1	Ring cutter	B 3028 93	3/31/95	$11 00	$11 00
1-TLBX	1	Rubber mallet	B 2465 91	3/31/95	$6 00	$6 00
CAB	24	S C B A - "O" rings	B 2941 92	9/30/94		$0 00
11	2	S C B A 's with PALS and buddy breathers	B 2941 92	9/30/94	$2,400 00	$4,800 00
CAB	4	S C B A.'s with pals and buddy breathers	B 2941-92	9/30/94	$2,400 00	$9,600 00
MED	1	Saline solution 1000 ml	B 3028 93	3/31/95	$1 00	$1 00
MED	2	Saline solution .9% irrigation 1000 ml	B 3028 93	3/31/95	$1 00	$2 00
5	1	Salvage cover	B 2750 92		$115 00	$115 00
RT-ST-B	2	Screwdriver common	B 2465 91	3/31/95	$7 00	$14 00
RT-ST-B	2	Screwdriver phillips	B 2465-91	3/31/95	$2 00	$4 00
1 TLBX	2	Screwdrivers common	B 2465 91	3/31/95	$15 00	$30 00
1-TLBX	2	Screwdrives phillips	B 2465 91	3/31/95	$15 00	$30 00
MED	1	Sharps container 1 qt	B 3028 93	3/31/95	$2 00	$2 00
MED-P	1	Sharps container 1 qt	B 3028-93	3/31/95	$2 00	$2 00
MED	1	Sheet	B 3028 93	3/31/95	$8 00	$8 00
MED	1	Silver swaddler	B 3028 93	3/31/95	$5 00	$5 00
MED	2	Sissors trauma	B 3028 93	3/31/95	$3 00	$6 00
14	1	Smoke ejector	B 2750 92	3/31/95	$504 00	$504 00
14	1	Smoke ejector hanger	B 2750-92	3/31/95	$5 00	$5 00
Frnt Bmpr	1	Soft suction 4 inch x 20 feet	B 2625-91	12/31/94	$227 00	$227 00
8	1	Spanner 2 1/2 inch	B 2720-92	1/30/95	$18 00	$18 00
1	1	Spanner 5 inch Akron 19	B 2944-92	1/31/95	$40 00	$40 00

COMPARTMENT	AMOUN	ITEM	BID NUMBER	EXP DATE	UNIT COST	TOTAL
1	4	Spanners 5 inch x 2 1/2 inch	B 2944-92	1/31/95	$40 00	$160 00
8	1	Spanners 5 inch x 2 1/2 inch	B 2720-92	1/30/95	$50 00	$50 00
1	2	Spanners red head 101	B 2944 92	1/31/95	$25 00	$50 00
CAB	1	Speaker	B 2830 92	6/30/95	$75 00	$75 00
2	4	Splints cardboard 12 inch	B 3028-93	3/31/95	$0 50	$2 00
2	4	Splints cardboard 18 inch	B 3028-93	3/31/95	$0 35	$1 40
2	4	Splints cardboard 34 inch	B 3028-93	3/31/95	$1 00	$4 00
2	1	Splints KED	B 3028 93	3/31/95	$117 00	$117 00
2	1	Splints Sager	B 3028 92	3/31/95	$161 00	$161 00
2	1	Splints traction	B 3028 92	3/31/95	$161 00	$161 00
CAB	1	Spot light	PO		$42 00	$42 00
MED	1	Stephoscope	B 3028 93	3/31/95	$5 00	$5 00
MED	1	Sterile water irrigation 1000 ml	B 3028-93	3/31/95	$1 35	$1 35
MED-P	1	Stethoscope	B 3028 93	3/31/95	$5 00	$5 00
MED	4	Stiff neck no neck	B 3028 93	3/31/95	$9 00	$36 00
MED	4	Stiff neck pediatric	B 3028 93	3/31/95	$9 00	$36 00
MED	4	Stiff neck regular	B 3028 93	3/31/95	$9 00	$36 00
MED	4	Stiff neck short	B 3028 93	3/31/95	$9 00	$36 00
MED	4	Stiff neck tall	B 3028-93	3/31/95	$9 00	$36 00
1	2	Straps nylon tie down	PO		$20 00	$40 00
MED	1	Syringe bulb	B 3028-93	3/31/95	$1 00	$1 00
MED	2	Syringe 10cc	B 3028 93	3/31/95	$0 21	$0 42
MED	2	Syringe 1cc	B 3028 93	3/31/95		$0 00
MED	2	Syringe 3cc	B 3028-93	3/31/95	$0 13	$0 26
MED	2	Syringe 60cc	B 3028-93	3/31/95	$1 02	$2 04
HR-BG	1	Tape duck	PO		$3 00	$3 00
HR-BG	2	Tape electrical	PO		$2 00	$4 00
MED	4	Tape IV 1 inch	B 3028-93	3/31/95	$1 00	$4 00
MED-P	2	Tape IV 1 inch	B 3028-93	3/31/95	$2 00	$4 00
MED	4	Tape IV 2 inch	B 3028 93	3/31/95	$3 00	$12 00

COMPARTMENT	AMOUN	ITEM	BID NUMBER	EXP DATE	UNIT COST	TOTAL
MED-P	2	Tape IV 2 inch	B 3028-93	3/31/95	$2 00	$4.00
MED	4	Tape trauma 2 inch	B 3028-93	3/31/95	$2 00	$8 00
HR-BG	1	Tape masking	PO		$3 00	$3 00
MED-P	2	Tape trauma 2 inch	B 3028 93	3/31/95	$2 00	$4 00
RT-ST-B	1	Teflon tape	PO		$1 00	$1 00
1-TLBX	1	Terminal puller - battery	B 2465 91	3/31/95	$2 00	$2 00
1-TLBX	1	Tin snips	B 2465 91	3/31/95	$8 00	$8 00
1	1	Tire pressure guage	PO		$2 00	$2 00
MED	6	Tourniquet disposalable	B 3028-93	3/31/95	$9 24	$55 44
MED	1	Towel	B 3028-93	3/31/95		$0 00
MED	1	V-Vac	B 3028-93	3/31/95	$51 69	$51 69
MED	4	Vacutainer blue	B 3028-93	3/31/95	$0 25	$1 00
MED	4	Vacutainer gray	B 3028-93	3/31/95	$0 25	$1 00
MED	4	Vacutainer green	B 3028-93	3/31/95	$0 25	$1 00
MED	4	Vacutainer purple	B 3028-93	3/31/95	$0 25	$1 00
MED	4	Vacutainer red	B 3028-93	3/31/95	$0 25	$1 00
1-TLBX	1	Vice grips	B 2465-91	3/31/95	$10 00	$10 00
RT-ST-B	1	Voltage tester	B 2465-91	3/31/95	$20 00	$20 00
RT-ST-B	1	Voltage tester outlet wall	B 2465-91	3/31/95	$3 00	$3 00
12	1	Water jug 5 gallons	PO		$22 00	$22 00
HR-BG	4	Wedge / wood sprinkler	PO		$1 00	$4 00
RT-ST	4	Wedges / metal sprinkler	PO		$5 00	$20 00
RT-ST	8	Wedges / wood sprinkler	PO		$1 00	$8 00
RT-ST-B	4	Wedges / wood sprinkler	PO		$1 00	$4 00
LF-ST	2	Wheels chocks	PO		$37 00	$74 00
RT-ST-B	1	Wire cutters	B 2465-91	3/31/95	$4 00	$4 00
RT-ST-B	1	Wire stripper	B 2465-91	3/31/95	$2 00	$2 00
10	12	Wood blocks 2 inch x 4 inch x 18 inch	PO		$1 00	$12 00
10	12	Wood blocks 4 inch x 4 inch x 18 inch	PO		$3 00	$36 00
3	2	Wood blocks 2 inch x 2 inch x 18 inch	PO		$1.00	$2 00

COMPARTMENT	AMOUN	ITEM	BID NUMBER	EXP DATE	UNIT COST	TOTAL
3	2	Wood blocks 2 inch x 4 inch x 18 inch	PO		$1.00	$2.00
1-TLBX	1	Wrench set combination	B 2465-91	3/31/95	$101.00	$101.00
13	1	Wye 1- 2 1/2 inch to 2 - 1 1/2 inch	B 2944-92	11/30/94	$277.00	$277.00
7	1	Wye 5 inch to 2 - 5 inch STORZ	B 2944-92		$1,500.00	$1,500.00

TOTAL $65,251.60

EXHIBIT "I"

I. Improvements owner must build in conjunction with Access Road construction:

A. Intersection flaring at Rainbow Boulevard and Warm Springs Road to include:

1. An exclusive right turn lane on the north intersection leg

2. An exclusive left turn lane on the south intersection leg

3. An exclusive left turn lane and an exclusive right turn lane on the west intersection leg

B. Intersection flaring at Blue Diamond and Fort Apache to include the following exclusive turn lanes:

1. North leg - left and right turn

2. East leg - right turn

3. West leg - left turn

C. An exclusive right turn lane on the north leg of the intersection of Durango Drive and Warm Springs Road

D. An exclusive right turn lane on the south leg of the intersection of Durango Drive and the I-215 frontage road

E. Traffic signal at the intersection of Rainbow Boulevard and Warm Springs Road

II. Traffic signals owner must build as part of his required On-Site Improvements:

A. Durango Drive and Rhodes Ranch Phase I private street

B. Fort Apache Road and Rhodes Ranch Phase I private street

III. The following are improvements and their respective estimated costs that constitute the Maximum Off-Site Mitigation Fee:

A. Traffic signals:

INTERSECTION		COST
1.	Russell Road and Decatur Boulevard	15,000
2.	Russell Road and Rainbow Boulevard	38,100
3.	Sunset Road and Fort Apache Road	27,750
4.	Warm Springs Road and Durango Drive	150,000
5.	Fort Apache Road and Warm Springs Road	29,250
6.	Fort Apache Road and Blue Diamond Road	125,700
7.	Sunset Road and Durango Drive	8,250
8.	Tropicana Avenue and Durango Drive	63,900
9.	Rainbow Boulevard and Sunset Road	17,100
10.	Durango Drive and Blue Diamond Road	91,500
11.	Rainbow Boulevard and Blue Diamond Road	132,450*
12.	Sunset Road and I-215 frontage road	13,950
13.	I-215 frontage road and Durango Drive	150,000
14.	I-215 frontage road and Decatur Boulevard	78,000
15.	I-215 frontage road and Rainbow Boulevard	134,100
16.	I-215 frontage road and Jones Boulevard	89,700
17.	Warm Springs Road and Durango Drive	4,800

* Owner's obligation for this traffic signal will be reduced by the dollar amount collected by the County from other developers for its construction.

B. Additional turning lanes at intersections:

TURN LANES		COST
1.	Right turn lane on south leg of Rainbow Boulevard and Russell Road	26,000
2.	Dual left turn lanes on east leg of Sunset Road and Fort Apache Road	49,300
3.	Dual right turn lanes on north leg of Warm Springs Road and Durango Drive	100,000
4.	Dual left turn lanes on west leg of Warm Springs Road and Durango Drive	100,000
5.	Dual left turn lanes on east leg of Durango Drive and Tropicana Avenue	88,600
6.	Right turn lane on south leg of Rainbow Boulevard and Sunset Road	4,300
7.	Dual lefts on east leg of Tropicana Avenue and Rainbow Boulevard	32,300

C. Additional through lane

		Cost
1.	Second northbound through lane on Rainbow Boulevard Between I-215 frontage road and Warm Springs Road	3,900

Total for Exhibit I paragraph III = $1,573,950.00 (Total Maximum Off-Site Traffic Mitigation Fees)

Summary:

Commercial Share = $0.43 per square feet
for 502,000 square feet of commercial area

Residential Share = $151.00 per residential unit
for 9,000 total residential units

CLARK COUNTY, NEVADA
JUDITH A. VANDEVER, RECORDER
RECORDED AT REQUEST OF:
COMPREHENSIVE PLANNING CLARK COU
02-11-97 15:06 CPD 97
BOOK: 970211 INST: 01333
FEE: .00 ORDINANCE RPTT: .00
CONFORMED COPY-HAS NOT BEEN COMPARED TO THE ORIGINAL

C

See Attached Exhibit "C" for

Park Plan