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30.20 Major Project Application Processing

30.20.010 Purpose.

- a.** The purpose of this Chapter is to provide standards and procedures for the acceptance, processing, hearing, and final action on applications for the residential and/or mixed use development of lands designated for future growth or lying beyond the current infrastructure capacity projected to meet the near term urban growth. It allows the comprehensive consideration of such projects and the infrastructure required for them, in accordance with the purpose of the Comprehensive Master Plan per Chapter 30.12 (The Comprehensive Master Plan and Community Districts).
- b.** Additionally, NRS 278 provides authority for the County to carry out its plan for infrastructure financing through the negotiation of development agreements.
- c.** The guidelines which establish the development process options under which a project developer may proceed with a Major Project are outlined in this Chapter. (Ord. 4481 § 5 (part), 5/2017; Ord. 3622 § 2 (part), 4/2008)

30.20.020 Qualification and Requirements for Major Projects. Qualification requirements and Development Agreement options for Major Projects are established as follows:

- 1.** Any residential or mixed use project of 300 acres or more shall be considered a Major Project and shall require a Negotiated Development Agreement.
- 2.** Projects within the MDP (Major Development Project) land use designation of the Lone Mountain/Centennial Hills planning area shall be processed as Major Projects (regardless of size) and shall be required to utilize the Standard Development Agreement, which does not require approval of a land use application per Table 30.20-7. Modifications to the formula for the Standard Development Agreement are not permitted except through a Negotiated Development Agreement. (Ord. 3975 § 4, 8/2011; Ord. 3622 § 2 (part), 4/2008; Ord. 3229 § 4, 6/2005; Ord. 2868 § 1, 3/2003)

30.20.030 Application Processing for Major Projects. Applications for a Major Project shall be processed and conform to the requirements per Tables 30.20-1 through 30.20-8. All parcels of land included within a single petition or application must be contiguous.

Table 30.20-1 OVERVIEW OF MAJOR PROJECT PROCESS			
Application	Approximate Processing Time	Recommending Bodies	Approval Body
Concept Plan (See Table 30.20-2)	150 days	Staff, Town Board and Planning Commission	BCC
Public Facilities Needs Assessment/Plan (see Table 30.20-3) AND Specific Plan Review (see Table 30.20-4) (Must be processed concurrently)	Minimum 135 days (depending on time needed to resolve issues)	Staff, Agencies, Town Board and Planning Commission	BCC
Land Use Plan Amendment			
Development Agreement (see Table 30.20-7)	60 days	Town Board and Planning Commission	BCC
Land Use Approvals (see Chapter 30.16)	Chapter 30.16		

(Ord. 3975 § 5, 8/2011; Ord. 2868 § 2, 3/2003)

30.20.040 Concept Plan. Applications for a Concept Plan shall be processed per Table 30.20-2.

Table 30.20-2 CONCEPT PLAN - AUTHORITY AND CONSIDERATION TABLE	
a. Initiating Authority	Board, Property owner, or any other Government Entity
b. Fee	\$825 plus \$1,000 Notice Fee and \$2 per acre
c. Notice	Posted Notice, Entity Notice, 2500' radius notice
d. Application Process	<ol style="list-style-type: none"> 1. Application submitted to staff; 2. Applicant presents Draft Concept Plan to Town Board for review (minimum of 30 days after submittal); 3. Upon submittal of Final Concept Plan proposal, staff schedules Final Plan for Town Board, Planning Commission, and Board meetings for final action (approximately 90 days from submittal). (Public hearing per Section 30.16.210)
e. Reviewing/Recommending Entities	Government Entities, Town Board, Planning Commission, Cities, Staff
f. Approval Authority	Board
g. Time Limit	Any Concept Plan shall expire within 1 year if a Final Public Facilities Needs Assessment/Plan and Specific Plan have not been submitted, unless an extension of time application has been submitted per Table 30.16-17. Any extension may be subject to the applicant updating all or part of the analysis. Thereafter the Concept Plan shall have the same expiration date as the Public Facilities Needs Assessment/Plan and Specific Plan.
h. Issue identification and resolution	The applicant shall thereafter appoint a representative(s) to consult with the Director of Comprehensive Planning to resolve issues related to development of the project identified by the Board and staff with the Concept Plan. All issues shall be addressed prior to the submission of, and be reflected in the proposed Public Facilities Needs Assessment/Plan and Specific Plan.

(Ord. 4658 § 5 (part), 1/2019; Ord. 4481 § 5 (part), 5/2017; Ord 4152 § 3 (part), 12/2013; Ord. 4077 § 4, 2/2013; Ord. 4063 § 4 (part), 11/2012; Ord. 3975 § 6, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 3518 § 5 (part), 5/2007; Ord. 2510 § 3 (part), 2000)

30.20.050 Public Facilities Needs Assessment/Plan. Applications for a Public Facilities Needs Assessment/Plan shall be processed per Table 30.20-3.

Table 30.20-3 PUBLIC FACILITIES NEEDS ASSESSMENT/PLAN - AUTHORITY AND CONSIDERATION TABLE	
a. Initiating Authority	Board, Property owner
b. Standards for Acceptance	<ol style="list-style-type: none"> 1. A Concept Plan must be approved prior to submittal of a Public Facilities Needs Assessment/Plan. 2. A Specific Plan must be submitted and reviewed concurrent with the Public Facilities Needs Assessment/Plan.
c. Fee	\$1,000 plus \$1,000 Notice Fee; \$4/acre for each acre over 300 gross acres; \$4/parcel over 1 parcel; \$25 for less than 20 acres; \$50 for 20 – 100 acres; and \$100 for more than 100 acres
d. Application Process	<ol style="list-style-type: none"> 1. Preliminary PFNA submitted to staff. 2. Staff distributes PFNA to agencies. 3. Applicant presents initial PFNA to Town Board. (Minimum 30 days after submittal) 4. Meeting with staff, agencies and applicant. (Within approximately 14 days from Town Board meeting) 5. Applicant works with staff and agencies to resolve issues identified in meeting. 6. Final PFNA submitted to staff and scheduled for Town Board, Planning Commission and Board meetings for public hearing per Section 30.16.210. (Approximately 90 days from Final PFNA submittal) (The Town Board meeting satisfies the requirement for a neighborhood meeting per NRS 278.210.)
e. Notice	Posted notice, entity notice, and 2,500 foot radius notice. (See 30.16. 230 for detailed notice requirements)
f. Recommending Entities	Government Entities, Town Board, Cities, and Planning Commission
g. Approval Authority	Board
h. Standards for Approval	The application may be approved if the Board determines that the needs assessment and plan will ensure adequate public services including transportation, fire and police protection, flood control and drainage, parks and open space, trails system, schools, and water and sewer services, and evaluate the need for and phasing of additional facilities and services required will serve the proposed development, and that existing services to established development will not be significantly affected.
i. Conditions of Approval	<ol style="list-style-type: none"> 1. The Board may identify issues, significant improvements and anticipated phasing, and may modify the assessment as needed. The approval of a public facilities needs assessment by the Board shall not confer the right to develop the Major Project, but shall only provide the developer guidance regarding the potential of the project and the issues which need to be resolved and methods of resolution to the satisfaction of the Board through subsequent applications and agreements. 2. All approved plans, conditions, restrictions and rules shall be made a part of the application's approval and shall be binding on the property owner and applicant.
j. Time Limit if Approved	Any approved public facilities needs assessment/plan for which a land use application has not been submitted within two (2) years of the approval shall expire unless an extension of time has been granted per Table 30.16-17. Any extension may require updating all or part of the analysis. Preliminary PFNA will expire in 1 year unless the Final PFNA has been submitted.
k. Issue identification and resolution	If approved, the applicant shall continue consultation with the Director of Comprehensive Planning to resolve issues related to development of the project identified by the Board with the Concept Plan, or any subsequent application.

(Ord. 4658 § 5 (part), 1/2019; Ord. 4481 § 5 (part), 5/2017; Ord 4152 § 3 (part), 12/2013; Ord. 4063 § 4 (part), 11/2012; Ord. 3975 § 7, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 2756 § 4 (part), 6/2002)

30.20.060 Specific Plan. Applications for a Specific Plan shall be processed per Table 30.20-4.

Table 30.20-4 SPECIFIC PLAN - AUTHORITY AND CONSIDERATION TABLE	
a. Initiating Authority	Board, Property owner
b. Standards for Acceptance	<ol style="list-style-type: none"> 1. A Specific Plan shall not be accepted prior to approval of the Concept Plan by the Board. 2. The Specific Plan must be submitted and reviewed concurrent with a Public Facilities Needs Assessment/Plan (PFNA). 3. A Specific Plan shall address any changes and issues identified in the Concept Plan, and shall also include: development standards, design manual (landscaping, streetscape, signage, buffering/transition between uses, performance factors), transportation plan, land use designations (which must follow the designations found in the Comprehensive Master Plan) and phasing plan. 4. If the proposed Major Project is not in conformance with the adopted land use plan, a plan amendment in accordance with Table 30.12-2 must be approved by the Board after the approval of the Specific Plan. The land use categories approved in the Specific Plan will be included in the land use plan.
c. Fee	\$1,425 plus \$1,000 Notice Fee; \$2/acre for each acre over 300 gross acres; \$2/parcel over 1 parcel; \$25 for less than 20 acres; \$50 for 20 – 100 acres; and \$100 for more than 100 acres
d. Application Process	Specific Plan shall follow PFNA process resulting in a public hearing before the Board per 30.16.210.
e. Notice	Posted notice, entity notice, city notice, 2,500 foot radius notice, and signs (See 30.16.230 for detailed notice requirements)
f. Recommending Entities	Government Entities, Town Board, Cities within city notice area for projects of regional significance, and Planning Commission, including those whose jurisdiction is within a two thousand five hundred (2,500) foot radius of the proposed project
g. Approval Authority	Board
h. Standards for Approval	The application may be approved if the Board determines that the plan is consistent with community goals, compatible with existing and planned land uses, and addresses issues identified at the Concept Plan and PFNA.
i. Conditions of Approval	<ol style="list-style-type: none"> 1. The Board may identify additional issues, significant improvements and anticipated phasing, and may modify the plan as needed. The approval of a Specific Plan shall not confer the right to develop the Major Project, but shall only provide the developer guidance regarding the potential of the project and the issues which need to be resolved to the satisfaction of the Board through subsequent applications and agreements. 2. The approval of the Specific Plan establishes the allowable land use categories. 3. All approved plans, conditions, restrictions and rules shall be made a part of the application approval and shall be binding on the property owner and applicant. 4. The applicant shall process a land use plan map amendment per Chapter 30.12 to adopt the land use categories approved in the Specific Plan.
j. Time Limit if Approved	Once a Specific Plan is incorporated into the Land Use Plan, there is no time limit. If a Specific Plan is not incorporated into the Land Use Plan, any approved Specific Plan for which land use applications for development have not been submitted within two (2) years of the approval shall expire, and all approvals for the Major Project shall be void, unless an application for an extension of time has been submitted per Table 30.16-17. Any extension may require updating all or part of the analysis.
k. Major Project Indicator	After Specific Plan approval, the Zoning Administrator shall identify the property as a Major Project on the Official Zoning Map.

(Ord. 4658 § 5 (part), 1/2019; Ord. 4559 § 7, 1/2018; Ord. 4481 § 5 (part), 5/2017; Ord 4152 § 3 (part), 12/2013; Ord. 4063 § 4 (part), 11/2012; Ord. 3975 § 8, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 3518 § 5 (part), 5/2007; Ord. 2756 § 4 (part), 6/2002; Ord. 2510 § 4 (part), 2000)

DELETED – LAND USE PLAN MAP AMENDMENT TABLE

(Ord. 3975 § 8, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 3518 § 5 (part), 5/2007; Ord. 2756 § 4 (part), 6/2002; Ord. 2510 § 4 (part), 2000)

DELETED - 30.20.070 Purpose, Public Facilities Needs Assessment.

(Ord. 3975 § 9, 8/2011)

DELETED - 30.20.080 Purpose, Planned Community Overlay District

(Ord. 3975 § 10, 8/2011)

DELETED – PLANNED COMMUNITY OVERLAY DISTRICT TABLE

(Ord. 3975 § 10, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 2510 § 4 (part), 2000)

30.20.090 Development Agreement. Applications for a Development Agreement shall be processed per Table 30.20-7.

Table 30.20-7 DEVELOPMENT AGREEMENT AUTHORITY AND CONSIDERATION TABLE	
a. Initiating Authority	Board, Property owner, any other Government Entity
b. Standards for Acceptance	A Development Agreement shall not be accepted prior to approval of the Public Facilities Needs Assessment/Plan and Specific Plan by the Board.
c. Fee	\$2,000 Plus: \$2/acre; \$2/parcel over 1 parcel; \$25 for less than 20 acres; \$50 for 20 – 100 acres; and \$100 for more than 100 acres
d. Application Process	Hearing before the Board per 30.16.210
e. Notice	Posted notice and entity notice.
f. Recommending Entities	Government Entities, Town Board, Cities and Planning Commission (See 30.16.230 for detailed notice requirements)
g. Approval Authority	Board
h. Standards for Approval	The Development Agreement may be approved if the Board determines that: <ol style="list-style-type: none"> 1. The issues identified in the Public Facilities Needs Assessment relating to this project have been adequately addressed; 2. A Development Agreement is a necessary and appropriate mechanism to implement the development of the project; 3. The Development Agreement is consistent with the objectives, policies, general land uses and programs specified in the master plan; 4. The Development Agreement is compatible with the uses authorized in, and the regulations prescribed for, the zoning district in which the property is located and all other provisions of this Title; 5. The Development Agreement is in conformity with the public convenience, general welfare and good land use practices; 6. The Development Agreement will not be detrimental to the public health, safety and general welfare; 7. The Development Agreement will not adversely affect the orderly development of property; and 8. The Development Agreement is consistent with the provisions of NRS Chapter 278.
i. Vesting of Rights	Any Development Agreement approved and adopted pursuant to this Chapter may provide that the property owner will be vested for specific development rights only upon achieving specific progress thresholds. Such progress thresholds shall be based on the construction of specific public or private improvements or the submission of Specific Plans or data prior to the exercise of certain development rights. If a park or other negotiated improvement is not completed or contribution is not made by the negotiated threshold included within the Development Agreement, no additional building permits shall be issued for the major project. The property owner or applicant shall acquire no vested rights other than those allowed in the agreement and otherwise provided under the laws of Clark County, the state of Nevada or governmental or quasi-governmental bodies. (See Note below 30.20-7.1)
j. Time Limit if Approved	As specified in the agreement, subject to a two year review of the agreement. If approved, the agreement shall be adopted by ordinance in accordance with the Nevada Revised Statutes. An updated development schedule shall be included with each two (2) year review.

Table 30.20-7 DEVELOPMENT AGREEMENT AUTHORITY AND CONSIDERATION TABLE	
k. Applicability to Code	When specified in the Development Agreement, the laws, ordinances, codes, resolutions and regulations (except for fees, monetary payments, submittal requirements or review procedures prescribed by ordinance for any provision relating to standards and specifications that have been adopted by any other governmental agency and those sections of the Code which apply to state and federal laws and regulations; uniformly applying to all development and construction) in effect as of the effective date of the agreement shall apply to all development within the community. If not specified, the laws, ordinances, codes, resolutions and regulations in effect at time of map approval or permit issuance shall apply, unless changed by an amended Development Agreement.

(Ord. 4481 § 5 (part), 5/2017; Ord 4152 § 3 (part), 12/2013; Ord. 4063 § 4 (part), 11/2012; Ord. 3975 § 11, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 2756 § 4 (part), 6/2002; Ord. 2510 § 4 (part), 2000)

DELETED - 30.20.100 Purpose, Development Plan (within a P-C Planned Community Overlay District)
(Ord. 3975 § 12, 8/2011)

DELETED - DEVELOPMENT PLAN For P-C Planned Community Overlay District Only TABLE
(Ord. 3975 § 12, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 2756 § 4 (part), 6/2002; Ord. 2510 § 4 (part), 2000)

DELETED - 30.20.105 Purpose, Development Plan (within a P-C Planned Community Overlay District)
(Ord. 3975 § 13, 8/2011)

DELETED - DEVELOPMENT PLAN/ZONE BOUNDARY AMENDMENT (Non) P-C Planned Community Overlay District Only TABLE
(Ord. 3975 § 13, 8/2011; Ord. 3549 § 4(part), 9/2007; Ord. 3518 § 5 (part), 5/2007; Ord. 2756 § 4 (part), 6/2002; Ord. 2510 § 4 (part), 2000)

30.20.107 Application Process. Refer to 30.16.210 for application process requirements.
(Ord. 3975 § 14, 8/2011)

30.20.110 Document Submittal Requirements. All Major Project applications shall be accompanied by the documents and information described below when required by Tables 30.20-2 thru 4 and 7.

- a. All documents shall be legible and suitable for electronic scanning/imaging. All plans must be accurate, drawn to a standard scale, and folded so they can be placed into a legal file. For an application to be acceptable for processing, all required documents which are applicable to the specific application must be filed:
 1. **Application.** A signed application, notarized when required by the Zoning Administrator, detailing the nature and justification for the request.
 2. **Concept Plan.** A map or maps, and report if necessary, identifying the proposed boundaries of a Major Project, as well as a logical planning area beyond the boundary. Boundary may be defined by natural or man-made boundaries including, without limitation, section lines, railroad rights-of-way, topographic limits of development, beltway, or major arterials. It shall contain generalized land use categories, and an overall maximum number of dwelling units. Any significant characteristics of the site shall also be identified, and transitioning to adjacent land uses shall be addressed.
 3. **Specific Plan.** A site plan or plans showing the following:
 - A. The Specific Plan project boundaries, dimensions, overall density, and acreage;
 - B. The proposed land uses and land use categories, (the same land use categories shall be used as those in the Comprehensive Master Plan) including their locations and configurations, the amount of acreage and percentage of total site area of each category, the amount of open space or recreational facilities on public property or common area, and approximate location of public uses such as schools, parks, fire and police stations;
 - C. Significant natural characteristics of the site and surroundings including topography, drainage, subsidence, faults, other geologically unstable areas, or any other natural characteristic which may affect development of the land;
 - D. Existing and proposed drainage facilities, arterial and collector streets, and major utility facilities;
 - E. The major transportation and circulation routes as identified in the Public Facilities Needs Assessment;
 - F. The existing land uses of adjacent properties and the planned land uses of adjacent properties as indicated on a land use plan adopted by the Board or other local governing body if within their jurisdiction;
 - G. Existing physical or cultural features which are intended to be preserved, if any;
 - H. A vicinity map;
 - I. Locations of major grading or regrading; and
 - J. Accommodations for major utilities.

4. **Justification letter.** A letter stating the reasons which justify the approval of an application, including an analysis and plan of action to address outstanding issues, the intended uses and nature of the request, how the application is compatible with the plan and this Title, its impact on adjacent properties, the need for any public utility or public services, actions to be taken to minimize any detrimental impacts of the proposal, and, if applicable, the time period for which the permit is sought. The letter shall address the justification for the specific application for which it is submitted, and shall describe any previous and/or pending actions with regard to the proposed project, including application numbers and dates of hearings.
5. **Public Facilities Needs Assessment/Plan.** An assessment of existing infrastructure and services with a plan to accommodate any increased demand created by the proposed project. The applicant shall provide the following calculations, analysis or assessments per the handout provided by the Director of Comprehensive Planning: (Separate unbound copies of the reports must include the name of the correspondent, telephone number, project location, Assessor's parcel number(s), project information including number of units and area for single-family, multi-family, commercial, industrial and hotel/casino uses.)
 - A. **Transportation.** Transportation and street network analysis addressing the impacts of vehicular and pedestrian traffic generated at full build out of the Specific Plan. The analysis must estimate traffic volumes generated by the proposed development of the Specific Plan and distribute and assign these volumes to the study area streets and intersections. The analysis must recommend a network of arterial and collector streets that will accommodate the traffic volumes projected at the build out of the neighborhood plan at a level of service C or higher. The limits of the study area will be determined in a meeting between the developer and the Clark County Traffic Engineer, during the review of the PFNA. A level of service analysis must be furnished for each study area intersection under estimated build out traffic volumes. The analysis shall include proposed mitigation measures to improve the level of service of any intersection within the study area projected to have a level of service "D" or lower due to the proposed development. The proposed arterial and collector network must be presented with estimated lane requirements. Regional continuity and connectivity of the proposed arterial and collector network shall be demonstrated. The analysis shall also address pedestrian circulation and connectivity, mass transit and other alternative modes of transportation.
 - B. **Fire and Police Protection.**
 - i. Assessment of the ability of the Clark County Fire Department to provide minimum fire protection services within the Specific Plan. A report shall be submitted presenting data indicating that existing suppression, EMS and prevention services, together with the administrative load associated with such services, are present to facilitate construction and ongoing life of the project. All data required is per the Fire and Emergency Services Report of the Safety Element of the Clark County Comprehensive Master Plan.

The data shall analyze the project demand with respect to existing Clark County Fire Department personnel, facilities and services in the following areas, at a minimum: 1) presence of adequate potable water supply in accordance with the Fire Code; 2) project location with respect to service area of existing fire stations; 3) response time required from existing fire stations to the project, compared to recognized response time requirements; 4) anticipated number of project response calls; 5) number of response calls expected to be reasonably handled by existing suppression and EMS services in the project service area; 6) special dangers accompanying storage, use, or processing of hazardous materials associated with the project; 7) inspection man-hours required; 8) review man-hours required; and 9) any other project facilities, equipment, appurtenances, or devices required to deliver suppression, EMS and

prevention services that exceed Clark County Fire Department current capacity, as identified by Clark County Fire Department.

Where analysis determines existing services provided by Clark County Fire Department are not sufficient to manage the demand of the project, the applicant must indicate how the existing services will be augmented to provide adequate suppression, EMS and prevention services for the project. If existing potable water supply and fire fighting services are not adequate to accommodate the proposal, the applicant must indicate how existing services will be augmented to provide adequate fire protection.

- ii. Assessment regarding the ability of the Las Vegas Metropolitan Police Department to ensure the security of the citizens and visitors including the following: 1) number of dwelling units; area (square feet) of non-residential uses, hotel/motel/resort rooms, hotel/casino, and acreage to be developed; 2) number of calls for police service in the vicinity and average police response time; 3) identification of any security measures proposed to be provided for the project by the petitioner; 4) address the effect of any officially adopted plans and/or schedules for publicly provided improvements; 5) distance from the site to the nearest police services, including facilities planned but not yet constructed, and facilities which have been included in a plan for capital improvements prepared by the appropriate local government pursuant to NRS 278.0226; and 6) the ability to provide a pro rata share of costs for one fully equipped police substation, or fraction thereof, per one hundred twenty-five thousand (125,000) residents.

C. Flood Control and Drainage. A Conceptual Master Flood and Drainage analysis, indicating the project will comply with Clark County Regional Flood District Hydrologic Criteria and Drainage Design Manual. The developer will be responsible for building adequate facilities in compliance with the flood control manual. The report must indicate how the existing site area drainage pattern will be altered; estimate quantity of storm water runoff increase, by using adopted hydrologic methods. The report should address if total water runoff quantity after construction exceeds the existing or planned storm water drainage system capacity; if the proposed project will require drainage mitigation to protect the development and downstream property owners from interim flows, and facilities needed to mitigate the flows should be incorporated into the overall site design.

D. Parks/Trails/Federal Lands.

Parks. Preliminary parks plan based on estimating the effects to recreation and cultural services as delivered by Clark County Parks and Recreation Department, specifically, effects on the County minimum standard of 2.5 acres of programmable recreation space and 1.5 acres of open space for a total of the minimum standard of 4 acres of open space per 1,000 residents for the urban area, 6.0 acres of programmable recreation space per 1,000 residents for the rural area, and aesthetic quality in public spaces. Specific projected population information must be included. Any proposed recreational facilities and parks must meet Clark County Parks and Recreation Department standards. The report must include any plans for facilities, artwork, and parks maintenance including estimates of how existing or proposed facilities may be affected by increased user visits, trips, or tourism. The applicant must provide the distance of the project to existing or proposed recreation and cultural facilities. Density, intensity, geographic or transportation barriers to facilities must be addressed and any other unusual conditions of access to public recreation and cultural facilities. The applicant should address any safety and security concerns or effects.

Trails. The report should identify existing or planned trails and possible linkages to the Las Vegas Valley Pedestrian/Bicycle Trail System. If the project borders a thoroughfare

identified on the Regional Primary Trails Plan as a trail corridor, a description of how the project will implement the plan must be included.

Federal Lands. The report should include if the land is currently held in private or public ownership. If still in public ownership, information describing the status of the land acquisition process must be included.

- E. Schools.** School site analysis based on the criteria established by the Clark County School District. An estimate of the number of school-age children (elementary through high school) which will live in the proposed development and data regarding the current capacity of the public schools which provide educational services to the area and the existing and planned capacities of schools. The report should include infrastructure necessary to serve the development. The report should also address the effect of any officially adopted plans and/or schedules for publicly provided improvements.
- F. Water Supply Report.** Report indicating: 1) the quantity of water demanded during, and after, its construction, estimated by applying a demand factor established by the provider of water service, or an equivalent calculation, to the number of units that will be created, and the gross acreage that will be occupied, by the project; and 2) that there is an adequate supply of water and that the necessary facilities exist to deliver the water to accommodate the project. The report should also include all fire flow requirements. If the existing water supply or service facilities are not adequate, the petitioner must indicate how the existing supply and service facilities will be augmented to accommodate the development. The report should also address the effect of any officially adopted plans and/or schedules for publicly provided improvements.
- G. Wastewater Treatment Report.** Report indicating: 1) raw sewage quantity discharged for the entire project, estimated by applying a sewage generation factor established by the sewer service provider to the proposed number of units or area of indoor floor space; 2) raw sewage quantity discharged for each phase; 3) whether the project will generate any industrial waste; 4) a pre-treatment plan for industrial waste; 5) the existing wastewater treatment facilities and pipelines are adequate. If existing wastewater treatment capacity, equipment and pipelines are not adequate, indicate how existing facilities will be augmented to accommodate the proposed development. The report should address the effect of any officially adopted plans and/or schedules for publicly provided improvements.
- H. Water Quality.** The project shall conform with the applicable water quality standards and regulations including conformity with the most current Clark County Area-Wide Water Quality Management Plan.
- I. Stormwater.** The project shall comply with all applicable stormwater regulations, including Clark County Code Chapter 24.40, Storm Sewer System Discharge. The report shall include a description of how the project design will prevent illicit and foreign substances from entering the stormwater conveyance system, including materials from roads and parking surfaces.
- J. Economic and Employment Impact Report.** A report estimating the economic benefit of the proposal, including the number of potential jobs created by the proposal, direct and indirect impacts to the economy, job to income ratio and housing.
- K. Geotechnical Report.** Report delineating proposed impact mitigation measures considered by the petitioner to be adequate to alleviate adverse geologic hazards and adverse subsurface soil and groundwater conditions. The development must comply with the currently adopted building code and local amendments.

- L. Air Quality and Environmental Review.** The report shall include the following information.

Air Quality. The project shall comply with all applicable air quality regulations. The applicant shall complete and submit to the Department of Air Quality the air quality report (part of RISE report handout) containing all pertinent project information to determine projected air quality impacts and permit requirements.

Environmental.

Habitat & Species Conservation. The project shall comply with all applicable requirements of the Multiple Species Habitat Conservation Plan pursuant to sections 30.32.050 and 30.80.080 of this code. The report shall include a description of how the project will demonstrate compliance before beginning land disturbing activities.

- M. Analysis Summary.** A summary report of the analysis, issues, improvements and proposed phasing of improvements concurrent with development of the neighborhood plan, and including a list of suggested members of the review team for the project and the proposed schedule for the review process.
- N. Additional Reports.** The Zoning Administrator, Planning Commission or Board may require the submittal of any other reports and/or information they feel is necessary to make an informed decision on the application.

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

- A. Subdivision Maps.** The number of tentative maps and final maps to be submitted for approval, including the number of lots per map and the total number of lots;
- B. Building Permits.** The total number of residential units and commercial and industrial projects, and the square footage of all commercial and industrial development;
- C. Public Facilities.**
- i.** Location, type and size of regional drainage facilities to be constructed;
 - ii.** Number of parks/trails to be constructed, their size and location;
 - iii.** Number of fire stations to be constructed and their location;
 - iv.** Number of schools to be constructed, their type and location;
 - v.** Number of police stations to be constructed and their location;
 - vi.** Number of libraries to be constructed, their size and location; and
 - vii.** Number of other public facilities, including new roads, to be constructed, their type, size and location.

7. Development Agreement.

A. A Development Agreement shall:

- i.** Describe the land subject to the Development Agreement;
- ii.** Specify the permitted uses of the property, the density or intensity of the uses, and the maximum height, size and setbacks of proposed buildings;
- iii.** Provide, where appropriate, for reservation or dedication of land for public purposes, including, but not limited to rights-of-way, easements or public facilities, as may be required or permitted pursuant to laws, ordinances, resolutions, rules or plans adopted by the Board or the regional transportation commission and in effect at the time of entering into the agreement;
- iv.** Specify the duration of the agreement and, if desired, terms for modification and extension of the agreement; provide that the parties shall not be precluded from extending the termination date by mutual agreement or from entering into subsequent Development Agreements or supplements thereto;
- v.** Specify the laws, ordinances, codes, resolutions, rules, regulations, plans, design and improvement standards by name and date of adoption applicable to the project. Unless specified in the agreement or unless directly in conflict with what is specified in the agreement, the laws, ordinances, codes, resolutions, rules, regulations, plans and design and improvement standards adopted by the Board or the regional transportation commission and in effect at the time of issuance of any required construction or building permit shall apply;
- vi.** Specify other conditions, terms, restrictions and requirements for other discretionary actions;
- vii.** Address the issues identified in the Public Facilities Needs Assessment/Plan relating to this project if a Public Facilities Needs Assessment/Plan has been approved for the subject property in accordance with this Title; and
- viii.** Contain a description of the final resolution proposed for each of the issues identified, and any other information identified and deemed necessary as a result of any action by the Board.

B. A Development Agreement may:

- i.** Provide for commencement and completion of various portions of the proposed development. Each portion or phase of development or improvement contemplated should be able to stand alone, independent of proposed further phases or improvements. Subsequent phases of development may be added to completed phases to achieve independent status;
- ii.** Include conditions imposed by other land use and permit approvals allowed by law as of the effective date of the Development Agreement;
- iii.** If required by the Board, be accompanied by a bond, posted by the property owner, to ensure provision of some or all of the public facilities;
- iv.** Contain an indemnity or insurance clause requiring the developer, applicant and/or property owner to indemnify the county against certain claims arising out of the development process; and

C. The Development Agreement also may cover any other matter not inconsistent with this Chapter, nor prohibited by law.

8. **Assessor's Map(s).** The most recent official assessor's plat map or maps, to scale, indicating the subject parcels, together with a list of all of the parcel numbers included within the proposal if more than one parcel is involved.
9. **Legal Description.** The legal description of the property shall be typed on a clean sheet of paper. The legal description of the easement and/or right-of-way or area to be vacated or reconveyed must be typed on the Exhibit A form provided by the Zoning Administrator.
10. **Land Suitability Statement.** While not intended to be an environmental impact statement, a land suitability statement shall include a description of existing natural characteristics of the site and surroundings including topography, drainage, subsidence, faults, other geologically unstable areas, presence of endangered species, or any other natural characteristic which may affect development of the land. The report shall also include any existing physical or historical features which are intended or required to be preserved per federal or state regulations.
11. **Concept Plan Checklist.** A completed checklist identifying any impact a proposed major project may have to the surrounding area, as well as the entire County. Topics covered by the checklist include, but are not limited to; maximum number of units at time of build out; total proposed population generated by the project; impact on existing public services and infrastructure; proposed circulation including access points to the project as well as major thoroughfares within; consumption of natural resources; housing and the quality of life enjoyed by the residents of surrounding neighborhoods; recreational amenities the project will offer to residents (immediate as well as those within the County). The checklist shall also include proposals to mitigate any impact, as well as identify any foreseen obstacles to the development process. The checklist shall be submitted with the Concept Plan, and may be presented to Town Board, Planning Commission and Board.

- b. If the Director of Comprehensive Planning or Zoning Administrator determines that any of the listed documents are not necessary for a particular application, he/she may waive the requirement for the submission of the document. Duplicate documents for multiple applications being considered at the same hearing are not required. If the nature of a particular application necessitates the submittal of additional documentation, such documentation may be required by the Zoning Administrator. (Ord. 4481 § 5 (part), 5/2017; Ord 4008 § 25, 3/2012; Ord. 3975 § 15, 8/2011; Ord. 3520 § 3 2007; Ord. 2510 § 4 (part), 2000)

DELETED - Table 30.20-10 UNIFIED DEVELOPMENT CODE
(Ord. 3975 § 16, 8/2011)

30.20.120 Conformance to Plans.

- a. **General Conformance.** Approval of a *Major Project* and associated plans, conditions, restrictions and rules shall be binding on the applicant. The violation of such shall be sufficient to cause the application to become invalid.
- b. **Substantial Conformance.**
 1. Submission of more detailed plans for subsequent phases of an approved Major Project which do not include substantial changes from the originally approved plans, as determined by the Zoning Administrator, will be considered in substantial conformance.

2. 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.
3. Zone Boundary Amendments which do not conform with the Specific Plan shall not be accepted. The Specific Plan must be amended, which may require modifications to the Public Facilities Needs Assessment/Plan or the Development Agreement.
(Ord. 3975 § 17, 8/2011)