# Commercial / Industrial Development Checklist

**Project/Application Numbers:**

**Assessor’s Parcel Numbers (APNs):**

**Planner:**

**Date:**

<table>
<thead>
<tr>
<th>YES</th>
<th>NO</th>
<th>NA</th>
<th>CHECK Each Line Item Below &amp; Provide Comments or Information As Needed</th>
</tr>
</thead>
</table>

## Document Submittal Requirements:
- As listed on Land Use Applications
- Will application supersede previous zone boundary approval?
- Are any required conditions being met by this application? Describe:

## ZONING
- **Base Zoning (30.40):**
- **Airport Environ/Accident Potential Zone (AE/APZ) (30.48A):**
- **Airport Airspace (30.48B):**
- **Residential Neighborhood Protection/Rural Neighborhood Protection (RNP) (30.48C):**

## MASTER PLAN
- **Designation (see area Land Use Plan &/or Open Door):**
- **Community District (30.12.060):**

## PROPERTY
- **Ownership:**
- **Legality of lot (CICS/PCL2 to confirm legality of parcels prior to 7/1/73; parcel map required to subdivide after 7/1/73):**
- **Comments:**
- **Existing legal nonconformity? (30.76):**
- **Easements:**
- **Letters from controlling entity/utility if intrusions exist? (30.56.040):**
- **Easements need to be vacated?**
- **Laughlin Riverwalk? (consult Development Services/Civil Division):**
- **Within 1 mile of Sanitation District facility? (consult Sanitation District for possible Odor Easement requirement):**
- **Within 660’ of hillside? (Hillside Checklist required) (30.56.100 & 30.64):**

## USE (30.08)
- **Permitted in base district (Table 30.44-1):**
- **Dept. of Aviation restrictions for properties within/adjacent to Cooperative Management Area (CMA)?**
- **Overlay District restrictions? (30.48):**
- **Airport Environ / Airport Airspace:**
- **RNP:**
- **Gaming Enterprise:**
- **Conditions specific to use (Table 30.44-1):**
- **Accessory uses (Table 30.44-1):**
- **Proportional development in U-V (30.40.310):**
- **Large scale retail business? (30.08 & Table 30.44-1, “Large Scale Retail Business”):**
- **Project of Regional Significance or Project of Significant Impact? (30.16):**

## DENSITY (RVP & Assisted Living only):

## LOT AREA/Coverage (30.40, 30.56):

## SETBACKS (30.40, 30.56):
- **Street:**
- **Side:**
- **Special (30.56):**
- **10’ from street:**
- **Las Vegas Boulevard:**
- **Township/Range lines:**
- **Architectural Intrusions/Enclosures:**

## HEIGHT (30.56):
- **Base height:**
- **3:1 setback from single family residential use**
<table>
<thead>
<tr>
<th>YES</th>
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<tbody>
<tr>
<td>1:3 setback from street</td>
<td></td>
<td></td>
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<tr>
<td>Flagpoles up to 100'</td>
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<tr>
<td>Artificial grade</td>
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</table>

**SEPARATIONS** (building, residential &/or less intensive use, other structures, etc) (30.40):

**OPEN SPACE** (30.08 & 30.24.050):

**PARKING** (30.60)

- Required spaces:
  - Mobility impaired accessible spaces:
  - Design:
  - Paving required:
  - Drive aisle design/width:
  - Dead-end drive aisle turnaround:
  - Reduction for shared parking, bicycles, or ridesharing:
  - Waiver to reduce required parking spaces (parking analysis required per 30.60.040 & 30.16-7):
  - Valet spaces (30% only if 150+ spaces provided):

**LOADING** (30.60)

- Required space(s):
- Design:
- Residential buffer:

**LANDSCAPE & SCREENING REQUIREMENTS** (30.64)

- Adjacent to less intensive use:
- Perimeter streets
- Landscape wells
- Required trees
  - Tree planting (general requirements; see Figures in 30.64 for specific requirements)
  - Species permitted (Appendix C)
  - 15 gallon minimum size (notation on plans)
  - 3' from right-of-way, utility easement, etc. (notation on plans)
  - Root shield required if within 5' of sidewalk or wall (notation on plans)
  - No turf within 6' of curb, sidewalk, building, or wall
  - Turf minimum dimension of 10'
  - Meandering/Offset sidewalks? (Public Access Easement required per 30.52.030)
  - Irrigation system?
    - Broadcast/overspray sprinklers only for turf?
    - Swales? (for on-site drainage & turf)
  - Maintenance? (30.64, 30.66)
- Required Walls/Fences
  - Adjacent to less intensive use:
  - Perimeter streets:
  - Permitted Walls/Fences (not required)
  - Security fencing & design:
  - Retaining Walls (90% open over 9'):
  - Overheight Walls/Fences (permitted only if required by Planning Commission or Board of County Commissioners):

**WATER FEATURES** (30.64)

- Manmade lakes:
- Manmade decorative water features:
- Swimming pools:

**SIGHT ZONES** (notation on plans) (30.56.050, 30.56.080, & Appendix B)

- Corner:
  - Driveway/Drive aisle:

**SIGNS** (30.72)

- Animated:
- Entry/Exit:
- Freestanding
- Area limitation:
  - Residential Protection Standards:
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<thead>
<tr>
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<tbody>
<tr>
<td>Monument</td>
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<td>Corner:</td>
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<tr>
<td>Pad site:</td>
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<tr>
<td>Residential Protection Standards:</td>
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<tr>
<td>Nameplate:</td>
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<tr>
<td>Projecting:</td>
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<tr>
<td>Wall/Awning</td>
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<tr>
<td>Height limitation:</td>
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<tr>
<td>Facing residential?</td>
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<tr>
<td>Parapet extends 75% of building face?</td>
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<tr>
<td>Off-Premises signs (use permit required)</td>
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<tr>
<td>Verify location within Off-Premises Advertising Overlay District:</td>
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<tr>
<td>Required separations from property planned RNP-1 &amp;/or other off-premises signs:</td>
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**ACCESS CONTROLS (30.60)**

**TRASH ENCLOSURES (30.56)**

| Design: |
| Location: |
| Alternative design/location: |

**DESIGN STANDARDS (30.56)**

| Overlay District special standards? (Red Rock, Russell Road, or Desert Inn Corridor) (30.40.180, 30.48): |

| Exterior siding: |
| Roofing materials and pitch: |
| Appearance compatibility adjacent to residential use? |
| Mechanical equipment screening required? |
| Architectural compatibility for large-scale retail business? |
| Drive-through? (separation from residential & voice box setbacks) |
| Windows/Balconies overlooking single family residential use? |
| Entrances near parking areas? |
| Defensible space? |
| Special: |
| Russell Road (30.40.180-190) |
| Lighting orientation & shielding (30.68) |

**ADMINISTRATIVE DESIGN REVIEW**

| Addition of 50%, up to 10,000 sq ft if architecturally compatible with existing building |
| New building up to 10,000 sq ft if buffered by existing commercial/industrial buildings |
| New building of any size if architecturally compatible within existing or approved commercial or industrial complex |

**OTHER CONSIDERATIONS**

| Public access easement required? (30.52) |
| Cross access agreement required? (30.56.080) |
| Underground utilities? (30.52) |
| Certificate of Compliance? (30.32, 30.64) |

| Public Address (PA) System? (special use permit required per 30.68.020) |

**ADDITIONAL COMMENTS/REQUIREMENTS:**

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