

Residential Development Checklist

Project/Application Numbers: _____

Assessor's Parcel Numbers (APNs): _____

Planner: _____

Date: _____

YES	NO	NA	✓ CHECK Each Line Item Below & Provide Comments As Needed
			Document Submittal Requirements: As listed on Land Use Applications
			Will application supercede previous zone boundary approval?
			Are any required conditions being met by this application? Describe:
			ZONING
			Base Zoning (30.40):
			Airport Environs/Accident Potential Zone (AE/APZ) (30.48A):
			Airport Airspace(30.48B):
			Residential Neighborhood Protection/Rural Neighborhood Protection (RNP I, II, III) (30.08, 30.48C):
			MASTER PLAN
			Designation (see area Land Use Plan &/or OpenDoor):
			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 Environs / Airport Airspace:
			RNP:
			Conditions specific to use (Table 30.44-1):
			Accessory uses (Table 30.44-1):
			Guest house &/or temporary living quarters restricted by State water regulations (30.44, 30.52)
			Proportional development in U-V (30.40.310):
			Project of Regional Significance or Project of Significant Impact? (30.16)
			DENSITY (30.40):
			LOTS (30.56)
			Can be developed?
			Energy efficient design (encourage)?
			No fronting on collector &/or arterial streets?
			Double frontage lots (encourage fronting on local streets)?
			Through lots:
			Block length &/or cul-de-sac length:
			Area/Coverage (30.40, 30.56):
			Well &/or septic system restrictions:
			RNP III restrictions (30.08):
			Driveway coverage ≤ 40% of lot frontage:
			10% lot area in front yard:
			Vary garage orientation

YES	NO	NA	
			SETBACKS (30.40, 30.56)
			Front:
			Reduction for 50% of building width:
			2 trees required
			Bay windows, stucco popouts, etc., with colored/textured driveway
			Side:
			Rear:
			Intrusions (maximum 50% of building width):
			Balconies (2 nd story):
			Additions (2 nd story):
			Patio covers (100 %):
			Corner:
			Reduction for landscaping on side:
			Carport/Garage:
			Accessory buildings/structures (30.40, 30.44):
			Special (30.56)
			Architectural Intrusions/Enclosures:
			Drainage &/or freeway &/or railroad:
			Township/Range lines:
			10' from street:
			Las Vegas Boulevard:
			HEIGHT (30.56)
			Base height:
			3:1 setback from single family residential use
			1:3 setback from street
			Artificial grade (30.32)
			SEPARATIONS (buildings, other structures, uses) (30.40):
			PARKING (30.60)
			Required spaces:
			Mobility impaired accessible spaces:
			Design:
			Paving required:
			8' garage/driveway setback (multiple family development)
			Driveway/Drive aisle design (collector &/or arterial streets):
			Dead-end drive aisle turnaround (multiple family development):
			Waiver to reduce required parking spaces (parking analysis required per 30.60.040 & 30.16-7):
			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)
			Front yards (required for single family development):
			50% maximum turf?
			Side yards (required for single family development):
			30% maximum turf (multiple family development)?
			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 Agreement (signed) for required landscaping? (suggested at mapping phase of project) (30.64, 30.66)
			Must include subdivision name &/or lot numbers if applicable:
			Must specify parties responsible (individual property owners, home owners association, etc.):

YES	NO	NA	
			Required Walls/Fences
			Adjacent to less intensive use:
			Perimeter streets:
			Exception for Community District 5 (CD5) (Table 30.64-1):
			Permitted Walls/Fences (not required)
			Front:
			Side &/or rear:
			Gated community:
			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)
			Monument:
			Residential Protection Standards:
			Nameplate:
			Subdivision:
			ACCESS CONTROLS (30.60)
			TRASH ENCLOSURES (multiple family development) (30.56)
			Design:
			Location within 200' of each residential building?
			Alternative design/location:
			DESIGN STANDARDS (30.56)
			Overlay District special standards? (Red Rock, Russell Road, or Desert Inn Corridor) (30.40.180, 30.48):
			20' minimum width?
			Permanent foundation?
			Masked foundation?
			Exterior siding:
			Roofing materials and pitch:
			Mechanical equipment screening required?
			Manufactured &/or moved/relocated home (design review/public hearing) (Table 30.56-2):
			Constructed within 5 years?
			Occupancy standards for dwellings? (30.56.130)
			Mitigating alternative (waiver of standards):
			Practical difficulty (variance):
			Accessory buildings &/or structures
			Front & side architectural compatibility?
			Rear visibility? (color compatibility)
			Lighting orientation & shielding? (30.68)
			Height/Visibility of metal buildings:
			Defensible space?
			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)
			ADDITIONAL COMMENTS/REQUIREMENTS: