

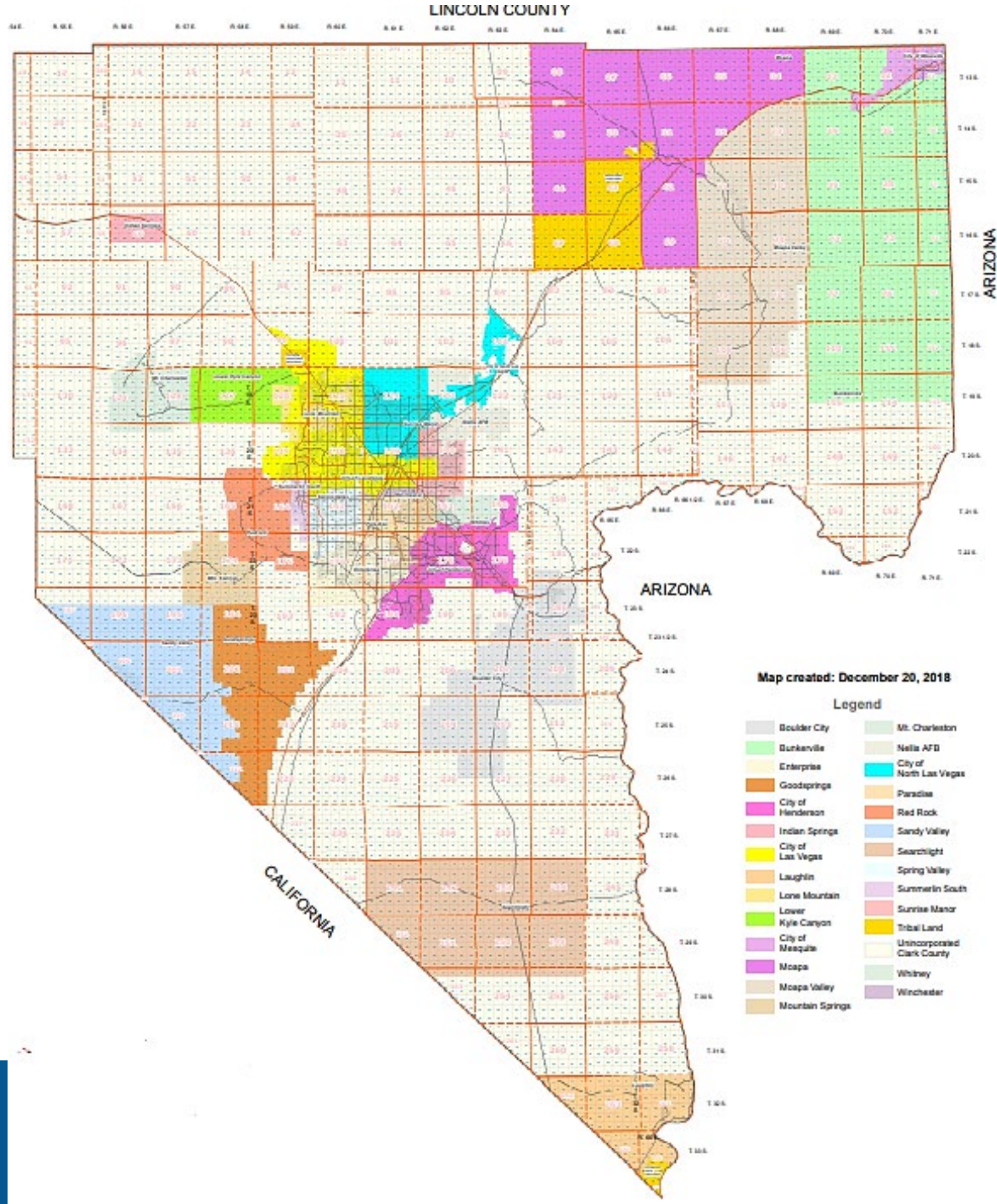
togetherforbetter

Clark County Department of Comprehensive Planning

October 2026

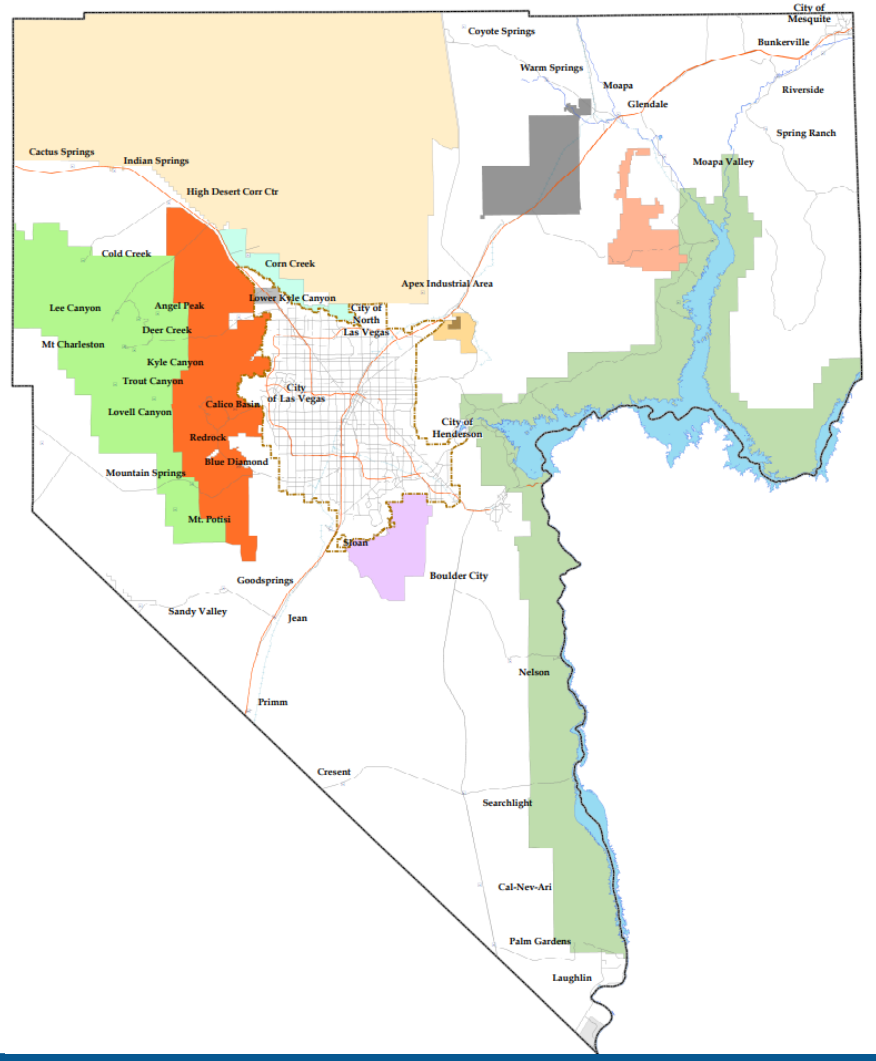
Clark County at a Glance

- 8,061 square miles (about the size of New Jersey)
- 88% Public Lands (7,174 square miles)
- 4 National Recreation and Conservation Areas (3,215 square miles)
- 2 National Monuments (578 square miles)
- 20 Wilderness Areas (900 square miles)
- 2 National Wildlife Refuges (2,500 square miles)
- 4 State Parks (73 square miles)



Clark County at a Glance

- 75% of Nevada's Population
- 5 Incorporated Cities
  - City of Boulder City
  - City of Henderson
  - City of Las Vegas
  - City of Mesquite
  - City of North Las Vegas
- 19 Unincorporated Towns
  - The Las Vegas Strip is not in the City of Las Vegas
    - Located in the unincorporated Towns Paradise and Winchester
    - Welcome to Las Vegas Sign – Town of Paradise
- 3 Native American Tribes
  - Las Vegas Band of Paiutes
  - Moapa Band of Paiutes
  - Fort Mojave



Comprehensive Planning
Administrative Areas Within Clark County

Administrative Lands

- Clark County OHV Park
- Desert National Wildlife Range
- Fort Mojave Indian Reservation
- Fossil Beds National Monument
- Lake Mead National Recreation Area
- Las Vegas Paiute Indian Reservation
- Moapa Indian Reservation
- Nellis Dunes Recreation Lands
- Red Rock Canyon National Conservation Area
- Sloan Canyon National Conservation Area
- Toiyobe National Forest
- Valley of Fire
- Land Disposal Boundary

Map created on: December 20, 2018

Data Source: Clark County GIS Central Repository

This information is for display purposes only.
No liability is assumed as to the accuracy of the data delineated hereon.

0 5.5 11 16.5 22
Miles



Dept. of Comprehensive Planning

Director: Jason Allswang

Deputy Director: Jennifer Ammerman

Planning Managers:

- Martin Gies
- Vacant

Assistant Planning Managers:

- Jillee Rowland
- Negar Masoomi
- Maria Kaseko
- Al Laird

Number of Divisions: 4

Number of Employees: 51

Main Functions of Comprehensive Planning

Planning

- Division: Advanced Planning
- Purpose/Goal; Establish and maintain a long-term, general policy plan to frame the vision for, and guide for the physical development of, unincorporated Clark County through the Master Plan and Unified Development Code (Title 30).

Zoning

- Division(s): Current Planning and Zoning Plans Examination
- Purpose/Goal: Review development proposals for conformance with the County's Master Plan and Title 30.

Department Goals

- Enhanced customer service
- Greater transparency and public involvement
- Improve efficiency and application review procedures
- User-friendliness of Master Plan and Title 30
- Removing obstacles to development and use of land
- Sustainability – Support implementation of All-In Clark County

Divisions within Comprehensive Planning

- Administration

  Administrative Support, Human Resources, Agenda Processing, Records Management

- Advanced Planning

  Master Plan, Title 30, GIS, Federal Lands Program, Parks Trails & Open Space, Population and Demographics

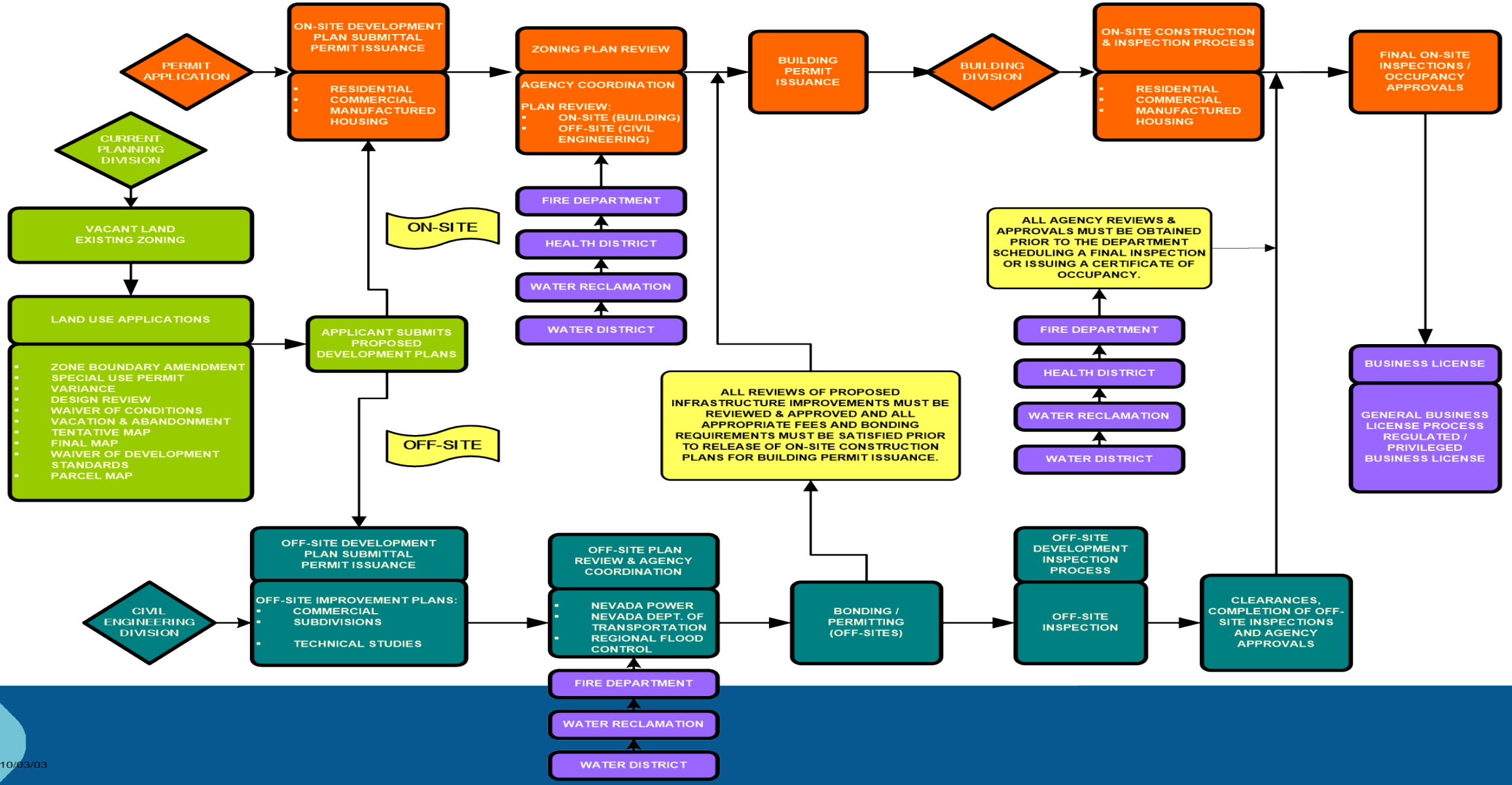
- Current Planning

  Primarily reviews development proposals for conformance with the Master Plan and Title 30

- Zoning Plans Examination

  Reviews building permits for conformance with land use approvals and Title 30

Development Process





Master Plan Vs. Zoning

Master Plan

- Policy document for the physical development of unincorporated Clark County
- Goals and Policies implement the vision for Clark County's future
- Core Values structure for organization of Goals and Policies

Title 30

- Regulatory document for the physical development of unincorporated Clark County
- Zoning regulates the types of uses and development standards

Clark County Master Plan & Development Code Rewrite



- A comprehensive update and rewrite of the County's Master Plan and Development Code (Title 30)
- Master Plan adopted November 2021
- Development Code adopted August 2023 and went into effect January 1, 2024

Clark County Master Plan

Required by NRS 278 & includes eight elements:

- Conservation
- Historic Preservation
- Housing
- Land Use
- Public Facilities and Services
- Recreation and Open Space
- Safety
- Transportation

Elements Organized Around Six Core Values

Along with supporting goals and policies, they provide the framework for elements of the Master Plan.



Master Plan Sections

Section 1 - Introduction

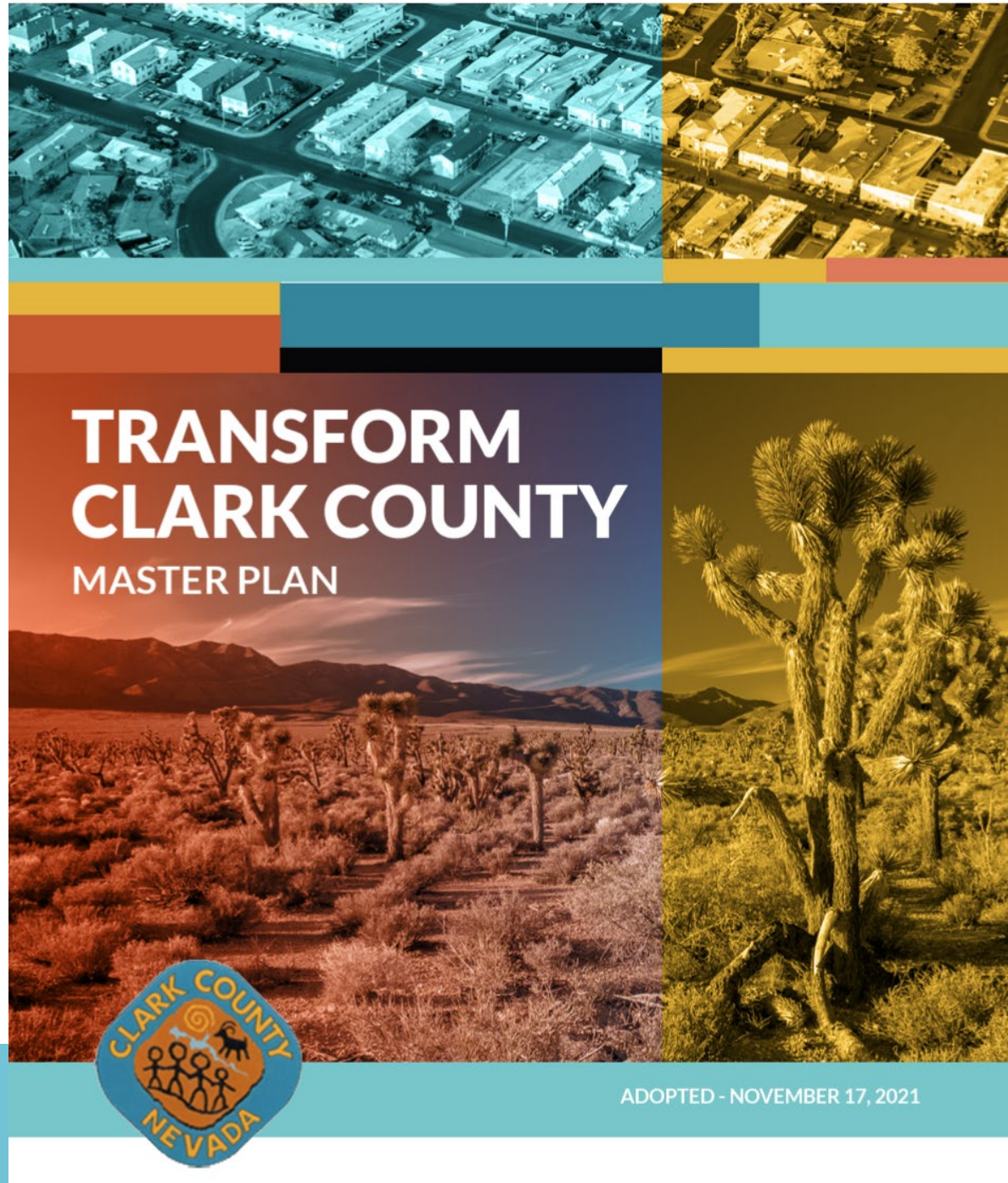
Section 2 - Countywide Goals & Policies

Section 3 – Growth Framework

Section 4 – Area-Specific Goals & Policies

Section 5 – Implementation

Appendices



Section 1- Introduction

- Brief overview of the County
- Brief overview of the Master Plan
- Master Plan update process
- Core Value concepts
- Relationship of Core Values to NRS required elements
  - No longer have separate elements since all elements are interconnected
- Amendment Process
  - Minor amendments
  - Major amendments
  - Land Use Plan updates



Section 2- Countywide Goals and Policies

Establishes a policy framework to guide decision making on issues of County-wide importance.













Section 2- Countywide Goals and Policies



Countywide Goals and Policies

Goal 1.1: Provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities

POLICY 1.1.1: MIX OF HOUSING TYPES

Encourage the provision of diverse housing types at varied densities and in numerous locations. In particular, seek opportunities to expand "middle" housing options that are less prevalent in unincorporated parts of Clark County, such as duplexes, townhomes, three- and four-plexes, and smaller multi-family complexes.

POLICY 1.1.2: HOUSING ACCESS

Concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services.

POLICY 1.1.3: MULTI-GENERATIONAL HOUSING

Support the integration of detached or attached accessory dwelling units (ADUs) as part of new development and/or in established neighborhoods to support aging-in-place and expand the supply of smaller dwelling units. [See also, Policy 1.4.4, *Infill and Redevelopment*]

POLICY 1.1.4: SUPPORTIVE HOUSING

Encourage housing options that incorporate universal design and visitability principles to facilitate aging-in-place, and accommodation of older residents and others with mobility limitations or disabilities.

POLICY 1.1.5: HOUSING FOR VULNERABLE POPULATIONS

Collaborate with local and regional partners on development of programs and resources to prevent residents from becoming homeless and facilitate the provision of expanded housing for vulnerable populations, including the elderly and those transitioning away from homelessness. [See also, Goal 2.3, *All Clark County residents have access to the high-quality health and social services they need*, and supporting policies]

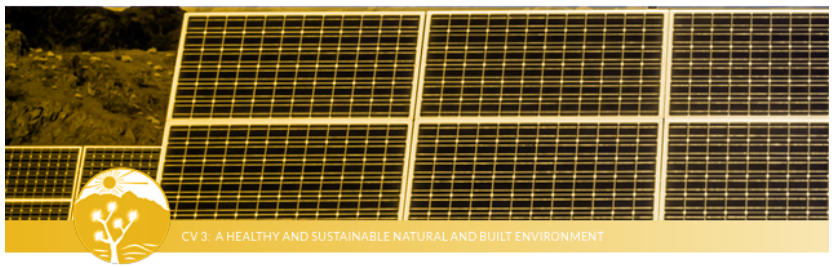
Goal 1.2: Expand the number of long-term affordable housing units available in Clark County

POLICY 1.2.1: EXISTING AFFORDABLE UNITS

Maintain the supply of long-term affordable housing (restricted for 20-50 years) by focusing efforts on rehabilitation and preservation of existing affordable units particularly in areas where redevelopment pressure exists or is likely to occur in the future.







Countywide Goals and Policies

Goal 3.1: Maintain air quality at a level that protects public health and improves visual clarity

POLICY 3.1.1: PRIORITY AIR POLLUTANTS

Monitor air quality conditions and pursue a variety of strategies to reduce priority air pollutants and associated health impacts as identified by the County's *All-In Sustainability and Climate Action Plan*.

POLICY 3.1.2: TRANSPORTATION-RELATED EMISSIONS

Pursue a variety of strategies to reduce reliance on private automobile travel, with the goal of reducing fossil fuel consumption and associated pollutant emissions from vehicles, including efforts to encourage use of electronic vehicles and increase higher-density and transit-oriented development in urban areas of the Las Vegas Valley. [See also, Goal 4.1, *Encourage the expansion and use of multimodal transportation options throughout Clark County*, and related policies]

Goal 3.2: Support County and state efforts to expand the use of clean energy and achieve GHG reduction targets

POLICY 3.2.1: CLEAN ENERGY

Encourage the use of non-fossil fuels and renewable sources of energy in new development and pursue a variety of strategies to reduce energy consumption in existing development.[See also, Goal 3.6, *Focus on incorporating enhanced sustainability and resilience practices into the built environment*, and supporting policies.]

POLICY 3.2.2: FACILITY SITING

Support the expansion of locally-produced renewable/alternative energy to serve Southern Nevada by allowing for the construction and expansion of clean power generating and distribution facilities at a variety of scales.

POLICY 3.2.3: ENERGY CONSUMPTION

Implement measures for the reduction of energy consumption and promotion of energy conservation in Clark County operations, as identified in the County's *All-In Sustainability and Climate Action Plan*. [See also, Goal 3.6, *Focus on incorporating enhanced sustainability and resilience practices into the built environment*, and supporting policies.]

POLICY 3.2.4: EMERGING TECHNOLOGIES

Facilitate the expanded use of electric and alternative fuel vehicles and other emerging technologies that support the County's sustainability goals.

POLICY 3.2.5: SUSTAINABLE DEVELOPMENT

Encourage growth that is sustainable for the region, is in alignment with GHG reduction targets, and takes future climate impacts into consideration.

Goal 3.3: Maintain and protect the quality, supply, and reliability of Clark County's water resources for current and future residents

POLICY 3.3.1: WATER RESOURCES

Continue to support Southern Nevada Water Authority (SNWA) efforts and plans to meet current and projected water demands, encourage water conservation, and implement adaptive management strategies.



Countywide Goals and Policies

Goal 6.1: A coordinated pattern of development in unincorporated Clark County

POLICY 6.1.1: GROWTH CAPACITY

Continue to work with regional and state agencies and service providers to ensure that the water supply, water treatment and distribution capacity, sewage treatment, school capacity, and transportation network is capable of serving present and future demand within the Las Vegas Valley and in outlying communities in Clark County.

POLICY 6.1.2: BALANCED MIX OF USES

Plan for a mix of residential and non-residential uses in unincorporated Clark County to support a balance of jobs and housing within the Las Vegas Valley, as well as in outlying communities. Consider development constraints when evaluating future land use plans to ensure proposed uses can be implemented without creating unintended conflicts. [See also, Policy 5.5.1, *Designated Employment Areas*]

POLICY 6.1.3: VARIED DENSITY AND INTENSITY

Continue to plan for a mix of urban, suburban, and rural development based on the needs of different areas and communities within unincorporated Clark County. Clearly articulate these intended distinctions through adopted land use categories and supporting regulations to increase predictability for residents, property owners, and investors about intended future land use patterns in a given location. [See also, Core Value 1, *Unique Communities, Neighborhoods, and Lifestyles*]





POLICY 6.1.4: COMPACT DEVELOPMENT

Encourage compact and efficient development patterns within the disposal boundary to maximize the use of available infrastructure, land, and other resources, and support existing and future transit service while considering community compatibility, airport overlay zones, and other factors that may limit development intensity in some areas. [See also, Goals 1.5, 5.1, and 5.2 and supporting policies.]

Section 3- Growth Framework

Addresses the various factors that influence growth and development in Unincorporated Clark County:

- Planned Land Use
- Infrastructure and Services
- Natural and Manmade Hazards
- Federal Lands
- Airport Environs





Special Management Land Use Designations



National Conservation Lands

National Conservation Lands include BLM-administered lands designated by Congress as NCAs, NRAs, ACECs, and

Infrastructure and Services

Development in unincorporated Clark County is served by a variety of public and private service providers, districts, and authorities. Due to the County's size and varied characteristics, infrastructure and service levels vary by location—even within the rapidly urbanizing Las Vegas Valley.

This section provides an overview of infrastructure and service provision at a countywide level, generally—who provides which services, how they are funded, what plans and regulations are in place, and how they are administered. Refer to Appendix B: Supplemental Information (Area-Specific), for additional detail about infrastructure and services relative to individual planning areas. Where applicable, additional cross-references are provided.

Flood Control and Drainage

The Clark County Regional Flood Control District (RFCD) was formed in 1985 to address severe flooding problems in Clark County. The RFCD serves a 1,637 square mile

Public Safety

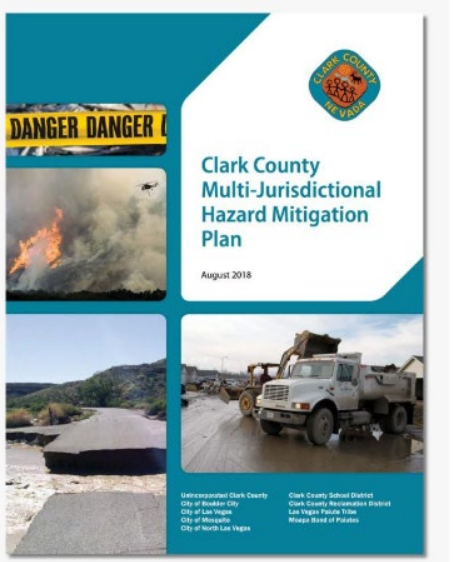
Fire and Emergency Medical Services

The Clark County Fire Department (CCFD) provides fire protection and emergency medical response across the county. In urbanized areas of the county, CCFD has 30 stations operated by paid staff. The CCFD also includes a Rural Division which oversees ten stations staffed by volunteers.

In some areas of the county—both urban and rural—CCFD service is supplemented through mutual aid agreements by local fire districts, state and federal partners, and municipalities.

Response times—as informed by CCFD's Standards of Cover—vary based on travel distances to different areas of the county and the availability of personnel and equipment to respond. Response times are intended to minimize loss of life and reduce property damage based on the ability to quickly deliver sufficient personnel and equipment to the site of the fire or emergency medical incident.

The CCFD also oversees the Office of Emergency



Airport Environs

Clark County works closely with a variety of stakeholders to promote compatible land use planning around multiple commercial, general aviation, and military airports. Compatibility considerations vary based on the size and type of airport, but generally include limitations on incompatible land uses, as well as noise and height restrictions. A summary of the various airports in Clark County is provided below, along with an overview of the required compatibility measures in place for larger airports.

Airports in Clark County

Clark County Airport System

Harry Reid International Airport (LAS) and the four general aviation facilities in the Clark County Airport System (Henderson Executive, North Las Vegas, Jean Sport Aviation Center, and Perkins Field-Overton Airport) are owned by Clark County and operated under the policy direction of the BCC, the authority of the County

Required Compatibility Measures

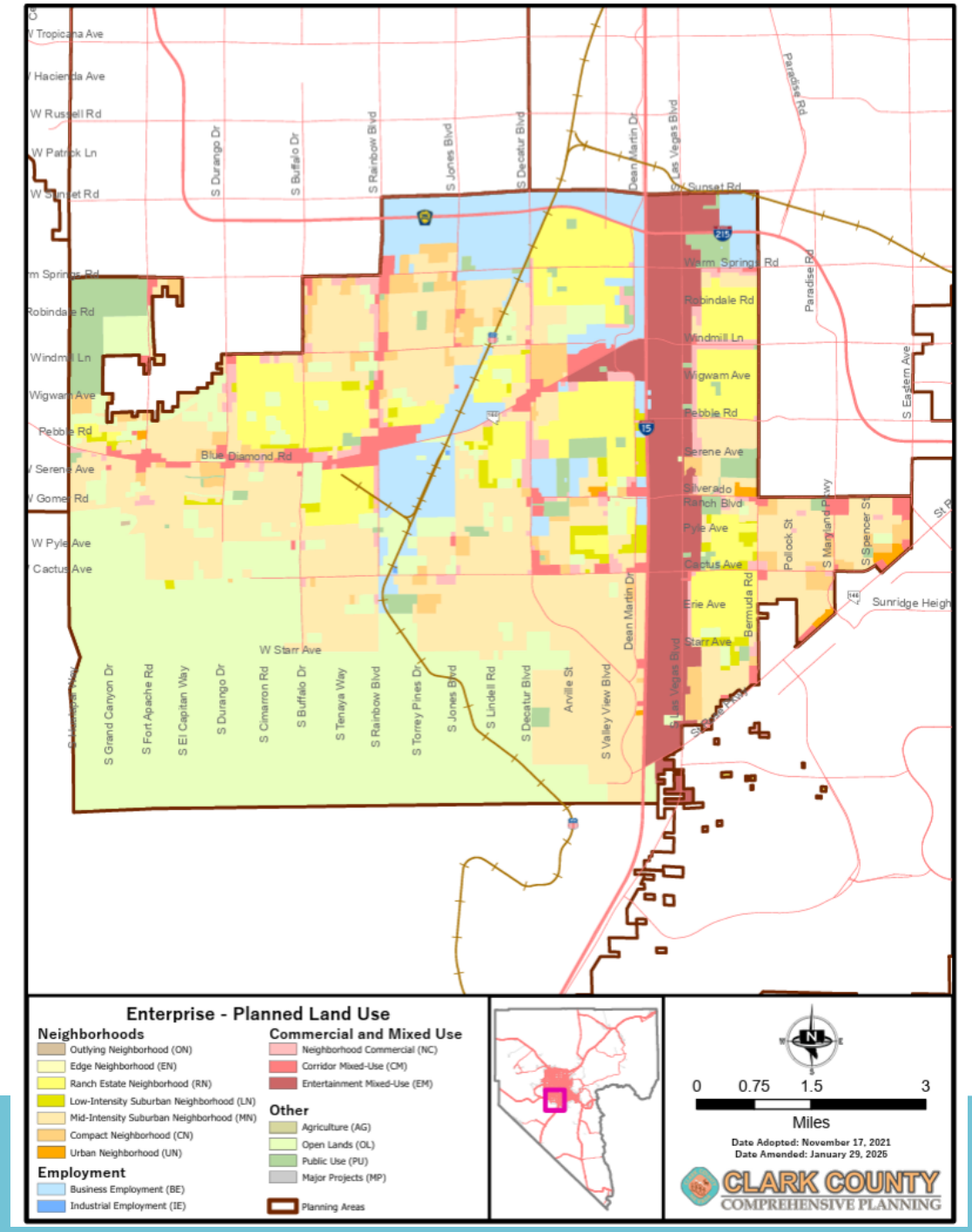
A Cooperative Management Agreement (CMA) was established for lands acquired by the County from the federal government under the SNPLMA to limit incompatible development near LAS. The CMA limits the types of land uses that can be established in those areas. For LAS and other major civilian and military airports in Clark County, the Unified Development Code (Title 30) establishes two overlay zoning districts that limit some forms of development in areas near the airport that would be most impacted by noise, accidents, or flight paths, or could result in impacts to airport operations, the Airport Environs Overlay District (AEOD) and the Airport Airspace Overlay District (AAOD).

Maps of the airport environs for the following airports (and their associated overlay districts) are maintained in the Unified Development Code (Title 30) and may be amended from time to time:

- Creech Air Force Base

Land Use Element

- Land Use:
  - Guide for land use decisions
  - Describes appropriate uses, densities and/or intensities
  - Comprised of individual planning areas
  - Each planning area has their own land use plan



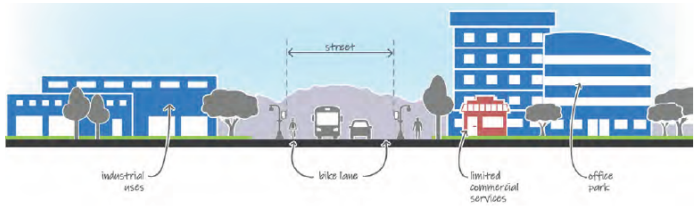
Land Use Element

Land Use Categories

- 6 Single-Family Residential
- 2 Multiple-Family Residential
- 3 Commercial & Mixed Use
- 2 Industrial
- 4 Other
  - Agriculture
  - Open Lands
  - Public Use
  - Major Projects/Specific Plan



Land Use Plan Categories



Business Employment (BE)

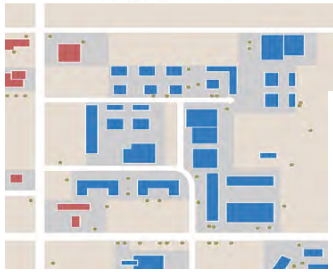
Primary Land Uses
Office, distribution centers, warehouse/flex space, technology, and light-industry

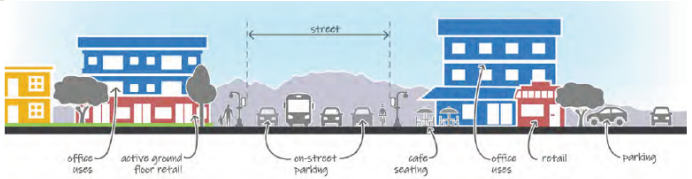
Supporting Land Uses
Small-scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses

Intensity
Varies by use; building heights typically range from one to five stories

Conforming Zoning Districts
CP, IP, IL, PF

Characteristics
- Provides for concentrated areas of employment and ancillary commercial uses
- Includes opportunities for stand-alone office parks or single-user campus facilities
- Concentrated near airports, major transportation corridors, and railroads
- Loading docks and other more intensive uses should be sited to minimize impacts on adjacent residential neighborhoods and rights-of-way
- Pedestrian, bicycle, and transit access varies based on uses and location





Neighborhood Commercial (NC)

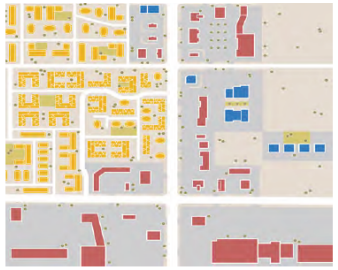
Primary Land Uses
Mix of retail, restaurants, offices, service commercial, and other professional services

Supporting Land Uses
Public uses such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses

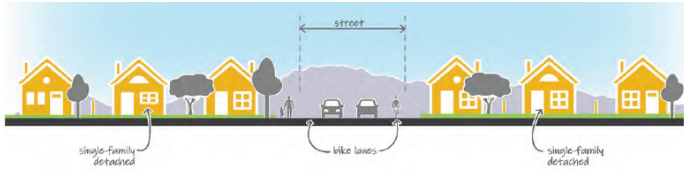
Residential Density
Not applicable

Conforming Zoning Districts
CN, CP, CG, PF

Characteristics
- Provides opportunities for compact nodes of low-intensity retail, services, and offices that serve residents of the immediate neighborhood(s)
- Pedestrian- and bicycle-friendly site layout with direct connections to adjacent uses and designated bicycle and pedestrian routes between bus stops, sidewalks along major streets, and entrances of commercial businesses
- Building heights typically range from one to two stories, but may be up to three stories in some locations
- Siting is encouraged where access to transit exists or is planned



- Scale and intensity of uses should be mitigated where centers are adjacent to existing or planned neighborhoods to promote compatibility



Mid-Intensity Suburban Neighborhood (MN)

Primary Land Uses
Single-family attached and detached, and duplexes

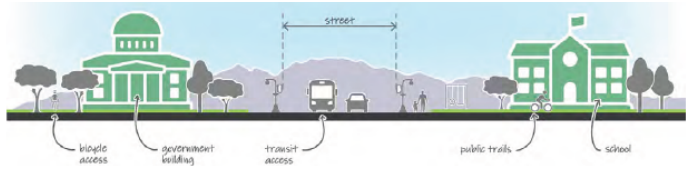
Supporting Land Uses
Accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses

Density
Up to eight dwelling units per acre

Conforming Zoning Districts
RS80, RS40, RS20, RS10, RS5.2, RS3.3, PF

Characteristics
- While most existing Mid-Intensity Suburban Neighborhoods are comprised predominantly of detached single-family homes on small lots, a greater mix of lot sizes and attached units is desired as new neighborhoods are developed
- Common amenities provide opportunities for residents to recreate and gather, off-setting smaller lot sizes
- Detached sidewalks, high comfort bicycle facilities, and trail connections encourage walking and biking
- May include existing mobile home parks
- Transit service is typically limited to major corridors nearby





Public Use (PU)

Primary Land Uses
Parks, trails, open space, public safety facilities, transportation facilities, public schools, universities, medical facilities, libraries, utilities, and other public-serving uses

Conforming Zoning Districts
OS, PF

Characteristics
- Public uses are owned and managed by Clark County or other local or regional entities
- Siting of public facilities should be determined based on the scale of the facility and the potential impacts associated with the proposed facility on adjacent uses



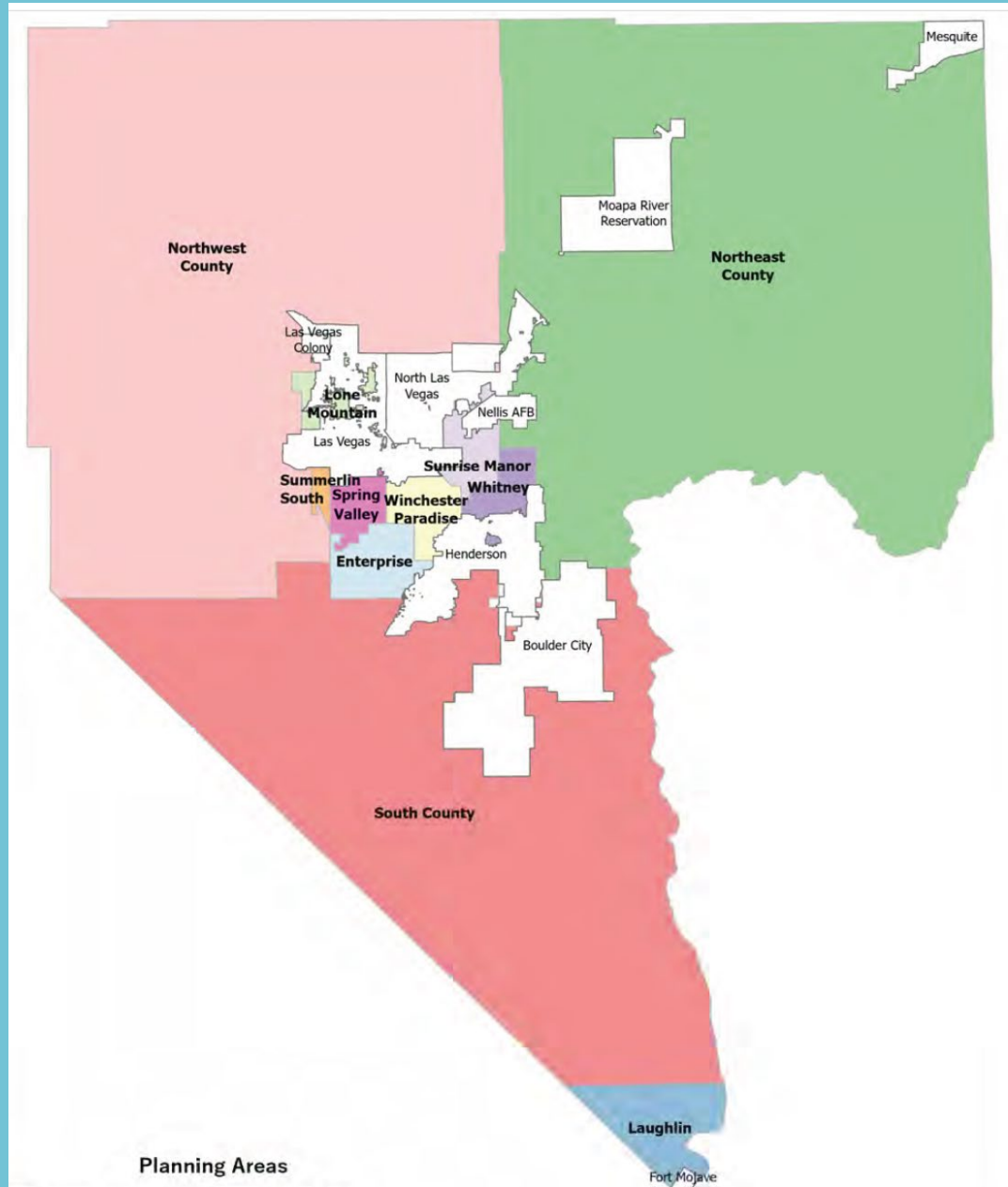
Section 4- Area Specific Goals and Policies

- Enterprise
- Laughlin
- Lone Mountain
- Northeast County

  Bunkerville, Logandale, Moapa, Overton, Riverside, Warm Springs
- Northwest County

  Blue Diamond, Calico Basin, Cold Creek, Corn Creek, Indian Springs, Lee Canyon, Mountain Springs, Mount Charleston, Upper & Lower Kyle Canyon
- South County

  Cal-Nev-Ari, Eldorado Valley, Goodsprings, Jean, Nelson, Palm Gardens, Primm, Sandy Valley, Searchlight, Sloan
- Spring Valley
- Summerlin South
- Sunrise Manor
- Whitney
- Winchester/Paradise



Section 5- Implementation

- County-Led Initiatives
- County-Supported Initiatives

County Departments

Departments with a direct or indirect role in supporting the day-to-day implementation of the Master Plan include:

- **Administrative Services**
- **Aviation**
- **Building**
- **Business License**
- **Community and Economic Development**
- **Comprehensive Planning**
- **District Attorney- Civil Division**
- **Environment and Sustainability**
- **Finance**
- **Fire**
- **Parks and Recreation**
- **Public Communications**
- **Public Works**
- **Real Property Management**
- **Social Services**
- **Water Reclamation**

Partner Organizations

Clark County partners with a variety of organizations, special districts, and agencies. Clark County has sole authority over some organizations, is a member of others, and coordinates with others (but provides no direct funding or authority over others). Where applicable, partners are organized according to Clark County's role.

Clark County Authority

- Big Bend Water District (BBWD)
- Clark County Water Reclamation District (CCWRD)
- Las Vegas Valley Water District (LVVWD)

Clark County Membership

- Las Vegas Metropolitan Police Department (METRO)

Regional Organizations

- Clark County Regional Flood Control District (RFCD)
- Regional Transportation Commission of Southern Nevada (RTC)
- Southern Nevada Health District (SNHD)
- Southern Nevada Regional Housing Authority (SNRHA)
- Southern Nevada Regional Planning Coalition (SNRPC)
- Southern Nevada Water Authority (SNWA)

State Agencies

- Governor's Office of Economic Development (GOED)
- Nevada Division of Environmental Protection (NDEP)
- Nevada Department of Transportation (NDOT)
- Nevada Division of Health and Human Services (DHHS)
- Nevada Division of State Parks (NDSP)
- Nevada Division of Wildlife (NDOW)
- State Historic Preservation Office (SHPO)

Federal Agencies

- U.S. Air Force (USAF)
- U.S. Army Corps of Engineers (USACE)
- U.S. Bureau of Land Management (BLM)
- U.S. Bureau of Reclamation (USBR)
- U.S. Environmental Protection Agency (EPA)
- U.S. Fish and Wildlife Service (USFWS)
- U.S. Forest Service (USFS)
- U.S. Geological Survey (USGS)
- U.S. National Park Service (NPS)

Other Independent Organizations and Districts

- Clark County School District (CCSD)
- Chambers of Commerce (Various)
- Las Vegas Convention and Visitors Authority (LVCVA)
- Las Vegas-Clark County Library District (LVCCLD)
- Las Vegas Global Economic Alliance (LVGEA)
- Moapa Valley Water District (MVWD)
- Virgin Valley Water District (VVWD)
- Conservation District of Southern Nevada (CDSN)
- University of Nevada Las Vegas (UNLV)

Area Plans or Studies

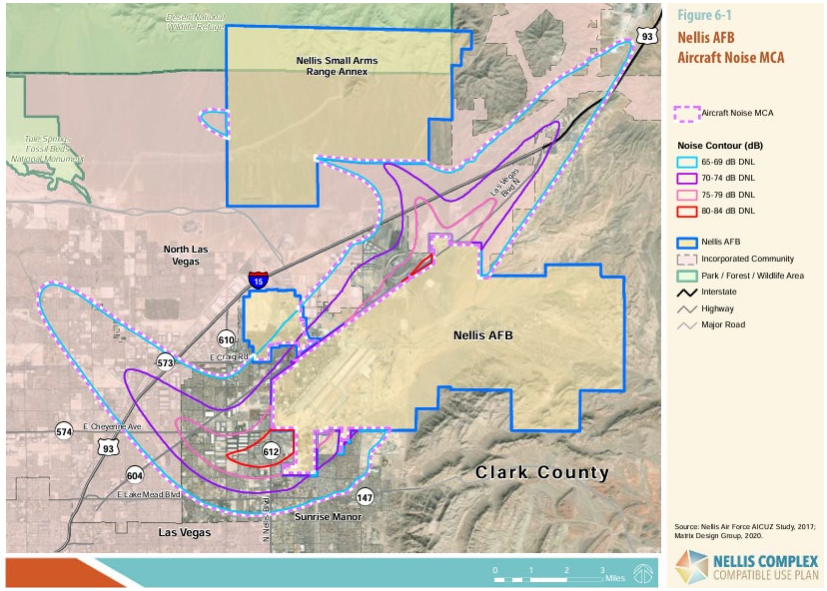


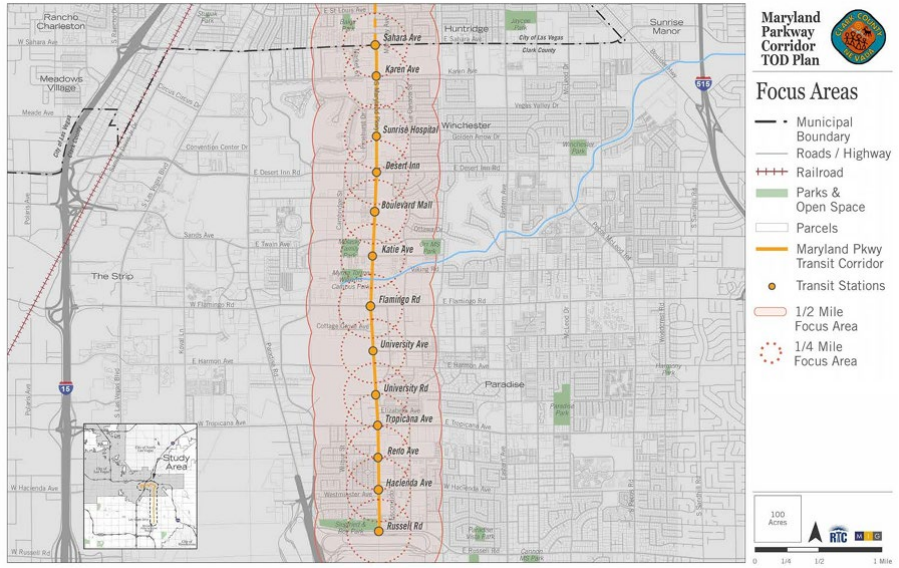






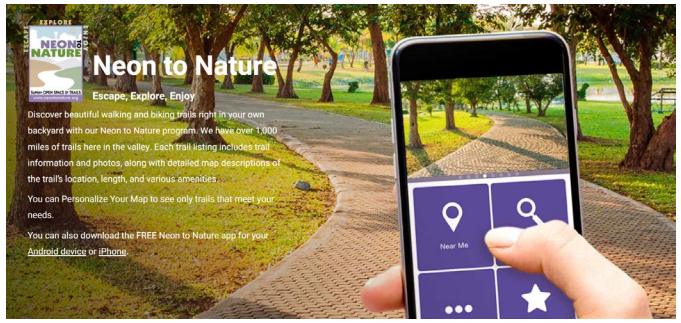


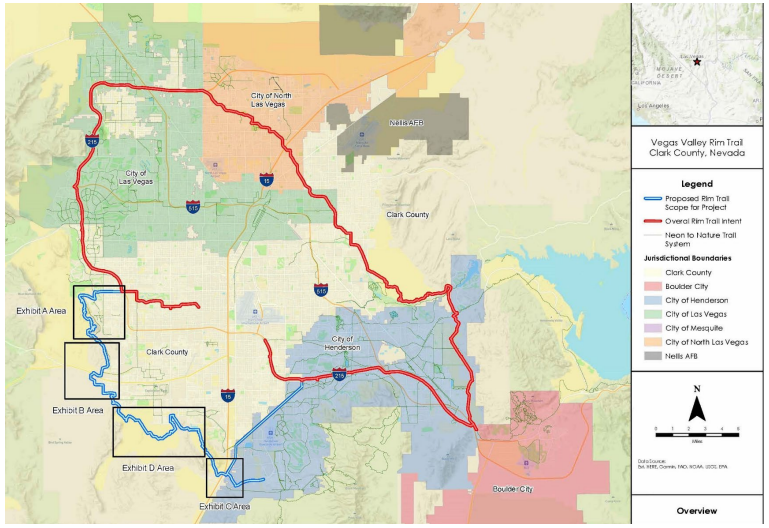


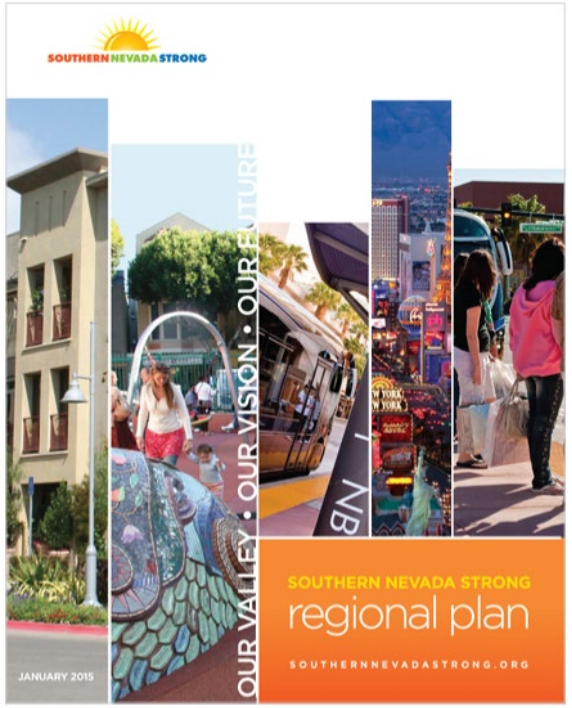


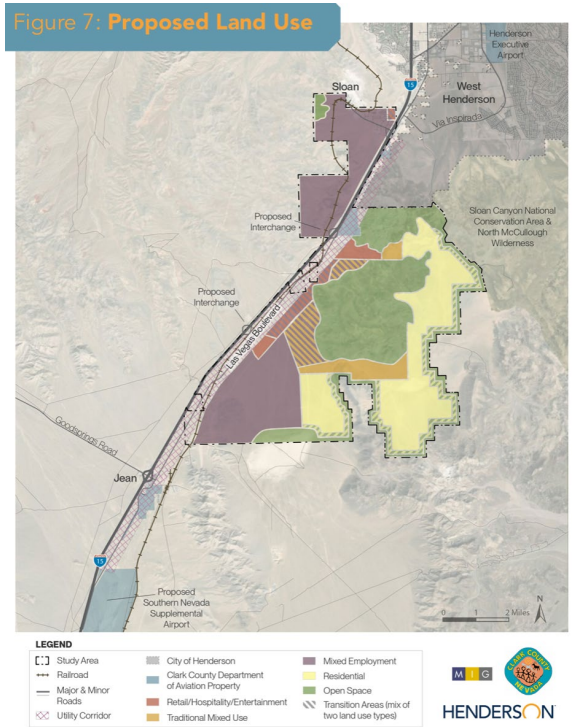
Regional and Coordinated Planning Efforts

- Southern Nevada Strong
- Valley Rim Trail and Neon to Nature
- Southern Nevada Council of Governments
- Joint Land Use Studies









Appendices

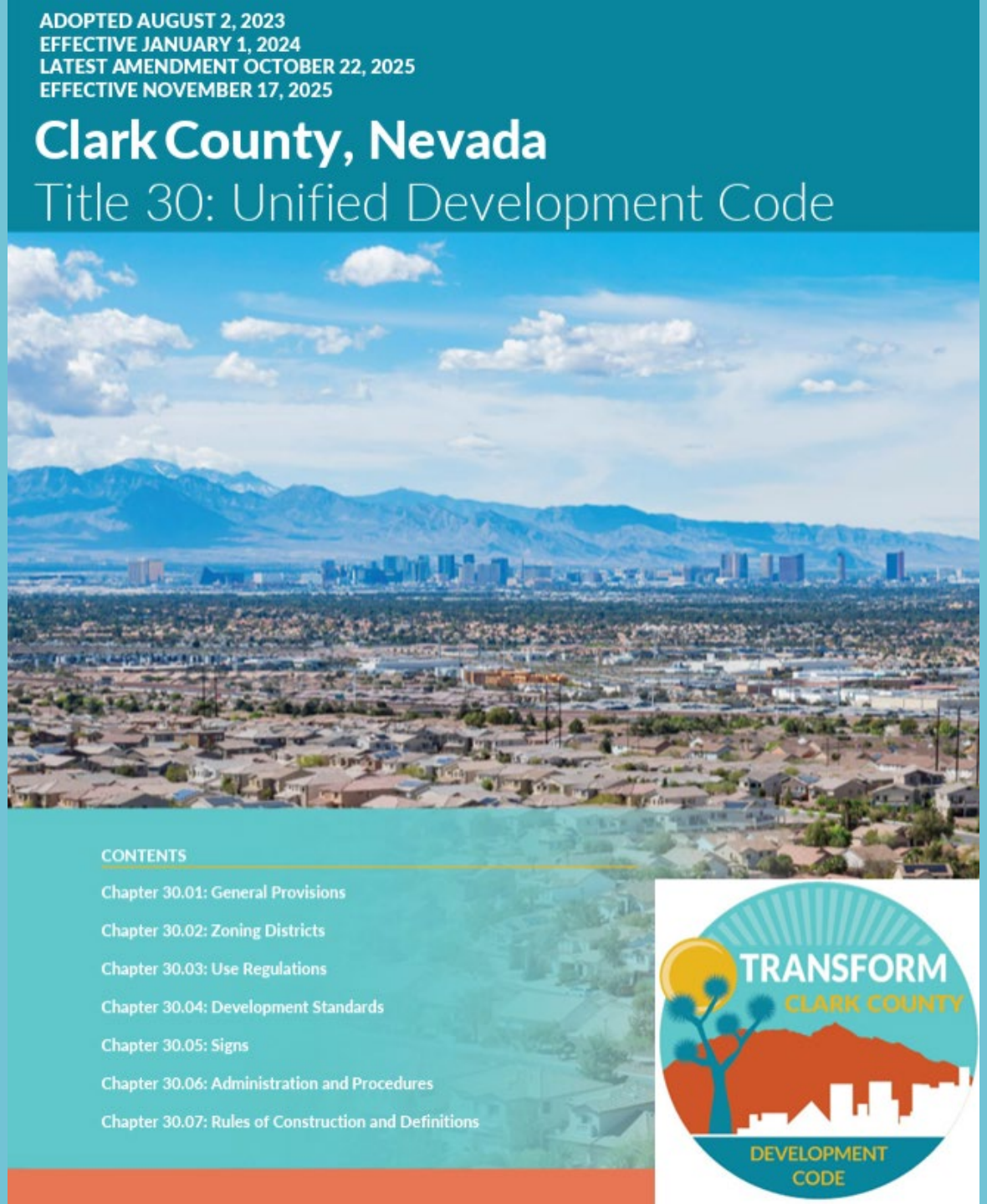
- Appendix A – Countywide Supplemental Information
- Appendix B – Area-specific Supplemental Information
- Appendix C – State of the County Report
- Appendix D – Glossary
- Appendix E – Community Outreach Summary
- Appendix F - Resolutions

Land Use and Zoning

What is Zoning?

Zoning determines what a property can be used for and the applicable development standards such as setbacks, height restrictions, etc.

Zoning Designations tie the Master Plan's Land Use Plan to the Development Code (Title 30).

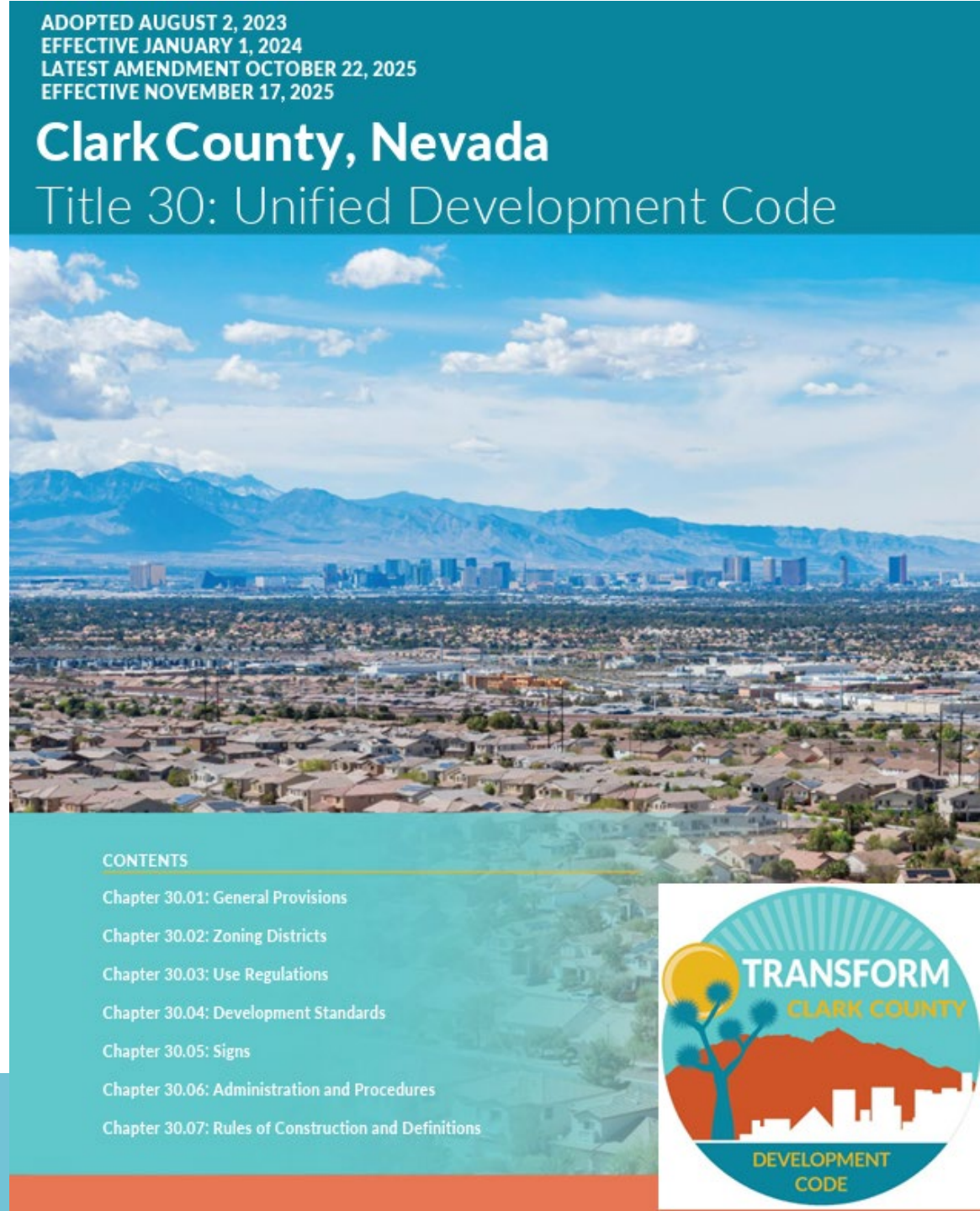


Clark County Title 30

Regulations consist of :

- Zoning Districts
- Use Regulations
- Development Standards
- Administration and Procedures

These regulations implement the Master Plan and provide the physical framework for development within Clark County



Zoning Districts

Contains general descriptions and development standards for each district such as lot size, setbacks, height, and other district specific regulations.

- 7 Single-Family Districts
- 3 Multi-Family Districts
- 6 Commercial Districts
- 3 Industrial Districts
- 3 Special Districts (AG, OS, PF)
- 9 Overlay Districts (Adult Business, Airport Airspace, Airport Environs, Historic Designation, Maryland Parkway, Neighborhood Protection, Planned Community, Red Rock, Spring Mountain)

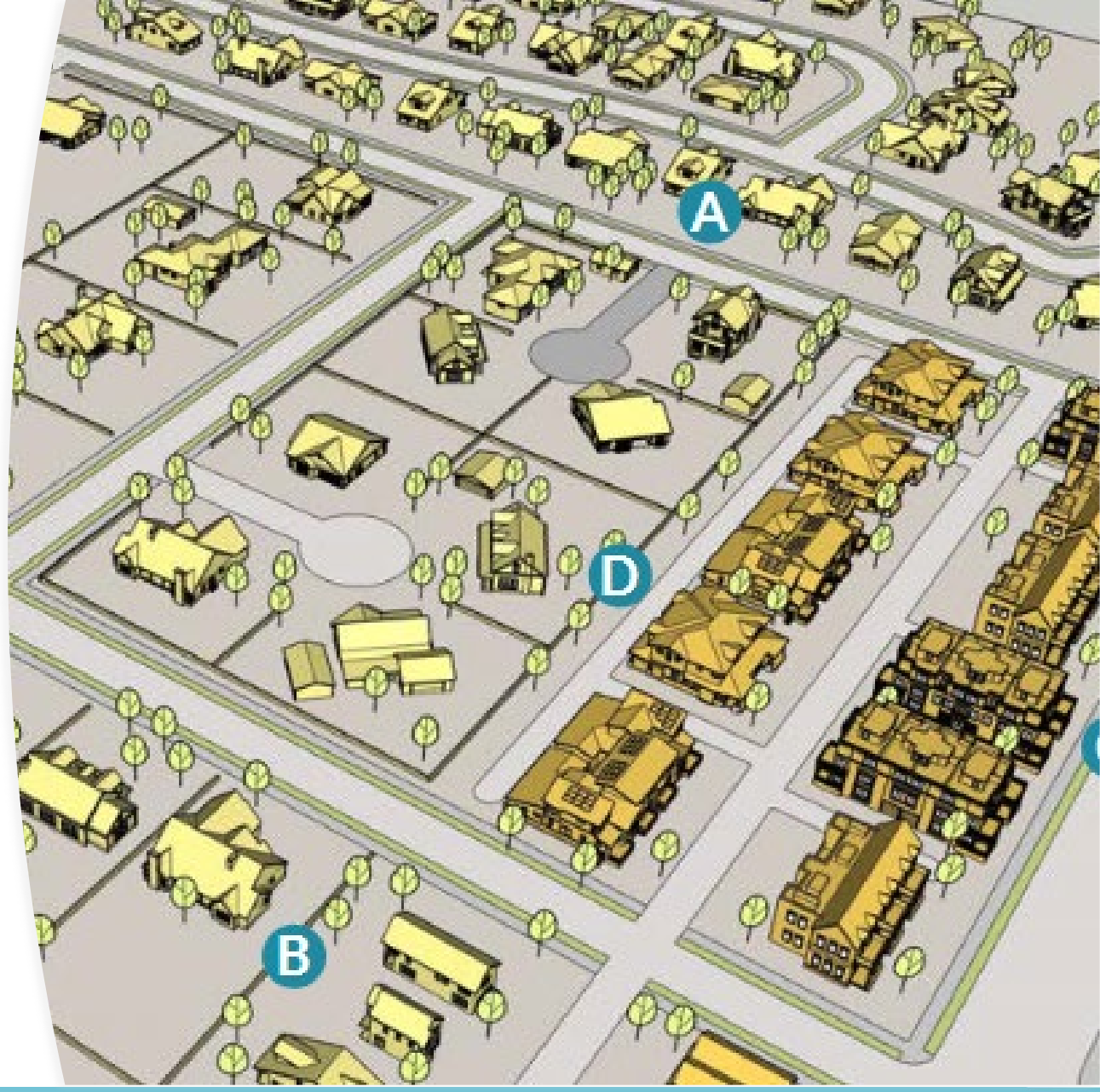
District		Section
RESIDENTIAL DISTRICTS		
RS80	Residential Single-Family 80	30.02.02
RS40	Residential Single-Family 40	30.02.03
RS20	Residential Single-Family 20	30.02.04
RS10	Residential Single-Family 10	30.02.05
RS5.2	Residential Single-Family 5.2	30.02.06
RS3.3	Residential Single-Family 3.3	30.02.07
RS2	Residential Single-Family 2	30.02.08
RM18	Residential Multi-Family 18	30.02.09
RM32	Residential Multi-Family 32	30.02.10
RM50	Residential Multi-Family 50	30.02.11
COMMERCIAL DISTRICTS		
CN	Commercial Neighborhood	30.02.12
CP	Commercial Professional	30.02.13
CG	Commercial General	30.02.14
CC	Commercial Core	30.02.15
CU	Commercial Urban	30.02.16
CR	Commercial Resort	30.02.17
INDUSTRIAL DISTRICTS		
IP	Industrial Park	30.02.18
IL	Industrial Light	30.02.19
IH	Industrial Heavy	30.02.20
SPECIAL DISTRICTS		
AG	Agriculture	30.02.21
OS	Open Space	30.02.22
PF	Public Facility	30.02.23
OVERLAY DISTRICTS		
ABO	Adult Business Overlay	30.02.26A
AAO	Airport Airspace Overlay	30.02.26B
AEO	Airport Environs Overlay	30.02.26C
HDO	Historic Designation Overlay	30.02.26D
MPO	Maryland Parkway Overlay	30.02.26E
NPO	Neighborhood Protection Overlay	30.02.26F
PCO	Planned Community Overlay	30.02.26G
RRO	Red Rock Overlay	30.02.26H
SMO	Spring Mountain Overlay	30.02.26I

Clark County Title 30

Use Regulations

Identifies the land uses allowed in the Zoning District and establishes standards that apply to certain unique characteristics or impacts.

- Accessory and Temporary Uses
- Residential Uses
- Agricultural Uses
- Civic and Institutional Uses
- Commercial Uses
- Industrial Uses
- Public and Quasi-Public Uses

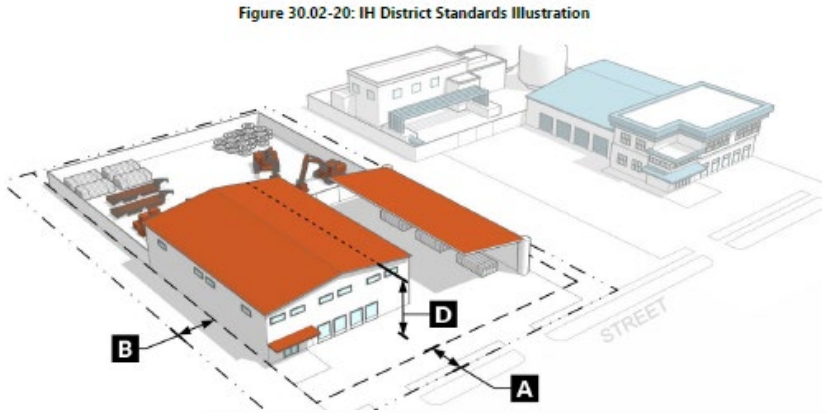


Clark County Title 30

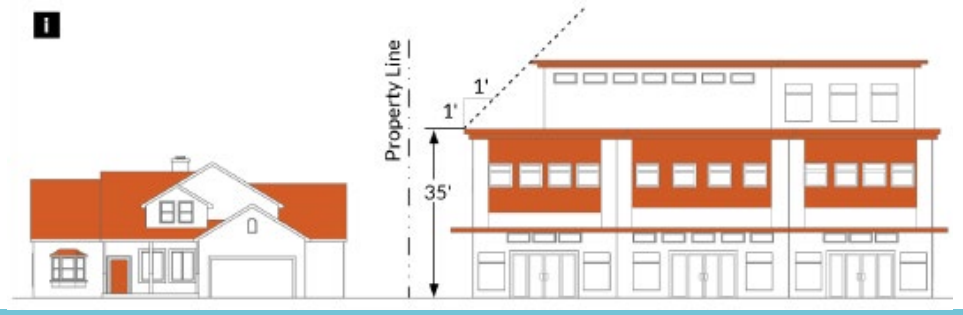
Development Standards

Contains development standards for various aspects of development. Development standards include, but are not limited to:

- Landscaping
- Buffering and Screening
- Fences and Walls
- Parking
- Site and Building Design
- Residential Adjacency







Clark County Title 30

Administration and Procedures

Provides consistent, equitable procedures for the administration of Title 30:

- Outlines requirements for compliance with Open Meeting Law
- Describes the decision-making process for each application type
- Includes general and application specific guidance and findings.



Table 30.06-1: Summary Table of Review Procedures

KEY: R= Review and Recommendation D= Review and Decision [brackets]= Public Hearing ✓= required

Procedure	Reference	Pre-Submittal Conf.	Notice [1]				Review and Decision-Making Bodies			
			Newspaper	Mailed	Posted	Sign	Dept. and/or Agency Staff	Town Boards	Commission [2]	Board
PLAN AND ORDINANCE AMENDMENTS										
Master Plan Amendment	§30.06.04A	✓[3]	✓	✓	✓		R	R	[D]	[D]
Rezone (Zone Change)	§30.06.04B	✓[3]	✓	✓	✓	✓	R	R	[R]	[D]
Title 30 Text Amendment	§30.06.04C				✓		R	R	[R]	[D]
APPLICATION TYPES										
Admin. Design Review	§30.06.05A						D			
Design Review	§30.06.05B	✓[3]		✓	✓		R	R	[R]/[D]	[D]
Planned Unit Development (PUD)	§30.06.05C	✓[3]		✓	✓		R	R	[R]	[D]
Special Use Permit	§30.06.05D	✓[3]	✓[3]	✓	✓	✓[3]	R	R	[R]/[D]	[D]

Application Types

Most Common

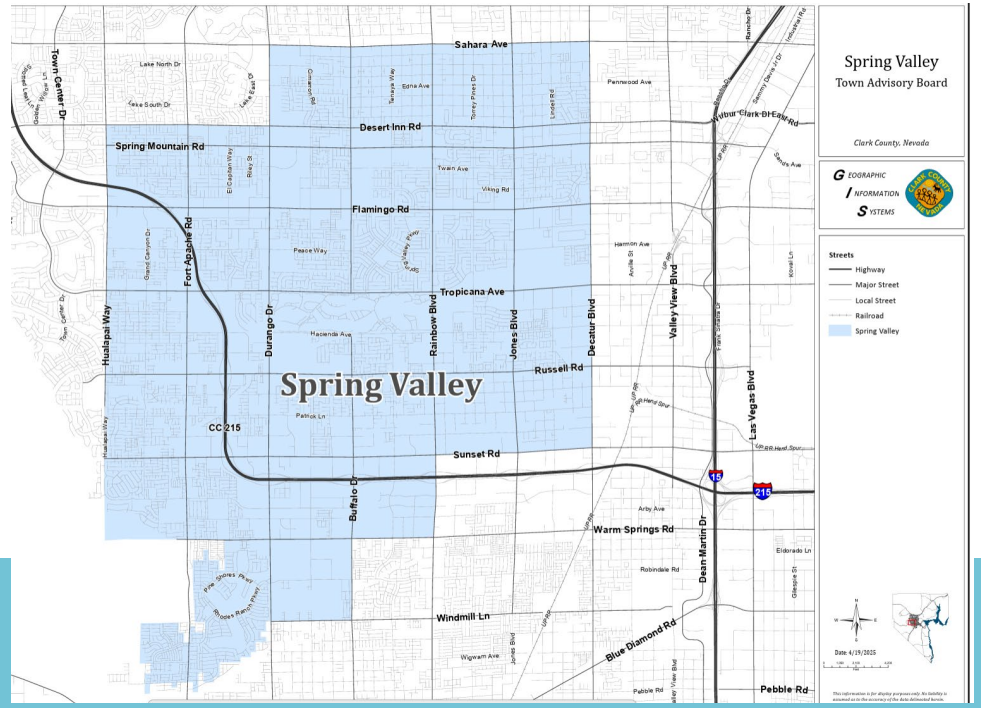
- Master Plan Amendment (PA)
- Zone Change (Rezone) (ZC)
- Use Permit (UC)
- Waiver of Development Standards (WS)
- Design Review (DR)
- Sign Design Review (SDR)
- Extension of Time (ET)
- Waiver of Conditions (WC)
- Application for Review
- Vacation and Abandonment
- Tentative Map

*ZC, UC/WS/DR, SDR are separate applications

Public Meeting Requirements

- Town Advisory Board/Citizens Advisory Council
  - Recommending body
- Planning Commission
  - Final action unless appealed, or recommending body
- Board of County Commissioners
  - Final action

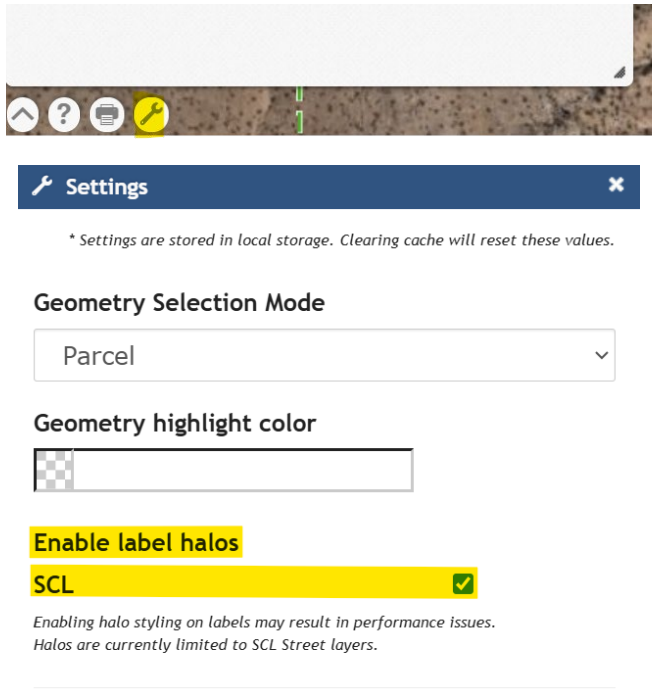




OpenWeb

- Turn on street name halos

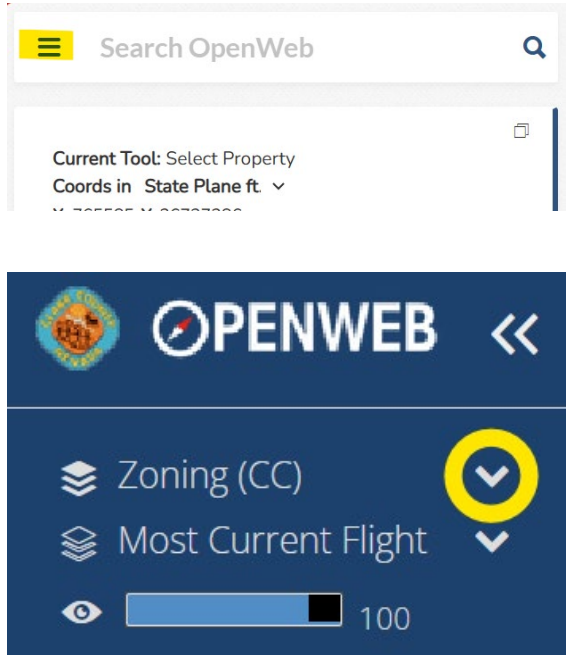


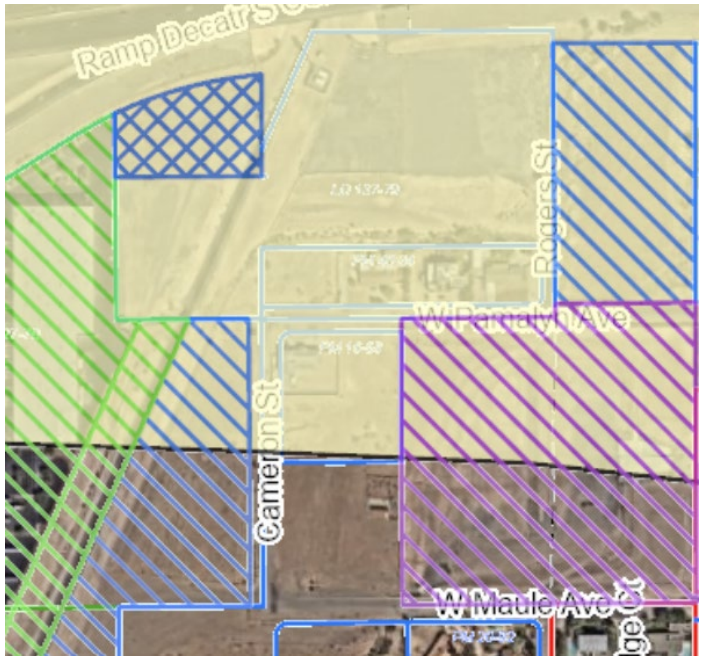




OpenWeb

- Select the Air Zone layer

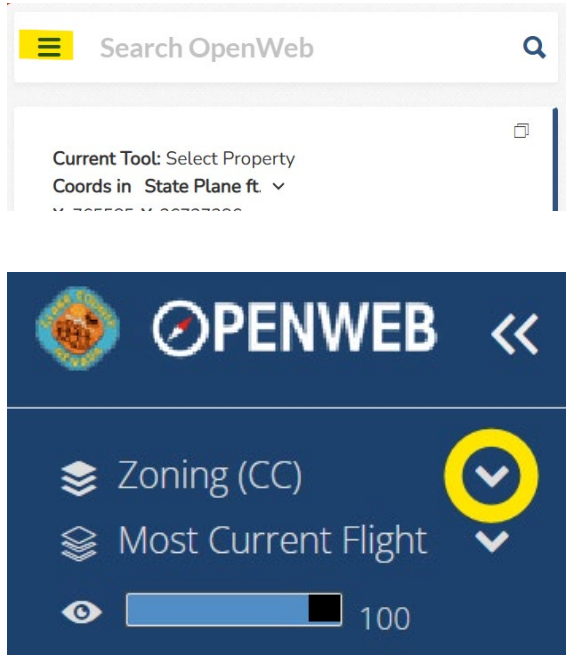


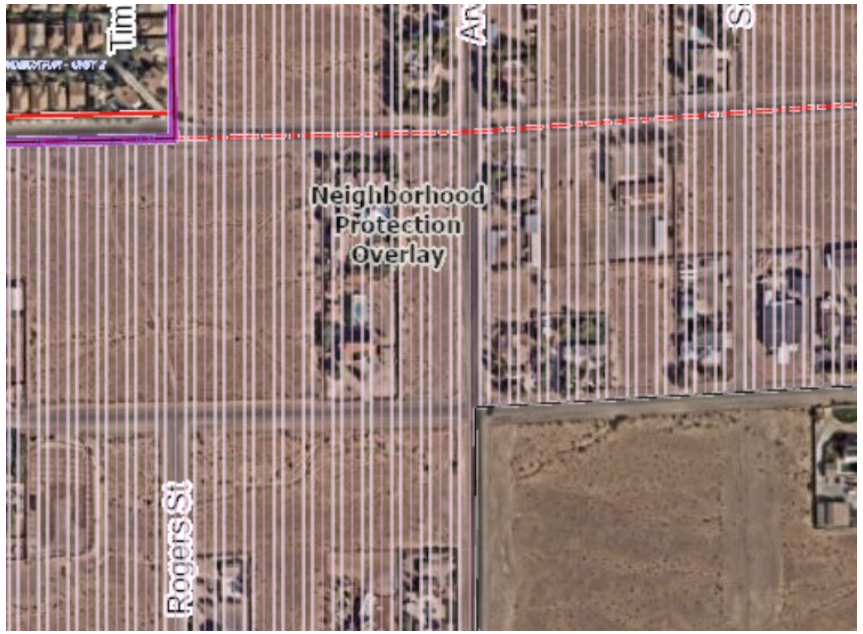


- Hatching and cross hatching indicates Dept. of Aviation (DOA) CMA deed restriction. DOA deed modification form needed.
- Solid color indicates air zone. Additional regulations may apply. See Section 30.02.26.

OpenWeb

- Select the Design Overlays layer

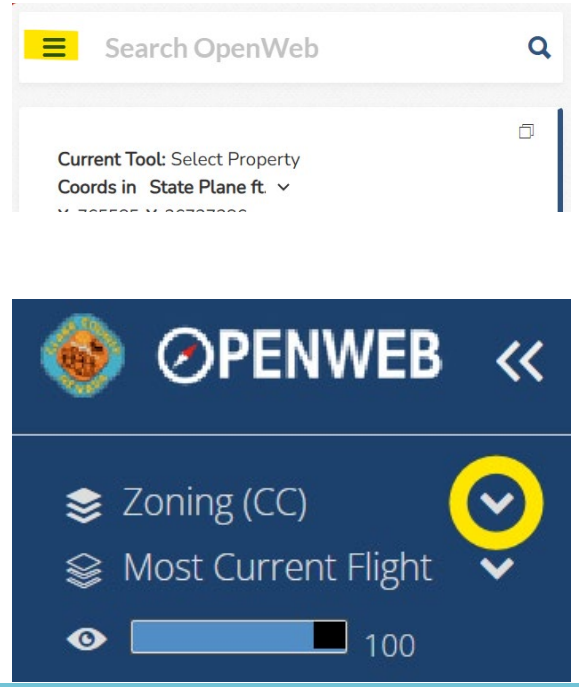


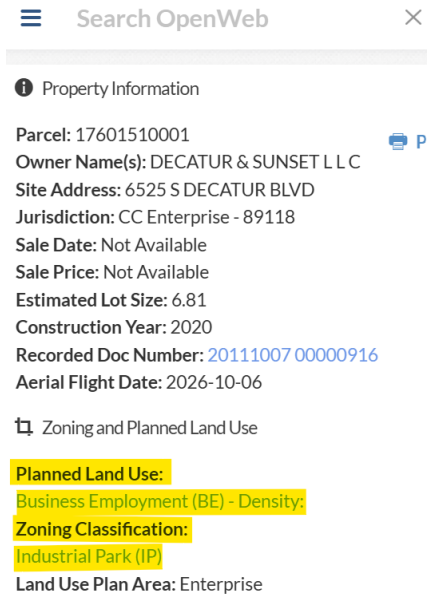


- All overlays, except aviation-related, are shown
- See Section 30.02.26 for additional regulations

OpenWeb

- Select the Zoning (CC) layer
- Select the Clark County Planned Land Use layer







- Parcels may have multiple zoning districts and planned land use categories
- Do not rely on the Planned Land Use and Zoning in the property information window.

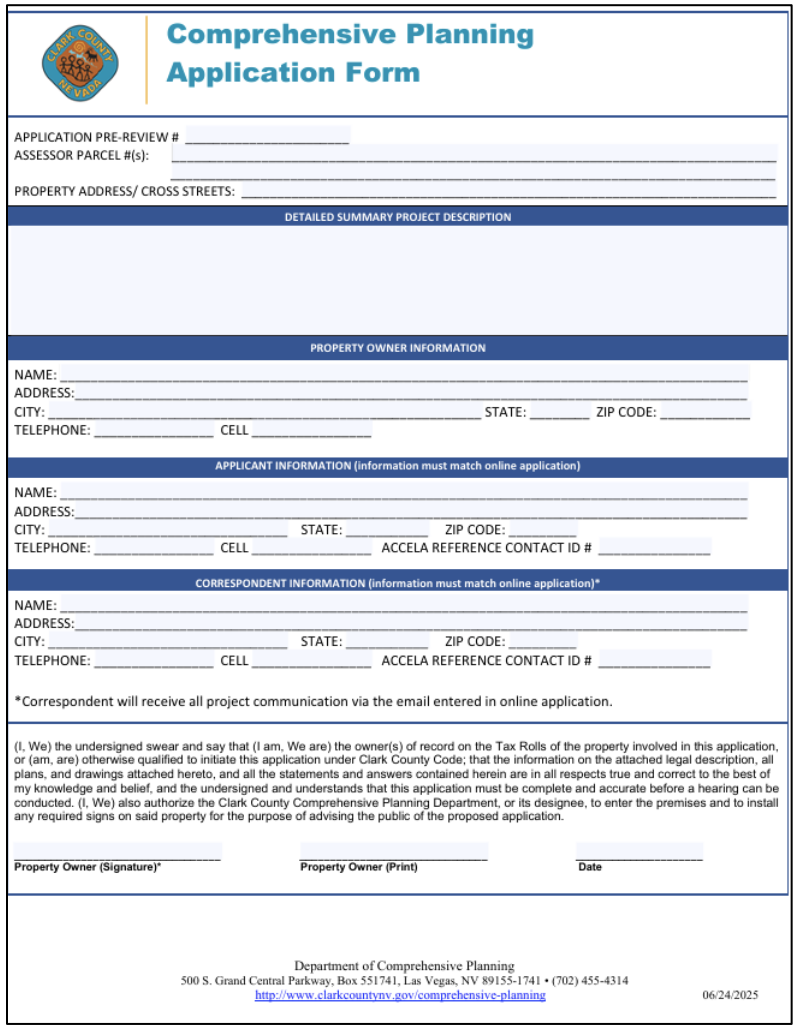
Application Processing

November 2026 – December 2027 Application Cycles			
Application Cycle	**Staff Processing & Acceptance**	**TAB Dates [1]**	**PC/BCC Dates**
November 2-November 10	**November 12 (holiday)**	**December 8-10**	
TM [2]			***December 15 & 16, 2026***
Land Use			**January 5 & 6, 2027**
November 16-November 24	**November 25 (holiday)**	**December 29-31**	
TM [2]			***January 5 & 6, 2027***
Land Use			**January 19 & 20, 2027**
November 30-December 8	**December 9-10**	**January 12-14, 2027**	
TM [2]			***January 19 & 20, 2027***
Land Use			**February 2 & 3, 2027**
December 14-December 22	**December 23-24**	**January 26-28**	
TM [2]			***February 2 & 3, 2027***
Land Use			**February 16 & 17, 2027**
December 28-January 5, 2027	**January 6-7**	**February 9-11**	
TM [2]			***February 16 & 17, 2027***
Land Use			**March 2 & 3, 2027**
January 11-January 19	**January 20-21**	**February 23-25**	
TM [2]			***March 2 & 3, 2027***
Land Use			March 16 & 17, 2027
February 1-February 9	**February 10-11**	**March 9-11**	
TM [2]			***March 16 & 17, 2027***
Land Use			**April 6 & 7, 2027**
February 15-February 23	***February 24-25***	**March 30-April 1**	
TM [2]			***April 6 & 7, 2027***
Land Use			**April 20 & 21, 2027**
March 1-March 9	***March 10-11***	**April 13-15**	
TM [2]			***April 20 & 21, 2027***
Land Use			**May 4 & 5, 2027**

- Appointments can be one and done
- Applications must go to hearing within 65 days of acceptance. 45 days for Tentative Map

- PC meetings:
  - 1st and 3rd Tuesday of every month
- BCC Zoning meetings:
  - Wednesday following 1st and 3rd Tuesday
- TAB/CAC meetings:
  - 3 weeks prior to the PC/BCC meetings
  - 2 TAB/CAC meetings before PC/BCC

Submittal Requirements



Comprehensive Planning Application Form

APPLICATION PRE-REVIEW # _____
ASSESSOR PARCEL #(s): _____
_____
PROPERTY ADDRESS/ CROSS STREETS: _____

DETAILED SUMMARY PROJECT DESCRIPTION

PROPERTY OWNER INFORMATION

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____

APPLICANT INFORMATION (information must match online application)

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

CORRESPONDENT INFORMATION (information must match online application)*

NAME: _____
ADDRESS: _____
CITY: _____ STATE: _____ ZIP CODE: _____
TELEPHONE: _____ CELL _____ ACCELA REFERENCE CONTACT ID # _____

*Correspondent will receive all project communication via the email entered in online application.

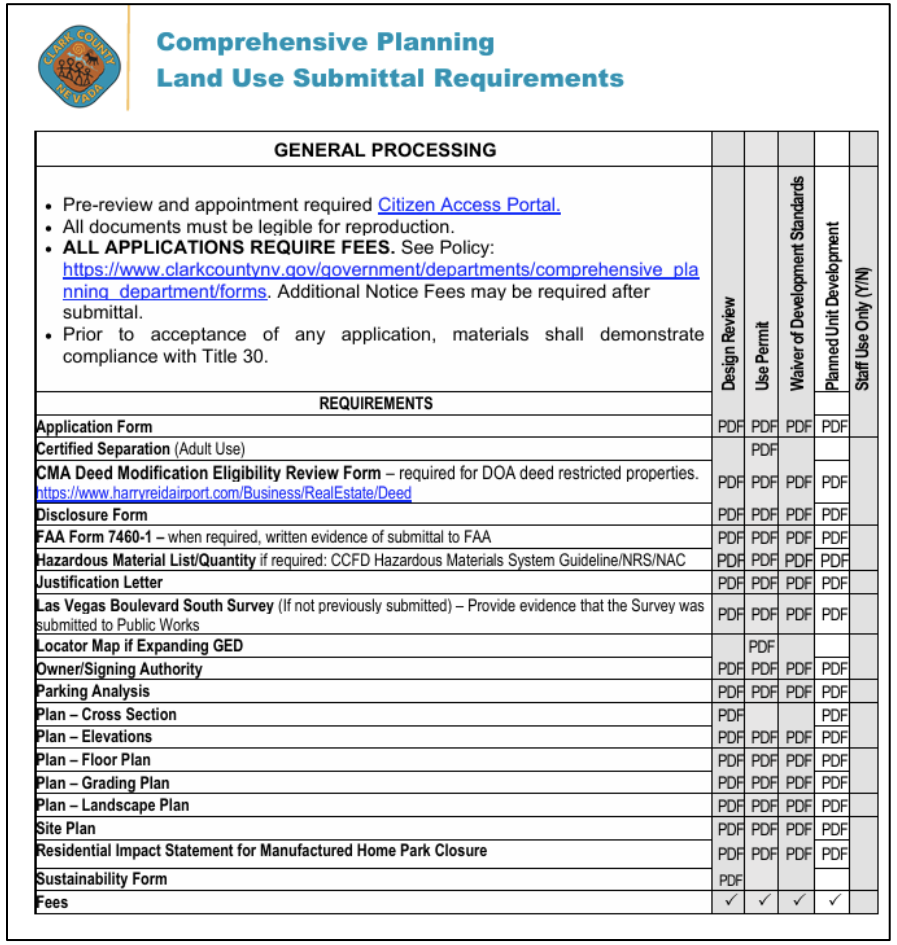
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned and understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

Property Owner (Signature)* **Property Owner (Print)** **Date**

Department of Comprehensive Planning
500 S. Grand Central Parkway, Box 551741, Las Vegas, NV 89155-1741 • (702) 455-4314
http://www.clarkcountynv.gov/comprehensive-planning
06/24/2025

- Forms change often. Always go to our website for the most up to date version
- https://www.clarkcountynv.gov/government/departments/comprehensive_planning_department/forms
- Accela Reference Contact ID# is very important
- Email address removed from form
- 2 contacts from different companies required

Submittal Requirements



Comprehensive Planning
Land Use Submittal Requirements

GENERAL PROCESSING	Design Review	Use Permit	Waiver of Development Standards	Planned Unit Development	Staff Use Only (Y/N)
• Pre-review and appointment required Citizen Access Portal. • All documents must be legible for reproduction. • **ALL APPLICATIONS REQUIRE FEES.** See Policy: https://www.clarkcountynv.gov/government/departments/comprehensive_planning_department/forms. Additional Notice Fees may be required after submittal. • Prior to acceptance of any application, materials shall demonstrate compliance with Title 30.					
REQUIREMENTS					
Application Form	PDF	PDF	PDF	PDF	
Certified Separation (Adult Use)		PDF			
CMA Deed Modification Eligibility Review Form – required for DOA deed restricted properties. https://www.harryreidairport.com/Business/RealEstate/Deed	PDF	PDF	PDF	PDF	
Disclosure Form	PDF	PDF	PDF	PDF	
FAA Form 7460-1 – when required, written evidence of submittal to FAA	PDF	PDF	PDF	PDF	
Hazardous Material List/Quantity if required: CCFD Hazardous Materials System Guideline/NRS/NAC	PDF	PDF	PDF	PDF	
Justification Letter	PDF	PDF	PDF	PDF	
Las Vegas Boulevard South Survey (If not previously submitted) – Provide evidence that the Survey was submitted to Public Works	PDF	PDF	PDF	PDF	
Locator Map if Expanding GED		PDF			
Owner/Signing Authority	PDF	PDF	PDF	PDF	
Parking Analysis	PDF	PDF	PDF	PDF	
Plan – Cross Section	PDF			PDF	
Plan – Elevations	PDF	PDF	PDF	PDF	
Plan – Floor Plan	PDF	PDF	PDF	PDF	
Plan – Grading Plan	PDF	PDF	PDF	PDF	
Plan – Landscape Plan	PDF	PDF	PDF	PDF	
Site Plan	PDF	PDF	PDF	PDF	
Residential Impact Statement for Manufactured Home Park Closure	PDF	PDF	PDF	PDF	
Sustainability Form	PDF				
Fees	✓	✓	✓	✓	

- We no longer require:
  - Assessor's Maps
  - Deeds
  - Legal Descriptions (except PA & ZC)
  - Separated CMA Deed Mod Form from FAA
- Only documents that pertain to your application are required

Helpful Information & Tools

- Dept. Website

https://www.clarkcountynv.gov/government/departments/comprehensive_planning_department/index.php

- Open Web

https://maps.clarkcountynv.gov/ow/?@782884,26762114,6

- Citizen Access Portal

https://aca-prod.accela.com/CLARKCO/Login.aspx

- Document Image Search

https://docimgsrch.clarkcountynv.gov/CompPlanningDocimgsearch

Questions?

