



Clark County Building Department

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Division:	Engineering, Plans Examination, Permitting Divisions	Policy & Procedure:	BD-PP-252
Subject:	RESIDENTIAL STANDARD PLAN AND RESIDENTIAL STANDARD PLAN RE-SITE SUBMITTALS	Effective Date:	10/01/2014
Code:	N/A	Revised Date:	03/19/2014

A. POLICY

Residential standard plans shall be submitted in accordance with the Clark County Building Department's Standard Plan Process for Residential Development Building Permit Guide and the additional requirements listed within this policy. Residential standard plans may be re-sited for use at a new location. A re-site is defined as using a previously approved residential standard plan at a new location. Pre-submittal meetings are required for all project re-sites. Only the original approved plans under the first 43 number can be re-sited.

Re-sites of an existing residential standard plan to a new location shall only be allowed when the new location has a grading permit application or permit and the land use is identical. No changes to the previously approved plans are allowed on a re-site.

1. When a re-site is on an adjacent parcel the fee structure must be identical to the original approval and the following documents are required.
 - a. The tentative map for the new area.
 - b. A geotechnical report update letter, if more than 12 months old, or an addendum for new areas.
 - c. An electronically sealed letter from each registered design professional stating the previously approved plans can be used at the new location. Each sealed letter is to include a digital signature. The registered design professional in responsible charge of the structural design must state in their letter that the geotechnical report update letter was reviewed for applicability at the new location and no modifications to the design is required.
 - d. Re-sites on adjacent parcels shall be processed as a revision to the original residential standard plan and shall use the same model number (53 number).
 - e. Footprints.

2. When a re-site is not on an adjacent parcel the following documents are required.
 - a. The tentative map for the new area.
 - b. The geotechnical report for the new area.
 - c. An electronically sealed letter from each registered design professional stating the previously approved plans can be used at the new location. Each sealed letter is to include a digital signature. The registered design professional in responsible charge of the structural design must state in their letter that the geotechnical report update letter, wind exposure, and seismic design criteria was reviewed for applicability at the new location and no modifications to the design is required.

A sealed letter from the geotechnical engineer of record stating that the previously approved foundation plans have been reviewed and are consistent with the new geotechnical design criteria.

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- d. A new cover page/general note sheet stating new location name and current design criteria for the new location.
- e. An electronic copy of the previously approved residential standard plans.
- f. Re-sites on non-adjacent parcels shall require a new standard plan number (43 number) and new model numbers (53 number).
- g. Footprints.

B. PROCEDURE

1. The permit application center shall verify that all new residential standard plan submittals have all documentation required by the Clark County Building Department Standard Plan Process for Residential Development Building Permit Guide submitted at the time of application.
2. Engineering Plans Examination shall verify that the area covered by the tentative maps submitted is within the area covered in the grading permit(s) scope of work and that the geotechnical report associated with the grading permit(s) was used for the foundation design. This shall be done as a part of the Subdivision Plan Review process (step 2). Plan review timelines shall be based on residential standard plans in accordance with BD-PP-106. For re-sites, the geotechnical review may require revisions to the previously approved foundation plans.
3. The applicant shall contact 702-455-8011 or email PACENTER@clarkcountynv.gov to set up a pre-submittal meeting for re-site projects. A representative from Building Plans Examination, Zoning Plans Examination, Plans Submittal, and Engineering Plans Examination shall attend. Acceptability of the residential standard plan for re-site shall be determined on a case-by-case basis.

Prepared By: Engineering Division

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Revision History:

Title	Revision/Approved Date	Effective Date
Residential Standard Plan Submittals BD-PP-155	NEW	10/01/2014
Residential Standard Plan Submittals BD-PP-252	03/19/2026	

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