Overview

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• Application Process
  • Application Types
  • Meeting Dates
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  • Staff Reports
  • TAB/CAC Meetings & Effective Recommendations
• Questions
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• Advance Planning
• Current Planning
• Geographic Information Systems (GIS)
• Nuclear Waste
• Zoning Plans Examination
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PERMIT APPLICATION
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  - RESIDENTIAL
  - COMMERCIAL
  - MANUFACTURED HOUSING
- ZONING PLAN REVIEW
  - AGENCY COORDINATION
  - BUILDING PLAN REVIEW
  - ON-SITE (BUILDING)
  - OFF-SITE (CIVIL ENGINEERING)
- BUILDING DIVISION
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  - COMMERCIAL
  - MANUFACTURED HOUSING
- FIRE DEPARTMENT
- HEALTH DISTRICT
- WATER RECLAMATION
- WATER DISTRICT
- ALL AGENCY REVIEWS & APPROVALS MUST BE OBTAINED PRIOR TO THE DEPARTMENT SCHEDULING A FINAL INSPECTION OR ISSUING A CERTIFICATE OF OCCUPANCY.
- BUILDING PERMIT ISSUANCE
- ON-SITE CONSTRUCTION & INSPECTION PROCESS
  - RESIDENTIAL
  - COMMERCIAL
  - MANUFACTURED HOUSING
- FINAL ON-SITE INSPECTIONS / OCCUPANCY APPROVALS
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  - VACANT LAND EXISTING ZONING
  - LAND USE APPLICATIONS
    - ZONE BOUNDARY AMENDMENT
    - SPECIAL USE PERMIT
    - VARIANCE
    - DESIGN REVIEW
    - WAIVER OF CONDITIONS
    - VACATION & ABANDONMENT
    - TENTATIVE MAP
    - FINAL MAP
    - WAIVER OF DEVELOPMENT STANDARDS
    - PARCEL MAP
- APPLICANT SUBMITS PROPOSED DEVELOPMENT PLANS
- OFF-SITE DEVELOPMENT PLAN SUBMITTAL PERMIT ISSUANCE
  - OFF-SITE IMPROVEMENT PLANS:
    - COMMERCIAL
    - SUBDIVISIONS
    - TECHNICAL STUDIES
- OFF-SITE PLAN REVIEW & AGENCY COORDINATION
  - NEVADA POWER
  - NEVADA DEPT OF TRANSPORTATION
  - REGIONAL FLOOD CONTROL
- BONDING / PERMITTING (OFF-SITES)
- OFF-SITE DEVELOPMENT INSPECTION PROCESS
- OFF-SITE INSPECTION
- CLEARANCES, COMPLETION OF OFF-SITE INSPECTIONS AND AGENCY APPROVALS
- BUSINESS LICENSE
- GENERAL BUSINESS LICENSE PROCESS
- REGULATED / PRIVILEGED BUSINESS LICENSE
- CIVIL ENGINEERING DIVISION
- CURRENT PLANNING DIVISION
- VACANT LAND
- EXISTING ZONING
- LAND USE APPLICATIONS

ALL REVIEWS OF PROPOSED INFRASTRUCTURE IMPROVEMENTS MUST BE REVIEWED & APPROVED AND ALL APPROPRIATE FEES AND BONDING REQUIREMENTS MUST BE SATISFIED PRIOR TO RELEASE OF ON-SITE CONSTRUCTION PLANS FOR BUILDING PERMIT ISSUANCE.
Advance Planning

• Maintains Clark County’s Comprehensive Master Plan (Master Plan)
• Monitors and coordinates activities on federal lands
• Assists with planning parks and trails
• Prepares annual population estimates

Current Planning

• Implements the Master Plan
• Implements and maintains Clark County’s Development Code (Title 30)
Master Plan

- Policy document for the physical development of unincorporated Clark County
  - Includes goals, policies, and land use categories

Zoning (Title 30)

- Regulatory document for the physical development of unincorporated Clark County
  - Zoning regulates the types of uses and development of individual parcels
Required by NRS and has 8 Elements

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

*County’s Master Plan can be found on the Comprehensive Planning’s webpage under Library – Comprehensive Master Plan*
Land Use

- Guide for land use decisions
- Contains goals and policies
- Comprised of individual planning area plans
  - Each planning area has their own land use plan
- Land use plan maps illustrate land use categories
- Land use categories:
  - 20 different land use categories
  - Generally describes appropriate uses, densities and/or intensities
  - Includes compatible zoning districts
- Reviewed every 5 years for necessary revisions
Land Use Plan Categories

Residential Suburban [up to 8 du/ac (up to 10 du/ac with an approved PUD)]

The Residential Suburban (up to 8 du/ac) category allows a maximum of 8 dwelling units per gross acre. Public infrastructure and service availability affect the intensity and density within this category. The predominant housing type in Residential Suburban (up to 8 du/ac) is single family residential detached development. Multiple Family dwellings are not appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Rural Open Land (R-U), Residential Agricultural (R-A), Suburban Estates Residential (R-D), Rural Estates Residential (R-E), Single Family Residential (R-1), Medium Density Residential (R-2), Manufactured Home Residential (R-1), and Public Facility (P-F).

Commercial Neighborhood

The Commercial Neighborhood category allows low to medium intensity retail and service commercial uses that serve primarily local area patrons, and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, banks, restaurants, hardware stores, and other similar retail and service uses. Developments should be sized to fit the surrounding neighborhood. This category also includes offices either singly or grouped as office centers with professional and business services. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks. Commercial Neighborhood uses should be developed as nodes or centers and not configured in a “strip commercial” pattern.

The category includes the following zoning districts: Commercial Residential Transitional (CRT), Office and Professional (C-P), Local Business (C-1), and Public Facility (P-F).
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## Land Use and Zoning

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<thead>
<tr>
<th>LAND USE PLAN CATEGORIES (Urban LUP’s)</th>
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<th>ZONING DISTRICTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Open Land – OL</td>
<td>O-S, P-F</td>
<td>Office Professional – OP</td>
<td>CRT, C-P, P-F</td>
</tr>
<tr>
<td>Residential Rural – RR</td>
<td>R-U, P-F</td>
<td>Commercial Neighborhood – CN</td>
<td>CRT, C-P, C-1, RVP, P-F</td>
</tr>
<tr>
<td>Residential Agriculture – RA</td>
<td>R-U, R-A, P-F</td>
<td>Commercial General – CG</td>
<td>CRT, C-P, C-1, C-2, RVP, P-F</td>
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<tr>
<td>Rural Neighborhood – RN (allows PUD)</td>
<td>R-U, R-A, R-E, P-F</td>
<td>Commercial Tourist – CT</td>
<td>CRT, C-P, C-1, C-2, RVP, R-5, H-1, P-F</td>
</tr>
<tr>
<td>Residential Low - RL</td>
<td>R-U, R-A, R-E, R-D, R-D (PUD), P-F</td>
<td>Industrial - IND</td>
<td>M-D, M-1, P-F</td>
</tr>
<tr>
<td>Residential Suburban – RS</td>
<td>R-U, R-A, R-D, R-E, R-1, R-2, R-T, P-F</td>
<td>Heavy Industrial - HI</td>
<td>M-D, M-1, M-2, P-F</td>
</tr>
<tr>
<td>Residential Medium – RM</td>
<td>R-D, R-1, R-2, R-T, RUD, P-F</td>
<td>Institutional – IL</td>
<td>P-F</td>
</tr>
<tr>
<td>Residential High – RH</td>
<td>R-T, RUD, R-3, P-F</td>
<td>Public Facilities – PF</td>
<td>P-F</td>
</tr>
<tr>
<td>Residential Urban Center - RUC</td>
<td>R-3, R-4, P-F</td>
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<tr>
<td>Residential High- Rise Center – RHRC</td>
<td>R-5, P-F</td>
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</tbody>
</table>
Zoning Basics

• Zoning Designations
  • Ties the Land Use Plan to the Development Code (Title 30)
  • Zoning Districts
    • Single Family Districts
      – Rural Residential: R-U, R-A, R-E, R-D
      – Suburban Residential: R-1, R-T
      – Compact Residential: R-2, RUD
    • Multiple Family Residential Districts: R-3, R-4, R-5
    • Commercial Districts: CRT, C-P, C-1, C-2
    • Manufacturing Districts: M-D, M-1, M-2
    • Special Districts: O-S, H-2, P-F, RVP, U-V, H-1
Title 30 Chapters of Interest

- Chapter 30.08 – Definitions
- Chapter 30.16 – Land use application processing
  - Includes findings for approval for each application type
- Chapter 30.40 – Base Districts
  - Density, lot size, height, setbacks
- Chapter 30.44 – Global Use Table
  - Permitted, conditional, and special uses per zoning district
- Chapter 30.48 - Zoning Overlay Districts
  - Additional regulations for defined areas and/or uses
- Chapter 30.56 – Design Standards
- Chapter 30.64 – Landscaping and Screening
- Chapter 30.72 – Signage
- Appendix F – Permitted uses by zoning district
# Application Types

## Most Common

<table>
<thead>
<tr>
<th>Zone Boundary Amendment</th>
<th>Street Name or Numbering Change (SN or SC)</th>
</tr>
</thead>
<tbody>
<tr>
<td>- Conforming (ZC)</td>
<td></td>
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<tr>
<td>- Nonconforming (NZC)</td>
<td></td>
</tr>
<tr>
<td>Special Use Permit (UC)</td>
<td>Text Amendment (TA)</td>
</tr>
<tr>
<td>Waiver of Development Standards (WS)</td>
<td>Master Plan Update (CP)</td>
</tr>
<tr>
<td>Design Review (DR)</td>
<td>Master Plan Amendment (PA)</td>
</tr>
<tr>
<td>Tentative Map (TM)</td>
<td></td>
</tr>
<tr>
<td>Vacation and Abandonment (VS)</td>
<td></td>
</tr>
<tr>
<td>Waiver of Condition (WC)</td>
<td></td>
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<tr>
<td>Extension of Time (ET)</td>
<td></td>
</tr>
<tr>
<td>Application for Review (AR)</td>
<td></td>
</tr>
</tbody>
</table>
Application Processing

- PC meetings: 1st and 3rd Tuesday
- BCC meetings: 1st and 3rd Wednesday
- TAB/CAC meetings: 3 weeks prior to PC/BCC meetings
NRS and Title 30

• Sets standards for meeting notification
• Notification for TAB/CAC meetings on the notification cards is a courtesy
  • Notification of the TAB/CAC meeting is official by the posting of the agenda by the TAB/CAC secretary
• Notification of an item held at PC/BCC is official by the announcement made at that meeting, not at the TAB/CAC meeting
• Please encourage all interested parties of an application to attend the PC and BCC meetings
Open Meeting Law

- Notices are mailed a minimum of 10 calendar days prior to the meeting
- Newspaper notices are advertised a minimum 10 calendar days prior to the meeting
- Zone Boundary Amendment signs must be installed at least 10 calendar days prior to the meeting
- Agenda must be posted at least working 3 days prior to the meeting
  - Cannot count the day of the meeting
  - Must post by 9:00 AM for that day to count
Mailed Notices

- Zone Boundary Amendment
  - NRS 278
    - 750’ radius and 30 separate parcels
  - Clark County
    - ZC - 1000’ radius or 100 unique property owners, whichever is greater
    - NZC - 1500’ radius or 100 unique property owners, whichever is greater
• Use Permits and Other Application Types
  • NRS 278
    • Minimum 500’ radius or 30 unique property owners, whichever is greater
  • Clark County
    • Minimum 500’ radius or 100 unique property owners, whichever is greater
  • Increased radius to meet NRS requirements for:
    – Projects of Regional Significance
    – Gaming Enterprise District Expansion
    – Hazardous Materials
    – Alcohol as Principal Use
Mailed Notices

Sample Notice - Front

Sample Notice - Back

DEPARTMENT OF COMPREHENSIVE PLANNING
LAND USE PLANNING
(720) 855-0114
CLARK COUNTY GOVERNMENT CENTER
500 S. GRAND CENTRAL PARKWAY
BOX 531741
LAS VEGAS, NEVADA 89155-1741

APPLICATION INFORMATION
APPLICATION NUMBER: NSC-19-0239
OWNER: LABBE FAMILY TRUST & LABBE SIM J & NOLA E TRUS

AMENDED HOLDOVER ZONE CHANGE to reclassify 10.4 acres from R-E (Rural Estates Residential) Zone, R-E (Rural Estates Residential) (AE-50) Zone and C-2 (General Commercial) (AE-60) Zone to R-2 (Medium Density Residential) Zone and R-2 (Medium Density Residential) (AE-60) Zone.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1. Increase wall height; 2. Reduce street intersection offset; 3. Establish alternative yards for a residential lot (previously not notified); and 4. Allow modified driveway design standards (no longer needed).

DESIGN REVIEWS for the following: 1. Proposed single family residential development; 2. Improvements to street design (previously not notified); and 3. Increase finished grade in the CMA Design Overlay District. Generally located on the east and west sides of Rosanaa Street, 290 feet south of Russell Road within Spring Valley (description on file). (For possible action)


If attending in person, you may be asked to keep appropriate spacing (six (6) feet) away from other meeting attendees per the Governor’s Emergency Directive and there may be a limitation on the number of attendees allowed in Chambers.

APPLICATION LOCATION
MEETING INFORMATION
Spring Valley Town Board
August 25, 2020, 6:30 pm
Desert Breeze Community Center
8375 Spring Mountain Rd
Las Vegas, Nevada

Clark County Planning Commission
September 15, 2020, 7:00 pm
Clark County Government Center
500 S. Grand Central Parkway
Las Vegas, Nevada

This information is considered accurate; however, minor variations may occur. Application documents are available for viewing online under the Clark County Comprehensive Planning Department by selecting “Services” on the left and selecting “Land Use Documents” from the drop-down. All persons interested may submit written support or opposition by email to planning@clarkcountynv.gov. Include the item and application numbers on all emails. We suggest that you inform your interest(s) of the matter. For more information, visit www.clarkcountynv.gov or call (702) 455-0114 (option 2, option 1).
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
Staff Reports

Meeting date and hearing body

General description of requested applications and project location

More detailed description with applicable code sections

Summary description of project
Staff Reports

Initials of County Commissioner/Planner*/Public Works

*Planner contact information can be found on the Comprehensive Planning’s webpage under Contact Us
Description of existing and/or proposed components of the project based on information provided by applicant.

Summary of applicant’s justification for the approval.

List of prior applications.
Staff Reports

Summary of surrounding designations and uses

Analysis of project

Staff’s recommendation
# Staff Reports

## Related Applications

<table>
<thead>
<tr>
<th>Application Number</th>
<th>Request</th>
</tr>
</thead>
<tbody>
<tr>
<td>V5-20-0433</td>
<td>A vacation and abandonment of easements is a related item on this agenda.</td>
</tr>
</tbody>
</table>

## Staff Recommendation

**Approval of use permit #1, denial of use permit #2, waiver of development standards, and design review.**

**Staff Recommendation**

Denial. This item will be forwarded to the Board of County Commissioners’ meeting for final action on January 20, 2021 at 9:00 a.m., unless otherwise announced.

## Preliminary Staff Conditions:

### Current Planning

- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

### Public Works - Development Review

- Drainage study and compliance.
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site.
- Traffic study and compliance.
- Full off-site improvements.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### Building Department - Fire Prevention

- No comment.

### Clark County Water Reclamation District (CCWRD)

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email sewerlocation@clewewaterreno.com and reference POC Tracking #0422-2020 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

## Current Planning

- Resolution of Intent to complete in 4 years.

## Current Planning

- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning.

## Time granted based on application type(s)
Reviewing Departments & Agencies

- Department of Building and Fire Prevention
- Department of Public Works – Development Review:
  - Right-of-Way – dedication and vacation of public roads or easements
  - Drainage – Drainage Studies and Off-site plans
  - Traffic – Traffic Studies & Traffic Mitigation plans/studies
- Department of Aviation
- Fire Department
- Southern Nevada Health District
  - Septic Concerns
- Clark County Water Reclamation District
- Las Vegas Valley Water District
- Clark County School District
TAB/CAC Meetings

- Applicants are provided meeting dates at time of application
- Form provided to applicant at time of application states:

  Please Note:
  - All meetings are mandatory for ALL applications.
  - Project revisions and/or failure to appear at any meeting may result in delays and/or extra expense.
  - You (or your representative) must be prepared to make a presentation and answer questions about your application at the Town Board, PC and/or BCC meetings.
  - The Town Boards, PC and/or BCC are provided copies of the staff report for your item, but NOT copies of the plans or paperwork that you have submitted.
  - You MUST bring copies of all necessary plans and documentation to make a complete presentation of your item to the Town Board, PC and/or BCC. This may include, but is not limited to:
    - [ ] Site plans
    - [ ] Landscape plans
    - [ ] Elevations
    - [ ] Floor plans
    - [ ] Photos
    - [ ] Renderings
  - If you cannot adequately present and discuss your project, or if you do not bring copies of the necessary plans, this could result in a delay of action on your application.
  - If, for any reason, you cannot attend any of your scheduled meetings, or if you have any questions about your application, please contact the Department of Comprehensive Planning as soon as possible at (702) 455-4314, option 2, option 1.

- At time of application, project documents are uploaded for viewing by general public
Project documents can be found on the Comprehensive Planning’s webpage under Services – Land Use Documents

Go to Accela Citizen Access (ACA) to search applications on file with the Department. Through ACA, you can obtain the status of an application in addition to other general information. To search for a specific application, you will need to know the record number, parcel number, or parcel address.

Lookup Pre-Meeting Application Documents to access documents for applications that are currently being processed by the Department.

Lookup Land Use Documents to access documents related to applications that are complete and no longer being processed by the Department.

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<tr>
<td>Administrative (all subtypes)</td>
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<tr>
<td>Agenda Item</td>
</tr>
<tr>
<td>Comprehensive Plan/Amendment</td>
</tr>
<tr>
<td>Comprehensive Plan/Update</td>
</tr>
<tr>
<td>Development Agreement</td>
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<tr>
<td>Land Use (except Land Use/Other)</td>
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Planning’s Role at TAB/CAC Meetings

- Staff is a resource - not an advocate
- Staff is there to explain code requirements
- Staff will not know the details of every application. This is the applicant’s responsibility.
Effective Recommendations

• Look at the application that is before you
• Take time to understand the scope of the project
• Identify if the components of the application are reliant on or independent from one another
• Review staff’s recommendation and conditions
• Recommendations should be clear
• Conditions must be enforceable
• If the application is for a Design Review where the zoning was previously approved, you are only looking at the design proposal

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
DR-20-0297-TEN15 WINTERWOOD, LLC:

DESIGN REVIEW for a retail building in conjunction with an existing shopping center on a portion of a 16.4 acre site in a C-2 (General Commercial) Zone.

Generally located on the northeast corner of Nellis Boulevard and Sahara Avenue within Sunrise Manor. TS/sd/jd (For possible action)

In this scenario, you are looking at building location and heights, architectural elevations, access, parking, landscaping, etc.
Effective Recommendations

- When an application has multiple components, you must determine relationship of each component to one another.
Effective Recommendations

• When an application has multiple components, you must determine relationship of each component to one another.

PUBLIC HEARING
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
UC-20-0349-TRANS-AERO LAND & DEVELOPMENT CO & BUCKLEY TRUST:

USE PERMITS for the following: 1) convenience store; 2) alcohol sales, beer and wine - packaged only; and 3) alcohol sales, liquor - packaged only.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce landscaping; 2) allow vertical metal siding; and 3) alternative driveway geometrics.

DESIGN REVIEWS for the following: 1) alternative parking lot landscaping; and 2) a convenience store with gasoline station on a portion of 17.8 acres in an M-D (Designed Manufacturing) (AE-75 & APZ-2) Zone.

Generally located on the northeast corner of Cheyenne Avenue and Lamb Boulevard within Sunrise Manor. MK/jt/jd (For possible action)

In this case, the use permits can function independently of vertical metal siding but the vertical metal siding is related to design review #2. If you do not want to support the vertical metal siding, you should also not support the design review for the convenience store.
• When an application has multiple components, you must determine relationship of each component to one another.

In this case, each component is for the same structure therefore, theoretically each can function independently. **Caution:** This may be a prefabricated building therefore, if you do not support one component, you should not support the whole.

**PUBLIC HEARING**
**APP. NUMBER/OWNER/DESCRIPTION OF REQUEST**
**UC-20-0432-LATOUR CORPORATION:**

**USE PERMITS** for the following: 1) to allow an accessory structure not architecturally compatible with the principal building; 2) allow an accessory building to exceed one half the footprint of the principal dwelling; and 3) waive design standards for an accessory structure on 0.5 acres in an R-E (Rural Estates Residential) (RNP-I) Zone.

Generally located on the northwest corner of Warm Springs Road and Cameron Street within Enterprise. MN/sd/jd (For possible action)
Effective Recommendations

- Review staff’s recommendation and conditions

Recommendation Options:
- Approve (per staff conditions)
- Deny
- Approve (per staff conditions) with additional/revised condition(s) to read...
- Approve (per staff conditions) except delete...
- Hold to a specific date
- Approve use permits; deny the waivers and design review

PRELIMINARY STAFF CONDITIONS:

Current Planning
If approved:
- No Resolution of Intent and staff to prepare an ordinance to adopt the zoning;
- Provide 10,000 square foot lots adjacent to the developed rural estate residential lots along the north property line between Maverick Street and Edmond Street;
- Enter into a standard development agreement prior to any permits or subdivision mapping in order to provide fair-share contribution toward public infrastructure necessary to provide service because of the lack of necessary public services in the area;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that the design reviews must commence within 4 years of approval date or they will expire.

Public Works – Development Review
- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Full off-site improvements;
- Right-of-way dedication to include the spandrel at the intersection of Mohawk Street and Ford Avenue.
- Applicant is advised that approval of this application will not prevent Public Works from requiring alternate design to meet Clark County Code, Title 30, or previous land use approvals.
• Enforceable conditions

• If you want to add a landscaping condition:
  • Vague condition:
    – “Install additional landscaping”
  • Enforceable condition:
    – “30’ wide landscaping strip with large trees 15’ on center along west property line”

• Vague condition may cause longer permit review time or subsequent land use application due to ambiguity
Effective Recommendations

• Additional considerations:
  • Some conditions cannot be enforced
    • Ask the planner attending the TAB/CAC meeting if your potential condition(s) is (are) possible
  • Some recommendations and conditions may conflict with other codes/ordinances
    • Example: Reduce side setback to zero feet on a wooden structure.
      – Can be approved by PC/BCC, but there is no guarantee that the building permit will be approved due to building code requirements
    • The planner is not familiar with Building or Fire codes, and drainage or traffic requirements
  • Conditions cannot be added to an application that has been denied
  • Designing at the podium may necessitate additional land use and may delay overall processing time
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Questions?