



**togetherforbetter**

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Planning and Zoning Overview  
01.11.2025



# Dept. of Comprehensive Planning

- Director: Sami Real
- Deputy Director: Jennifer Ammerman
- Planning Managers:
  - Jason Allswang
  - Martin Gies
- Number of Divisions: 4
- Number of Employees: 55

# Divisions within Comprehensive Planning

- Administration

Administrative Support, Human Resources, Agenda Processing, Records Management

- Advanced Planning

Master Plan and 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

# Main Functions of Comprehensive Planning

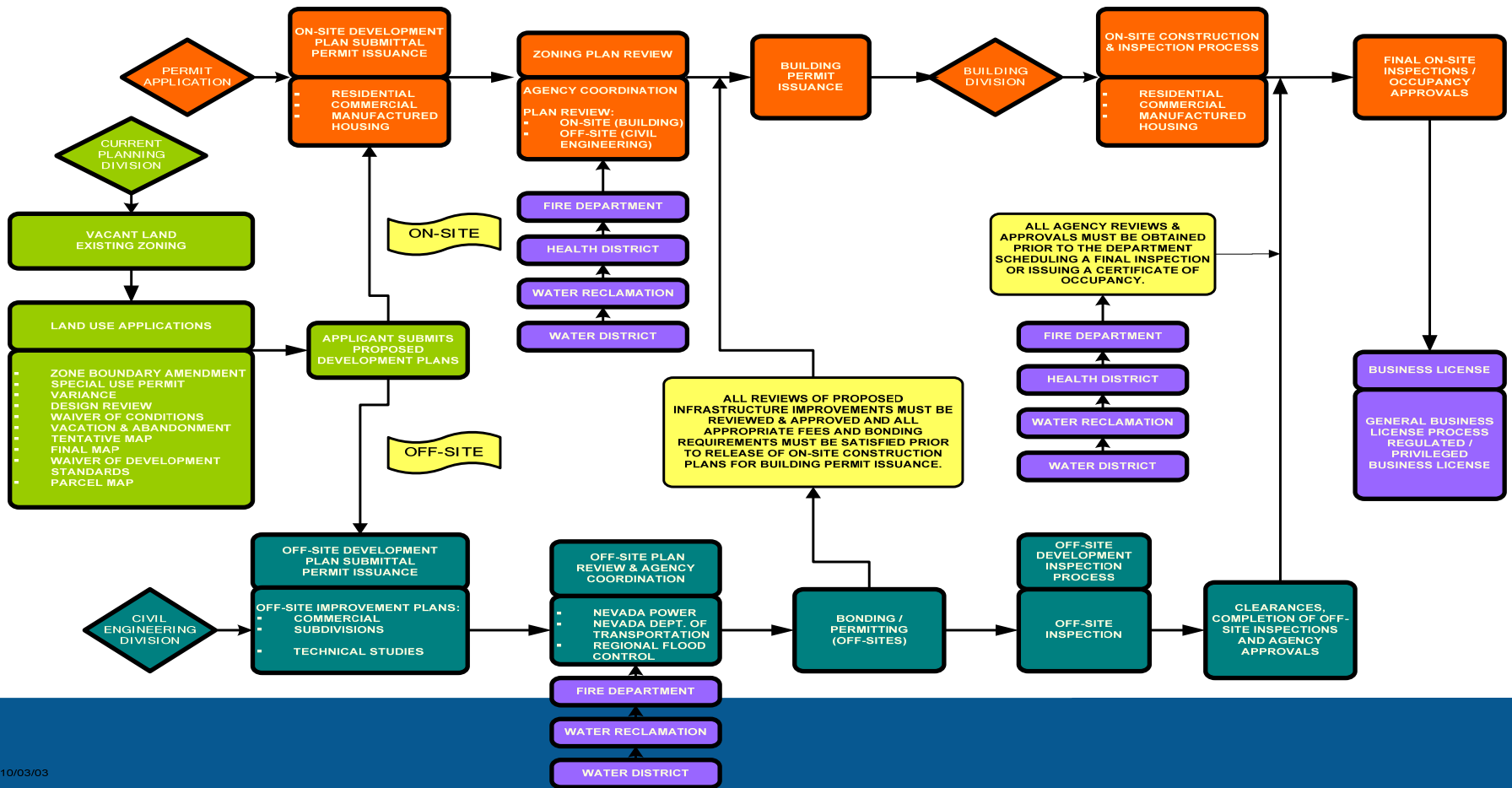
## Planning

- 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.

# Development Process



# Advanced Planning vs. Current Planning

## Advance Planning

- Maintains Master Plan and Title 30
- Federal Lands Program (SNPLMA, BLM land sales and reservations)
- Prepares annual population estimates
- Prepares and maintains GIS maps and tools
- Conducts high-level planning for parks and trails

## Current Planning

- Zoning Counter support and application intake
- Reviews development applications for conformance with the Master Plan and Title 30.
- Planning verification for Business Licenses



# 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

# Master Plan

Required by NRS 278 & includes 9 elements:

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

## Six Core Values

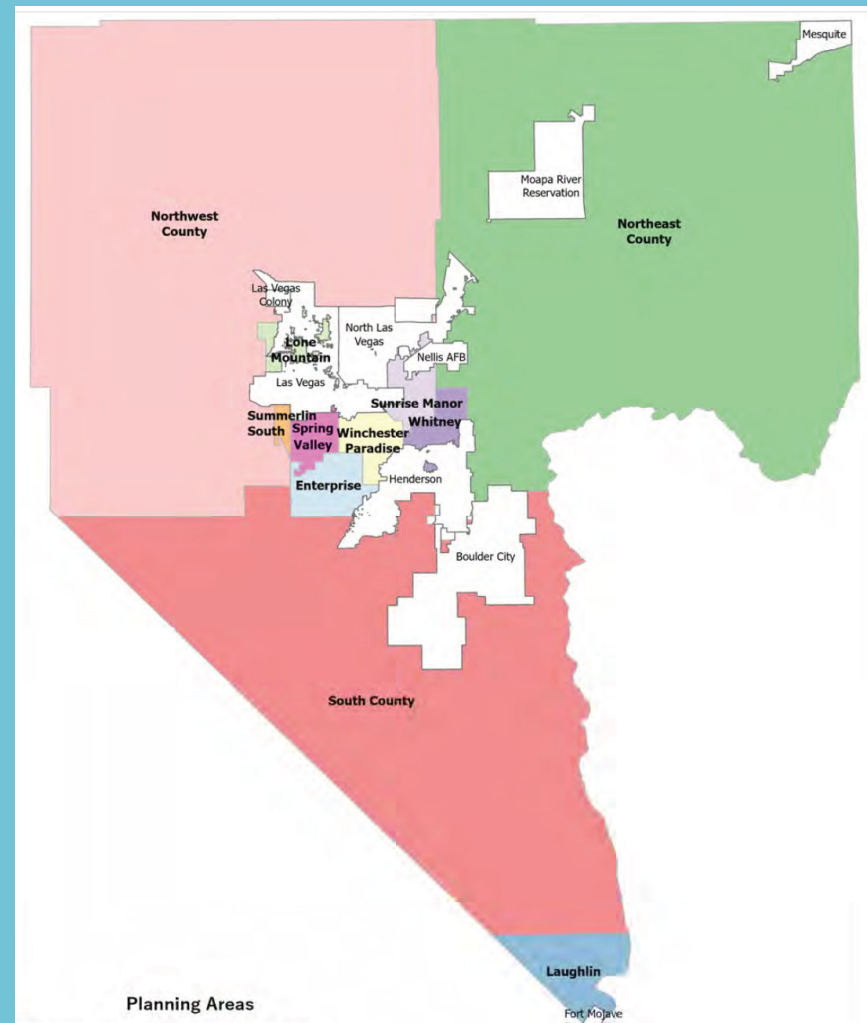
Along with supporting goals and policies, they provide the framework for elements of the Master Plan.





# Master Plan

- 11 Planning Areas:
  - Enterprise
  - Laughlin
  - Lone Mountain
  - Northeast County
  - Northwest County
  - South County
  - Spring Valley
  - Summerlin South
  - Sunrise Manor
  - Whitney
  - Winchester/Paradise



# 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
- 15 Land Use Categories
  - 5 Single-Family Residential categories with density range of .5 to 8 du/ac
  - 2 Multiple-Family Residential categories with densities greater than 8 du/ac
  - 3 Commercial categories
  - 2 Industrial categories
  - 4 “other” categories (Agriculture, Open Lands, Public Use, Specific Plan)

# Land Use Plan Categories

## Neighborhoods

ON	Outlying Neighborhood
EN	Edge Neighborhood
RN	Ranch Estate Neighborhood
LN	Low-Intensity Suburban Neighborhood
MN	Mid-Intensity Suburban Neighborhood
CN	Compact Neighborhood
UN	Urban Neighborhood

## Commercial and Mixed-Use

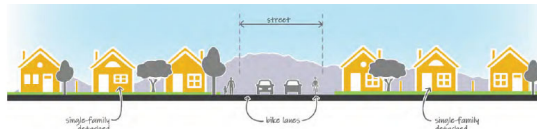
NC	Neighborhood Commercial
CM	Corridor Mixed-Use
EM	Entertainment Mixed-Use

## Employment

BE	Business Employment
IE	Industrial Employment

## Other

AG	Agriculture
OL	Open Lands
PU	Public Use
MP	Major Projects (incl. Summerlin South)



### Mid-Intensity Suburban Neighborhood (MN)

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

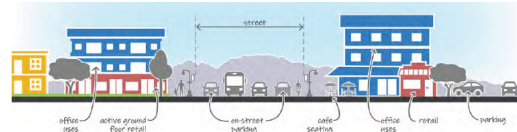
**Supporting Land Uses**  
Accessory dwelling units and neighborhood-serving public facilities, such as parks, trails, open space, places of assembly, schools, libraries, and other complementary uses

**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



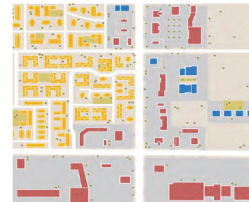
### Neighborhood Commercial (NC)

**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

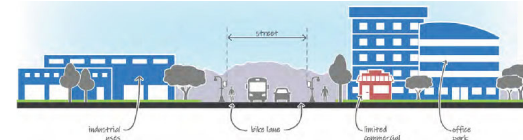
**Residential Density**  
Not applicable

**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



### Business Employment (BE)

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

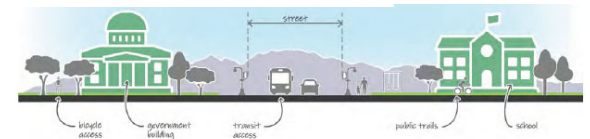
**Supporting Land Uses**  
Small-scale commercial services, such as restaurants, athletic clubs, service-commercial, and other similar uses

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

**Conforming Zoning Districts**  
CP, IR, 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



### 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

# Land Use and Zoning

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

## CONFORMING ZONING DISTRICTS

The conforming zoning districts for each land use category are depicted in the following table:

Land Use Categories	Conforming Zoning Districts
<b>RESIDENTIAL</b>	
Outlying Neighborhood (ON) - up to 0.5 du/ac	RS80, PF
Edge Neighborhood (EN) - up to 1 du/ac	RS80, RS40, PF
Ranch Estates Neighborhood (RN) - up to 2 du/ac	RS80, RS40, RS20, PF
Low-Intensity Suburban Neighborhood (LN) - up to 5 du/ac	RS80, RS40, RS20, RS10, RS5.2, PF
Mid-Intensity Suburban Neighborhood (MN) - up to 8 du/ac	RS80, RS40, RS20, RS10, RS5.2, RS3.3, PF
Compact Neighborhood (CN) - up to 18 du/ac	RS80, RS40, RS20, RS10, RS5.2, RS3.3, RS2, RM18, PF
Urban Neighborhood (UN) - greater than 18 du/ac	RM18, RM32, RM50, PF
<b>COMMERCIAL</b>	
Neighborhood Commercial (NC)	CN, CP, CG, PF
Corridor Mixed-Use (CM) - allows less than 18 du/ac	CP, CG, CC, CU, PF
Entertainment Mixed-Use (EM) - allows 18 or more du/ac	RM18, RM32, RM50, CP, CG, CC, CU, CR, PF
<b>EMPLOYMENT</b>	
Business Employment (BE)	CP, IP, IL, PF
Industrial Employment (IE)	CP, IP, IL, IH, PF
<b>OTHER</b>	
Agriculture (AG)	RS80, RS40, AG, PF
Open Lands (OL)	OS, PF
Public Use (PU)	OS, PF

# 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



# Clark County Title 30

## 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 (RS80, RS40, RS20, RS10, RS5.2, RS3.3, RS2)
- 3 Multi-Family Districts (RM18, RM32, RM50)
- 6 Commercial Districts (CN, CP, CG, CC, CU, CR)
- 3 Industrial Districts (IP, IL, IH)
- 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)

# 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 (NRS 241) and NRS 278 statutes.
- Describes the decision-making process for each application type
- Includes general and application specific guidance and findings.
- Standards and Procedures for Master Plan Updates and Amendments. All Master Plan Updates and/or Amendments requires Planning Commission and Board action.

# Application Types

## 30.06.02 SUMMARY TABLE OF REVIEW PROCEDURES

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 <sup>(1)</sup>				Review and Decision-Making Bodies			
			Newspaper	Mailed	Posted	Sign	Dept. and/or Agency Staff	Town Boards	Commission <sup>(2)</sup>	Board
<b>PLAN AND ORDINANCE AMENDMENTS</b>										
Master Plan Amendment	§30.06.04A	✓ <sup>(R)</sup>	✓	✓	✓		R	R	[D]	[D]
Rezone (Zone Change)	§30.06.04B	✓ <sup>(R)</sup>	✓	✓	✓	✓	R	R	[R]	[D]
Title 30 Text Amendment	§30.06.04C				✓		R	R	[R]	[D]
<b>APPLICATION TYPES</b>										
Admin. Design Review	§30.06.05A						D			
Design Review	§30.06.05B	✓ <sup>(R)</sup>		✓	✓		R	R	[R]/[D]	[D]
Planned Unit Development (PUD)	§30.06.05C	✓ <sup>(R)</sup>		✓	✓		R	R	[R]	[D]
Special Use Permit	§30.06.05D	✓ <sup>(R)</sup>	✓ <sup>(R)</sup>	✓	✓	✓ <sup>(R)</sup>	R	R	[R]/[D]	[D]
Concept Specific Plan	§30.06.05E	✓		✓	✓	✓	R	R	[R]	[D]
Specific Plan	§30.06.05F			✓	✓	✓	R	R	[R]	[D]
Temporary Use	§30.06.05G						D			
<b>FLEXIBILITY AND RELIEF</b>										
Admin. Extension of Time	§30.06.06A						D			
Extension of Time	§30.06.06B			✓	✓		R	R	[D]	[D]
Minor Deviation	§30.06.06C						D			
Variance	§30.06.06D			✓	✓		R	R	[R]/[D]	[D]
Waiver of Conditions	§30.06.06E			✓ <sup>(R)</sup>	✓		R	R	[D]	[D]
Waiver of Development Standards	§30.06.06F			✓	✓		R	R	[R]/[D]	[D]
<b>SIGN PROCEDURES</b>										
Sign Design Review	§30.06.07A			✓	✓		R		[D]	[D]
Administrative Sign Design Review	§30.06.07B						D			
<b>OTHER APPLICATIONS</b>										
Annexation	§30.06.08A			✓	✓		R	R		D

## • 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)

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

# Application Types

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 <sup>(1)</sup>				Review and Decision-Making Bodies			
			Newspaper	Mailed	Posted	Sign	Dept. and/or Agency Staff	Town Boards	Commission <sup>(2)</sup>	Board
Application for Review	\$30.06.08B			✓	✓		R	R	[D]	[D]
Development Agreement										
Negotiated	\$30.06.08C		✓		✓		R			[D]
Standard	\$30.06.08C		✓		✓		R			[D]
Street Name or Numbering System Change	\$30.06.08D			✓	✓		R	R	[D]	
Administrative Street Naming	\$30.06.08E						D			
Vacation and Abandonment	\$30.06.08F		✓	✓	✓		R	R	[R]/[D]	[D]
Zoning Compliance	\$30.06.08G						D			
<b>SUBDIVISION/PUBLIC WORKS PROCEDURES</b>										
Major Subdivision										
Tentative Map	\$30.06.09A				✓		R	R	R/D	D
Final Map Technical Review	\$30.06.09B						D			
Final Map Mylar	\$30.06.09C						D			
Minor Subdivision										
Parcel Map Review	\$30.06.09D						D			
Parcel Map Technical Review	\$30.06.09E						D			
Parcel Map Mylar	\$30.06.09F						D			
Reversionary Maps							D			
Reversionary Map Technical Review	\$30.06.09G						D			
Reversionary Map Mylar	\$30.06.09H						D			
Boundary Line Adjustment	\$30.06.09I						D			
Extension of Time, Public Works	\$30.06.09J						D			
Separate Documents	\$30.06.09L						D			
Vacation of Patent Easement	\$30.06.09M						D			
Minor Deviation, Public Works	\$30.06.09N						D			
Las Vegas Boulevard South Survey	\$30.06.09O						D			

- Application for Review
- Vacation and Abandonment
- Tentative Map

**Notes:**

[1] Where any form of a specific application requires one of these notice types, it is marked with ✓. See specific application type for full details.  
 [2] Where a Commission table cell shows "R/D," consult the specific procedure for information on when the Commission renders the final decision, rather than the Board.

# Application Processing

Land Use Application Processing Calendar (see also Tentative Map (TM) calendar for TM's without companion Land Use Applications)						
1st Appt	1 <sup>st</sup> Follow-Up (2nd Appt)	Application Materials Due <sup>1,2</sup>	TAB/CAC Meeting Dates	2 <sup>nd</sup> Follow-Up (3rd Appt)	Application Materials Due <sup>1,2</sup>	TAB/CAC Meeting Dates
			PC/BCC Meeting Dates			PC/BCC Meeting Dates
11/18/2024	11/25/2024	11/26/2024	Jan. 2, 2025 -Whitney TAB/CAC*	12/23/2024	12/24/2024	January 28-30, 2025 TAB/CAC
11/19/2024	11/26/2024	11/27/2024		12/24/2024	12/26/2024 <sup>3</sup> (holiday)	
11/20/2024	11/27/2024	12/2/2024 <sup>3</sup> (holiday)	Jan. 21&22, 2025 PC/BCC	12/24/2024 <sup>3</sup> (holiday)	12/26/2024 <sup>3</sup> (holiday)	February 18&19, 2025 PC/BCC
11/21/2024	11/27/2024 <sup>3</sup> (holiday)	12/2/2024	*All other TAB/CAC cancelled due to holiday	12/26/2024	12/30/2024	
12/2/2024	12/9/2024	12/10/2024	Jan. 14-16, 2025 TAB/CAC	1/6/2025	1/7/2025	February 11-13, 2025 TAB/CAC
12/3/2024	12/10/2024	12/11/2024		1/7/2025	1/8/2025	
12/4/2024	12/11/2024	12/12/2024	February 4&5, 2025 PC/BCC	1/8/2025	1/9/2025	March 4& 5 2025 PC/BCC
12/5/2024	12/12/2024	12/16/2024		1/9/2025	1/13/2025	
12/16/2024	12/23/2024	12/24/2024	Jan. 28-30, 2025 TAB/CAC	1/21/2025 <sup>3</sup> (holiday)	1/22/2025	February 25-27, 2025 TAB/CAC
12/17/2024	12/24/2024	12/26/2024 <sup>3</sup> (holiday)		1/21/2025	1/22/2025	
12/18/2024	12/26/2024 <sup>3</sup> (holiday)	12/30/2024	Feb. 18&19, 2025 PC/BCC	1/22/2025	1/23/2025	March 18&19 2025 PC/BCC
12/19/2024	12/26/2024	12/30/2024	Feb. 11-13, 2025 TAB/CAC	1/23/2025	1/27/2025	March 11-13, 2025 TAB/CAC
12/30/2024	1/6/2025	1/7/2025		2/3/2025	2/4/2025	
12/31/2024	1/7/2025	1/8/2025	March 4&5 2025 PC/BCC	2/4/2025	2/5/2025	April 1&2 2025 PC/BCC
1/1/2025 *	1/8/2025	1/9/2025		2/5/2025	2/6/2025	
NO APPOINTMENTS						
1/2/2025	1/9/2025	1/13/2025	Feb. 25-27, 2025 TAB/CAC	2/6/2025	2/10/2025	March 25-27, 2025 TAB/CAC
1/13/2025	1/21/2025 <sup>3</sup> (holiday)	1/22/2025		2/18/2025 <sup>3</sup> (holiday)	2/19/2025	
1/14/2025	1/21/2025	1/22/2025	March 18&19 2025 PC/BCC	2/18/2025	2/19/2025	April 15&16, 2025 PC/BCC
1/15/2025	1/22/2025	1/23/2025		2/19/2025	2/20/2025	
1/16/2025	1/23/2025	1/27/2025		2/20/2025	2/24/2025	

Applications must go to hearing within 65 days of acceptance. 45 days for Tentative Map

- PC meetings:
  - 1<sup>st</sup> and 3<sup>rd</sup> Tuesday
- BCC meetings:
  - 1<sup>st</sup> and 3<sup>rd</sup> Wednesday
- TAB/CAC meetings:
  - 3 weeks prior to the PC/BCC meetings
  - 2 TAB/CAC meetings before PC/BCC

# Notification

- NRS and Title 30
  - Sets standards for meeting notification
    - Mailed Notification: Notification cards for TAB/CAC meetings is a courtesy. NRS time requirements are prior to PC/BCC meeting
    - Posted Notification: 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

- Renotification: Applications will be renotified in between meetings when heard by both the PC and BCC. Renotification is also required after the 3<sup>rd</sup> meeting of an application being held, or 85 days

Please encourage all interested parties of an application to attend the PC and BCC meetings

# Notification

- Notices are mailed by the County a minimum of 10 calendar days prior to the PC/BCC meeting
- Newspaper notices are advertised a minimum 10 calendar days prior to the PC/BCC meeting
- Rezone/Zone Change signs must be installed at least 10 calendar days prior to the PC/BCC meeting
- Agenda, including TAB/CAC agendas, must be posted 3 working days prior to the meeting. Posting includes website, community center and the County Commission Chambers for PC/BCC meeting
  - Cannot count the day of the meeting
  - Must posted by 9 a.m.

# Mailed Notices

- Zone Change:


- NRS 278
  - 750 foot radius and 30 separate property owners
- Clark County
  - 1,500 foot radius and 100 unique property owners

- Use Permits and Other Application Types:

- NRS 278
  - 500 foot radius or 30 separate property owners
- Clark County
  - 1,500 foot radius or 100 unique property owners
  - \*\*2,500 foot radius to expand the Gaming Enterprise District per NRS

# Mailed Notices

DEPARTMENT OF COMPREHENSIVE PLANNING  
 LAND USE PLANNING  
 (702) 455-4314  
 CLARK COUNTY GOVERNMENT CENTER  
 500 S. GRAND CENTRAL PARKWAY  
 BOX 551741  
 LAS VEGAS, NEVADA 89155-1741



**OFFICIAL NOTICE OF PUBLIC HEARING**

To submit your position, please check a box below, and return this card with postage to the Dept. of Comprehensive Planning or e-mail it to [zoningmeeting@clarkcountynv.gov](mailto:zoningmeeting@clarkcountynv.gov).

I SUPPORT this request     I OPPOSE this request

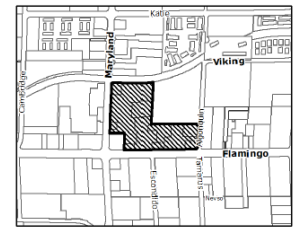
Las version en Español van a [clarkcountynv.gov/compplanningrecords](http://clarkcountynv.gov/compplanningrecords).  
 Bersyon sa Tagalog pumunta sa [clarkcountynv.gov/compplanningrecords](http://clarkcountynv.gov/compplanningrecords).

«App\_Number» «Meet\_Date»  
 «Owner»  
 «Address1»  
 «Address2»  
 «Address3»  
 «City», «State» «Zipcode»  
 «Country»  
 «Next Record»

← Sample Notice - Front

Direction to Notices in Spanish and Tagalog

Sample Notice - Back →

APPLICATION INFORMATION	APPLICATION LOCATION		
<p>APPLICATION NUMBER: UC-24-0610                      OWNER: MISSION CENTER, LLC:</p> <p>USE PERMIT for a vehicle wash.                      DESIGN REVIEW for façade changes in conjunction with a proposed vehicle wash on a 7.25 acre portion of an 18.65 acre site in a CG (Commercial General) Zone within the Airport Environs (AE-60) and Maryland Parkway Overlays. Generally located on the east side of Maryland Parkway and the north side of Flamingo Road within Paradise. (For possible action)</p> <p>RELATED INFORMATION:</p> <p>APN: 162-14-410-001, 162-14-410-002, 162-14-410-003, 162-14-410-004, 162-14-410-005, 162-14-410-006, 162-14-410-007, 162-14-410-008, 162-14-410-009, 162-14-410-010, 162-14-410-011</p>			
<p><b>MEETING INFORMATION</b></p> <table border="0"> <tr> <td> <p><b>Paradise Town Board</b>                              November 26, 2024, 7:00 pm                              Paradise Park                              Community Center                              4775 McLeod Dr                              Las Vegas, Nevada</p> </td> <td> <p><b>Clark County Planning Commission</b>                              December 17, 2024, 7:00 pm                              Clark County Government Center                              500 S. Grand Central Parkway                              Las Vegas, Nevada</p> </td> </tr> </table>		<p><b>Paradise Town Board</b>                              November 26, 2024, 7:00 pm                              Paradise Park                              Community Center                              4775 McLeod Dr                              Las Vegas, Nevada</p>	<p><b>Clark County Planning Commission</b>                              December 17, 2024, 7:00 pm                              Clark County Government Center                              500 S. Grand Central Parkway                              Las Vegas, Nevada</p>
<p><b>Paradise Town Board</b>                              November 26, 2024, 7:00 pm                              Paradise Park                              Community Center                              4775 McLeod Dr                              Las Vegas, Nevada</p>	<p><b>Clark County Planning Commission</b>                              December 17, 2024, 7:00 pm                              Clark County Government Center                              500 S. Grand Central Parkway                              Las Vegas, Nevada</p>		
<p>This information is considered accurate; however, minor variations may occur. To view application documents, please visit <a href="http://www.clarkcountynv.gov/compplanningrecords">www.clarkcountynv.gov/compplanningrecords</a>. All persons interested may submit comments with the application number to <a href="mailto:zoningmeeting@clarkcountynv.gov">zoningmeeting@clarkcountynv.gov</a>. For more information, visit <a href="http://www.clarkcountynv.gov">www.clarkcountynv.gov</a> or call (702) 455-4314 (option 2, option 1). Para ver las versiones en Español, visite <a href="http://clarkcountynv.gov/compplanningrecords">clarkcountynv.gov/compplanningrecords</a>. Para sa mga bersyon sa Tagalog mangyaring pumunta sa <a href="http://clarkcountynv.gov/compplanningrecords">clarkcountynv.gov/compplanningrecords</a>.</p>			



# Public Meeting Requirements

## 30.06.02 SUMMARY TABLE OF REVIEW PROCEDURES

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 <sup>(1)</sup>				Review and Decision-Making Bodies			
			Newspaper	Mailed	Posted	Sign	Dept. and/or Agency Staff	Town Boards	Commission <sup>(2)</sup>	Board
<b>PLAN AND ORDINANCE AMENDMENTS</b>										
Master Plan Amendment	§30.06.04A	✓ <sup>(R)</sup>	✓	✓	✓		R	R	[D]	[D]
Rezone (Zone Change)	§30.06.04B	✓ <sup>(R)</sup>	✓	✓	✓	✓	R	R	[R]	[D]
Title 30 Text Amendment	§30.06.04C				✓		R	R	[R]	[D]
<b>APPLICATION TYPES</b>										
Admin. Design Review	§30.06.05A						D			
Design Review	§30.06.05B	✓ <sup>(R)</sup>		✓	✓		R	R	[R]/[D]	[D]
Planned Unit Development (PUD)	§30.06.05C	✓ <sup>(R)</sup>		✓	✓		R	R	[R]	[D]
Special Use Permit	§30.06.05D	✓ <sup>(R)</sup>	✓ <sup>(R)</sup>	✓	✓	✓ <sup>(R)</sup>	R	R	[R]/[D]	[D]
Concept Specific Plan	§30.06.05E	✓		✓	✓	✓	R	R	[R]	[D]
Specific Plan	§30.06.05F			✓	✓	✓	R	R	[R]	[D]
Temporary Use	§30.06.05G						D			
<b>FLEXIBILITY AND RELIEF</b>										
Admin. Extension of Time	§30.06.06A						D			
Extension of Time	§30.06.06B			✓	✓		R	R	[D]	[D]
Minor Deviation	§30.06.06C						D			
Variance	§30.06.06D			✓	✓		R	R	[R]/[D]	[D]
Waiver of Conditions	§30.06.06E			✓ <sup>(R)</sup>	✓		R	R	[D]	[D]
Waiver of Development Standards	§30.06.06F			✓	✓		R	R	[R]/[D]	[D]
<b>SIGN PROCEDURES</b>										
Sign Design Review	§30.06.07A			✓	✓		R		[D]	[D]
Administrative Sign Design Review	§30.06.07B						D			
<b>OTHER APPLICATIONS</b>										
Annexation	§30.06.08A			✓	✓		R	R		D

- 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



01/08/25 BCC AGENDA SHEET

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
UC-24-0647 LAS VEGAS SPORTS CORPORATION:

USE PERMIT for a recreational facility (table tennis).  
WAIVER OF DEVELOPMENT STANDARDS to allow modified driveway design standards.  
DESIGN REVIEW for a proposed private recreational facility in an RS20 (Residential Single-Family 20) Zone on 1.55 acres in an RS20 (Residential Single-Family 20) Zone.

Generally located on the south side of Desert Inn Road and the west side of Westwind Road within Spring Valley. JJ/lm/kh (For possible action)

RELATED INFORMATION:

APN:  
163-13-104-006

WAIVER OF DEVELOPMENT STANDARDS:  
1. a. Reduce the minimum departure distance from the intersection of Desert Inn Road and Westwind Road to 28 feet where 190 feet is the standard per Section 30.04.08 and Uniform Standard Drawing 222.1 (an 85% reduction).  
b. Reduce the throat depth for a driveway along Westwind Road to 14 feet where a minimum of 25 feet is required per Section 30.04.08 Uniform Standard Drawing 222.1 (a 44% reduction).

LAND USE PLAN:  
SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:  
Project Description  
General Summary  
• Site Address: 5825 Desert Inn Road  
• Site Acreage: 1.55  
• Project Type: Private recreational facility  
• Number of Stories: 1  
• Building Height (feet): 28  
• Square Feet: 5,980  
• Parking Required/Provided: 12/12  
• Sustainability Required/Provided: 7/7

Site History & Request  
The site had been developed as a single-family residence that was demolished in 2019 and is now vacant. A use permit for a 4,960 square foot private recreational facility (table tennis) was

Meeting date and hearing body

General description of requested applications and project description

Initials of County Commissioner/Planner/Public Works  
\*Planner contact can be found on Comprehensive Planning's webpage under Contact Us

More detailed description with applicable code sections

Summary description of project

# Staff Reports

approved by action of UC-23-0018. The site has been redesigned to move the recreational facility (table tennis) building to the north portion of the site and take access to Westwind Road. The southern portion of the site is to remain undeveloped at this time and possibly be subdivided for future residences (MSM-24-600100).

## Site Plan

The plan depicts the proposed building and development located at the northeast corner of the site. Access to the site is from Westwind Road and is set back 76 feet (front). The building is set back 15.5 feet from Desert Inn Road (street side), and 30 feet from the east (rear) property line (APN 163-13-104-005). A 35 foot wide commercial driveway is provided 29 feet from Desert Inn Road. There are 12 parking spaces provided where 12 parking spaces are required located on the east side of the building. The trash enclosure is located north of the driveway and set back over 200 feet from the south property line. There is an existing attached sidewalk along Desert Inn Road and the northeastern portion of Westwind Road. The existing attached sidewalks are to remain, with a proposed detached sidewalk to be installed south of the proposed driveway, along the southeastern portion of the site, adjacent to Westwind Road.

## Landscaping

The plan depicts existing 6 foot high walls along the south and west property lines adjacent to existing residences. There is a 10 foot wide landscape strip located adjacent to Desert Inn Road, and a 15 foot wide landscape strip is adjacent to Westwind Road north of the proposed driveway, along with a 15 foot wide landscape strip with a detached sidewalk located south of the proposed driveway. Trees are located on both sides of the detached sidewalk area. Parking lot landscaping is provided and includes Mulga Acacia trees. Located along the west property line adjacent to APN 163-13-104-005, there is a proposed 8 foot high decorative block wall and a 15 foot wide landscape strip with 2 rows of trees. Twenty feet south of the proposed building, there is an 8 foot high screen wall bisecting the parcel from the southerly undeveloped portion of the site along with a 15 foot wide landscape strip with 2 rows of trees (Mulga Acacia).

## Elevations

The plan depicts a proposed recreational building with a modern design that includes a mid-century modern sloped roof entry feature that has an overall height of 28 feet. The body of the building has a flat roof with parapet walls to screen roof mounted mechanical equipment with an overall height of 20 feet. The front (east) of the building includes a storefront entry and windows. The north elevation (Desert Inn Road) includes recessed walls and windows. There are no windows on the south and west elevation. All elevations include decorative enhancements, which include but are not limited to recessed walls with awnings 3 feet to 6 feet wide to create shaded walkways, pop-out columns, painted stucco accent features in tones of beige and desert tan with gray accents, and metal canopies.

## Floor Plans

The plan depicts a 5,980 square foot open floor plan for 6 tables for table tennis. The remainder of the building includes restrooms, storage, and an office.

Description of existing and/or proposed components of the project based on information provided by applicant and shown on plans

# Staff Reports

## Applicant's Justification

The applicant indicates that the proposed use was previously approved, and the site has been redesigned per prior recommendation. The site will be divided into 3 parcels in the future with the proposed use located at the northeast corner of the site. The driveway has been moved from Desert Inn Road to Westwind Road to relieve the blocking of traffic along Desert Inn Road.

Summary of applicant's justification for approval of the project

## Prior Land Use Requests

Application Number	Request	Action	Date
UC-23-0018	Private recreational facility (table tennis club)	Approved by PC	September 2023
ZC-1248-03	Reclassified 1.6 acres to CRT zoning to convert a single-family residence into an office and office center - expired	Approved by BCC	October 2003

List of prior applications

## Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Ranch Estate Neighborhood (up to 2 du/ac)	RS20	Undeveloped
South & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped & single-family residential

Summary of surrounding designations and uses

## Related Applications

Application Number	Request
VS-24-0648	A request to vacate and abandon the west 5 feet of Westwind Road is a companion item on this agenda.

Related applications on the same agenda

## STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

## Analysis

### Comprehensive Planning

#### Use Permit

A special use permit is considered on a case by case basis in consideration of the standards for approval. Additionally, the use shall not result in a substantial or undue adverse effect on adjacent properties, character of the neighborhood, traffic conditions, parking, public improvements, public sites or right-of-way, or other matters affecting the public health, safety, and general welfare; and will be adequately served by public improvements, facilities, and services, and will not impose an undue burden.

# Staff Reports

The proposed recreational facility as a special use is an allowable request in a residential zoning district that, if approved, will be constructed to commercial standards per building Codes. The adjoining properties to the east, south, and west are all developed as single-family residences on half acre minimum lots. Except at the corners of the arterial streets and 2 converted residences on the north side of Desert Inn Road, the developed properties along Desert Inn Road from Jones Boulevard to Decatur Boulevard are developed with residential uses (there are a few undeveloped parcels). The redesign of the site has placed the proposed use farther away from the existing residential uses to the south, and the potential for future residential development on the southerly portion of the site will provide additional buffer for the intended use. For these reasons, staff has no objection to the proposed use.

#### Waiver of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

#### Design Review

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and others architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

The property was originally approved for the intended use as a recreational facility (table tennis) under the previous Title 30 standards. The proposed development has updated the site moving the use to the northeast corner of the site. The current Title 30 standards require additional consideration for surrounding uses and buffering. The structure meets the intent of the current Title 30 Codes and is complementary to the existing residential uses and meets all building development standards. However, since staff cannot recommend approval of the waiver of development standards relating to the modified driveway design standards, staff cannot support the design review.

#### **Public Works - Development Review**

##### Waiver of Development Standards #1a

Staff cannot support the reduction of the departure distance on Westwind Road. Staff has concerns with the traffic coming off of Desert Inn Road as well as the residential traffic to the south being in conflict with movements from the commercial driveways on Westwind Road. Lastly, the reduction is self-imposed as the applicant is creating the problem with the way they are designing the parcel. Additional parcels to the south could accommodate the site allowing for an increase in departure distance.

Analysis of project, includes Public Works.  
Other agencies may be included as well,  
depending on the project

# Staff Reports

## Waiver of Development Standards #1b

Staff finds the reduced throat depth for the commercial driveway on Westwind Road will result in the stacking of vehicles in the right-of-way. The parking stalls adjacent to the commercial driveway will increase the chance of collisions from vehicles backing out and vehicles entering the site. Therefore, staff cannot support this request.

## Staff Recommendation

Approval of the use permit; denial of the waiver of development standards and design review.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes

## **PRELIMINARY STAFF CONDITIONS:**

### **Comprehensive Planning**

If approved:

- Expunge UC-23-0018;
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

### **Public Works - Development Review**

- Drainage study and compliance;
- Traffic study and compliance;
- The installation of detached sidewalks will require the vacation of excess right-of-way and granting necessary easements for utilities, pedestrian access, streetlights, and traffic control devices.

### **Fire Prevention Bureau**

- Applicant is advised that fire/emergency access must comply with the Fire Code as amended.

### **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@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0443-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Staff recommendation- portions of an application may be approval and others denial

Draft conditions of approval

# Reviewing Departments & Agencies

- Building Department
- Department of Public Works – Development Review
  - Compliance with off-site development standards per Title 30
  - Right-of-Way – dedication and vacation of public roads and easements
  - Drainage – Drainage Studies and Off-site plans
  - Traffic – Traffic Studies & Traffic mitigation plans/studies
- Department of Aviation
- Southern Nevada Health District
  - Septic concerns
- Clark County Water Reclamation District
- Las Vegas Valley Water District
- Clark County School District
- And more...



**APPLICATION MEETING INFORMATION**  
**CLARK COUNTY COMPREHENSIVE PLANNING DEPARTMENT**  
 IMPORTANT INFORMATION ON MANDATORY MEETINGS

APPLICATION NUMBER(s): \_\_\_\_\_

TOWN ADVISORY BOARD/CITIZENS ADVISORY COUNCIL (TAB/CAC)  
 TAB/CAC: Choose an item \_\_\_\_\_  
 Date: Click or tap to enter a date \_\_\_\_\_  
 Location: Refer to listing on other side \_\_\_\_\_  
 Draft staff reports: Available 3 business days prior to the TAB/CAC meeting on the following website  
<https://clarkcountynv.gov/TABCACInformation>  
 Once on page, select appropriate TAB/CAC to view posted agenda and supporting material

PLANNING COMMISSION (PC)  
 Date: Click or tap to enter a date \_\_\_\_\_ Time: 7:00 PM  
 Location: 500 S. Grand Central Pkwy, Commission Chambers  
 Staff reports: Available 3 business days prior to the PC meeting on the following website  
<https://clarkcountynv.gov/agendas>

BOARD OF COUNTY COMMISSIONERS (BCC)  
 Date: Click or tap to enter a date \_\_\_\_\_ Time: 9:00 AM  
 Location: 500 S. Grand Central Pkwy, Commission Chambers  
 Staff reports: Available 3 business days prior to the BCC meeting on the following website  
<https://clarkcountynv.gov/agendas>

Please Note:

- All meetings are mandatory for ALL applications.
- PC/BCC meeting information will be emailed to the correspondent on file.
- 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 includes, 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.

# TAB/CAC Meetings

Meeting dates and location

Back of form with TAB/CAC contact and locations

Instructions for applicant regarding meeting attendance

**TOWN ADVISORY BOARDS & CITIZENS ADVISORY COUNCILS**

At the request of the Planning Commission and the Board of County Commissioners, the opinions of the Town Advisory Boards and Citizens Advisory Councils are solicited with respect to all zoning actions within their areas. The TAB and CAC members are appointed by the County Commissioners and are subject to the Open Meeting Law requirements pursuant to NRS Chapter 241.

These groups hold public meetings at least once each month, and accomplish the following three functions:  
 1) To receive information pertaining to the neighborhood zoning planning, zoning changes, public works projects, new ordinances, etc.) and to provide input regarding these matters to the Planning Commission and/or Board of County Commissioners.  
 2) To forward the concerns or proposals of residents for resolution by County staff.  
 3) To disseminate information that it receives from the Board of County Commissioners and County staff to the residents of the area.

<b>BUNKERVILLE</b> Justin Metz, Secretary (702) 455-4372 Bunkerville TAB Room 190 W. Virgin Street, Bunkerville	<b>MOAPA</b> Justin Metz, Secretary (702) 455-4372 Marilyn P. Robinson Justice Court & Community Center 1340 E. Highway 168, Moapa	<b>SANDY VALLEY</b> Electra Smith, Secretary (702) 373-6287 Sandy Valley Community Center 600 W. Quasar Avenue, Sandy Valley
<b>ENTERPRISE</b> Carmen Hayes (702) 371-7991 Silverado Ranch Community Center 8625 Clapper Street, Las Vegas	<b>MOAPA VALLEY</b> Justin Metz, Secretary (702) 455-4372 Moapa Valley Community Center 302 N. Moapa Valley Blvd., Overton	<b>SEARCHLIGHT</b> Tammy Harris, Secretary (702) 298-0628 Searchlight Community Center 200 Michael Mendel Way, Searchlight
<b>GOODSPRING</b> Electra Smith, Secretary (702) 806-8660 Goodspings Community Center 374 N. San Pedro Avenue, Goodspings	<b>MOUNTAIN SPRINGS</b> Electra Smith, Secretary (702) 420-9297 Mountain Springs Fire Station State Route 165, Mountain Springs	<b>SPRING VALLEY</b> Carmen Hayes (702) 371-7991 Desert Breeze Community Center 8275 Spring Mtn. Road, Las Vegas
<b>INDIAN SPRINGS</b> Joni Ford (702) 378-8028 Indian Springs Civic Center 715 Cepta Lane, Indian Springs	<b>MT. CHARLESTON</b> Tony Chavez, Secretary (702) 372-2233 Mt. Charleston Library 75 St. David Place, Mt. Charleston	<b>SUNRISE MANOR</b> Jill Milwood-Lewis, Secretary (702) 334-6882 Hollywood Recreation & Community Ctr. 1655 S. Hollywood, Las Vegas
<b>LAUGHLIN</b> Tammy Harris, Secretary (702) 298-0628 Regional Government Center 101 Civic Way, Laughlin	<b>PARADISE</b> Maureen Hahn, Secretary (702) 806-0147 Paradise Park Community Center 4775 McCord Dr., Las Vegas	<b>WHITNEY</b> Ma Coats, Secretary (702) 443-4878 Whitney Recreation Center 5715 E. Missouri Ave., Las Vegas
<b>LONE MOUNTAIN</b> Carmen vanBuren/keith, Secretary (702) 288-0196 Mtn. Crest Neighborhood Services Center 4701 N. Diamond Dr., Las Vegas	<b>RED ROCK</b> Electra Smith, Secretary (702) 370-4297 Blue Diamond Library 14 Cottonwood Dr., Blue Diamond	<b>WINCHESTER</b> Maureen Hahn, Secretary (213) 949-0805 Winchester Community Center 3138 S. McCord Las Vegas
<b>LOWER KYLE CANYON</b> Carmen vanBuren/keith, Secretary (702) 288-0196 Mtn. Crest Neighborhood Services Center 4701 N. Diamond Dr., Las Vegas		

**PLANNING COMMISSIONERS & COUNTY COMMISSIONERS**

Planning Commissioner	Phone	County Commissioner	District
Michael Rotman	(702) 455-3112*	Michael Nutt	A
Nelson Stone	(702) 455-3113*	Marilyn K. Kirkpatrick	B
Donnie Gibson	(702) 455-3112*	April Becker	C
Edward Frasier III	(702) 455-3112*	William McCurdy II	D
Yakov Nikolov	(702) 455-3112*	Tim Segelhorst	E
Larisa Muzica	(702) 455-3112*	Justin Lewis	F
Steve Kirk	(702) 455-3112*	James Gibson	G

All mail for Clark County Planning Commissioners should be sent to 500 S. Grand Central Pkwy, Las Vegas, NV 89158-1741.  
 Contact Clerk for more information at Clark County Comprehensive Planning.

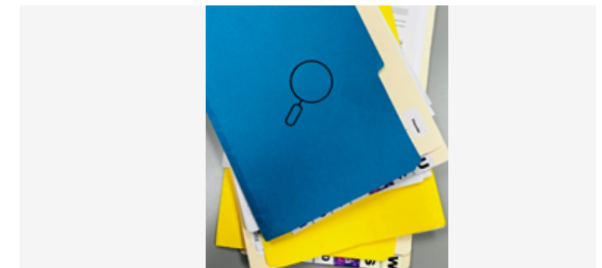
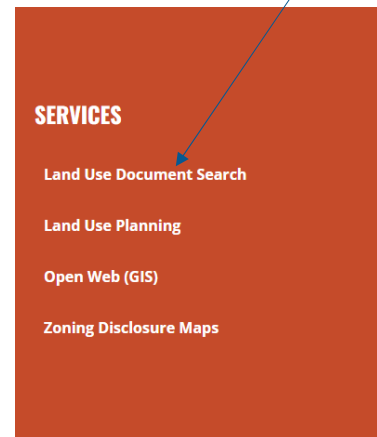
Department of Comprehensive Planning  
 500 S. Grand Central Parkway, Box 051741, Las Vegas, NV 89155-1741 • (702) 455-4314  
<http://www.clarkcountynv.gov/comprehensive-planning>

Revised 1/7/22



# TAB/CAC Meetings

Project documents are uploaded at the time of application and can be found on the Comprehensive Planning webpage under “Services-Land Use Documents”



**Land Use Document Search**

# TAB/CAC Meetings

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.

Use our [Document Image Search Site](#) to access the following:

[Land Use \(Zoning\) Pre-Review](#) to access submittal documents for our Pre-Review records prior to formal acceptance.

[Land Use \(Zoning\) Pre-Meeting Applications](#) to access documents for records that are currently being processed by the department.

[Land Use \(Zoning\) Applications](#) to access documents related to records that are complete and no longer being processed by the department.




[Land Use \(Zoning\) Research](#) to access documents such as agendas, ordinances, development agreements, minutes, and notice of final actions.

[Click here](#) for a complete list of application types and use the below reference table to assist with searching a particular application.

LAND USE (ZONING) APPLICATIONS RECORD TYPES			
Application Type/Subtype	Application Number Formatting Guide		
	Previous App No.	Current App No.	Record Search Entry
Administrative (all subtypes)	ADR-0123-15	ASR-14-900123	15-900123
Agenda Items	AG-0014-13	AG-13-900014	13-900014
Comprehensive Plan/Amendment	PA-0084-17	PA-17-700084	17-700084
Comprehensive Plan/Update	CP-0085-17	CP-17-900085	17-900085
Development Agreement	DA-0678-14	DA-14-0678	14-0678
Land Use (except Land Use/Other)	WS-1514-16	WS-16-1514	16-1514
Land Use/Other	ET-0078-16	ET-16-400078	16-400078

# TAB/CAC Meetings

Document Image Search

-  Building-Fire Prevention
-  Comprehensive Planning
-  Public Works

Select An Application	Search By
<p><b>NOTE:</b> When searching using Parcel Number or Street Address search options, your record search may not be inclusive of every associated application. Our internal system is not configured to pair each of our applications to each associated parcel or address. For the most accurate results search using the Application Number option.</p>	
<input checked="" type="radio"/> Land Use (Zoning) Pre-Review	Record #: <input type="text"/>
<input type="radio"/> Land Use (Zoning) Pre-Meeting Applications	Enter APN(Parcel#): <input type="text"/>
<input type="radio"/> Land Use (Zoning) Applications	Street Address: <input type="text"/>
<input type="radio"/> Land Use (Zoning) Research	
<p>The information contained in these records are submittal documents for our Pre-Review process and are subject to change.</p>	
<p>By selecting "Search" I hereby declare that I intend to use the documents for non-commercial purpose(s).</p>	
<input type="button" value="Search"/>	

# Planner'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

- Take time to understand the project
- Identify if 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

# Effective Recommendations

## Projects with multiple components often have related components

UC-24-0683-CMR REALTY, LLC:

USE PERMITS for the following: 1) multi-family residential development; 2) office; and 3) personal services.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed mixed-use development on 10.54 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Valley View Boulevard and the west side of Procyon Street, south of Spring Mountain Road and north of Twain Avenue within Paradise. JJ/hw/kh (For possible action)

WS-24-0476-DUARTE, EMIE:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) increase wall height; and 3) reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Fernbrook Road, 250 feet north of Greengrove Drive within Spring Valley. MN/my/kh (For possible action)

# Effective Recommendations

In this example, each component is unrelated

WS-24-0476-DUARTE, EMIE:

HOLDOVER WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduced setback; 2) increase wall height; and 3) reduce building separation for existing accessory structures in conjunction with an existing single-family residence on 0.16 acres in an RS5.2 (Residential Single-Family 5.2) Zone. Generally located on the west side of Fernbrook Road, 250 feet north of Greengrove Drive within Spring Valley. MN/my/kh (For possible action)

This means you can recommend approval/denial of each component

# Effective Recommendations

In this example, some components are related

UC-24-0683-CMR REALTY, LLC:

USE PERMITS for the following: 1) multi-family residential development; 2) office; and 3) personal services.

WAIVERS OF DEVELOPMENT STANDARDS for the following: 1) reduce street landscaping; and 2) alternative driveway geometrics.

DESIGN REVIEW for a proposed mixed-use development on 10.54 acres in a CR (Commercial Resort) Zone. Generally located on the east side of Valley View Boulevard and the west side of Procyon Street, south of Spring Mountain Road and north of Twain Avenue within Paradise. JJ/hw/kh (For possible action)

This means your recommendation for one component must be the same for a related component. For instance:

- Use permits can stand by themselves
- Design review is related to the waivers



# Effective Recommendations

## Review staff's recommendation and preliminary staff conditions

### Staff Recommendation

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

### Recommendations:

- Approve
- Approve. Add/revise condition X
- Approve. Delete condition X
- Deny
- Approve X / Deny X
- Hold to a specific date

### PRELIMINARY STAFF CONDITIONS:

#### Comprehensive Planning

- Provide decorative features (columns, accent tiles, veneer stone, etc.) at the base of the gasoline canopy posts to match the exterior of the convenience store.
- Certificate of Occupancy and/or business license shall not be issued without approval of a Certificate of Compliance.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

#### Public Works - Development Review

- Traffic study and compliance.

# Effective Recommendations

Conditions must be clear and enforceable.

If the recommendation is to add more landscaping

- Vague conditions:
  - Install additional landscaping
- Enforceable condition:
  - 30' wide landscaping strip with large trees 15' on center along west property line

# Effective Recommendations

## Additional considerations:

- Some conditions cannot be enforced
  - Ask planner if proposed condition(s) is (are) feasible
- Project proposals, recommendations, and/or conditions may conflict with other codes/ordinances
  - Example: Reduce accessory structure side setback to zero feet
    - Application can be approved but there is no guarantee building permit will be issued due to Building/Fire codes
  - Planners are not familiar with Building or Fire codes, and drainage or traffic requirements
- Conditions cannot be added to denied projects
- Designing at the podium may necessitate additional land use and may delay overall processing time

Questions?

