



togetherforbetter

Let's Get To Know Clark County Comprehensive Planning

June 2025

An aerial photograph of a city, likely Las Vegas, showing a dense grid of residential and commercial buildings. In the background, a range of reddish-brown mountains is visible under a clear sky. The image is partially obscured by a large blue curved shape that serves as a background for the text.

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

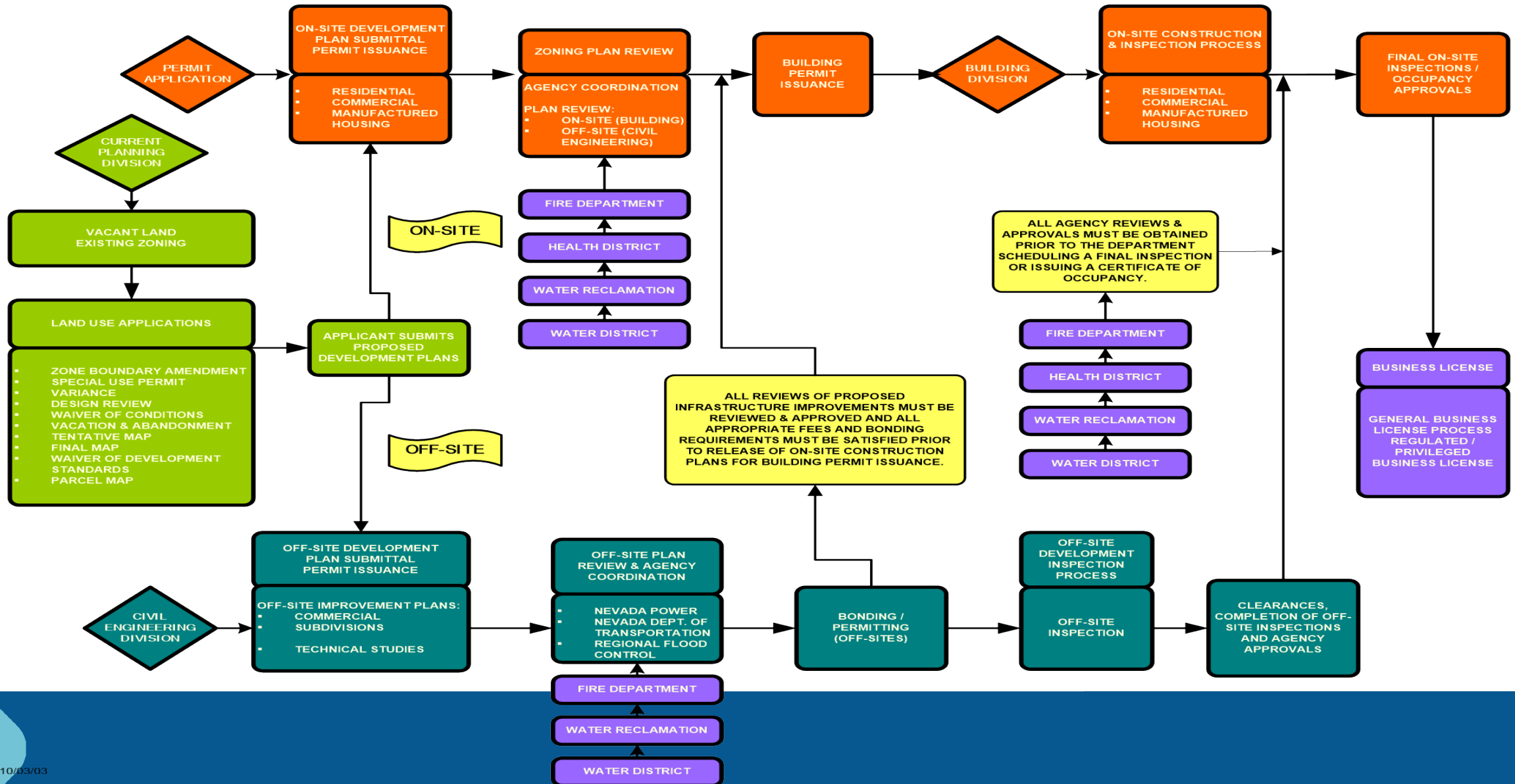
Planning

- 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



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



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

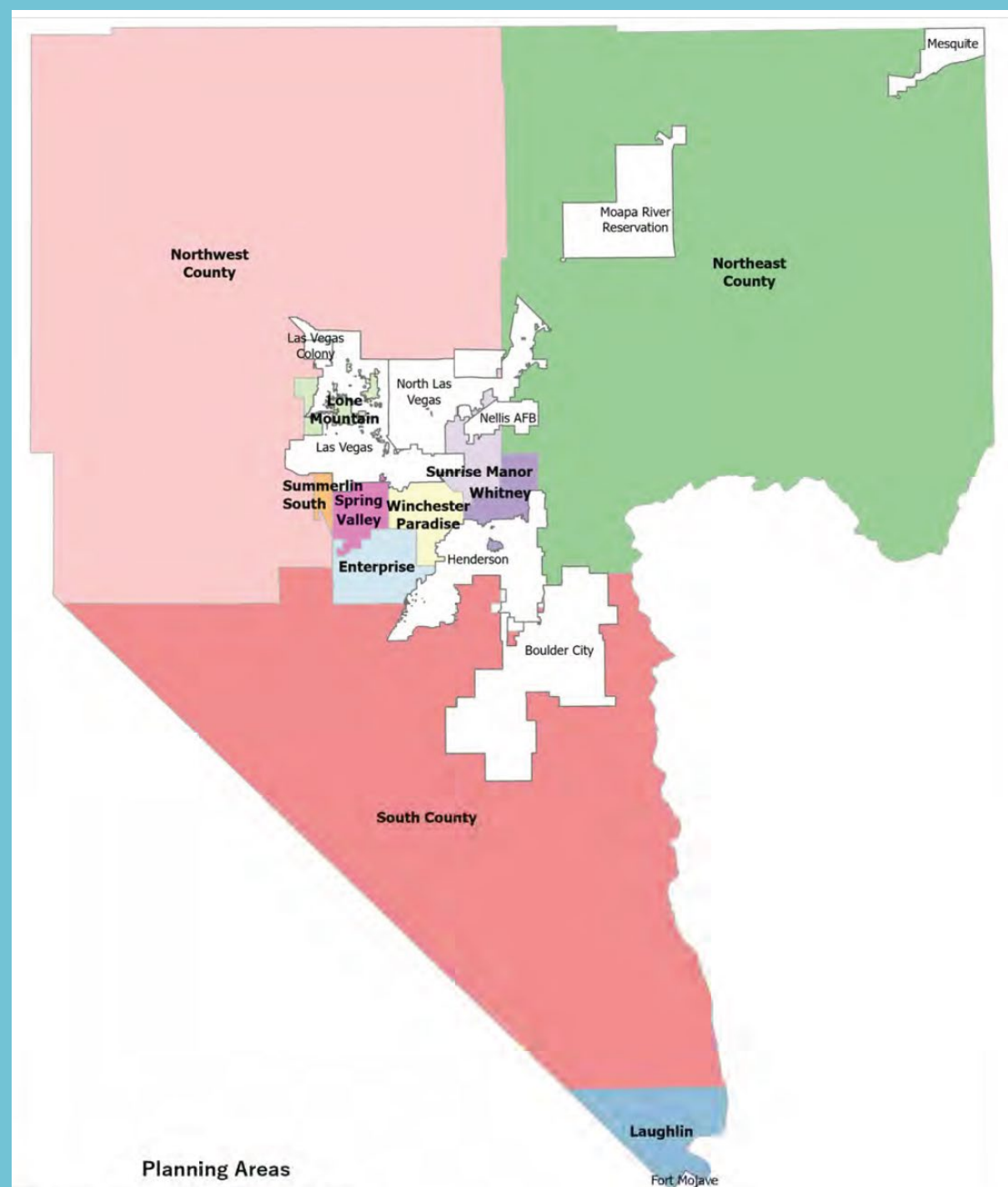
- A comprehensive update and rewrite of the County's Master Plan and Development Code (Title 30)
- Master Plan adopted November 2021
- Development Code adopted August 2023 and went into effect January 1, 2024



Master Plan

11 Planning Areas:

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



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

Realigned Around Six Core Values

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



Master Plan

Consolidated standalone Master Plan elements and reports

- Streamlined duplicative information
- Updated and aligned goals and policies

Previous Reports and Elements

- Conservation Element (2017)
- Historic Preservation Element (2019)
- Housing Element (2019)
- Land Use Element
- Above Ground Utility Plan
- Economics and Schools Policies
- Energy Report (2007)
- Population Element (2007)
- Public Buildings Element (2001)
- Parks, Trails, and Open Space Report (2009)
- Fire and Emergency Services Report (2015)
- Police Element (2003)
- Natural and Man-Made Hazards Report (2010)
- Transportation Element (2019)

Land Use Element

Combined similar uses and density/intensity

Renamed to clarify intent

Expanded characteristics to align with Core Values and Countywide Goals & Policies.

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

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

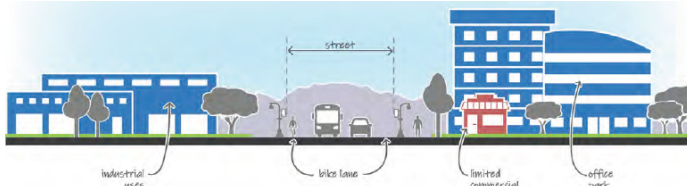
Employment

BE	Business Employment
IE	Industrial Employment

Other

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

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

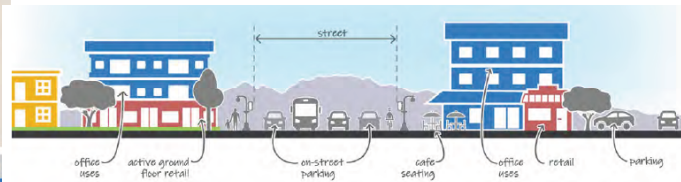
Varies by use; building heights typically range from one to five stories

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

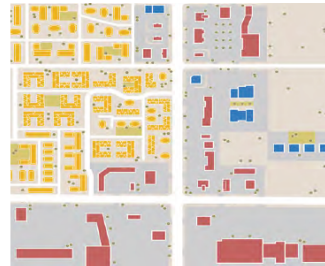
Not applicable

Conforming Zoning Districts

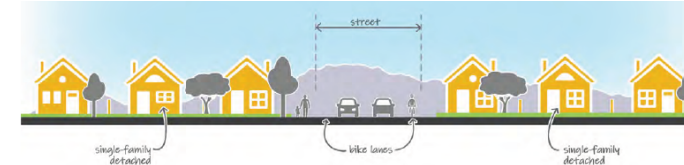
CN, CP, CG, PF

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

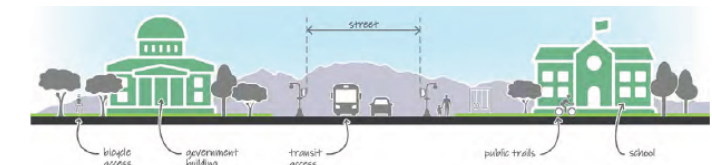
Up to eight dwelling units per acre

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



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
RESIDENTIAL	
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

COMMERCIAL	
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

EMPLOYMENT	
Business Employment (BE)	CP, IP, IL, PF
Industrial Employment (IE)	CP, IP, IL, IH, PF

OTHER	
Agriculture (AG)	RS80, RS40, AG, PF
Open Lands (OL)	OS, PF
Public Use (PU)	OS, PF

Previous Title 30

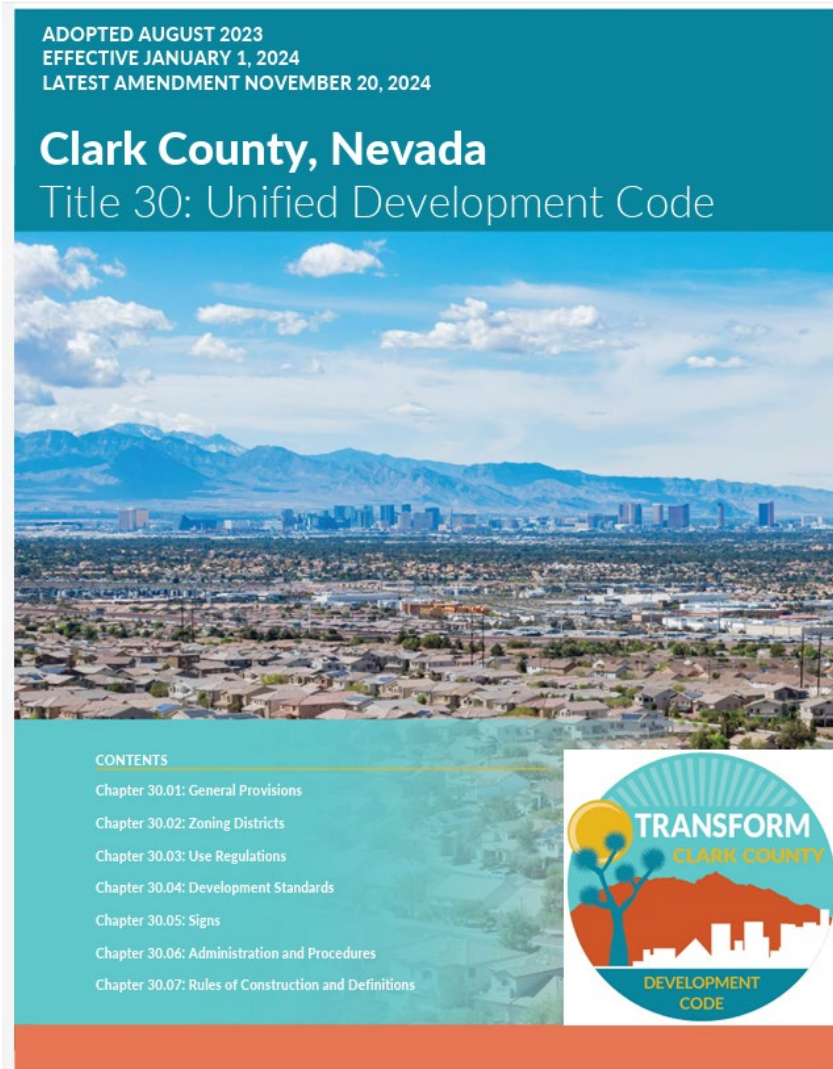
- Last comprehensive update in 2000
- Additions over time added length and complexity
- Hard to use, understand, and enforce
- Regulations did not keep pace with rapidly growing County, changes in development practices, or recognize different contexts
- No standards for key issues: rural neighborhoods, sustainability, etc.

TITLE 30

CLARK COUNTY
UNIFIED DEVELOPMENT CODE

Adopted
June 21, 2000

New Title 30



- Simpler to understand and administer
- Plain language, clear rules and regulations
- Logical organization
- Significantly shorter because less repetition
- Modern standards that reflect the Master Plan and contemporary County issues
- Flexibility to adapt to future changes

Created User Friendly Code

General Reorganization of Title 30	
Current	Previous
Chapter 1: General Provisions	30.04 Administration and Enforcement 30.76 Nonconformities
Chapter 2: Zoning Districts	30.12 Comprehensive Master Plan & Community Districts 30.36 Zoning Districts and Maps 30.40 Zoning Base Districts 30.48 Zoning Overlay Districts
Chapter 3: Use Regulations	30.44 Use Regulations
Chapter 4: Development Standards	30.56 Site Development Standards 30.52 Off-Site Development Requirements 30.68 Site Environmental Standards 30.64 Site Landscape and Screening Standards 30.66 Landscape Maintenance Districts 30.60 Parking and Loading Regulations
Chapter 5: Subdivision Standards	30.52 Off-Site Development Requirements (portions as appropriate) 30.56 Site Development Standards (Part B: Subdivision Design)
Chapter 6: Development Review Procedures	30.16 Land Use Application Processing 30.20 Major Project Application Processing 30.24 Planned Unit Development (PUD) 30.28 Subdivision Application Processing 30.32 Permits and Licenses
Chapter 7: Signs	30.72 Signs
Chapter 8: Rules of Construction and Definitions	30.08 Definitions

Improved Organization and Format

Table 30.44-1 Global Use Table

Uses	SLUCM CODE	Residential Districts										Commercial Districts				Manufacturing/Industrial Districts			
		R-U	R-A	RE	R-D	R-1	R-T	R-2	RUD	R-3	R-4	R-5	CRT	C-P	C-1	C-2	M-D	M-1	M-2
Acupuncture (Also see “Office (Medical) ”)	6510																		
Adult Uses	5900 5800																	C	
Conditional Use Subject to an Administrative Design Review Application: 1. Must be located within the Adult Use Overlay District as described in Section 30.48.530 and as shown on the map. 2. Must comply with all requirements listed in Chapter 30.48 Part H (Adult Use Overlay) and Section 30.7.010. 3. Adult uses shall only be approved within an existing or approved structure and shall not be visible from the street. 4. Massage or reflexology is not permitted in conjunction with Adult Uses. These conditions shall not be waived or varied. (Ord. 4658 § 10 (part), 1/2019; Ord. 4194 § 3 (part), 4/2014; Ord. 3610, 1/2009)																			
Agriculture - Animal Care Project	1110 1115	C	C	C	C	C													
Conditional Use: 1. Must be within Community District 5. 2. The animal care project must be sponsored and monitored by a national multi-membership organization with direction and guidance in the raising of animals and an opportunity to exhibit animals. 3. Lots 10,000 square feet or larger – 2 domesticated animals per household (See “Agriculture - Livestock” for more information). 4. Lots less than 10,000 square feet - 2 domesticated animals per household (See “Agriculture - Livestock” for more information). Animals are permitted outside. Registered and operable animal trailers may be stored on site. (Ord. 3766 § 3 (part), 6/2009; Ord. 3432 § 6 (part), 4/2009)																			
Agriculture - Apiaries	1110	C	C	C															
Conditional Use: 1. Must be accessory to residential principal use. 2. 400 foot minimum setback from any other apiary unless written consent from owner is obtained. 3. 400 foot minimum setback from any existing dwelling on another property unless written consent from owner is obtained. 4. 50 foot minimum setback from apiary to any property line. 5. 150 foot minimum setback from apiary to any street. Apiaries are permitted outside. Registered and operable animal trailers may be stored on site. (Ord. 3766 § 3 (part), 6/2009; Ord. 3432 § 6 (part), 4/2009)																			

Table 3.1

Table of Allowed Uses

P = permitted **C** = conditional use permit required **A** = accessory **Blank Cell** = use prohibited

	Residential									Non-Residential						Other			Use-Specific Standards
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC	
RESIDENTIAL																			
Household Living																			
Dwelling, Co-Housing							P	P	C	P								P	3.3.A(1)
Dwelling, Duplex							P	P	C	P	P							P	
Dwelling, Live/Work										P	C	P	C	C	C			P	3.3.A(2)
Dwelling, Multifamily							P	P	P	P	P	P	P	P	P			P	3.3.A(3)
Dwelling, Single-Family Attached							P	P	C	P	P		C		C			P	3.3.A(4)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	C	C								P	3.3.A(5)
Manufactured Home					P	P	C	C	C										3.3.A(6)
Group Living																			
Assisted Living Facility										P	P	P	P		P	P			
Dormitory							C	C	C	C	P	P	C						
PUBLIC, INSTITUTIONAL, AND CIVIC USES																			
Community and Cultural Facilities																			

Improved Page Layout

Table 30.40-2 Suburban and Compact Single-Family Residential Districts - Property Development Standards Bulk Matrix					
	R-1	R-T		R-2	RUD
		Subdivided Lots	Manufactured Home Parks		
Density	5	5	8	8	14
Lot Area	5,200 sq. ft.	5,200 sq. ft.	2,880 sq. ft. or 4,000 sq. ft. for doublewide unit	3,300 sq. ft.	2,000 sq. ft.
Yard Setback					
Front ¹	20 feet	20 feet	5 feet from drive aisle, 10 feet from perimeter street	20 feet	20 feet
% of Lot Area in Front Yard	10%	10%	5%	10%	10%
Interior Side ²					
Principal or Accessory Structure	5 feet	5 feet	5 feet	5 feet	5 feet
Balcony or Deck or Patio Cover (Principal or Accessory)	3 feet	3 feet	3 feet	3 feet	3 feet
Side Street (Corner) ³					
Principal or Accessory Structure	10 feet	10 feet	5 feet or 10 feet from perimeter street	10 feet	10 feet
Balcony or Deck or Patio Cover (Principal or Accessory)	7 feet	7 feet	7 feet	7 feet	7 feet
Rear					
Principal Structure	20 feet	10 feet	5 feet or 25 feet from perimeter street	15 feet	15 feet

30.02.10 RM32: RESIDENTIAL MULTI-FAMILY 32

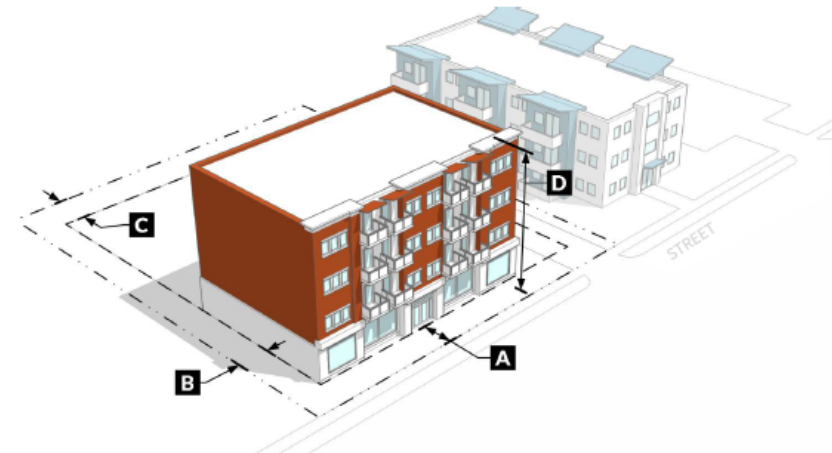
A. Purpose

The RM32 district is established to accommodate a diverse array of high-density, residential development in multi-family structures. This district is intended to support walkability, transit-use, and serve as a transition between high-density residential areas and commercial, mixed-use, and nonresidential areas.

B. Standards

LOT	OTHER STANDARDS		
Lot area, min.	7,000 sf	Overlay Districts	§30.02.26
Density, max.	32 units/acre	Measurement/Exceptions	§30.02.25
SETBACK (MIN. FT.)	PRIMARY / ACCESSORY	Use Regulations	Chapter 30.03
A Front	20	Development Standards	Chapter 30.04
B Side interior	20	Residential Adjacency	§30.04.06
Side street	20		
C Rear	20 / 5		
Building separation	10 / 6		
HEIGHT (MAX. FT.)			
D Structure height	50		
OPEN SPACE			
	100 sf/unit		

Figure 30.02-10: RM32 District Standards Illustration



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

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

 Department of Comprehensive Planning Application Form	
ASSESSOR PARCEL #(s): _____	
PROPERTY ADDRESS/ CROSS STREETS: _____	
DETAILED SUMMARY PROJECT DESCRIPTION _____ _____ _____	
PROPERTY OWNER INFORMATION	
NAME: _____	
ADDRESS: _____	
CITY: _____ STATE: _____ ZIP CODE: _____	
TELEPHONE: _____ CELL: _____ EMAIL: _____	
APPLICANT INFORMATION (must match online record)	
NAME: _____	
ADDRESS: _____	
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____	
TELEPHONE: _____ CELL: _____ EMAIL: _____	
CORRESPONDENT INFORMATION (must match online record)	
NAME: _____	
ADDRESS: _____	
CITY: _____ STATE: _____ ZIP CODE: _____ REF CONTACT ID # _____	
TELEPHONE: _____ CELL: _____ EMAIL: _____	
*Correspondent will receive all communication on submitted application(s).	
(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 USE ONLY:	
<input type="checkbox"/> AC	<input type="checkbox"/> AR
<input type="checkbox"/> ADR	<input type="checkbox"/> AV
<input type="checkbox"/> AG	<input type="checkbox"/> DR
<input type="checkbox"/> ET	<input type="checkbox"/> PA
<input type="checkbox"/> PUD	<input type="checkbox"/> PUDD
<input type="checkbox"/> SC	<input type="checkbox"/> SN
<input type="checkbox"/> SDR	<input type="checkbox"/> TC
<input type="checkbox"/> TM	<input type="checkbox"/> UC
<input type="checkbox"/> VS	<input type="checkbox"/> WS
<input type="checkbox"/> WC	<input type="checkbox"/> ZC
<input type="checkbox"/> OTHER _____	
APPLICATION # (s) _____	ACCEPTED BY _____
PC MEETING DATE _____	DATE _____
BCC MEETING DATE _____	FEES _____
TAB/CAC LOCATION _____	DATE _____

Application Processing

Land Use Application Processing Calendar (see also Tentative Map (TM) calendar for TM's without companion Land Use Applications)						
1st Appt	1 st Follow-Up (2nd Appt)	Application Materials Due ^{1,2}	TAB/CAC Meeting Dates	2 nd Follow-Up (3rd Appt)	Application Materials Due ^{1,2}	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 February 18&19, 2025 PC/BCC
11/19/2024	11/26/2024	11/27/2024		12/24/2024	12/26/2024 ³ (holiday)	
11/20/2024	11/27/2024	12/2/2024 ³ (holiday)	Jan. 21&22, 2025 PC/BCC	12/24/2024 ³ (holiday)	12/26/2024 ³ (holiday)	
11/21/2024	11/27/2024 ³ (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 ³ (holiday)	1/22/2025	February 25-27, 2025 TAB/CAC
12/17/2024	12/24/2024	12/26/2024 ³ (holiday)		1/21/2025	1/22/2025	
12/18/2024	12/26/2024 ³ (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 March 4&5 2025 PC/BCC	1/23/2025	1/27/2025	March 11-13, 2025 TAB/CAC April 1&2 2025 PC/BCC
12/30/2024	1/6/2025	1/7/2025		2/3/2025	2/4/2025	
12/31/2024	1/7/2025	1/8/2025		2/4/2025	2/5/2025	
1/1/2025 * holiday NO APPOINTMENTS	1/8/2025	1/9/2025		2/5/2025	2/6/2025	
1/2/2025	1/9/2025	1/13/2025	Feb. 25-27, 2025 TAB/CAC March 18&19 2025 PC/BCC	2/6/2025	2/10/2025	March 25-27, 2025 TAB/CAC April 15&16, 2025 PC/BCC
1/13/2025	1/21/2025 ³ (holiday)	1/22/2025		2/18/2025 ³ (holiday)	2/19/2025	
1/14/2025	1/21/2025	1/22/2025		2/18/2025	2/19/2025	
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:
 - 1st and 3rd Tuesday
- BCC meetings:
 - 1st and 3rd Wednesday
- TAB/CAC meetings:
 - 3 weeks prior to the PC/BCC meetings
 - 2 TAB/CAC meetings before PC/BCC

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 ^[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	✓ ^[R]	✓	✓	✓		R	R	[D]	[D]
Rezone (Zone Change)	\$30.06.04B	✓ ^[R]	✓	✓	✓	✓	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	✓ ^[R]		✓	✓		R	R	[R]/[D]	[D]
Planned Unit Development (PUD)	\$30.06.05C	✓ ^[R]		✓	✓		R	R	[R]	[D]
Special Use Permit	\$30.06.05D	✓ ^[R]	✓ ^[R]	✓	✓	✓ ^[R]	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			
FLEXIBILITY AND RELIEF										
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			✓ ^[R]	✓		R	R	[D]	[D]
Waiver of Development Standards	\$30.06.06F			✓	✓		R	R	[R]/[D]	[D]
SIGN PROCEDURES										
Sign Design Review	\$30.06.07A			✓	✓		R		[D]	[D]
Administrative Sign Design Review	\$30.06.07B						D			
OTHER APPLICATIONS										
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

Performance Metrics

2025 projections on pace for:

- 2,427 applications
- 24,456 plan checks
- 2,616 appointments
- Decrease in average processing time by 24%

Comprehensive Planning 2025 Executive Summary																
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2025	Projected 2025	2024	
Land Use																
Applications Received	298	186	182	143									809	2,427	1,729	
Average Time to Process Applications (in Days) ¹	73	74	65	72									71	71	94	
Land Use Applications by Type																
Zone Boundary Amendments	23	16	11	8												
Variance	0	0	0	1												
Use Permit	27	10	13	11												
Vacation & Abandonment	27	20	16	18												
Waiver of Standards	60	30	27	27												
Street Name Change	0	0	1	0												
Plan Amendments	9	3	7	2												
Tentative Maps	19	14	8	6												
Application for Review ¹	3	1	1	1												
Extension of Time	11	10	12	3												
Extension of Time - Maps	0	0	0	0												
Waiver of Conditions	3	2	0	2												
Zoning Compliance	6	6	5	2												
Administrative Items	46	38	47	28												
Other Applications	2	2	1	0												
Design Reviews	52	28	29	27												
Standard Development Agreements	10	6	4	7												
Public Hearing Notices ³																
Mailed ³	69,657	156,843	244,029	318,419												
Signs Posted	15	37	71	88												
Application Pre-Review ^{1,2}																
Planner Appointments ^{1,2}	293	132	210	237												
Completed	82	47	68	78												
Created	87	66	88	98												
Average Day to Process	35	37	26	32												
Zoning																
Plan Checks Completed	1,856	1,790	2,228	2,278												
Average Days in Queue	9	9	10	8												
Parks Acres																
Urban Per 1,000 Population	2.1	2.1	2.1	2.1												
Rural Per 1,000 Population	8.0	8.0	8.0	8.0												

Comprehensive Planning 2025 Executive Summary									
		Month		Annual					
		April 2024	April 2025	2021	2022	2023	2024	Projected 2025	2024-2025 % Δ
Land Use									
Applications Received	134	143	1,868	1,743	2,269	1,729	2,427	40.4%	
Average Time (in days) to Process Applications ¹	80	72	68	67	73	94	71	-24.7%	
Land Use Applications by Type									
Zone Boundary Amendments	5	8	113	120	121	89	174	95.5%	
Variance	0	1	2	5	6	4	3	-25.0%	
Use Permit	13	11	254	251	343	155	183	18.1%	
Vacation & Abandonment	6	18	156	153	191	145	243	67.6%	
Waiver of Standards	20	27	342	328	468	304	432	42.1%	
Street Name Change	0	0	9	3	7	4	3	-25.0%	
Plan Amendments	2	2	5	6	52	36	63	75.0%	
Tentative Maps	4	6	103	69	84	82	141	72.0%	
Application for Review	2	1	27	15	35	40	18	-55.0%	
Extension of Time	4	3	124	98	109	84	108	28.6%	
Extension of Time - Maps	0	0	0	0	0	0	0	0.0%	
Waiver of Conditions	1	2	28	21	38	18	21	16.7%	
Zoning Compliance	5	2	19	7	15	79	57	-27.8%	
Administrative Items	42	28	268	268	320	366	477	30.3%	
Other Applications	6	0	4	7	2	61	15	-75.4%	
Design Reviews	13	27	383	334	411	273	408	49.5%	
Standard Development Agreements	11	7	31	58	67	72	81	12.5%	
Public Hearing Notices ³									
Mailed ³	38,636	318,419	251,282	199,258	267,036	529,807	2,366,844	346.7%	
Signs Posted	15	88	167	171	143	159	633	298.1%	
Application Pre-Reviews ^{1,3,4}									
Planner Appointments ^{3,4}	207	237	1,300	1,135	2,135	2,198	2,616	19.0%	
Completed	54	78	-	830	912	656	825	25.8%	
Created	0	98	-	-	-	567	1,017	-	
Average Day to Process	39	32	-	52	46	39	33	-15.2%	
Zoning ²									
Plan Checks Completed	2,143	2,278	24,044	23,323	24,484	25,552	24,456	-4.3%	
Average Days in Queue	8	8	11	11	9	9	9	3.8%	
Parks Acres									
Urban Per 1,000 Population	2.2	2.1	2.1	2.2	2.1	2.2	2.1	-1.4%	
Rural Per 1,000 Population	5.8	8.0	7.6	8.7	5.8	5.8	8.0	38.4%	

https://www.clarkcountynv.gov/government/county_managers_office/performance_management.php

Innovations and Improvements

- Getting more applications online
- Going paperless
- Automating Zoning Letters
- Standing meetings with industry groups
- Improving GIS and maps

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?

