

**CLARK COUNTY BOARD OF COMMISSIONERS**  
**ZONING / SUBDIVISIONS / LAND USE**  
**AGENDA ITEM**

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**Petitioner:** Nancy A. Amundsen, Director, Department of Comprehensive Planning

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**Recommendation:** CP-21-900633: Authorize the Chair to sign a Resolution for the Transform Clark County Master Plan; and direct staff accordingly. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

In January 2020, Comprehensive Planning staff began working with a consultant (Clarion Associates) to update the County's Comprehensive Master Plan (Master Plan) and Development Code (Title 30). A series of kick-off meetings were held in June 2020 to explain the project and process, and to start soliciting initial comments. Additionally, an on-line survey was conducted to gather background information for use in drafting the Master Plan. A project website was created, [www.TransformClarkCounty.com](http://www.TransformClarkCounty.com), to keep interested parties apprised of the status of the project.

At the November 16, 2021 Planning Commission meeting, the Commission adopted the Transform Clark County Master Plan which replaced the 1983 Comprehensive Master Plan, as amended. The Board adopted the Master Plan at its November 17, 2021 meeting.

Staff recommends that the Board authorize the Chair to sign a Resolution replacing the existing Comprehensive Master Plan with the Transform Clark County Master Plan; and direct staff accordingly.

**RESOLUTION  
OF THE CLARK COUNTY BOARD OF COUNTY COMMISSIONERS  
ADOPTING THE TRANSFORM CLARK COUNTY MASTER PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners (hereafter referred to as the “Board”) adopted the Clark County Comprehensive Plan in December 1983; and

WHEREAS, the unincorporated areas of Clark County, Nevada are well established, but still evolving communities and the Board directed an update of the Comprehensive Master Plan; and

WHEREAS, a certified draft copy of the “Transform Clark County Comprehensive Master Plan” as approved with a super-majority vote by the Clark County Planning Commission, has been received by the Board as specified in the Nevada Revised Statute 278.220; and

WHEREAS, on November 17, 2021, a public hearing was held by the Board of County Commissioners in accordance with Nevada Revised Statute 278.220 on the General Subjects and amended planned land uses;

NOW, THEREFORE, BE IT RESOLVED by the Clark County Board of County Commissioners:

1. That the Clark County Planning Commission does remove and replace the existing Comprehensive Master Plan, then adopt and accept the Transform Clark County Master Plan (hereafter referred to as the Plan) with land use category descriptions, goals and policies, administrative procedures and descriptive land use maps.

2. That the Planned Land Use categories as set forth in the map legends do not designate any specific zoning classification. The color-coded areas constitute general categories of planned land uses with a range of options and do not guarantee property owners a particular zoning classification, density, or intensity in the future. Requests for specific zone reclassifications are subject to the discretion of the Planning Commission and the Board of County Commissioners within the general guidance contained within the Plan, coupled with consideration to the health, safety, morals, general welfare, the character of the area, and the unincorporated area’s suitability for particular uses, the availability of sewer, water and other required resources, and recognition of the value of particular buildings, land uses and property. Specific considerations concerning densities and land use intensity in the provided range are additionally impacted by these same concerns and are guided by the goal of buffering adjacent different land uses.

3. That the stated maximum densities and intensities in no way obligate the County to approve developments at a given density or intensity including up to the maximum. It shall be the obligation of the developer to show, through sound land use planning practices and exceptional site and building design, that approval of a density or intensity up to the maximum is warranted.

4. That the Clark County Board of County Commissioners completely removes the existing Comprehensive Master Plan and adopts with changes the certified draft copy forwarded from the Planning Commission entitled the "Transform Clark County Master Plan" as a replacement of the existing and currently adopted Clark County Comprehensive Master Plan.

PASSED, ADOPTED, AND APPROVED this 17th day of November, 2021.  
EFFECTIVE DATE: November 29<sup>th</sup>, 2021.

CLARK COUNTY, NEVADA

By: \_\_\_\_\_  
MARILYN KIRKPATRICK, CHAIR

ATTEST:

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LYNN MARIE GOYA  
COUNTY CLERK