

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

Petitioner: Jennifer Ammerman, Deputy Director, Department of Comprehensive Planning

Recommendation: ORD-26-900423: Conduct a public hearing on an ordinance to amend Title 30 regulations as previously directed by the Board of County Commissioners to modify the Title 30 Fee Schedule, a revised plans procedure, amend language for court reporter, correct typographical errors within defined terms, and make corrections and clarifications as appropriate, and providing for other matters properly related thereto. (For possible action)

FISCAL IMPACT:

None by this action.

BACKGROUND:

This ordinance incorporates proposed amendments including modifications to the Title 30 Fee Schedule, a revised plans procedure, amend language for court reporter, and corrections to typographical errors within defined terms. Regarding the Title 30 Fee Schedule, future ordinances are not required to adjust fees that are specified within the Title 30 Fee Schedule to be adjusted annually by the Consumer Price Index.

Staff recommends the Board conduct a public hearing.

Cleared For Agenda
07/08/26

~~Strikethrough~~ material is that portion being deleted or amended

Underlined material is that portion being added

BILL NO. 6-17-26-4

SUMMARY - An Ordinance to amend the Unified Development Code to modify the Fee Schedule, a revised plans procedure, amend language for court reporter, correct typographical errors within defined terms, and make corrections and clarifications as appropriate. (T30-26-900423)

ORDINANCE NO. _____
(of Clark County, Nevada)

AN ORDINANCE TO AMEND THE TITLE 30 FEE SCHEDULE, TABLE 2; CHAPTERS 30.06 and 30.07; SECTIONS 30.06.05, 30.06.06, AND 30.07.02 FOR REVISED PLANS PROCEDURE, AMEND LANGUAGE FOR COURT REPORTER, CORRECT TYPOGRAPHICAL ERRORS WITHIN DEFINED TERMS, AND MAKE CORRECTIONS AND CLARIFICATIONS AS APPROPRIATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. TITLE 30 FEE SCHEDULE, TABLE 2, IS AMENDED TO READ AS FOLLOWS:

Table 2: Administrative Fees - General

Administrative Service	Fee
Recording of Resolution of Intent	\$30
Revised Plans for Applications Listed in Table 1	\$100
Tree Fee-in-lieu	\$980.14 <u>\$1,005.62</u> adjusted annually on July 1 st by the prior year Consumer Price Index (CPI), US City Average, All items not to exceed 5%.
Zoning Confirmation Letter¹	
For delivery within ten working days of receipt	\$45, plus \$5 per acre for each net acre over ten acres ² , but not to exceed \$5,000.
For delivery within three working days of receipt	\$75, plus \$5 per acre for each net acre over ten acres ² , but not to exceed \$5,000
Zoning Landscape Inspections	\$100 plus \$50 per visit over 1 visit

1. Acreage to be calculated based on Assessor's data and will be rounded up to the nearest acre.

SECTION 2. TITLE 30, CHAPTER 30.06, SECTIONS 30.06.05 AND 30.06.06 OF THE CLARK COUNTY CODE AMENDED TO READ AS FOLLOWS:

30.06.05 APPLICATION TYPES

A. Administrative Design Review (ADR)

1. Purpose

Administrative Design Review is intended to ensure compliance with the development and design standards of this Title.

2. Procedure

Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications:

i. ADR Review and Submittal

(a) Standards for Acceptance

- (1) Administrative Design Review may be ~~requested~~ required for the following or as otherwise specified in this Title:
 - (i) Initial non-single-family development with less than 25,000 square feet of total building area;
 - ~~(ii) Changes from prior land use approval greater than 10% but not more than 25% (see §30.06.06C, Minor Deviation);~~
 - (ii) Changes from prior land use approval for non-single-family development exceeding the requirements within Section 30.06.06 shall not exceed a total building area of 25,000 square feet. A design review is required for changes exceeding 25,000 square feet of building area.
 - (iii) Additions after original approval or construction, including but not limited to: Retail/vending structures; electric vehicle charging stations; windmill and similar water dispensers; smog checks; ATMs; drycleaners; drive-thru windows and other features added to address parking, parking lot design, queuing, onsite circulation, and landscaping;
 - (iv) Development located within a PF district if the proposed development will not have significant impacts to the neighboring area; and
 - (v) As determined by the Director.
- (2) An application for Administrative Design Review shall not be accepted if a deed modification is required.

ii. ADR Analysis

(a) Processing Timeline

10 working days.

(b) Standards for Approval

- (1) The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area;
- (2) 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.

iii. ADR Public Meeting(s) and Decision

(a) Required Public Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government Entities.

(2) Hearing

None required.

(3) Decision-Making Body

Zoning Administrator.

(4) Expiration of Approval

2 years to commence, unless otherwise approved.

iv. ADR Post-Decision Actions

(a) Changes to Approved Plans

Any changes that cannot be accommodated through a ~~Minor Deviation~~ Revised Plan shall require a new Administrative Design Review, ~~or~~ Design Review, and/or Waiver of Development Standards.

B. Design Review (DR)

1. Purpose

Design Review is intended to ensure compliance with the development and design standards of this Title.

2. Procedure

Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications:

i. Pre-Submittal Conference

May be required per §30.06.03B, *Pre-Submittal Conference*.

ii. **DR Review and Submittal**

(a) **Standards for Acceptance**

Design Review is required for the following or as otherwise specified in this Title, unless the Director, Commission, or Board determines such is not necessary:

- (1) All new single-family attached residential construction;
- (2) Initial non-single-family development with total building area of 25,000 square feet or more;
- (3) Changes in previously approved uses or primary structures;
- (4) When in conjunction with any other required application;
- (5) Initial development located within a PF zoning district; or
- (6) As determined by the Director.

iii. **DR Analysis**

(a) **Standards for Approval**

- (1) The proposed development is compatible with adjacent development and is harmonious and compatible with development in the area;
- (2) 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.

iv. **DR Public Meeting(s) and Decision**

(a) **Required Public Notice.** Mailed and Posted notice, plus:

- (1) If a public hearing is required by the Commission, Board, or Director for a subsequent application, the notice shall require the Mailed Notice radius for Design Review, unless a larger mailed notice is required by the subsequent use/application type.

(b) **Hearing, Review, and Decision**

- (1) **Recommending Entities.** Government entities, public utilities, and Town Board, plus cities for projects of regional significance.
- (2) **Hearing.** Public Hearing.
- (3) **Decision-Making Body.** Commission, except Board for the following:
 - (i) When required as a condition of approval of any final action by the Board;
 - (ii) Those submitted in conjunction with, or in lieu of, another application requiring Board approval;
 - (iii) Modifications to an application or development previously approved by the Board;
 - (iv) Projects of Regional Significance;
 - (v) Applications for development within a Historic Designation Overlay per §30.02.26D.4, *Procedure for Review of New Construction, Alteration, and Demolition*;
 - (vi) Property requiring deed modification pursuant to the Cooperative Management Area Deed Modification Policy; and
 - (vii) At the discretion of the Director.
- (4) **Expiration of Approval**

2 years to commence, unless otherwise specified. When heard in conjunction with a Tentative Map, the expiration date shall match the corresponding application.

v. **DR Post-Decision Actions**

(a) **Changes to Approved Plans**

Any changes that cannot be accommodated through a ~~Minor Deviation or Administrative Design Review Revised Plan~~ shall require a Design Review, and/or a Waiver of Development Standards.

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D. Special Use Permit (UC)

1. Purpose

i. **Generally**

The Special Use Permit procedure provides a mechanism for the County to evaluate proposed development and land uses that have unique or widely varying operating characteristics or unusual features. This procedure is intended to ensure compatibility with surrounding areas.

ii. **UC Gaming Enterprise District**

- (a) The Gaming Enterprise District (GED) is an area suitable for operating a nonrestricted license in accordance with NRS 463 and may be expanded after meeting specific criteria that identify areas suitable for the potential expansion of gaming activities and resort hotel uses. Property within the Las Vegas Boulevard Gaming Corridor continuously zoned H-1 as of July 16, 1997 is included within the GED. H-1 zoning has been updated to CR (Commercial Resort) on January 1, 2024 per Ord.5060.

- (b) An expansion of the GED will only occur after a Special Use Permit has been approved to establish a resort hotel (or rural resort hotel) and a nonrestricted gaming license has been issued. After approval of a Special Use Permit to expand the GED, the property will be treated as being within the GED for the purpose of issuing building permit(s) and business license(s) for the project.

2. UC Procedure

Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications:

- i. **Pre-submittal Conference**
- ii. May be required per §30.06.03B, *Pre-Submittal Conference*.

v. UC Public Meeting(s) and Decisions

(a) Required Public Notice

Mailed and Posted notice, except for the following:

- (1) **UC Gaming Enterprise District Expansion**
- (2) Mailed notice with 2,500-foot radius, posted notice, and sign(s).
- (3) **Neighborhood Casino**

Newspaper notice in a newspaper of general circulation within the County, minimum $\frac{1}{8}$ of page, substantially concurrent with the time mailed notices are sent. Content of advertising is left to applicant, but must be approved by staff. Mailed notice with 2,500-foot radius, sign(s), and posted notice.

(4) **Explosives, Hazardous Materials or Waste in Amounts Regulated by NRS and NAC**

Newspaper notice, mailed notice, posted notice, and signs. The same notice must be provided for hearings before both the Commission and Board, at least 30 days before the date of each respective hearing. Such notice must also be sent to the entities listed in NRS 278.147:

- (i) The Administrator of the Nevada Division of Environmental Protection of the Department of Conservation and Natural Resources;
- (ii) The State Fire Marshal; and
- (iii) The Administrator of the Nevada Division of Industrial Relations of the Department of Business and Industry.

(5) **Alcohol as Primary Use Outside a Gaming Enterprise District**

For any liquor store, tavern, or other establishment whose primary business is the on/off-premises consumption of alcohol shall also include a sign pursuant to NRS 278.315.

(6) **Redevelopment of Manufactured Home Park**

(7) Signs per §30.06.03E.2.ii(d)(8).

(b) **Hearing, Review, and Decision**

(1) **Recommending Entities**

Government entities, Town Board, plus:

- (i) For a Project of Regional Significance: Cities.
- (ii) For Explosives, Hazardous Materials or Waste: entities listed under NRS 278.147.

(2) **Hearing**

(3) **Public hearing required.**

(4) **Expansion of Gaming Enterprise District**

- (i) Upon receipt of the documentation required above, the Board shall hold a public hearing in accordance with the procedures established in §30.06.03, *Common Review Procedures*. A majority vote of the total membership of the Board, meaning the entire elected or appointed membership of the Board, but does not include members present at a meeting who abstain for ethical reasons, is required to approve an application for such a use.
- (ii) Applicant is required to provide a court reporter, ~~who shall record the hearing~~ in accordance with NRS 463.3086 and 656, ~~and provide a copy of the transcript to the Director within 10 working days of the hearing. Failure to have a court reporter present at the public hearing shall require holding the public hearing until such time a court reporter can be present.~~
- (iii) Following the public hearing, the Board shall either grant or deny the petition. The Board may grant a petition only if it is determined that the proponents have brought forth adequate evidence to demonstrate that the petition meets the requirements of §30.06.05D.2.iii(a)(2)(vii), *GED Support Material*.

(5) **Decision-Making Body**

- (i) Commission, except for the following, when the recommendation of the Commission shall be forwarded to the Board for final decision:
 - a) Establish a facility for Explosives, Hazardous Materials or Waste in amounts regulated by NRS and

- NAC and as required pursuant to 278.147.
- b) Expand or establish Monorail.
- (ii) Board for the following:
 - a) Development requiring a pre-submittal conference prior to submittal;
 - b) Expand the Gaming Enterprise District;
 - c) Establish a heliport;
 - d) Project of Regional Significance;
 - e) Redeveloping manufactured home parks to a different use;
 - f) Exotic or wild animals and inherently dangerous exotic or wild animals;
 - g) Cannabis establishment;
 - h) Transitional living facility for released offenders;
 - i) Property requiring a deed modification pursuant to the Cooperative Management Area Deed Modification Policy;
 - j) A Special Use Permit request submitted in conjunction with, or in lieu of, another application requiring Board approval; and
 - k) At the discretion of the Director.
- (6) **Expiration of Approval**
 2 years to commence, unless otherwise approved. When heard in conjunction with Tentative Map, the expiration date shall match the corresponding application.

30.06.06 FLEXIBILITY AND RELIEF PROCEDURES

A. Administrative Extension of Time (ADET)

C. Minor Deviation (AV)

1. Purpose

The Minor Deviation procedure is intended to allow minor deviations from various standards of this Title ~~and from an approved land use application and associated plans~~. Minor Deviations are intended to provide greater flexibility without requiring a Waiver of Development Standards or Variance, or other land use application.

2. Procedure

Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications:

i. AV Review and Submittal

(a) Application Content

- (1) Multiple deviations may be included on one application; however, each deviation requires separate analysis per the approval criteria in §30.06.06C.
- ~~(2) —A summary table and complete description of all proposed changes shall be provided. Any subsequent deviation shall include a revised summary and calculation.~~

(b) Standards for Acceptance

In addition to where otherwise allowed in this Title, a Minor Deviation may be requested as follows:

- (1) To remediate a construction error (even when this Title prohibits Minor Deviations or Waivers of Development Standards), if the approved building permit plans showed the correct standard and previous related inspections were approved.
- (2) ~~For requests not related to an approved land use application and associated maps/plans, a~~ Minor Deviation may be requested of ~~u~~Up to 10% of the following standards:

Table 30.06-2: Deviations to Standards

Code Standard
SITE STANDARDS
Lot area, minimum
Lot coverage, maximum

Table 30.06-2: Deviations to Standards

Code Standard
LOT DIMENSIONAL STANDARDS
Front setback, minimum
Side setback, minimum
Rear setback, minimum
Encroachment into setback pursuant to Table 30.02-4, Authorized Encroachments into Required Setbacks, maximum
BUILDING STANDARDS
Structure height, maximum (excludes wireless communication antennas and towers)
Accessory building height, maximum (excludes wireless communication antennas and towers)
DEVELOPMENT STANDARDS
Number of required parking spaces, maximum or minimum
Lighting height, maximum
Fence or wall height, maximum

~~(3)~~—When necessary to deviate in a minor way from an approved land use application and associated plan, a Minor Deviation may be requested for the following:

- ~~(i)~~—Up to 10% of area of any open space, parking area, or other area shown on the original approved plan.
- ~~(ii)~~—Up to 10% of the size of any building or structure, or of the total land area covered by any building or structure.
- ~~(iii)~~—Up to 10% of the height of any building or structure or of any part thereof.
- ~~(iv)~~—Up to 10% of the number of buildings or structures shown on the original approved plan provided the total land area covered by all buildings and structures does not increase or decrease more than 10%.
- ~~(v)~~—A modification of the design, or architectural style of the project.

~~(4)~~ **(3)** Letters of consent from adjacent affected property owners, but not vacant property owned by the Bureau of Land Management (BLM) federal government, are required for any deviations pursuant to Table 30.6006-2: Deviations to Standards, and where a Minor Deviation is otherwise allowed in this Title.

~~(5)~~ **(4)** Applications are prohibited for the following:

- ~~(i)~~ Increased density.
- ~~(ii)~~ Minimum lot area for properties subject to the Lone Mountain Interlocal Agreement when the resulting net lot size would be reduced below 18,000 square feet.
- ~~(iii)~~ Minimum driveway length requirements.
- ~~(iv)~~ Structures over 200 feet in height.
- ~~(v)~~ Deviations to further increase or reduce a previously approved Minor Deviation, Waiver of Development Standards, or Variance.

ii. AV Analysis

(a) Processing Timeline

10 working days.

(b) Standards for Approval

(1) The deviation will not adversely affect adjacent property or property owners.

~~(2)~~ ~~The deviation is in conformance with the approved land use application and associated plan, and any of its conditions.~~

~~(3)~~ **(2)** The deviation complies with all other provisions of this Title.

ii. AV Public Meeting(s) and Decision

(a) Required Public Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities.

(2) Hearing

None required.

(3) Decision-Making Body

Zoning Administrator.

(4) Expiration of Approval

2 years to commence, unless otherwise approved.

G. Revised Plans (RP)

1. Purpose

The Revised Plans application is intended to allow changes to plans and documents related to or for a prior land use application or tentative map. A Revised Plan shall be submitted as specified below but is not required in order to demonstrate compliance with conditions of approval of a land use application or tentative map. Acceptance of Revised Plans does not absolve compliance with Title 30 or conditions of approval of a land use application or tentative map.

2. Procedure

Common Review Procedures in §30.06.03 apply, subject to the following additions and modifications:

i. RP Review and Submittal

(a) Application Content

(1) A detailed written description specifying all proposed changes shall be provided identifying the deviations to the plans or tentative map. The review of the changes will be limited to the description. A complete plan review will not be conducted; however, all requirements and regulations related to the change shall meet Title 30 and any conditions of approval of all land use applications or tentative map. Such related requirements and regulations shall be specified in the description and shown on the plans. Any subsequent deviation shall include a summary and calculation indicating the cumulative changes do not exceed the limits in Section 30.06.06G.2.i(b).

(b) Standards for Acceptance

(1) Revised plans may be accepted as follows:

(i) Greater than 10% up to 25% reduction in the area of any open space, parking area, lot area, or other area as shown on the original approved plan.

(ii) Greater than 10% up to 25% reduction in landscape buffers or width of street landscaping strip.

(iii) Greater than 10% up to 25% reduction in setback as shown on the original approved plan.

(iv) Greater than 10% up to 25% increase in the size of any non-single-family residential building or structure, or the total area of multiple buildings, or the total land area covered by any building or structure.

(v) Greater than 10% up to 25% increase in the number of non-single-family residential buildings or structures shown on the original approved plan provided the total land area covered by all buildings and structures does not increase more than 25%.

(vi) Greater than 10% up to 25% increase of the height of any building or structure or of any part thereof.

(vii) A modification of the design, or architectural style of the project, including prior to completion of construction of all lots, residential models within the size range of the approved models. Models that have been previously approved and cataloged are not subject to a Revised Plan and can be included in previously approved subdivisions.

(viii) Modifications to Tentative Maps per the criteria below. An increase in the number of lots, modifications to the street network and overall lot layout requires approval of a new Tentative Map.

(1) Decrease in the lot area greater than 10% up to 25% for up to 10% of the lots within the map.

(2) Revised Plan or new Tentative Map is not required to decrease the number of lots or increase the lot area within the map.

(ix) As determined by the Zoning Administrator or Director.

(2) Applications are prohibited for the following:

(i) Increased density.

(ii) Minimum lot area for properties subject to the Lone Mountain Interlocal Agreement when the resulting net lot size would be reduced below 18,000 square feet.

(iii) Minimum driveway length requirements.

(iv) Structures over 200 feet in height.

(v) Changes to further increase or reduce a previously approved Waiver of Development Standards or Variance, or result in further reduction in separation to a less intense use.

ii. RP Analysis

(a) Processing Timeline

10 working days.

(b) Standards for Approval

(1) The revision will not adversely affect adjacent property or property owners.

(2) The revision is in conformance with the approved land use application and associated plan, and any of its conditions.

(3) The revision complies with all other provisions of this Title.

iii. RP Public Meeting(s) and Decision

(a) Required Public Notice

None required.

(b) Hearing, Review, and Decision

(1) Recommending Entities

Government entities.

(2) Hearing

None required.

(3) Decision-Making Body

Zoning Administrator.

(4) Expiration of Approval

The expiration date shall match the expiration of the original application.

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SECTION 3. Title 30, Chapter 30.07, Section 30.07.02 of the Clark County Code is amended to read as follows:

Chapter 30.07 Rules of Construction & Definitions
30.07.02 Defined Terms
J-Designees

Chapter 30.07 Rules of Construction & Definitions
30.07.02 Defined Terms

30.07.02 DEFINED TERMS

B.

Bathhouse

Any place, including a private club or organization, where baths are given or furnished, with or without an attendant present, within the bathing area including, but not limited to, Japanese, Swedish, Russian, Turkish, hot air, vapor, mineral, sweat, salt, Japanese, or electric baths. This use does not include massage and is not to be confused with a gym, fitness center, or health club for athletic training and exercise.

D.

Dormitory

A building or portion of a building used to provide sleeping accommodations for a group of unrelated people. A Greek life organization **D**dormitory must be for those organizations recognized by the school. This use does not include lodging uses, hospitals, or other approved institutions or similar uses.

SECTION 3. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 4. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 5. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks and shall be effective on and from the fifteenth day after passage. A land use application approved prior to the effective date of this ordinance may be developed per the plans approved with the application.

PROPOSED on the _____ day of _____, 2026

INTRODUCED By : _____

PASSED on the _____ day of _____, 2026

VOTE:

AYES: _____

NAYS: _____

ABSTAINING:

ABSENT:

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By

MICHAEL NAFTChair

ATTEST:

LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the _____ day of _____, 2026.