

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

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**Petitioner:** Sami Real, Director, Department of Comprehensive Planning

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**Recommendation:** AG-26-900006: Discuss whether to modify the Title 30 Fee Schedule, and direct staff accordingly. (For possible action)

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**FISCAL IMPACT:**

None by this action.

**BACKGROUND:**

As of January 1, 2024, the effective date of the Title 30 rewrite, the H-2 (General Highway Frontage) Zone is no longer an established zoning district in Title 30. To phase out the H-2 Zone, it was deemed appropriate to handle properties zoned H-2 on a case-by-case basis after careful analysis to determine the appropriate zoning district. The analysis of the appropriate zoning district is performed at time of application for land use/subdivisions, building permits, and business licenses and takes into consideration the exiting Master Plan land use category, surrounding zoning, and existing use of the property.

To assist customers with minimizing the impact of being required to process a Rezone and/or a Master Plan Amendment, the Board adopted a fee waiver relating to H-2 Rezones with a 2 year sunset date. More specifically, Title 30 Fee Schedule Section 6.d.i.7, Fee Exceptions, states the following: “Master Plan Amendment (PA) and Rezone (Zone Change) (ZC) fees for property(ies) zoned H-2 General Highway Frontage Zoning District where the applicant concurs with the Director’s determination of the appropriate land use category and zoning district. This fee waiver shall sunset January 1, 2026.”

Staff requests the Board discuss whether to extend the fee exception, and direct staff accordingly.