

[Bracketed] and/or ~~strike through~~ material is that portion being deleted or amended  
Underlined material is that portion being added

Adopted: 4/02/08  
Effective: 4/21/08

BILL NO. \_\_\_\_\_

SUMMARY - An Ordinance to amend the Unified Development Code to update and revise Title 30 Major Project requirements and make corrections and clarifications as appropriate. (T30-0276-08)

ORDINANCE NO. 3622  
(of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 30, CHAPTERS 30.08 AND 30.20, SECTIONS 30.08.030, 30.20.010 AND 30.20.020 TO REVISE AND UPDATE MAJOR PROJECT REQUIREMENTS AND PROCEDURES; 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, Chapter 30.08, Sections 30.080.030, of the Clark County Code is hereby amended to read as follows:

**High Impact Project**

“High Impact Project” means a project that includes any of the following:

1. Projects with five hundred (500) or more dwelling units;
2. Projects with a minimum twelve hundred (1,200) resort condominium, hotel condominium, hotel or resort hotel accommodations (combination of all);
3. Projects generating eight thousand (8,000) or greater average daily trips (ADTs); as defined by the Institute of Transportation Engineers or its successor;
4. Development reaching the above thresholds by successive additions to the overall development subsequent to March 1, 2006.
5. Industrial and commercial projects encompassing more than 300 acres. This does not include public or quasi-public projects.

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**Major Project**

“Major Project” means a residential or mixed use project larger than seven hundred (700) acres anywhere in the County; a residential or mixed use project of three hundred (300) acres or more that is located outside the

Urban Area; or a project which has been processed under the Major Project application process and has executed a negotiated development agreement.

SECTION 2. Title 30, Chapter 30.20, Sections 30.20.010 and 30.20.020, of the Clark County Code is hereby amended to read as follows:

**30.20.010 Purpose.**

- a. The purpose of this Chapter is to provide standards and procedures for the acceptance, processing, hearing, and final action on applications for the residential and/or mixed use development of lands designated for future ~~[development]~~ growth or lying beyond the current infrastructure capacity [area] projected to meet the near term urban growth. It allows the comprehensive consideration of such projects and the infrastructure required for them, in accordance with the purpose of the Comprehensive Plan per Chapter 30.12 (The Comprehensive Plan and Community Districts).
- b. Additionally, NRS 278 provides authority for the County to carry out its plan for infrastructure financing through the negotiation of development agreements. ~~[Projects in Community District (C-D) 3-6 are considered under the Major Projects review process. These projects may proceed under the requirements of a Standard Development Agreement, or by negotiating a Master Development Agreement utilizing the Major Projects Team.]~~
- c. The guidelines which establish the development process options under which a project developer may proceed with a Major Project are outlined in this Chapter.

**30.20.020 Qualification and Requirements for Major Projects.** Qualification requirements and development agreement options for Major Projects are established as follows:

1. Any residential or mixed use project of seven hundred (700) acres or more shall be considered a Major Project and shall require the negotiation of a Master Development Agreement with oversight from the Major Projects Team.
2. Any residential or mixed use project of three hundred (300) acres or more ~~[up to seven hundred (700) acres]~~ that is located outside the Urban Area shall be considered a Major Project and shall require negotiation of a Master Development Agreement and utilization of the Major Projects Team. Projects of three hundred (300) acres up to seven hundred (700) acres that are located within the Urban Area may, at the applicant's request, negotiate a Master Development Agreement and utilize the Major Projects Team.
3. Residential or mixed use ~~[P]~~ projects between one hundred (100) acres up to three hundred (300) acres may petition the Board to negotiate a Master Development Agreement and to utilize the Major Projects Team.
4. Projects located within an approved Public Facilities Needs Assessment (PFNA) area shall be required to utilize the Standard Development Agreement and do not qualify as Major Projects.
5. Projects within the PCD (Planned Community Development) land use designation of the Lone Mountain/Centennial Hills planning area shall be processed as Major Projects (regardless of size) and shall be required to negotiate a Master Development Agreement with the County. (Ord. 3229 § 4, 6/2005; Ord. 2868 § 1, 3/2003)

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; on 4/21/08. A land use application approved prior to the effective date of this ordinance may be developed per the plans developed per the plans approved with the application.

PROPOSED on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

PROPOSED By: \_\_\_\_\_

PASSED on the \_\_\_\_\_ day of \_\_\_\_\_, 2008

VOTE:

AYES:

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NAYS:

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ABSTAINING:

\_\_\_\_\_  
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ABSENT:

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BOARD OF COUNTY COMMISSIONERS

CLARK COUNTY, NEVADA

By \_\_\_\_\_  
Chair

ATTEST:

\_\_\_\_\_  
SHIRLEY B. PARRAGUIRRE, County Clerk

This ordinance shall be in force and effect from and after the \_\_\_\_\_ day of \_\_\_\_\_, 2008.