

30.12 Comprehensive Plan and Community Districts

PART A THE PLAN

30.12.010 The Comprehensive Plan. The Clark County Comprehensive Plan (Plan), adopted by the Board on December 15, 1983, as amended, consist of various plan elements as defined in NRS 278.160, such as but not limited to area land use plans and maps; transportation, population, and conservation plans; the 1974 General Plan map for areas excluded from consideration in more recently adopted land use plans; and all subsequent amendments thereto. (Ord. 3518 § 3, 5/2007; Ord. 3296 § 2 (part), 10/2005; Ord. 2674 § 1, 2001)

30.12.020 Purpose. The Clark County Comprehensive Plan shall serve as a pattern and guide for the orderly physical growth and development of Clark County. Unless otherwise provided, all development approved through this Title shall be in conformance with the Comprehensive Plan as follows.

1. Unless otherwise noted in this Title, all approved zoning districts and development should reflect the applicable land use classification and intensity of use specified:
 - A. In the community district element.
 - B. In the various land use maps adopted in conjunction with the land use plans. However, the 1974 General Plan map shall indicate the permitted range of density and intensity of use for properties excluded from, or not so designated in, an adopted land use plan.
 - C. In the general description of the various land use categories depicted upon the adopted maps.
2. A proposed land use category allows a range of zoning districts, therefore the approval of a land use plan map, or an amendment thereto, shall not be construed to obligate the Commission or the Board to approve the maximum density or intensity of use permitted within an approved land use category. Requests for land use applications are subject to the discretion of the Commission or Board, within the general guidance contained within the Comprehensive Plan coupled with consideration of:
 - A. The general prosperity, health, safety, and welfare of the public.
 - B. The character of the area.
 - C. The area's peculiar suitability for particular uses.
 - D. The availability of water and other required resources.
 - E. The availability of, and facilities for, services.
 - F. Preservation of the value of buildings and property.
 - G. Encouraging the most appropriate land use.
3. Public facility design, location and improvement policies contained within the Comprehensive Plan shall be utilized as guidelines in the application of subdivision, public improvement, and design review procedures contained within this Title, including:
 - A. The provision of lots of sufficient size, adequate improvements and facilities, and appropriate design for the intended use.

- B. The construction and installation of streets, highways with uniformity of street width and access to lands, public utilities and other public facilities to minimize traffic congestion and safety hazards.
 - C. The prevention of the subdivision of lands which are subject to severe slope; lack of water, sewer or other required public services; flooding; or which are otherwise unsuitable for subdivision.
 - D. The development of a permanently wholesome community environment, adequate public services and safe streets.
4. Site design and location policies contained within the Comprehensive Plan shall be utilized as guidelines in the application of the design review procedures contained within Table 30.16-9 (Design Review).
 5. Land use and subdivision applications for the development of land may be approved, conditionally approved, or denied based on the plans, policy statements, goals contained anywhere within the Comprehensive Plan, or any amendment thereto, or element thereof. (Ord. 3296 § 2 (part), 10/2005)

PART B COMPREHENSIVE PLAN AMENDMENTS

30.12.030 Purpose. The purpose of this part is to provide standards and procedures for the acceptance, processing, hearing and final action on Comprehensive Plan amendments, with the intent of providing for the orderly and efficient development of land.

30.12.035 Comprehensive Plan Updates.

- a. The process for updating Comprehensive Plan elements is established in Table 30.12-1.
- b. Land use plan amendments are also subject to the additional requirements established in this subsection (b).
 1. **Five Year Review.** Each land use plan should be reviewed, and revised if appropriate, within 5 years after adoption and within every 5 years thereafter. Clerical errors and omissions may be corrected at any time.
 2. **Land Use Plan Amendment Process.** Approximately 18 months prior to the 5 year review of each land use plan, the Director of Comprehensive Planning shall receive direction from the Board regarding the appropriateness of amending the plan and proceed with the amendment process described in Table 30.12-1 if directed. Should the Board choose not to amend the plan, the direction shall affirm the plan's continued viability and shall be considered the re-adoption of the plan for the purpose of restricting the submission of nonconforming land use applications.
 3. **Land Use Plan Re-examination Process.** The Board may re-examine any part of a land use plan if it determines that there are facts which were not fully considered at the time of the original approval, the existence of which would likely result in a different decision, in accordance with the re-examination process described in Table 30.12-1(j).
 4. **Annual (minor) Updates.** One year after adoption, the Board may initiate 1 amendment to the plan (for each of the land use plans) per year until the next update of the entire land use plan is complete. If so initiated, annual plan amendments shall comply with all requirements for the re-examination process in Table 30.12-1(j), including all notice requirements contained therein.
 5. **Exceptions.** The time limits imposed by this Section shall not apply to approved neighborhood plans or specific plans processed in accordance with Chapter 30.20 (Major Project Application Processing). (Ord. 3296 § 2 (part), 10/2005; Ord. 3209 § 3 (part), 5/2005; Ord. 2889 § 2, 4/2003; Ord. 2865 § 1, 4/2003)

30.12.040 General Comprehensive Plan Amendment Processing. Comprehensive Plan amendments may be initiated, accepted, processed, noticed, heard and acted upon in accordance with the provisions of this Part. The Comprehensive Plan shall only be amended per Table 30.12-1 below, except adopted land use plan maps may be amended for major projects in accordance with Table 30.20-4.

Table 30.12-1 COMPREHENSIVE PLAN AMENDMENT - AUTHORITY AND CONSIDERATION TABLE	
a. Initiating Authority	Board
b. Adoption Process	<p>In accordance with Section 30.12.035:</p> <ol style="list-style-type: none"> 1. Upon receipt of a request by a member of the Board, the Director of Comprehensive Planning (Director) shall prepare an agenda item to receive direction at a subsequent meeting of the Board. 2. As directed by the Board, the Director shall prepare a land use plan amendment and schedule it for the Board's consideration. If the Board determines that the amendment is worthy of further consideration, the public hearing process shall be initiated and the proposed amendment referred to the Commission. 3. Land Use Plan Amendments require a neighborhood meeting (open house) to explain proposed changes to the Plan. 4. The Commission shall consider the amendment at a public hearing per Section 30.16.210 within 40 days and shall act upon the amendment within 90 days of the Board referral. The affirmative vote of not less than 2/3 of the total membership of the Commission shall be required to adopt any land use plan amendment. The Commission shall forward a certified copy of the adopted land use plan amendment to the Board. 5. Following action by the Commission, or the 90 day period, whichever comes first, the Board shall conduct a public hearing to consider the amendment and the facts presented. The Board may approve, approve with changes, or deny the amendment adopted by the Commission. <ol style="list-style-type: none"> A. If the Board approves the amendment certified by the Commission, the amendment shall be considered adopted, and no further action is required. B. Pursuant to NRS 278.220, if the Board denies or approves the amendment with changes from the Commission's certified copy, the amendment shall be returned to the Commission within 40 days. The Commission shall then respond in a report addressing the Board's action which shall be filed with the Board within 40 days. However, the adoption date of the amendment shall remain unchanged. C. The Board may only consider amendments that have been considered by the Commission and TAB/CAC unless the proposed amendment changes a land use designation in a manner that completes a land use pattern. 6. The public hearing date of the Board's decision (to approve or approve with changes) is considered the adoption date for land use plans. If the Board denies the amendment adopted by the Commission, the existing land use plan and its adoption date shall remain unchanged until an amendment has been approved by the Board.
c. Notice Requirements	<ol style="list-style-type: none"> 1. Land use plans (adoption): posted notice, entity notice, newspaper notice, notice shall be sent to all property owners within a 750 foot radius 10 days prior to neighborhood meeting (open house). 2. Annual (minor) land use plan updates: posted notice, entity notice, city notice, newspaper notice; plus 1,500 foot radius notice from the boundaries of all parcels proposed for change during a land use plan re-examination or annual amendment. 3. Plan elements: posted notice, entity notice, newspaper notice. (See Section 30.16.230 for detailed notice requirements.)
d. Recommending Entities	For all Plan elements, including land use plans: Town Board, government entities, and Commission; plus Cities within city notice area for projects of regional significance.
e. Approval Authority	Commission, pursuant to NRS 278.210, except the action of the Commission shall be forwarded to the Board for final action pursuant to NRS 278.220

Table 30.12-1 COMPREHENSIVE PLAN AMENDMENT - AUTHORITY AND CONSIDERATION TABLE	
f. Standards for Approval	Upon a determination that the general prosperity, health, safety, and/or welfare will be served, the Board may adopt amendments and additional elements to the Plan, or may adopt a new plan.
g. Application Expiration	None
h. Denial	The denial by the Board of an amendment shall constitute a finding by the Board that the amendment is inconsistent with the standards and purposes enumerated in the Plan, this Title, and/or the Nevada Revised Statutes.
j. Re-examination Process (<i>land use plans major update only</i>)	<ol style="list-style-type: none"> 1. Any Board member may request a re-examination of any part of a land use plan within 90 days of its adoption, and all such requests shall be considered together at a re-examination public hearing to be scheduled and noticed for 45 days after the close of the 90 day request period. 2. Any plan amendment considered at a re-examination hearing shall include review by applicable Town Boards and public hearings before the Commission and the Board; however, additional notification from the boundaries of all affected parcels shall be required (see subsection (c) above). 3. At the public hearing, the Board may decide to re-examine any part of a land use plan if it determines that there are facts which were not fully considered at the time of the original approval, the existence of which would likely result in a different decision.

(Ord. 3635 § 2, 6/2008; Ord 3586 § 2, 2/2008; Ord. 3549 § 2, 9/2007; Ord. 3296 § 2 (part), 10/2005; Ord. 3209 § 3 (part), 3/2005; Ord. 2756 § 2, 6/2002)

PART C COMMUNITY DISTRICTS

30.12.050 Purpose. The purpose of establishing different community districts within unincorporated Clark County is to enable the establishment of alternative development standards particularly suited for the geographic areas described below. Each community district is designated on the latest map adopted by the Board, or within any adopted land use plan, and may have special development standards which shall apply within that district only. Such special development standards shall be designed to reflect and accommodate the particular social, geographic and other characteristics of the district.

30.12.060 Established Community Districts.

- a. Community District 1 shall include the property shown as a regional economic base and employment center.
- b. Community District 2 shall include the property shown as the urban growth area.
- c. Community District 3 shall include the property shown as the future development/rural open space.
- d. Community District 4 shall include the property shown as growth centers or satellite communities.
- e. Community District 5 shall include those portions of unincorporated Clark County towns and communities as shown within the South, Northeast and Northwest Land Use Plans including but not limited to: Indian Springs, Mt. Charleston, Searchlight, Bunkerville, Glendale, Moapa, Moapa Valley, Goodsprings Cal-Nev-Ari, Blue Diamond, Mountain Springs, and Sandy Valley as shown in Appendix G, map 3A. Within community district 5, uses and standards specified as permitted within community district 5 as shown in Table 30.44-1 (Global Use Table), shall be permitted even if the slope exceeds twelve percent (12%).
- f. Community District 6 shall include the property shown as an open space and conservation district, or land which has a slope in excess of 12%. (Ord. 2573 § 3, 2001; Ord. 2510 § 2, 2000)