

Commercial / Industrial Development Checklist

Project/Application Numbers: _____

Assessor's Parcel Numbers (APNs): _____

Planner: _____

Date: _____

YES	NO	NA	✓ CHECK Each Line Item Below & Provide Comments or Information As Needed
			Document Submittal Requirements: As listed on Land Use Applications
			Will application supercede previous zone boundary approval?
			Are any required conditions being met by this application? Describe:
			ZONING
			Base Zoning (30.40):
			Airport Environs/Accident Potential Zone (AE/APZ) (30.48A):
			Airport Airspace(30.48B):
			Residential Neighborhood Protection/Rural Neighborhood Protection (RNP) (30.48C):
			MASTER PLAN
			Designation (see area Land Use Plan &/or OpenDoor):
			Community District (30.12.060):
			PROPERTY
			Ownership:
			Legality of lot (CICS/PCL2 to confirm legality of parcels prior to 7/1/73; parcel map required to subdivide after 7/1/73)
			Comments:
			Existing legal nonconformity? (30.76)
			Easements:
			Letters from controlling entity/utility if intrusions exist? (30.56.040)
			Easements need to be vacated?
			Laughlin Riverwalk? (consult Development Services/Civil Division)
			Within 1 mile of Sanitation District facility? (consult Sanitation District for possible Odor Easement requirement)
			Within 660' of hillside? (Hillside Checklist required) (30.56.100 & 30.64)
			USE (30.08)
			Permitted in base district (Table 30.44-1):
			Dept. of Aviation restrictions for properties within/adjacent to Cooperative Management Area (CMA)?
			Overlay District restrictions? (30.48)
			Airport Environs / Airport Airspace:
			RNP:
			Gaming Enterprise:
			Conditions specific to use (Table 30.44-1):
			Accessory uses (Table 30.44-1):
			Proportional development in U-V (30.40.310):
			Large scale retail business? (30.08 & Table 30.44-1, "Large Scale Retail Business")
			Project of Regional Significance or Project of Significant Impact? (30.16)
			DENSITY (RVP & Assisted Living only):
			LOT AREA/COVERAGE (30.40, 30.56):
			SETBACKS (30.40, 30.56)
			Street:
			Side:
			Special (30.56)
			10' from street:
			Las Vegas Boulevard:
			Township/Range lines:
			Architectural Intrusions/Enclosures:
			HEIGHT (30.56)
			Base height:
			3:1 setback from single family residential use

YES	NO	NA	
			1:3 setback from street
			Flagpoles up to 100'
			Artificial grade
			SEPARATIONS (building, residential &/or less intensive use, other structures, etc) (30.40):
			OPEN SPACE (30.08 & 30.24.050):
			PARKING (30.60)
			Required spaces:
			Mobility impaired accessible spaces:
			Design:
			Paving required:
			Drive aisle design/width:
			Dead-end drive aisle turnaround:
			Reduction for shared parking, bicycles, or ridesharing:
			Waiver to reduce required parking spaces (parking analysis required per 30.60.040 & 30.16-7):
			Valet spaces (30% only if 150+ spaces provided):
			LOADING (30.60)
			Required space(s):
			Design:
			Residential buffer:
			LANDSCAPE & SCREENING REQUIREMENTS (30.64)
			Adjacent to less intensive use:
			Perimeter streets
			Landscape wells
			Required trees
			Tree planting (general requirements; see Figures in 30.64 for specific requirements)
			Species permitted (Appendix C)
			15 gallon minimum size (notation on plans)
			3' from right-of-way, utility easement, etc. (notation on plans)
			Root shield required if within 5' of sidewalk or wall (notation on plans)
			No turf within 6' of curb, sidewalk, building, or wall
			Turf minimum dimension of 10'
			Meandering/Offset sidewalks? (Public Access Easement required per 30.52.030)
			Irrigation system?
			Broadcast/overspray sprinklers only for turf?
			Swales? (for on-site drainage & turf)
			Maintenance? (30.64, 30.66)
			Required Walls/Fences
			Adjacent to less intensive use:
			Perimeter streets:
			Permitted Walls/Fences (not required)
			Security fencing & design:
			Retaining Walls (90% open over 9'):
			Overheight Walls/Fences (permitted only if required by Planning Commission or Board of County Commissioners):
			WATER FEATURES (30.64)
			Manmade lakes:
			Manmade decorative water features:
			Swimming pools:
			SIGHT ZONES (notation on plans) (30.56.050, 30.56.080, & Appendix B)
			Corner:
			Driveway/Drive aisle:
			SIGNS (30.72)
			Animated:
			Entry/Exit:
			Freestanding
			Area limitation:
			Residential Protection Standards:

YES	NO	NA	
			Monument
			Corner:
			Pad site:
			Residential Protection Standards:
			Nameplate:
			Projecting:
			Wall/Awning
			Height limitation:
			Facing residential?
			Parapet extends 75% of building face?
			Off-Premises signs (use permit required)
			Verify location within Off-Premises Advertising Overlay District:
			Required separations from property planned RNP-1 &/or other off-premises signs:
			ACCESS CONTROLS (30.60)
			TRASH ENCLOSURES (30.56)
			Design:
			Location:
			Alternative design/location:
			DESIGN STANDARDS (30.56)
			Overlay District special standards? (Red Rock, Russell Road, or Desert Inn Corridor) (30.40.180, 30.48):
			Exterior siding:
			Roofing materials and pitch:
			Appearance compatibility adjacent to residential use?
			Mechanical equipment screening required?
			Architectural compatibility for large-scale retail business?
			Drive-through? (separation from residential & voice box setbacks)
			Windows/Balconies overlooking single family residential use?
			Entrances near parking areas?
			Defensible space?
			Special:
			Russell Road (30.40.180-190)
			Lighting orientation & shielding (30.68)
			ADMINISTRATIVE DESIGN REVIEW
			Addition of 50%, up to 10,000 sq ft if architecturally compatible with existing building
			New building up to 10,000 sq ft if buffered by existing commercial/industrial buildings
			New building of any size if architecturally compatible within existing or approved commercial or industrial complex
			OTHER CONSIDERATIONS
			Public access easement required? (30.52)
			Cross access agreement required? (30.56.080)
			Underground utilities? (30.52)
			Certificate of Compliance? (30.32, 30.64)
			Public Address (PA) System? (special use permit required per 30.68.020)
			ADDITIONAL COMMENTS/REQUIREMENTS: