



**Online Questionnaire #3:
Development Code Assessment
Results Summary**

January 2021

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ABOUT THIS SURVEY

INTRODUCTION

Clark County is in the midst of a major effort—called Transform Clark County—to establish a cohesive, countywide vision for the future and a defined strategy to achieve that vision. This effort includes a complete rewrite of Clark County’s key policy and regulatory documents—the Master Plan and Development Code. The goal of the Development Code rewrite is to update the regulations to be clear, organized enforceable, and resulting in development that improves the community.

This document summarizes the results of the third of four community engagement opportunities that will be provided on interim work products as part of the Transform Clark County process, more specifically the rewrite of the Title 30 Development Code. Online Questionnaire #3: Development Code Assessment – was available on the project website from early November through mid-December 2020, and was widely advertised through a variety of channels.

The survey was offered in both English and Spanish with two survey takers completing the survey in Spanish. Open-ended comments in Spanish have been included in their original language and translated into English.

Results are organized into three parts:

- **Part 1: Development & Title 30.** This section includes respondents’ ratings for the quality of development in Clark County today, their general familiarity with the Development Code, and the capacity in which they use the Development Code if applicable. Additionally, this section details the major issues to address in the Title 30 rewrite as identified by respondents.
- **Part 2: Title 30 Components.** This section includes respondents’ assessment of whether six major components of Title 30 are easy to use and comprehend, work well, and produce the outcome intended.
- **Part 3: Survey Respondents.** This section provides a summary of who participated in the survey, their relationship to Clark County, and how respondents compare to Clark County residents as a whole in terms of age, ethnicity, and household income.
- **Part 4: Open-Ended Responses.** This section includes respondents’ free form answers to open-ended questions in the survey. Free form comments are provided in full.

NEXT STEPS

Input received will be used by the project team to inform the Title 30 review and rewrite process. The responses received will help the project team understand what is working well in the current code and where to focus on improvements in the rewrite.

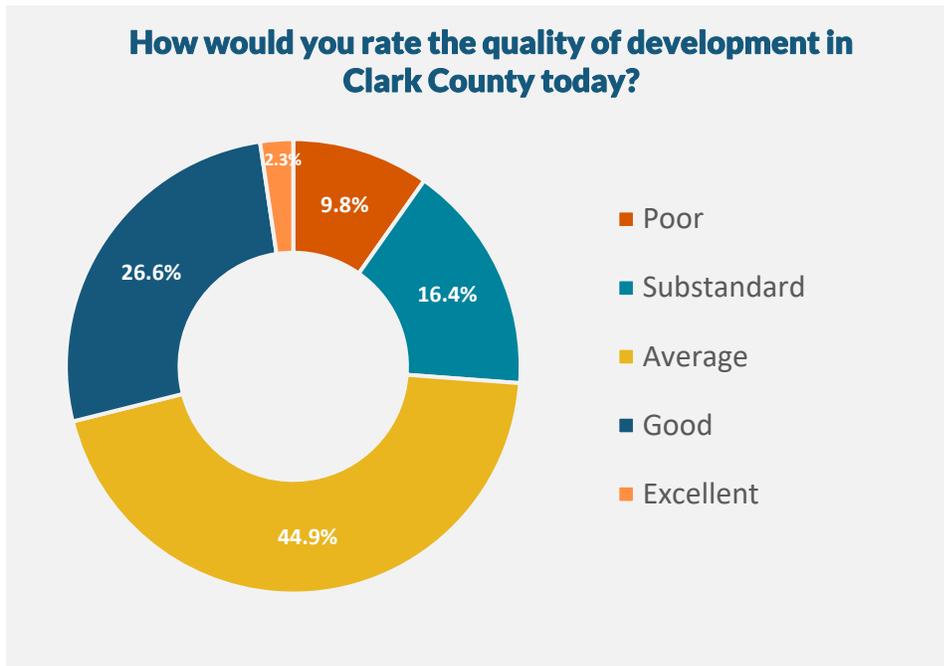
PART 1: DEVELOPMENT & TITLE 30

BACKGROUND

This section summarizes participant input on Title 30 and development in general in Clark County. The feedback in this section includes overall ratings provided by survey respondents as well as information about how respondents use Title 30 and issues to address in the rewrite.

Q8: GENERALLY, HOW WOULD YOU RATE THE QUALITY OF DEVELOPMENT IN CLARK COUNTY TODAY?

The majority of the 256 respondents (115; 44.9%) rated the quality of development in Clark County as “average” with second most common rating being “good” (68, 26.6%). Only six respondents (2.3%) rated development as “excellent” and the remaining 26.2% of respondents (67) thought the quality was either “substandard” (42, 16.4%) or “poor” (25; 9.8%).

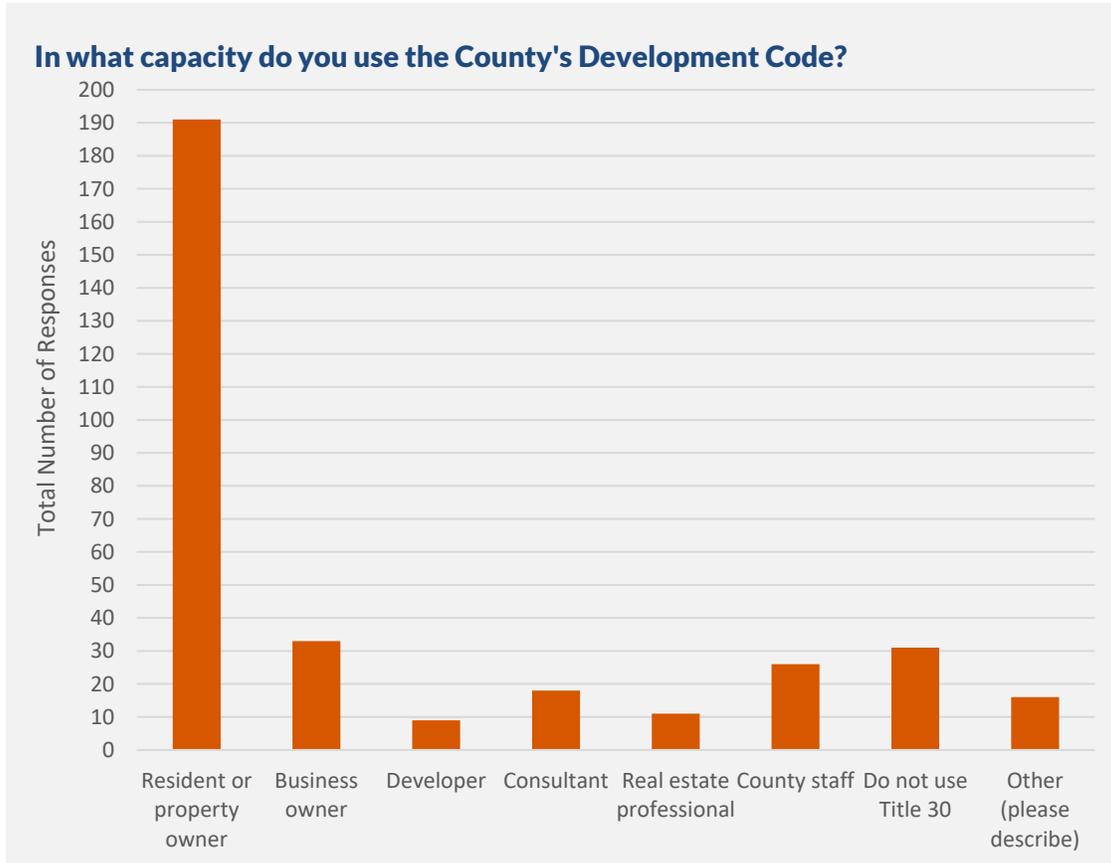


Q9: IN WHAT CAPACITY DO YOU USE THE COUNTY'S DEVELOPMENT CODE? (CHECK ALL THAT APPLY)

The table and figure below show the distribution of responses to the question. Respondents were able to choose more than one of the options; most commonly, respondents were residents or property owners in addition to a business owner, real estate professional, developer, or County staff.

Resident or property owner	74.03%	191
Business owner	12.79%	33

Developer	3.49%	9
Consultant	6.98%	18
Real estate professional	4.26%	11
County staff	10.08%	26
Do not use Title 30	12.02%	31
Other (please describe)	6.20%	16



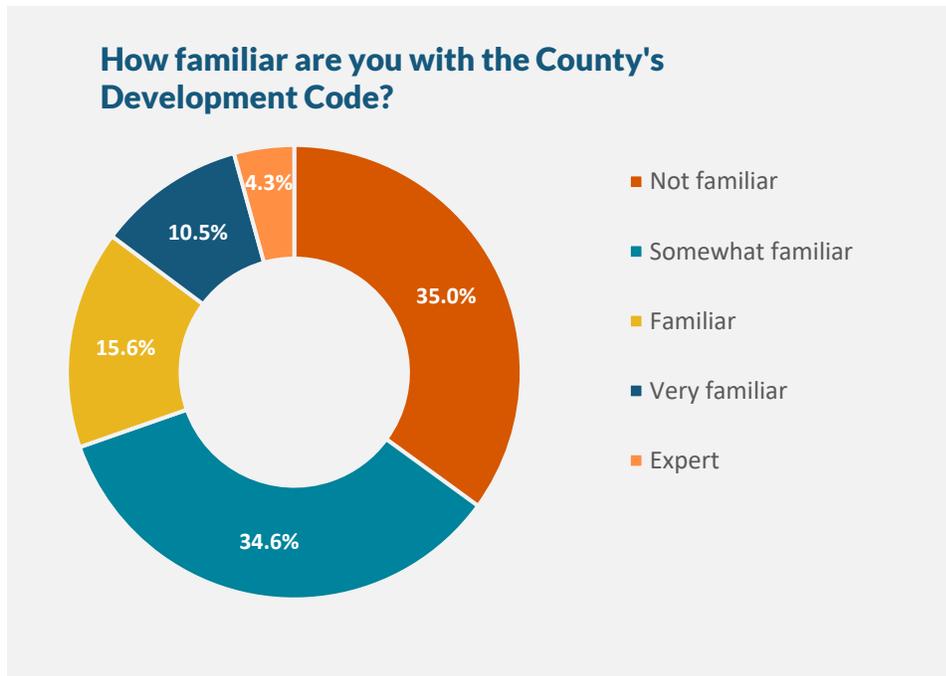
A total of 16 “Other” responses were received and are listed below.

- Work for a local construction company dealing often with title 30 & staff at Russell & Grand Central Pkwy.
- Activist to reform PFNA fees - as you note stop developer under-funding public infrastructure their project require.
- Community action groups
- "Title 30 must be working very well when one compares the clark county today versus clark county of 1990.
- Perhaps there does not need to be too much change. "
- I don't really know what it is...or how it can affect us
- Member enterprise town advisory board
- Employee of a nonprofit business

- Interested resident, concerned about development overrunning infrastructure; also interested in rural preservation and utilizing county land for nonprofit projects
- Stormwater regulatory requirements
- Rural resident affected, often adversely, by urban-only thinking.
- Whitney town board advisory board member
- Water agency.
- Other jurisdiction user
- As part of another local entity
- Residential designer
- I use the development code for town board and citizen advisory council meetings.

Q10: HOW FAMILIAR ARE YOU WITH THE COUNTY'S DEVELOPMENT CODE?

The majority of the 257 total respondents were either “not familiar” (90; 35%) or “somewhat familiar” (89; 34.6%) with Title 30. Only 4.3% (11) of respondents considered themselves an “expert” with the remaining 26.1% (67) being “familiar” (40, 15.6%) or “very familiar” (27, 10.5%) with the County's Development Code.



Q11: WHAT DO YOU THINK ARE THE THREE MOST IMPORTANT ISSUES TO ADDRESS IN THE TITLE 30 REWRITE?

Summary

Some of the common issues highlighted in the open-ended comments include:

- Development standards
- Land uses

- Transportation (including transit, pedestrians and bicycles)
- Rural and agricultural land protection
- Water conservation and drainage
- Parking requirements
- Housing density and limiting sprawl
- Land use applications and development review processes
- Lack of education about Title 30 and the need for a clearer, more easily understood Code

The full list of comments received are included in Part 4 of this document.

PART 2: TITLE 30 COMPONENTS

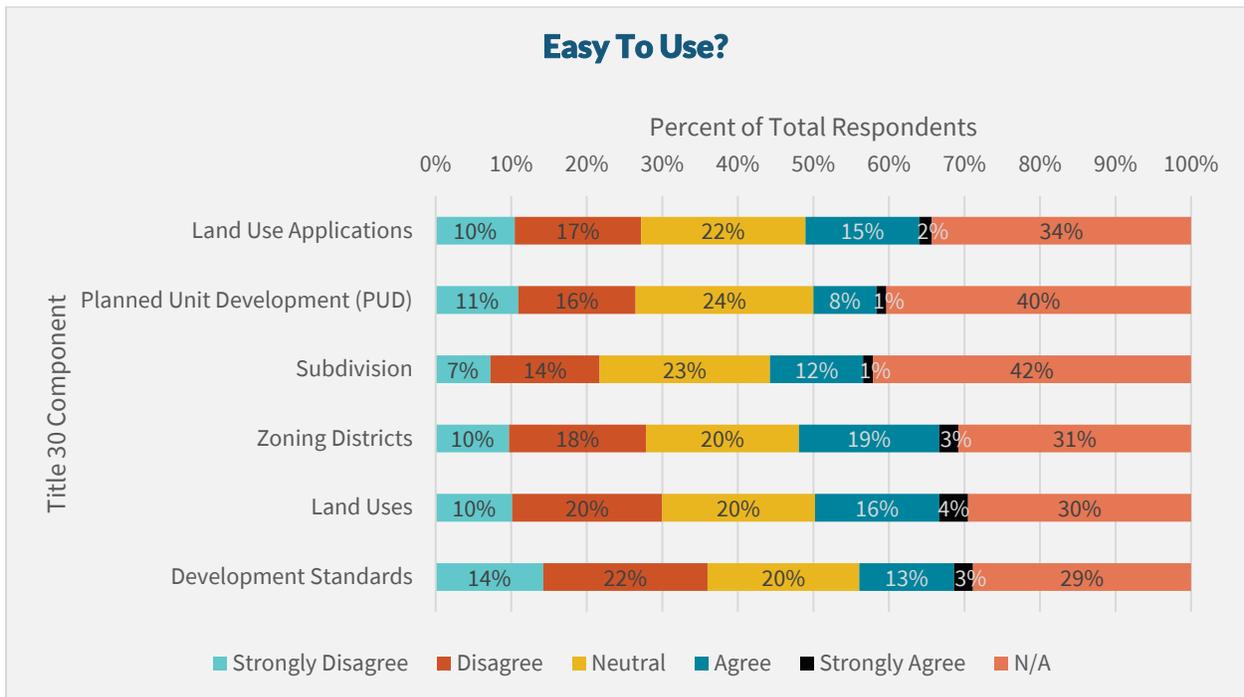
BACKGROUND

Title 30 is the ordinance that guides development in unincorporated Clark County, regulating zoning, subdivision of land, off-site improvements, signs, and other issues and topics related to land development. For this survey, Title 30 was broken into six major components: land use application, planned unit development, subdivision, zoning districts, land uses, and development standards. This section summarizes participant input on questions 12-15 of the survey that asked respondents to provide their assessment of whether the components of Title 30 are easy to use and comprehend, work well, and produce the outcome intended. Each question provided a scale from 1 (Strongly Disagree) to 5 (Strongly Agree). Summary charts describing the overall assessment for each Title 30 component are included at the end of this section.

Q12: USING THE SCALE PROVIDED BELOW, PLEASE PROVIDE YOUR ASSESSMENT OF WHETHER THE COMPONENTS OF TITLE 30 ARE EASY TO USE?

Rating

Generally, respondents were “Neutral” about the ease of use of Title 30. More respondents strongly disagreed or disagreed with the statement for each of the six components than strongly agreed or agreed. Zoning districts and land uses received more positive responses than the other components, with planned unit developments being the lowest rated component for ease of use. The large percentages of “N/A” responses are likely a result of the unfamiliarity with Title 30 highlighted in Part 1 of this document.



Summary of Comments

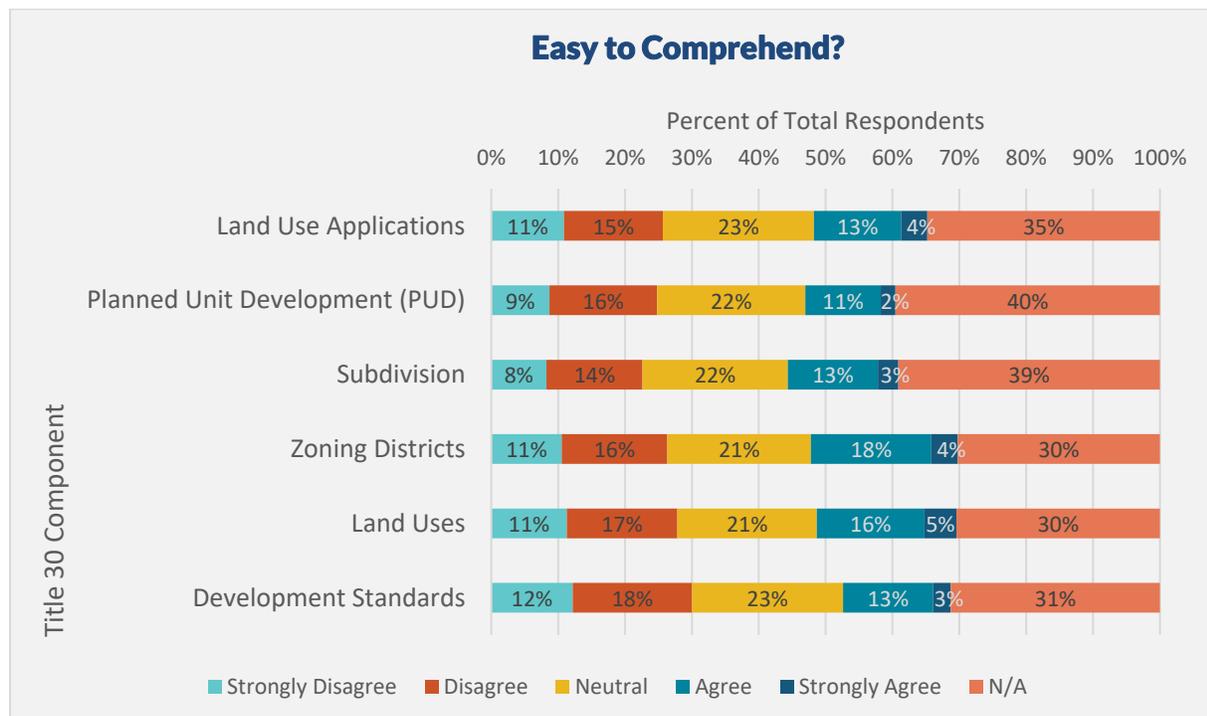
Question 12 includes an opportunity for respondents to provide more direct feedback on their assessment: “Would you like to provide any explanation or additional feedback for any of your ratings?”

A total of 66 open-ended comments were recorded, 3 of which were answered either “N/A” or “No.” Many of the comments emphasize the confusing and overly complex organization of Title 30, particularly for residents and/or property owners that are not familiar with the development process. Some specific Title 30 components were mentioned as problematic including the development standards, PUD standards, and land use applications and associated processes (e.g. variances). Other responses addressed a range of topics from infill development to traffic concerns. The full list of responses is included in Part 4 of this document.

Q13: USING THE SCALE PROVIDED BELOW, PLEASE PROVIDE YOUR ASSESSMENT OF WHETHER THE COMPONENTS OF TITLE 30 ARE EASY TO COMPREHEND?

Rating

Generally, respondents were “Neutral” about whether Title 30 is easy to comprehend. More respondents strongly disagreed or disagreed with the statement for each of the six components than strongly agreed or agreed. The responses indicate similar ratings between this question and the prior question regarding ease of use, except for planned unit developments that received an increased percentage of either “Agree” or “Strongly Agree.” This indicates there may be more problems associated with the process (ease of use) rather than the content of the standards (ease of comprehension). The large percentages of “N/A” responses are likely a result of the unfamiliarity with Title 30 highlighted in Part 1 of this document.



Summary of Comments

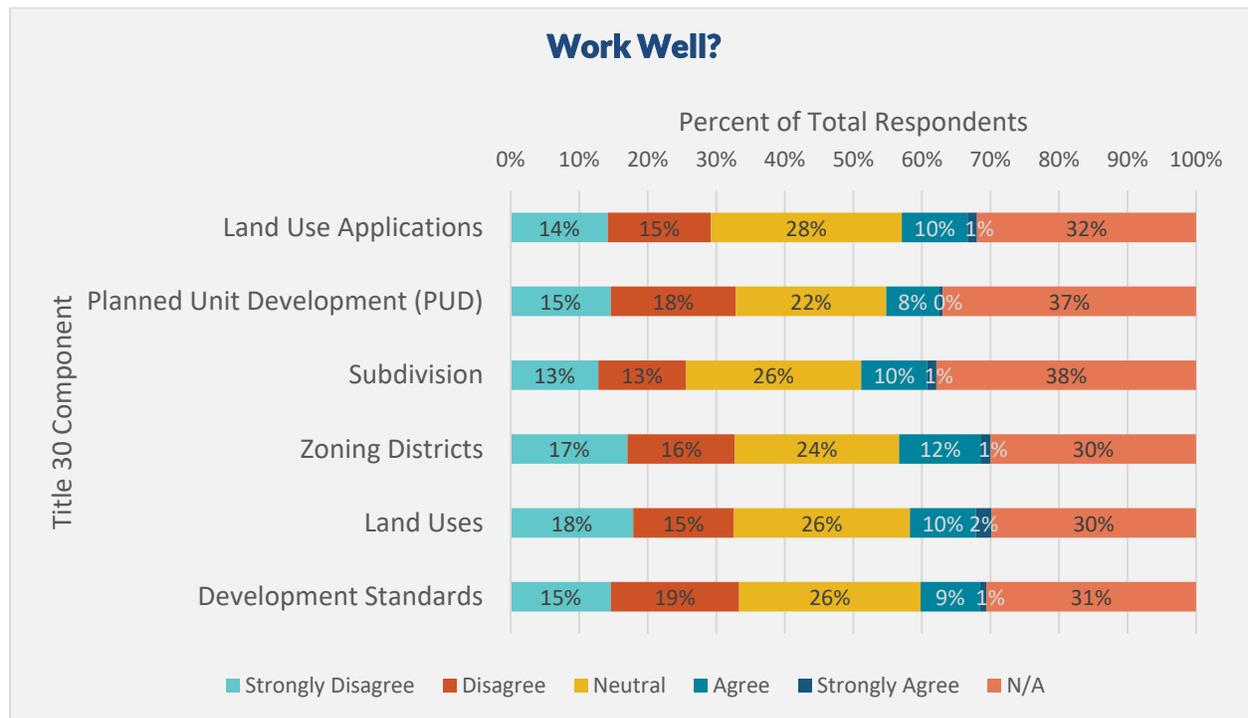
Question 13 includes an opportunity for respondents to provide more direct feedback on their assessment: “Would you like to provide any explanation or additional feedback for any of your ratings?”

A total of 41 open-ended comments were recorded, 7 of which were answered “No.” The comments were primarily associated with “Disagree” or “Strongly Disagree” statements and respondents highlighted the lack of user-friendliness and overall complexity of Title 30, especially for Code users outside of the development community. More specifically, responses indicate the overall structure and navigation of Title 30 is challenging and makes the development process overly tedious. A few comments also note the text and/or policies themselves are hard to understand and should be evaluated as part of the rewrite process. The full list of responses is included in Part 4 of this document.

Q14: USING THE SCALE PROVIDED BELOW, PLEASE PROVIDE YOUR ASSESSMENT OF WHETHER THE COMPONENTS OF TITLE 30 WORK WELL?

Rating

Generally, respondents were “Neutral” about whether Title 30 works well. Compared to ease of use and comprehension, the components received lower positive and higher negative percentages of responses for if the Code is working well. About one-third of respondents answered “Disagree” or “Strongly Disagree” for planned unit development, zoning districts, land uses, and development standards. However, zoning districts and land uses received slightly higher percentages of positive ratings that land use applications and subdivision, indicating there may be a larger mix of opinions on the subject. The large percentages of “N/A” responses are likely a result of the unfamiliarity with Title 30 highlighted in Part 1 of this document.



Summary of Comments

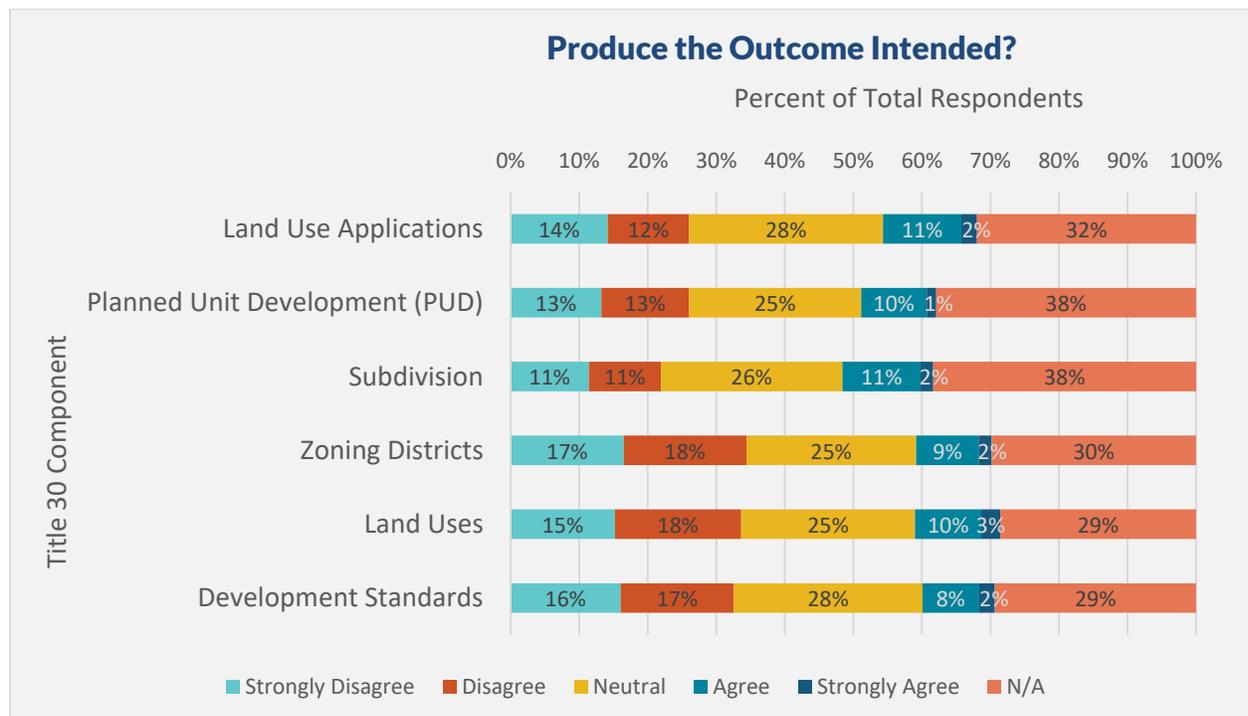
Question 14 includes an opportunity for respondents to provide more direct feedback on their assessment: “Would you like to provide any explanation or additional feedback for any of your ratings?”

A total of 45 open-ended comments were recorded, 3 of which were answered “No.” Many comments were concerned with inconsistent administration and unsuccessful enforcement of the regulations. Some respondents note a lack of flexibility from staff’s strict interpretation of Title 30 and the negative outcomes this creates. Other comments include specific examples of sections or regulations in Title 30 that are not working well such as use standards, overlay districts, density restrictions, and zoning waivers. The full list of responses is included in Part 4 of this document.

Q15: USING THE SCALE PROVIDED BELOW, PLEASE PROVIDE YOUR ASSESSMENT OF WHETHER THE COMPONENTS OF TITLE 30 PRODUCE THE OUTCOME INTENDED?

Rating

Generally, respondents were “Neutral” about whether Title 30 produces the intended outcomes. Similar to previous questions, more respondents strongly disagreed or disagreed with the statement for each of the six components than strongly agreed or agreed. Zoning districts, land uses, and development standards received the highest percentages of negative ratings and all components maintained similar levels of positive ratings as the prior question of whether Title 30 works well. The similarity likely stems from the conclusion that if Title 30 produces the outcomes intended, it is working well. The large percentages of “N/A” responses are likely a result of the unfamiliarity with Title 30 highlighted in Part 1 of this document.



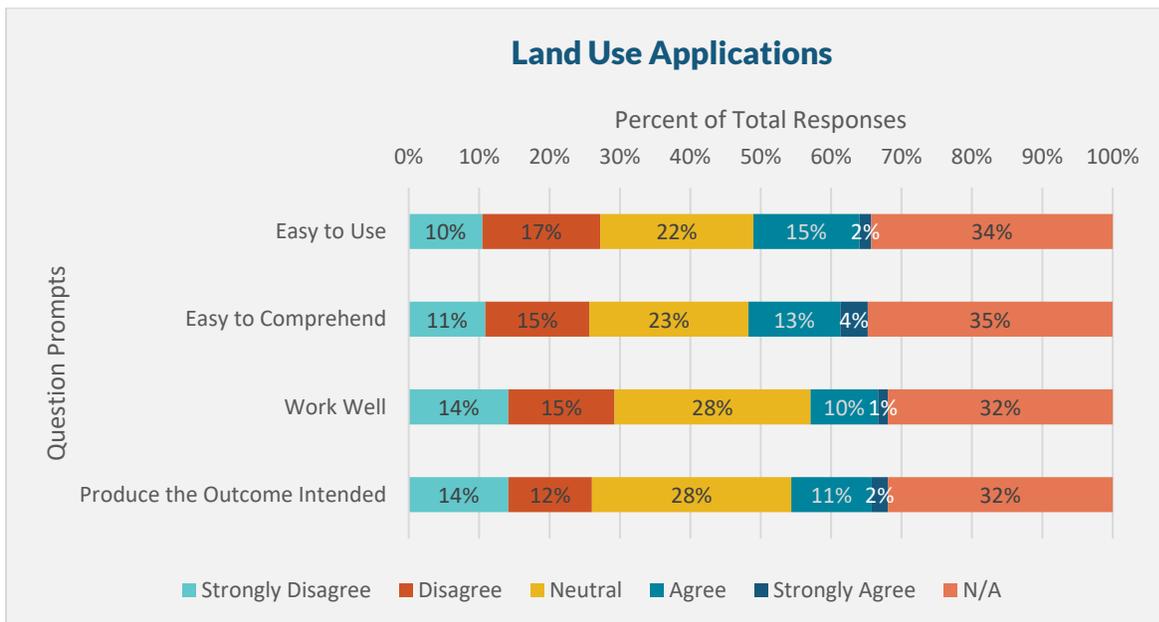
Summary of Comments

Question 14 includes an opportunity for respondents to provide more direct feedback on their assessment: “Would you like to provide any explanation or additional feedback for any of your ratings?”

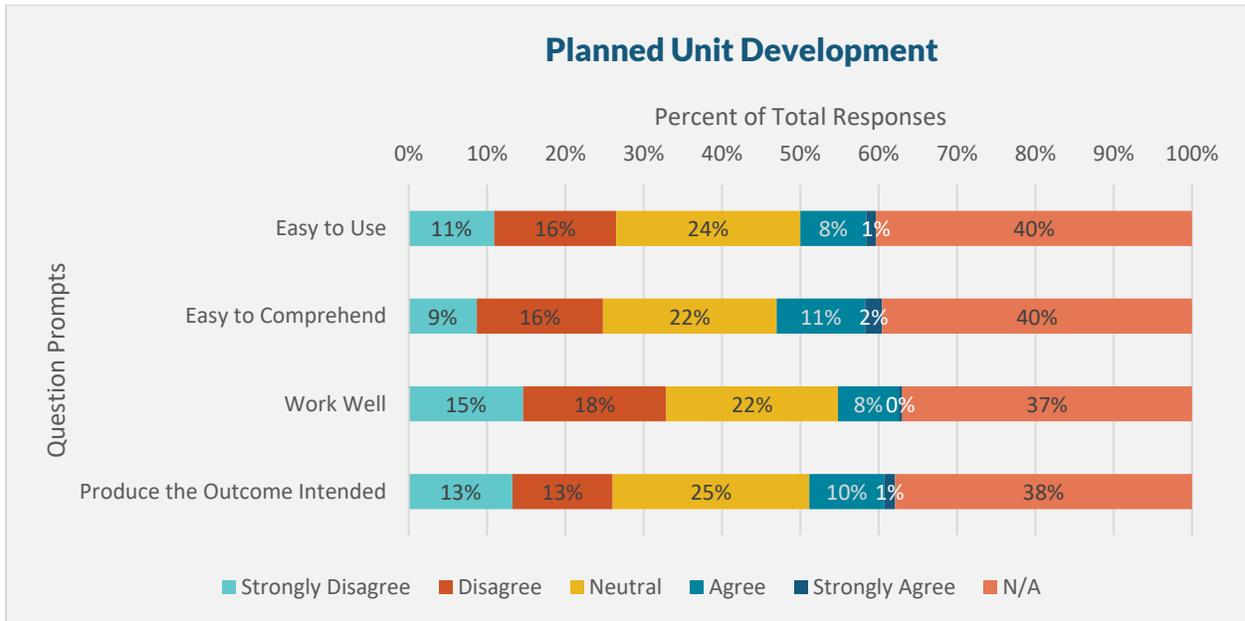
A total of 42 open-ended comments were recorded, 3 of which were answered “No.” Several comments emphasize inconsistent land use decisions and a lack of transparency for the public to understand how and why decisions are being made. Some respondents list specific outcomes that are promoted, but not produced including connectivity to support pedestrians and bicyclists, compatible nonresidential development in close proximity to residential areas, and effective public engagement prior to land use decisions. Other comments echo issues mentioned in prior questions such as the need for simpler land use applications and straightforward processes that all residents, not just developers, can understand.

TITLE 30 COMPONENT SUMMARY

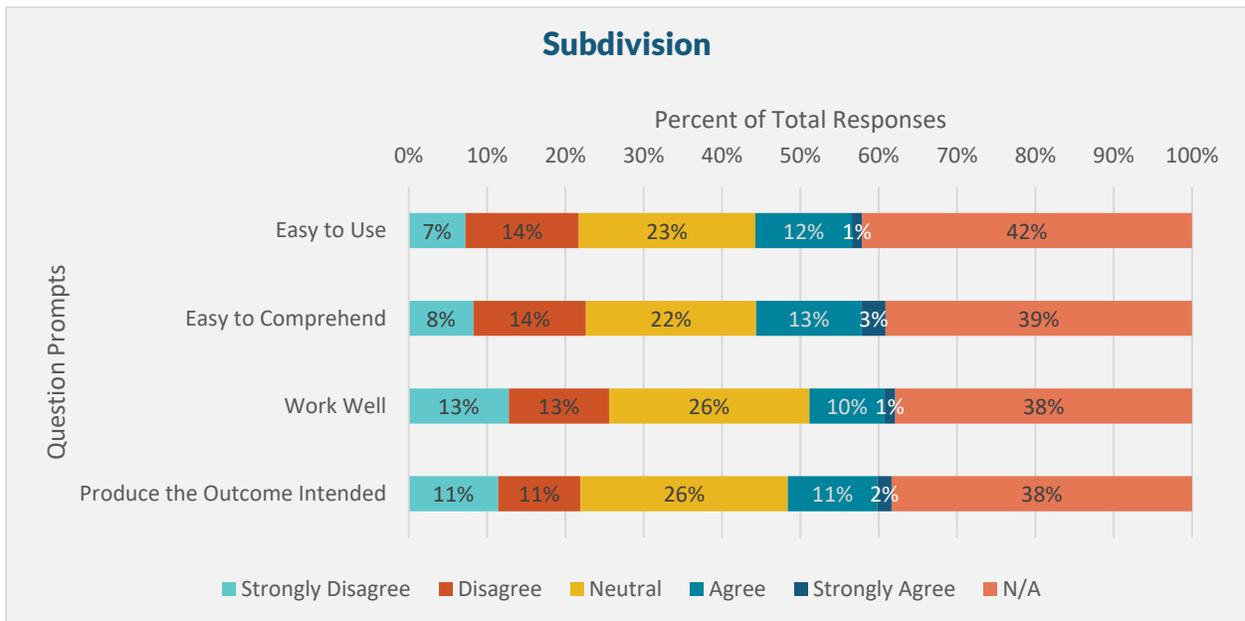
Land Use Applications



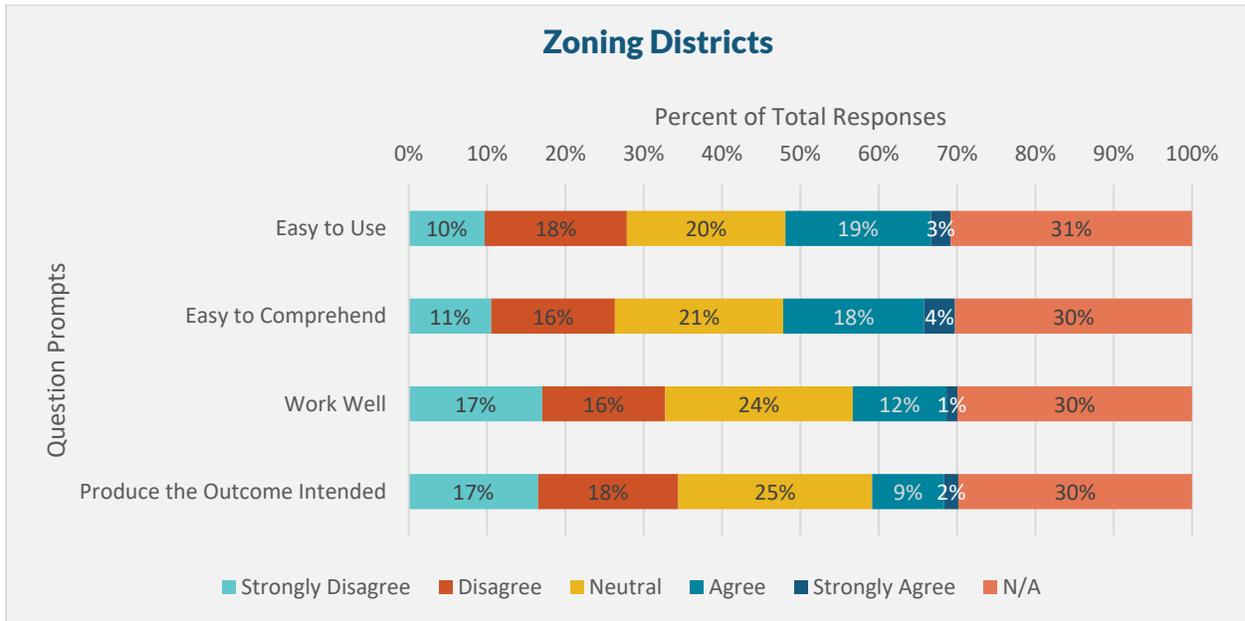
Planned Unit Development (PUD)



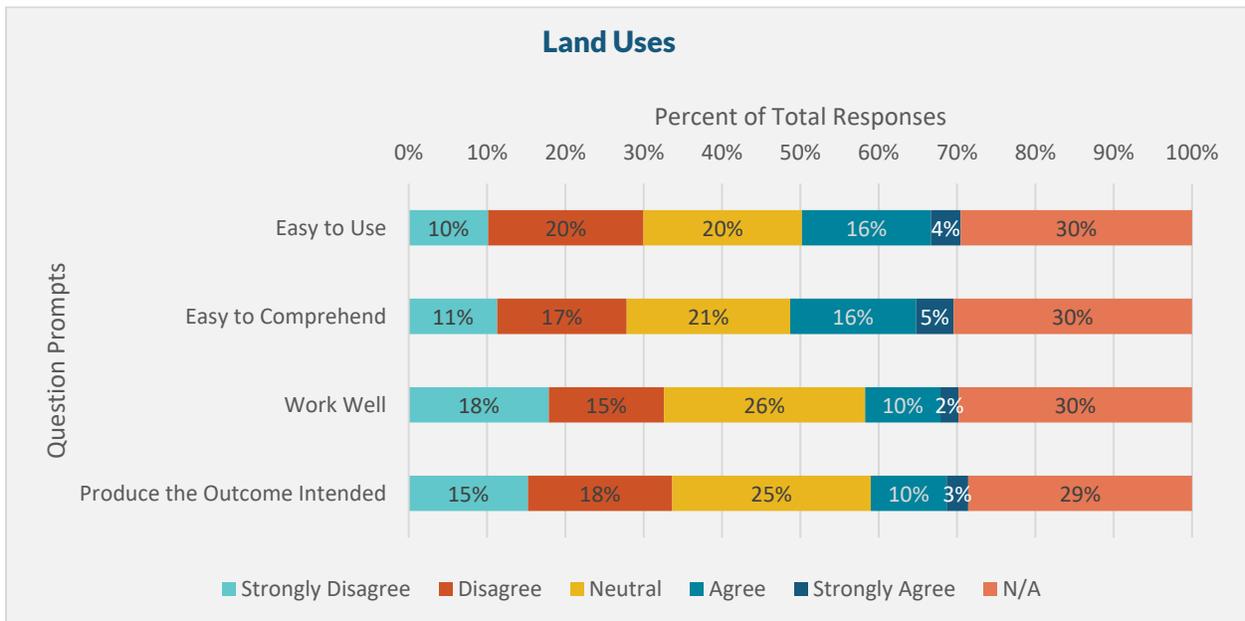
Subdivision



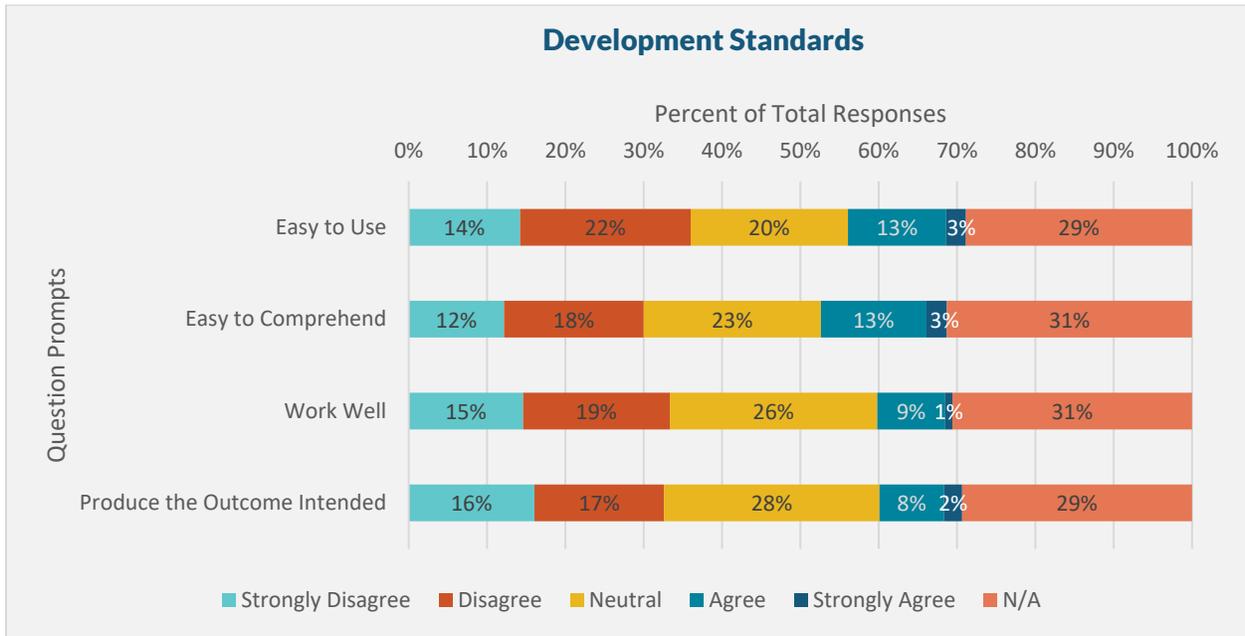
Zoning Districts



Land Uses



Development Standards



PART 3: SURVEY RESPONDENTS

BACKGROUND

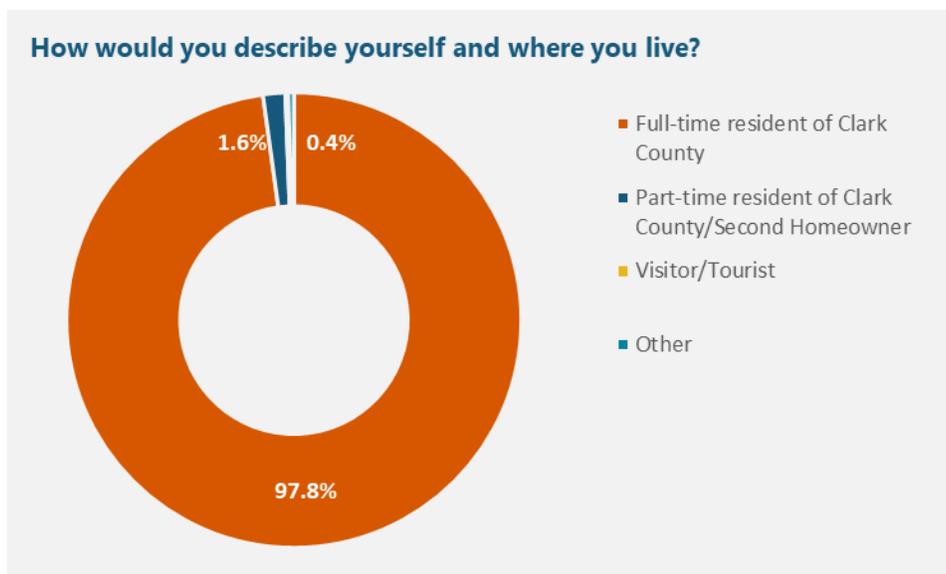
Survey respondents were self-selecting and not all participants responded to all questions. Of the 508 respondents to the online survey:

- Most are full-time residents. The vast majority of responses came from people reporting they live in their place of residence on a full-time basis. Just 1.6 percent of all responses came from self-identified second-homeowners.
- Most respondents live in either Unincorporated Clark County (37%) or the City of Las Vegas (36%). 40.9% of those living in Unincorporated Clark County live in the Enterprise Planning Area; however, all 11 Planning Areas were represented with Spring Valley being the next highest represented planning area (13.4%).
- The majority of respondents (70.2%) are long-term Clark County residents that have lived in Clark County for more than 11 years.

TELL US ABOUT YOURSELF

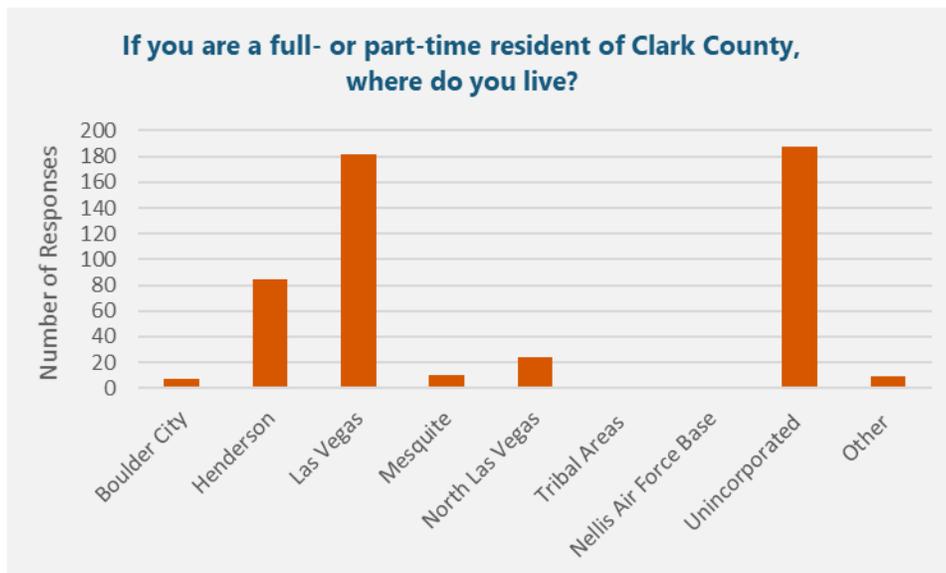
Q 1: How would you describe yourself and where you live?

Full-time resident of Clark County	494	97.8%
Part-time resident of Clark County/second homeowner	8	1.6%
Visitor	1	0.2%
Other	2	0.4%



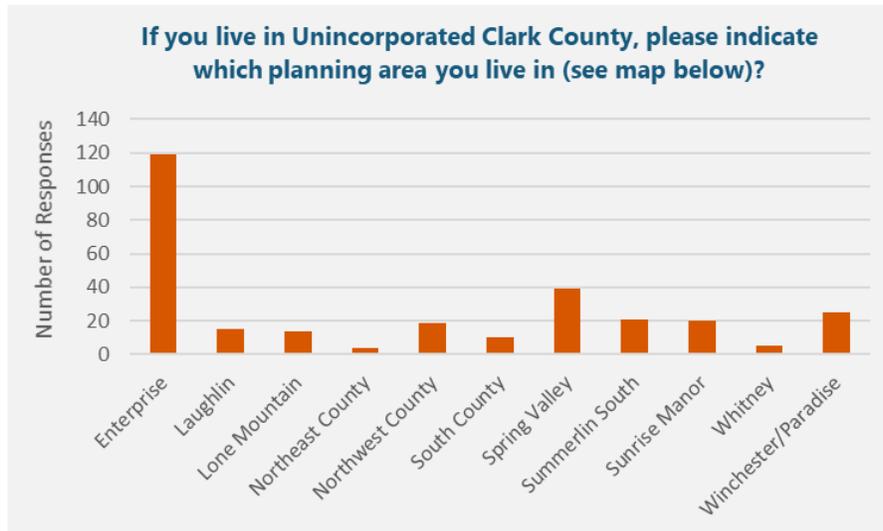
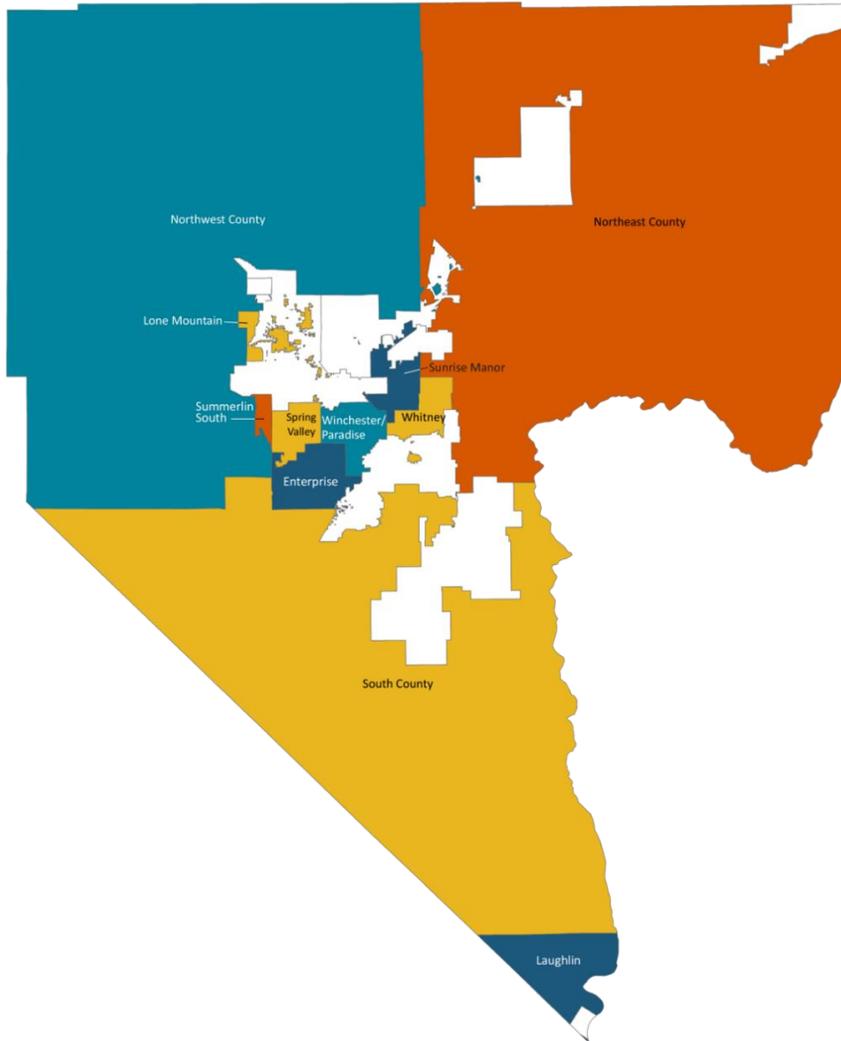
Q 2: If you are a full- or part-time resident of Clark County, where do you live?

Boulder City	7	1.4%
Henderson	84	16.7%
Las Vegas	182	36.1%
Mesquite	10	2.0%
North Las Vegas	24	4.8%
Tribal Areas (Fort Mojave Indian Reservation, Las Vegas Indian Colony, or Moapa River Indian Reservation)	0	0.0%
Nellis Air Force Base	0	0.0%
Unincorporated Clark County (everywhere else)	188	37.3%
Other	9	1.8%



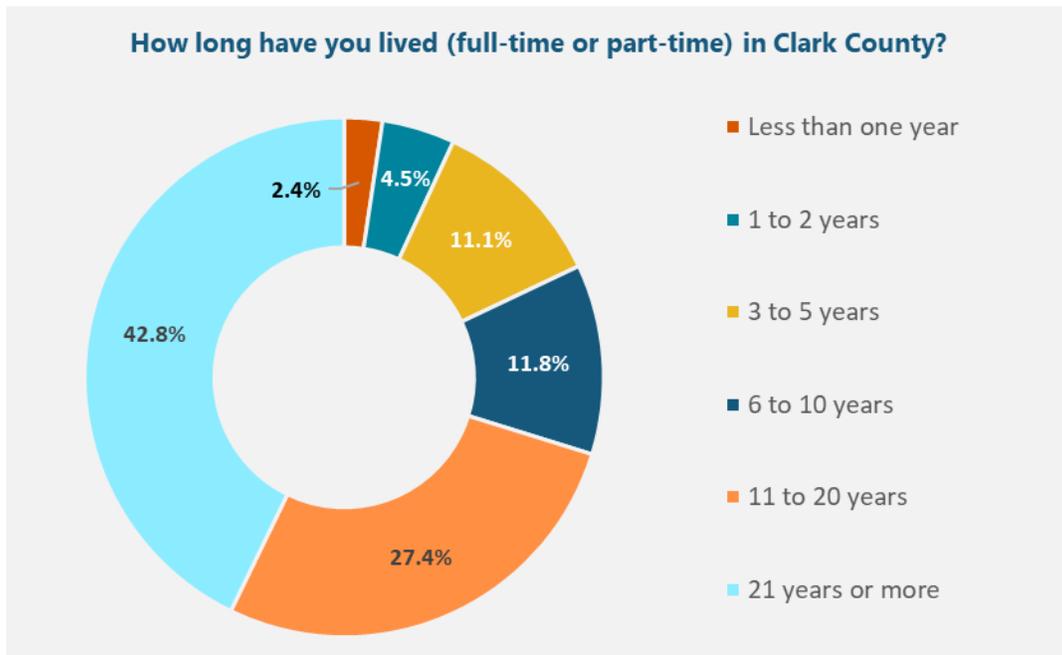
For those that responded “other,” most respondents reported living in unincorporated parts of Clark County including Summerlin South, Blue Diamond Village, Indian Springs, Laughlin, Overton, Searchlight, Centennial Hills, and Moapa Valley.

Q 3: If you live in Unincorporated Clark County, please indicate which planning area you live in.



Q 4: How long have you lived (full-time or part-time) in Clark County?

Less than one year	12	2.4%
1 to 2 years	23	4.5%
3 to 5 years	56	11.1%
6 to 10 years	60	11.8%
11 to 20 years	139	27.4%
21 years or more	217	42.8%
Do not live in Clark County	0	0.0%



HOW DO SURVEY RESPONDENTS COMPARE TO CLARK COUNTY RESIDENTS?

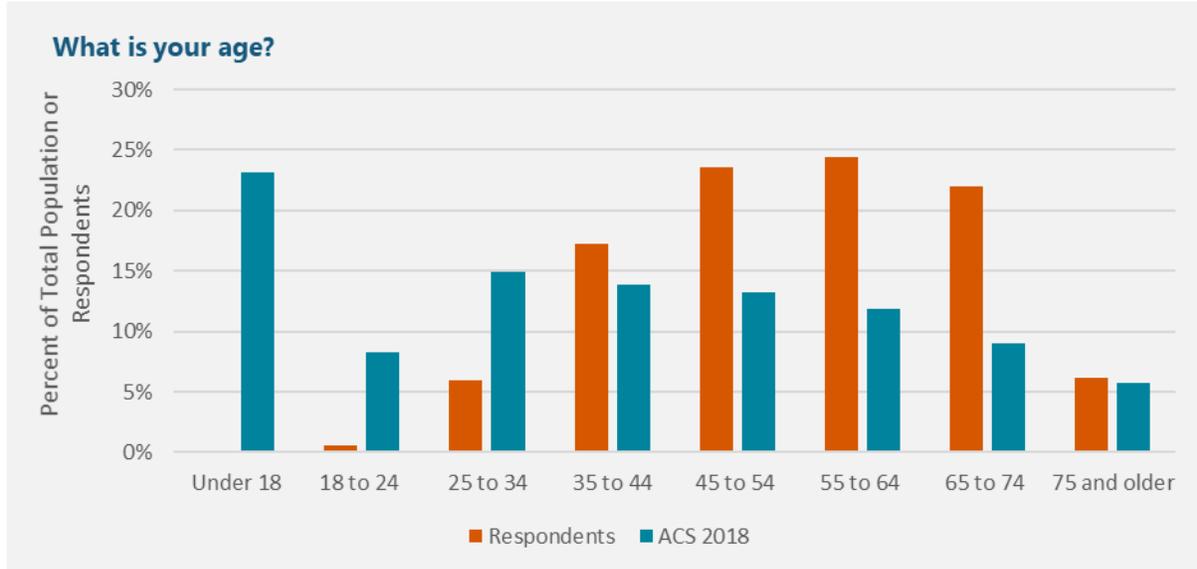
In reviewing the survey results, it is important to first consider how accurately those who took the survey reflect the population of Clark County as a whole. In any open survey such as this, there is the potential for bias in the results due to the fact that survey respondents are self-selecting (i.e., respondents chose to take the survey themselves; we did not prevent people from taking the survey if they were from a demographic group from which was already adequately represented in the survey). As a result of this self-selection bias, there are important demographic and socio-economic differences between those who responded and Clark County’s population.

This is not to say that the results of this survey are wrong or not useful for the Development Code process. We should not assume that a resident’s opinion on a particular topic or issue is determined solely by socio-economic or demographic factors, just in the same way we should not assume that every member of a demographic or socio-economic group hold the same opinions. It does mean that the voices of certain groups are missing from these results, and will need to be sought out in future engagement activities to confirm the Development Code is supportive of the vision shared by all of Clark County’s residents, not just those who took this survey.

The following charts provide a summary of who took the survey. Where possible, data for respondents from Clark County is compared to data from the U.S. Census Bureau. Note, the Census data is from 2018 (the most recent year for which data is available), and may not accurately reflect the population who lived in Clark County while the survey was available.

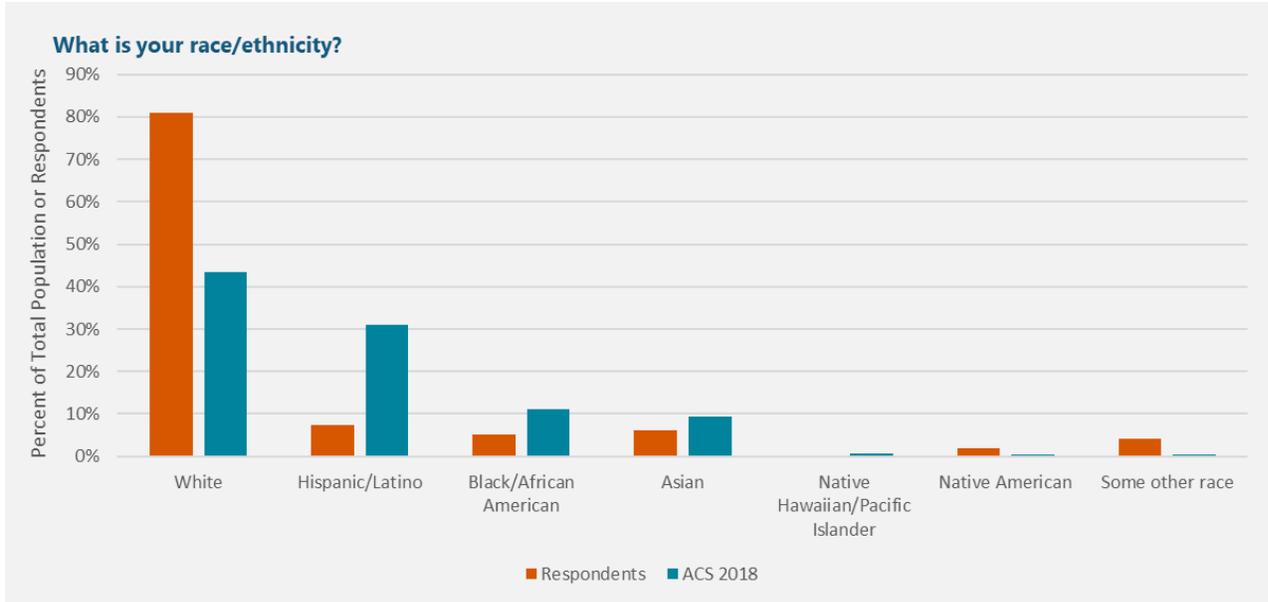
Q 5: What is your age?

In general, the middle-aged and older populations were over-represented in this survey. Youth make up almost 25 percent of Clark County’s population, and outreach efforts through schools or universities could be helpful in targeting this demographic.



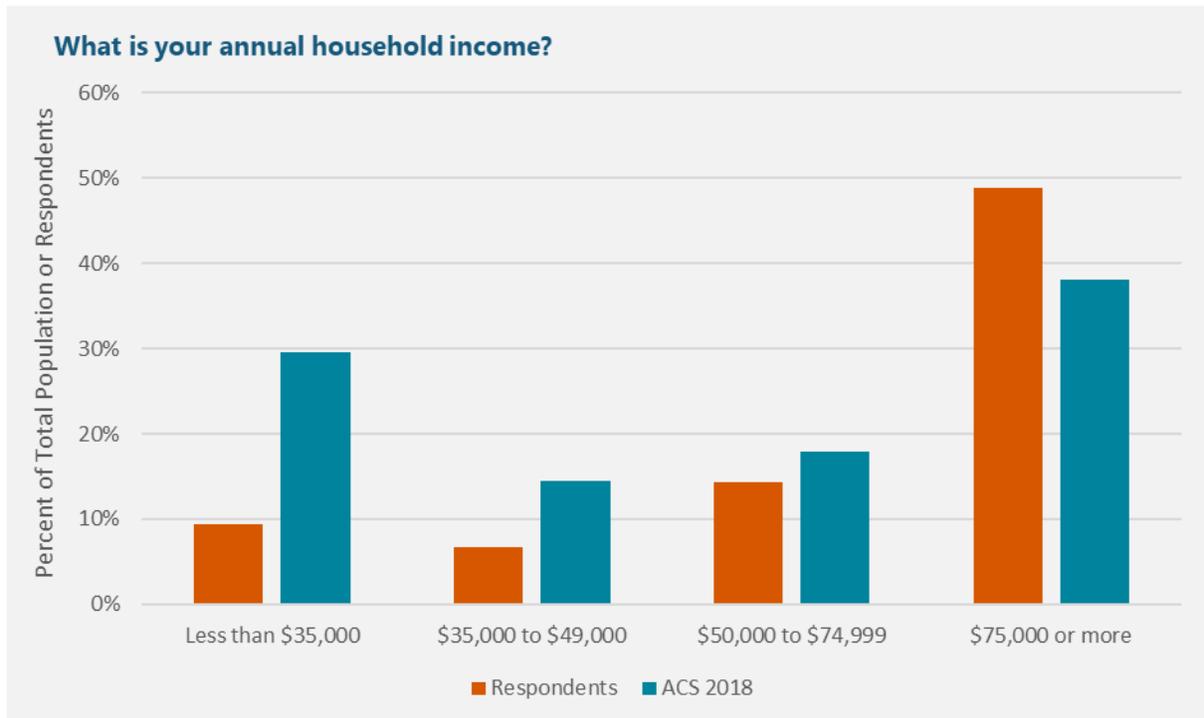
Q 6: What is your race/ethnicity?

Clark County residents who identify as White were highly over-represented by this survey and residents who identify as Hispanic/Latino were significantly under-represented.



Q 7: What is your annual household income?

Households earning \$75,000 or more each year were over-represented by this survey, while those making less than \$35,000 were under-represented. 21% of respondents preferred not to provide their annual household income.



PART 4: OPEN-ENDED RESPONSES

Q11: WHAT DO YOU THINK ARE THE THREE MOST IMPORTANT ISSUES TO ADDRESS IN THE TITLE 30 REWRITE?

Issue 1	Issue 2	Issue 3
Less design reviews and special uses.	Whatever code is, follow it. No exceptions.	
Development that encourages multimodal	Enhanced interaction between buildings and streetscape	Pedestrian and bicycle safety
Defining and protecting rural standards and communities	Designating a specific development category for single family residential rental developments which require special rental licensing, inspections and zoning regulations	Clearly defined buffer areas between rnp, protected land and higher density housing
More parks	Less rental properties, condo instead of apartments, help with down payments.	Don't approve zone changes once an area has begun development.
Land use	Zoning	Standards
Exceptions to rural clark county, rural is not urban rules should reflect that	Clearly laid out so information flows better	
Maintaining zoning areas, especially rural	Drainage	
Infrastructure	Protecting rural estate zones	Overbuilding and high-density building
Preserve rnp areas.	Require notice to purchases of BLM land within the rnp that land use must meet rnp standards	Require more green space in all communities with lots less than 5000 sq ft
Consistency with the terms throughout - e.g. sometimes we say setback and sometimes separation	Update to current day types of uses and regulations due to changes in technology – e.g. , signs we say anything that is electronic is animated	Finding the right spot between regulation and allowance for some flexibility - hard to see the forest through the trees. Egg can we live without 1 landscape finger if something to compensate elsewhere. But at the same time the interpretation needed to be flexible is very difficult on staff. Also, providing different options in the are provided, but it doesn't seem like users want to use the options. Perhaps with

Issue 1	Issue 2	Issue 3
		updated regulations there will be less need for interpretation
Protect rural neighborhood preservation designation	Define "rural character"; RV's do not belong in a RNP	No charter schools in rnp
Zoning	Development traffic design	
Planning long range	Benefit the whole community	What makes sense
Land uses:	Planned unit development (pud):	Land use applications:
Development standards	Land uses	Environmentally responsible construction
Why the road in the sunrise minor have less care of all	Why sunrise minor is the only part of town do not a massive park for a league for young utes like soccer, baseball, basketball, and football	Sunrise minor need more police patrol. On Nilles going up to Hollywood from vegas valley down to Charleston Boulevard.
Protecting existing rnp- congruency in neighborhoods	Commercial property where it makes sense, we need apartments, just not on every corner	Once the land use has been approved, stop with the zone changes- developers need to understand the neighborhood they are buying into. They have no right to demand that the neighborhood change to suit their profit margins.
Land use	Zoning	
Taxes	Commercial development	Air traffic
Growth control	Zoning	Design review
Build what you buy. Developers are constantly trying to ask for zone changes to pad their bank accounts even if the development doesn't fit the area.	Rnp / r-e needs to stay protected at least with buffer areas.	Enterprise is being bombarded with more density projects than it can handle. The 4 way stop sign intersections are becoming extremely hazardous and bringing in apartments and higher density projects is not good.
Zoning districts	Land use	Development standards
PFNA fees	Application review process - ability to make viable	Da contract compliance

Issue 1	Issue 2	Issue 3
	public comment/opposition	
Land use applications	Land uses	Development standards
Land uses - too many apts. Not enough schools.	Land use applications - regarding zone changes destroying our natural beauty (red rock)	Subdivision standards - require more elementary and secondary schools for new subdivisions
More people space	Parks. No homeless	Homeless housing. Nice tents
Boulder highway clean up and maintenance	Shared brick walls with residents and city need to be maintained	
Land use	Development standards	Pud
Infill development	Commercial corridor density	Panhandling/trespassing
Need to slow growth.	Stop rezoning	Spacing between houses
No scooters	Less money spent.	Less road projects cause they just increase traffic.
Maintaining current zoning as is; no changes to any currently zoned residential areas	Traffic planning that makes sense in residential areas that adds safety and reduces traffic from secondary routes used as "short-cuts"	
Limit expansion in peripheral areas	Fill in vacant parcels	
Development standards	Land uses	Subdivision
Land uses	Zoning districts	Development standards
Water use	Excess construction	Excess road construction
Infill development - develop undeveloped older areas before expanding outward	Mixed use - support more mixed commercial/residential	Expand public transportation
Economic development	Managing growth	Parking
Zoning districts	Land use	Development standards
Density of housing	Roads and traffic	
Transit oriented development (TOD)	Mixed use development (either in or out of TODs)	Viable alternatives to single family residential (encourage)
Land use application	Land uses	Planned unit development
Funds	Natural habitats of native species	Enforcement/zoning
Lack of recreational outdoor space, like parks and walking/bike paths in sunrise manor	Road maintenance	
Land uses	Development standards	Planned unit development
Land use	Development standards	Zoning

Issue 1	Issue 2	Issue 3
Tree requirements in front of homes. Our developer interpreted the code to require 2 trees in front of every home. For many lot sizes this was too many and cause trees to fight with each other for proper growth.	Developers need to be held accountable for items they do not properly complete. The existing LLC laws protect them too much and leave the homeowners holding the bag. They should need to set up interest bearing accounts and set aside monies and give it to HOAs to cover future issues.	
Rail, light and heavy	Bike trails	Pedestrian needs
Zoning to protect homeowner's investment	Open/green spaces required for development	No apartment/multifamily/commercial zoning in predominantly single family neighborhoods
Simplify it so that is more user friendly	Have one unified zoning codes as oppose to the essentially 2 that are operating now (zoning and land use)	Decrease the amount of waivers that are needed, have the zoning code match the reality of development and how land is being used.
Way too much construction in one	Traffic is atrocious. Blue diamond eastbound back to back traffic in the mornings westbound at night starting at 3:30 backed up from rainbow to jones	Traffic is atrocious. Blue diamond eastbound back to back traffic in the mornings westbound at night starting at 3:30 backed up from rainbow to jones
Excessive water usage	Air pollution due to overbuilding	Increase of traffic burden due to overbuilding
Preserve rnp areas	Roads and traffic	Infrastructure
Water shortage	Overcrowded housing development	Poorly mixed zoning
Land use (moratorium on apartments)	Zoning districts	Development standards
Takings of federal lands	Developing in-holdings	Limiting sprawl
stop developers from chipping away at the rnp areas while providing very little in return for infrastructure or community amenities		
How to maintain a long range plan.		
Urban sprawl	Environmental concerns	
Water-smart development because water is limiting	A business base beyond gaming and tourism	Reasonable requirements for home-based businesses
Leave the rnp designated areas alone.	Tell the developers to build what they bought.	Stop over building on small lots. No more 16 homes on 2/12 acres

Issue 1	Issue 2	Issue 3
Developer's ability to influence zoning changes		
Master planning, preventing small, isolated parcels to change without considering the surrounding areas, either currently occupied or not.	Buffer zones. High density residential neighborhoods or commercial/industrial applications being built directly adjacent to what has previously categorized as agricultural use.	
Land use applications	Development standards	Zoning districts
Land use applications	Zoning districts	Land uses
Rnp zoning is being decimated with spot zoning for r-1 and 3 story homes next to 1 story ranch properties	Title 30 really doesn't have teeth for the avg resident. We can point to it as justification to deny an item and even if it directly contradicts title 30 it may still be approved.	Given the propensity to zone change for large developers who have attorney on staff and given a zoning change which directly contradicts title 30 in several areas can still be approved and with waivers your regular homeowner has no way to protect their asset and require someone build what they bought
Street lighting - i think permitting developments without street lighting is unsafe and may result in crimes	More efforts are needed to develop rail mass transit and minimize traffic fatalities	
Land use	Subdivision	Zoning
Environment/climate	Low income integration	Transportation (mass, bicycle and walkability)
Stop non-conforming zone changes and special use permits, allowing these to be considered only with a commissioner's sponsorship.	Create better protections for rnp areas that are less likely to be changed later.	Better enforcement of buffers, setbacks and lot sizes next to rnp areas.
Beautify streets	Fill in empty commercial lots	Straighten the zig-zag roads with sawtooth issues
Land use applications	Land uses	Development standards
Make it a code - not a design manual.	Organize the code so everything is in one place.	During the rewrite - keep in mind simplify!
Ensure all citizens are treated as individuals first.	Be very cautious of out of state influence on our county planning guides. Especially those folks from California and New York and New Jersey. . .	Be aware of and cautious of creating additional and unnecessary and unwanted government overreach when making changes to the code.
No increase in residential density in RNPs	No increase in residential and/or commercial density near RNPs	
Update code standards to reflect 21st century	Remove minimum lot sizes regulate density by master plan	Remove requirements that have waivers approved 90% of time

Issue 1	Issue 2	Issue 3
Rnp - keeping rural as planned	Not letting the developer write the rules.	Maintain a development standard.
Land use of infill development over sprawl	Environmentally-focused development policies such as community solar	Transportation justice
Land use applications	Pud	Zoning districts
Procesamiento de permisos para el misto tipo de negocios- por ejemplo instalaciones de self storage (translated: permit processing for the same type of business – for example, self-storage facilities)	Diversificacion de areas todavia no incorporadas, por ejemplo en southern highlands (translated: diversification of areas not yet incorporated, for example in southern highlands)	Escuelas, centros para comunidad, y otras opciones adicionales (translated: schools, community centers, and other additional options)
Promoting infill and redevelopment	Promoting medium density mixed use projects to enhance walkability	More multifamily unit development including ADUs, duplexes, etc.
Proper regulation of religious land uses. Please see "avoiding and defending against RLUIPA claims" by Evan J Seeman and John Peloso F.X. Jr, Robinson & Cole LLP, with practical law public sector. I have several other articles and lots of other information explaining why clark county does it wrong and by its failures allows place of worship to be built in locations where places of worship do not belong.	Traffic lights and control are improperly regulated by the county allowing developers to build developments with inherent safety problems, blind corners, lack of crosswalks, lack of traffic lights designed to save developers dollars while ultimately costing lives and taxpayers.	Homeowners not properly informed. Post cards not good enough. Residents should be entitled to an ombudsman to represent their interests much like a public defender. Planning process opaque to residents. Developers, architects, attorneys bulldoze residents' rights mostly as residents have no rights.
Increase relatability w/ comprehensive plan	Make development standards user friendly	Reduce the cumbersome land use application/approval process
Land use	To preserve some of the natural resources	
Integrity of residential neighborhoods.	Transition or buffering between residential and commercial uses	Non-residential uses within residential neighborhoods
Overlay districts	Water management-water features	In fill development
Land usage	Development standards	Unit development
Pud	Development standards	Zoning districts
Reducing suburban sprawl	Crafting regulations that are unique to the different areas of the county	Improving pedestrian connections, trails, and multimodal travel
Land use applications	Zoning districts	Land uses
Land use -crowding i.e. St Rose Parkway Henderson		
Design review	Zoning	Land uses

Issue 1	Issue 2	Issue 3
What makes a good neighborhood	What will get more people into housing	
Consistency and elimination of redundancy for efficiency	Open space planning to relieve heat islands	Water conservation
Na	Na	Na
Subdivision	Development standards	Zoning districts
Too often the code is ignored by the planning commission and the board of county commissioners. The commissions have too much flexibility.	There are too many non-conforming zone changes that significantly change a neighborhood.	Frequent changes make it had to stay current on the code.
Clarity of codes	Ease of use	More black and white, fewer gray areas
Traffic	Density	Trajectory
Upkeep and maintaining	Residential streets need much needed resurfacing	
Roads	Water retention quit filling pools in California	Stop bullet train from California development
Prerequisite for rural locations exempt from some of clark county NV's standards due to just being different to build out here in Indian springs	Nevada power involved before the application	Elevation and flood pre analyzed so the applicant knows before the application is filed
Stop building around red rock canyon!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!!	Development standards	Land uses
Adding a zoning classification for townhomes - currently being required to process a pud	Allowing ccpw to administratively approve deviations and waivers for standard drawings, presently waivers as public hearings are being required	Fix the grading cross section requirements and excess fill over 18-inch requirement - almost every project is requiring a design review for fill over 18 inches
Infill and obsolete areas - provide "motivation" for developers to be able to build or rebuild in these areas.	Step up development requirements to align with current fire, water or adjacent city requirements.	Update current master plan use areas/zoning to reflect surrounding development and/or to reflect current development trends
Prioritize infill	Build up more	Stop gentrification while supporting marginalized communities
Zoning districts	Development standards	Land uses
Lack of roads to carry existing traffic	Air pollution due to inversion	High potential water shortage.
Reduction of multi-family residence	Reduction of single-family residence	Increase commercial zoning areas
Signs	Broad use regulations	Broader design standards
Stop wasting money		
Stop giving everything to vegas	No water stop building	Develop industry
Mixed use and low cost housing	Halt sprawl	Improve walkability

Issue 1	Issue 2	Issue 3
Provide more space for low income housing such as trailer parks and tiny houses	Preserve views from natural park areas and BLM land	Preserve pictographs and other lands of historical interest
Land use applications	Land uses	Development standards
Land use	Development standards	Zoning standards
Master planning seems to be completely lacking - major arteries seem to all be under construction at the same time and it takes 5+ years to complete utility work?	Consistency and common sense in lay-out of roads and drainage	Synchronizing traffic lights to allow for more efficient traffic flow
20 years is a long long time in vegas. Update the master plan as quick as possible	Master plan have to be precise in language. No loophole for corruptions	Integrity, no bias, the plan have to apply to everyone. United, work as a whole
Housing density	Rural preservation	Best use of county lands
Stop interfering in people's lives	Leave me alone	Less rules and regulations
No actual planning	No actual development codes followed	Haphazard planning
208 water quality management planning	Stormwater	Water quality
Stormwater regulatory requirements		
Limits on gas stations	Limits on convenience stores	Limits on high density apartment/residential development
Respecting re zoning requirements	Maintaining re lifestyle	Not allowing developments (i.e. Churches) in residential neighborhoods
Increase minimum density throughout residential developments	Increase green space requirement for larger developments	Require development of sidewalks for large residential projects
Limiting new development on the edge of metro las vegas.	Rezoning single family areas in the historic core to multi-use and including mini-business zones to encourage foot traffic, quality of life and improve curb appeal and property values..	Prioritizing small scale redevelopment of older areas of clark county initially developed prior to 1990.
Provide for reasonable regional differences of the communities to allow them to grow as the residents wish.	Not to embellish and elaborate the code in a way that strangles opportunity to meet the unmet needs of each community.	Carefully coordinate the mast plan and title 30.
Time it takes for permitting	Rewrite special use permits section of the code	More mixed use buildings and incentives for buildings taller than 5 stories. We can't spread out forever, we have to start going up.

Issue 1	Issue 2	Issue 3
Stormwater regulatory requirements	Water quality management plan requirements	
Growth paying for growth	Ease of approval process	County departments working together more seamlessly to the public
Quality over quantity (development)	Easy to use/understand (code)	Graphics over words
Zoning for townhomes & alley loaded product	An accepted buffer (i.e. 10k sf lots) next to rnp	Clearer parcel map requirements
Parking in residential / adequate driveways	Setbacks in residential	Trash receptacles in rural areas
Simplify the code so a normal person can understand	Make the code so i don't have to jump to multiple different pages to get answers	Reduce the number of overlays
Allowance of waivers/variances, which weaken the code	Organization/clarity	Improving zoning and land uses
Create a residential zoning district that works better for single-family attached product without the need for pud	Relax a limited number of restrictions that are consistently waived and approved	Streamline the code so it can be more predictably applied in real life application
Amend the requirement/ process to maintain specific grade changes between new and existing land. The current process/ parameters cause waivers on almost every application for grade difference issues.	Review lot size reductions/ density increases allowed on the plan along major roads to allow more feasible development of those strips of land. In cases where the rnp line extends to within 330' of a major street, the resulting strip of land is too narrow to do anything that works. I think the edge of the rnp should be allowed to move in to allow a uniform lot size rather than chop a parcel in half. Example- south side centennial, west of Durango.	On a private common lot street that is in an rnp, allow the front setback to be 40' from street center line, like is allowed if the street is an easement and the pl is the center of the street. Waivers have been required in the past when the front pl is at the back of curb on a private street due the way the code is written.
Clarity	Auxiliary structures	Setbacks
Not addressing some certain requirements	Conflicts in some sections	
Limit urban sprawl	Require more infilling throughout the valley	Limit development of huge solar or wind projects
Not putting giant apartments next to homes!	More retail less houses	Better roads
Save our desert areas	More natural parks	More natural trails

Issue 1	Issue 2	Issue 3
Reasonable priced housing	Less home owners associations	More single family homes
Don't allow waivers except for unusually circumstances	Houses are too close to each other	
Clarity - even though the rewrite should allow for flexibility, clear rules still need to be defined	Coordination - whatever the result is, we need the best collaboration from the county, utilities, ISPS, NDOT, and RTC	Flexibility - i agree that our development has evolved over the past two decades so the rewrite should reflect that evolution.
Integrity	Equal	Opportunity
Eliminate UV designations and muds, which are vague	Retain public input instead of handing off to staff.	Plan adequate commercial in proximity to residential.
Inclusionary zoning	Increasing density with better design	Ease of use of the code
Many rural issues cannot be addressed with rules developed for high density areas of the county	At least one regulator of title 30 should have at least visited an area he or she is regulating	
Efficacy	Opportunity	Graciousness
Landscaping and tree	Limiting driveways and auto-oriented development	Increasing housing density
Design standards	Streamlining processes	Landscaping
Strengthen, refine and simplify water efficiency requirements.	Revise landscape standards to strengthen water efficiency.	
More in depth define of development standards	Bike and trails	
Clarifying what approvals are required for TCO and COFO -	Continue to require zoning and pw approval prior to permit issuance.	Requiring decommissioning/demolition bonds for projects requiring development agreements.
Organized development patterns	Neighborhood unity	Code enforcement
Title 30 needs to align with current and future development	Think of the people in the community while planning. What does the community need?	
Ease of reading the document.	Communicating the existence of title 30 to clark county residents.	Address common waivers so they do not have to occur as often.
More clear wording	Better flexibility to apply code	Less need to interpret intent of code
Simplifying the code	Implementing impacts due to new development	Connecting it to county land use plans
Conformance between land use and zoning	True mixed-use development standards w/ much less required parking	Performance based standards - mandatory (not optional) requirements for desired developments

Issue 1	Issue 2	Issue 3
Make it user friendly	Ease of applying	Definitions
Land use	Zoning districts	Subdivision
Land uses	Zoning	Development standards
Zoning districts need to be preserved and respected	Restrictions about developers requesting exceptions/special use permits to profit	Wall height... No one is happy with a 6' high perimeter wall. Wall height should be raised to 7 or 8 tall
Building setback	Street layout and widths	Land use layout
Transitional buffering	Redevelopment	Code enforcement of undeveloped areas
Transportation	Transportation freeways light rail	Again transportation
Current development issues and concerns	Updating of the policies and relevant codes	Streamlining rules and regulations
Protect established residential neighborhoods	Less confusing verbiage	More realistic requirements for different types of projects
Flexibility to allow rural areas to develop.	Reduce requirements on business in rural areas	Let rural areas create their own standards
HOA community & improved NRS	New business integration & zoning	Single family residential
Updating to current conditions	Identification of different areas	Ease of understanding - common language usage
Zoning districts	Land use	Developmental standards
Incorporation of sustainability/environmental standards	Requirements for mixed use development and walkability	Urban infill and density increases (build up)/public transportation
Allowing multi-unit development in rural preservation area	Land use	Zoning
Land use applications	Zoning districts	Development standards
Mixed use development	Transit oriented development and connectivity	Density
Development standards	Land uses	Zoning districts
Overuse of waivers	Environmental overlays like red rock canyon	Flexibility as we encourage more dense development
More green spaces	Preserve quality of air and water (already in title 30- no one seems to pay attention)	Provide for harmonious development compatible with surrounding community area
Land use	Zoning	Development standards
Clear easily understood plain English code	Make the provisions of title 30 better known	PSAs about what, why & how to title 30
Connected street network with 4-way intersections	Reduced setbacks to allow development back of sidewalk	Reduced parking requirements
Retain and protect the rnp, we have rights too.	Uphold the development standards.	And land use

Issue 1	Issue 2	Issue 3
Overdevelopment	Water	Equity
Determining "appropriate" land use	Which requests are most beneficial to future las vegans?	Thoughts to how the land use requests will affect las vegans immediately
Ease of use	Understandable language	Graphics & illustrations
Applying different standards for urban and rural development	Limiting non-conforming zone changes	Have infrastructure in place before residences are built
Spot zoning	RNPs	Administration and enforcement
Signage	Mixed use	Parking
Require permits for all building additions	Enforce codes for "working from home"	Maintain parks & common grounds
Reasonable development standards	Reduce options to deviate from code	Make code more easily understood for staff and public
Better traffic patterns	More streetlights	Less traffic congestion
Development standards	Land use applications	Subdivision
Land uses	Development standards	Planned unit development (pud)
Pud	Development standards	Zoning districts
Submittal process	Code changes	
Density	Speed of response or approvals	
Water protection for rural well owners	Preservation of BLM lands	Preservation of rural "quaintness"
Land use	Zoning districts	Land use applications
Better urban planning - everything 3 miles east/west of strip; spring valley	Consistent and better architecture, similar to phoenix; we had a hodge podge here	Landscaping and paving; we seem to remove landscaping requirements when asked more and more; also we should consider ways of doing other pavement to cool the streets
Saving our rnp areas, not letting developers change zoning.	Clearer, concise descriptions and definitions, it is so confusing now.	Better look at land uses, some uses are allowed and they just don't fit the area at all.
Development standards	Zoning districts	Land use
More neighborhood or local community control and input	Conformance with a unified long-term vision for the future	Reduced government bureaucracy
Land use	Zoning districts	Land use applications
Restrictions on growth	Better use of existing land	Concentration on usable development (i.e. we have enough gas stations and fast food)
Land use application	Land uses	Zoning districts
Growth	Growth	Growth
Lower density	Larger lots	
Public transportation	Reducing urbanized heating due to buildings	Dark skies

Q12: USING THE SCALE PROVIDED BELOW, PLEASE PROVIDE YOUR ASSESSMENT OF WHETHER THE COMPONENTS OF TITLE 30 ARE EASY TO USE?

- Attending meetings to provide public comments on zone changes is difficult and emails seem to be dismissed easily. Last minute holds from developers are just an added source of frustration for those who try to arrange their schedules to attend.
- There are too many work arounds for developers. The code has too many holes to benefit developers and not existing homeowners.
- Sometimes the words are there and explain it pretty well, but it is a lot for people to read therefore they don't.
- Components are all biased in favor of BIG MONEY developers
- New resident it is hard to know what the process are and what residents are required for their home
- Although I tried to get More Involved; Local entrenched groups, made it pretty much "Their Territory" and "New-Comers" like me and my wife, are not very welcomed, by many locals/ and Homies.
- We do not need any more to build house Development house in Sunrise Minor.
- Re-zoning to accommodate developers, ignoring existing landowners and existing zoning.
- Density and lot sizes are always being changed within the RNP areas and we were promised no more than 2 du / acre! Now the developers are trying to go in for changes for 8 du / acre etc.. It's not welcome in ranch and horse areas.
- The distinctions you are attempting to make in the questions that follow cannot be accurately and/or usefully captured in a survey- as you are attempted here. Distinguishing between “easy to use”, easy to comprehend”, “work well”, and “produce the outcome intended” are too qualitative and certainly far too open to personal interpretation to be effective.
- Density level is too high
- I am a former Colorado town planning commission chairman and think that Clark County could adopt some better development standards.
- Our code and application process need a complete overhaul!
- No direct experience in the processes.
- Too much boiler plate, no multimodal transportation options
- Funds allocated by Builders to allocate Zone Changes
- As a resident, it's not utilization - it's living the aftermath
- Hard to find information, hard to understand it once found
- In general title 30 is very difficult to use as currently organized. I feel it would be a lot more user friendly if it were organized by zoning type, then to have all the requirements listed underneath as opposed to looking up use and having to find how it applies to the zone type you are working with
- Stick to the Master Plan and stop "spot zoning" stop allowing changes proposed by developers and ignoring what the people in the area want
- Developers win almost always over residents with valid concerns
- The town boards should have a deciding vote, not just advisory.
- Please include native plantings and butterfly plants in green spaces.
- Make the code less complex.

- My disagreement with Item #4, #5, and #6 is not with county staff or employees. It is with the code as written.
- Consolidate code into user friendly formats with cross references
- I have not used Title 30 personally, but have seen how development in the county has progressed as a result of it and strongly feel that it needs amending.
- Esta es la primera vez que escucho de este titulo y por eso no puedo comentar en las opciones ofrecidas (Translated: This is the first time I have heard of this title and that is why I cannot comment on the options offered.)
- Based on my experience with the process I have found the whole process to be gobbledygook and often I have found even the planners don't seem to understand how the process interacts.
- lack of user friendly instructions/explanations in most cases
- No knowledge of it after 11 years here so if I need to know about it, send info please
- As a novice (not a professional) there seem to be many different documents, and it is difficult to know if I am reading the appropriate one. Title 30 itself is pretty easy to use.
- The PUD is difficult to work with. A lot of code is not designed for newer product
- We own a 5 acre lot in Sunrise Manor that we ceased trying to develop due to the complicated and long process, though now the buildable area has been taken for an unplanned water project. We own another lot in Centennial Hills that was rendered useless for views by surrounding new development. My perception of the development process is that it is geared to large developers, unlike that in CA where I lived before. The canyons of hot block walls have resulted.
- The code has not kept up with the comprehensive plan. Political considerations can weigh heavily on how the code is interpreted.
- The added landscaping still unsafe for pedestrians Put the sidewalk inside the landscaping
- The development standards section has been modified multiple times and many items are deleted and some items are not clear - I suggest a complete re-write of this section
- I'm just a homeowner not a developer so I don't know about that, but I'd like to see space set aside for the homeless so they don't end up camping in the flood control tunnels
- Standards are not unified. One develop waiver this other waiver that? Same standards apply to everyone, it have to be FAIR to all.
- The County has recently relied too heavily on large scale out-of-state developers for revenue and ignored changing needs of long-term residents.
- Good - reviews just take a very long time. Some should be fast tracked.
- Having Special Use Permits act as waivers makes no sense, and makes things confusing. Sign section is so convoluted.
- Variances should be few and far between. Height restrictions and setbacks should be adhered to.
- Even this survey shows how badly jargon makes public participation difficult.
- There is no consideration for historic preservation
- The whole thing seems written by idiots to confuse and obfuscate individuals. In Clark county it's who you know, not what you know.
- Let planners plan, and elected officials listen to such experts
- Better visuals and graphics would greatly help
- Unless you're in the business, the land use process is difficult to understand

- I was unable to tell if regs were the same in rural areas
- I'm not a developer and I don't use Title 30 enough to offer informed feedback.
- Information on all of these is not easy to find. You have to know what you are looking for & most residents don't even know title 30 exists.
- Title 30 seems never to be taken into consideration by Zoning, Planning, or County Commissioners
- Why is the Enterprise console meeting held at the gov, center? The last meeting I attended, there was only one other person there. And only two commissioners present, how many are required to be there, and vote for changes?
- Spring Valley has numerous homes that are remodeling, additions to homes, etc., without permits
- The way it is written is so confusing and nearly impossible for the average citizen to be able to find anything and understand it.
- too much building going on in residential areas with no thought to traffic patterns
- Title 30 is too rigid for small and in-fill development projects
- In the case of Enterprise, I've lived in the valley nearly 32 years. The Southwest portion of the valley was always sort after by people, like myself, seeking opens spaces and rural living, albeit close to amenities. A very unique but almost gone desired living for the rest of the valley. The extremely wealthy of the valley are factored in by creating areas that are already present in our little community. Valley Growth should not be at the cost of altering neighborhoods to the extend of destruction of that community. Enterprise is being attacked by the Commissioners, in their attempt to put into our rural community commercial development at the level and consequently the cost of the community. Effort by developers have been made to construct high traffic aggressive commercial development adjacent to lovely homes that would suffer the destruction of their lifestyles, and would warn off potential future residents, looking for the lifestyle we now enjoy. Please consider both density and purpose in your decisions that effect our special little community.

Q13: USING THE SCALE PROVIDED BELOW, PLEASE PROVIDE YOUR ASSESSMENT OF WHETHER THE COMPONENTS OF TITLE 30 ARE EASY TO COMPREHEND?

- These are easy to understand but not followed by developers which makes it difficult for existing homeowners. Developers should be held to the zoning they bought unless they show a need for it to be changed. Profit is not a need. The RNP should remain protected WITH appropriate boundaries surrounding the existing RNP area NOT within the RNP.
- Some development standards and conditions in the use table are difficult to interpret. The conditions in the use table were intended to allow what otherwise may be a special use, as a conditional use without public scrutiny. It wasn't intended to be consider "bad" to waive the condition.
- RNP homeowners need to hire lawyers to protect themselves from encroachment; Title 30 currently needs attorneys to understand it
- I simply have not Just sat down and Studied or Read through it.
- Sunrise Minor its overcrowded.
- Water usage should be primary. Grass and non-zeric landscaping continues.
- Zero lot lines and high density lead to instant ghettos
- Again, our code and application process need a complete overhaul!
- No direct experience in the processes.

- Overbuilding in RNP areas-Constant change of RNPs
- Hard to find information, hard to understand it once found
- A lot of language is written for developers and real estate professionals. It makes it very difficult to understand especially when they are trying to change land use and we are trying to explain to elderly or otherwise uninformed neighbors what is currently allowed and what is changing. It shouldn't be a full time job to participate in zone planning meetings.
- This entire process is difficult to understand, especially for new residents.
- Make the code less complex.
- To Comprehend is not the same as Agreement.
- Code contradicts itself in many locations
- Lo mismo que la pregunta anterior (Translated: Same as previous question).
- You can ask the same question over and over and get the same answer. The impression I have gotten from going to multiple meetings on many projects is that the process is designed for engineers and architects to line their pockets while developers do the least to get the most money for many projects that should never get built.
- Definitions offer some ease of comprehension for some components
- RE is a holding pattern is probably a confusing choice for non-development professionals.
- Several sections need to be consulted to have a complete understanding.
- Corporations receive priority over residents
- Too easy to change the land uses.
- Although the language is comprehensible, the policy behind recent Title 30 decisions are difficult to comprehend insofar as the overall benefit to long term residents. The overall scheme appears to favor new residency.
- I never had to read them. Our developer read them.
- Although I think the categories I marked 'neutral' are easy to comprehend once you find them, I don't think they are easy to find in Title 30, the tables are confusing and it could be laid out in a way that is easier to find and understand.
- PEOPLEZ PLACEZ N THANGZ mean interpersonal interpretation goes a long way with a creative misstatement that doesn't divide but multiply
- As previously stated it is incomprehensible to use the exact same rules to regulate new development and development in a 100+ year old rural community. Health and safety must be regulated equally but historic preservation and efforts to retain a rural lifestyle should not be penalized.
- Let planners plan, and elected officials listen to such experts
- You have to know what you are doing/reading to master Title 30. It could be a lot simpler.
- Unless you're in the business, land use planning is difficult to understand
- The average citizen does not understand any of these components and is often confused when they have to appear before a town board/planning commission for violations.
- Title 30 is pretty easy to comprehend, I've just never seen it put to use. Exemptions and Waivers seem a lot more common.
- Developers always want to change the zoning and the rules for the layout of roads, walls, landscaping, building height and whatever the rules state what they should be.
- Difficulty in acquiring information needed

- The way it is written is so confusing and nearly impossible for the average citizen to be able to find anything and understand it.
- Comprehension is subjective and staff get too much power
- We need more suburban planned use development

Q14: USING THE SCALE PROVIDED BELOW, PLEASE PROVIDE YOUR ASSESSMENT OF WHETHER THE COMPONENTS OF TITLE 30 WORK WELL?

- I strongly disagree because the county does not stick to the zoning areas.
- Commented neutral because many of these applications are fine but applications regarding the RNP are not acceptable. Developers need to be held accountable for knowing RNP standards when purchasing BLM land within the RNP. Absolutely no application should proceed in an RNP for R2.
- Some uses and standards are outdated and conflict. The overlays are somewhat cumbersome, maybe all it takes is a format change to each of them look similar on the pages
- The tables are too complicated & do not match the text
- All or most of my experiences are from serving on various committees, back in Texas and Dallas county and the 3 southern Nevada forum's committees (economic development, education, transportation committees)
- Overcrowded not enough school and police.
- The blanket approval of all developments kill the existing neighborhoods
- Once more, our code and application process need a complete overhaul!
- No direct experience in the processes.
- PUD's are boring, all those super pads!
- Eliminate small home, overbuild tracts in RNP areas
- They seem leaky. It's easy to get waiver. Community members' opinions not always acknowledged.
- I don't see an issue with how they currently work... All the rules about farm animals, accessory structures etc. make sense. As stated above, the difficulty arises when they are looking to change use or zoning and we have to wrap our head around what a commercial or mixed use project may look like in a short amount of time. Especially those of us who work full time.
- Title 30 is essentially meaningless and in the SW part of town is routinely ignored or set aside.
- Even when someone understands all of this it is still very complicated to participate in the process.
- Zoning & deed restriction of Rhodes Ranch golf course.
- Make the code less complex.
- Working well? How does county staff feel about the code? Is the code working for staff? Perhaps the assumption is that the county does not believe the code is working well. It may help us to more clearly understand how the county staff feels about the code.
- Land has been poorly used, focusing on sprawl and ignoring redlined districts, and development standards have little to no meaningful impact on developmental climate resiliency or efficiency of land use.
- The components function as they are meant to, as development and zoning regulators
- The "agree" pertains more to the newer (less than 15-20 yrs) developed areas. These newer developments are more contemporary and practical

- I don't understand what is meant by "work well"
- I think the standards don't encourage higher density product. They are geared up towards less innovative product
- Too many final decisions are based on a single project, not how they fit in to a neighborhood.
- It would be great if the county was able to consolidate applications into one such that only one is needed to be signed, presently tentative maps, zoning, and vacations require 3 separate applications. Consolidating this into one and also doing so on Agendas could save time.
- Too easy to change zoning/land uses
- Too easy to change zoning/land uses
- With regards to zoning & development standards, developers/applicants need to ask for waivers often. If they are unable to stay within the development standards. They either need to be enforced without exception or updated to reflect the direction its going.
- Mind is the master plan depends on how it works and who can work with it though.
- Do not weaken standards or allow developers to walk over existing homeowners and neighborhoods.
- In totally undeveloped area working well is possible. One size fits all is not possible in a county as large as ours.
- Let planners plan, and elected officials listen to such experts
- The volume of variances, waivers, and other exceptions are the likely indicator as to how broken Title 30 is.
- Difficulty in understanding the code
- Title 30 does not work well because it is not enforced correctly
- Even with this list I wouldn't know which applies in certain questions
- They all have their pros/cons on how well they work. The biggest issue again with this is that there is always a request for waivers & although they are almost always approved the rationale for getting there is subjective. All of these should be streamlined to reduce waiver requests.
- The components of Title 30 are rarely taken into consideration.
- I live in an RNP zone. Developers are always trying to change the zone to build more homes on smaller lots. I moved here to live in a RNP zoned area. The RNP should be protected.
- It's a mess, filing an application now is impossible with the new system. The PUD areas don't belong where they are zoned in some cases. Zoning rules are ridiculous in RNP areas that are enforced on residents that have lived that way for decades. Land uses are too restrictive concerning animals and whomever is approving some development standards is blind and has no common sense..
- Development staff are asked to do too much. Thus, they end up being too rigid in following the "rules" instead of recognizing where latitude is justified for special situations.
- More suburban land use

Q15: USING THE SCALE PROVIDED BELOW, PLEASE PROVIDE YOUR ASSESSMENT OF WHETHER THE COMPONENTS OF TITLE 30 PRODUCE THE OUTCOME INTENDED?

- The county doesn't stick to the zoning districts
- Developers love to take advantage of waiving offsite in the RNP and then ask for a zone change. NO! If you buy land in an RNP build 1/2 acre lots. No requesting stair step zone changes.

- There are many regulations that were mandated from elected officials that sometimes make things more complicated, but do produce the intended outcome - but very hard for others to understand how and why it's there
- Components do not adequately protect RNPs from encroachment
- Come out with a strategy about education first.
- Constantly approving zone changes parcel by parcel and not taking the big picture into account, destroys congruency and neighborhood pride.
- The rules allow for the developer to rake in the money without any consequences for how the development turns out in 1 year later
- To be very clear, our code and application process need a complete overhaul!
- No direct experience in the processes.
- You get what you plan for. Subdivisions create too much car traffic.
- For the school you want to shut down our throat. It was already denied just south of us on rainbow. We already have three schools within a quarter-mile, how is it traffic going to be any different here with over 5000 cars a day coming in and out. You would have to live out here to understand our feelings. That's why we defend the RNP
- How can the public know the government's intent?
- Title 30 is essentially meaningless and in the SW part of town is routinely ignored or set aside.
- The current process clearly favors developers over the average citizen.
- Make the code less complex.
- Not sure what the County's "Intended Outcome" was/is.
- Intent of most regulations is to prevent unchecked growth and incompatible development
- If the county adhered closer to its own code, things would be work better
- The "agree" pertains more to the newer (less than 15-20 yrs) developed areas. These newer developments are more contemporary and practical
- I don't know what the outcome is intended.
- Too many times the projects approved do not follow the comprehensive plan or land use plan.
- Pre application handbook would be a FANTASTIC advantage for Contractors as well as landowners beforehand Letting us know EVERY PERMIT to Notaries and more will be necessary to complete the process in a timely fashion.
- A church was allowed to build in our neighborhood without adequate parking and holds outdoor services early in the morning and late in the evening with loudspeakers. How is this permissible in a RE neighborhood???
- Despite all the lip service to walkability/bikeability, quality of life, community building, etc., the results in these area of recent Title 30 decisions have been less than desired and seem to have missed the mark. Communities are more disconnected now than ever before, road congestion is at its zenith, and historic core neighborhoods not directly adjacent to pet commercial districts (downtown, strip, medical districts, etc.) are severely neglected compared to their suburban counterparts.
- Again, if developers/applicants are having to ask for waivers as often as they do on both new development and in established/mature neighborhoods, the outcome they were intended is not being achieved and the standards either need to be changed/updated or strictly enforced. They probably need to be changed to reflect our current situation of Clark County being totally landlocked.
- Reliable resources.

- Overall pretty good and I do realize the difficulties. I believe I have a couple of ideas worth considering.
- Let planners plan, and elected officials listen to such experts
- A lot of Title 30 could be greatly improved to get more quality development.
- Difficulty in understanding the process
- Title 30 does not work well because it is not enforced correctly.
- I don't see much oversight as to compliance
- They can produce the outcome intended and are often derailed by angry neighbors. All of these components of Title 30 would benefit from a language clean up. That tightens up process and outcome so decisions are inclusive of communities while not being overpowered by a vocal minority.
- All stated above.
- No action is taken when complaints are filed
- Maybe you should try listening to citizens more.
- Basic objectives are achieved, but unusual or special cases are disadvantaged and discouraged from advancing by the system.
- Seems like my comments were wiped out
- More suburban land use is needed