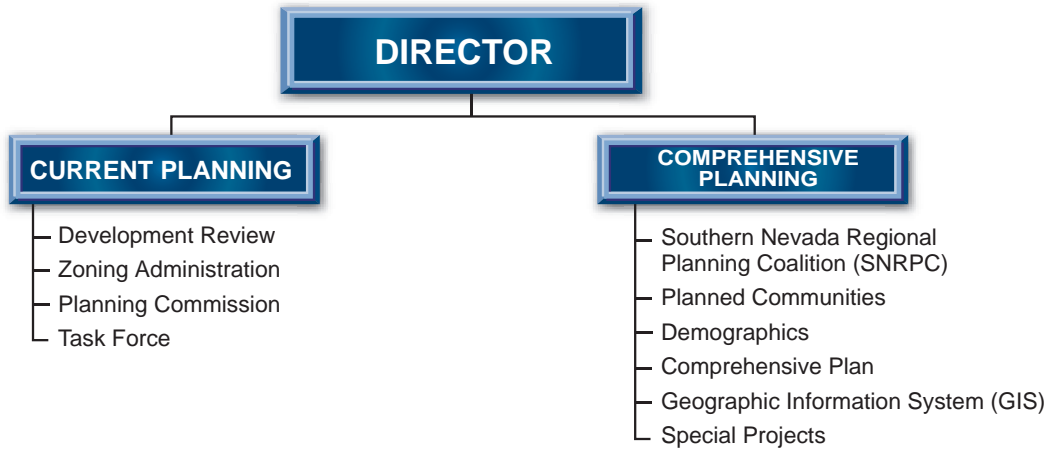


Planning and Zoning Department



Mission Statement

To improve the quality of life within the City of North Las Vegas by educating citizens and developers in the development process. To use existing and new land use laws and ensure that these laws are implemented in order to provide the best possible outcome for the City and to contribute into the making of these laws. To make reasonable forecasts in the future development of the City and to protect the natural environment and encourage development that most people will find aesthetically attractive.

Department Description

The Planning and Zoning Department is comprised of two sections: current planning and long range planning, also known as comprehensive planning. The Current Planning section is responsible for reviewing all applications for current development and making recommendations to the Planning Commission and the City Council. Comprehensive Planning is responsible for development and implementation of the Comprehensive Plan, special projects and participation in regional planning in the Valley.

Division/Major Program Description

Current Planning is responsible for reviewing all applications for current development, writing staff reports and making recommendations to the Planning Commission and the City Council. Planners also review building permits and plans

submitted by other departments and perform landscape inspections. This section is also responsible for customer service either in person or over the phone, processing and routing all applications for review by other departments or outside agencies, reviewing of business licenses and home occupation requests and for the maintenance of the City's land use records. Current Planning also heads up the Land Use Task Force meeting which is available to developers.

Comprehensive Planning is responsible for providing information and analysis to support the City's goal of quality planned growth and development over the long-term for the residents. The Comprehensive Plan, combined with other related land use studies and information and regional planning efforts, provides the framework to successfully implement strategies for growth related issues within the City.



Fiscal 2003-04 Highlights

- Adoption of design guidelines for small lot developments.
- Provides continuous, instant access for the public to planning and zoning agendas, Planning Commission actions, Zoning and Master Plan maps and staff reports through the City's website.
- Performed approximately 86 landscaping inspections for compliance with landscaping plans to facilitate the beautification of the City.
- Reviewed approximately 533 land use applications for Planning Commission and City Council action.
- Reviewed 3,428 building permit requests and 1,190 plot plans and swimming pool permits for the Building and Safety Division.
- Reviewed 1,546 business license requests and 420 home occupation requests.

Fiscal 2004-05 Goals

- Continue to encourage the development of new high quality housing to serve the needs of the present and future residents of North Las Vegas.
- Develop North Las Vegas as a visually and functionally attractive community with a high quality of life for residents and businesses.
- Promote and maintain planned quality commercial, office and industrial development.
- Develop a safe and continuous non-motorized circulation system within North Las Vegas and encourage its use.
- Carefully manage development to achieve orderly municipal growth.

Department Performance Measures

Measures	Actual 2002-03	Estimated 2003-04	Budget* 2004-05
Rezoning	80	132	143
Comprehensive Plan Amendments (Land Use)	42	68	73
Master Plan of Street and Highway Amendments	15	10	11
Use Permits	69	111	120
Use Permit Extensions of Time	18	11	12
Tentative Maps	66	89	96
Site Plan Reviews	23	29	31
Final Development Plans	27	19	21
Variances	22	19	21
Zoning Ordinance Amendments	14	11	12
Vacations (Streets)	13	15	16
Vacations (Easements)	17	9	10
TOTALS	406	523	566

* Note: The 2004/05 Budget is based upon an 8 percent increase.



Department Financial Trend - Planning & Zoning

	2002-03 Actual	2003-04 Amended Budget	2004-05 Adopted Budget	2004 vs 2005 Variance Amount	Variance Percent
Expenditures by Object					
Salaries & Wages	959,161	1,124,200	1,293,900	169,700	15.10
Employee Benefits	311,153	376,000	443,500	67,500	17.95
Supplies & Services	139,737	223,200	366,300	143,100	64.11
Capital Outlay	0	0	0	0	0.00
Department Total	1,410,051	1,723,400	2,103,700	380,300	22.07
Expenditures by Division					
General Planning	1,410,051	1,723,400	2,103,700	380,300	22.07
Department Total	1,410,051	1,723,400	2,103,700	380,300	22.07
Expenditures by Fund					
General	1,410,051	1,723,400	2,103,700	380,300	22.07
Department Total	1,410,051	1,723,400	2,103,700	380,300	22.07
Authorized Personnel					
General Fund	15.00	16.00	18.00	2.00	12.50
Total FTE's Planning & Zoning	15.00	16.00	18.00	2.00	12.50

FY 2004-05 Budget Adjustments

CIP#	Fund	Div.	Request Description	F.T.E.'s	Salaries & Benefits	Supplies/ Services	Capital	Total Request
0100	4161		5 Kavis licenses - Planning			6,200		6,200
0100	4161		GIS maintenance of licenses (5) - Planning			4,000		4,000
0100	4161		Comprehensive Plan & SNRPC Coalition fees			105,000		105,000
0100	4161		Plotter supplies			3,000		3,000
0100	4161		Increase professional fees (Temporary Help)			8,700		8,700
0100	4161		Planner	1.00	69,100	8,300		77,400
0100	4161		Planner	1.00	69,100	8,300		77,400
0100	4161		Increase advertising			35,000		35,000
				2.00	138,200	178,500	0	316,700

