

Underlined material is that portion being added

SUMMARY - An Ordinance to amend the Unified Development Code to add language within Communication Tower, delete language within Massage, and make corrections and clarifications as appropriate. (T30-26-900606)

AN ORDINANCE TO AMEND CHAPTER 30.03; SECTIONS 30.03.02, 30.03.06 AND 30.03.08 AND TABLE 30.03-1 TO ADD LANGUAGE WITHIN COMMUNICATION TOWER, DELETE LANGUAGE WITHIN MESSAGE, AND MAKE CORRECTIONS AND CLARIFICATIONS AS APPROPRIATE; AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

30.03.02 SUMMARY TABLE OF ALLOWED USES

P=PERMITTED **C**=PERMITTED WITH CONDITIONS **S**=SPECIAL USE **A**=ACCESSORY USE **T**=TEMPORARY USE **BLANK**=PROHIBITED

Districts	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
COMMERCIAL USES																						
.....																						
Retail and Services																						
Bathhouse																	S					
Escort Bureau											S S S S						C C					
Financial Services											S	P	P	P	P	C	S S					
Gunsmith											P						P P					
Massage	€ A	€ A								€ A	€ A	€ S A	€ A	€ A	€ S A	€ A	€ A	€ A	€ A			
Office											C	C	C	C	C	S	S S			C		
Office, Sales/Leasing	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C				
Office, Temporary	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Outdoor Market	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S S S			
Personal Services	S	S	S	S	S	S	S	S	S	S	P	C	P	P	P	C	C	C				
Retail											C	C	C	C	C	C	C C			C C		
Retail, Last Mile											C											
Seasonal Sales											T	T	T	T	T	T	T T			T		
Wedding Chapel	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	

Districts	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
PUBLIC AND QUASI-PUBLIC USES																						
.....																						
Utilities																						
Communication Antenna	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
Communication Tower	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Communication Utility Building	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S	S	P	P	S	S	S	P
Electric Generation, Large-Scale	S															C	S	S	S	S	S	S
Electric Generation, Small-Scale	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
Public Utility Structure	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C

SECTION 2. Title 30 Chapter 30.03, Section 30.03.06 of the Clark County Code are amended to read as follows:

30.03.06 COMMERCIAL USES

G. Retail and Services

This category includes establishments involving the sale, lease, or rent of new or used products directly to the final consumer, but not specifically or exclusively for the purpose of resale; establishments that provide executive, management, administrative, governmental, or professional services; and services related to personal needs directly to customers at the site of the business, or that receive goods from or return goods to the customer, which have been treated or processed at that location or another location. Specific use types include:

.....

5. Massage

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
	CA	CA									CA	CA	CSA	CA	CA	CSA	CA	CA				

i. Primary Use

In the CG and CR districts, massage as a primary use shall require a *Special Use Permit (UC)* as described in §30.06.05D, and compliance with the following standards: ~~that shall not be waived or varied:~~

- The use shall not be within 200 feet of any area subject to §30.04.06, *Residential Adjacency*.
- The use shall be at least 1,000 feet from another massage establishment.

ii. Accessory Use

In the RS80, RS40, CN, CP, CG, CC, CU, CR, IP, and IL districts, massage must be an accessory use only with the following standards that shall not be waived or varied:

- In the CR district, the establishment must be accessory to a resort hotel or rural resort hotel or meet condition (c) below.
- The establishment is prohibited in conjunction with an adult business.
- The establishment may be operated in conjunction with:
 - A state-licensed healthcare provider per NRS 629.031 or a massage school per NAC §394.
 - A health club, country club, golf course and accompanying club house, or retreat, no more than 25% of public floor area used for massage.
 - A beauty salon or day spa providing a minimum of 3 beauty salon/day spa services, no more than 25% of public floor area used for massage.

30.03.08 PUBLIC AND QUASI-PUBLIC USES

B. Utilities

This category includes antennas, towers, transmission devices, lines, buildings, easements, passageways, or structures used or intended to be used by any public or private communications and broadcasting operation or utility related to the provision, distribution, collection, transmission, or disposal of power, oil, gas, water, sanitary sewage, communication signals, or other similar public services at a local level. Specific use types include:

2. Communication Tower

Zoning District	RS80	RS40	RS20	RS10	RS5.2	RS3.3	RS2	RM18	RM32	RM50	CN	CP	CG	CC	CU	CR	IP	IL	IH	AG	OS	PF
	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC

i. Applicable Land Use Approval

- (a) Towers are permitted without a Special Use Permit or Administrative Design Review subject to compliance with the Layout and Design standards below when the tower is located outside of the Bureau of Land Management Disposal Boundary.
- (b) Towers are permitted with an Administrative Design Review subject to compliance with the Layout and Design Standards below when:
 - (1) Located on any public property; or
 - (2) Located within a commercial or industrial district or development, or when the Master Plan Planned Land Use Map indicates a commercial, industrial or open lands designation.

ii. Layout and Design

- (a) Any tower shall be designed to accommodate more than 1 antenna array, and any tower taller than 80 feet shall be designed to accommodate at least 3 antenna arrays.
- (b) Any facility that does not have permanent staff assigned to it shall meet the following standards:
 - (1) Landscaping and screening shall be required for any facility that exceeds 40,000 square feet.
 - (2) Ground-level equipment, buildings, and the tower or antenna base shall be screened to prevent visibility from any area subject to §30.04.06, *Residential Adjacency*.
- (c) Any tower shall be painted with a color generally matching the surroundings or background to minimize its visibility; however, a different color may be used if required by the FCC or FAA.
- (d) No tower shall be more than 80 feet in height unless located within a public utility substation, in which case the maximum height shall be 20 feet above the highest structure within the substation.
- (e) Any tower shall meet the following setbacks:
 - (1) When located within a public utility substation, towers shall be 10 feet from any right-of-way and 20 feet from any area subject to §30.04.06, *Residential Adjacency*.
 - (2) Any tower not located within a public utility substation shall be 40 feet from any street.
 - (3) Any tower not located within a public utility substation shall be set back from any residential development on a separate property as follows:
 - (i) If the subject lot or parcel is less than 2.5 acres, the tower shall be set back 200% of the height of the tower.
 - (ii) If the subject lot or parcel is 2.5 acres or greater, the tower shall be set back 300% of the height of the tower.
 - (iii) However, the setback distance shall never be equal to or more than 75% of the width of the lot, measured from the lot line that abuts or is closest to the residential development to the lot line on the opposite side of the lot.
 - (4) Any tower shall maintain a minimum separation of 600 feet from another communications tower. Separations shall not apply to towers if designed to be stealth or located within a cluster of other towers.

§. iii. Performance Bond

- (a)** A performance bond shall be required for all new towers, including relocated towers where a previous bond has not been accepted, in a form acceptable to the Director, or a cash deposit in lieu of the bond, in an amount sufficient to provide for removal, storage or disposal of the tower, plus an additional 15% contingency and to restore the site including stabilization and re-vegetation as necessary.
- (1)** An estimate of the removal cost from a Clark County-licensed company experienced in contracting for removal of standard components shall accompany the bond.
- (b)** Unless the tower is located on property owned by a governmental entity where a guarantee is in place for removal of the tower when no longer in use, a separate bond will be required for each tower regardless of owner(s) or location.
- (c)** All bonds shall provide for the County to collect the full amount of the guarantee if the applicant fails to maintain the guarantee. Any government entity or public utility company shall be exempt from this requirement.
- (d)** If no bond is in place, or if the County cannot collect on a bond issued pursuant to this Section, the following procedure shall apply:
 - (1)** Any abandoned or unused tower, and the associated components of the facility shall be removed within 12 months of the cessation of operations of the tower.
 - (2)** If removal is not timely, the County may remove or cause the removal of the tower and associated components, and assess the costs of removal against the property, after notice and opportunity to be heard is provided as follows:
 - (i)** Before taking such action, the County shall mail to the property owner a notice of the County's intent to do so.
 - (ii)** The property owner served with such notice shall have 30 days from the date the notice is mailed to respond in writing to request a hearing before the Board to show cause why the abandoned tower and associated components should not be removed from the property at the property owner's expense.
 - (iii)** The failure to request a hearing within 30 days shall be deemed a waiver of the right to be heard and the County may immediately cause the removal of the tower and any associated components, and may assess the costs of removal, storage, and disposal against the property.

SECTION 4. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 5. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 6. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks and shall be effective on and from the fifteenth day after passage. A land use application approved prior to the effective date of this ordinance may be developed per the plans approved with the application.

PROPOSED on the 19th day of August, 2026

INTRODUCED By : Commissioner William McCurdy II

PASSED on the 2nd day of September, 2026

VOTE:

AYES: Michael Naft
William McCurdy II
April Becker
James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick
Tick Segerblom

NAYS: None

ABSTAINING:
None

ABSENT:
None

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By  Michael Naft (Sep 10, 2026 09:00:08 PDT)
MICHAEL NAFT Chair

ATTEST:


LYNN MARIE GOYA, County Clerk

This ordinance shall be in force and effect from and after the 17th day of September, 2026.

Zoning 9/2/2026 Approved item #20

Final Audit Report

2026-09-15

Created:	2026-09-02 (Pacific Daylight Time)
By:	Asano Taylor (TaylorA@ClarkCountyNV.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAwt34bhZg__6kMvD26Gb63rOhdJMlaVoS

"Zoning 9/2/2026 Approved item #20" History

-  Document created by Asano Taylor (TaylorA@ClarkCountyNV.gov)
2026-09-02 - 1:34:56 PM PDT- IP address: 198.200.132.41
-  Document emailed to michael.naft@clarkcountynv.gov for signature
2026-09-02 - 1:50:48 PM PDT
-  Email viewed by michael.naft@clarkcountynv.gov
2026-09-03 - 0:16:56 AM PDT- IP address: 172.226.175.23
-  Agreement viewed by michael.naft@clarkcountynv.gov
2026-09-09 - 1:27:31 PM PDT- IP address: 72.63.23.7
-  Signer michael.naft@clarkcountynv.gov entered name at signing as Michael Naft
2026-09-10 - 9:00:06 AM PDT- IP address: 198.200.132.41
-  Document e-signed by Michael Naft (michael.naft@clarkcountynv.gov)
Signature Date: 2026-09-10 - 9:00:08 AM PDT - Time Source: server- IP address: 198.200.132.41 - Signature Appearance Selected: DRAW
-  Document emailed to Lynn Goya (Lynn.Goya@ClarkCountyNV.gov) for signature
2026-09-10 - 9:00:09 AM PDT
-  Agreement viewed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
2026-09-15 - 2:44:56 PM PDT- IP address: 198.200.132.69
-  Document e-signed by Lynn Goya (Lynn.Goya@ClarkCountyNV.gov)
Signature Date: 2026-09-15 - 2:45:03 PM PDT - Time Source: server- IP address: 198.200.132.69 - Signature Appearance Selected: IMAGE
-  Agreement completed.
2026-09-15 - 2:45:03 PM PDT

AFFIDAVIT OF PUBLICATION

STATE OF NEVADA)
COUNTY OF CLARK) SS:

CC CLERK
ATTN: COMMISSION CLERK
RM 6037
500 S GRAND CENTRAL PKWY
LAS VEGAS NV 89155

Account #
Order ID

104095
360642

IMAGE ON NEXT PAGE(S)

Leslie McCormick, being 1st duty sworn, deposes and says: That she is the Legal Clerk for the Las Vegas Review-Journal, daily newspaper regularly issued, published and circulated in the Clark County, Las Vegas, Nevada and that the advertisement, a true copy attached for, was continuously published in said Las Vegas Review-Journal, in 2 edition(s) of said newspaper issued from 09/09/2026 to 09/16/2026, on the following day(s):

09/09/2026, 09/16/2026

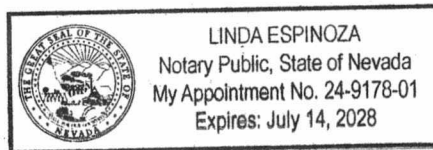
Leslie McCormick

LEGAL ADVERTISEMENT REPRESENTATIVE

Subscribed and sworn to before me on this September 16, 2026

Notary

Linda Espinoza



ORDINANCE NO. 5412

AN ORDINANCE TO AMEND
CHAPTER 30.03; SECTIONS
30.03.02, 30.03.06 AND 30.03.08
AND TABLE 30.03-1 TO ADD
LANGUAGE WITHIN
COMMUNICATION TOWER,
DELETE LANGUAGE WITHIN
MESSAGE, AND MAKE
CORRECTIONS AND
CLARIFICATIONS AS
APPROPRIATE; AND PROVIDING
FOR OTHER MATTERS
PROPERLY RELATED THERETO.

NOTICE IS HEREBY GIVEN that
typewritten copies of the above
numbered and entitled
Ordinance are available for
inspection by all interested
parties at the Office of the
County Clerk of Clark County,
Nevada, at her Commission
Division Office on the first floor
of the Clark County
Government Center, 500 South
Grand Central Parkway, Las
Vegas, Nevada, and that said
Ordinance was proposed by
Commissioner
William McCurdy II on the 19th
day of August 2026 and passed
on the 2nd day of September
2026, by the following vote of
the Board of County
Commissioners:

Aye: Michael Naft
William McCurdy II
April Becker
James B. Gibson
Justin Jones
Marilyn K. Kirkpatrick
Tick Segerblom

Nay: None

Abstaining: None

Absent: None
None

This Ordinance shall be in full
force and effect on the 17th
day of September 2026.

(SEAL) LYNN MARIE GOYA,
COUNTY CLERK
and Ex-Officio Clerk of the
Board of County
Commissioners

Dated this 2nd day of
September 2026.

PUB: Sep. 9, 16, 2026
LV Review-Journal