

Current Planning at Work

The Current Planning Division of the Community Development and Services Department develops and implements land use policies and zoning regulations. These efforts support a vision for a diverse, vibrant, resilient and connected community for both current and future residents.

Entitlements

Entitlements oversees all stages of development applications from the concept plan through final entitlement approval. Current Planning coordinates the Development Review Committee which works with internal and external departments, applicants and customers on their entitlement projects. This group works with the development community, residents and property owners to answer all inquiries, and provide recommendations to the Planning Commission and City Council. The team is responsible for the coordination of Planning Commission meetings, development agreements, and public meetings and workshops. Staff performs analysis of future projects and negotiates with developers to ensure the highest quality of development for the City.



Development Services

Development Services staff perform a variety of permit and map reviews, inspections, zoning compliance and other essential development duties to ensure compliance with the Development Code and entitlement approvals. More specifically, staff reviews building permits including custom homes, commercial/industrial buildings, signs, block walls and accessory structures. The team also conducts civil improvement plan reviews and are responsible for reviewing subdivision map applications, addressing parcels and street naming. Development Services is also involved with final property inspection for commercial, industrial and multifamily developments, along with cell tower facilities, landscaping and certificates of occupancy.



Committed to Implementing High-Quality Development Standards

Through innovation and progressive planning techniques, the City of Henderson's Current Planning efforts have helped to shape and ensure the premiere quality of life that has become synonymous with Henderson's exceptional master-planned communities, groundbreaking business and commercial developments, new transportation projects and outstanding parks and trails systems, among other fine community attributes.



Photo credit: Jason O'Rear

Current Planning Puts Plans into Action

- » **MASTER PLANNED COMMUNITIES** From Inspirada to Cadence to Union Village, Henderson has some of the fastest growing, award-winning, master planned communities in the nation.
- » **GOLF COURSE OPERATION AND MAINTENANCE CLOSURE PLAN** Drafted and adopted an ordinance establishing regulations golf courses must follow while closing to ensure proper maintenance and protect nearby property owners. Henderson was the first municipality to address this pertinent issue through regulation.
- » **RAIDERS HEADQUARTERS AND TRAINING FACILITY** Worked with the Raiders organizational leadership to create a development agreement allowing the construction of their new practice facility and headquarters in West Henderson. The facility opened in 2020 and is bringing tremendous economic impact to West Henderson and our community.
- » **DEVELOPMENT CODE UPDATE** Embarked on a substantive Development Code update in an effort to ensure implementation of our regional and comprehensive plan priorities by providing more predictable and flexible development guidelines.

- » New development and redevelopment aligns with City goals
- » A thriving community which offers an appropriate mix of residential, commercial and industrial development
- » Proper distance between uses which protects property values and maintains a variety of community amenities
- » Adequate employment land available to attract potential new businesses and industry through appropriate zoning regulations
- » High aesthetic value and a sense of community through landscape buffers and open space requirements, etc.
- » Resource conservation through water-smart landscaping requirements
- » Community engagement throughout the development process including Planning Commission and City Council public hearings
- » Preservation of desired neighborhood characteristics through the enforcement of landscaping, short-term rental and development regulations

DID YOU KNOW?

According to the 2015-2020 American Community Survey, *Henderson's median home value is 33% higher* than the U.S. average, **16% higher** than Clark County and **18% higher** than the City of Las Vegas.



For more information, visit [CityofHenderson.com/planning](https://www.cityofhenderson.com/planning).