

Checklist

- Original signed & notarized application
- Fee (\$2,000 application fee plus acreage fee, \$300 notification fee, additional \$1 per notice beyond 1,000 notices) Only one notification fee is charged for multiple applications requiring notification for one project. See filing schedule.
- Copy of deed
- Copy of legal description in electronic format in Microsoft Word
- Copy of most recent Assessor's parcel map
- Map Exhibit to reflect area covered by development agreement
 - Title of proposed project
 - Total acreage
 - Vicinity map, date, north arrow and scale
- Project of significant impact report (if applicable)
- Project of regional significance (if applicable)
- Justification letter
 - Name of the proposed project
 - Explain why development agreement is necessary and why proposal cannot be developed under existing development code processes.
 - Could the same development be accomplished through the use of other techniques, such as rezoning, variances or administrative adjustments for the existing zoning classification and proposed zoning classification?
 - Provide list of waivers, code section and justification for each waiver (if applicable)
- Design guidelines
 - Applicant may submit design guidelines to address specific design standards to ensure consistency throughout the development; typical conceptual architecture must be submitted to show theme and design.
- Hillside development (if applicable)
 - If located within the hillside overlay, please provide 3-D model, physical model or other model as approved by staff, of existing site conditions and the proposed development. Model(s) to be submitted and reviewed at time of the initial application.

****Development Agreement Acreage Fee:**
\$57 per acre (0-100 acres); \$45 per acre (101-600 acres);
\$38 per acre (601-1,000 acres); \$26 per acre (1,001-2,000 acres);
\$15 per acre (2,001+ acres)

In addition to the referenced application, notification, and acreage fees, the city may, through adoption of the development agreement, require the applicant to pay additional costs incurred by the city in the review and preparation of the development agreement. Major modifications to a development agreement shall be the same as the original fee; minor modifications to the development agreement shall be set in the approved development agreement.

Development Agreement

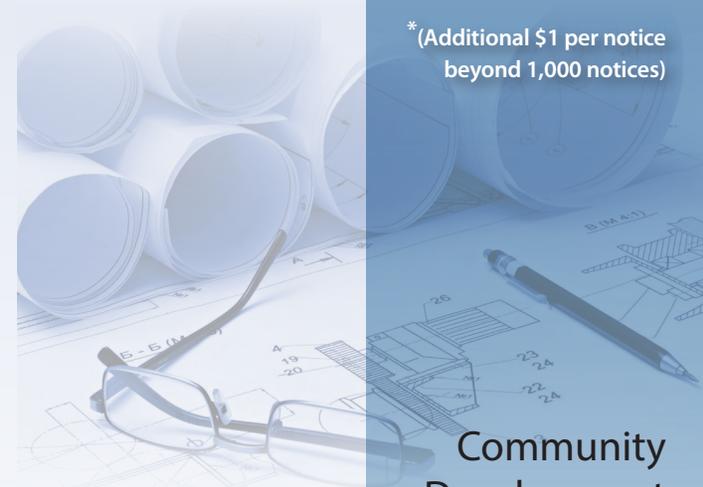


Application Form

Application Fee
\$2,000
+ Acreage Fee**

Notification Fee
\$300*

* (Additional \$1 per notice beyond 1,000 notices)



Community Development and Services

240 Water St.
P. O. Box 95050
Henderson, NV
89009-5050

Phone: 702-267-1500

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cityofhenderson.com



Development Agreement

Application Form

Project Name _____

Project Location _____

Assessor's Parcel Number(s) _____ SAM # _____

Existing Zoning _____ Comprehensive Plan Land Use _____

Gross Acres _____ Current Zone _____

Gross Acres _____ Current Zone _____

Concept Plan Review Application Number _____

Intent of this Request _____

Related Applications _____

Property Owner	Name _____
	Address _____ City _____
	State _____ ZIP Code _____ Phone () _____ Email _____

Applicant	Name _____
	Address _____ City _____
	State _____ ZIP Code _____ Phone () _____ Email _____

Contact Person	Name _____
	Address _____ City _____
	State _____ ZIP Code _____ Phone () _____ Email _____
	Fax () _____ Alternate Phone () _____

The person listed as contact will be contacted to attend staff reviews, answer questions regarding this application, provide additional information when necessary, and will receive a copy of the staff report prior to the Planning Commission meeting.

Ownership Disclosure	Please list all individuals and entities with an interest in the Applicant and the Owners. Said list should include, without limitation, any and all general partners, corporate officers and managers of limited liability companies with an interest in the Applicant and the Owner.		
	Name	Relationship/Position	% of Ownership

By signing this document I acknowledge that to the best of my knowledge the above list includes the names of all owners, officers, general partners, managers of limited liability companies, and all other ownership interests in either the applicant or owner. Only original notary accepted.

Property Owner _____

Print Name _____

NOTARY	State of _____, County of _____
	This instrument was acknowledged before me by _____
	on _____.

	Notary Public

For Office Use Only									
CDEV#									
Accepted by									
Date									