



DEPARTMENT OF BUILDING & SAFETY

CIVIL EXPRESS PLANS CHECK

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Civil Express Plans Check

The Civil Express Plans Check program was established to expedite the civil plans through the review process. This program can substantially reduce the review time of civil plans if the plans have been properly designed and prepared. **The express program no longer meets face to face and will be conducted online.** There are three main components to the express program.

1. **Express Submittal Intake** (initial screening)
2. **Express Redline Review*** (plan review and approved bond provided if required*)
3. **Express “Mylar” Review*** (final review and permit)

** Additional express reviews may be needed if there are any issues.*

Express Schedule

The Civil Express Plans Check reviews many projects in two basic groups of development, non-subdivisions and subdivisions. An ideal non-subdivision express project can be approved in as little as three weeks from time of submittal. The subdivision timeline requires an additional 30 days for the Final Map technical review between the Express Redline Review and the Express “Mylar” Review. The Express Redline Review is scheduled a minimum of one week from the Express Submittal Intake. The Express “Mylar” Review is scheduled a minimum of one week from resubmittal. Please note, these timelines are based on an ideal project and ideal appointment schedule.

Express Fees

The express program has the following associated fees.

- \$54 Initial Admin Fee*
- \$300 Initial Express Application Fee*
- Initial Plan Check Fee*
- \$600 Per Hour Fee for Express Reviews (minimum 1 hour, any additional time over the minimum will be charged to the next quarter hour)

*The Express Submittal Intake will not be done until the initial fees have been paid. Any additional fees will be provided once the bond has been approved.

Requirements for Civil Express Plans Check

The Express Submittal Intake is screened to make sure the following have been provided.

1. Initial Civil Plan Submittal Checklist.
2. Civil Improvement plans digitally signed.
3. Landscape plans included within the civil improvement plans stamped and signed by a Landscape Architect (only if landscaping within the right of way).
4. Bond Estimate with all public quantities listed (private quantities only for residential subdivision projects or within public easements).
5. Geotech Report digitally signed (only for projects with street improvements or drainage improvements with structural calculations).
6. Conditions of Approval (SDR, TMP, etc.) provided by Administrative Review, Planning Commission and/or City Council.
7. Approved Drainage Study Memo (if required by conditions of approval).
8. Approved Traffic Impact Analysis Letter (if required by conditions of approval).
9. Flood Maintenance Bond and Exhibit (if required by approved drainage study).
10. Structural Design and Calculations digitally signed properly (if required by approved drainage study).

If submittal is not complete or the plans do not reflect your Land Use Conditions, your plans will be rejected and returned for additional info.

If you have any questions about this program please email Express@LasVegasNevada.gov, or call 702-229-6251.

Civil Express Plans Check Process



Verify you've obtained all the required items under the requirements section above

Submit your permit application online under your dashboard
(<https://www.lasvegasnevada.gov/dashboard>)

Pay Fees
(<https://www.lasvegasnevada.gov/Pay/Pay-Development-Permits>)

Note: This diagram depicts an ideal express project. The timelines and process may vary depending on individual circumstances

Express Submittal Intake

Geotech Review
(if applicable)

Fire Review

Sewer Review

Flood Review

Traffic/Devco Review

Planning Review

For Subdivision Projects
Submit Final Map for
Technical Review to
Planning

If approved to "mylar"

Express Redline Review
(Land Development's
consolidation review)

If denied, resubmit for
additional review(s)

If denied, resubmit for
additional review(s)

Submit for Fire
Approval

If approved

Obtain Utility
Signatures

Submit for Express
"Mylar" Review

Sewer "Mylar"
Review

Flood "Mylar"
Review

Planning "Mylar"
Review



Approved plans and
permit provided

If approved pay any
additional final fees

Express "Mylar" Review
(Land Development's
consolidation review)

If denied, resubmit for
additional review(s)

