



DEPARTMENT OF PLANNING

ZONING VERIFICATION LETTER

ONLINE SUBMITTAL ONLY: Go to <https://www.lasvegasnevada.gov/Dashboard>, Planning Applications, as a Zoning Verification Letter.

Complete the online submittal process for a Zoning Verification Letter (ZVL). You will need to provide the property address and/or Assessor's Parcel Number (APN). The standard APN format is: 123-45-678-910. A separate request must be made for each address/parcel or each contiguous group of addresses/parcels.

Once submitted, you will receive an email with instructions for online payment of the fee. Zoning Verification Letters are usually issued within 10 working days of the submittal and will be emailed to the applicant. A hard copy of the letter will not be mailed.

Please be aware that the purpose of the ZVL is to verify the current land use designation and zoning district of a specific property, along with the intended purpose/uses allowed within the district. A specific use of the property may be verified, if requested, but for a complete listing of permitted uses by zoning district, see [LVMC Title 19.12](#).

The city does not conduct an inspection in conjunction with the ZVL and cannot confirm whether the property is currently in compliance with city codes. Nonconforming properties are subject to the provisions of [LVMC Title 19.14](#). Properties in violation of city codes may be subject to enforcement action.

If you are requesting the following information, please submit a [Public Records Request](#):

1. Information related to land use applications and approvals for properties, including special use permits, waivers of development standards, zoning variances, etc.;
2. Certificates of Occupancy or building permit information;
3. Code Enforcement violation information; or
4. Any other information related to a specific property.

FEE: \$100 The fee will be generated upon submittal and you will receive a system email with payment instructions.