

# **Spring Valley Land Use Plan**

Adopted  
October 8, 2014

**RESOLUTION  
OF THE CLARK COUNTY BOARD OF COUNTY COMMISSIONERS  
ADOPTING AN UPDATE OF THE SPRING VALLEY LAND USE PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners (hereafter referred to as the "Board") adopted the Clark County Comprehensive Plan in December 1983, which established a policy for separate town plans; and

WHEREAS, Spring Valley in Clark County, Nevada is a well established, but still evolving community and the Board directed the amendment to the Land Use Plan; and

WHEREAS, a final draft copy of a report entitled the "Spring Valley Land Use Plan" as approved with a super-majority vote by the Clark County Planning Commission, has been received by the Board as specified in the Nevada Revised Statute 278.220; and

WHEREAS, on October 8, 2014, a public hearing was held by the Board of County Commissioners in accordance with Nevada Revised Statute 278.220 on the amended planned land uses;

NOW, THEREFORE, BE IT RESOLVED by the Clark County Board of County Commissioners:

1. That the Clark County Board of County Commissioners does adopt and accept an update of the Spring Valley Land Use Plan with the following changes:

a. The Spring Valley Land Use Plan has been changed to include land use category descriptions, goals and policies, administrative procedures and a descriptive land use map.

2. That the planned land use categories as set forth in the map legend do not designate any specific zoning classification. The color-coded areas constitute general categories of planned land uses with a range of options and do not guarantee property owners a particular zoning classification, density, or intensity in the future. Requests for specific zone reclassifications are subject to the discretion of the Planning Commission and the Board of County Commissioners within the general guidance contained within the Plan, coupled with consideration to the health, safety, morals, general welfare, the character of the area in Spring Valley's suitability for particular uses, the availability of sewer, water and other required resources, and recognition of the value of particular buildings, land uses and property. Specific considerations concerning densities and land use intensity in the provided range are additionally impacted by these same concerns and are guided by the goal of buffering adjacent different land uses.

3. That when a zone reclassification includes a request for a zoning classification or district which is not within the range of land uses and residential densities indicated for the subject parcel in the Plan, the applicant shall have the burden of establishing that the request either complies with the Plan, or that exceptional circumstances or conditions apply to the property in question which warrant a deviation from the Plan. This type of application shall be heard first by the Planning Commission during at least one Public Hearing at which parties of interest and citizens shall have an opportunity to be heard.

4. That the Clark County Board of County Commissioners adopts the Certified Draft copy of the report entitled the "Spring Valley Land Use Plan", as an amendment to the Clark County Comprehensive Plan.

PASSED, ADOPTED, AND APPROVED this 8th day of October, 2014.

CLARK COUNTY, NEVADA

By:   
\_\_\_\_\_  
STEVE SISOLAK, CHAIR

ATTEST:

  
\_\_\_\_\_  
DIANA ALBA  
COUNTY CLERK

**RESOLUTION  
OF THE CLARK COUNTY PLANNING COMMISSION  
ADOPTING AN UPDATE OF THE SPRING VALLEY LAND USE PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners (hereafter referred to as the Board) adopted the Clark County Comprehensive Plan in December 1983, which established a policy for separate town plans; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of long-term general plans for the physical development of all unincorporated portions of Clark County, Nevada (hereafter referred to as the County), as specified by the Nevada Revised Statutes; Chapter 278.150 to 278.220 inclusive; and

WHEREAS, Spring Valley in Clark County, Nevada is a well established, but still evolving community and the Board directed an update of the Land Use Plan; and

WHEREAS, on September 2, 2014, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 on the planned land uses and related policies;

NOW, THEREFORE, BE IT RESOLVED by the Clark County Planning Commissioners:

1. That the Clark County Planning Commission does adopt and accept the updated plan including land use category descriptions, goals and policies, administrative procedures and descriptive land use map, which is entitled Spring Valley Land Use Plan.

2. That the Planned Land Use categories as set forth in the Plan legends do not designate any specific zoning classification. The color-coded areas constitute general categories of planned land uses with a range of options and do not guarantee property owners a particular zoning classification, density, or intensity in the future. Requests for specific zone reclassifications are subject to the discretion of the Planning Commission and the Board of County Commissioners within the general guidance contained within the Plan, coupled with consideration to the health, safety, morals, general welfare, the character of the area, Spring Valley's suitability for particular uses, the availability of sewer, water and other required resources, recognition of the value of particular buildings, land uses and property. Specific considerations concerning densities and land use intensity in the provided range are additionally impacted by these same concerns and are guided by the goal of buffering adjacent different land uses.

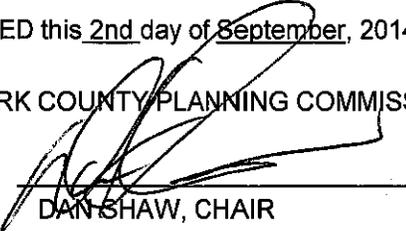
3. That when a zone reclassification includes a request for a zoning classification or district which is not within the range of land uses and residential densities indicated for the subject parcel in the Plan, the applicant shall have the burden of establishing that the request either complies with the Plan, or that exceptional circumstances or conditions apply to the property in question which warrant a deviation from the Plan. This type of application shall be heard first by the Planning Commission during at least one Public Hearing at which parties of interest and citizens shall have an opportunity to be heard.

4. That the Clark County Planning Commission submits the certified copy of a report entitled the "Spring Valley Land Use Plan", which is an amendment to the Clark County Comprehensive Plan, to the Board of County Commissioners for their endorsement, adoption, and certification.

PASSED, ADOPTED, AND APPROVED this 2nd day of September, 2014.

CLARK COUNTY PLANNING COMMISSION

By:

  
DAN SHAW, CHAIR

ATTEST:

  
NANCY AMUNDSEN  
EXECUTIVE SECRETARY

## ACKNOWLEDGEMENTS

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# Introduction

## State Law

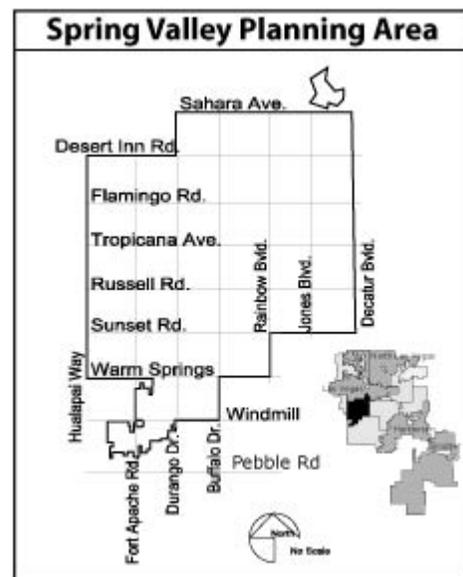
In accordance with Nevada State law, Clark County is required to prepare a master plan “for the physical development of the city, county or region . . .” (Nevada Revised Statutes (N.R.S.) §278.150). To help in the physical development of the County, the Master Plan may include a variety of subjects that range from Community Design to Transportation. In December 1983, the Board of County Commissioners adopted the Clark County Comprehensive Plan, which established a policy for separate town plans. This document is a land use plan for the Spring Valley planning area and consists of policies and maps, which provide for general development patterns. The Plan is in accordance with N.R.S. §278.160 (1) (f) and is a part of the Land Use Element of the Clark County Comprehensive Plan.

## Background

The first Spring Valley Land Use Plan was adopted in 1990. The land use plan covers approximately 35 square miles in the southwest portion of the Las Vegas Valley. Using major streets, the general boundary of the planning area is Sahara Avenue to the north, Decatur Boulevard to the east, Hualapai Way to the west, and just north of Pebble Road to the south.

## Purpose of the Plan

The Spring Valley Land Use Plan is a guide for decisions made by the Spring Valley Town Advisory Board (TAB), Planning Commission (PC) and Board of County Commissioners (BCC) concerning growth and development. Additionally, it serves as a resource for the private sector in making informed decisions about existing development and potential locations and characteristics of future development. This information is conveyed through existing conditions and specific land-use categories and maps. The Land Use Element of the Comprehensive Plan consists of goals and policies used in the development of the land use plan. The plan compliments other elements in the Clark County Comprehensive Plan.



## Land Use Plan Update Process

The update process for the Spring Valley Land Use Plan is designed to encourage community involvement by creating forums to review, discuss, and share ideas, opportunities, and concerns about the Spring Valley area. The process included two “open house” style workshops for all

Spring Valley property owners and interested parties. The process also included meetings with a Technical Advisory Group to further develop and refine the draft land use map which was developed after the first open house. The Spring Valley plan update team kept the public and Town Board members apprised of the update schedule to encourage public involvement.

After the final draft plan was completed, the plan was taken through the adoption process. The adoption process consisted of formal public meetings before the Spring Valley Town Board, Clark County Planning Commission and Board of County Commissioners.

## **Vision of the Plan**

The vision, developed during previous updates, has not been modified. It is: Spring Valley is a vibrant community having a diverse character. The Spring Valley Land Use Plan will ensure that our community remains a desirable area in which to live, work, and recreate. It protects existing neighborhoods while providing opportunities for growth.

# Chapter One – Existing Conditions

## Introduction

Existing Conditions were evaluated to provide information on development potential and constraints in Spring Valley. This included evaluation of the built and natural environment, public facilities and service conditions, and population. A summary of the material evaluated is included in this chapter.

Individual sections reflect how each topic influences the possible density/intensity of land uses within the community. Information within this section was collected from March through August 2014. Individually, each topic may not significantly limit community development; however, when combined with other factors, critical areas of opportunity or concern may appear. The information has been used to determine the development constraints and opportunities within the Spring Valley Land Use Plan area and constitutes a rational process in the identification of issues and development opportunities for the community.

The natural conditions existing in the developable areas of Spring Valley present few constraints that cannot be mitigated through engineering. Several conditions such as the severe slope areas in and along flood plains, the subsidence faults in the planning area, as well as the flood zones directly adjacent to the washes that traverse Spring Valley may constrain certain types of development.

Clark County is divided into six Community Districts in order to establish criteria for the provision of County service levels which are particularly suited for different geographic areas. District One is defined as a “regional economic base and employment center” and District Two is defined as “the urban growth area.” These District designations indicate that there are sufficient services for development. District Three indicates a shortage of available services for immediate development. Land in this category would include property shown as the future development/rural open space. District Six shall include the property shown as open space and conservation districts, or land which has a slope in excess of 12%. Portions of Spring Valley are within Community Districts Two, Three, and Six.

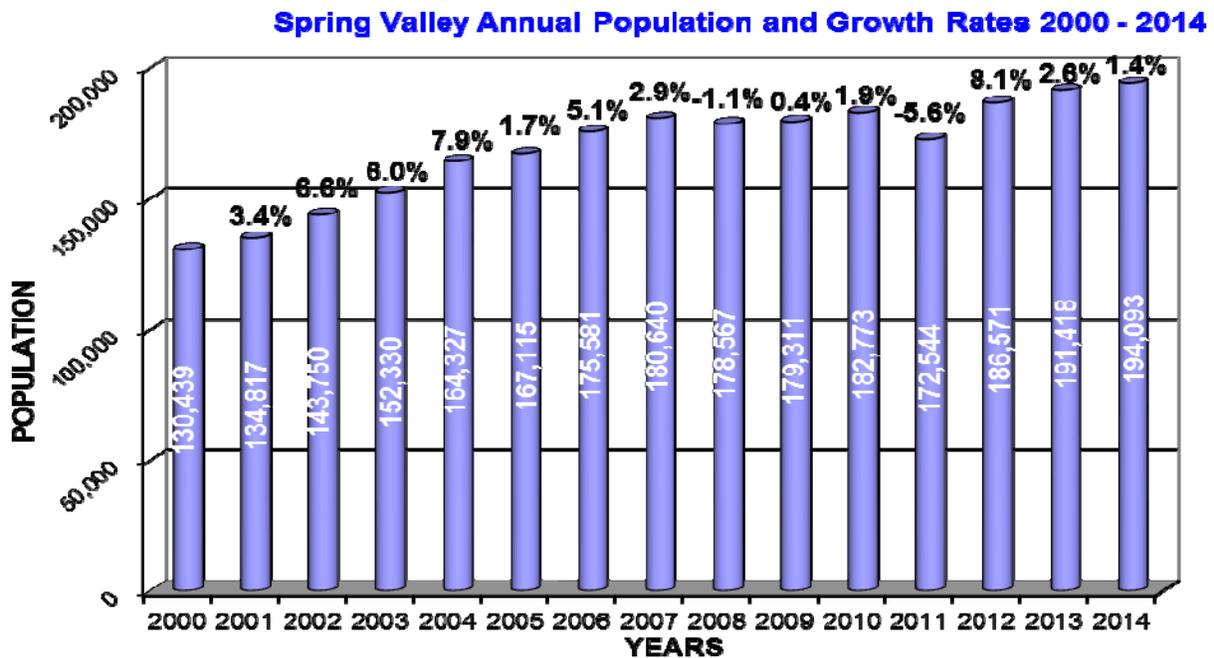
## Demographics

The population information used in the Enterprise Land Use Plan was created from demographics compiled in the Department of Comprehensive Planning.

### **Annual Population Growth Rates 2000 - 2014**

The graph below shows the population change and the per year growth rate for Spring Valley from 2000 to 2014. In 2000, 130,439 people lived in Spring Valley. Clark County Department of Comprehensive Planning estimates that 194,093 people live in Spring Valley as of July 2014. This represents an increase of 63,654 persons or 49% over 14 years.

Future projections show Spring Valley will have a continued population increase at the end of the five year planning cycle.

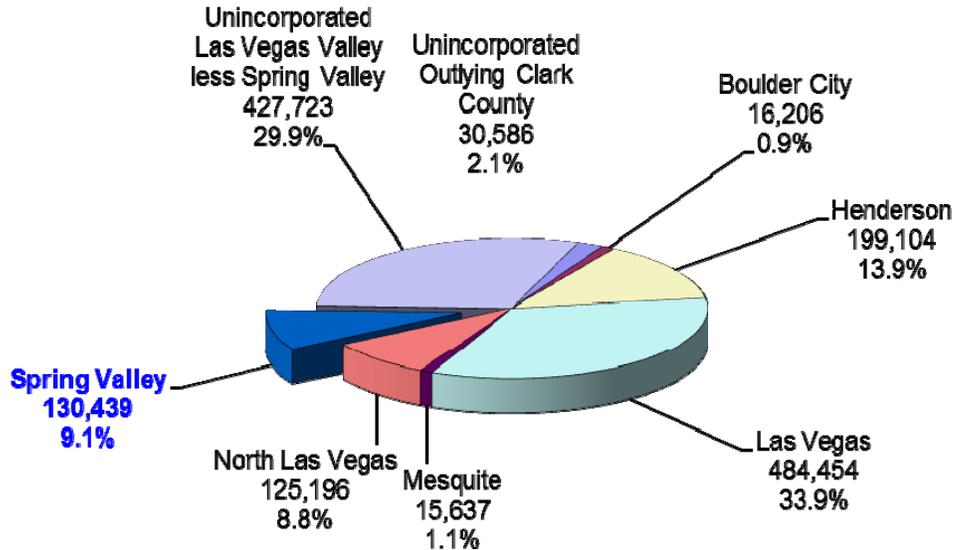


Source: Southern Nevada Consensus Population Estimate, July, 2014

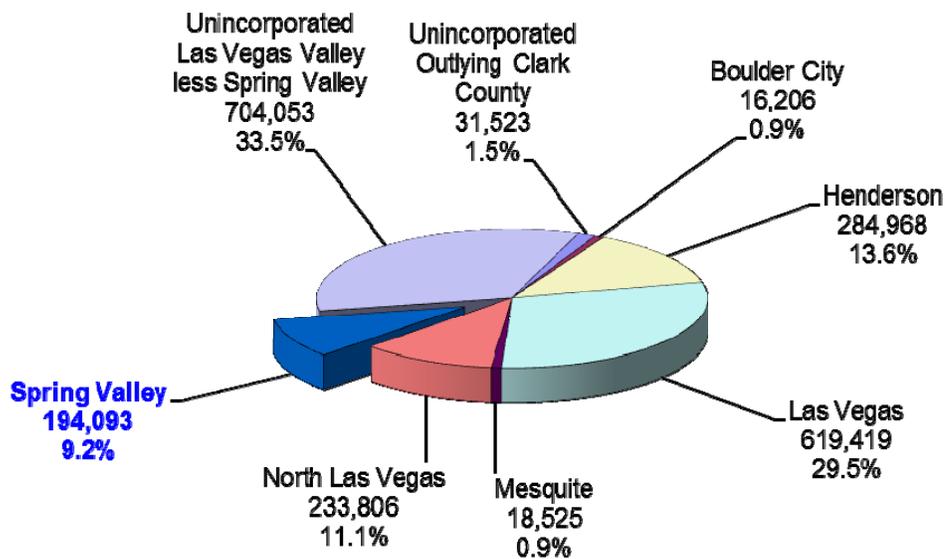
## Population in Relation to Clark County

The figures below shows the distribution of population in Clark County and highlights Spring Valley. In 2000, Spring Valley included 9.1% of the Clark County population. In 2014, Enterprise was 9.2% of the County population.

### Distribution of 2000 Clark County Population by Jurisdiction



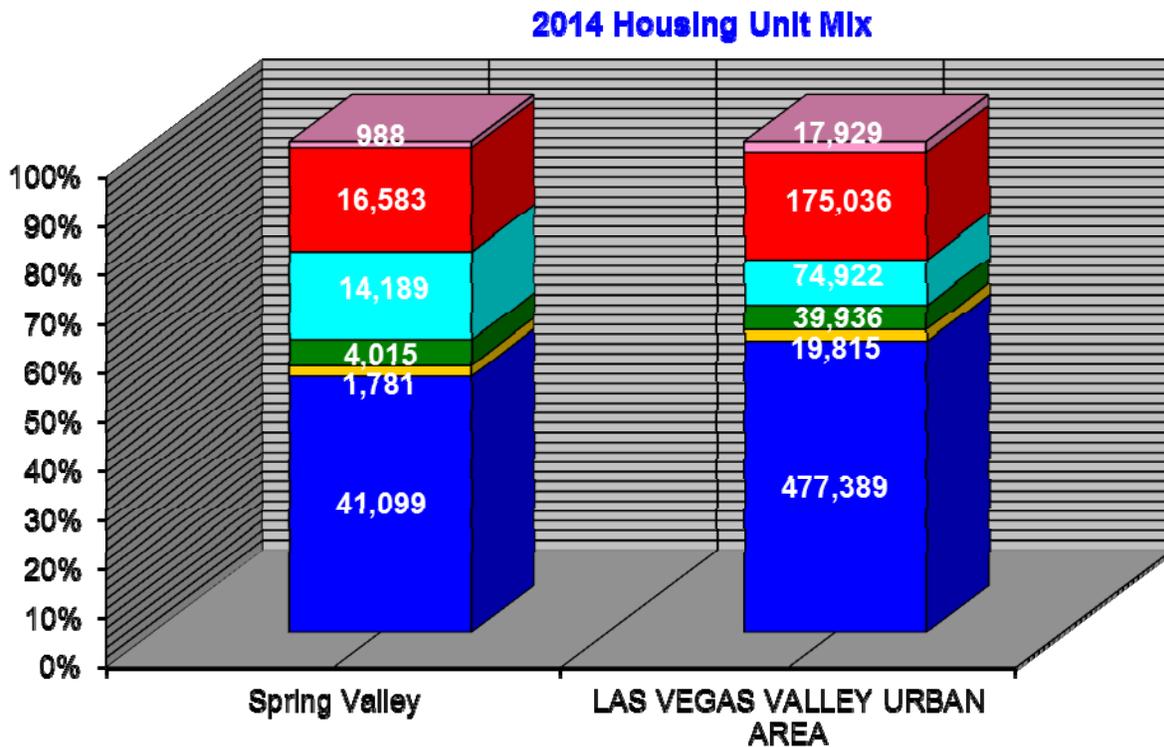
### Distribution of 2014 Clark County Population by Jurisdiction



## Housing Mix

There are several housing types tracked in Clark County, these include: Single Family Detached, Plexes, Manufactured Homes, and Apartments, Townhomes and Condominiums.

The figure below shows that Spring Valley’s mixture of housing types differ somewhat when compared to the Las Vegas Valley Urban Area (LVVUA). There were 78,655 housing units in Spring Valley, as of July 2014, compared to 805,027 in the LVVUA, or about 9.8% of the housing units.



The total housing units in all of Clark County, including cities, were 833,504.

As a percentage, site built, single family homes are the predominant housing type in Spring Valley, accounting for 52.3% of housing units, compared to 59.5% in the LVVUA. Apartments are the second most common housing type, at 21.1%, compared with 20.4% in the LVVUA. Condominiums make up 18.0% of housing units, compared with 2.6% in the LVVUA. Townhomes account for 5.1% of housing units, compared with 4.5% in the LVVUA. Manufactured homes make up 2.3%, compared with 3.3% in the LVVUA and plexes account for 1.3%, compared with 9.6% in the LVVUA.

Additional information on population demographics and housing for Clark County can be found in the Population Element of the Clark County Comprehensive Plan. Also, Demographic information is updated annually and can be found on the Clark County Department of Comprehensive Planning website under Demographics.

## **Natural Environment**

Natural environment constraints and issues affect land use and development within Spring Valley. The information used for this section was taken from published reports, interviews with service agency representatives, and approved plans.

Natural factors include geologic hazards, flood hazards, and drainage facilities. These factors identify natural features which could affect development in the Spring Valley Planning Area.

### **Geologic Hazards**

#### **Soils**

Soil related corrosion is a concern in Spring Valley. Corrosion potential for uncoated steel is high in central parts of the planning area. Corrosion potential for concrete is high in the eastern part of Spring Valley. There is a lack of clay based soils within the planning area. Soil shrink/swell potential is low throughout Spring Valley. A low shrink/swell potential is a good soil characteristic for construction because soil movement resulting from water in clay soil can damage foundations. Areas that have high solubility and high shrink/swell soils are primarily located in the eastern part of Spring Valley. Some drainage areas also have a high shrink/swell clay soil, which runs through central Spring Valley from east to west and from the east central part of Spring Valley to the southwest corner.

The Clark County Building Division of the Development Services Department requires an on-site soil analysis of proposed development sites in areas of the valley indicated on the most current soils information map. This is required in order to provide site-specific information that Soil Survey maps do not show. Please contact the Development Services Department to find out if you need to submit a soils analysis.

#### **Faults**

Excessive groundwater withdrawal has contributed to subsidence faults in the Las Vegas Valley, including eastern parts of Spring Valley. A combination of active faults and soluble material in soft soil increases the potential of sink/swell in the foundation of a development in the eastern part of Spring Valley. Multi-story development in areas with soluble and clay material may not be suitable without appropriate engineering. The Federal Housing Administration requires engineering studies and the development of possible mitigation measures for residential projects requesting federally-insured mortgages and located within 500 feet of a fault.

#### **Slopes**

Slopes are an important planning consideration that can highly impact the cost of construction. There are a couple of areas within the Spring Valley Planning Area where development is constrained by steep slopes of 12% or greater. These are primarily located in the north central and southwest sections of the planning area. Two areas having severe slope are functioning gravel mining operations. These are in sections 15 and 21 within the planning area. Generally, public roads exceeding 12% slope are not approved based on inaccessibility of public services such as garbage pick-up and fire service. Development in areas with severe slopes can be very expensive and is not recommended.

Additional information on soils, faults, and slopes can be found in the 1967 U.S. Department of Agriculture, Soil Conservation Service Soil Survey, Las Vegas and Eldorado Valleys Area, Nevada; Conservation Element, Comprehensive Plan for Clark County Nevada; and Clark County Geographic Information System Management Office (GISMO).

## **Surface Hydrology / Flood Hazards**

The Town of Spring Valley is traversed by three major washes. Red Rock Wash and South Fork of the Flamingo Wash pass from east to west through the center of the area. Tropicana Wash crosses through southern Spring Valley. Land inside of these washes is not suitable for development. The weather and topography of this area contribute to the creation of 100-year floodplains that are capable of causing death, personal injury, and/or property damage. To reduce flood hazards, the Federal Emergency Management Agency requires developments located in the 100-year floodplain to be protected by physical structures and insurance.

## **Flood Control / Drainage Facilities**

The physical structures that are used to control flood hazards are drainage facilities. Drainage facilities are man made structures and include detention basins and conveyance systems. These facilities allow for land to be developed in and around flood zones. The Clark County Department of Development Services (CCDS) reviews design plans and proposed on-site facilities to ensure conformance with the Federal Emergency Management Agency and the Clark County Regional Flood Control Master Plan. Interested parties should contact the Clark County Department of Development Services to determine where flood protection and insurance is needed.

Although a factor, drainage is not a primary concern when determining land use. The Regional Flood Control District's existing facilities, planned improvements, and various engineering documents as well as regulations in Title 22 (Buildings and Construction) and Title 30 (Unified Development Code) allow for land in Spring Valley to be developed in and around flood zones.

# **Public Facilities**

## **Parks, Recreation and Open Space**

### **Public Facilities**

Clark County provides a system of public parks, recreation and open space facilities. These are managed through the Parks & Recreation Department and the Department of Real Property Management. Statistics for parks are separated into four Valley quadrants as well as towns. Spring Valley is in the southwest quadrant. Clark County has a goal of 2.5 acres of park land per 1,000 residents for parks in the urban area. This equates to Spring Valley requiring approximately 485 acres of parks in 2014.

### **Level of Service**

Clark County has level of service standards for each facility type offered by the department. These standards help in the determination of which facilities and locations are most in need of construction, remodeling and funding. The 2014 level of service for park land in the southwest quadrant is 1.4 acres/1,000 residents. Additionally, the 2014 level of service in Spring Valley is 1.5 acre/1,000 residents, accounting for 14 parks with 303 developed acres. Details of existing Spring Valley parks and facilities are listed in the table on the next page.

### **Private Recreation Facilities**

There are numerous private parks, common areas and leisure facilities in Spring Valley. These include private parks, swimming pools and golf courses. There is no current information regarding the number and acreage of private parks and swimming pools. Private parks and leisure facilities are not included in the level of service for parks and recreation facilities for Clark County. Private golf courses in Spring Valley include Spanish Trails and Rhodes Ranch.

### **Land Use Considerations**

The Clark County Parks, Trails and Open Space Report contains policies relating to parks in the County. Overall, as the population grows in Spring Valley and other areas of the Las Vegas Valley, more parks and related amenities will be needed. For more information on parks and open space, please contact the Clark County Parks & Recreation Department or the Advanced Planning Division of Clark County Comprehensive Planning.

<b>Spring Valley Existing Parks</b>				
<b>Park</b>	<b>Year</b>	<b>Location</b>	<b>Acres</b>	<b>Available Facilities</b>
Charlie Frias Park	2012	Tropicana/ Decatur	39	playgrounds, picnic areas, multi-use fields for soccer, football and lacrosse, gardens, splash pad, horseshoes, fitness equipment, tennis courts, dog park, basketball courts
Davis Park	1991	Eldora/Redwood	8	disc golf, playground, walking path, picnic areas, open turf (no restroom)
Desert Breeze Regional Park	1996	Spring Mountain/ Durango	119	soccer, baseball, football and softball fields, basketball courts, roller hockey, skate park, dog park, picnic areas, playgrounds, walking paths, indoor/outdoor pools, recreation center
Guinn School Park	1995	Flamingo/ Torrey Pines	10	softball fields, tennis courts, basketball courts
Laurelwood Park	1977	S Spring Valley Pkwy/ Newcastle	4	basketball court, walking path, tennis courts, playground, picnic area, open turf
Old Spanish Trail Park	2008	Cimarron/Tara	10	playgrounds, open turf, walking path, picnic area
Paul Meyer Park	1989	Tenaya/ New Forest	13	splash pad, playground, baseball field, tennis courts, walking path, picnic areas, community center, fitness equipment, open turf
Potosi Park	1971	Eldora/ Mohawk	4	baseball fields, playground, picnic area
Prosperity Park	1980	Sandalwood/ Endora	9	softball field, basketball courts, walking path, playground, open turf, fitness equipment (no restroom)
Ravenwood Park	1974	N Spring Valley Pkwy/ Ravenwood	4	basketball court, baseball field, playground, walking path, picnic areas (no restroom)
Red Ridge Park	2009	Maule/ Quarterhorse	26	disc golf, splash pad, little league baseball fields, basketball court, walking path, playgrounds, open turf, gardens, picnic areas
Spring Valley Community Park	2007	Flamingo/ Buffalo	34	volleyball, splash pad, playgrounds, swings, dog park, picnic areas, open turf, walking paths
West Flamingo Park	1998	Flamingo/Jones	15	roller hockey, skate park, volleyball, senior center, playgrounds, picnic areas, open turf, indoor lap pool, softball fields
Wilbur & Theresa Faiss Park	2014	Fort Apache/ Maule	8	playgrounds, open turf, picnic areas, walking path
<b>Total Developed Park Acreage</b>			<b>303</b>	

## Libraries

The Las Vegas-Clark County Library District serves Spring Valley with three branch locations. Each library is experiencing significant increases in circulation as population grows. The libraries include Sahara West at Grand Canyon Drive and Sahara, West Charleston at Jones Boulevard and Charleston Boulevard, and Spring Valley at Twain and Jones. Each library has a service radius of approximately two and one half miles. For more information contact the Las Vegas-Clark County Library District.

## Schools

Clark County School District (CCSD) provides public educational services to the entire County covering 8,060 square miles. It is a separate governmental entity from Clark County and divides the County into five regions. Under state law, each county in Nevada has one school district responsible for K-12 education. The school district is funded by local sales taxes, property taxes, state funding and other sources. In the 2014-15 school year there were 318,040 students in 357 schools. Spring Valley is served by five high schools, seven middle schools, and sixteen elementary schools in the Southwest Region. The table below shows the name, location and type of each school. Not all schools listed on the table are located within the Spring Valley Planning Area, but serve Spring Valley residents.

### EXISTING SCHOOLS

<i>Elementary Schools</i>			
Batterman	Quail & Hualapai	Gray	Torry Pines & Flamingo
Bendorf	Kevin & El Capitan	Hayes	Twain & Park
RM Bryan	Katie & Durango	Jydstrup	Duneville & Reno
Decker	Redwood & Viking	Kim	Tenaya & Peace Way
Derfelt	Lisa & Oakey	Rogers	Riley & Diablo
Diskin	Ravenwood & Westbrook	Roundy	Mohawk & Eldora
Dondero	Jones & Peace Way	Steele	Eldorado & Rainbow
M. Earl	Reno & Redwoods	Tanaka	Maule & Quarterhorse
Forbuss	Grand Canyon & Ford	Thiriot	Harmon & Lindell
Goolsby	Ridge Hollow & Desert Inn	Wynn	Edna & Duneville
<i>Middle Schools</i>			
Canarelli	Torrey Pines & Robindale	Guinn	Torrey Pines & Flamingo
Faiss	Maule & Fort Apache	Lawrence	Juliano & Rochelle
Fertitta	Mesa Vista & Grand Canyon	Sawyer	Redwood & Mesa Vista
<i>High Schools</i>			
Bonanza	Del Ray & Torrey Pines	Sierra Vista	Robindale & Cimarron
Clark	Pennwood & Arville	Spring Valley	Twain & Buffalo
Durango	Dewey & Timber Creek		

## Future School Sites

The CCSD has also either purchased or reserved future school sites based on land use, zoning and projected population estimates and densities. Potential future school sites are included on the land use map. More school sites may be necessary due to changes in land use and population growth. Each school type has a different level of service and requires a certain functional land area.

## **Fire Protection**

The Clark County Fire Department (CCFD) provides fire protection and emergency medical response to Spring Valley. The CCFD currently has four fire stations that provide service to the area, Stations 21, 22, 26 and 34. These stations are located within 1.5 miles of each other to provide a five minute or less response time to a given area. Current coverage concentrates fire coverage in the north and east of the planning area. Proposed Fire Station 35 is planned to be built within the next ten years. In addition, the eventual development of other stations will provide coverage for the entire planning area.

Dense or more intense land uses should not occur outside fire response areas. Until the completion of additional stations, higher density land uses would not be appropriate in the southwest corner of the planning area. Additional information on fire response, risk, and operations can be found on the fire department web page.

## **Police**

The agency responsible for providing police protection in the Spring Valley Planning Area is the Las Vegas Metropolitan Police Department (METRO). Most of Spring Valley is patrolled by officers from the Enterprise Area Command, located at 6975 W. Windmill Lane. The area of Spring Valley north of Desert Inn and east of Jones is patrolled by officers from the Bolden Station Area Command, located at 1851 Stella Lake. METRO was formed by the Legislature in 1972 by merging the Clark County Sheriff's Office and the Las Vegas Police Department. Both Clark County and the City of Las Vegas are responsible for funding METRO. For more information contact METRO.

## **Transportation**

### **Street Network**

The Spring Valley Planning area has a transportation network consisting of Arterial, Collector and Local streets following the Las Vegas square mile grid pattern. Arterial streets vary in right-of-way width from 100 to 120+ feet, Collectors are typically 80 feet, and Local streets anything less than 80 feet. Arterials and Collectors provide higher traffic capacity than Local streets, are more appropriate locations for intense land uses, and provide for traffic to be distributed throughout the network. The Spring Valley planning area is also traversed by the Bruce Woodbury Beltway (CC-215), classified as a freeway with a right-of-way width of 250 feet. The right-of-way width and functional class for the Freeway, Arterial and Collectors in the Spring Valley planning area are consistent with the Clark County Transportation Element. All Capital Improvement Projects (CIP) are planned, designed and constructed by Clark County Public Works. Further information on the CIP can be obtained from Clark County Department of Public Works.

### **Mass Transit**

The Clark County Regional Transportation Commission of Southern Nevada (RTC) is the public transit provider for Clark County. Numerous routes operate in Spring Valley, connecting the area to the rest of the Las Vegas Valley. Schedules and routes change to meet passenger demand. For more information contact the Regional Transportation Commission.

# Utilities

## **Electric Service**

NV Energy provides electricity to Spring Valley through a series of major and minor service lines. NV Energy has the ability to supply existing and future development through their expanding system. There are no constraints on land use associated with electrical facilities in Spring Valley at this time, other than incompatible uses directly adjacent to major facilities. NV Energy is a private utility company regulated by the State of Nevada. Services to new developments are determined by agreements between NV Energy and individual developers.

For more information, contact NV Energy.

## **Solid Waste**

All communities in the Spring Valley Planning Area have curbside pick-up provided by Republic Services which is under contract to Clark County. The refuse is then taken to the APEX Regional Waste Management Center located in the Northeast Planning Area of Clark County.

There is a Transfer Station located south of Spring Valley, just west of the Sloan Exit from Interstate 15. There are no Convenience Centers or Landfills located in Spring Valley.

More information on solid waste in Clark County is available in the Conservation Element of the [Clark County Comprehensive Plan](#).

## **Natural Gas Service**

### **Transmission**

Southwest Gas (SWG) has several natural gas pipelines through the Spring Valley Planning Area.

### **Service**

Southwest Gas (SWG) provides natural gas service to Spring Valley through a series of major and minor service lines. SWG has the ability to supply existing and future development through their expanding system.

There are no constraints on land use associated with natural gas facilities in Spring Valley at this time, other than incompatible uses directly adjacent to major facilities. Southwest Gas is a private utility company regulated by the State of Nevada. Services to new developments are determined by agreements between Southwest Gas and individual developers.

For more information, contact SWG.

## **Other Service**

The CalNev Pipe Line Company operates a pipeline in the Planning Area. This pipeline handles gasoline, diesel fuel, and jet fuel that are used to meet the needs of the Las Vegas Valley.

## **Water Service**

### **Municipal Water**

The Las Vegas Valley Water District (LVVWD) provides water to Spring Valley through a series of service lines, reservoirs and pressure zones. The water district has the ability to supply existing and future development through their expanding system. In most instances, service line expansion is co-terminus with development. There are some service constraints on land use associated with the water supply facilities in Spring Valley at this time. Some of Spring Valley is undeveloped resulting in large areas of the planning area being unserviceable for potable water at this time. Developers have the responsibility for adequate water services to new development.

The Spring Valley Planning Area is within the Colorado River Basin. This basin is divided into 27 hydrographic areas. The areas applicable hydrographic area for this plan is the Las Vegas Valley (Basin 212).

For future expansion plans and a history of the water district, contact the LVVWD.

### **Private Wells**

The Wellhead Protection Report for the Clark County Comprehensive Plan discourages certain uses within 3,000 feet of these wellheads to reduce potential contamination of the water supply. Some areas of Spring Valley developed before public water service. These areas have private wells. Community and private wells are regulated by the Nevada State Engineer.

Contact the Nevada Department of Conservation and Natural Resources for more information about wells.

## **Water Reclamation Service**

The Clark County Water Reclamation District (CCWRD) provides sanitary sewer service. Contact CCWRD for more information about: future expansion plans, operations information or a history of the CCWRD.

The main facility is located at the east end of Flamingo Road. An ancillary facility is located at Desert Breeze Park near Flamingo Road and Durango Avenue. The Desert Breeze Water Resource Center is a joint project between CCWRD and the LVVWD. This facility supplies non-potable reclaimed water to golf courses and green belt areas for use in lieu of potable water. The remaining waste material from this center is then transported to the main facility at Flamingo Road through the regular sanitary sewer line for final processing.

Established neighborhoods within Spring Valley that operate on individual sewage disposal systems (septic systems) are regulated by the Southern Nevada Health District (SNHD). Contact SNHD for more information about septic systems.

## Other Land Use Considerations

### **Cooperative Management Area (CMA)**

In the Spring Valley Land Use Plan, the Cooperative Management Area (CMA) boundary outlines the primary airspace used for aircraft traffic to and from McCarran International Airport. Special goals, policies and restrictions are included in the land use plan to ensure that development is compatible with the CMA. The CMA is approximately 20,543 acres, but only 8,084 acres is in the Spring Valley Planning Area. The remaining portion of the CMA is located in the northeast portion of the Town of Enterprise and the central portion of the Town of Paradise.

Under the provisions of the Southern Nevada Public Land Management Act (SNPLMA) of 1998, approximately 5,226 acres of federal land holdings and interests, located within the CMA, were transferred to Clark County in March 1999. The 5,226 acres under the 1992 Cooperative Management Agreement between Clark County and the Bureau of Land Management (BLM) define land uses considered compatible with the airport and its associated aircraft operations. Only those land uses deemed compatible will be permitted on the CMA parcels acquired by Clark County under the terms of the SNPLMA of 1998.

Ideally, the CMA should develop as a multi-use employment and activity center for office, light manufacturing, service, retail uses, and residential uses in appropriate areas. As defined by the McCarran International Airport's Airport Environs Overlay District (AEOD), residential uses are incompatible with high levels of aircraft noise. Therefore, residential uses are not encouraged within the CMA in areas covered by the AEOD. Residential land uses may not occur on deed restricted parcels or be within the AE-65 Airport Overlay Noise Zone (or greater). Sound studies, adopted in June 2008, show a reduction in noise contours due to new generation aircraft that have reduced engine. The following uses are deemed incompatible by the Cooperative Management Agreement and are prohibited on the parcels acquired from the BLM. Incompatible uses include, but are not limited to:

- Residential Uses of any Density
- Transient Lodging (hotels, motels, resorts, trailer parks, etc.)
- Hospitals
- Churches
- Care Centers and Nursing Homes
- Concert Halls, Outdoor Sports Arenas and Auditoriums
- Group Quarters
- Amusement Parks
- Zoos
- Schools

It is also important to note that the land use limitations imposed by the Cooperative Management Agreement apply only to those properties acquired by Clark County. All privately owned properties within the CMA may be developed in accordance with the adopted Spring Valley Land Use Plan and applicable Clark County land use regulations.

Development in this area must comply the design guidelines of the CMA Design Overlay District in Title 30. The intent is to encourage and promote a high level of quality developments that will produce a stable environment in harmony with existing and future development and protect the use and enjoyment of neighboring properties.

The land uses planned for the CMA are intended to be compatible and complement each other, any adjacent, existing or planned land uses, and any natural or man-made features. The same land use categories are used in the CMA as in the rest of Spring Valley.

### **Public Facilities Needs Assessment (PFNA)**

The Public Facilities Needs Assessment (PFNA) was approved by the Board of County Commissioners (BCC) on January 2, 2001. The planning area for the PFNA is located in the Southwest portion of the valley in predominantly undeveloped Community District 3 area. The BCC established the PFNA to off-set the infrastructure costs that would be required to develop in the PFNA. The major project within Spring Valley is Rhodes Ranch, which has been approved with a negotiated Development Agreement in lieu of the standardized PFNA. In order for major projects to develop, extensive infrastructure had to be brought into this area at the expense of each project. In order to ensure that smaller projects meet the same public infrastructure standards that the Major Projects are providing (including regional parks, police stations and fire stations), the smaller projects have been required to comply with the Southwest Las Vegas Valley Public Facility needs Assessment Report.

A result of the use of the PFNA was the need for the creation of a Standard Development Agreement. The Standard Development Agreement enables the county to be consistent in its requirements for infrastructure assessments by using a fixed ratio of assessments for each development. The use of the Standard Development Agreement provides an alternative opportunity for the developer and the county versus the use of individually negotiated development agreements.

## **Overlay Districts**

In Spring Valley, there are a number of Overlay Districts that have specific development requirements for properties within these districts. These overlay districts are part of Title 30, the zoning code. A brief description is given here for convenience. Specific information and maps showing the location(s) for each overlay district is located within Title 30.48 which can be found at the Department of Comprehensive Planning.

### **Airport Environs Overlay District**

The purpose of this overlay is to comply with Federal Aviation Administration (FAA) regulations by providing for a range of uses compatible with airport accident hazard and noise exposure areas. The Airport Environs are generally located in the southern portion of Spring Valley.

### **Cooperative Management Agreement (CMA) Area Design Overlay**

Much of the southern and western portions of Spring Valley are within this design overlay. The CMA Design Overlay District was established to encourage and promote a high level of quality developments to produce a stable environment in harmony with existing and future development and protect the use and enjoyment of neighboring properties.

### **Desert Inn Road Transition Corridor**

This Transition Corridor Overlay is located adjacent to or within 300 feet from back of curb on Desert Inn Road between Buffalo Drive and Decatur Boulevard. It is intended to augment and/or complement the regulations and standards established for non-residential development through the application of special design standards required for specific area locations in transition from residential to non-residential uses. This overlay is designed to preserve existing single family residential buildings for nonresidential reuse where traffic patterns and the characteristics of existing structures no longer encourage a single-family environment. The overlay allows for a smooth transition between viable residential uses and major streets while maintaining an aesthetic visual character reflecting the historic pattern of development within specific area locations.

### **Gaming Enterprise District (GED)**

The GED identifies the areas for potential expansion of gaming activities and to identify those areas not suitable for gaming, avoiding incompatible development with residential, schools, or place of worship uses and developments from resort hotels and the impacts associated with such intense uses.

### **Mixed Use Overlay District**

The purpose of the Mixed Use Overlay District is to encourage a diversity of compatible land uses, including a mixture of residential with at least one or more of the following: commercial, office, educational, institutional, and other appropriate urban uses. These are generally located along the I-215 beltway and specific arterials in Spring Valley.

### **Residential Neighborhood Preservation**

This overlay was established to ensure that the character of rural and other residential development is preserved. In Spring Valley there are several of these overlays dispersed throughout the planning area.

# Sustainability

Quality of life for Clark County's residents is dependent upon the availability and use of natural resources. On December 4, 2007 the Board of County Commissioners passed the Eco-County Initiative Resolution to address quality of life in Clark County through sustainability. As referenced in the resolution, "*In a sustainable state, consumption of resources is in balance with nature's ability to replenish them.*" Working groups initiated by the resolution put together a report that was received by the BCC in October 2008. Seven principal areas were included for sustainability: air quality, water, land use/habitat protection, waste reduction/recycling, transportation, green building, and energy use. Although these policies were originally intended to address Clark County government practices, a strong recommendation of the report was to educate and engage the public and community partners in order to have greater positive impact on addressing sustainability in Clark County. Participation in sustainable practices by everyone in Clark County will make things better for everyone across the community. These areas of focus are included here to help educate and encourage broad involvement in practices that will help to sustain our community.

The existing conditions related to sustainability in Clark County are the following:

## Air Quality

The Department of Comprehensive Planning incorporates land development and zoning principles to promote sustainable development in Clark County. These include: promoting Transit Oriented Development (TOD) within 1,320 feet walking distance from existing and proposed transit; addressing cumulative impacts of development and mixed uses; improving the jobs/housing balance; facilitating alternative modes of transportation; and placing high-polluting facilities away from residential, schools, hospitals, and parks.

The Department of Air Quality and Environmental Management is charged with monitoring air quality components and enforcing air quality regulations throughout Clark County. They currently monitor for CO (carbon monoxide), O<sub>3</sub> (ground-level ozone) and PM<sub>10</sub> (suspended particulate matter of 10 microns or less in size). They issue air permits for power plants, chemical plants, dry cleaners, commercial buildings and gas stations. They administer a program with incentives to replace gasoline powered lawn mowers with cordless electric mowers (gas mowers emit as much pollution as 40 new or late-model cars operating over the same time period). They process more than 380 dust control permits each month and monitor active permits.

The Department of Aviation reduces air pollution at Clark County airports by using electric power and A/C units for aircraft at gates, using low volatile organic compound paints, placing dust suppressants on unpaved areas, regular sweeping of hard surfaces, maintaining vapor recover systems of fuels facilities, and utilizing automated vehicle systems which decrease congestion and trips of taxis to McCarran.

In order to reduce emissions and emit cleaner exhaust, Clark County Department of Finance's Automotive Services, the Regional Transportation Commission, Las Vegas Valley Water District

and Clark County School District utilize alternative fuel vehicles, hybrid vehicles, CNG vehicles, hybrid diesel-electric propulsion, biodiesel and hydrogen powered vehicles in their fleets.

## **Water**

In the desert, water is the most valuable resource. Clark County acquires nearly 90% of its water from the Colorado River. Conservation and wise use of this resource are essential. Over that past several years, Clark County has implemented a number of practices to ensure an adequate supply of water for the community, including adoption of the Southern Nevada Water Authority Drought Plan. Among other things, this plan applies outdoor watering restrictions and restrictions on the amount and location of turf in new construction.

The Department of Parks and Recreation has installed MAXICOM master valves and flow sensors in all urban Clark County parks, that adjust watering to weather conditions. They have also replaced 286,000 square-feet of turf in many traffic medians and have a high priority to replace all turf in medians. In Sunset and Desert Breeze parks, 647,000 square feet of grass has been replaced with drought-resistive landscape materials. Since 2003, 277,000 square feet of turf has been removed from 5 athletic fields. New park designs aim to further reduce water consumption. These practices have reduced the annual water use by approximately 92 million gallons. When their Water Conservation Action Plan is fully implemented it will save over 250 million gallons of water annually over previous practices.

Since 1996, the Department of Aviation has converted more than 9 acres of grass into desert landscaping, resulting in annual water savings of 15.3 million gallons of water.

Southern Nevada Water Authority has a Water Smart Landscapes Rebate Program that helps property owners convert turf to xeriscape, by providing \$1.50 for each square foot of grass they replace with water-efficient plants. This has reduced significantly the amount of water used in landscapes. They also provide coupons to reduce the cost of pool covers, irrigation rain sensors and Smart Irrigation Controllers, which adjust watering based on weather conditions.

Clark County Water Reclamation District (WRD) supplies reclaimed water to five community golf courses. This saves on water pumping, treatment costs and reduces the need for fertilizer. They supply reclaimed water to the playing fields and landscape of Silver Bowl Park. All WRD facilities are irrigated with reclaimed water. Reclaimed water is used as a coolant at a number of power generation plants in Clark County. And reclaimed water is available in some areas of Clark County for use by contractors for dust control.

## **Land Use / Habitat Protection**

Sprawling growth and inadequate open space protection can lead to an imbalance in meeting community needs and maintaining a high quality of life. There are a number of ways to help to keep a good balance. During the past five years, the Board of County Commissioners have adopted land use plans and made changes to Title 30 to address appropriate use of resources and reducing the impact to the natural environment. The Mixed Use Overlay District and Asian Overlay District ordinances are designed to encourage more urban development and alternative housing options where transit is in place or planned. This compact form of development reduces

demand for land beyond the urban / suburban core and is increasing in demand as households have decreased in size.

The Clark County Federal Lands Program provides for ongoing coordination between the county and the six federal land management agencies that administer land in Clark County. The Trails Program facilitates development of a recreational trail system which connects the urban and rural areas of Clark County.

The Desert Conservation Program administers conservation programs that benefit native species and ecosystems.

The Department of Aviation owns 110 acres of unimproved land at the North Las Vegas Airport that is one of the largest and last remaining areas for rare plant species, namely the Las Vegas bearpoppy (*Arctomecon California*).

The Southern Nevada Water Authority has worked restore and protect the Las Vegas Wash, which is home to more than 500 species of plants and animals. They recently acquired the 1,200 acre Warm Springs Ranch to protect the Moapa dace, a threatened fish species found only in the Muddy River and its tributaries. SNWA also actively participates in the Lower Colorado River Multi-species Conservation Program, the Clark County Multi-Species Conservation Plan and the Lower Virgin River Recovery Implementation Team.

## **Waste Reduction / Recycling**

Clark County and other public agencies actively participate in the waste reduction and recycling. This practice helps to extend the life of the regional landfill at APEX. Products that can be reused or recycled and do not end up in the landfill contribute to sustainability and better quality of life.

Republic Services, Inc., provides curbside recycling to Clark County residents, but it is not mandated. As more people actively participate, the life of the landfill will be extended and the need to use more land for a landfill will be reduced.

## **Transportation**

Traffic congestion results in costly delays and wastes natural resources. An over-reliance on automobiles also leads to low-density and intensity land use patterns which can consume precious land and create habitat fragmentation. In a sustainable community, citizens have access to affordable, effective and reliable public transportation. The Transportation Element of the Comprehensive Plan encourages an integration of roads, mass transit, bicycle and pedestrian paths. The Regional Transportation Commission operates the Citizen Area Transit (CAT), including the Metropolitan Area Express (MAX) system (a hybrid between bus and rail systems), which provides affordable, effective and reliable transportation to a growing number of riders.

Regular road maintenance is essential to keeping the transportation system sustainable. Clark County Public Works uses a number of means to extend the life and improve levels of road service, including, slurry seals, grinding of deteriorating streets to recycle as a new base-layer for asphalt paving, crack sealing to prevent deterioration of street surfaces, pothole repair, street

sweeping to reduce air and water pollution and construction of the 215 beltway and widening projects to help traffic movement.

## **Green Building**

Green buildings are energy efficient, water conserving, durable, and nontoxic, with high-quality spaces and high use of recycled-content materials. Green building practices result in operating cost saving, enhanced building comfort and life, and reduced use of natural resources. The United States Green Building Council (USGBC) has developed the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ to certify buildings at four levels of certification. Certification is based on site selection, water and energy efficiency, indoor air quality, material choices, and innovative design.

The Department of Comprehensive Planning has been encouraging the use of LEED compliant designs in new construction throughout Clark County. The Real Property Management Department is evaluating the benefits of adopting LEED building guidelines for new county facilities and existing structure retrofits which will result in cost savings. The Department of Aviation requires all new construction to be designed with day-lighting and xeriscaping, as well as energy-efficient fixtures to be installed on all remodeled areas and new construction. The Southern Nevada Water Authority has directed all its departments to incorporate the use LEED framework when designing new buildings or retrofitting existing structures.

## **Energy Use**

Most energy used in Clark County is produced by burning nonrenewable fossil fuels such as coal, petroleum, and natural gas. This impacts air quality. In a sustainable community, energy use is efficient and comes from clean, renewable resources such as solar, wind and other emerging technologies, whenever possible.

Comprehensive Planning has developed the Clark County Sustainable Energy Report, which provides a high level of analysis and recommendations for use of alternative energy sources. Some of the renewable energy sources currently operating or proposed in Clark County include: Solar One, the third largest solar plant in the world generating 64mW as of June 2007; Nellis PV System, a 15mW photovoltaic system at Nellis AFB which supplies 25% of the energy used at the base; and the Clark County Government Center Demonstration Project, a conceptual 30mW photovoltaic system which could be installed at the Government Center.

There are also an number of practices being used in Clark County buildings to reduce energy use including: automatic building temperature controls, retrofitting traffic lights with LED (Light Emitting Diode) lights, replacing high mercury vapor street lights with high pressure sodium lights, and reducing the wattage and numbers of lights used in government facilities.

# Chapter Two – Issues and Opportunities

## Issues and Opportunities

During the update of the Spring Valley Land Use Plan, input was received from residents, property owners, business owners, and appointed and elected officials. The issues and opportunities were used to formulate policies, which in turn provided a framework for the development of the Spring Valley Land Use Plan. The following list summarizes the issues and opportunities that were identified specific to land use planning.

### **Issues**

- Some established neighborhoods are not served by certain public facilities (these may include public water, community recreation, and community sewer facilities).
- The Airport Environs Overlay District and the Cooperative Management Agreement Area (CMA) impact land uses allowed within the noise exposure zones surrounding McCarran International Airport. The Southern Nevada Public Land Management Act (SNPLMA) places restrictions on the land uses within the CMA. Large areas within the CMA contain deed restrictions that do not permit residential uses of any density.
- “Strip commercial” development covers large areas of Sahara Avenue, Durango Drive, Fort Apache Road and Flamingo Road and is forming along other major streets. Traffic flow on these and adjacent streets is hindered by the large numbers of access points with resulting impacts on the air quality.
- As the Spring Valley community continues to grow, it is important to maintain existing Rural Neighborhood Preservation areas.
- Planning for future land use, closure and reclamation of existing mining operations in Spring Valley.
- As Spring Valley develops, traffic congestion increases on the road network as residents travel further for employment and recreation opportunities.
- As Spring Valley matures, some areas are beginning to decline in the level of maintenance.
- There are vacancies in some commercially developed areas.
- There are more Office Professional planned areas than will realistically be built. The designation seems to be encouraged by residential property owners as a way to keep land vacant around residential areas.

### **Opportunities**

- To plan for a balanced mix of land uses that complement each other.
- To provide pedestrian friendly neighborhoods.
- To enhance community character by encouraging a variety of architectural styles, colors and elevations.
- To reduce traffic congestion and improve air quality by encouraging mixed use development.

- To coordinate with the RTC in identifying potential corridors for future mass transit routes.
- To encourage the development of businesses which provide an employment base near the many residents of Spring Valley.
- Restricted uses within the CMA provide an ideal environment for developing and expanding a broader economic base in the area.

## **Issues and Opportunities Clarification**

The land use issues and opportunities brought forward are addressed through land use goals and policies and Title 30. However, two of the issues need further clarification so that there is a consistent interpretation by elected officials, appointed officials, county staff and the general public. They are the Cooperative Management Area and existing mining operations.

### **Cooperative Management Area (CMA)**

The Cooperative Management Area (CMA) is an area encompassing parcels that have deed restrictions to not allow any residential development and limits certain other types of uses. However, surrounding parcels do not have the deed restrictions. Many of these deed restricted parcels are adjacent to established residential uses. This large area, with deed restricted parcels scattered throughout, creates unique challenges to establishing a land use mix that serve all the needs of the community. Due to new sound studies and a BLM agreement being terminated, there were two opportunities, one in 2013 and one in 2014, for CMA property owners to apply to have some deed restrictions lifted. This applied to outside the AE-60 boundary and based on them paying the fair market value difference between the original purchase price and new appraised values considering more uses are acceptable. A number of property owners applied and had some restrictions lifted. This has opened up more land to residential and other uses that were previously restricted. Going forward, as land is sold by the County in these areas, outside the AE-60 boundary, less restrictive deeds will apply.

### **Existing Mining Operations**

There are two sand and gravel mining operations sites in Spring Valley. Rinker Materials West LLC. operated the mine located on the south side of Peace Way and east side of Durango Drive. This mine began operation in 1965. The Rinker Mine operated under a use permit until October 6, 2006. The applicant is conditioned to submit a reclamation plan in conformance with the Spring Valley Land Use Plan. The applicant is also conditioned to bring Peace Way back to its original grade as a part of the reclamation plan. A majority of the original mining operation has been mapped for residential uses, which have been built. A 49.5 acre site, at Peace Way and Durango Drive, is still under reclamation and will be for some time.

Wells Cargo Inc. operates the second mine in Spring Valley. This mine is located on the north side of Twain Avenue between Tenaya Way and Buffalo Drive. This mine has been in operation since 1963. Discussions with owners indicate that the mine will continue asphalt plant and

mining operations for 15 or more years. The applicant is conditioned to level and round off the pit at the time of abandonment. A portion of the original operation, east of Tenaya Way, has been reclaimed and single family homes have been built.

The underlying zoning on both mining sites is Rural Estates (R-E), which allows for residential development at 2 dwelling units per acre. The land use designation for Wells Cargo sites is Major Development Project. The majority of the Rinker site is designated as residential, with a portion still designated Major Development Project. The intent is that prior to the future development of either of the sites, the applicant will be required to go through the Major Development Application Processing outlined in Title 30, Unified Development Code that requires the development of a concept/neighborhood plan, a Standard Development Agreement, obtain zoning entitlements, neighborhood meetings, town board meetings, and public hearings before the Planning Commission and Board of County Commissioners. Please see Title 30, Unified Development Code for the latest Major Development Application Processing requirements.

As Spring Valley has developed, the mining operations have been surrounded by residential development. Any future development should be required to be compatible with the existing residential development in the area. Expected future uses are new residential, recreational, or neighborhood serving commercial retail or office professional uses that are compatible with the existing residential development in the area. A less intense mixture of uses may be appropriate. There are land use policies which encourage and support the compatibility of future development with existing residential land uses.



# Chapter Three – Land Use Categories & Map

## Land Use Categories

The following land use categories should be used along with the applicable goals and policies to assist in providing a guide for land use decisions.

### **IMPORTANT NOTE:**

The coded areas are general categories of planned land uses. Each category has a range of densities or intensities of uses. The designations do not guarantee that a specific parcel will be approved for a particular zoning classification, density, or intensity of land use in the future.

All residential categories allow a range of densities beginning at 1 dwelling unit per 10 acres up to the highest density indicated by the category. Final approval of density will, in part, consider the subject site as well as adjacent existing and planned land use densities and intensities. **THE STATED MAXIMUM DENSITIES AND INTENSITIES IN NO WAY OBLIGATE THE COUNTY TO APPROVE DEVELOPMENTS AT A GIVEN DENSITY OR INTENSITY INCLUDING UP TO THE MAXIMUM. IT SHALL BE THE OBLIGATION OF THE DEVELOPER TO SHOW, THROUGH SOUND LAND USE PLANNING PRACTICES AND EXCEPTIONAL SITE AND BUILDING DESIGN, THAT APPROVAL OF A DENSITY OR INTENSITY UP TO THE MAXIMUM IS WARRANTED.**

Designs for all land use categories should take into consideration the goals and policies of this plan and demonstrate compatibility with existing and planned adjacent land uses.

In order to classify, regulate, and segregate the use of land, buildings and structures, and restrict the height and bulk of buildings, Clark County is divided into many zoning districts which allow a range of densities, uses, and intensities.

## **A Note on Planned Unit Development (PUD)**

The purpose of a planned unit development (PUD) is intended to maximize flexibility and innovation in residential development by utilizing area-sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that include efficient pedestrian and vehicular traffic systems and streetscapes, enhanced residential amenities, and allowances for the provision of usable open space.

The PUD shall minimize adverse impacts on surrounding property. The Commission or Board is not obligated to automatically approve the level of development intensity or density requested for the PUD, but is expected to approve only such level of density or intensity that is appropriate for a particular location. The Commission or Board may require, as a condition of approval, any condition, limitation or design factor which will promote proper development and the use of effective land use transitioning.

## **Open Land**

The Open Land category designates areas to provide for permanent open space in the community; to prevent irreversible environmental damage to sensitive areas; and to deter development in areas with highly limited availability of public services and facilities; or severe natural constraints (i.e. areas with 12% or greater slope). Lands are primarily in public ownership. For lands in private ownership, residential uses up to 1 dwelling unit per 10 acres are allowed. Grazing, open space, and recreational uses may occur. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Open Space (O-S) and Public Facility (P-F).

## **Residential Rural [up to 0.5 dwelling (du)/1 acre (ac)(up 0.63 du/ac with an approved PUD)]<sup>1</sup>**

Residential Rural (up to 0.5 du/ 1 ac) designates areas where the primary land uses are large lot, single family residential. Single family detached dwellings generally occupy lots at least two acres in size and have limited access to public services and facilities or have severe natural constraints. Septic system and well usage is common. Multiple family dwellings are not appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

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<sup>1</sup> Residential Rural – A request for .51 to .63 dwelling units per 1 acre may be considered under this land use designation if it meets the requirements of Planned Unit Development in accordance with the Unified Development Code (Title 30).

The category includes the following zoning districts: Rural Open Land (R-U) and Public Facility (P-F).

### **Residential Agriculture (up to 1 du/ac)**

Residential Agriculture (up to 1 du/ac) designates areas where the primary land uses are large lot, single family residential. Single family detached dwellings generally occupy lots at least one acre in size and have limited access to public services and facilities. Septic system and well usage is common. This category also includes areas where the primary land use is commercial farming, including but not limited to: crop production and raising livestock (not open range grazing). Typically, the agricultural areas are irrigated and cultivated, with single family detached dwellings and outbuildings as associated uses. Multiple family dwellings are not appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Rural Open Land (R-U), Residential Agricultural (R-A), and Public Facility (P-F).

### **Rural Neighborhood Preservation [up to 2 du/ac (a PUD is not allowed)]**

The Rural Neighborhood Preservation category allows a maximum of 2 dwelling units per gross acre. The Rural Neighborhood Preservation category is intended to protect areas within the Las Vegas Valley that are already developed and rural in character, from encroachment by more intense development. The predominant residential life-style is single family homes on large lots, many including equestrian facilities. Multiple family dwellings are not appropriate. Local supporting public facility uses are allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Rural Open Land (R-U), Residential Agricultural (R-A), Rural Estates Residential (R-E), and Public Facility (P-F).

### **Rural Neighborhood [up to 2 du/ac (up to 2.5 du/ac with an approve PUD)]<sup>2</sup>**

The Rural Neighborhood (up to 2 du/ac) category allows a maximum of 2 dwelling units per gross acre. The predominant housing type in Rural Neighborhood (up to 2 du/ac) is detached single family residential development at low densities. Multiple family dwellings are not appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

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<sup>2</sup> Rural Neighborhood – A request for 2.01 to 2.5 dwelling units per acre may be considered under this land use designation if it meets the requirements of Planned Unit Development in accordance with the Unified Development Code (Title 30).

The category includes the following zoning districts: Rural Open Land (R-U), Residential Agricultural (R-A), Rural Estates Residential (R-E), and Public Facility (P-F).

### **Residential Low (up to 3.5 du/ac)**

Residential Low (up to 3.5 du/ac) allows a maximum of 3.5 dwelling units per gross acre. Public infrastructure and service availability affect the intensity and density within this category. The predominant housing type in Residential Low (up to 3.5 du/ac) is single family detached development. Multiple family dwellings are not appropriate. Local supporting public facility uses are also allowed in the category with appropriate buffering and setbacks.

The category includes the following zoning districts: Rural Open Land (R-U), Residential Agricultural (R-A), Rural Estates Residential (R-E), Suburban Estates Residential (R-D), Suburban Estates Residential PUD (R-D PUD) and Public Facility (P-F).

### **Residential Suburban [up to 8 du/ac (up to 10 du/ac with an approved PUD)]<sup>3</sup>**

The Residential Suburban (up to 8 du/ac) category allows a maximum of 8 dwelling units per gross acre. Public infrastructure and service availability affect the intensity and density within this category. The predominant housing type in Residential Suburban (up to 8 du/ac) is single family residential detached development. Multiple Family dwellings are not appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Rural Open Land (R-U), Residential Agricultural (R-A), Suburban Estates Residential (R-D), Rural Estates Residential (R-E), Single Family Residential (R-1), Medium Density Residential (R-2), Manufactured Home Residential (R-T), and Public Facility (P-F).

### **Residential Medium [from 3 du/ac to 14 du/ac (up to 16 du/ac with an approved PUD)]<sup>4</sup>**

Residential Medium (from 3 du/ac to 14 du/ac) allows a maximum of 14 dwelling units per gross acre. The Residential Medium (from 3du/ac to 14 du/ac) category allows for single family uses and residential planned development. It is appropriate for single family attached, but not multiple family housing. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

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<sup>3</sup> Residential Suburban – A request for 8.01 to 10 dwelling units per acres may be considered under this land use designation if it meets the requirements of Planned Unit Development in accordance with the Unified Development Code (Title 30).

<sup>4</sup> Residential Medium – A request for 14.01 to 16 dwelling units per acre may be considered under this land use designation if it meets the requirements of Planned Unit Development in accordance with the Unified Development Code (Title 30).

The category includes the following zoning districts: Suburban Estates Residential (R-D), Single Family Residential (R-1), Medium Density Residential (R-2), Residential Urban District (RUD), and Public Facility (P-F).

### **Residential High (from 8 du/ac to 18 du/ac)**

The Residential High (from 8 du/ac to 18 du/ac) category permits a range of up to 18 dwelling units per gross acre. This category allows a variety of housing types including single family, residential multiplexes, town houses, and low density apartments. Density ranges within this category are dependent on development and design. In addition to the residential uses, mixed uses are permitted within appropriate zoning districts. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Medium Density Residential (R-2), Manufactured Home Residential (R-T), Residential Urban District (RUD), Multiple-Family Residential (R-3), and Public Facility (P-F).

### **Residential Urban Center (from 18 du/ac to 32 du/ac)**

The Residential Urban Center (from 18 du/ac to 32 dwelling units/per acre) category permits a range of up to 32 dwelling units per acre. This category allows a variety of housing types including single family, residential multiplexes, town houses, and apartments. In addition to the residential uses, mixed uses are permitted within appropriate zoning districts. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Multiple-Family Residential (R-3), Multiple-Family Residential (high density) (R-4), and Public Facility (P-F).

### **Residential High-Rise Center (greater than 32 du/ac)**

The Residential High-Rise Center (greater than 32 du/ac) category allows high density/intensity residential, supporting commercial and office professional uses. This category allows for mixed and vertical mixed uses when located in activity centers or along major transportation corridors. Public facility uses are also allowed in this category.

The category includes the following zoning districts: Multiple-Family Residential (R-3), Multiple-Family Residential (high density) (R-4), Apartment Residential (R-5), and Public Facility (P-F).

## **Office Professional**

The Office Professional category applies to areas where the primary uses are low intensity business and professional services and accessory service uses. With appropriate mitigation and design criteria, this category may provide a good buffer between higher intensity land uses and residential land uses. Typical uses include offices where medical, legal, financial, day care services and other business/professional services are performed. Accessory commercial uses are appropriate when associated with the principal use. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Commercial Residential Transitional (CRT), Office Professional (C-P), and Public Facility (P-F).

## **Commercial Neighborhood**

The Commercial Neighborhood category allows low to medium intensity retail and service commercial uses that serve primarily local area patrons, and do not include more intense general commercial characteristics. Examples include neighborhood shopping centers, banks, restaurants, hardware stores, and other similar retail and service uses. Developments should be sized to fit the surrounding neighborhood. This category also includes offices either singly or grouped as office centers with professional and business services. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks. Commercial Neighborhood uses should be developed as nodes or centers and not configured in a “strip commercial” pattern.

The category includes the following zoning districts: Commercial Residential Transitional (CRT), Office and Professional (C-P), Local Business (C-1), and Public Facility (P-F).

## **Commercial General**

The Commercial General category allows medium to high intensity retail and service commercial uses that serve primarily regional area patrons, and include more intense general commercial characteristics. Examples include shopping malls, banks, restaurants (with alcoholic consumption), taverns, hardware stores, and other larger retail and service uses. This category also includes offices either singly or grouped as office centers with professional and business services. Public facility uses are also allowed in this category. Commercial General uses should be developed as nodes or centers and not configured in a “strip commercial” pattern.

The category includes the following zoning districts:, Commercial Residential Transitional (CRT), Office and Professional (C-P), Local Business (C-1), General Commercial (C-2), and Public Facility (P-F).

## **Commercial Tourist**

The Commercial Tourist category designates areas for commercial establishments that primarily cater to tourists. The predominant land uses include casinos, resorts, hotels, motels (greater than three stories), recreational vehicle parks, time shared condominiums, amusement or theme parks. Planned hotel/resort gaming establishments are restricted to the Gaming Enterprise Overlay District as defined by Title 30 (Unified Development Code). Public facility uses are also allowed in this category.

The category includes the following zoning districts: Commercial Residential Transitional (CRT), Office and Professional (C-P), Local Business (C-1), General Commercial (C-2), Recreational Vehicle Park (R-V-P), Apartment Residential (R-5), Limited Resort and Apartment (H-1), and Public Facility (P-F).

## **Major Development Project**

The Major Development Project category is most often applied to areas outside of the Community District 2 Boundary as referenced in Clark County's Community District Element. It indicates areas where land uses of greater densities than two residential units per acre are considered premature and/or inappropriate unless guided by the County's Major Projects Review Process. This process is designed to accommodate the timely and comprehensive review of projects and their impacts to the local community. Details of the Major Projects are found in Title 30, the Clark County Development Code.

Some areas located outside of Community District 2 have been planned with a specific land use category. Although these areas have been planned, they are still considered premature for urban development unless they are developed in accordance with the County's Major Projects Review Process or the Community District 2 boundary is amended to include these areas.

## **Business and Design/Research Park**

The Business and Design/Research Park category applies to areas where commercial, professional or manufacturing developments are designed to assure minimal impact on surrounding areas. Major uses in the category include research and development, incubator businesses, food sales and distribution, postal and data processing centers, vehicle sales and repair (inside), and general non-hazardous warehousing. Public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Office and Professional (C-P), Designed Manufacturing (M-D), and Public Facility (P-F).

## **Industrial**

The Industrial category applies to areas of industrial use and provides areas for new and existing industrial development in proximity to major transportation facilities. These uses should be reviewed for safety and aesthetics reasons when they adjoin other uses. Public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Designed Manufacturing (M-D), Light Industrial (M-1) and Public Facility (P-F).

## **Heavy Industrial**

The Heavy Industrial category applies to areas of industrial use and provides areas for intense industrial operations and development in proximity to major transportation facilities. These areas are generally located outside the Las Vegas Valley for safety or nuisance reasons. Public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Designed Manufacturing (M-D), Light Industrial (M-1), Industrial (M-2) and Public Facility (P-F).

## **Public Facilities**

The Public Facilities category allows public parks and recreational areas such as public and private golf courses; trails and easements; drainage ways and detention basins; storm water control facilities; and any other large areas of permanent open land. Public Facilities include governmental building sites and complexes, police and fire facilities, noncommercial hospitals and rehabilitation sites, schools, and other uses considered public and quasi-public such as libraries, clubs, religious facilities and other public utility facilities.

Suggested zoning district would include: Public Facility (P-F).

## LAND USE MAP

The land use map was developed through a process of community meetings and interaction with stakeholders, and the Spring Valley Town Advisory Board. The map reflects the planning area's community character along with the vision, opportunities, and goals.

The process for developing the Spring Valley land use map development included but was not limited to the following:

- The map was examined against existing conditions, and current zoning. This illustrated development trends that differed from the original land use map.
- Issues, opportunities, and land use goals and policies were used to develop criteria for map changes within the planning area.
- The old land use plan map was converted to a set of standardized land use categories approved by Board of County Commissioners.
- Additional changes were made from the suggestions of the Technical Advisory Group (TAG) or second open house.
  - It was pointed out that there was too much Office Professional planned within Spring Valley. Office Professional areas were examined and some changes were made where made, though more would probably be appropriate.
  - Sahara Ave. reflects development trends by being planned as Commercial General or Commercial Neighborhood, instead of parcels being split between Commercial General and Office Professional uses. Policies were added to ensure that access will be from Sahara Avenue and not Laredo Street.
  - It was suggested that higher density residential should be used instead of commercial along major arterials to avoid "strip commercial" development.
  - Areas of the plan could be appropriate for mixed use development. This development should be developed according to land use goals and policies.
  - Maintaining residential land use designations of areas outside the CMA to lessen the encroachment of residential development within traditional Business and Research Park areas.



**See Land Use Map**

# Glossary

The following general definitions were developed to assist in using the Land Use Plan:

**100-year-flood event** – A flood caused by a high intensity storm that is defined by the National Flood Insurance Program as, “a flood level with a 1 percent or greater chance of being equaled or exceeded in any given year”.

**Areas of Critical Environmental Concern (ACEC)** – Areas within public lands where special management attention is required to protect and prevent irreparable damage to important historical, cultural, or scenic values, fish and wildlife resources, or other natural systems or processes, or to protect life and safety from natural hazards.

**BLM (Bureau of Land Management)** – The BLM is an agency of the federal Department of the Interior responsible for administering a majority of the federal lands in Clark County. BLM’s policies on lands include a variety of public uses, conservation, resource management, and realty actions.

**Buffering** – Transitional land or space that is used between different or incompatible land uses and is often accomplished with landscaping (see Title 30).

**Community District Element** – The Community District Element of the Clark County Comprehensive Plan provides a framework for identifying lands for urban expansion based on infrastructure availability and provision. The Element divides Clark County into six geographic districts, each of which has development guidelines for appropriate land uses and densities. The Community District boundaries are shown on the Enterprise Land Use Map.

**Compact Building Design** – Encourages buildings to grow vertically incorporating structured rather than surface parking, so communities can reduce the footprint of new construction, and preserve more open space.

**Compatible** – Land Use categories, zoning districts, and/or land uses capable of existing together in harmony.

**Cooperative Management Area (CMA)** – An area established through an agreement signed in November 1992 between Clark County and the U.S. Bureau of Land Management, located to the west and south of McCarran International Airport, the boundaries of which are defined by aircraft departure flight corridors and the 60 DNL noise contour. Most Clark County owned property within the CMA is subject to the terms of the Southern Nevada Public Lands Management Act of 1998, which restricts that County land to those uses defined in the Agreement as compatible with aircraft operations.

**Curb Cuts** – Access points that are used as entrances/exits of parking areas onto a street or any other type of right-of-way.

**Disposal Boundary** – The land disposal boundary that identifies developable land within Clark County. It was established by the Southern Nevada Public Lands Management Act of 1998 and can be amended only through action of the United States Congress. Its purpose is to promote an orderly method of land disposal between public and private stakeholders. Limiting factors to this boundary include: federally designated lands, slope, environmentally sensitive lands, cultural resources, and buffers for these areas.

**Housing** – Includes but is not limited to, apartments, condominiums, townhomes, manufactured housing, duplexes, multiplexes, single family dwellings, etc.

**Incidental Take Permit (ITP)** – This allows a lawful removal of a protected species from its habitat to permit the development of a site.

**Infill** – The development or redevelopment of vacant or underutilized land in economically, physically static or declining areas.

**Land Use Plan** – A document that is used to guide development in a defined area of Clark County. A plan brings together information about community values, land use trends, public services, the natural environment and other factors and makes recommendations regarding future land uses in the area. Land use plan categories, maps and goals and policies serve as important guides for future zoning and land use decisions.

**Leapfrog Development** – Development which is not contiguous to existing utilities, streets and/or other public infrastructure.

**Mixed Use Development (MUD)** – The development of a tract of land, building, or structure with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment, in a compact urban form.

**Neo-traditional** – Development that promotes neighborhoods having a mix of uses, a variety of housing types inter-connecting streets and open space. The goal is to integrate live, work and play activities all within walking distance linked with mass transit.

**Off-site Circulation** – The movement of pedestrians and/or vehicles off the project site. Off-site circulation patterns normally affect site design.

**Pioneered Road** – An unimproved road developed/established without County approval.

**Planned Unit Development** – A tract of land which is developed as an integrated unit under single ownership or control, which includes two or more principal buildings, and where specific requirements of a given zoning district may be modified.

**Planning** – The process through which communities prepare for future development. Through a process involving professional planners, service providers, elected officials, other

public officials, and the general public, goals for the future are established and policies are developed to assist in the accomplishment of those goals.

**Public Access Portion** – That portion of the facility or project which has been designed for use by the general public.

**Quasi-public** – To some degree; in some manner public; examples include: electrical substations, water facilities, places of worship, schools, and hospitals.

**Spot Zoning** – Reclassification of an isolated parcel of land which is detrimental or incompatible with the existing or planned uses of the surrounding area, particularly when such an act favors a particular owner.

**Streets** – Include all arterial, collector and local streets as defined by Section 52.30 of Title 30.

**Strip Commercial** – Intensive commercial use of properties, that are independently owned, abutting a right-of-way and configured in a linear pattern. Additionally, strip commercial is not developed in accordance with a coherent development plan that addresses project design issues such as: unified signage, unified architecture, shared parking and circulation systems, and coordinated ingress and egress points.

**Structural Best Management Practices** – Accepted structural methods for controlling non-point source pollution as defined by the 1977 Clean Water Act: may include one or more conservation practices.

**Title 30** – This is the current “Clark County Unified Development Code”.

**Traditional Development** – Compact mixed use neighborhoods where residential, commercial and civic buildings are within close proximity to each other.

**Transitional Land Uses** – Land uses that consist of placing uses of intermediate density or intensity between two incompatible uses. An example is placing an urban residential development between a residential suburban development and a neighborhood commercial development.

**Workforce Housing** – Multiple and single family housing near employment centers where the housing unit does not consume more than 30 percent of the household’s income (for rental) or is affordable to households making 80 percent of the median income for the zip code that it is located in.

**Xeriscape** – A method of landscaping that minimizes water consumption while creating a vibrant landscape. It follows seven basic principles, which are proper planning and design, soil analysis and improvement, functional turf areas, appropriate plan selection, efficient irrigation, mulching and appropriate maintenance.

**Zoning** – A set of regulations, districts and administrative procedures governing the use of land. Zoning is the tool used to implement the goals and policies of a land use plan. A zoning ordinance contains many specific land use districts, whereas a land use plan utilizes categories which describe generalized ranges of appropriate land uses, each containing several zoning districts.