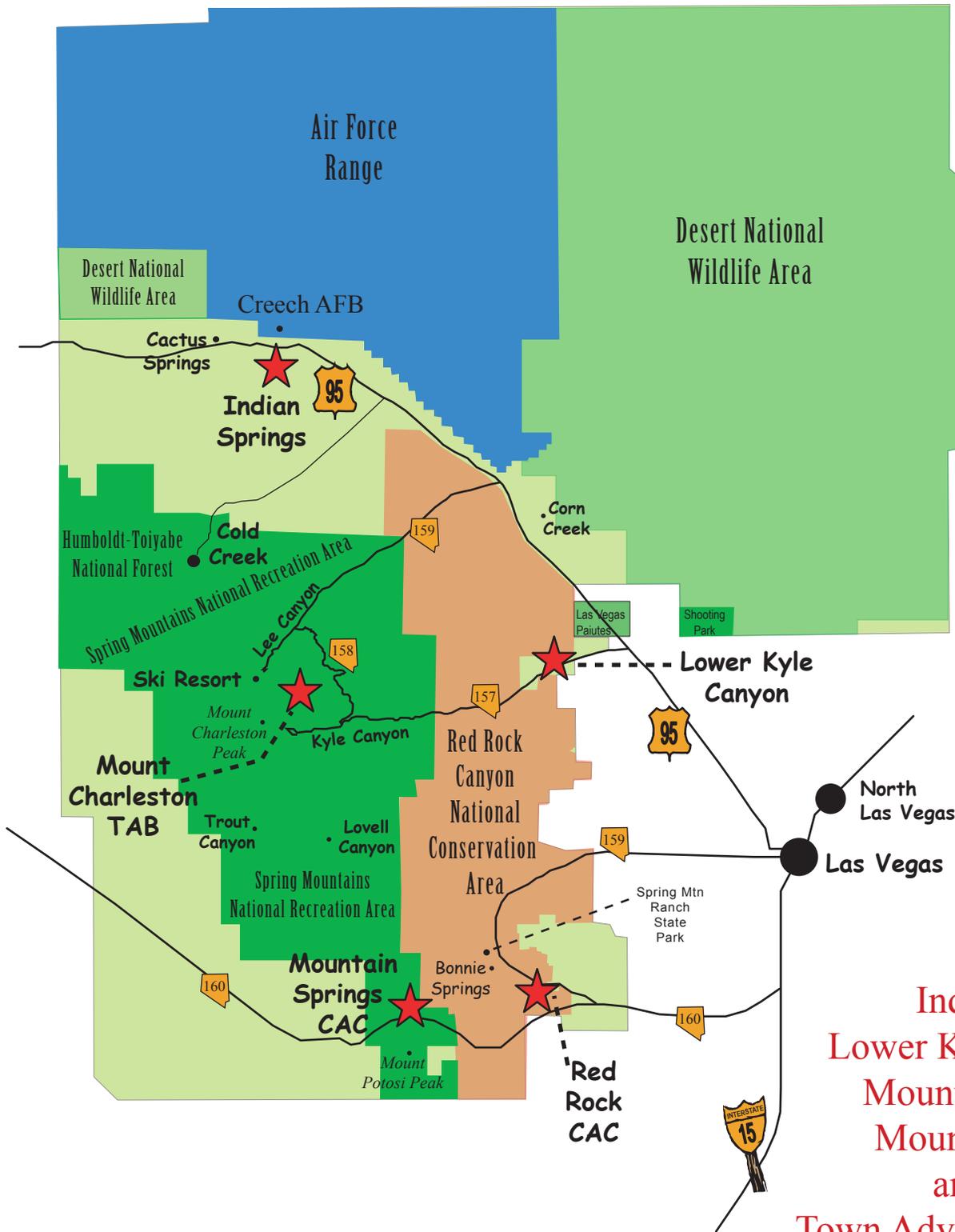


Northwest Clark County Land Use Plan



Indian Springs,
Lower Kyle Canyon,
Mount Charleston,
Mountain Springs
and Red Rock
Town Advisory Boards
&

Citizen Advisory Councils

Adopted June 19, 2013

**RESOLUTION
OF THE CLARK COUNTY BOARD OF COUNTY COMMISSIONERS
ADOPTING AN UPDATE OF THE NORTHWEST CLARK COUNTY 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 Northwest area in Clark County, Nevada is well established, but still having evolving communities and the Board directed the amendment to the Land Use Plan; and

WHEREAS, a final draft copy of a report entitled the "Northwest Clark County Land Use Plan" as approved and certified 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 June 19, 2013, 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 Northwest Clark County Land Use Plan with the following changes:
 - a. The Northwest Clark County 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 Northwest Clark County'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.

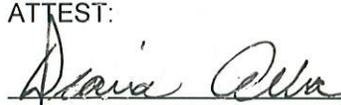
4. That the Clark County Board of County Commissioners adopts the Certified Draft copy of the report entitled the "Northwest Clark County Land Use Plan", as an amendment to the Clark County Comprehensive Plan.

PASSED, ADOPTED, AND APPROVED this 19th day of June, 2013.

CLARK COUNTY, NEVADA

By: 
STEVE SISOLAK, CHAIR

ATTEST:


DIANA ALBA
COUNTY CLERK



**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN UPDATE OF THE NORTHWEST COUNTY 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, the Northwest area of Clark County, Nevada is well established, but still having evolving communities and the Board directed an update of the Land Use Plan; and

WHEREAS, on May 21, 2013, 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 Northwest County 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, the Northwest areas' 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 "Northwest County 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 21st day of May, 2013.

CLARK COUNTY PLANNING COMMISSION

By:



DAN SHAW, CHAIRMAN

ATTEST:



NANCY A. LIPSKI
EXECUTIVE SECRETARY

ACKNOWLEDGMENTS

Clark County Board of County

Commissioners:

Steve Sisolak, Chair
Larry Brown, Vice Chair
Susan Brager
Tom Collins
Chris Giunchigliani
Lawrence Weekly

Planning Commission:

Dan Shaw, Chair
Randy Miller, Vice Chair
J. Dapper
Edward Frasier III
Vivian Kilarski
Donna Tagliaferri
Jason Thompson

Technical Advisory Group:

Linda Perri, Clark County School District
Clark County Public Works
Metropolitan Police Dept.
Kevin Eubanks, Regional Flood Control
Marty Flynn, Water Reclamation District
Bill Cadwallader, Creech Air Force Base
Susan Wainscott, Air Quality and
Environmental Mgmt.
Lee Bice, Air Quality and Environmental
Mgmt.
William Kourim, Clark County Fire Dept.
Margie Yatson, Clark County Fire Department
Christian Gearhart, Spring Mountains National
Recreation Area
Justin Williams, Parks and Recreation

Indian Springs Town Advisory Board:

Ann Brauer, Chair
Jayme Brown, Vice Chair
Mike Prettenhofer
Matthew Pinkerton
Tom Seaver
Lara Frank, Secretary

Lower Kyle Canyon Citizens Advisory Council

Mike Steinbrink, Chair
Heidi Unger, Vice Chair
Stephen Hagstette Jr.
Dawn von Mendenhall, Secretary

Mt. Charleston Town Advisory Board:

Curtis Alexander, Chair
Rebecca Grismanauskas, Vice Chair
J. Michael McGroarty
Pat Fitzgibbons
Michelle French
Kerri Paniagua, Secretary

Mountain Springs Citizens Advisory Council:

David Berg, Chair
Robert Monaco, Vice Chair
Denise Mraz
Tanya Harrah
Paul Whissel
Carol Hignite, Secretary

Red Rock Citizens Advisory Council

Trent Billingsley, Chair
Max Heeman, Vice Chair
Evan Blythin
Robert Matthews
Glenn Shaw
Megan Tanner, Secretary

Office of County Manager:

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Justin Williams, Parks and Recreation

TABLE OF CONTENTS

Introduction - Background	1
State Law	1
Background	1
Purpose of the Plan	5
Planning Process	6
Chapter One – Existing Conditions	7
Introduction	7
Demographics	7
Natural Environment	12
Service Factors	15
Public Safety	22
Utilities	26
Transportation	31
Zoning	34
Overlay Districts	34
Chapter Two – Issues and Opportunities	41
Large Lot Residential Areas	44
Mixed Use Development	44
Transportation	45
Environmental	45
Chapter Three – Land Use Goals and Policies	49
General	49
Large Lot Residential	51
Single Family Attached & Detached	53
Multiple Family Development	56
Office Professional	58
Retail Commercial	60
Business and Design / Research Parks	65
Industrial	68
Mixed Use	70
Property Maintenance	71
Major Development Project	73
Transportation	74
Public Services and Facilities	75
Sustainability	81
Natural Environment	85
Detail Area Policies	90
Land Use Categories	95
Land Use Maps	103
Glossary	125

Appendices(to be added as appropriate info becomes available).....	129
Appendix A – Demographics Details,	
Appendix B – Indian Springs Visioning,	
Appendix C – Mt. Charleston 1982 Development Guidelines	

List of Maps

Map 1 Geological Hazards / Surface Hydrology / Flood Control	35
Map 2 Kyle Canyon Avalanche Hazard	37
Map 3 Critical Groundwater Areas	39
Land Use Maps	
Locator Map	105

(NOTE: See Northwest County Land Use web page for maps listed below)

Overall Northwest Area Map	107
Indian Springs Detail Area Map	109
Cold Creek Detail Area Map	111
Lee Canyon Detail Area Map	113
Kyle Canyon Detail Area Map	115
Lower Kyle Canyon Detail Area Map	117
Calico Basin Detail Area Map	119
Blue Diamond Detail Area Map	121
Mountain Springs Detail Area Map	123

NORTHWEST LAND USE PLAN

INTRODUCTION

State Law

Clark County is required by state law to prepare a master plan “for the physical development of the city, county or region” (N.R.S. §278.150). To assist in the physical development of the County, the Comprehensive Plan may include a variety of subject matter that range from community design to transportation. In December 1983, the Board of County Commissioners (BCC) adopted the Clark County Comprehensive Plan, and established a policy for separate town land use plans. This document is the land use plan for Northwest Clark County and its environs consisting of goals, policies and maps, which identify general development patterns. This document is also in compliance with N.R.S. §278.160 (1) (f) and fulfills the land use plan segment of the Comprehensive Plan.

Background

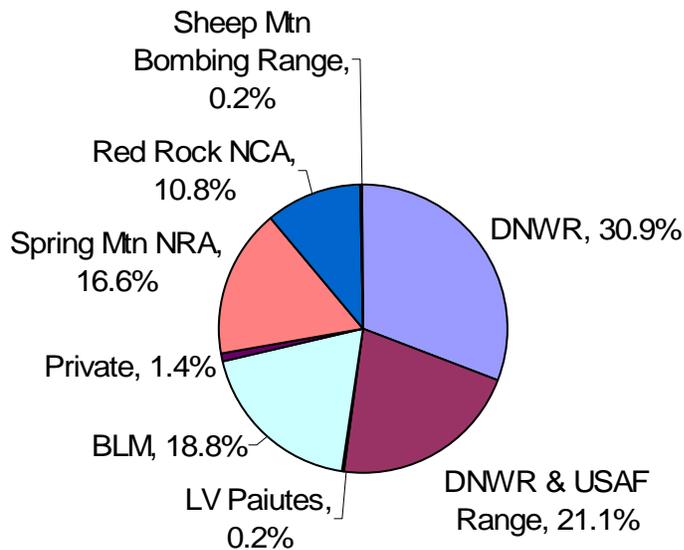
The Northwest Clark County planning area covers approximately 2,600 square miles of unincorporated Clark County in the northwestern part of Clark County. The boundaries for Northwest Clark County planning area are the east boundary of the Desert National Wildlife Range and the urbanized Las Vegas valley to the east; Lincoln County, Nevada to the north, Nye County, Nevada to the west and the South County planning area to the south. Public lands and recreational land uses are dominant, accounting for 99% of the planning area.

Northwest Clark County Non-Private Land Ownership

Size: 1,643,520 acres or 2,568 square miles.

- 1,334 square miles are part of the Desert National Wildlife Range and are located in northern area of Northwest Clark County. This includes 541 square miles also used as part of the United States Air Force Nevada Test and Training Range.
- 482 square miles of public lands are located outside of designated recreation, conservation or wildlife refuge areas. These lands are administered by the Bureau of Land Management.
- 427 square miles are part of the Spring Mountains National Recreation Area. The Spring Mountains National Recreation Area is part of the Toiyabe National Forest and is administered by the United States Forest Service.
- 278 square miles are designated as the Red Rock Canyon National Conservation Area. This area is administered by the Bureau of Land Management.

Land Ownership



- The Vegas Paiute Indian Tribe has a six square mile reservation located along US Highway 95, north of State Route 157.
- The Sheep Mountain Bombing Range includes five square miles located at the southern edge of the Desert National Wildlife Range.
- Approximately 35 square miles of Northwest Clark County are privately owned.

The Northwest Clark County Land Use Plan focuses on the private lands within the planning area. Detail areas were selected for each community where circumstances warrant an in-depth study. The detail areas are smaller than Citizen Advisory Council (CAC) and Town Advisory Board (TAB) boundaries in order to focus on the most intensely subdivided areas. These detail areas include Indian Springs, Cold Creek, Kyle and Lee Canyons, Calico Basin, Blue Diamond and Blue Diamond Road, and Mountain Springs. Detail areas were selected based on existing development patterns, extent of privately held land, availability of public services and potential community change or growth. Cold Creek is the only area with a detail map not represented by a CAC or TAB. Areas of CACs and TABs not covered on the detail area maps are covered on the land use plan map for the entire Northwest planning area.

There are other communities in the area not represented by Town Advisory Boards or Citizen Advisory Councils or on detail area maps. These include Cactus Springs, Corn Creek, Trout

Canyon, and Lovell Canyon. In these communities, land use is uniform, meaning it contains only one land use designation, so study of these is not warranted.

Historical Areas

Various state and federal programs exist to identify important historical sites. Sites may include structures or areas important in defining the history of a community. Most of Northwest Clark County's communities were defined by three historic periods: 1) The early pioneer days of the Old Spanish Trail/Mormon Road, in the late 1800's; 2) The building of the Las Vegas and Tonopah Railroad in the early 1900's, and 3) The work of both the Civilian Conservation Corps (CCC) and the Works Progress Administration (WPA) during the depression period.

Thousands of travelers navigated the Old Spanish Trail/Mormon Road route for immigration and trade connecting San Gabriel, California with Salt Lake City, Utah and Santa Fe, New Mexico. Three stopping points along this historic trail are located in Northwest Clark County: Blue Diamond (Cottonwood Springs), Mountain Springs and Stump Springs. An adobe structure located near the Blue Diamond swimming pool is believed to be a station house for the route. The structure has deteriorated beyond repair.

Indian Springs and Corn Creek were stations located along the Las Vegas and Tonopah Railroad. This railroad connected the Rhyolite Gold Fields with the communities of Tonopah and Las Vegas. The town of Rhyolite and the railroad were abandoned and the railroad was dismantled in 1918. The track bed of the railroad is still visible today from US 95. Saw mills located in the upper forested areas of the Spring Mountains supplied lumber for stations and towns along the railroad.

The Ranch at Indian Springs was purchased from the local Indians in 1876 by Charles Towner and has been continuously occupied ever since. Through several owners it has been a haven for wagon, rail, and car travelers. In the early 1900's the area along the wagon road, later railroad, and finally paved highway, was developed to provide services to travelers. During the 1930's and 1940's, the Ranch provided a quiet retreat for artists and writers, as well as residents of early Las Vegas. The paving of US 95 in 1934 and the development of the Continental Test Site in 1951 resulted in rapid growth in Indian Springs, filling in the area between the highway and the Ranch with homes. Today the community is largely mobile homes in parks or on larger private parcels. Today, there are several churches, a K-12 school, and a small commercial area along US 95 that includes a motel, casino, 2 gas stations and souvenir shop.

During the economic depression of the 1930's, efforts by the federal government to help the national economy resulted in the formation of the Civilian Conservation Corps (CCC) and the Works Progress Administration (WPA). These programs provided labor for public works projects, such as mountain terracing to control erosion, planting of trees, building of roads, construction of camp grounds, construction of forest and park buildings and facilities, and other projects. Work in the Nevada National Forest (known today as Spring Mountains National Recreation Area) helped establish the communities of Mount Charleston and Cold Creek. Houses built from 1935 to 1941 at Mount Charleston still exist today. Indian Springs also benefited from building of the Nellis Air Force Range in 1940 which helped revive the town after the

dismantling of the railroad. An airfield was added in 1942. Some Indian Springs Ranch (a resort build in 1935) buildings still exist, although the site was subdivided into smaller parcels

Blue Diamond was originally a town built in 1941 by the Blue Diamond Mining Company to house workers. The Company expanded the community in 1955, but eventually sold all the houses in the early 60's. Many of the original structures remain in excellent condition.

Other historic areas include the Old Spanish Trail/Mormon Road and Las Vegas and Tonopah Railroad track bed.

Community Character

The Northwest Clark County Land Use Plan focuses on the private lands associated with population centers. The character of Northwest Clark County is rural. All of the communities, except Indian Springs, have populations of less than 1,000 people. Northwest Clark County has a rich history, from the early 1900's rail stations of the Las Vegas and Tonopah Railroad establishing Corn Creek and Indian Springs, to the 1930's Works Progress Administration (WPA) and the Civilian Conservation Corps (CCC) of Mount Charleston and the 1940's company town of Blue Diamond. The area has a mixture of residential, commercial, industrial and open space recreation opportunities unique in Clark County. The history of Town Advisory Board and Citizen Advisory Council jurisdictions with reference to previously adopted plans includes the following:

- **Indian Springs** (18 square miles – private and public lands)

1967, Local decree declared the Town of Indian Springs duly incorporated. Petition for incorporation brought to Board of County Commissioners was denied.

1977, Ordinance adopted to create unincorporated town with boundaries and Town Advisory Board.

1980, Indian Springs, Nevada Comprehensive Land Use Plan adopted.

- **Mount Charleston** (65 square miles – private and public lands)

1977, Ordinance adopted to create unincorporated town with boundaries and Town Advisory Board.

1982, Ordinance adopted to amend town boundaries. This had the effect of excluding Lee Canyon from the Unincorporated Town of Mount Charleston.

1982, Mount Charleston Comprehensive Land Use Plan adopted.

2006, Ordinance adopted to expand the area to include Lee Canyon (expanded from 46.5 to 65 square miles).

- **Mountain Springs** (52 square miles – private and public lands)

1989, Ordinance adopted to create Citizens Advisory Council (CAC) and boundaries of the CAC area.

1990, Ordinance adopted to expand boundaries of the CAC area.

- **Red Rock** (71 square miles – private and public lands)

1991, Ordinance adopted to create the Blue Diamond Citizens Advisory Council and boundaries of the CAC area.

1991, Ordinance adopted to expand the boundaries of the unincorporated area served by the Blue Diamond CAC and change the title of the CAC to the Red Rock Citizens Advisory Council. In effect, the CAC boundary was expanded northward to include Calico Basin and eastward to include Blue Diamond Road (State Route 160) up to the Enterprise CAC boundary.

- **Lower Kyle Canyon** (63 square miles – private and public lands)

2000, Ordinance adopted to create Lower Kyle Canyon Citizens Advisory Council and boundaries of the CAC area, covering approximately 13 square miles.

2002, Ordinance adopted to expand the boundaries of the unincorporated area served by the Lower Kyle Canyon CAC to cover the area going west and south to the Mount Charleston Town Advisory Board jurisdictional boundary, to a total of 63 square miles.

Purpose of the Plan

This document is the land use plan for Northwest Clark County. The Northwest Clark County Planning Area includes the unincorporated Towns of Indian Springs, Mount Charleston, Kyle Canyon, Mountain Springs and Red Rock area and all other areas that are not represented by appointed local boards. Components of this plan include land use maps and policies that define a development pattern suitable for the planning area. The plan will serve as a guide for land use decisions (such as rezoning proposals and land development plans) and planning public services, infrastructure and facilities.

Planning Process

The planning process consists of four main steps. They include community goals and policies formulation, development of a draft plan, adoption of the plan, and ongoing evaluation and monitoring of the adopted plan. There is a strong emphasis on public involvement throughout the planning process.

During the formulation of the goals and policies, three series of open house style workshops were held for all Northwest Clark County property owners, residents, developers and other interested parties. These open houses gave area residents and property owners a chance to comment on the issues, opportunities and goals related to the update of the Northwest Clark County Land Use Plan. Comments received at the open houses were used in developing and finalizing the land use plan.

Based on the information generated at the first open houses, County staff prepared a concept plan. This concept plan was reviewed by the citizens of the planning area through planning workshops for all Northwest County property owners and interested parties, which included the areas of Indian Springs, Cold Creek, Corn Creek, Lee Canyon, Kyle Canyon Lower Kyle Canyon, Calico Basin, Blue Diamond / Blue Diamond Road area and Mountain Springs. The purpose of the Planning workshops was to allow greater participation from the community residents and gain initial feedback in evaluating and refining the concept plan map, issues, opportunities and the goals and policies.

Next, workshops were conducted with service providers (Technical Advisory Group or TAG) to discuss the identified issues, opportunities, goals and policies of the draft plan. A second series of Open Houses were held for property owners and interested citizens to review and provide additional input on the draft plan. The results of the Open Houses were used in formulating the final draft plan.

During the adoption process, the draft plan was presented through the traditional public hearing process for final refinements. The public hearing process consists of a review and recommendation by the Indian Springs, Lower Kyle Canyon, Mount Charleston, Mountain Springs and Red Rock TABs/CACs. The plan was then presented to the Planning Commission (PC) for recommendation and then to the Board of County Commissioners (BCC) for adoption. The final step is the ongoing evaluation and monitoring of the plan by county staff with input from the area TABs/CACs, PC and BCC.

Contents

The Northwest Clark County Land Use Plan includes three chapters. Chapter One is a description of the existing conditions in the area including, some of the areas' physical characteristics and the location of existing and planned public services. Chapter Two lists general development policies for residential, commercial and industrial land uses. Chapter Three contains detailed identification of land uses and specific policies and plans for the Northwest Clark County planning area and detail areas.

Chapter 1 – Existing Conditions

Introduction

Existing conditions were evaluated to provide information on development potential and constraints in Northwest Clark County. This included evaluation of the built and natural environment, public facilities 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 area. Information within this section was collected during October 2012 through March 2013. Individually, each known 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 Northwest Clark County Land Use Plan area and constitutes a rational process in the identification of issues and the development opportunities for the area.

The natural conditions existing in Northwest Clark County present constraints to development in the area. Large portions of the area are mountainous and have steep slopes. There are also plants and animals listed as threatened or endangered or included in the Clark County Multiple Species Habitat Conservation Plan, which may restrict development in the area.

The majority of the Northwest Clark County Planning Area is within Community District Six. The developed areas of Blue Diamond, Calico Basin, Cold Creek, Corn Creek, Indian Springs, Lovell Canyon, Lower Kyle Canyon, Mount Charleston, Mountain Springs, Red Rock, and Trout Canyon are designated as Community District Five. The mining area east of Red Rock National Conservation Area is designated as Community District One. Community District Six is defined as rural open space. Community District Five is defined as existing rural towns located beyond the Las Vegas Valley. Community District One is defined as a regional economic development center. Community District Three/Six is defined as future development/rural open space.

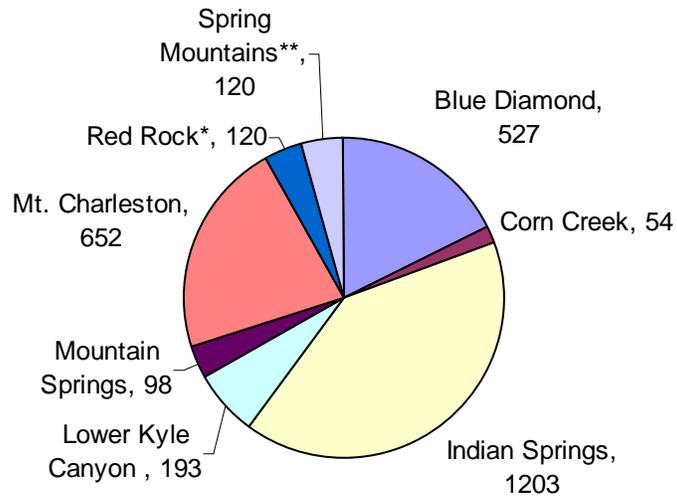
Demographics

Population

According to Clark County Department of Comprehensive Planning estimates, Northwest Clark County had a total population of 2,967 in July, 2012, accounting for 0.15% of the total population of Clark County. As shown, the most populated areas were Indian Springs (1,203 persons), Kyle Canyon in Mount Charleston (652 Persons), and Red Rock (647 persons). The total Clark County population was 2,008,654.

Population of Northwest Clark County by Area (July 2012)

Northwest Population Distribution - July 2012

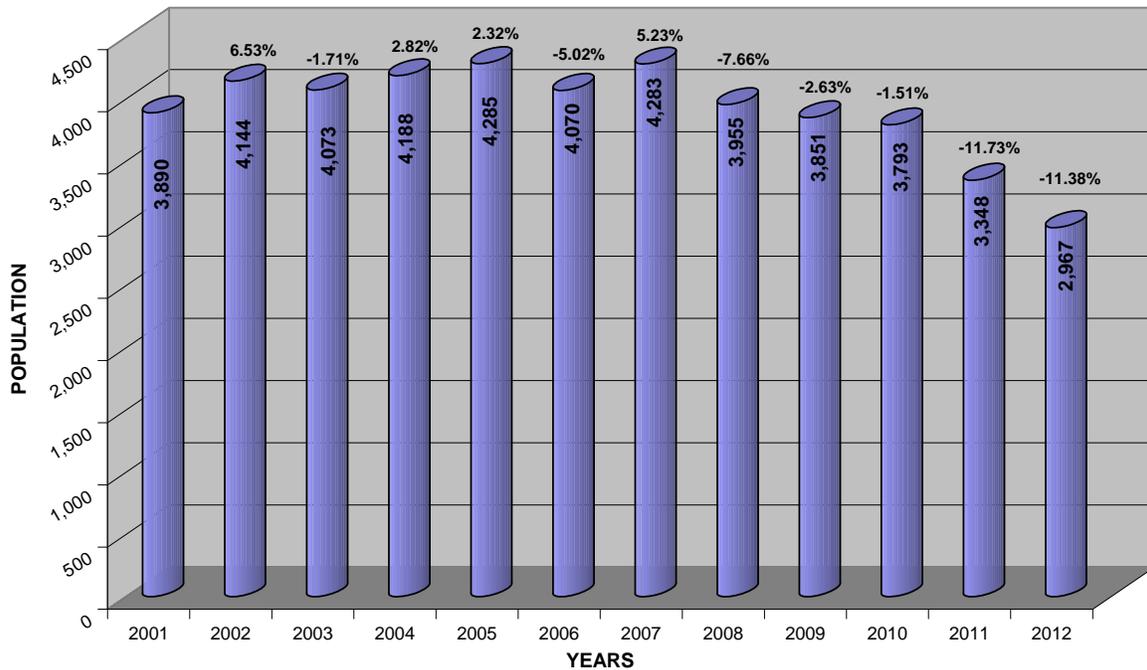


*Includes all areas served by the Red Rock Citizens Advisory Council (Calico Basin, W. Blue Diamond Road) except for the area served by Blue Diamond.

** Includes Cold Creek, Lee Canyon, Trout Canyon and other areas in the Spring Mountains, but not Mountain Springs or the town of Mount Charleston.

Population change from 2001 to 2012 for Northwest Clark County is depicted below. There is a general trend of decrease but population can fluctuate for a number of reasons. Between 2001 and 2007 population increased, but since 2007 there has been a decline. Population figures are calculated by applying a person per household figure along with a vacancy rate based on Clark County Assessor records. These figures can be somewhat misleading in areas such as Mount Charleston where there are substantial seasonal population changes and visitors.

Northwest Clark County Annual Population & Growth Rates 2001-2012



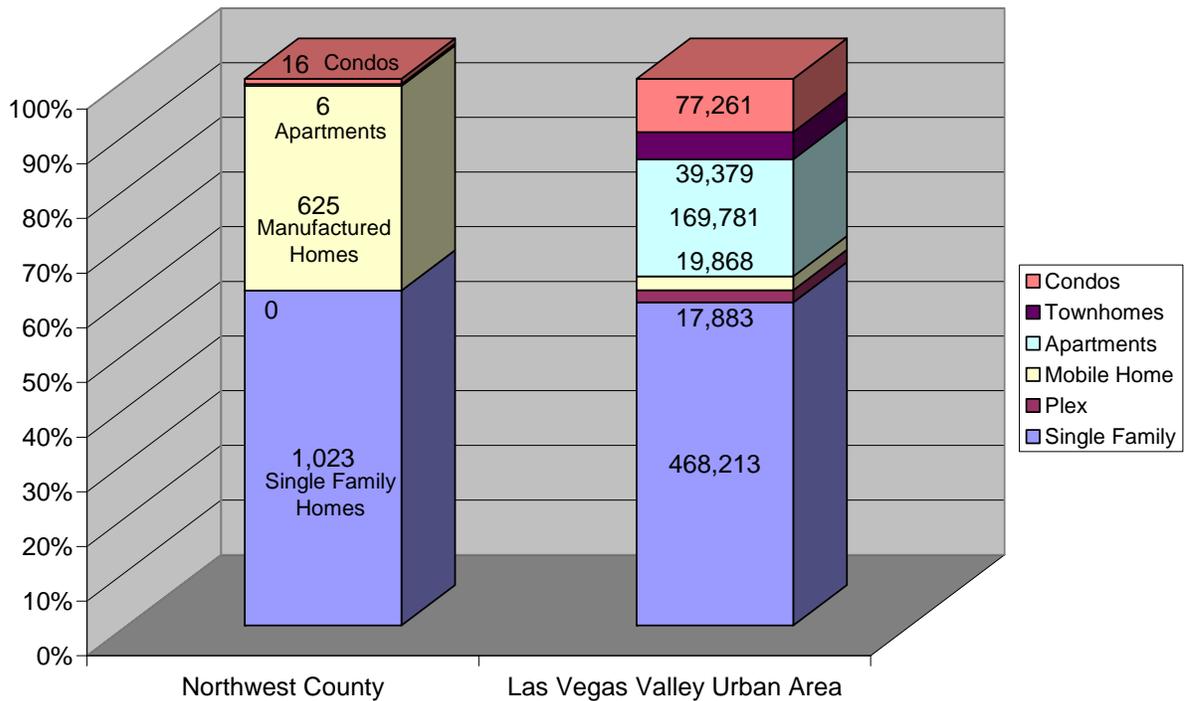
When the 1982 Mount Charleston Comprehensive Land Use Plan was being prepared, a community survey estimated that approximately 31 percent of Kyle Canyon dwelling units were occupied on a full-time basis. In 1994, County Assessor records were examined to determine where property tax statements are mailed. This was done to give a general indication of residency since the property tax statement is commonly mailed to a primary address. As in 1982, it is estimated that about 31 percent of Kyle Canyon dwelling units are occupied on a full-time basis. According to this estimate, the full-time resident population of Kyle Canyon would be approximately 300. In addition to permanent and seasonal residents, visitors increase the population of the Mount Charleston Area. The annual Spring Mountains National Recreation Area visitor volume is estimated at 1.2 million people per year.

Housing Mix

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

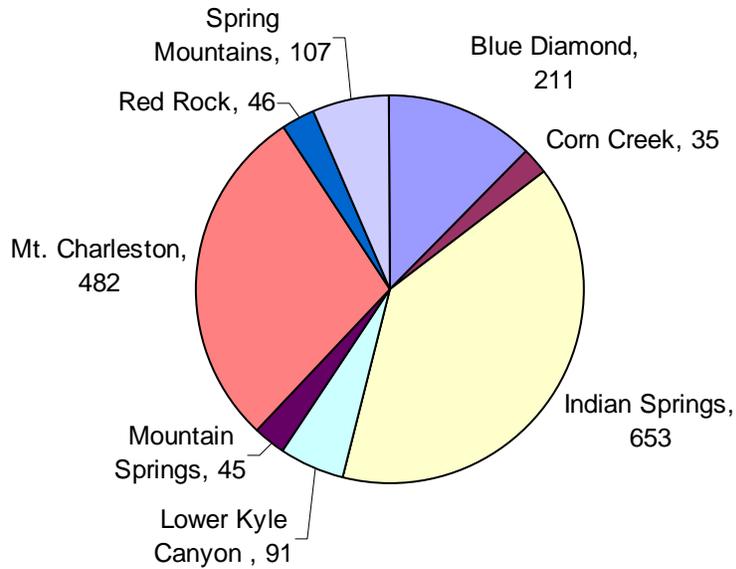
Northwest Clark County's mixture of housing types differ dramatically when compared to the Las Vegas Valley Urban Area, see figure below. The data shows there were 1,670 housing unit in Northwest Clark County as of July 2012 compared to 792,385 in the Las Vegas Valley Urban Area.

2012 Housing Mix Comparisons



A July 2012 comparison of the number of housing units by community indicates that the highest number were Indian Springs (653 units), Kyle Canyon in Mount Charleston (482 units), and Red Rock (257 units) (see figure below). The table below the figure shows the number of housing types in the Northwest communities. The total housing units in Clark County were 820,409.

Northwest Planning Area Housing Distrubution



Note: Spring Mountains includes Cold Creek, Lee Canyon and other areas in the Spring Mountains, but not Mountain Springs or the town of Mount Charleston.

Place/Community	Single Family	Manufactured	
		Home	Apartment/Condo
Blue Diamond	179	26	6
Corn Creek	10	25	
Indian Springs	119	534	
Lower Kyle Canyon	67	24	
Mountain Springs	45		
Mount Charleston	466		16
Red Rock	43	3	
Spring Mountains	94	13	

As a percentage, site built single family homes are the predominant housing type in Mount Charleston (Kyle and Lee Canyons), Mountain Springs, Blue Diamond, Red Rock and Cold Creek. Manufactured homes are the dominant housing type in Indian Springs with 18% percent site built single family homes and 82% percent manufactured homes. Condominiums are located in Mount Charleston (16 units) and apartments in Blue Diamond (six units).

Natural Environment

The following maps and text describe natural and service factors in the Northwest Clark County Planning Area. The information used to create these maps was taken from published reports, interviews with service agency representatives, and approved plans. The maps and text in this section were reviewed by the appropriate service providers.

Natural factors include slope/avalanche hazard, surface hydrology, historic areas, and natural areas. These factors identify natural features which could affect development in the Northwest Clark County Planning Area.

Slope/Avalanche Hazard

Slope

Northwest Clark County is primarily characterized by mountainous terrain. Most of the Planning Area is dominated by the Spring Mountains with a high elevation of 11, 918 feet at Charleston Peak. The northwest quadrant of the planning area includes the Las Vegas and Sheep Mountain Ranges. The Spring Mountains and Mount Charleston in particular create an alpine environment that is unique to Southern Nevada.

Elevation differences across the planning area create differing environments for the local communities. Approximate elevations for the Northwest Clark County Communities include the following

Indian Springs	3,100'
Cold Creek	6,400'
Mount Charleston (Lee Canyon)	8,200'
Mount Charleston (Kyle Canyon)	7,500'
Blue Diamond	3,400'
Mountain Springs	5,400'

The Geologic Hazards / Surface Hydrology Map, at the end of this chapter, shows 100 foot contours. Check with Clark County to identify areas where development is constrained by slope conditions of 12% or greater.

Avalanche Hazard

Winter avalanche hazard conditions may be present throughout the Spring Mountains. Most of the Northwest Clark County communities are removed from hazard areas. Some of the Kyle Canyon subdivision areas are located outside of direct avalanche paths but are included in avalanche threat areas. These areas are shown on the Kyle Canyon Avalanche Hazard Map at the end of this chapter.

Surface Hydrology and Drainage

The Federal Emergency Management Agency (FEMA) has defined 100-year floodplains, or “flood hazard zones”, as shown on Flood Insurance Rate Maps (FIRM). A 100-year flood has a one percent chance of occurring in any given year. All flood control improvements are targeted to a 100-year floodplain, which may contain both Floodway and Floodway Fringe areas. A Floodway is the channel of a watercourse and adjacent land necessary to provide for the passage of flood waters. The Floodway Fringe is the area beyond the Floodway that serves as a storage area for the 100-year flood. Floodway regulations are more restrictive and are intended to protect structural improvements within the Floodway. Structures within the Floodway Fringe can be protected by elevating base floor elevations and/or insurance.

Several agencies are involved with drainage and flood control in Clark County. The Clark County Department of Public Works requires a drainage study for proposed development. Guidelines for drainage studies and standards for drainage facilities can be found in the Clark County Regional Flood Control District (RFCFD) Hydrologic Criteria and Drainage Design Manual. Generally, the manual requires that drainage from a site must not alter natural paths and cannot adversely impact upstream or down stream areas. The lowest habitable floor of a building situated within a 100-year floodplain must be a minimum of 18” above the 100-year flood elevation.

The RFCFD and Clark County have also adopted Uniform Regulations for the Control of Drainage. These regulations include land use policies and construction procedures regarding drainage. Enforcement is done by the Clark County Department of Public Works.

The RFCFD is responsible for implementing and updating the Regional Flood Control Master Plan. The District’s 2003 Master Plan Update – Outlying Areas shows planned flood control improvements in both Blue Diamond and Indian Springs.

Blue Diamond

The Town of Blue Diamond is located adjacent to the Blue Diamond Wash, which is a tributary to Duck Creek. The northern portion of the community is within the 100-year floodplain. There is an existing bridge which links the town to the Blue Diamond Highway (SR 159) and is the only wet weather access to the community. The Regional Flood Control District has recommended expansion of the bridge at Castilia Street to double the conveyance capacity of the wash under the bridge. The Plan also recommends the construction of a levee along the northern edge of town to protect houses closest to the wash.

Indian Springs

To protect Indian Springs from 100-year storm events generated from mountain runoff south of the town, the RFCFD has constructed a diversion dike/channel, and flood detention basin west of the community. There are plans to construct a diversion channel east of the community to carry storm flows around the developed area.

Las Vegas Valley Drainage Facilities

The RFCDD has several drainage and detention facilities built or planned on the border of the Northwest Clark County Planning Area and the Las Vegas Valley. These facilities protect urbanized areas of the valley from flood hazards.

For more information contact the Regional Flood Control District.

Wildlife

The Northwest Clark County Planning Area contains habitat for a wide variety of native wildlife species including desert bighorn sheep, deer, coyote, mountain lion, a variety of migratory birds, reptiles, amphibians and small mammals. Non-native wildlife species include elk, turkey, chukar, rainbow trout, etc.

Development Impacts from Sensitive Species

The presence of threatened or endangered wildlife and plant species can influence (and possibly impede) land use. It is important for residents, property owners, and developers of private in holdings to be aware of any federal designations regarding sensitive species, which may impact the development or use of the land. Contact the Clark County Department of Air Quality and Environmental Management, the US Fish and Wildlife Service, or the Nevada Department of Conservation and Natural Resources for specific regulatory and enforcement information that relates to protected species.

For general information contact the Clark County Desert Conservation Program.

Wilderness Areas

In 1964, the Wilderness Act was adopted by Congress to protect wild and pristine areas throughout the United States for present and future generations by designating certain areas as Wilderness; this Act provides a means of preserving federal lands in their natural conditions and protecting the landscape from detrimental impacts. Under the Act, areas designated as Wilderness can only be added to the National Wilderness Preservation System by Congress. The protection mandated by a Wilderness designation only applies to public lands administered by the US Forest Service or the Bureau of Land Management and does not affect private lands. Currently, Clark County has a total of 20 Wilderness Areas (WA), three of which are in the Northwest Planning Area: Mount Charleston, La Madre Mountain and Rainbow Mountain.

Prior to 2002, the Mount Charleston Wilderness was the only wilderness area in Northwest Clark County. On November 6, 2002, the Clark County Conservation of Public Lands and Natural Resources Act of 2002 was passed by Congress and became law. It added land to the Mount Charleston Wilderness and designated Wilderness Study Areas (WSAs) as WAs. The Mount Charleston Wilderness (originally 42,500 acres) had 13,598 acres added. It is within the Toiyabe National Forest and is under the jurisdiction of the US Forest Service. The Act also created the La Madre Mountain Wilderness (47,180 acres) and the Rainbow Mountain (formerly Pine Creek WSA) Wilderness (24,997 acres) which are jointly administered by the US Forest Service and Bureau of Land Management.

Wilderness Study Areas are units of land currently under consideration for designation as Wilderness by the U S Congress. In the State of Nevada there are a number of WSAs, one of them is found in Clark County, the Mount Stirling Wilderness Study Area, which extends into Nye County. It extends northwest from the Mount Charleston Wilderness Area.

Both WAs and WSAs have severe limitations on land uses, including new road construction, mining activities, and use of mechanized equipment. These restrictions are meant to protect and preserve these areas for low impact activities such as hiking, horseback riding, hunting, rockhounding, primitive camping, rock climbing and caving.

Contact the US Forest Service or the Bureau of Land Management for more detailed information on Wilderness Areas and Wilderness Study Areas.

Service Factors

Community Resources

The following public facilities are located within the Northwest Clark County planning area:

Libraries

The Las Vegas-Clark County Library District provides library services for Northwest Clark County. The library district is funded through property taxes, sales taxes and user fees. It is a consolidated library district, which operates separately from the local government, providing service to Clark County and the City of Las Vegas. It is governed by a Board of Trustees appointed by the county and city. The district officially formed in 1985, although the two systems had been operating as one consolidated library system since 1973.

The Las Vegas-Clark County Library District serves Northwest Clark County with three libraries. The Blue Diamond Library is in the community of Blue Diamond and has more than 7,000 volumes. The Indian Springs Library is located in the Indian Springs Community Center and contains over 7,500 volumes. The Mount Charleston Library is located in “Old Town” and includes a collection of 5,500 volumes.

In May 2005, the Las Vegas-Clark County Library District adopted a three year strategy service plan to address facility, service and other operational issues.

Parks, Recreation and Open Space Facilities

Clark County Department of Parks and Recreation

Clark County Department of Parks and Recreation provides a system of public parks, recreation and community centers, and open space facilities throughout Clark County. Services and facilities are managed through the Parks & Recreation Department. The Northwest Land Use area includes Park Revenue Districts 9, 9C and 9D. In 1999, Clark County adopted the Clark County Nevada Parks & Recreation Master Plan 2000-2020. These plans contains information on level of service, park classifications, implementation strategies and funding issues for parks in unincorporated Clark County.

EXISTING NORTHWEST PARKS AND RECREATION FACILITIES

Facility	Location	Acres Developed
Parks		
Blue Diamond Elementary School Park	Blue Diamond	2
Blue Diamond Village Park (private)	Blue Diamond	4
Indian Springs Community Park	715 W. Gretta Lane, Indian Springs	10
Thunderbird Park	400 Sky Road, Indian Springs	12
Mount Charleston Elementary School Park	State Route 157, Mount Charleston	1
Centers and Pools		
Blue Diamond Community Center and Pool (private)	Blue Diamond	
Indian Springs Civic Center	719 W. Gretta Lane, Indian Springs	
Indian Springs Outdoor Pool	400 Sky Road, Indian Springs	
Mount Charleston Elementary - Recreation Center	State Route 157, Mount Charleston	
Special Use Facilities		
Camp Lee Canyon	State Route 156 – Mount Charleston	17

Level of Service

Level of Service is the amount of programmable park acreage per population. Clark County has a rural park acreage standard of 6 acres of programmable park acreage and 2.25 acres of non-programmable open space per 1,000 residents. For the urban service area, Clark County has an adopted standard of 2.5 acres of programmable park acreage and 1.5 acres of non-programmable open space per 1,000 residents. For example, the Lower Kyle Canyon Area in the Northwest would be within the urban service area. Programmable park acreage includes, but is not limited to, such amenities as athletic fields and outdoor sports courts, playgrounds, festival space, picnic pavilions, recreation and community centers, swimming pools, paths, open turf areas, parking, public restrooms etc. Programmable park areas do not include special use facilities or landscaped medians, trail corridors, etc. Non-programmable open space includes natural areas with minimal impacts and limited amenities, such as trail corridors and trail heads.

The existing 25 acres of public programmable parks in the Northwest service area includes the outlying communities of Indian Springs, Red Rock, Mountain Springs, Mount Charleston, Kyle Canyon, Blue Diamond, Cold Creek and Corn Creek. In addition, the Parks and Recreation

Department operates two camps in the Northwest service area, consisting of 22 developed acres and an additional 155 undeveloped acres at Mount Potosi.

Land Use Considerations

The Parks & Recreation Master Plan 2000-2020 contains policies relating to the location of parks in the County. Generally, parks are best located in easily accessible places in close proximity to residential areas. Joint use facilities also provide a good opportunity to expand park acreage. Overall, as the population increases in the Northwest planning area, more programmable park area and ancillary facilities will be needed. Additional facilities will be needed under any land use alternative.

For more information on parks, recreation and open space please contact the Clark County Department of Parks and Recreation.

The Northwest Clark County Planning Area includes a wide diversity of other recreation amenities for both residents and visitors. These amenities include Red Rock Canyon National Conservation Area, the Spring Mountains National Recreation Area, the Las Vegas Ski and Snowboard Resort, and the Desert National Wildlife Range. Many of the Northwest communities do not have traditional local parks due to the abundance of federal parks and natural open space.

The Parks and Recreation Facilities Map identifies existing and proposed parks located in the Northwest Clark County Planning Area as well as the Clark County Park Revenue District boundaries.

Private Parks

The Blue Diamond Benevolent Association owns and operates the Blue Diamond Park, Swimming Pool and Community Center. The association consists of the Blue Diamond property owners who undertake extraordinary efforts to provide and maintain the recreational facilities.

Clark County Parks

The Northwest Clark County Planning Area includes five parks, four centers or pools and two recreation camps. The five parks include: the private park in Blue Diamond; three joint use school parks, one at Blue Diamond Elementary, one at Mount Charleston Elementary and one at Indian Springs Schools which includes a pool; and one partially developed park site in Indian Springs. Of the four centers or pools: the only County operated pool is used in conjunction with the school site in Indian Springs. The county also operates two community centers: one is a joint use facility with Mount Charleston Elementary and one on the partially developed park site in Indian Springs; and Blue Diamond has a private community center. Indian Springs' residents participated extensively in a volunteer program to construct a softball complex within their County Park. On Mount Charleston and Mount Potosi, the Department maintains and operates two year-round group-use facilities, Camp Potosi and Camp Lee Canyon. Camp Potosi is a day use only facility.

New residential development in unincorporated Clark County is levied a residential construction tax of \$0.36 per square foot with a maximum cap of \$1,000 per residential dwelling unit. These revenues are used for neighborhood parks within the respective revenue district.

In addition, the Parks and Recreation Department owns or leases undeveloped parcels in Indian Springs; owns a 4-acre parcel in Lee Canyon, which is informally used for winter sledding/tubing; has reservations on a couple of BLM parcels in the Lower Kyle Canyon area; and has approximately 160 undeveloped acres near Cold Creek, occasionally used for camping. These parcels can potentially provide needed park acreage as the Northwest Area continues to grow.

State Park

Spring Mountain Ranch was purchased by the Nevada Division of State Parks in 1974. It is located northwest of Blue Diamond on State Route 159 and is inside the Red Rock Canyon National Conservation Area, beneath the colorful cliffs of the Wilson Range. The many springs in these mountains provided water for Paiute Indians and later brought mountain men and early settlers to the area. This 520 acre site was developed into a combination working ranch and luxurious retreat by a series of owners who have given the area a long and colorful history. The park offers a visitor's center, a number of historic buildings, picnicking, hiking, nature study, living history programs, and an outdoor summer theater program. The Ranch is listed on the National Register of Historic Places as the Sandstone Ranch.

Red Rock Canyon National Conservation Area

The Bureau of Land Management (BLM) is responsible for management of the Red Rock Canyon National Conservation Area (NCA). Red Rock Canyon is bordered by the Spring Mountains range on the west and the Las Vegas Valley to the east. The NCA includes a 13 mile Scenic Loop Drive, Visitor Center, camp ground and a wide assortment of hiking trails. On October 31, 1994 a federal bill was signed into law that expanded the NCA from 83,440 acres to 195,610 acres. This expansion brings the northern boundary of the NCA beyond Lee Canyon Road (SR 156) on the west side of US Highway 95.

Spring Mountains National Recreation Area

The Northwest Planning Area includes most of the Spring Mountains National Recreation Area (SMNRA) which is part of the Humboldt-Toiyabe National Forest and administered by the US Forest Service. The SMNRA Act was established by Congress in 1993. The purposes of the Act are to preserve values contributing to public enjoyment and biological diversity in the Spring Mountains, to ensure appropriate conservation and management of natural and recreation resources, and to provide for the development of public recreation opportunities. The designation as the SMNRA prevents new mining and mill claims from occurring in the area. The area includes the Las Vegas Ski and Snowboard Resort, 6 picnic areas, 6 campgrounds, a visitor center, and many hiking trails. The Forest Service is in the process of planning for a public facility east of the junction of State Routes 157 and 158 to accommodate the large number of visitors to the area.

Desert National Wildlife Range

The Desert National Wildlife Range, administered by the US Fish and Wildlife Service, was established in 1936 and encompasses 2,200 square miles. Approximately 1,400 square miles are within Clark County and the Northwest Clark County Planning Area. The southern area of the range is generally bounded by US Highway 93 (Great Basin Highway) to the east and US Highway 95 to the south. This is the largest National Wildlife Range in the 48 contiguous states. The primary management objective is perpetuating the desert bighorn sheep and its habitat. In 1939, Corn Creek Spring – an old ranch site and stage coach stop used by prospectors and cattlemen, as well as poachers and bootleggers – was purchased and added to the DNWR.

The Desert National Wildlife Range offers a variety of recreational opportunities. Examples include wildlife study and viewing, picnicking, primitive camping, hiking and observation of historic artifacts and sites. All roads within the Range are primitive (unimproved gravel) and high clearance vehicles are recommended, except for access to the Corn Creek Station from US Highway 95.

During early stages of World War II, an aerial bombing and gunnery range was superimposed on the western portion of the Range. This area, though part of the DNWR, is still active as part of the Nevada Test and Training Range. Due to safety concerns, this portion of the DNWR is closed to all public entry.

Schools

Clark County School District Service Area

Clark County School District (CCSD) provides public educational services to the entire county covering 8,060 square miles. Under state law, each county in Nevada has one school district responsible for kindergarten through 12th grade education. CCSD is a separate public corporation from Clark County, divided into six administrative regions, each with a superintendent. The Northwest Clark County Land Use Plan area falls under the administrative control of CCSD's Northwest Region and Southwest Region.

Northwest Land Use Plan Area Schools

Northwest Clark County is served by four high schools, five middle schools, and four elementary schools. Three of the elementary schools are in the local communities, at Blue Diamond, Mount Charleston, and Indian Springs, allowing for less busing of younger students. Indian Springs has a complete Kindergarten through 12th grade school, all at one site. Some of the Northwest Clark County Communities are too small to support a full range of schools, therefore, children are bused to surrounding area schools.

Table 2: Existing CCSD Locations Serving the Northwest Clark County Planning Area
EXISTING NORTHWEST CLARK COUNTY SCHOOLS AND LOCATIONS

<u>Elementary Schools</u>	
<u>School</u>	<u>Location</u>
Blue Diamond Elementary School	Diamond Street, Blue Diamond
Marshall Darnell Elementary School	9480 W. Tropical Parkway, Las Vegas
Indian Springs Elementary School	400 Sky Road, Indian Springs
Earl B. Lundy Elementary School	State Route 157, Mount Charleston
<u>Middle Schools</u>	
<u>School</u>	<u>Location</u>
Lawrence & Heidi Canarelli Middle School	7808 S. Torrey Pines Drive, Las Vegas
Wilber & Theresa Faiss Middle School	9525 W. Maule Avenue, Las Vegas
Indian Springs Middle/High School	400 Sky Road, Indian Springs
Walter Johnson Middle School	7701 Ducharme Avenue, Las Vegas
Sig Rogich Middle School	235 N. Pavilion Center Dr., Las Vegas
<u>High Schools</u>	
<u>School</u>	<u>Location</u>
Bonanza High School	6665 Del Rey Avenue, Las Vegas
Indian Springs Middle/High School	400 Sky Road, Indian Springs
Palo Verde High School	333 Pavilion Center Drive, Las Vegas
Sierra Vista High School	8100 W. Robindale Road, Las Vegas

Blue Diamond and Bonnie Springs

Students in these communities attend classes in Blue Diamond, which has one elementary school with a capacity of 122 students. Students in grades 7 and 8 attend Wilber & Theresa Faiss Middle School at 9525 W. Maule Avenue. High school students attend Sierra Vista High School at 8100 W. Robindale Road in the Las Vegas Valley.

Calico Basin

Elementary students from this area are assigned to the Blue Diamond Elementary School for Kindergarten through 6th grade. Grades 7 through 8 are assigned to attend Sig Rogich Middle School at 235 N. Pavilion Center Drive and grades 9 through 12 attend Palo Verde High School at 333 Pavilion Center Drive, both in the Las Vegas Valley.

Red Rock Canyon

Elementary students from this area are assigned to the Blue Diamond Elementary School for Kindergarten through 6th grade. Grades 7 through 8 are assigned to attend Walter Johnson Middle School at 7701 Ducharme Avenue. High school students attend Bonanza High School at 6665 Del Rey Avenue in the Las Vegas Valley.

Cactus Springs, Corn Creek, Cold Creek, Indian Springs, Lee Canyon and Snow Mountain Paiute Reservation

Students who live in these areas are assigned to the Indian Springs schools. Additionally, service members and civilians assigned to Creech Air Force Base may enroll children at the Indian Springs Schools.

Indian Springs has an elementary school as well as a combined middle/high school. During the 2006-07 school year there were 134 students enrolled in the elementary school and 97 students enrolled in Indian Springs Middle/High School. The student capacity for the elementary school is 158 students, while the capacity for the middle/high school is 659 students.

Mount Charleston / Kyle Canyon

Elementary students attend Earl B. Lundy Elementary School located in the “old town” portion of Mount Charleston. Students in grades 7 through 12 attend Indian Springs Middle/High School.

Mountain Springs

Elementary students from Mountain Springs are assigned and bused to the Blue Diamond Elementary School. The middle and high school students attend the Lawrence and Heidi Canarelli Middle School and Sierra Vista High School, respectively.

Trout Canyon

Students from the small residential area at Trout Canyon (southwest side of the Spring Mountains) attend school in Pahrump, Nevada, located within Nye County.

In addition to traditional schools, CCSD also operates three alternative high schools serving the groups quartered at Spring Mountain Youth Camp, the Southern Desert Correctional Center, and an Adult High School at High Desert Prison near Indian Springs.

Future School Sites

CCSD reserves or purchases future school sites based on a number of criteria including, but not limited to: land use, zoning and projected population estimates and residential densities. In anticipation of future needs, CCSD continues to acquire new school sites for future construction throughout Clark County. The most current level of service and functional land areas for school sites is available from CCSD or by visiting their website.

For more information contact the Clark County School District.

Public Safety

Police

METRO

Las Vegas Metropolitan Police Department (METRO) is the agency responsible for providing police protection in the Northwest Clark County Planning Area. Rural communities are served by the Metro Resident Officer Program. Six residing officers serve the Northwest Clark County area including two each at Indian Springs, Mount Charleston and Blue Diamond. Command stations are located in Indian Springs and Mount Charleston. Metro officers work cooperatively with other law enforcement jurisdictions in Northwest Clark County. 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.

Other Agencies

In addition, the Nevada Highway Patrol (NHP) enforces traffic regulations on State routes throughout the northwest Clark County area. Officer response originates from command centers located in the Las Vegas Valley, Indian Springs and Pahrump. The United States Department of the Interior, Bureau of Land Management Rangers patrol the Red Rock Canyon National Conservation Area and other federal lands in the northwest county under the Bureau's jurisdiction. Rangers are responsible for protecting land resources, along with illegal dumping and traffic code enforcement. The United States Department of Interior, Fish and Wildlife Service Rangers patrol the Desert National Wildlife Range. An Officer resides at Corn Creek to protect wildfire and refuge resources, and has the authority to arrest, cite, and serve violation notices. Parts of the Nellis Air Force Range are within the Desert National Wildlife Range, and the US Air Force is responsible for safeguarding that area of the range.

The United States Department of Agriculture Forest Service is responsible for the enforcement of Federal laws and regulations for the Spring Mountains National Recreational Area (SMNRA). Forest Service law enforcement officers are qualified to make arrests within the SMNRA. Forest Service law enforcement officers are assisted by Forest Service prevention officers who conduct routine patrols of the SMNRA and issue notices of violations where appropriate.

Both the NHP and METRO share responsibility within the SMNRA for enforcement of state and county laws and protection of private land. NHP, METRO and the Forest Service law enforcement officers work closely and cooperatively within the SMNRA to provide overall public safety and police protection for residents and visitors.

Fire Protection / Emergency Response

Local

Public safety is of vital importance to every citizen and visitor in Clark County and is one of the most fundamental and valuable services provided by government. One key factor in minimizing loss of life and reducing property damage is the ability to quickly deliver sufficient personnel and equipment to the site of the fire or emergency medical incident. Therefore, it is critical for fire units to have low response time to emergency incidents. Response time is dependent on the availability of personnel and equipment to respond and the travel distance required to get to the site.

The Clark County Fire Department (CCFD) Rural stations are operated by volunteer firefighters. Due to the rural character of the area and availability of volunteer staff, response times are longer than in urban areas and should be taken into account when considering new construction and development.

Dense or intense land uses should not occur outside fire response areas. CCFD rural and urban service delivery should be taken into account when new developments are proposed in areas where fire stations are not yet built.

In addition, the extension of existing housing developments and the construction of new residential and commercial structures immediately adjacent to wild land areas, or in the midst of such areas, have brought about a significant increase in wild land-urban interface fires, which present new challenges to both the rural and urban fire stations.

Unincorporated private lands within Northwest Clark County are currently served by the CCFD, the Mount Charleston Fire Protection District, and Nevada Division of Forestry (NDF).

The Mount Charleston Fire Protection District includes Kyle and Lee Canyon areas of Mount Charleston. The district was created under the Clark McNary Act in order to obtain federal funds.

The Clark McNary Act is no longer in existence; however the District is operated under Chapter 473 of the Nevada Revised Statutes. NDF receives federal funding for forest and fire management programs, which are implemented statewide including the Mount Charleston District. The funding has evolved into a consolidated grant through the US Forest Service for specific initiatives. For Mount Charleston, this includes fire hazard risk assessments and fuel reduction projects, landowner assistance for forest health and defensible space, and conservation education programs.

The Nevada Department of Conservation and Natural Resources, Division of Forestry and the State Forester Fire Warden administer the fire district. Funding for staffing and operation is collected from ad valorem and Clark County general funds. Currently, the area is paying the highest tax rate in Clark County, because of the level of property tax collection that is allocated toward fire protection.

Nevada Division of Forestry provides fire protection and emergency medical services from two fire stations within the Mount Charleston Fire Protection District. Station 1 is located in Kyle Canyon and is staffed 24 hours a day, seven days a week. Station 2 is located in Lee Canyon and is considered a residential on call station. Two firefighters live nearby the station, and respond to emergency situations as needed.

Clark County Fire Department fire stations (numbered) that provide fire protection and emergency medical services are located in the communities of Mountain Springs (79), Blue Diamond (80), Mount Charleston (81), Cold Creek (82) and Indian Springs (83).

There are three communities in Northwest Clark County that do not have a Volunteer Fire Station but are serviced by CCFD Volunteers. They are Corn Creek, Calico Basin and Trout Canyon. Fire protection and emergency medical services are accomplished through the volunteers and mutual aid agreements along with responses from Las Vegas Valley urban units.

Federal Partners

The United States Department of the Interior, Bureau of Land Management (BLM) is responsible for wildfire suppression in the Red Rock National Conservation Area and all BLM lands. The BLM has fire crews and equipment stationed in Las Vegas, Red Rock (2 engines), and Pahrump (1 engine). The BLM also has aerial firefighting operations (Helitack) which are located at North Las Vegas airport and a single engine air tanker (SEAT) located at the Jean airport. BLM operations are seasonal and in conjunction with wildland fire season.

The United States Department of Agriculture, Forest Service (USFS) is responsible for wildfire suppression in the Spring Mountains National Recreational Area. The Forest Service uses four engines during the wildland fire season (May through October). These engines are located at Mountain Springs, Kyle Canyon and Lee Canyon on Mount Charleston. There is also an engine stationed in Indian Springs. Two of the USFS engines are co-located in CCFD Volunteer Fire Stations in Mountain Springs and Indian Springs.

The Forest Service also shares aerial firefighting operations with the BLM. The USFS has three assigned "Prevention Patrols" located at Mountain Springs, Kyle Canyon, and Indian Springs. These patrols perform prevention duties along with fire leadership roles in suppression activities. Through mutual aid agreements, the different fire service providers respond or provide back-up to all wildland fire emergencies, regardless of jurisdiction.

Water for Fire Protection

One principal difference between operation of a rural and urban department is that the rural departments must deal with water supply issues with a broader variety of solutions than most urban departments. The following communities/areas do not have a recognized fire hydrant system or standpipe system: Corn Creek, Calico Basin, Mountain Springs, Trout Canyon, Lee Canyon, Deer Creek, Lower Kyle Canyon, Bonnie Springs, Potosi Area, Lovell Canyon, and the area west of Hualapai on State Route 160.

The following communities have some sort of a recognized hydrant system, but it does not completely service the community: Indian Springs, Cold Creek, Kyle Canyon, and Blue Diamond.

Medical Emergencies

Medical emergencies in Northwest Clark County are primarily handled by the rural fire station volunteers. NDF responds to medical emergencies along with the Mount Charleston volunteers within the Mount Charleston Fire Protection District. First response to a medical emergency is performed by Emergency Medical Technicians (EMTs). The EMTs treat the injured persons and prepare them for transportation to a medical facility. The rural volunteers are able to transport to a medical facility, if necessary, by ground. There are also two private ambulance companies located within the Las Vegas Valley that can provide ground transportation also when requested. Emergency air medical transportation is also available by Mercy Air Ambulance. Receiving hospitals are located within the Las Vegas Valley.

Winter Challenges

During winter season in the Spring Mountains range, Emergency Responders experience additional challenges traversing the roadways within the Cold Creek, Kyle Canyon, Lee Canyon, and the community of Mountain Springs. The roads are narrow in the best of conditions and barely allow for the passage of fire trucks and rescue units within the residential portions of these areas. But, after a snowfall and/or continued winter operations from the snow plows, these areas at times become inaccessible to emergency responders. It is extremely important to recognize during planning and development stages that residential setbacks and roadways need to accommodate snowfall and/or long-term winter buildup.

Another challenge that the Emergency Responders face during winter season is the location and accessibility of existing fire hydrants and water sources.

Middle Kyle Canyon Project

The US Forest Service's Middle Kyle Canyon Plan identifies options and new opportunities for conservation, recreation, environmental education, and fire protection for approximately 2,500 acres of National Forest System lands located in the Spring Mountains National Recreation Area (SMNRA).

Kyle Canyon has a rich diversity of natural and scenic resources, and many of its recreation facilities are currently located in areas, with sensitive plants and wildlife, that receive large numbers of visitors annually.

Included in the framework of the Middle Kyle Canyon Plan is the design of an Interagency Public Safety complex that when completed will provide housing, fire and law enforcement substations for Federal, State, and County agencies.

Additional information on fire response, risk, and operations can be found in the Clark County publication "Standards of Coverage" as well as by contacting the Fire Department .

Correctional Facilities

The three correctional facilities located within Northwest Clark County include the Southern Desert Correctional Center, the High Desert State Prison, and the Spring Mountain Youth Camp. The Southern Desert Correctional Center is a state run institution located approximately nine miles southeast of Indian Springs. There are three facilities at this location: 1) A medium security facility with education and prison industry programs; 2) Indian Springs Conservation Camp, which houses juvenile male inmates who assist the Nevada Division of Forestry on conservation projects; and 3) Indian Springs Boot Camp, a program of regimental discipline for evaluation prior to final sentencing by the court. Total capacity is 1,686 inmates.

In September 2000, the High Desert State Prison opened west of the Southern Desert Correctional Center. It is a medium security facility with education and prison industry programs. It has a capacity of approximately 1,890 inmates.

The Spring Mountain Youth Camp is located at Angel Peak in the Spring Mountains National Recreational Area and is run by Clark County. The camp is an 80 bed county facility that cares for chronic juvenile offenders. Educational and vocational opportunities are provided. The average stay for resident is six months.

Other Facilities

Harris Springs Ranch provides short and long-term residential care and treatment for drug and alcohol problems. This facility is located south of Kyle Canyon Road at Harris Springs and is operated by WestCare. Capacity is up to fifty-six patients. The average stay for a patient is from thirty days to six months.

Utilities

Energy Transmission Facilities

Northwest Clark County includes several energy transmission facilities. Because of growing Clark County energy demands and the County's location as a potential route between energy supply and demand sources, there are proposals for additional facilities. This section includes a summary of existing/proposed electrical and natural gas facilities and their service areas within the planning area.

Electrical **Transmission**

There are major transmission lines along US Highway 95 and State Route 160. There are a number of electric substations serving the communities of Northwest Clark County. Generally, these are located in or near the communities they serve.

Electric Service

There are two service providers for electrical service in Northwest Clark County: Nevada Power and Valley Electric Association. Nevada Power provides service to Angel Peak and Kyle Canyon in Mount Charleston, as well as Indian Springs and Blue Diamond. Valley Electric Association serves development along State Route 160, Mountain Springs, Trout Canyon, and Lovell Canyon. Private solar power and generators provide electricity in Cold Creek and Corn Creek.

Natural Gas

Transmission

Northwest Clark County includes part of the route for the Kern River Pipeline which runs underground near Blue Diamond. This high pressure (1,200 psi) interstate pipeline connects Rocky Mountain and Canadian natural gas sources with southern California demand centers. There are no other major transmission lines within the planning area except for a distribution feeder line that serves Blue Diamond.

Service

The only community which receives natural gas service in Northwest Clark County is Blue Diamond.

Solid Waste

For the Northwest Clark County planning area, solid waste is collected curbside weekly by Republic Services in many areas. The waste goes to the APEX Regional Waste Management Center located in the Northeast Planning Area of Clark County. Also, rural communities are provided with convenience center or transfer station facilities as needs dictate. Solid waste services for each community are outlined below:

Indian Springs

Indian Springs has weekly curbside service and recycling services every other week. Several years ago, there was community discussion about having a convenience station in the community. However, because the level of service meets the needs of the community, there is no convenience station in this area.

Mount Charleston (Lee Canyon and Kyle Canyon)

A convenience station for the Kyle and Lee Canyon area is located at Kyle Canyon, along the north side of State Route 157, near the Nevada Department of Transportation Maintenance facility.

Red Rock (Blue Diamond, Blue Diamond Road area, and Calico Basin)

Blue Diamond and Calico Basin are in the urban Las Vegas solid waste service area and receive service from Republic Services Inc. A transfer station at Shelbourne Avenue and Las Vegas Boulevard South (in Enterprise) can be used by residents to dispose of items not picked up by curbside service.

Other Areas (Corn Creek, Cold Creek, Trout Canyon and East Pahrump Valley)

Cold Creek residents use a container system supplied by Republic Service Inc. located on Cold Creek Road, State Route 372, northeast of the fire station. **Corn Creek** solid waste collection is performed by a private contractor. Curbside pick-up service is available. **Trout Canyon** is currently not served by a waste collection company.

For more information contact Republic Services Inc.

Water Service

Water service in Northwest Clark County is largely supplied by individual and community wells. Principal water issues facing residents include future availability of groundwater for development and new groundwater restrictions. Water quality in the planning area is good with the exception of Calico Basin, where water is characterized as elevated in iron, sulfate, and total dissolved solids. Community water supplies serving 15 or more connections or 25 or more individuals are regulated by the Clark County Health District. The District contracts with the Nevada State Health Division for the implementation of all State regulations promulgated under the 1985 Federal Safe Drinking Water Act and adopted by the State Board of Health.

Blue Diamond

Water for the community of Blue Diamond has historically been supplied by the James Hardie Gypsum Mine. The Mine owns two water wells, a water holding tank, pumps, and distribution pipes. The Las Vegas Valley Water District has reached an agreement with James Hardie to provide 150 acre feet per year for the Town of Blue Diamond. According to the Water District, this will leave limited opportunity for future development within Blue Diamond. Service connections in Blue Diamond are very limited. Under the Agreement, the Water District becomes responsible for the repair and maintenance of the Blue Diamond Water System, including the delivery pipeline to the town of Blue Diamond from the point where it leaves the James Hardie wells.

Cold Creek

Residents of Cold Creek receive water from two community water wells belonging to the Cold Creek Water Users Association. The wells have combined source design capacity of 50,000 gallons per day (GPD) or 56 acre feet per year.

Indian Springs

Water in Indian Springs is primarily supplied by the private Indian Springs Water Company Inc. (ISWC). The company operates two primary wells and two smaller wells. The total water rights available for the ISWC are 23,595 million gallons per year, or 724 acre feet per year. With growth over the past few years and currently approved developments, water use is nearing the total available rights. Some residential uses including some mobile home parks and some single family residences have private wells and are not ISWC customers.

Mount Charleston

Water purveyors in Mount Charleston include the Las Vegas Valley Water District (Kyle Canyon Water District), the Mount Charleston Water Company, the Whispering Pines Water Association (for Lee Canyon Summer Homes and the Whispering Pines Subdivision), and the Camp Lady of the Snows' Mutual Water Association. In 1973 Clark County assumed ownership of the Kyle Canyon Water District. Operation of the water district is the responsibility of the Las Vegas Valley Water District. There are many natural springs, as well as developed springs include Three Springs, Girl Scout Spring, Stanley B Spring, and Upper Deer Creek Spring. Lee Canyon Ski Resort is served by a well and the resort uses McWilliams Spring for its snow-making equipment.

The US Forest Service water system serves campgrounds and picnic areas in Deer Creek and Lee Canyons and also provides water to Camp Lee Canyon. Clark County has a system that provides service to Spring Mountain Youth Camp on Angel Peak. Other Forest Service recreation sites and the Ranger Station in Upper Kyle Canyon are served by the Kyle Canyon Water District.

The Mount Charleston Water Company provides water service to development in Section 28 Township 19 South, Range 57 East, which includes the Mount Charleston Hotel, and the adjacent condominiums.

Snow Mountain Reservation

The Las Vegas Paiute Tribe is currently developing the eastern portion of the Snow Mountain Reservation into a resort/casino/theme park development. The Paiute Tribe has completed construction on two of the four proposed golf courses. The reservation contains 4,000 acres of land and development is planned for the 1,600 acres on the east side of US 95. The State of Nevada and Clark County are concerned about the impact of this development on groundwater in the Las Vegas Valley. The State and Clark County require a determination as to water rights, if any, prior to construction on the reservation and would prefer that the Tribe work with the various entities to obtain surface water sources for their proposed development.

Other Developed Areas

Creech Air Force Base has two active wells. State correctional facilities receive water from their own wells.

Groundwater Restrictions and Land Divisions

The increasing demand on groundwater has resulted in new restrictions on residential development. In order to avoid more groundwater over drafting and declines in groundwater levels, the State Engineer is recommending that Clark County prohibit any new lots within the Las Vegas Valley Artesian Basin that are smaller than 5 acres unless the lots can be connected to a municipal water line, or there is an existing active well approval. In addition, the State Engineer has recommended that Clark County deny all new subdivisions within critical areas defined as Kyle and Lee Canyons, Calico Basin, and the Spring Mountain Ranch areas. Clark County has designated most of Northwest Clark County as Area III for land divisions. Within Area III, land can be divided only if (1) the smallest lot is at least five acres in size, and therefore, no water commitment is required, or (2) water rights are purchased and a transfer to the subdivision site is approved by the State, or (3) water rights exist on the property and can be

used to support the subdivision, or (4) an active community well approval exists for the property. The critical areas, identified by the State of Nevada, where groundwater restrictions are most severe are shown on the Critical Groundwater Areas Map.

Wastewater Treatment

Except for Blue Diamond, portions of Indian Springs, and a site on Mount Charleston, the rest of the population in Northwest Clark County is served by individual septic systems. Individual systems are regulated by the Southern Nevada Health District. Minimum lots sizes for septic systems are 1 acre when there is an on-site private well or ¼ acre when there is an off-site water well.

Blue Diamond

Clark County Water Reclamation District owns and operates the Blue Diamond Wastewater Treatment Plant which is a series of primary and secondary treatment ponds. The collection system operates on gravity.

Indian Springs

The Clark County Water Reclamation District (CCWRD) took over the sewer and wastewater treatment system in Indian Springs from a private owner in 2005. Since that time, the District has made significant investments in the community by repairing and rehabilitating the collection system, as well as building a new wastewater treatment facility, allowing service to be extended to Creech Air Force Base. The new treatment facilities provide a higher level of treatment, therefore improving the environmental quality of the community.

Service is provided to residential and business customers in Indian Springs. Wastewater is treated by a biological nutrient process, utilizing rapid infiltration basins, located east of the community, on the north side of US 95. Some residential uses in Indian Springs are on individual septic systems

Other Developed Locations

The Southern Desert Correctional Center and High Desert State Prison have their own wastewater treatment systems. The Mount Charleston Water Company operates a wastewater treatment system for the Mount Charleston Hotel. The Spring Mountain Youth Camp maintains an on-site package treatment facility.

For future expansion plans, operations information or a history, contact the Water Reclamation District. Septic Systems are regulated by the Southern Nevada Health District.

Transportation

Surface Transportation

Communities in the Northwest Clark County planning area have a transportation network that consists of federal and state highways (US 95, State Routes 156, 157, 158, 159, and 160), arterial, collector and local streets generally following a grid pattern. Arterial streets vary in right-of-way width from 100 to 150 feet, collectors are typically 80 feet, and local streets anything less than 80 feet. Arterials and collectors provide higher traffic capacity than local streets and are more appropriate locations for intense land uses. US 95 is a 4 to 6 lane arterial, which is classified as Major State Highway with a right-of-way greater than 100 feet. It connects the Las Vegas Valley to the communities of Mount Charleston, Cold Creek, and Indian Springs. State Routes 156, 157, and 158 provide access to communities in Mount Charleston as well as US Forest Service campgrounds. The portions of State Routes 156, 157, and 158 that are inside the Spring Mountains National Recreation Area are designated forest highways. State Route 159 links the Las Vegas Valley with the Calico Basin/Red Rock area. State Route 160 is a 2-lane arterial as it passes through the planning area. It begins at 1-15 and continues westward to Pahrump in Nye County. This highway provides access to the communities of Blue Diamond and Mountain Springs. For county roads, all Capital Improvement Projects (CIP) are planned, designed and constructed by Clark County Public Works.

Further information on the CIP, contact Clark County Public Works.

The proximity of Northwest Clark County communities to recreational amenities and a dependence on state highways has created several problems. Some of the specific issues are:

1. **Conflict with Recreational Traffic:** In Mount Charleston and Blue Diamond, residential development is in close proximity to recreational amenities. Typical problems include traffic congestion, non-resident parking in subdivision and accidents. During 1994, the Forest Service completed construction of the Kyle Canyon loop Road to improve safety for visitors to the Cathedral Rock Picnic Ground.
2. **Mountain Driving:** Due to mountainous terrain near Cold Creek, Mount Charleston, and Mountain Springs, it is easy for accidents to occur. Accidents have occurred when drivers have attempted to pass in no passing zones. Over the years, a number of fatal accidents have occurred along State Route 157 in Mount Charleston and along State Route 160. Problems are compounded by snow cover in winter months.
3. **Emergency Access:** A recurring issue for some communities in Northwest Clark County is the ability of police and fire personnel to reach houses during winter conditions.
4. **Pedestrian Safety:** Pedestrian traffic is heavy at various segments of state highways in Mount Charleston, near picnic areas, campgrounds, and trailhead locations. This issue is particularly relevant to Indian Springs where pedestrians must cross two frontage roads and US 95 to get across the highway. Although a series of white ceramic traffic buttons have been installed on US 95 and a 35 mph sign has been posted, it is still dangerous for pedestrians to cross US 95.
5. **Access Control:** Along US 95 and the state highways, there are at-grade intersections where residential development has direct access to state highways.

6. **Scenic Byways:** Currently, there are two County designated Scenic Highways Northwest Clark County, Kyle Canyon (SR 157) and Lee Canyon Roads (SR 156). In addition, the Red Rock Scenic Loop is an official BLM Back Country Byway. The State of Nevada has a Scenic Byways program. The following highways in Northwest Clark County are designated as official state Scenic Byways.

Red Rock Road – State Route 159

Designated by the Director of the Department of Transportation on June 30, 1995. The Begins at the southern boundary of the National Conservation area and ends at eastern boundary of the National Conservation area.

Distance = 8.8 miles, Amenities = Camping/Visitor Center/Restroom Facilities

Mount Charleston/Lee Canyon Road – State Route 156

Designated by the Director of the Department of Transportation in July of 1998.

Begins at the parking lot turn around at the ski resort and ends at US 95.

Distance = 17.5 miles, Amenities = Camping/Restroom Facilities

Kyle Canyon Road – State Route 157

Designated by the Director of the Department of Transportation in July of 1998.

Begins at the highest elevation (parking lot turn around) and ends at Clark County milepost 13.

Distance = 13 miles, Amenities = Camping/Lodging/Restaurants/Gift Shop/Bar

Deer Creek Road – State Route 158

Designated by the Director of the Department of Transportation in July of 1998.

Begins at the junction of State Route 157 and ends at junction of State Route 158.

Distance = 8.8 miles, Amenities = Camping/Restroom Facilities

For more information on Scenic Byways go to:

http://www.nevadadot.com/pub_involvement/scenicbyways/the-byways.asp

7. **RS 2477 Roads:** Clark County currently maintains a large network of rural paved and gravel roads that traverse federal lands. These are undedicated roads that access areas of residential development (e.g. Calico Basin, Cold Creek, Corn Creek and Trout Canyon) as well as BLM and Forest Service facilities. The County works with the US Forest Service and BLM concerning maintenance responsibilities in order to upgrade key routes, classify other routes for off-road uses, and abandon unnecessary roads, such as Clark Canyon near Pahrump.

Spring Mountains National Recreation Area Transportation Study - This report was completed in September 2005 and addresses transportation issues and potential solutions in the recreation area. Lack of access and parking are the primary concerns during busy visitation periods. The study promotes a safe efficient transportation system that improves mobility and access to and within the recreation area for residents and visitors.

Recommended Short Term Solutions

- Uniform Parking Control Signage
- Pedestrian Crossing Improvements
- Road Operations Management Plan
- Evacuation Route Plan

Recommended Long Term Solutions

- Shuttle System
- Fee-based Visitor Parking Permit System
- Develop a Central Parking Area
- Improvements to Wheeler Pass Road
- Improvements to Lovell Canyon Road
- Improvements to Potato Ridge/Rocky Gap Road

Transit

There is currently no regular public transit service within Northwest Clark County.

Aviation

There are no civilian airports within Northwest Clark County.

In Indian Springs, a military airfield was established in 1942 as a training camp for the Army Air Corps. The base was an auxiliary field to Nellis Air Force Base. On June 20, 2005, Indian Springs Air Force Auxiliary Field officially changed its name to Creech Air Force Base in honor of Gen. Wilbur L. “Bill” Creech. It serves as a training facility for fighter pilots, base and training for Predator aircraft and staging area for exercises at the Nellis Air Force Range. Portions of Indian Springs are within the Creech Air Force Base Accident Potential Zone and not appropriate for residential development or for any other use that would bring a large number of people to the area.

Yucca Mountain

A likely consequence of Congress’ decision to override the Governor of Nevada’s veto of the Yucca Mountain Site is that high-level radioactive waste will be transported through Clark County in large quantities for at least 40 years. At present, little is known about the plan to transport the waste through Clark County to Yucca Mountain. However, the default truck routes for the waste are Interstate 15 from both the north and south. The northern and western beltways in the Las Vegas Valley may eventually be used for the journey to Yucca Mountain. However, until those portions of the beltways are constructed to interstate standards, waste must travel through the US 95/I-15 interchange and then use US 95 to travel northwest to Yucca Mountain. It is not yet clear when the shipments of waste will begin. Nor is it clear how much waste will travel through Clark County. It is likely that there will be implications for the development and use of Clark County’s transportation system. Clark County continues to monitor the development of the Yucca Mountain Program. For more information contact Clark County Nuclear Waste Division.

Zoning

Title 30, the Clark County Unified Development Code, is the implementation tool of the Comprehensive Plan of Clark County. It is adopted under the authority of Chapter 278 (Planning and Zoning) of the Nevada Revised Statutes. It sets forth the regulations that govern the subdivision, use, and/or development of land, divides the county into Zoning Districts, and sets forth the regulations pertaining to such districts. The Official Zoning Maps are maintained by Clark County Department of Comprehensive Planning. The Official Zoning Map can be changed at every BCC meeting. Contact Clark County Current Planning to check the current zoning of a parcel.

Overlay Districts and Special Designations

Overlay districts are zoning districts that impose additional requirements, limitations or restrictions beyond those of the underlying zoning district. They generally apply to specific geographical areas or in the case of gaming, are imposed when the specific use is approved. Additional information about overlay districts is located within Clark County Title 30.48.

Red Rock Design Overlay District

The Red Rock Design Overlay District applies to a large portion of the Red Rock Citizens Advisory Council area and imposes additional design standards within and adjacent to the Red Rock Canyon National Conservation Area (RRCNCA) to minimize the visual impact of development within the area, to maintain the rural character and cultural heritage of the community, preserve wildlife habitat, and minimize the impacts of additional traffic. See Clark County Title 30.48 for specific details.

Red Rock Canyon – State Legislation

In 2003, the Nevada State Senate passed Bill No. 358, the Red Rock Canyon Conservation Area and Adjacent Lands Act. This legislation protects Red Rock Canyon as “a natural wonder within the State of Nevada that is uniquely beautiful and of scenic interest.” The legislation prohibits an increase in density within the lands adjacent to Red Rock Canyon National Conservation Area, above the zoning density that was in place at the time the bill passed. For most of that land, the zoning density allowed is one dwelling unit per 2 acres (1du/2ac).

Gaming Enterprise District Overlay

The Gaming Enterprise District Overlay identifies the areas for potential expansion of gaming activities in order to avoid incompatible development in proximity to residential, schools, or place of worship. See Clark County Title 30.48 for specific details.

***** *Insert Chapter 1 Maps here***

Map 1 - front

Map 1 - back

Map 2 - front

Map 2 - back

Map 3 - front

Map 3 - back

Chapter Two

ISSUES AND OPPORTUNITIES

Issues in Northwest Clark County

There are a number of issues affecting existing and future land uses within the Northwest Clark County Planning Area. These issues have been identified through public open houses and workshops, informal input from the community and observations of Clark County staff.

1. The Northwest Clark County Planning Area is dominated by public recreation and conservation lands (over 70%) including the Spring Mountains National Recreation Area, the Red Rock Canyon National Conservation Area, and the Desert National Wildlife Range.
2. There is occasional public acquisition of private lands that is considered sensitive within the recreation and conservation areas.
3. Recreational traffic and tourism create both positive and negative impacts to local communities.
4. Because of the National Recreation and Conservation Areas, community growth or expansion beyond current private lands is not feasible. Neighborhood preservation strategies will become more significant.
5. Water resources are scarce within the Northwest Planning Area and limit future development potential.
6. In most communities in the Northwest Planning Area, a full spectrum of public services and utilities are not available.
7. The Spring Mountains provide an alpine environment that is unique in Clark County and Southern Nevada. Most of the area is public land. Development of private land within this area needs to recognize the environmental values, constraints and opportunities.
8. State highways within the Planning Area are among the most scenic routes in Southern Nevada. Several are designated as Scenic Byways which need to be protected as surrounding private land is developed.
9. Northwest Clark County communities are relatively remote or lack sufficient population base to support a wide range of commercial services. Residents must travel substantial distances for access to these services.
10. Communities within the Northwest Clark County Planning Area are situated within different environments and are faced with a variety of individual issues unique to their locations.
11. Fire protection in many areas is limited due to undersized lines, water supply, or absence of fire hydrants.
12. The prevalent low density development pattern does not provide the number of customers needed for efficient or cost effective development and installation of some public utilities. People moving to and living in these areas need to be aware that this is not likely to change.
13. Currently, sanitary sewer service is limited to some areas of Indian Springs, Blue Diamond, and Kyle Canyon.

14. Threatened and endangered species, as well as species of concern in the Clark County Multiple Species Habitat Conservation Plan, may limit development in certain areas in Northwest Clark County.
15. Increased traffic on State Routes 156, 157, 158 and 160 are a concern to community residents.

Indian Springs

- The community wishes to maintain its unique rural character as an alternative to the urban lifestyle of Las Vegas.
- Water availability is a limiting factor to development.
- The community desires to limit high density to appropriate established locations on the western portion of the community, reserving the eastern portion for larger (1+ acre) parcels.
- Residents desire to improve the overall visual appearance of the community. Successful cleanups have been conducted twice a year for the past several years.
- Residents would like to see new business opportunities develop.
- There is an on-going need for licensed childcare and non-emergency medical services.
- Creech Air Force Base operations impact Indian Springs with low-level flights and supersonic speeds.

Mount Charleston

- Intense recreational use and associated traffic impacts, residential subdivisions infrastructure and ability to maintain the rural alpine character of the community.
- Except for Kyle Canyon, basic utility services, including electricity, are not available.
- The wooded environment, dry conditions and recreational uses combine to establish severe fire protection needs and demands.
- Severe water restrictions apply to areas not served with a municipal water system.
- Mount Charleston is a unique and fragile environment. Protection of natural resources including geologic, hydrologic, air quality, flora, fauna, vistas and the watershed for the Las Vegas Valley is needed.
- Natural resources need to be preserved for present and future users. Policies and regulations that recognize the unique environmental values and constraints are needed.

Red Rock

- Maintaining the open, rural character of the Calico Basin area is consistent with severe groundwater limitations.
- The lack of both private land expansion opportunities and additional water resources limits community expansion. Neighborhood preservation is important.

Mountain Springs

- The primary issue is maintaining the rural, alpine character of the community.

Lower Kyle Canyon

- Kyle Canyon Road (State Route 157) from US 95 to the west is the primary entrance to Mount Charleston and the Spring Mountains National Recreation Area. Development along Kyle Canyon Road impacts the entrance to the community and National Forest.

Other Areas

- Urbanization is expected to extend from the Las Vegas Valley northwest along US 95 and SR 157 (Kyle Canyon Road) and westward along SR 160 (Blue Diamond Road). At this time, public services to these areas are being established slowly; however, development pressure is increasing, faster than these services can be provided.
- The small communities of Cold Creek, Corn Creek, and Trout Canyon are situated in isolated locations. Future development in these communities is limited to private land available, and is expected to be compatible with the established character.

Opportunities

Future expansion opportunities for most communities within Northwest Clark County are not feasible because of the surrounding national conservation and recreation areas. Thus, the primary planning opportunities relate to enhancing existing communities and the unique alpine environment in some areas within the Planning Area. Maintaining the rural values and character presents the following opportunities.

1. Preservation of open space will help to maintain the rural character of communities in the planning area.
2. Preservation of rural character can be accomplished in recognition of resource and public service limitations.
3. The Spring Mountains alpine environment creates an opportunity for preservation of a unique area.
4. The small town look and feel of Northwest Clark County communities attracts people with similar interests who can contribute to the richness of the community fabric.
5. As the number of households and population density increases in some areas of Northwest Clark County, additional commercial uses, services, and employment opportunities may become economically feasible and available to area residents.
6. Recreation and tourism interest in the Spring Mountains National Recreation Area, Red Rock Canyon National Conservation Area, and the natural environment throughout Northwest Clark County can provide opportunities for economic development and employment.
7. Major transportation infrastructure, including US 95 and State Route 160, can provide opportunities for economic base expansion along those corridors.

Large Lot Residential Areas

Over the years, a number of rural and estate properties have developed within the communities. Many of these communities were started by land acquisition through federal land acts, such as the Homestead Act or Taylor Grazing Act, which allowed land to be obtained by using it. Years later, the land was subdivided and sold off and communities started to form. Some of these areas were subdivided using the Land Division process. With a Land Division, land was subdivided using only an aliquot parts legal description and off-site improvements were not required. Currently, Clark County Code does not permit land to be subdivided using the Land Division process. Today, residential lots that are generally ½ acre or larger are considered to be large lots.

The pattern of development was, in some measure, influenced by Federal land sales many years ago. Some of those who purchased properties then, bought with the intention of building a home. Others bought land and continue to hold them as an investment (these private properties remain vacant). These neighborhoods are experiencing growth pressures, partially because of the vacant land intermixed with existing houses.

Protecting viable large lot areas is important. These areas develop at a much slower rate than the more typical residential tract home development. In order to protect these slower growing areas, it is essential that compatible developments are built adjacent to them. In many instances, large lot areas contain a mix of estate lots and ranch style lots with some large animals. This requires designs that are sensitive to these diverse neighborhoods, as well as neighbors that realize that all property owners have rights to develop their property.

The value of land can impact large lot areas. From time to time people who bought properties in these areas and left them vacant seek a return on investments. Others who have existing homes within these areas have received large offers for their properties and the pressure to sell has increased in the past few years. At times, when vacant land in these areas is purchased, the land prices have been so high that requests for higher density development often follow as a means to develop reasonably priced homes. Another issue is that as land values increase, so do property taxes. As these taxes increase, there is an incentive, and sometimes a need for those with limited incomes to dispose of these properties.

Several map changes and policy additions have been added to the Northwest Clark County Land Use Plan that aid in protecting the National Forest and conservation areas, and viable large lot areas. Additional policies have been added within the plan that address design and use compatibility adjacent to these areas. The primary protection for these large lot areas is to develop the vacant land in a similar fashion.

Mixed Use Development

Mixed Use, for the purposes of this plan, is defined as “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, retail, public, or entertainment, in a more compact form.” Mixed Use developments often combine retail and residential in one structure or one development. In Northwest Clark County, there are potential areas for mixed use where there is commercial zoning greater in intensity than Office-Professional. Mixed use in these small communities

would be expected to follow traditional small town patterns, with a small amount of residential use on the second floor above commercial uses on the first floor. Mixed Use goals and policies were added to the Northwest Clark County Land Use Plan to help guide the future development of mixed uses in appropriate locations in Northwest Clark County.

Transportation Issues

Future issues are likely to focus on congestion along US 95 and Blue Diamond Road (SR 160).

Code Enforcement Issues

Public input received from the open houses made it clear that an issue in Northwest Clark County is the need for property maintenance. Communities in Northwest Clark County contain some of the oldest established areas in the county, including large properties where discards are often left. As a result, the need for maintaining and/or improving older residential areas becomes much more readily apparent. Rising property values may eventually stimulate the need to add commercial and office professional districts to serve the growing population. Community pride may stimulate clean up and improvement. However, in some instances, direct intervention of the County through a deliberate and methodical application of code enforcement may be needed. In these cases, neighboring property owners will need to bring concern about maintenance of these properties to the attention of code enforcement.

Environmental Issues

Threatened or Endangered Species Issues

There are a number of Threatened or Endangered Species in Clark County. The Clark County Multiple Species Habitat Conservation Plan (MSHCP) has been developed to address these species and other species of concern in Clark County. In 2001, the MSHCP and Section 10 Incidental Take Permit was issued to Clark County, Nevada Department of Transportation, and the Cities of Boulder City, Henderson, Las Vegas, Mesquite and North Las Vegas. This Plan and Permit covers the take of 78 species under the Federal Endangered Species Act, including the Desert Tortoise. The Desert Tortoise is currently listed as Threatened under the Act.

The MSHCP mitigates for take on up to 145,000 acres within Northwest Clark County. Less than 85,000 of these acres remain at this point in time, and this statistic is updated by Desert Conservation Program staff on a monthly basis. This mitigation takes place primarily on Federal lands in the county, including Red Rock Canyon National Conservation Area, Spring Mountains National Recreation Area and the Desert National Wildlife Refuge. Nevada Department of Wildlife and Nevada Division of Forestry regulate take of state-listed native plants and wildlife under Nevada Revised Statutes. The MSHCP does not confer coverage under NRS for any state-listed plants or wildlife. However, the County currently has a Master Permit with the State of Nevada, Division of Forestry for take of Las Vegas Bearpoppy, which is a state-listed species. This Master Permit for Las Vegas Bearpoppy provides coverage to landowners for take of this species. Another state-listed plant in the Northwest Planning Area is the Blue Diamond Cholla.

Several of the threatened and endangered species are found in Northwest Clark County, they include plants, animals, invertebrates, and several species of fish and birds. Buffer areas of 2,000 meters around private land outside of the Las Vegas Valley have been established based on impacts to Desert Tortoise populations associated with high levels of vehicular traffic. These buffers were created to guide discussion of potential risks from the proximity of human development, and prioritization of conservation actions.

Las Vegas Bearpoppy, threecorner milkvetch, and sticky buckwheat are three vascular plant species covered by the MSHCP in Northwest Clark County. If any of these species becomes listed on a state or federal threatened or endangered species list, they may present challenges to land use activities in the planning area. Other species of concern for the MSHCP in Northwest Clark County are: the Mojave Gypsum Bee, the Red-tailed Blazing Star Bee, the Mojave poppy bee, Allen's big-eared bat, rough fringemoss, Gold Butte moss, Virgin River thistle, Las Vegas buckwheat, Beaver Dam breadroot and rosy twotone beardtongue.

For further information, please contact Clark County Department of Air Quality and Environmental Management.

Air Quality Issues

Most of Northwest Clark County enjoys generally good air quality. The eastern portion of the planning area, within Hydrographic Basin 212, is in non-attainment status for PM10 and carbon monoxide. Land use practices and travel habits that will help to maintain the general good air quality are encouraged. These include: paving of roadways; maintaining vehicles in good running order; car pooling; reducing the length, frequency, and necessity of vehicular trips; and walking, biking, and/or using transit, if available.

Water Quality Issues

Water quality issues will experience greater pressures as Northwest Clark County continues to grow. Greater density increases the landscape's imperviousness to water. Septic systems are prevalent throughout the Northwest Clark County Planning Area. Insufficiently maintained systems and an excessive number of systems in an area can negatively impact water quality. In some areas, septic systems densities are approaching the limits allowed by law. Contact the Southern Nevada Health District for more information.

Bureau of Land Management Disposal Areas

There are Bureau of Land Management disposal lands on the eastern and western sides of Indian Springs. Most of the disposal land to the west of the community is the site of a flood diversion and detention facility, so it is not available for disposal. A large portion of the disposal area to the east of Indian Springs is impacted by the Accident Potential Zone associated with Creech Air

Force Base. Water is a limiting factor in Indian Springs and the lands are not likely to be released for disposal in the near future.

Disposal lands about 3.5 miles southeast of Indian Springs are in Three Lakes Valley. These lands are occupied by correctional facilities. As a result, the land is not available for private ownership now or in the future. Bureau of Land Management lands in disposal areas are made available for public auction through a nominating process. If Clark County agrees that they can be disposed of, they are auctioned to the highest bidder.

Chapter Three

LAND USE GOALS AND POLICIES

The following goals and policies have been developed as part of the land use component of the Northwest Clark County Land Use Plan. These guidelines have evolved from existing County goals and policies; planning open houses; workshops and public meetings with community member of Blue Diamond, Calico Basin, Mountain Springs, Red Rock, Mount Charleston, Lee Canyon, Lower Kyle Canyon, and Indian Springs, Town Advisory Boards and Citizen Advisory Councils; the Planning Commission; and Board of County Commissioners. While the land use plan lists policies, Title 30 (Clark County Unified Development Code), is the implementation tool for the plan and has specific requirements (i.e. setbacks, etc.). Policies can be used as conditions of approval on land use applications, to address concerns and situations that may not be addressed in Title 30.

The goals and policies of the land use component are as follows:

GENERAL

All development proposals should comply with the following general goals and policies of the Northwest Clark County Land Use Plan.

Goal 1

Implement a comprehensive land use plan by promoting development that is compatible with adjacent land uses, the natural environment, and is well integrated with appropriate circulation systems, services, and facilities.

Policy 1.1

Promote efficient use of public services and facilities while minimizing costs of service extension and maintenance paid by the service provider and County.

Policy 1.2

Discourage the use of non-decorative block walls and encourage the use of other materials, including iron, vinyl, stone, open rail, decorative block, and pre-cast decorative concrete.

Policy 1.3

When block walls are used, provide off-sets or other visual breaks along the perimeter of developments.

Policy 1.4

When block walls are used along the perimeter of developments, walking connections should be provided on all sides of the development to avoid the creation of isolated areas.

Policy 1.5

Encourage all non-residential on-site parking to be screened from the street by one of the following: a three foot high fence or wall, a berm, or dense landscaping.

Policy 1.6

Discourage non-conforming zone changes.

Policy 1.7

Approvals for non-conforming zoning requests should be conditioned to provide any required or desired buffering from adjacent conforming properties. New conforming developments should not be responsible to provide any additional buffering (including but not limited to height restrictions, setbacks or additional landscaping) to accommodate adjacent non-conforming zone change proposals. All additional buffering requirements should be provided by the developer of the non-conforming use at the time of construction of the non-conforming development.

Goal 2

Provide for residential, public facility, commercial, office professional, business and design/research park, and industrial land uses.

Policy 2.1

Residential development should provide a variety of housing types to match demand across income levels.

Policy 2.2

Ensure that new development or uses, adjacent to existing land uses, are appropriately buffered with transitional space and/or uses. All space necessary to achieving such transitions should be absorbed on the property supporting the new development.

Policy 2.3

Encourage site designs that are compatible with adjacent land uses and off-site circulation patterns, especially when the adjacent land use is at a lower density or intensity.

Policy 2.4

Light sources should be shielded to prevent spillage from the subject parcel. Lighting design should be sensitive to on-site residential uses.

Policy 2.5

Encourage the use of xeriscape landscaping design techniques in new developments and in retrofitting older areas. Landscaping should comply with the drought ordinance and other screening and landscaping standards outlined in the Unified Development Code (Title 30).

Policy 2.6

All signage should be integrated and compatible with building styles both on-site and with surrounding development. Additionally, illuminated signs should be oriented away from residential uses.

LARGE LOT RESIDENTIAL

Large lot residential is considered to be a residential use on ½ an acre or larger parcel. In order to preserve and maintain cohesive neighborhood areas, development proposals within or adjacent to existing large lot areas should demonstrate compliance with the following policies.

Goal 3

Preserve developed low-density rural and large lot areas as a lifestyle choice.

Policy 3.1

Maintain developed neighborhood integrity by discouraging reclassification of viable large lot neighborhood areas for other uses.

Policy 3.2

Preserve existing large lot neighborhoods by encouraging vacant lots within these areas to develop at similar densities as existing homes.

Policy 3.3

When higher density residential developments are proposed adjacent to large lot areas, adjacent lots of half the size, or larger, as the large lots should be encouraged as a transition area. Significantly smaller lot sizes should be located beyond any appropriate transition areas.

Policy 3.4

When any type of commercial development or residential development greater than existing densities is proposed adjacent to these areas, the project should be designed to reduce impacts from: noise caused by incompatible uses, lighting, and signs that detract from and are not consistent with the existing low density atmosphere.

Policy 3.5

In order to help support a cohesive community, gated subdivisions are discouraged in large lot areas.

Policy 3.6

Encourage retention of natural drainage systems and desert washes within these areas to prevent flood hazards and to preserve the desert rural atmosphere.

Policy 3.7

Encourage the coordinated integration of large lot areas to existing and proposed equestrian and multiple use trail systems, open space, and parks. Functional connectivity and accessibility should be a paramount design component in every site plan.

Policy 3.8

Encourage new homes within these areas to access county roads classified as local, where possible. New single family residences should avoid direct access or fronting onto collector or arterial streets.

Policy 3.9

Encourage the preservation of the large lot character of these areas by implementing non-urban street standards while maintaining standard right-of-ways to ensure necessary facilities are provided for.

Policy 3.10

Encourage specific buffering in accordance with the Unified Development Code (Title 30), between existing large lot areas and higher density residential or commercial designations. Buffering should take place on the parcel with the higher density residential or commercial designations.

Policy 3.11

Developments of higher residential densities or commercial developments proposed next to large lot area are encouraged to construct block walls abutting the large lot areas and provide an intense landscape buffer.

Policy 3.12

Commercial developments adjacent to large lot areas should be designed to provide access points on arterials and/or collectors and not on local neighborhood streets.

Policy 3.13

All exterior light sources should be shielded to direct light rays onto the subject parcel in accordance with Unified Development Code (Title 30).

Policy 3.14

When property is subdivided for residential purposes, the end parcels located at major intersections should be a part of the residential subdivision and be required to receive their access from within the subdivision. Corner parcels located at major intersections, having a residential land use designation, should not have access to collector or arterial streets. These parcels are designated for residential use and commercial uses are deemed as inappropriate.

Policy 3.15

When block walls are used, encourage the varying or articulation of decorative block wall faces along streets, especially collectors and arterials, to avoid a monotonous continuous line. Incorporate elements to discourage graffiti: inclined grades, landscaping, terracing, and graffiti-resistant wall treatments. Block walls should meet Clark County codes for sight zones.

SINGLE FAMILY ATTACHED & DETACHED

Recent trends in development patterns have shown significant increases in densities for single family development. All single family residential development proposals should demonstrate compliance with the following goals and policies.

Goal 4

Provide opportunities for additional single family development and encourage appropriate site planning and architectural design.

Policy 4.1

Maintain the integrity of single family residential neighborhoods by not allowing zoning reclassifications for non-residential uses that are inconsistent with the land use plan map.

Policy 4.2

Developers of low density single family projects developed within areas designated for commercial or higher density residential development should be responsible for providing any required or desired buffers from adjoining higher density/intensity projects.

Policy 4.3

When any type of commercial development or higher density residential development is proposed adjacent to single family residential areas, discourage nuisances caused by incompatible uses, noise, lighting, and signs that detract from and are not consistent with the existing residential development.

Policy 4.4

All exterior light sources should be shielded to direct light rays onto the subject parcel in accordance with the Unified Development Code (Title 30). Lighting design should be sensitive to on-site residential uses.

Policy 4.5

Promote projects that provide varied neighborhood design and/or innovative architecture. For example, projects should include a combination of the following: varied setbacks from residences to front property line, reduced visual dominance of garages from the street, varied rooflines, and/or varied architectural elements on all sides.

Policy 4.6

Encourage pedestrian-oriented front yard setbacks such that the garage is not the dominant feature. Minimum and maximum setbacks should be encouraged to establish and reflect the desired character of an area and ensure that residences face streets.

Policy 4.7

Encourage residential garages to be positioned to reduce their visual impact on the streets. This will allow the visually interesting feature of the house to dominate the streetscape. At a minimum, encourage the garage to be located behind the front facade of the residential building.

In single-family areas, garages may be sited in several ways: in the rear accessed by drive aisles, in the rear accessed by a side drive, or to the side recessed behind the front facade.

Policy 4.8

Encourage articulated facades to provide visual interest. Building entries and windows should face the street. Front porches, bays and balconies are highly encouraged.

Policy 4.10

Encourage the use of xeriscape landscaping in all new developments and in retrofitting older areas. Landscaping should comply with the Drought Ordinance and other screening and landscaping standards outlined in the Unified Development Code (Title 30).

Policy 4.11

Encourage the use of xeriscape landscaping treatments between the rights-of-way and any decorative block walls surrounding residential developments.

Policy 4.12

Encourage a variety of building design alternatives to be used in new single family developments. Varied elevations, roof forms, building and garage setbacks and three-dimensional details between surface planes are several approaches that can be incorporated to enrich the residential environment.

Policy 4.13

Developers of new higher density residential developments adjacent to lesser density developments should be encouraged to transition from the lesser density to the new greater density development through similar lot sizes and similar development standards adjacent to the lower density.

Policy 4.14

Encourage single family developments to incorporate pedestrian and bicycle circulation systems that connect to schools, commercial and recreational areas. Additionally, single family developments should connect with existing and planned trail systems, parks, and open spaces.

Policy 4.15

Encourage the variation of lot sizes and housing products in residential developments of more than 10 acres, in areas not planned Rural Residential.

Policy 4.16

Discourage residential development adjacent to industrial or hazardous uses. Examples include wastewater treatment facilities, power plants, landfills, mainline railways and other similar uses. In the event that a residential development is approved adjacent to an industrial or hazardous use, a separate disclosure statement should be issued to residents.

Policy 4.17

In order to provide safety and comfort to pedestrians, detached sidewalks should be used whenever possible, especially along collector and arterial streets.

Policy 4.18

Encourage the varying or articulation of decorative block wall faces along streets, especially collectors and arterials, to avoid a monotonous continuous line. Incorporate elements to discourage graffiti: inclined grades, landscaping, terracing, and graffiti-resistant wall treatments. Block walls should meet Clark County codes for sight zones.

Policy 4.19

When property is subdivided for residential purposes, the end parcels located at major intersections should be a part of the residential subdivision and be required to receive their access from within the subdivision. Corner parcels located at major intersections, having a residential land use designation, should not have access to collector or arterial streets. These parcels are designated for residential use and commercial uses are deemed as inappropriate.

MULTIPLE FAMILY RESIDENTIAL

All multiple family development proposals should demonstrate compliance with the following goals and policies.

Goal 5

Provide opportunities for multiple family development in appropriate, limited areas.

Policy 5.1

Encourage the location of common areas, circulation paths, and building entry porches where they are most visible from the local street.

Policy 5.2

Ensure that multiple family developments are compatible with adjoining land uses and densities through site planning and building design. Appropriate buffers, setbacks, xeriscape landscaping, building height and materials, lighting, signage, and on-site and off-site circulation should be incorporated into multiple family developments.

Policy 5.3

Encourage the layout and design of multiple family buildings to be oriented in varying directions relative to each other, to avoid the monotony of a linear pattern.

Policy 5.4

Encourage design alternatives and spatial distribution rather than the massing of buildings (massing refers to the bulk of a building.) Design alternatives for massing include varied elevations, roof forms, and surface planes. Building heights should vary within a multiple family development with lower buildings adjacent to streets and surrounding residential uses.

Policy 5.5

Encourage multiple family developments to incorporate pedestrian and bicycle circulation systems that connect to schools, recreation and commercial areas. Multiple family developments should also connect with existing and planned trail systems, parks, and open space.

Policy 5.6

Encourage the separation of parking areas, garages, and/or covered parking into courts to avoid creating long corridors of parking areas.

Policy 5.7

Encourage recreation areas within multiple family developments to be located away from arterial and collector streets.

Policy 5.9

All multiple family developments should meet with the Fire Department Suppression and Prevention Divisions at time of building permit submittal.

Policy 5.9

Encourage the use of xeriscape landscaping in all new developments and in retrofitting older areas. Landscaping should comply with the Drought Ordinance and other screening and landscaping standards outlined in the Unified Development Code (Title 30).

Policy 5.10

All signage should be integrated and compatible with building styles both on-site and with surrounding development. Illuminated signs should be oriented away from residential uses.

Policy 5.11

All exterior light sources should be shielded to direct light rays onto the subject parcel in accordance with the Unified Development Code (Title 30). Lighting design should be sensitive to on-site residential uses.

Policy 5.12

Organize long block faces (330 feet or greater) to provide a mid block pedestrian green connection that allows access from the street to the drive aisles or parking areas.

Policy 5.13

Encourage the varying or articulation of decorative block wall faces along streets, especially collectors and arterials, to avoid a monotonous continuous line. Rod iron or similar is encouraged. Incorporate elements to discourage graffiti: inclined grades, landscaping, terracing, and graffiti-resistant wall treatments. Block walls should meet Clark County codes for sight zones.

OFFICE PROFESSIONAL

All Office Professional projects should demonstrate compliance with the following goals and policies.

Goal 6

Provide opportunities for new office professional developments and for existing residential uses, in appropriate locations, to convert to office uses.

Policy 6.1

Encourage more intense buffering and design features on the perimeter of parcels adjacent to existing or proposed single family uses.

Policy 6.2

Encourage the design of office projects adjacent to existing or proposed residential areas to be compatible, in terms of height and architectural treatments, with the existing residential uses in the area.

Policy 6.3

Encourage various architectural treatments and design components on all building sides to eliminate blank building elevations along public rights-of-way, and areas visible to the general public, to improve visual quality.

Policy 6.5

The public access portion of all building footprints visible from a right-of-way or a residential use should have a landscape or walking area between the building and parking area. In no instance should pavement for drive aisles or parking spaces directly abut the building footprint.

Policy 6.10

Residential uses that are proposed for conversion to an office project along an arterial and/or collector street should be designed to be consistent with the existing residential uses in the area.

Policy 6.11

Encourage new office projects adjacent to single family residential areas to be designed to maintain the architectural character of the neighborhood.

Policy 6.4

Encourage signage that is compatible with the area. Signage will be subject to setbacks, size, height and other provisions of the Unified Development Code (Title 30). Monument signs are encouraged.

Policy 6.4

Freestanding signs should not exceed the height of the development they are located in.

Policy 6.6

Encourage new office projects or residential to office conversions to develop on an assemblage of contiguous parcels so as to reduce the number of driveway ingress and egress points and to allow for adequate on-site parking. Whenever possible, driveway access points should not access local residential streets.

Policy 6.7

Encourage office professional developments to reduce: points of ingress and egress on arterial and collector streets, traffic congestion, traffic hazards, signs and visual clutter, and inconsistent architectural style.

Policy 6.8

Encourage office professional developments to incorporate pedestrian and bicycle circulation systems that connect with existing and proposed trail systems, parks, open space, and nearby residential developments.

Policy 6.12

Encourage the use of xeriscape landscaping in all new developments and in retrofitting older areas. Landscaping should comply with the Drought Ordinance and other screening and landscaping standards outlined in the Unified Development Code (Title 30).

Policy 6.13

All new sound and masonry walls should be decorative and designed to visually minimize the stark appearance of a monotonous block wall face by incorporating variations in surface planes, landscape pockets, heights, materials, or textures. Incorporate elements to discourage graffiti: inclined grades, landscaping, terracing, and graffiti-resistant wall treatments.

Policy 6.14

All exterior light sources should be shielded to direct light rays onto the subject parcel in accordance with the Unified Development Code (Title 30). Lighting design should be sensitive to on-site residential uses.

RETAIL COMMERCIAL

Retail Commercial developments should demonstrate compliance and provide consistency with the following goals and policies.

Goal 7

Provide opportunities for appropriate retail commercial development.

Policy 7.1

Through site planning and building design, ensure that commercial developments are compatible with adjoining uses. Appropriate buffers, setbacks, xeriscape landscaping, building height and materials, lighting, signage, adjoining land uses, and densities should be considered and integrated into commercial developments. This may help to reduce excess signage, visual clutter, and incompatible architectural styles.

Policy 7.9

Encourage commercial developments to enter into cross access and parking agreements with adjoining commercial sites to reduce or limit points of ingress and egress on arterial or collector streets and on/off site traffic congestion and hazards.

Policy 7.2

Encourage commercial projects to include a public plaza with benches, decorative light fixtures, ornamental waste receptacles, and enhanced paving at vehicular entrances. Pedestrian access from surrounding development should be included.

Policy 7.3

Outdoor storage areas are discouraged. If developed, outdoor storage areas should be screened from adjacent less intense uses and from public streets. All screening materials should be consistent with the materials used for the balance of the project.

Policy 7.4

Outside storage areas, loading areas with roll-up, overhead doors, service areas, and areas intended for large truck parking should be screened from public streets, residential and other adjacent uses.

Policy 7.8

Promote perimeter and interior parking lot trees for shade and visual relief.

Policy 7.7

Encourage commercial developments to incorporate pedestrian and bicycle circulation systems that connect with existing and proposed trail systems, parks, open space, transit routes and nearby residential developments.

Policy 7.XX

Encourage commercial projects to include a public plaza with benches, decorative light fixtures, ornamental waste receptacles, and enhanced paving at vehicular entrances. Pedestrian access from surrounding development should be included.

Policy 7.6

Promote comprehensive sign plans for multi-user commercial developments. Exterior signs for individual pad sites should be coordinated with signs for the entire commercial complex.

Policy 7.10

Encourage freestanding signs not to exceed the building heights of the commercial developments that they are located in.

Policy 7.11

Commercial development adjacent to single family uses should provide vehicular access points on arterial and/or collectors and not on local neighborhood streets.

Policy 7.12

Multiple family uses in commercial projects may be allowed as a part of a mixed use development.

Retail Commercial - Building Orientation and Site Planning**Goal 8**

Encourage appropriate building orientation and site design for retail commercial uses.

Policy 8.3

Encourage buildings to site around pedestrian plazas and courts.

Policy 8.1

Building heights should be transitioned so that a structure adjacent to a residential use is of similar height.

Policy 8.8

Encourage the use of xeriscape landscaping in all new developments and in retrofitting older areas. Landscaping should comply with the Drought Ordinance and other screening and landscaping standards outlined in the Unified Development Code (Title 30).

Policy 8.6

Encourage the physical and functional integration of surrounding buildings, existing and/or proposed pedestrian paths and streets when considering the location of the buildings on the site. This reduces the potential of a monotonous, continuous row of buildings.

Policy 8.9

Where mixed use is allowed, encourage design techniques that will result in a project that is functionally and visually integrated within and with surrounding development.

Policy 8.4

On commercial sites, especially large retail centers, encourage the siting of a portion of the total building area at the street perimeter, especially at corner locations, while maintaining view corridors to storefront areas. Such siting strengthens the streetscape and helps to screen off-street parking areas.

Policy 8.10

All new sound and masonry walls should be decorative and designed to visually minimize the stark appearance of a monotonous block wall face by incorporating variations in surface planes, landscape pockets, height, material, or texture. Incorporate elements to discourage graffiti: inclined grades, landscaping, terracing, and graffiti-resistant wall treatments.

Policy 8.5

The public access portion of all building footprints visible from a right-of-way or a residential use should have a walkway and landscape area between the building and parking area. In no instance should pavement for drive aisles or parking spaces directly abut the building footprint.

Policy 7.5

All exterior light sources should be shielded to direct light rays onto the subject parcel in accordance with the Unified Development Code (Title 30). Lighting design should be sensitive to on-site residential uses.

Policy 8.2

Encourage commercial buildings, to use enhanced architecture including, but not limited to: towers, domes, or other vertical elements; decorative fascias or parapets; pilasters or columns; arcades or colonnades; decorative details such as tiles, wrought iron, fenestration, landscaped planters or trellises; pitched or hipped roofs.

Retail Commercial - Pedestrian Circulation and Orientation**Goal 9**

Pedestrian circulation should be encouraged and provided on all development sites.

Policy 9.1

On-site pedestrian circulation should be separated from vehicular traffic, as much as possible. In developments where substantial traffic volumes occur on certain stretches of on-site drives, a detached or meandering sidewalk or walkway should be provided to separate pedestrian and vehicular traffic. A change in grade or color, or use of enhanced paving is encouraged to clearly define pedestrian walkways.

Policy 9.2

Site amenities such as public plazas, pedestrian walkways, and site furnishings (benches, decorative light fixtures, ornamental waste receptacles, etc.) are encouraged. Where such amenities are provided, the use of landscaping, building overhangs and canopies should be implemented in order to provide shade and to make the areas comfortable for users.

Policy 9.3

Encourage the placement of pedestrian furnishings adjacent to public walkways and open spaces to create visual continuity, reinforce the pedestrian character with wider sidewalks and provide outdoor use area. These amenities may consist of seats and tables, drinking fountains, trash receptacles, and directories.

Policy 9.4

To encourage pedestrian usage, sidewalks should be wider than the five (5) foot minimum standard and designed to be unobstructed, to allow for safe and unimpeded pedestrian traffic.

Retail Commercial - On-Site Drives and Parking Areas**Goal 10**

Provide for appropriate on-site drives and parking areas.

Policy 10.1

Off-street parking adjacent to public roads should require screening by one or a combination of the following: walls, xeriscape landscaping, and/or berms. These screens should be continuous and at a recommended height of three (3) feet to visually obscure vehicle headlights.

Policy 10.2

Encourage the use of shared parking areas and driveways, especially along arterials streets, to reduce the traffic hazards associated with numerous entrance and exit drives and to enhance the streetscape.

Policy 10.2

Encourage commercial developments to enter into cross access agreements with adjacent sites for the use of shared parking areas and driveways, especially along arterials streets, to reduce the traffic hazards associated with numerous entrance and exit drives and to enhance the streetscape.

Policy 10.3

Encourage the placement of required parking areas to be located behind building(s) on the site. At the same time appropriate buffering should be provided.

Policy 10.4

Encourage drive-thru facilities and stacking lanes, when contiguous to any public right-of-way, residential use, or pedestrian gathering area to be obscured from view by an intense landscape buffer consistent with Clark County Unified Development Code (Title 30).

Policy 10.5

Encourage right turn deceleration lanes into commercial developments, especially those of regional significance, as defined in the Clark County Unified Development Code (Title 30).

Retail Commercial - Building Design and Architecture**Goal 11**

Encourage enhanced building design and architecture for retail commercial uses.

Policy 11.1

Scale relationships between buildings and adjacent developments should be carefully considered. Stair-stepping building height, breaking up the mass (mass refers to the height, bulk, and scale of a building) of a building and shifting building placement can provide appropriate transitions between different building scales and intensities.

Policy 11.2

Encourage variations to a building's mass (mass refers to the height, bulk and scale of a building). Variations include different elevations, roof forms, and surface planes.

Policy 11.3

Encourage architectural treatments on all building sides to eliminate blank building elevations visible from public rights-of-way, residential areas and areas visible to the general public to improve visual quality. Similarly, buildings located on corner lots should have facades enhanced to match the front of the building to emphasize their prominent location.

Policy 11.4

All signage must be integrated and compatible with on-site building styles. Any illuminated signs should be oriented away from residential uses.

Policy 11.5

All exterior light sources should be shielded to direct light rays onto the subject parcel in accordance with the Unified Development Code (Title 30). Lighting design should be sensitive to on-site residential uses.

Policy 11.6

Encourage commercial buildings, to use enhanced architecture including, but not limited to; towers, domes, or other vertical elements; decorative fascias or parapets; pilasters or columns; arcades or colonnades; decorative details such as tiles, wrought iron, fenestration, landscaped planters or trellises; pitched or hipped roofs.

Business and Design/Research Parks

Business and Design/Research Park developments should accommodate low intensity/non- nuisance development with less focus on industrial uses and more of a focus on warehousing, product assembly, light manufacturing, and commercial office space with corresponding amenities. Concurrently, these land developments should provide for the diversification of the region's economic base and employment opportunities. Proposed Business and Design/Research Park development should demonstrate compliance with the following goal and policies.

Goal 12

Provide opportunities for business and design/research park development.

Policy 12.1

The location of business and design/research park developments should consider compatibility with existing land use patterns, appropriate access routes and traffic volumes, environmental concerns, proximity to single family residential uses, buffering, transitional land uses, and proper siting and storage of hazardous materials.

Policy 12.2

Through site planning and building design, ensure that business and design/research park developments are compatible with adjoining residential uses. Appropriate buffers, setbacks, landscaping, building height and materials, lighting, signage, on-site circulation and adjacent land uses and densities should be considered and integrated into business and design/research park developments.

Policy 12.3

Single family uses are not allowed in business and design/research park categories.

Policy 12.5a

Outdoor storage areas are discouraged. If developed, outdoor storage areas must be screened from adjacent parcels and public streets.

Policy 12.5b

Loading areas with roll-up, overhead doors, service areas, and areas intended for large truck parking should be screened from streets, residential and other adjacent uses.

Policy 12.6

To improve visual quality and compatibility, business and design/research park developments should orient offices, and similar less intensive uses, and landscaping adjacent to public rights-of-way (on the perimeter of the developments).

Policy 12.13

Encourage business and design/research park developments to orient more intensive uses (such as outside storage) away from public rights-of-way and residential areas. These uses should be internalized within the development.

Policy 12.7

Business and design/research park developments adjacent to residential uses areas shall provide intense buffering and transitioning in order to reduce land use conflicts and to be in accordance with the Clark County Unified Development Code (Title 30).

Policy 12.8

Business and design/research park developments should reduce or limit: points of ingress and egress on arterial or collector streets, traffic congestion and hazards, proliferation of signs and visual clutter, and incompatible architectural styles.

Policy 12.9

Encourage business and design/research park developments to be designed as centers or campuses with reduced points of ingress and egress on arterial and collector streets, coordinated architectural and signage programs, screened parking areas, and extensive landscaping.

Policy 12.11

Building heights should be transitioned so that the structure adjacent to residential uses is of a similar height.

Policy 12.16

All new sound and masonry walls should be decorative and designed to visually minimize the stark appearance of a monotonous block wall face by incorporating landscaping with climbing vegetation and/or variations in surface planes, landscape pockets, height, material, and/or texture. Walls should also incorporate elements to discourage graffiti: inclined grades, landscaping, terracing, and graffiti-resistant wall treatments.

Policy 12.12

The public access portion of all building footprints visible from a right-of-way or a residential use should have a landscape area between the building and paved area. In no instance should pavement for drive aisles or parking spaces directly abut the building footprint.

Policy 12.14

Encourage developments to incorporate pedestrian and bicycle circulation systems that connect with existing and proposed trail systems, parks, open space and nearby residential developments.

Policy 12.16

All exterior light sources should be shielded to direct light rays onto the subject parcel in accordance with the Unified Development Code (Title 30). Lighting design should be sensitive to on-site residential uses.

Policy 12.15

Encourage right turn deceleration and left turn lanes into business and design/research park developments.

Policy 12.13

Signage should be compatible to the area. Signage is subject to setbacks, size, height and other provisions of Title 30. Monument signs are encouraged.

Policy 12.18

Encourage the use of xeriscape landscaping in all new developments in addition to retrofitting older areas. Landscaping should comply with the Drought Ordinance and other screening and landscaping standards outlined in the Unified Development Code (Title 30).

INDUSTRIAL

Industrial development proposals should demonstrate compliance with the following industrial goals and policies.

Goal 13

Provide opportunities for industrial development in appropriate areas.

Policy 13.1

The location of industrial developments should consider compatibility with existing land use patterns, appropriate access routes, proximity to residential uses, buffering, transitional land uses, and proper citing and storage of hazardous materials.

Policy 13.2

Through site planning and building design, ensure that industrial developments are compatible with adjacent uses. Appropriate buffers, setbacks, landscaping, building height and materials, lighting, signage, on-site circulation with adjacent land uses and densities should be considered and integrated into industrial developments.

Policy 13.3

Single families residential, multi-family residential and mixed-use developments are not appropriate in industrial areas.

Policy 13.5

All exterior light sources shall be shielded to direct light rays onto the subject parcel in accordance with the Unified Development Code (Title 30).

Policy 13.4

Outdoor storage areas should be screened, as much as possible, from adjacent non-industrial planned parcels and from public streets.

Policy 13.6

Encourage outside storage areas, loading areas with roll-up, overhead doors, service areas, and areas intended for large truck parking to be screened, as much as practically possible, from public streets, residential and other adjacent uses.

Policy 13.7

Encourage industrial developments to orient less intensive uses, and landscaping adjacent to public rights-of-way on the perimeter of the developments to improve visual quality.

Policy 13.8

Encourage industrial developments to orient more intensive land uses (such as outside storage) away from rights-of-way and residential areas. These uses should be internalized within the development as much as possible.

Policy 13.9

Industrial developments should be of sufficient area to incorporate required on-site buffering and minimize impacts to surrounding uses.

Policy 13.10

Building heights should be transitioned so that a structure adjacent to a less intense use is of a similar height.

Policy 13.11

Encourage signage that is compatible with the area. Monument signs, as defined by the Unified Development Code (Title 30), are encouraged.

Policy 13.12

Encourage the use of xeriscape landscape design techniques in new developments and in retrofitting older areas. Landscaping should comply with the Drought Ordinance outlined in the Unified Development Code (Title 30).

Policy 13.13

The public access portion of all building footprints visible from a right-of-way or a residential use should have a landscape area between the building and paved area. In no instance should pavement for drive aisles or parking spaces directly abut the building footprint.

Policy 13.14

To provide for safety and traffic flow, limit curb cuts and encourage right turn deceleration and left turn lanes into industrial developments.

Policy 13.15

Industrial developments should reduce or limit: points of ingress and egress on arterial or collector streets, traffic congestion and hazards, proliferation of signs and visual clutter, and incompatible architectural style.

Policy 13.16

All new sound and masonry walls should be decorative and designed to visually minimize the stark appearance of a monotonous block wall face by incorporating landscaping with climbing vegetation and/or variations in surface planes, landscape pockets, height, material, and/or texture. Walls should also incorporate elements to discourage graffiti: inclined grades, landscaping, terracing, and graffiti-resistant wall treatments.

MIXED USE

With availability of public services such as water and sewer, limited mixed use may be appropriate in commercially planned areas along Blue Diamond Road (SR 160), along U.S. Highway 95 in Indian Springs, and along Kyle Canyon Road (SR 157), east of the junction with SR 158 (only in Township 19 South, Range 57 East, Section 28). Mixed use in Northwest Clark County would be expected to follow traditional small town patterns, with a small amount of residential use on the second floor above commercial uses. Any proposed mixed use in Northwest Clark County is expected to and should comply with the following goal and as well as the requirements of the Mixed Use Overlay District in the Unified Development Code (Title 30.48).

Goal 14

Provide limited opportunities for mixed use development within Northwest Clark County.

Policy 14.1

Mixed use developments should reflect the neighborhood character of the Northwest Clark County planning area through design and scale that are appropriate and should only be permitted in areas planned for commercial uses.

Policy 14.2

Encourage mixed use developments to incorporate pedestrian and bicycle circulation systems that connect with existing and proposed trail systems, parks, open space, and nearby developments.

Property Maintenance

Certain areas of Clark County's commercial and housing stock are aging or are otherwise deteriorating. As structures deteriorate, more attention to keep the building and property safe and up-to-date with current Clark County standards is needed. With the passage of time, owners need to invest in their buildings and property to maintain and in some instances restore structures and property to good condition. This improvement will also enhance the marketability of individual sites and the general surrounding neighborhood. The following goal and policies are established regarding property maintenance, neighborhood appearances and preservation.

Goal 18

Maintain developed properties by preventing the deterioration of structures and sites through active programs, code enforcement and public and private activities that strive to restore and enhance individual sites and neighborhoods.

Policy 18.1

Maintain buildings free of cracks, warping, missing materials or features. Maintain the structural integrity of residential housing units by fixing, replacing or removing dilapidated, decaying, disfigured buildings and those in a state of disrepair.

Policy 18.2

Ensure that paint on building surfaces, structures, enclosures and walls is not decayed or peeling such that will render them unsound and unsightly.

Policy 18.3

Maintain all stucco on structures in good repair. Stucco that has significantly cracked or fallen should be repaired or replaced and painted to match the remaining stucco.

Policy 18.4

All brick, stone and tile work, including veneer, should be maintained as originally installed. Masonry units and veneer that has fallen into disrepair, including missing pieces, slumping or cracked pieces or those appearing to be separating from the structure should be repaired or replaced to meet current building code standards.

Policy 18.5

Roofing materials should be uniform in type and shape. Missing roof materials should be replaced with similar materials. Roofs should be maintained in good condition, free of tarps and coverings except for immediate repair work, which should not exceed 10 days.

Policy 18.6

Parking areas, drive aisles, private sidewalks and walkways or other travel areas should be maintained free of pot holes, breaks, surface lifting and deteriorated conditions. Such travel areas are to be clean and free of debris.

Policy 18.7

All landscaped areas should be kept free of weeds, waste material and debris . Landscaped areas should be maintained in a healthy and growing condition and receive regular maintenance and trimming. All irrigation systems should be kept operational and meet all conservation measures and watering restrictions. Maintenance of any landscaping between the curb of any street abutting a parcel or site is the responsibility of the parcel owner or property owners association (if applicable) to maintain. Title 30.64 landscaping standards are to be complied with on all developed properties.

Policy 18.8

All vacant lots should be kept free of debris. Debris includes accumulation of tree limbs, yard waste, grass clippings, building materials, abandoned vehicles, trailers, furniture or similar items.

Policy 18.9

Walls, fences and trash enclosures should be kept free of significant surface cracks, dry rot, warping (deterioration), leaning (inadequate footings), missing or misaligned panels or blocks.

Policy 18.10

All windows and window screens should be operational and without holes, breaks and tears. All architectural features such as shutters (louvers), dormers, fascia boards and frames should be maintained in good repair. Replacement of window areas is to be done by an equivalent glazing material.

Policy 18.11

Repairs, replacement or changes to structures are to be done with similar materials as the original, to avoid an unfinished appearance. Enclosing porches and front patio areas should be done with similar materials as the original porch. No mixture of materials and finishes is to be done, giving the appearance of an unfinished area or boarded-up enclosure. Plywood (finished or unfinished) is not an acceptable material for an exterior residential structure.

Policy 18.12

No debris, junk, old building materials should be stored where it can be seen from an adjacent property or a public right-of-way. Old furniture, appliances, auto parts, etc., should not be placed in the front yard for storage or usage except in designated patio areas. Inoperable vehicle should not be stored in the front yard or driveway portion of the front yard and must be screened from all rights-of-way or adjacent properties.

MAJOR DEVELOPMENT PROJECTS

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 Project Review Process. This process is designed to accommodate the timely and comprehensive review of projects and their impacts to the local community. Detail information of Major Project are found in Title 30, the Clark County Development Code.

There are currently no major development projects in the Northwest Planning Area; however, the area of the Boy Scout Camp, near Mount Potosi has been designated Major Development Project. There are no other areas of private land within Northwest Clark County large enough to be developed by a single owner or group. Any major development projects should demonstrate compliance with the following policies.

Goal 15

Provide limited opportunities for the development of major projects within Northwest Clark County.

Policy 15.1

Ensure that a major project provides a mix of residential, commercial, and public facilities land uses where residents will have the opportunity to live, work, and recreate. The design of a major project should be compatible within the development as well as with adjoining land uses and the natural environment.

Policy 15.2

Ensure that a major project is designed to integrate transportation planning with land use planning. In addition, a major project should incorporate other linear infrastructure such as drainage, water reclamation and water.

Policy 15.3

Construction of infrastructure and public facilities for a major project should be timed to run concurrently with the development it supports in order to provide adequate service and minimize financial burden to the service provider and the public.

TRANSPORTATION

On July 16, 2003 the Board of County Commissioners adopted the Clark County Transportation Element into the Clark County Comprehensive Plan. The Transportation Element was created to address the transportation issues and needs within each of the land use planning areas. All development proposals should demonstrate compliance with the following goal and policies as well as the Transportation Element.

Goal 16

Encourage an integrated network of roads, mass transit (where feasible), bicycle, and pedestrian routes in order to provide transportation choices and alternatives.

Policy 16.1

All development proposals should demonstrate compliance with the goals and policies of the Clark County Transportation Element.

Policy 16.2

Encourage right turn deceleration lanes into large scale developments.

Policy 16.3

Encourage ride sharing in areas of heavy travel demand.

Policy 16.4

Encourage center two way left turn lanes to be constructed with new developments on all arterial and collector roads.

Policy 16.5

Minimize traffic on local and residential streets by using cul-de-sacs and curvilinear streets within subdivisions.

Policy 16.6

Minimize curb cuts on arterial and collector streets to reduce congestion and accident potential.

PUBLIC SERVICES AND FACILITIES

The following goals and policies have been developed as the public services and facilities component of the Northwest Clark County Land Use Plan. These guidelines have evolved from existing County goals and policies, planning workshops, public meetings with interested citizens, Town Advisory Boards, Citizens Advisory Councils, Planning Commission, and Board of County Commissioners.

The goals and policies of the public services and facilities component are to:

- Promote public health, safety, morals, and welfare.
- Promote the efficient use of public services and facilities; minimize cost of service extension and maintenance paid by the service provider, Clark County, and/or developers.

Important Note:

Public and Quasi-Public services and facilities including, but not limited to, parks and other recreational facilities; schools; churches; fire stations; electric substations; water reservoirs and conveyance facilities may be appropriate land uses in any land use category. Existing land use patterns, proximity to single family residential uses, buffering, and transitional land uses should be considered when siting public and quasi-public services and facilities.

Regional scale Public and Quasi-Public services and facilities include, but are not limited to, regional parks, bus barns, flood control facilities, universities, etc. should be considered on a case by case basis to ensure compatibility with surrounding existing and planned land uses. Appropriate siting and buffering should be used to reduce impacts to the local community.

All development proposals should demonstrate compliance with the following public services and facilities goals and policies.

Fire Protection

Goal 17

Ensure that development within Northwest Clark County is in conformance with the Rural Fire Protection Services Element.

Policy 17.1

Discourage development that causes the Clark County Fire Department to fall short of accepted level of service standards.

Policy 17.2

Development within Northwest Clark County should be limited to areas where adequate fire protection services exist or can be efficiently provided.

Policy 17.3

Development within Northwest Clark County should demonstrate the ability to provide adequate fire protection services in any area outside the Fire Protection Service Zone, or in an area where such services may be compromised.

Policy 16.4

New construction, outside a Fire Protection Service Zone, is encouraged to incorporate fire suppression sprinkler systems into all new structures.

Police Protection**Goal 18**

Ensure that development within Northwest Clark County is in conformance with the adopted Police Element.

Policy 18.2

When a project impacts police services, METRO and the developer should cooperate in mitigating areas of concern to meet current acceptable levels of police services within the vicinity of any new or expanded project.

Policy 18.1

Development within Northwest Clark County should be limited to areas where adequate police protection services exist or can be efficiently provided.

Policy 18.3

Encourage defensible space concepts in site design to minimize crime potential. (Note: Contact METRO for defensible space recommendations.)

Public lands and Quasi-public Infrastructure

Because of the vast quantities of public lands in the Northwest Clark County Planning Area, communication and cooperation between the land management agencies and Clark County is essential.

The Clark County Department of Comprehensive Planning will continue to seek input and recommendations from public land management agencies when developing land use plans and policies or amending land use plans and policies.

Goal 19

Work with Federal Agencies on land use issues in Northwest Clark County.

Policy 19.1

Encourage the US Forest Service to continue to seek Clark County input into the proposed amendment to the Humboldt-Toiyabe National Forest Land & Resource Management Plan for

the Spring Mountains National Recreation Area and subsequent implementation plans and actions.

Policy 19.2

Encourage the Bureau of Land Management to continue to seek Clark County input into the General Management Plan for the Red Rock Canyon National Conservation Area.

Policy 19.3

Encourage the Bureau of Land Management to continue to seek Clark County input into the Las Vegas District Resource Management Plan.

Policy 19.4

Clark County supports Bureau of Land Management and United States Forest Services policies of acquiring in-holdings within the Red Rock Canyon National Conservation Area and Spring Mountains National Recreation Area by purchase or exchange from willing sellers.

Policy 19.5

Outside of National Conservation, Recreation, or Wildlife Range Areas, encourage the Bureau of Land Management to retain lands designated as Community District 6 (CD6) in public ownership.

Policy 19.6

Encourage the Bureau of Land Management to consult with Clark County regarding potential privatization of public lands within Community District 3 (CD3).

Goal 20

Provide for adequate public and quasi-public infrastructure to meet the needs of existing and future residents and businesses.

Policy 20.1

Encourage the development of vacant or underutilized land that is currently served by utilities in order to efficiently use infrastructure.

Policy 20.2

Where possible, require all new development, including single family residences, to connect to, or be ready to connect to, existing and future sewer lines or incorporate sewage line extension into the scope of the project.

Policy 20.3

Encourage existing single family residences and other uses, where service is made available, to connect to sewer lines.

Policy 20.4

Discourage the use of septic tanks or sewage lagoons. Where soils are subject to seepage, poor filters or in flood prone areas they are subject to Health District regulation and are generally prohibited. This will minimize health hazards associated with slow absorption, surfacing of effluent, hillside seepage or groundwater contamination.

Policy 20.5

In accordance with Southern Nevada Health District requirements, maintain the minimum distances between septic systems and wells and septic systems and sewer lines to ensure protection of public health and water supplies.

Policy 20.6

Encourage compatible developments to locate in existing neighborhoods where little or no additional infrastructure investment is required. These developed areas usually contain vacant or underutilized properties (infill) where roads, utilities, and services have been made adjacent to these properties.

Policy 20.7

Encourage the development of public and quasi-public facilities (e.g., schools, etc.) with enhanced designs that include, but are not limited to, decorative block walls, drought-tolerant landscaping, and features which integrate well with adjacent development.

Goal 21

Provide for public and quasi-public infrastructure that incorporates features and plans, which emphasize aesthetic considerations.

Policy 21.1

Encourage the installation of public and quasi-public infrastructure (e.g., electrical substations, water pumping stations, etc.) with enhanced designs which utilize low profile equipment, decorative block walls, drought-tolerant landscaping and features that integrate with adjacent development.

Policy 21.2

Discourage the use of low voltage overhead electric distribution lines. Title 30 mandates that electric distribution lines be installed underground.

Goal 22

Provide for compatibility between public and quasi-public utility corridors and existing or proposed land uses.

Policy 22.1

When technically feasible, encourage the joint use of corridors by utilities and service providers so that needed infrastructure is consolidated.

Policy 22.2

Promote the joint use of high voltage transmission line corridors and transportation systems that allow for the development of pedestrian, equestrian, and bicycle trails within existing and planned transmission line corridors. Incorporate strategies that take into consideration access for routine and emergency transmission line maintenance.

Policy 22.3

Encourage the upgrade and use of existing corridors, whenever possible, to minimize the overall number of corridors established within Northwest Clark County communities.

School Facilities**Goal 23**

Provide for efficient utilization of Clark County School District (CCSD) facilities and provisions for adequate facilities in the future.

Policy 23.1

Encourage coordination between developers and CCSD.

Policy 23.2

Locate schools in compliance with CCSD standard location criteria.

Policy 23.3

Developers should consider the cumulative impact that their developments will have on area schools. They should work closely with the Clark County School District to ensure that adequate facilities are in place and/or to provide for the facilities if they are not readily available.

Policy 23.4

To ensure the best possible use of land, wherever possible, school, and park sites should be developed jointly.

Policy 23.5

Orient and design schools so that school zones (15 mph) have the least possible impact on arterial streets.

Policy 23.6

Locate school crossings on low traffic volume streets wherever possible.

Parks and Other Recreational Facilities**Goal 24**

Provide for the development of parks, cultural venues, and other recreational facilities that meet the needs of the residents within the Northwest planning area.

Policy 24.1

Encourage a diverse system of parks, open space, recreational facilities and services meeting/exceeding the standards for outlying communities within the Northwest area.

Policy 24.2

Encourage the development of park and recreational facilities to correspond with expected population and needs of area residents.

Policy 24.3

Encourage all development to employ ample active and passive open spaces in overall site design and integrate open space, where possible, with connectivity to adjoining properties, trail systems, view sheds, preservation of historical value, schools and public park facilities in an effort to meet the needs of the community.

Policy 24.4

Encourage developments to provide land to help extend or coordinate trail systems that may be planned in Northwest Clark County.

Policy 24.5

Encourage the Departments of Parks and Recreation, and Public Works, and the Regional Flood Control District to coordinate during the planning and design phase to incorporate multiple uses of flood control facilities.

Policy 24.6

Encourage adequate on-site parking at all new park developments.

Policy 24.7

Encourage public art spaces within the community.

Airport Environs**Goal 25**

Provide for compatibility between Creech Air Force Base operations and existing or proposed land uses.

Policy 25.1

Development projects located in the Airport Environs Overlay Districts (AEOD) shall comply with additional AEOD land use regulations. (Contact Clark County Current Planning for information regarding the most recently adopted AEOD boundaries and requirements.)

Policy 25.2

Encourage development patterns and standards compatible with the continuing operation of Creech Air Force Base.

Sustainability

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. *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. The following policies are based on the Initiative and report. 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, so policies are included here to help educate and encourage broad involvement in practices that will help to sustain our community. Only Goals and Policies that can be address through land use action are listed below.

All development proposals are encouraged to demonstrate compliance with the following sustainability goals and policies.

Sustainability – Air Quality

Goal 29

Engage in practices that will contribute to sustainability with regards to Air Quality in Clark County by reducing greenhouse gases (GHGs).

Policy 29.1

Encourage the use of telecommuting when and where feasible.

Policy 29.2

Encourage the expanded use of video conferencing to conduct business.

Policy 29.3

Encourage the use of Alternate Work Schedules, such as four ten-hour days, to reduce the number of vehicle trips.

Policy 29.4

Encourage the use of staggered shifts, which begin and end during non-peak travel times, in order to reduce the amount of time vehicles sit in traffic.

Policy 29.5

Encourage businesses to use online services, whenever possible, to reduce customer vehicle trips.

Policy 29.6

Encourage Transit Oriented Design (TOD), with a mix of land uses, within 1320 feet of existing and proposed public transit service.

Policy 29.7

Encourage commercial developments to provide facilities and designs that allow tenants to provide incentives for their employees to use public transportation, car pooling, and/or bicycles as a means of getting to and from work and that accommodate customers who use public transit, bicycles or walk.

Sustainability – Water**Goal 30**

Engage in practices which conserve our desert community’s most vital resource – water.

Policy 30.1

Encourage developers of all land use types to qualify for Water Smart certification of their buildings and landscapes from the Southern Nevada Water Authority.

Policy 30.2

Encourage the use of xeriscape landscaping in all new developments in addition to retrofitting older areas. Landscaping should comply with the Drought Ordinance and other screening and landscaping standards outlined in the Unified Development Code (Title 30).

Policy 30.3

Encourage property owners to participate in the Water Smart Landscapes rebate program, when they apply for any type of land use action.

Sustainability – Land Use / Habitat Protection**Goal 31**

Engage in land use practices that contribute to sustainable growth and preservation of open spaces and native habitat.

Policy 31.1

Encourage the use of compact, transit oriented development, where appropriate, to accommodate growth without contributing to sprawl.

Policy 31.2

Encourage the use of infill parcels, within the urban/suburban core.

Sustainability – Waste Reduction / Recycling

Goal 32

Engage in practices that reduce waste generation and make recycling a way of life.

Policy 32.1

Encourage the use of curbside recycling by all Clark County residents.

Policy 32.2

Encourage the use of composting by commercial landscapers and all area residents to remove this waste stream from going to the landfill and using it to benefit local landscapes.

Sustainability – Transportation

Goal 33

Engage in land use practices that will reduce the number of vehicles on the road in Clark County.

Policy 33.1

Encourage an integrated network of roads, mass transit, bicycle paths and pedestrian routes to provide alternate transportation choices to all residents.

Policy 33.2

Encourage developments to incorporate properly placed bicycle and walking paths leading to commercial and public areas as an alternative to automobile use.

Policy 33.3

Encourage pedestrian and vehicular movement between neighborhoods through street connections and by minimizing the use of cul-de-sacs.

Policy 33.4

Encourage the use of telecommuting when and where feasible.

Sustainability – Green Building

Goal 34

Green building is the normal practice of all development in Clark County.

Policy 34.1

Encourage all developers to follow United States Green Building Council's Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ standards, or other similar rating system, in building orientation, design and construction.

Policy 34.2

Encourage the review of Clark County codes to remove roadblocks and to provide for Green Building initiatives.

Sustainability – Energy Use**Goal 35**

Clark County engages in the conservation of energy and provides for the development and utilization of clean energy sources in providing for the energy needs of the community.

Policy 35.1

Encourage the use of solar panels on covered parking structures and appropriate building rooftops, when feasible.

Policy 35.2

Encourage a review of Clark County code and practices in order to encourage the development of clean energy sources, such as solar, wind and other emerging technologies.

Policy 35.3

Encourage the use of non-CMU materials for screen walls in order to help reduce the urban heat island effect, where feasible and appropriate.

Policy 35.4

In order to help reduce the urban heat island effect, encourage the use of pervious materials in parking lots and drive aisles, where feasible.

Policy 35.5

Encourage the use of deciduous trees and other landscape materials for shading of structures to reduce energy use.

NATURAL ENVIRONMENT

Introduction

Regional planning and coordination is necessary when developing environmental plans. In Northwest Clark County, a number of environmental issues may impact land use. Environmental guidance for the Northwest Clark County Land Use Plan is referenced through the following Clark County environmental plans. They should be used in concert with the Northwest Clark County Land Use Plan:

Clark County Air Quality Plans
Clark County 208 Water Quality Management Plan
Clark County Multiple Species Habitat Conservation Plan
Regional Flood Control Master Plan
Clark County Comprehensive Plan:
 Federal Lands Element
 Conservation Element

Purpose

Conservation and management of natural resources and open spaces is critical to the quality of life in Clark County. The Northwest Clark County Plan seeks to support a network of protected open spaces that correspond to significant regional natural features. Open space provides regional, environmental, economic, social, educational, and recreational benefits.

Goals and Policies

The following goals and policies have been developed as environmental guidelines to the Northwest Clark County Land Use Plan. These guidelines are based upon federal and state environmental regulations, existing county regulations, goals and policies, planning workshops, citizen advisory groups and public meetings with Town Advisory Boards, Citizens Advisory Councils, Planning Commission, and Board of County Commissioners. The guidelines reflect the understanding that environmental policies are interrelated with land use decisions. In this section, natural resources and environment protection will be emphasized.

Environmental issues identified were generally categorized as protection of air and water quality, and planning for urban conservation areas. Specific issues were identified as reduction of dust, groundwater protection, flood protection, reducing storm water runoff, and retaining open space in and around washes and in their natural state.

Alpine Environment

Goal 26

Preserve and enhance the unique Alpine Environment of the Spring Mountains National Recreation Area, Mount Charleston and Red Rock Canyon National Conservation Area.

Policy 26.1

Encourage conservation of the natural environment and discourage incompatible uses that may impact the National Recreation Area uses and wilderness areas that are within the NRA.

Policy 26.2

New development should be set back an adequate distance from arterial highways and screened by natural vegetation or landscaping.

Policy 26.3

Continue cooperation among US Forest Service, Bureau of Land Management and Clark County to protect and preserve these areas.

Policy 26.4

Encourage non-vehicular activities within sensitive areas in order to protect the forest and all conservation areas.

Natural Environment & Community Interface

Goal 27

Preserve and enhance the unique character of the ecosystems found in and surrounding Northwest Clark County communities.

Policy 27.1

Encourage the integration of funding and goals to build multi-purpose projects that fully use land set aside for public purpose; specific funds from flood control, transportation, recreation, and other agencies should be focused on multiple objective projects.

Policy 27.2

Encourage preservation and protection of washes and waterways. Developments in geologic hazard areas, such as landslide areas, active or potentially active fault zones, rock slide areas, steep slopes, avalanche paths and avalanche threat areas should be avoided.

Policy 27.3

Encourage transitional development to buffer environmentally sensitive lands from more intensive uses.

Policy 27.4

Encourage development to provide access to existing and planned trail facilities.

Policy 27.5

Discourage vacating streets that abut or connect with trail/open space.

Flood Control

Storm drainage systems can be developed that emphasize the use of natural and/or open drainage, enclosed or piped drainage, or by incorporating the use of retention and detention basins. The storm drainage system within Northwest Clark County consists of natural and improved drainage channels. Specific improvements will continue to be needed to resolve existing flooding problems and to mitigate potential impacts associated with new development in the area.

The Clark County Regional Flood Control District (CCRFCD) Master Plan covers both unincorporated Clark County and the incorporated cities within Clark County. The Master Plan describes facilities planned for the entire County. These facilities are a combination of detention and conveyance structures.

Goal 28

Promote a flood control system that minimizes damage and inconvenience to existing and new development.

Policy 28.1

Encourage new developments to construct flood control improvements in accordance with the Clark County Regional Flood Control Hydrologic Criteria and Drainage Design Manual, stressing multiple uses with recreational amenities.

Policy 28.2

Ensure that the Flood Control Master Plan design recommendations will be used to determine the development of safe and adequate storm drainage facilities.

Policy 28.3

Where possible, encourage storm drainage corridors to be used not only for drainage facilities, but for open space linkages.

Policy 28.4

In coordination with Regional Flood Control District and other community stakeholders, encourage the preservation of natural washes and unlined channels to an extent practical and consistent with the need for flood protection, erosion control, and water quality.

Policy 28.5

Continue to participate in the National Flood Insurance Program and Federal Emergency Management Agency (FEMA) flood insurance program.

Policy 28.6

Reduce runoff volumes by designing sites to reduce, as much as possible, unnecessary impervious surfaces.

Surface and Groundwater

Goal 29

Protect groundwater quality.

Policy 29.1

Encourage the development of a wellhead protection plan with land use practices that would protect the aquifer from contamination. Promote the proper abandonment of water wells.

Policy 29.2

Clark County should lead in coordinating the implementation of the Clark County 208 Plan recommendations in regard to future development.

Policy 29.3

Promote connection to municipal water service wherever possible

Policy 29.4

Maintain the minimum distance between septic systems, corrals, feed lots, and underground fuel tanks from drinking water wells to ensure protection of public health and water supplies.

Goal 30

Improve surface water quality.

Policy 30.1

Encourage the use of Best Management Practices using landscape and design for buffering, erosion, runoff control, and stormwater control.

Policy 30.2

Encourage the placement of regional stormwater placards in existing neighborhoods and new developments to reduce pollution in drains.

Wastewater

Goal 31

Insure proper planning for and management of development in relation to sewer systems to minimize hazards to public health and protect future water resources.

Policy 31.1

Promote existing development served by septic systems to connect to a municipal sewer system, when available.

Policy 31.2

Encourage septic system connection to municipal sewer, when available, during property entitlement processes.

Policy 31.3

Encourage new development to locate within the service areas of municipal water systems.

Air Quality**Goal 32**

Effectively control dust particulates that result in unhealthy air quality, and which do not comply with federal health-based standards.

Policy 32.1

Utility roads, infrastructure alignments and other pioneered roads created along recently constructed infrastructure (water, gas, sewer, etc.) can be problem. These alignments are turned into roads which then produce fugitive dust emissions that adversely impact adjacent land uses and air quality. These roads should be developed in accordance with Section 30.32.070 of Title 30.

Policy 32.2

Trespass, shortcut roads and other pioneering of unpaved shortcut roads across vacant property can create air quality problems. These roads should be properly terminated preventing vehicles from traversing unimproved and/or undedicated rights-of-way.

Policy 32.3

All parking lots should be paved or otherwise stabilized to prevent dust.

Policy 32.4

All vacant land within non attainment areas should be stabilized for dust as Section 90 of the Air Quality Regulations requires stabilization of vacant land.

Policy 32.5

Promote the use of alternative modes of transportation to the automobile including: walking, and bicycling through appropriate site and building design to improve air quality.

Policy 32.6

Enhanced landscaping, such as mature trees and shrubs, is encouraged at the perimeter and interior of parking areas to provide shade and improve ambient air quality.

Policy 32.7

Best Management Practices should be employed during construction to minimize fugitive dust.

Detail Area Policies

Each community within Northwest Clark County is unique. These policies address the conditions within these communities.

Blue Diamond, Mountain Springs and Red Rock

Goal 33

To preserve and enhance the community character of this area.

Policy 33.1

The preferred street pattern is high connectivity. New developments should follow the established lot and block pattern of the area.

Policy 33.2

New single family housing should be of similar lot size to existing lots in the area.

Indian Springs

Goal 34

To preserve and enhance the community character of this area.

Policy 34.1

New development should have minimal amounts of exterior lighting that is low level/hooded lighting to preserve the visibility of night skies.

Policy 34.2

New development should not adversely affect existing drainage patterns, and should follow existing topography.

Policy 34.3

New development should be consistent with the rural character of the community in density and appearance.

Policy 34.4

Development should be commensurate with the available resources, especially water, and public services.

Policy 34.5

Encourage the development of walking/horseback trail system, separate from the driving surface, especially along MacFarland Avenue and Boulder Lane.

Policy 34.6

Encourage developers to share/discuss their plans with the community, even when not required by Clark County, through the monthly meetings of the Town Advisory Board.

Corn Creek and Cold Creek

Goal 35

To preserve and enhance the community character of this area.

Policy 35.1

New development shall not have an adverse effect on existing drainage patterns.

Policy 35.2

New development shall follow existing topology.

Policy 35.3

New development should be consistent and compatible with neighborhood characteristics and densities.

Mount Charleston – Lee Canyon and Kyle Canyon

This area is a unique alpine environment that has geological hazard areas, sensitive species and other natural resources. Following policies are intended to promote compatibility with the area's scenic values and predominant outdoor recreation land use, at the same time providing for identification needs of existing businesses operating in the area.

Goal 36

To preserve and enhance the natural environment of this area.

Policy 36.1

Development within Mount Charleston should conform to the area's available resources and public services.

Policy 36.2

New commercial development should be limited to the Mount Charleston Hotel area along State Route 157, east of the junction with State Route 158 (only in Township 19 South, Range 57 East, Section 28).

Policy 36.3

On-premise signage should follow Title 30 requirements.

Policy 36.4

Sign colors are to be earth tones which blend with the landscape and should be clearly distinguishable from US Forest Service signs.

Policy 36.5

Minimize exterior lighting. Illumination, flood lighting may be used to illuminate free-standing or monument signs provided that the fixtures are architecturally concealed.

Policy 36.6

Signage is reviewed as a part of Design Review and should be compatible with the architectural and environmental design of the project.

Policy 36.7

Encourage re-vegetation on areas affected by fire or any land alterations.

Policy 36.8

Special care should be given to avoid erosion damage.

Policy 36.9

Development on slopes exceeding an average of 12 percent should be discouraged.

Policy 36.10

Grading should be minimized to match or blend with the natural contour of the land.

Policy 36.11

Where development results in new impervious surfaces, on-site retention and /or percolation of runoff should be provided.

Policy 36.12

To facilitate snow removal, all residential, commercial and other uses should provide adequate off-street parking.

Policy 36.13

Encourage developments to provide adequate areas for snow storage.

Policy 36.14

Fire protection and prevention should be approved only where adequate water supply and pressure for fire suppression are available.

Policy 36.15

Encourage the installation of automatic sprinkler systems in all structures.

Policy 36.16

Building heights for all development should not exceed two stories or 35 feet.

Policy 36.17

In order to preserve the National Forest, open space, and conservation areas, new developments along the State Routes 156, 157 and 158 should incorporate trails that meet the standards in the Department of Air Quality and Environmental Managements Development Standards for Off Street Trails.

Policy 36.18

Encourage the development of a designated equestrian trail system.

Policy 36.19

Gated residential subdivisions are discouraged.

Policy 36.20

Where feasible, new development should be set away from highways and screened insofar as possible by natural vegetation or new plantings.

- a. Screening should be reviewed in conjunction with the Design Review procedure.
- b. On scenic highways, minimum building setbacks are 150 feet from centerline or the right-of-way, whichever is further. Parking and appurtenant structures should be set back 75 feet from centerline, or to the right-of-way line, whichever is greater.

Policy 36.21

New development should have minimal amounts of exterior lighting that is low level/hooded lighting to preserve the visibility of night skies.

Policy 36.22

New development should be consistent with the open, rural character of the area in density and appearance.

Policy 36.23

New development design should not distract from the surrounding natural, open environment.

Policy 36.24

Gaming is not an appropriate use within the areas planned for commercial development.

Lower Kyle Canyon

Lower Kyle Canyon is a unique area that is the entrance into the northern portion of the Red Rock National Conservation Area and the Spring Mountains National Recreation Area. It is one of few areas, close to the Las Vegas Valley, that has developed with predominately 2 acre or larger residential lots. The following policies are intended to promote compatibility with the area's scenic values and the transition from an urban environment to these National Recreation and Conservation areas.

Goal 37

Preserve and enhance the low intensity and natural environments of this area.

Policy 37.1

Any development proposing higher density than one unit per two acres, should be limited to sections 2, 3 and 10 of this area and provide enhanced buffering to the existing planned lower density areas.

Policy 37.2

New development should have minimal amounts of exterior lighting that is low level/hooded lighting to preserve the visibility of night skies.

Policy 37.3

New development should be consistent with the open, rural character of the area in density and appearance.

Policy 37.4

New development design should not distract from the surrounding natural, open environment.

Policy 37.5

Develop design standards with community input for sections 3, 6, 7, 8, 9, 10 & 18 and adopted into Title 30.

Policy 37.6

In sections 3 & 10 new development should have septic systems designed to remove or reduce nitrates.

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 (OL)

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).

Agricultural

The Agricultural category designates areas that are primarily used for agricultural production. These areas are generally irrigated and located on valley floors where they may be subject to flooding.

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

Residential Rural (RR) [up to 0.5 dwellings (du)/1 acre (ac) (up 0.63 du/ac with an approved PUD)]¹

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.

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

Residential Agriculture (RA) (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

¹ 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).

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 (RN) [up to 2 du/ac (up to 2.5 du/ac with an approved PUD)]²

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.

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

Rural Neighborhood Preservation (RNP) [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).

² 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).

Residential Low (RL) (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 (RS)[up to 8 du/ac (up to 10 du/ac with an approved PUD)]³

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 (RM) [from 3 du/ac to 14 du/ac (up to 16 du/ac with an approved PUD)]⁴

Residential Medium (from 3 du/ac to 14 du/ac) category permits a range from 3 dwelling units per gross acre up to 14 dwelling units per gross acre. The Residential Medium (from 3 du/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.

³ 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).

⁴ 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), Manufactured Home Residential (R-T), Residential Urban District (RUD), and Public Facility (P-F).

Residential High (RH) (from 8 du/ac to 18 du/ac)

The Residential High (from 8 du/ac to 18 du/ac) category permits a range from 8 dwelling units per gross acre 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: Manufactured Home Residential (R-T), Residential Urban District (RUD), Multiple-Family Residential (R-3), and Public Facility (P-F).

Residential Urban Center (RUC) [from 18 du/ac to 32 du/ac (up to 32 du/ac with an approved PUD)]

The Residential Urban Center (from 18 du/ac to 32 dwelling units/per acre) category permits a range from 18 dwelling units per gross acre up to 32 dwelling units per gross acre. This category allows a variety of housing types including residential multiplexes, townhouses, 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 (RHRC) (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: Apartment Residential (R-5), and Public Facility (P-F).

Office Professional (OP)

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 (CN)

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), Recreational Vehicle Park (R-V-P), and Public Facility (P-F).

Commercial General (CG)

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), Recreational Vehicle Park (R-V-P), and Public Facility (P-F).

Commercial Tourist (CT)

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 (MDP)

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 (BDRP)

The Business and Design/Research Park category applies to areas where low intensity manufacturing and assembly developments, wholesale and distribution, office, professional services associated with warehousing, and other similar activities that promote industry and support a diversified economic base are intended. Major uses in the category include research and development, incubator businesses, wholesale businesses – such as 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 (I)

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 aesthetic 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 (HI)

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 (PF)

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, public transit facilities, police and fire facilities, public schools, colleges and universities, libraries, golf courses, and other public utility facilities.

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

IL – Institutional

The Institutional category should be used for existing non-governmental, quasi-public organizations including, but not limited to, places of worship, private schools, hospitals and rehabilitation facilities, service organizations, public utilities, etc.

These facilities can be found in any zoning district EXCEPT the Public Facility (P-F) zone.

LAND USE MAPS

The land use maps were developed through a process including two community open houses, interaction with community stakeholders, the Town Advisory Boards, Citizens Advisory Councils, Comprehensive Plan Steering Committee, Planning Commission and Board of County Commissioners. The maps reflect the planning area's community character along with the vision, opportunities, and goals. The process used for developing the Land Use Maps includes, but is not limited to the following:

- The maps were examined against existing conditions, and current zoning. This illustrated development trends that differed from the original land use map.
- Issues, opportunities, goals and policies were used to develop criteria for map changes within the planning area.
- The old land use plan maps were converted to a set of standardized land use categories approved by Board of County Commissioners.
- Changes were made from the suggestions of the Community workshops, open house and Technical Advisory Group (TAG).

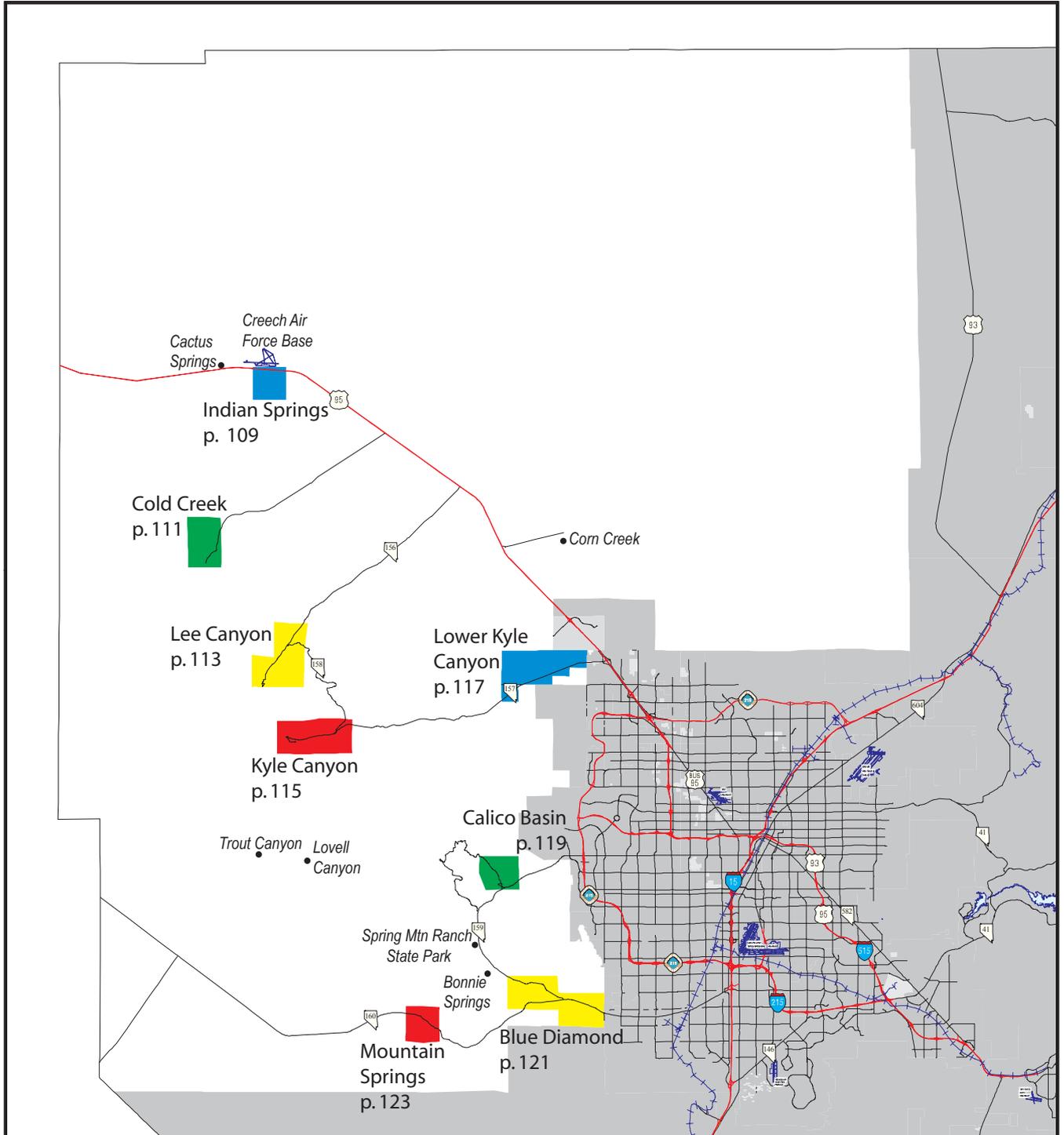
Additional changes were made from input received from the second Open House.

Administrative Map Updates

Amendments proposed for the unincorporated portions of the Northwest Clark County land use planning area will be processed in accordance with state law. The County may administratively update the Northwest Clark County Land Use Plan maps and text to reflect all approved annexations or other information as may be resultant from actions made by the Incorporated Cities or other governing bodies. Additional maps may be included in the Appendix for informational purposes only and have been created/amended under a process which is separate from the Northwest Clark County Land Use Plan. Other informational maps may also be included in the Appendix. These maps may be administratively updated/included when they are legally amended or created without requiring re-adopting/amending the plan.

Notes:

Northwest Clark County Detail Area Locator Map



Map 5 – Locator Map – back

Map 6 – Overall NW Area Map – front

Map 6 – Overall NW Area Map – back

Map 7 – Indian Springs – front

Map 7 – Indian Springs – back

Map 8 – Cold Creek – front

Map 8 – Cold Creek – back

Map 9 – Lee Canyon – Mount Charleston – front

Map 9 – Lee Canyon – Mount Charleston – back

Map 10 – Kyle Canyon – Mount Charleston – front

Map 10 – Kyle Canyon – Mount Charleston – back

Map 11 – Lower Kyle Canyon – front

Map 11 – Lower Kyle Canyon – back

Map 12 – Calico Basin – Red Rock – front

Map 12 – Calico Basin – Red Rock – back

Map 13 – Blue Diamond – Red Rock – front

Map 13 – Blue Diamond – Red Rock – back

Map 14 – Mountain Springs – front

Map 14 – Mountain Spring – back

Glossary

The following general definitions were developed to assist in using the Northwest Clark County 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.”

Airport Environs (AE) - The airport environs is the area near Creech Air Force Base Airport that is affected by elevated noise levels and/or increased accident hazards from aircraft operations.

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).

Colonnade - A structure composed of columns placed at regular intervals.

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.

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

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 public land that could be disposed of and made private. *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.*

Façade – The face of a building, especially the principal face.

Fascia – A flat horizontal band or member between moldings.

Fenestration – The design and placement of windows in a building.

Floor Area Ratio (FAR) – The gross floor area of all buildings or structures on a lot divided by the total lot area. The floor area ratio is a means of measuring intensity of land use.

Goal - A concise statement describing a condition to be achieved. It does not suggest specific action, but describes a desired outcome.

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

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.

Mixed Use – 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.

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

Parapet – A low protective wall or railing along the edge of a raised structure such as a roof or balcony.

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

Planned Unit Development (PUD) - 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.

Policy - A specific statement to guide making, derived from goals of the plan.

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, church, schools, and hospitals.

RTC – The Regional Transportation Commission of Southern Nevada.

Rural Neighborhood Preservation (RNP) – An area, generally in the Las Vegas Valley, where low density residential, not to exceed two dwelling units per acre, is to be preserved along with the rural character of the area.

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.

Sprawl – Low-density, scattered, car-dependent development – often on the periphery of established communities. In time, new building passes this low-density development and creates areas with tremendous pressure to increase in density. Sprawl requires additional infrastructure to accommodate scattered, spread-out, low-density development – which is often cost prohibitive.

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.

Take - As defined in the ESA, the term means to harass, harm, pursue, hunt, shoot, wound, kill, trap, capture, collect or attempt to engage in such conduct. Harm may include significant habitat modification that actually injures a species. There are no federal prohibitions under the ESA for the taking listed plants on nonfederal lands, unless taking of those plants is in violation of state law or would accompany a project that requires federal authorization, permits or funding.

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.

Trellises - Arbors or arches made of latticework.

Workforce Housing – Multi and single family housing near employment centers where the housing unit does not consume more than 30 percent of the households 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.

APPENDICES

Appendix A – Demographic Details

Appendix B – Indian Springs Visioning

Appendix C – Mt. Charleston 1982 Development Guidelines

(Additional appendices as appropriate)

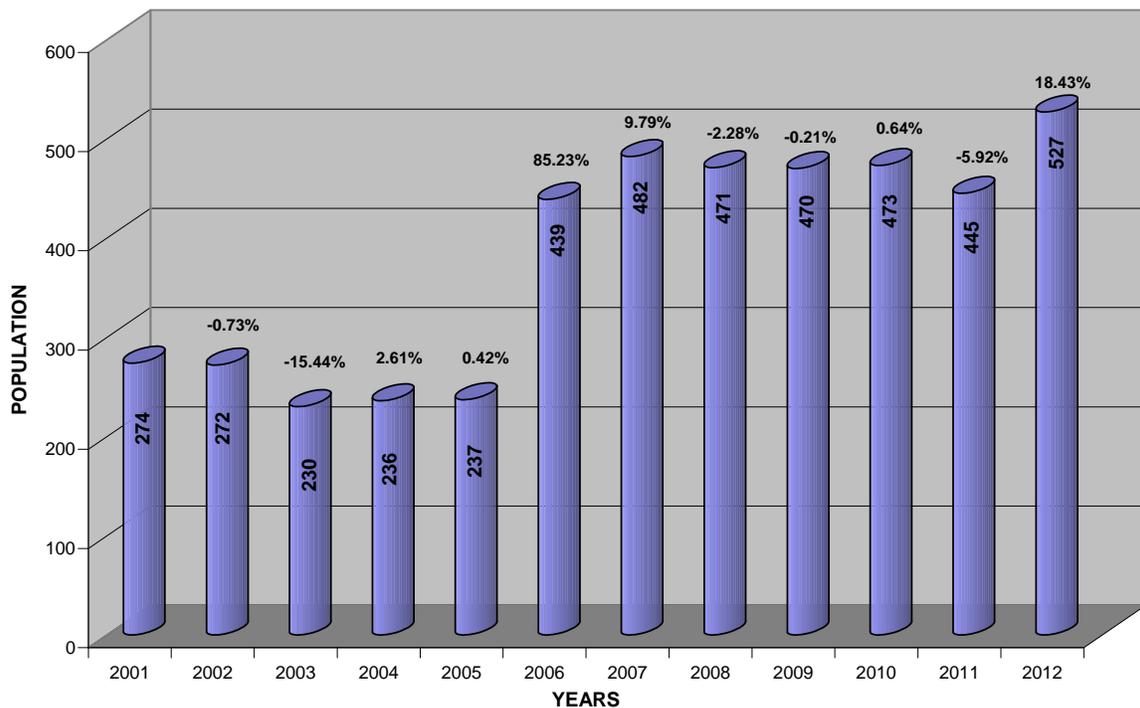
NOTES:

Appendix A – Demographics Details

The following charts show the population counts for Northwest Clark County communities from 2001 to 2012. Beginning in 2006, some community count areas were adjusted and new counts began. Also in some years, Special Populations and Group Quarters were included but then dropped out. The graphs reflect those changes – Red Rock includes all areas served by the Red Rock Citizens Advisory Council (Calico Basin, W. Blue Diamond Road) except for the town site of Blue Diamond. And Spring Mountains includes Cold Creek, Lee Canyon, Trout Canyon and other areas in the Spring Mountains, but not Mountain Springs or the town of Mt. Charleston.

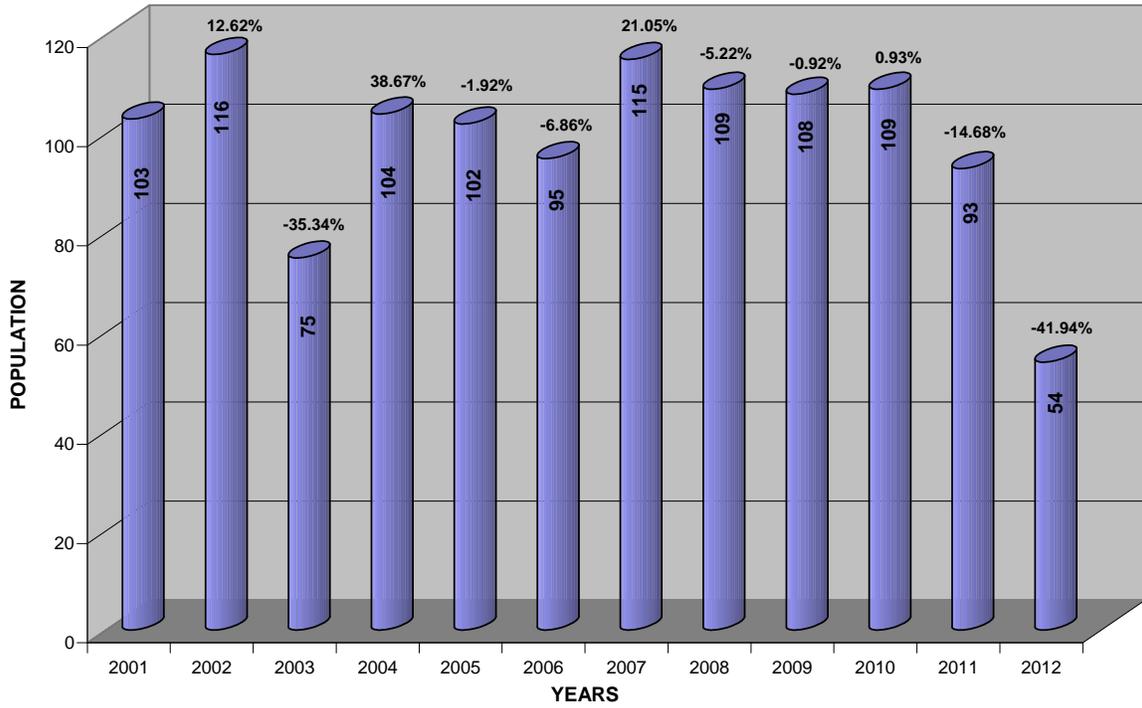
There is a general trend of decrease, but population can fluctuate for a number of reasons. Population figures are calculated by applying a person per household figure along with a vacancy rate based on Clark County Assessor records. These figures can be somewhat misleading in areas such as Mt. Charleston where there are substantial seasonal population changes and visitors. It should be kept in mind that some years show dramatic changes. There are unexplained errors can enter in, but overall the trends give an indication of what is really happening.

Blue Diamond Annual Population and Growth Rates 2001-2012

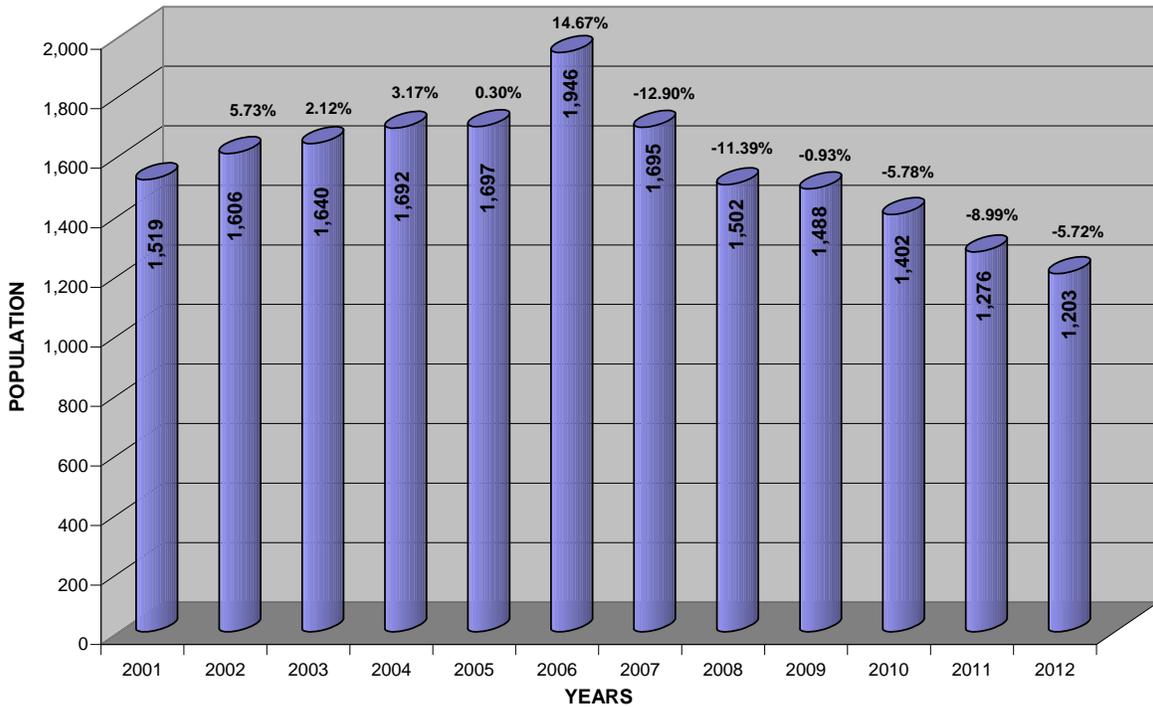


Note: Figures may be different than previous years due to changes in community boundaries.

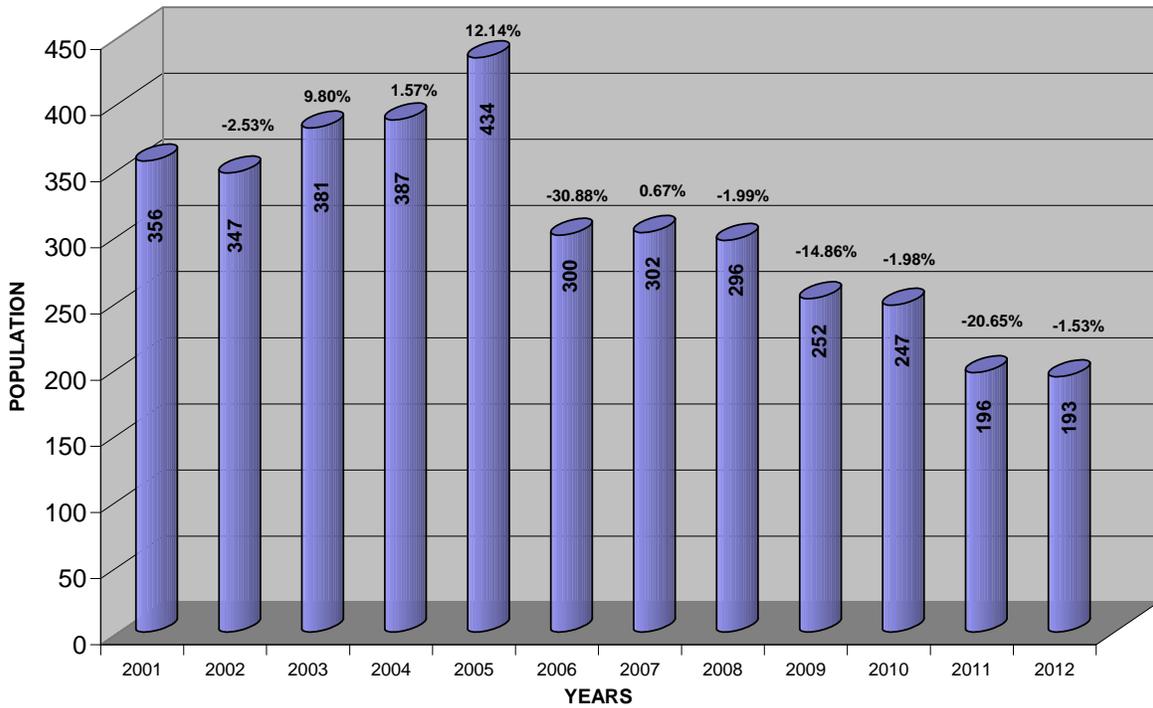
Corn Creek Annual Population and Growth Rates 2001-2012



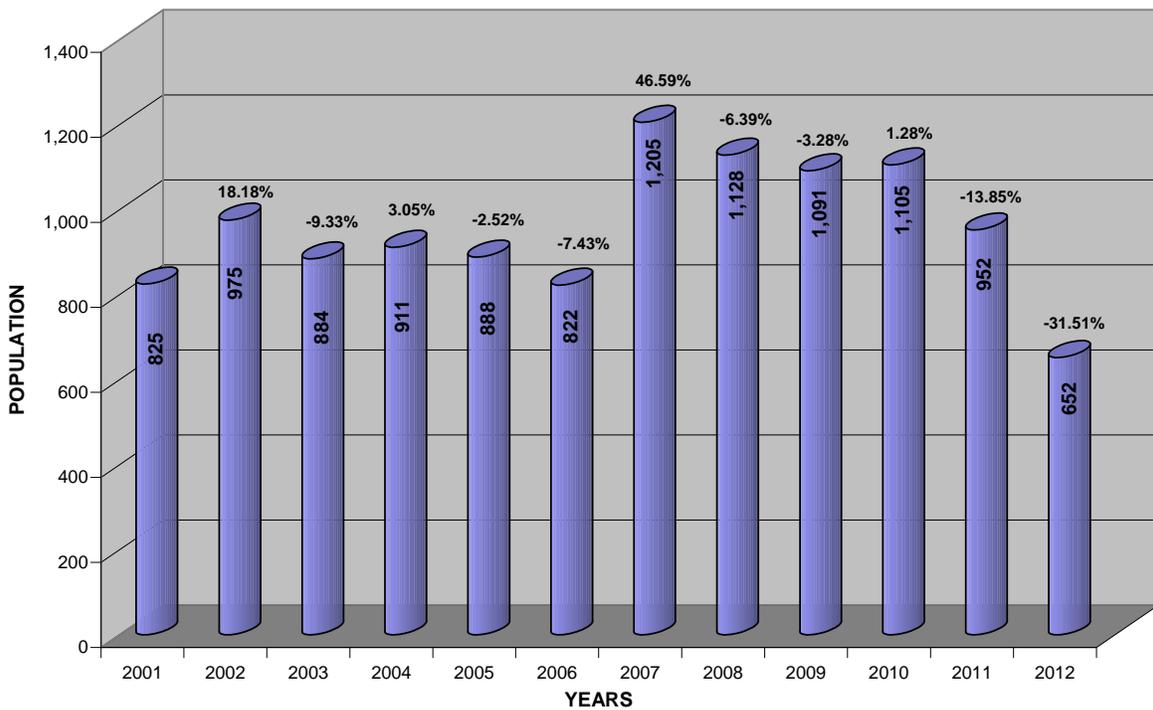
Indian Springs Annual Population and Growth Rates 2001-2012



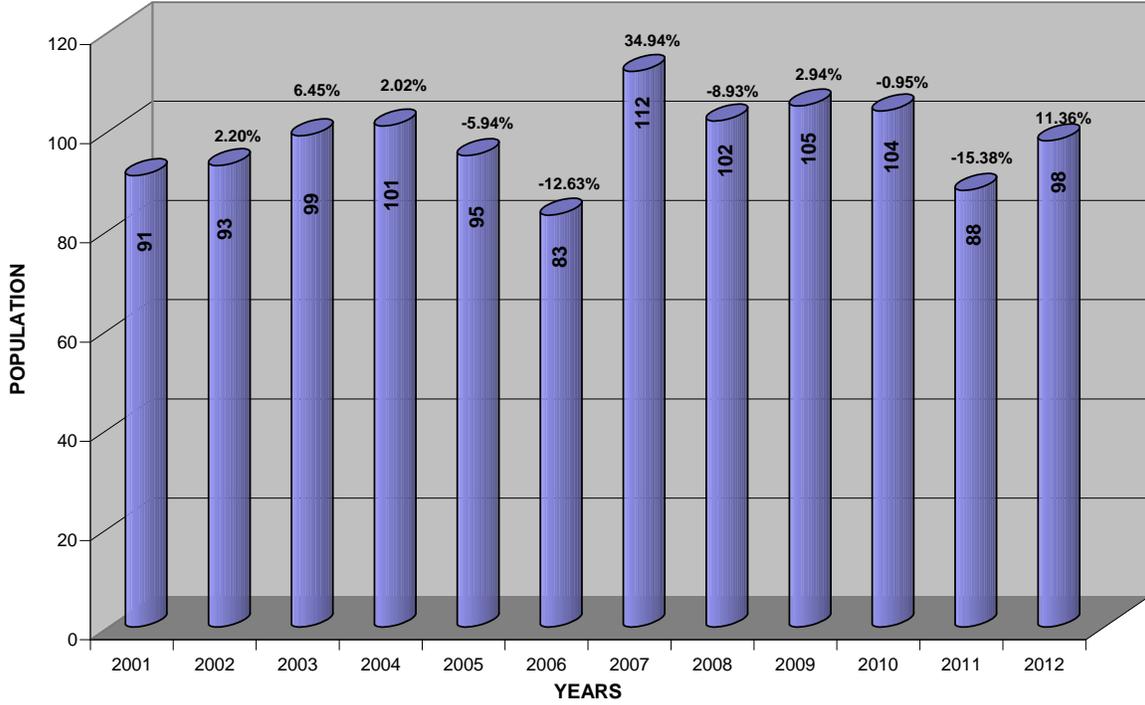
Lower Kyle Canyon Annual Population and Growth Rates 2001-2012



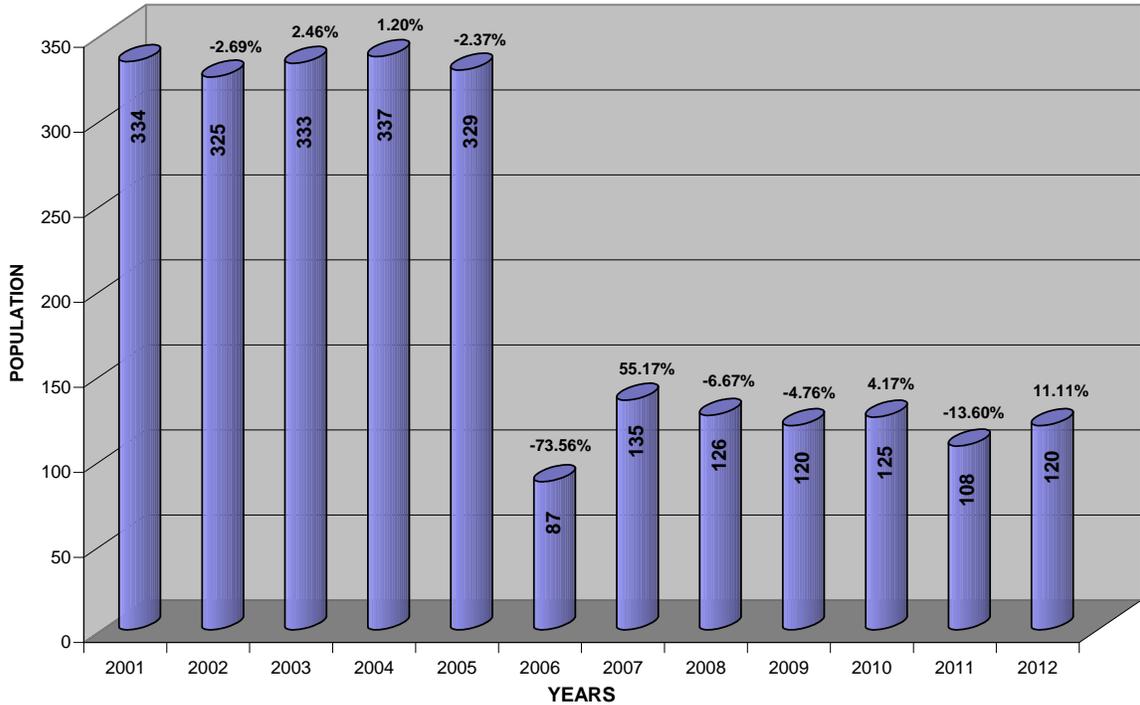
Mount Charleston Annual Population and Growth Rates 2001-2012



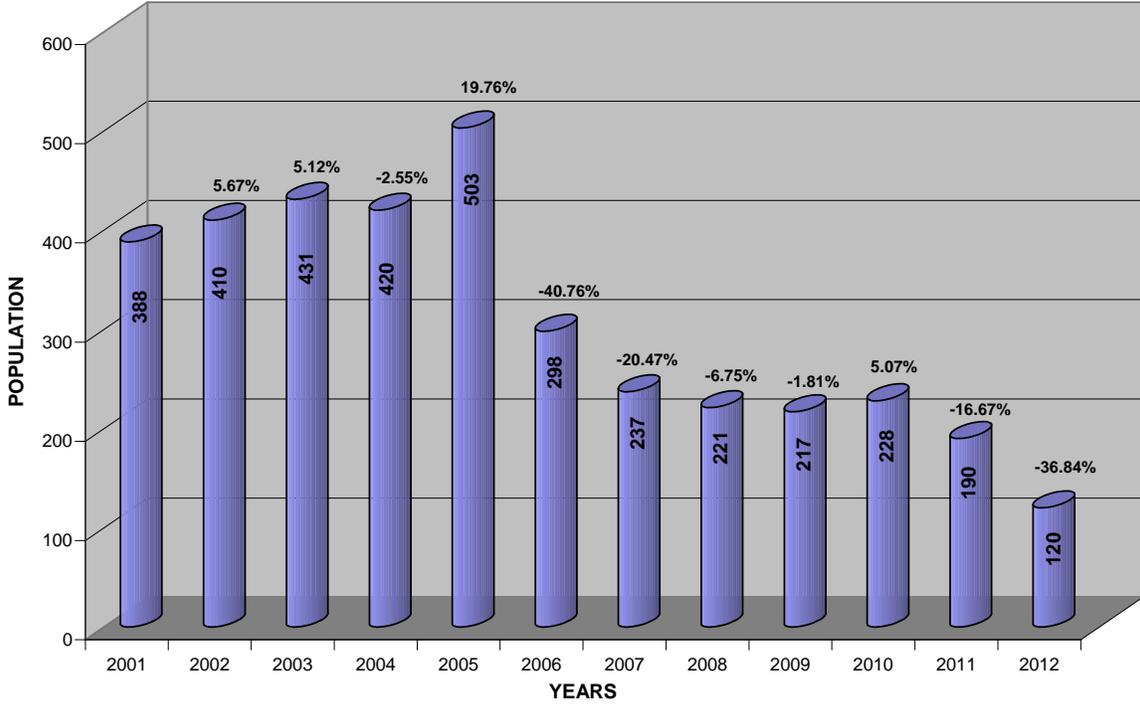
Mountain Springs Annual Population and Growth Rates 2001-2012



Red Rock Annual Population and Growth Rates 2001-2012



Spring Mountains Annual Population and Growth Rates 2001-2012



Indian Springs Visioning

During 2003 and 2004, community members were assisted by Clark County in developing the “Community Visioning Report on behalf of The Town of Indian Springs, Clark County, Nevada, January 2004.” The following are the Vision and Goals from the complete report.

Vision Statement

“Indian Springs provides a clean, safe, healthy, sustainable environment for residents of all ages. We are recognized and respected for our unique, rural character and place in Clark County. We provide a diverse, viable, attractive alternative to the urban lifestyle of Las Vegas. Through effective planning, education, partnerships and volunteerism, we provide a place for all to live, learn, play, work and contribute now, and for generations to come.”

Indian Spring Visioning

Goal #1

1. Partnership and volunteers

- Improved communications/information included/input in decisions with NAFB, Bureau of Land Management (BLM) and Clark County (12)
- Community cleanup programs (7)
- Teacher involvement in community (5)
- After school programs (4)
- Use of Nevada Test Site (NTS) and NAFB for kids’ programs, job training and trade schools (4)
- Joint use of school facilities (0)

Indian Spring Visioning

Goal #2

2. Community development/infrastructure

- Limit high density- place in appropriate locations (22)
- Improve visual impact, appearance of overall community (10)
- New business opportunities (8)
- Improve utilities: new (e.g. trash); and enhance maintenance of existing utilities (5)
- Address impacts of NAFB operations on future development (4)
- Focus efforts on funding strategies (3)
- Protect low density (1)

**Indian Spring Visioning
Goal #3**

3. Future/children

- Increase parent involvement/social programs/parent support programs (13)
- Day care (11)
- Teen work program (5)
- Organized activities (Boy Scouts, Girl Scouts, 4-H Programs) (3)
- School curriculum (1)
- Parks and recreation (1)
- Community scholarships (0)
- “SCORE” program (0)

**Indian Spring Visioning
Goal #4**

4. Health, Safety, etc.

- Medical care, clinic (10)
- More fire hydrants/maintained and fully operational (7)
- Water and septic system (6)
- Fire and EMT: equipment, personnel, expanded coverage, improved response time (1)
- NAFB information on medical resources (1)
- Assisted living for seniors (0)
- NAFB noise (0)

Appendix C: Mt. Charleston 1982 Development Guidelines

On January 14, 2008, the Mt. Charleston Town Advisory Board voted to include the following Development Guidelines as an appendix. These guidelines were part of the 1982 land use guide and were included as information in the 1996 land use plan as an appendix. The Detail Area Policies in the Mount Charleston – Lee Canyon and Kyle Canyon section of the adopted land use plan are the adopted policies.

The 1982 Mt. Charleston Comprehensive Land Use Plan contains extensive development policies that are specifically tailored to the unique alpine environment. The 1982 plan also includes items in greater detail or not found within the revised [1996] guide (i.e. geologic hazard, endangered species, etc.). These items should be covered in future Master Plan Elements. Until these items are adopted, the 1982 plan is a good source of information. Policies that are appropriate to the entire Spring Mountains area are included in Chapter 2. Policies that are appropriate to Mt. Charleston, while being more specific, are included as development guidelines. These development guidelines include the following:

1. In forested planning areas, structures should not exceed the height of 35 feet.
2. Live gaming is not an appropriate use within areas planned for commercial development.
3. Where feasible, new development should be set away from highways and screened insofar as possible by natural vegetation or new plantings.
 - a. Screening should be reviewed in conjunction with the Design Review procedure.
 - b. On scenic highways, minimum building setbacks are 150 feet or the right-of-way line, whichever is further. Parking and appurtenant structures should be set back 75 feet from centerline, or to the right-of-way line, whichever is greater.
4. Design Review approval should be conditioned upon the ability to provide paved access roads, water and sewer disposal.
5. Signs should be regulated to limit size, height type, lighting, location, and styling. Billboards and off-premise commercial advertising are not permitted.
6. On-premise signage is permitted for commercial and multiple family residential properties. The following standards are intended to promote compatibility with the area's scenic values and predominant outdoor recreation land use, at the same time providing for identification needs of businesses operating in the area.
 - a. Materials. Signs should be of wood or simulated wood, unless otherwise coordinated with architectural materials of the building façade.
 - b. One attached sign not to exceed 10 square feet is permitted for each business or tenant, provided that all signs placed on a single building or planned development must be of the same dimensions, colors, materials, motif, and lettering.
 - c. One free-standing sign is permitted for each commercial or multiple family residential complex with at least 300 feet of linear frontage on a public road.

Such signs are not to exceed 36 square feet per face and are not to exceed 15 feet in height. A monument sign not to exceed 6 feet in height may be used.

- d. Colors. Colors are to be earthtones which blend with the landscape and should be clearly distinguishable from US Forest Service signs.
 - e. Motion. Moving signs are not permitted.
 - f. Illumination. Flood lighting should be used to illuminate free-standing or monument signs provided that the fixtures are architecturally concealed.
 - g. Signage is reviewed as part of the Design Review and should be compatible with the architectural and environmental design of the project.
7. Electrical and telephone transmission equipment should be placed underground if feasible, and should otherwise be located and designed in such a way as to avoid any significant visual impacts from major highways or public viewpoints.
 8. Exterior lighting should be minimized, earthtone colors (e.g. yellow toned lights rather than blue toned fluorescents) should be used.
 9. Except where county wide public interest may require, future electronic equipment installation should be limited to that serving residential and commercial establishments within the community.
 10. Vegetation removal should be minimized and revegetation should occur in conjunction with all land alteration activity.
 11. Special care should be given to avoid erosion damage.
 - a. Development on slopes exceeding an average of 15 percent should be discouraged.
 - b. Grading should be minimized to match or blend with the natural contour of the land.
 - c. Where development results in new impervious surfaces, on-site retention and/or percolation of runoff should be provided.
 12. Roads (public and private) should be of minimum visual and environmental impact and should,
 - a. Conform to the land form,
 - b. Discourage excessive speed and dust,
 - c. Provide all weather access, and
 - d. Meet emergency vehicle and evacuation needs.
 13. Roads should not exceed 8 percent grade and should be provided with adequate drainage.
 14. Shuttle service from lower canyon areas to upper canyon activity and lookout points should be encouraged.
 15. All uses should provide adequate off-street parking.

16. Adequate areas for snow storage should be provided.
17. Because of high peak traffic volumes and hazardous driving conditions, new commercial, multiple family residential, and major single family subdivisions should be subject to compliance with an approved traffic management plan.
18. Development should be approved only where adequate water supply and pressure for fire suppression are available.
19. Fire protection and prevention standards should be developed and continually reviewed by the appropriate service providers.
20. Owners must carry out timber stand improvements as needed to maintain healthy, fire resistant woodlands.
21. Non-treated wood shake shingles are prohibited by state regulation, any use of wood shingles is discouraged.
22. All chimneys must be equipped with spark arrestors.
23. All new commercial and multiple family residential buildings must be equipped with automatic sprinkler systems meeting standards approved by the Clark County Fire Marshall.
24. Installation of automatic sprinkler systems in all structures is strongly recommended.
25. Approval of new development should be subject to inclusion of the property in an official fire protection district, whenever legally possible.
26. Within a single contiguous ownership when application for development is submitted, the proposed plan should include the entire ownership.