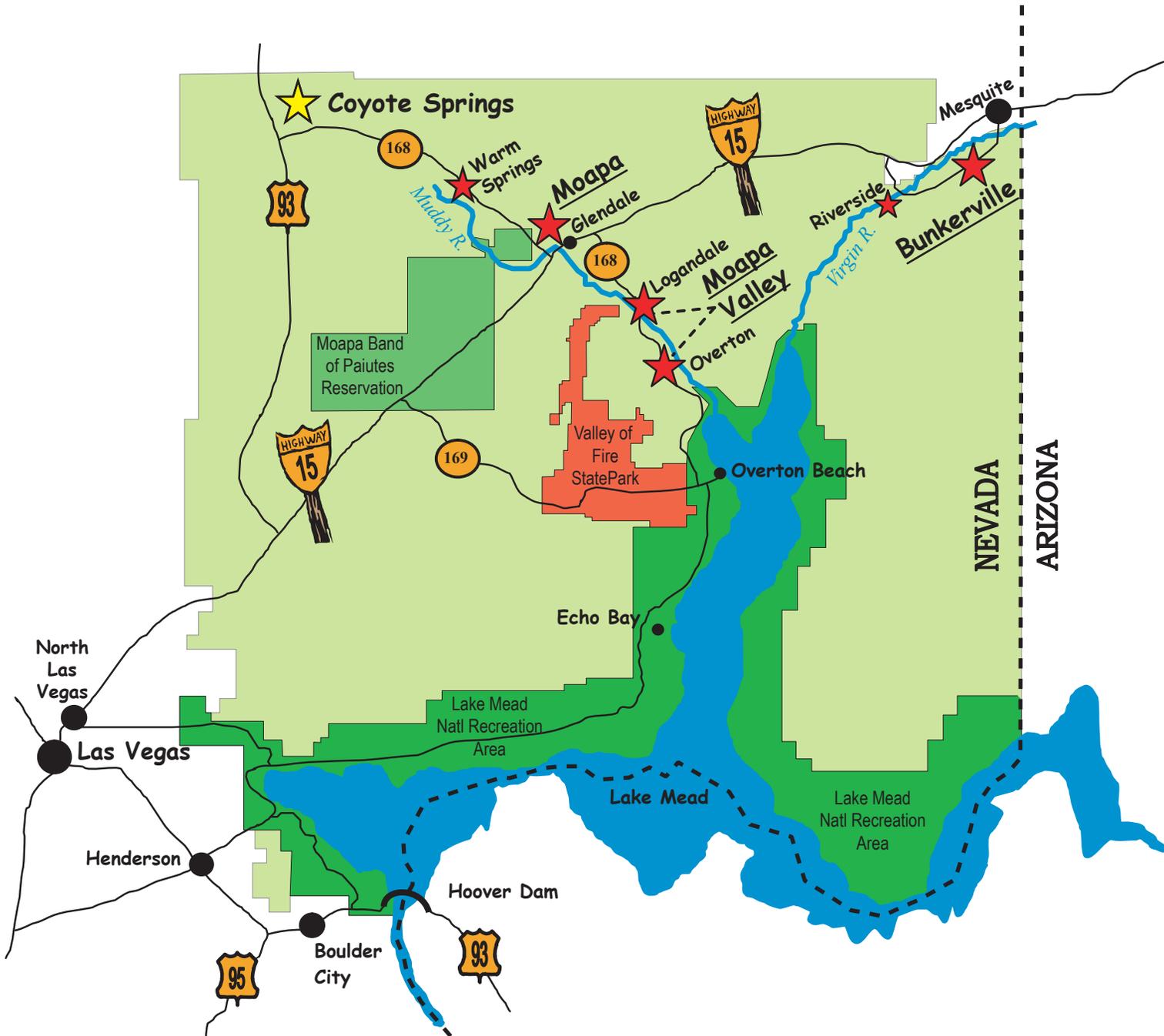


# Northeast Clark County Land Use Plan



## Bunkerville, Moapa & Moapa Valley Town Advisory Boards

Adopted February 2012 – Effective March 2012

**RESOLUTION  
OF THE CLARK COUNTY BOARD OF COUNTY COMMISSIONERS  
ADOPTING AN UPDATE OF THE NORTHEAST 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 Northeast 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 "Northeast 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 February 22, 2012, 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 Northeast Clark County Land Use Plan with the following changes:

a. The Northeast 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.

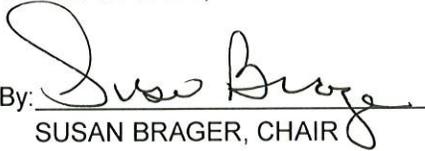
2. That the planned land use categories as set forth in the map legend do not designate any specific zoning classification. The color-coded areas constitute general categories of planned land uses with a range of options and do not guarantee property owners a particular zoning classification, density, 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 Northeast'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 "Northeast Clark County Land Use Plan", as an amendment to the Clark County Comprehensive Plan.

PASSED, ADOPTED, AND APPROVED this 22nd day of February, 2012.

CLARK COUNTY, NEVADA

By:   
SUSAN BRAGER, CHAIR

ATTEST:

  
DIANA ALBA  
COUNTY CLERK

**RESOLUTION  
OF THE CLARK COUNTY PLANNING COMMISSION  
ADOPTING AN UPDATE OF THE NORTHEAST 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 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 Northeast 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 January 17, 2012, 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 Northeast Clark 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 Northeast 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 "Northeast Clark 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 17th day of January, 2012.

CLARK COUNTY PLANNING COMMISSION

By:   
VIVIAN KILARSKI, CHAIRMAN

ATTEST:

  
NANCY A. LIPSKI  
EXECUTIVE SECRETARY

# Chapter One – Existing Conditions

## Introduction

Existing conditions were evaluated to provide information on development potential and constraints in Northeast Clark County. This included evaluation of the natural and built environment; public facilities service conditions, and population. A summary of the material evaluated is included within 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 September 2010 through May of 2011. 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 Northeast 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 Northeast 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 Northeast Clark County Planning Area is within Community District Six. The developed areas of Bunkerville, Moapa, and Moapa Valley are designated as Community District Five. The areas of Apex, the power plant near Moapa and most of Coyote Springs are designated as Community District One. The area north of Boulder City is designated as Community District Three/Six. 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.

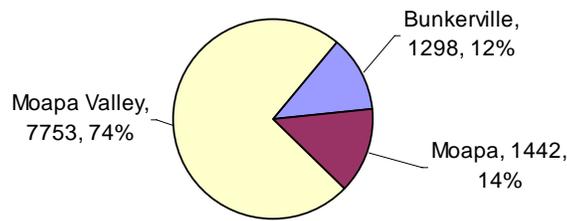
The population of Northeast Clark County was estimated at 10,493 as of July 1, 2010. This included the Moapa Band of Paiutes and accounted for 0.92% of the total population of Clark County.

# Demographics

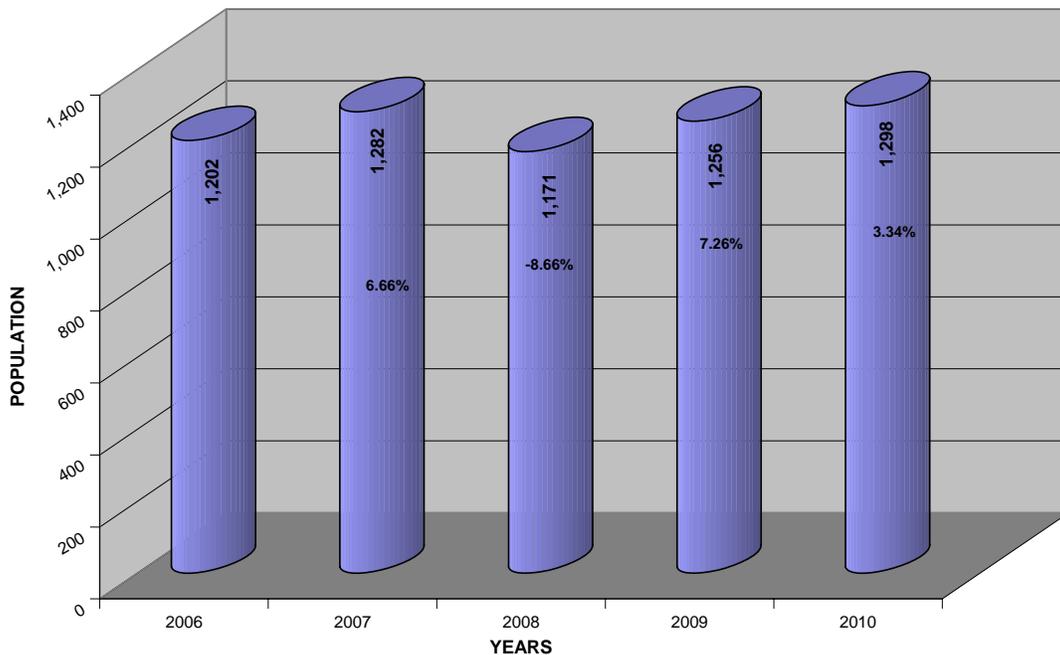
## Annual Population Growth Rates 2006-2010

The figures below show the population changes and the per year growth rate for Bunkerville, Moapa and Moapa Valley from 2006 to 2010. In 2005, 9,416 people lived in these communities. The Clark County Department of Comprehensive Planning estimates that 10,493 people live in the communities as of July 2010. This represents an increase of 1,077 persons or 11% over 5 years.

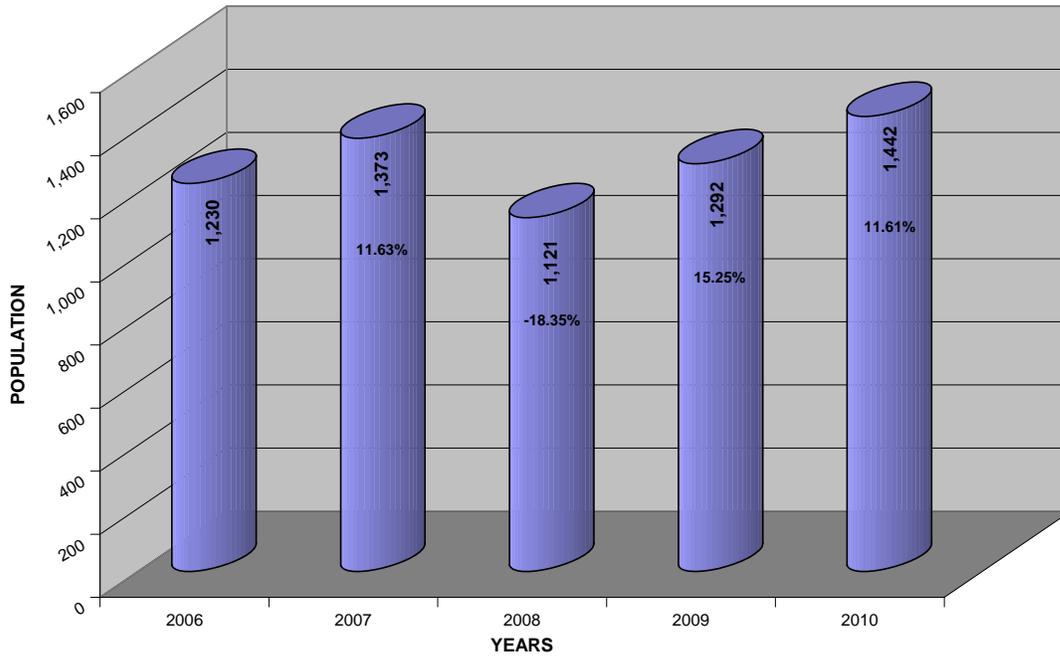
### Population of Communities (July 2010)



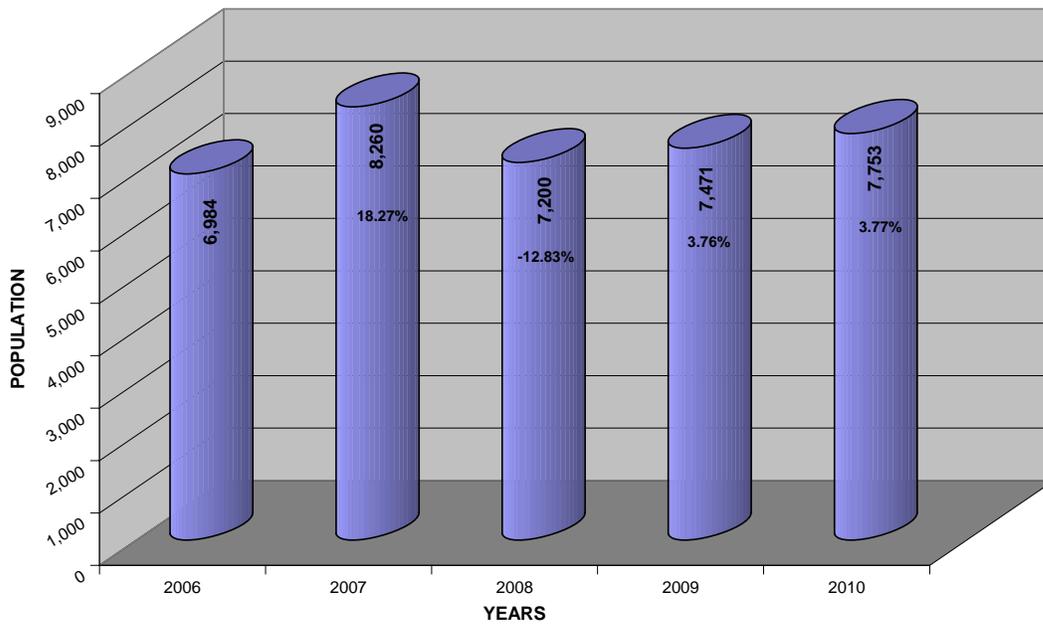
### Bunkerville Annual Population and Growth Rates 2006-2010



**Moapa Annual Population and Growth Rates 2006-2010**



**Moapa Valley Annual Population & Growth Rates 2006-2010**

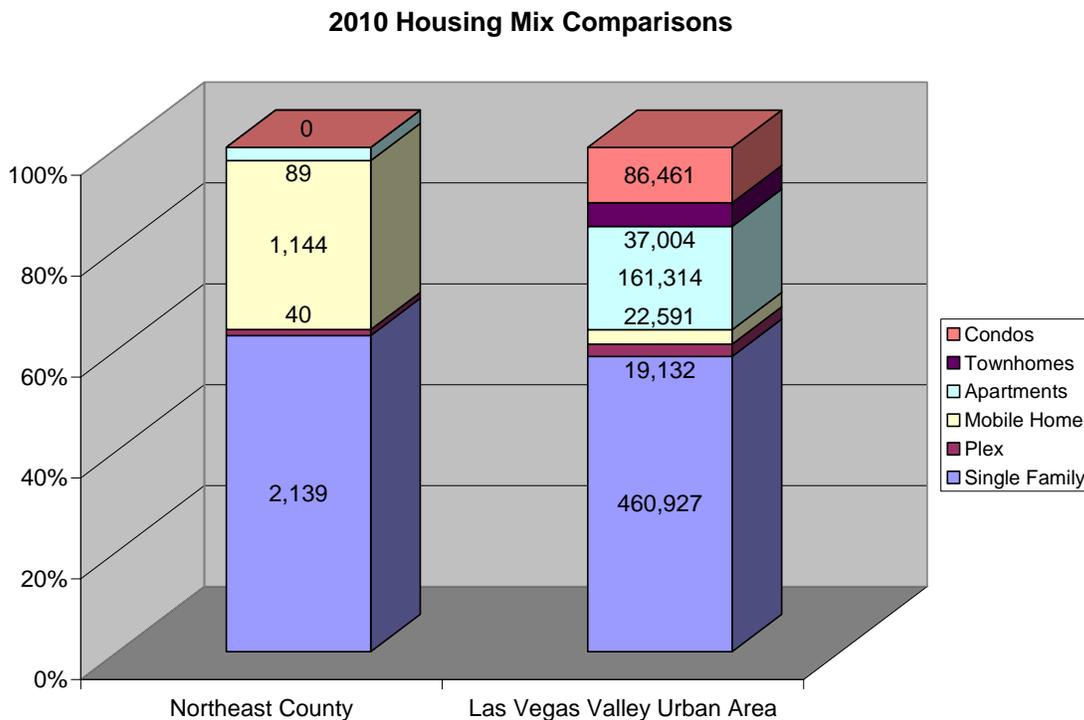


## Housing Mix

There are several housing types tracked in Clark County. These include:

Single Family Detached  
 Apartments  
 Mobile Homes  
 2, 3, and 4 Plexes

Northeast Clark County has a mixture of several tracked housing types. The figure below contrasts the housing mix for Northeast Clark County as compared to the Las Vegas Valley Urban Area. The proportion of mobile homes is greater in Northeast Clark County compared to the Las Vegas Valley Urban Area. The proportion of two to four-plexes and apartments is much smaller. The proportion of single family detached dwelling units is greater in Northeast Clark County. There are no townhouses or condominiums in the planning area as of 2010.



In Northeast Clark County, as a percent, single family detached dwelling comprise 62.7% of all housing units, while plexes and apartments are 3.8%, and mobile homes are 33.5%.

Additional information on population demographics and housing for Clark County is available from the Department of Comprehensive Planning.

## Natural Environment

### Surface Hydrology

There are major drainage areas and washes throughout the Northeast Clark County planning area. The population centers of Northeast Clark County are closely related to river resources. Moapa and Glendale are considered to be part of the upper Muddy River drainage system. At Glendale, the Muddy River converges with the California and Meadow Valley Washes. In Moapa Valley, the Wells Siding diversion structure is used to divert Muddy River flow to Bowman Reservoir and irrigation channels. Below Wells Siding, the Muddy River functions as a flood control channel. That is, the flood channel receives Muddy River water only as overflow during times of flooding. References to the Muddy River south of Wells Siding should be taken to mean the current flood control channels.

River valley areas contain floodplains that are periodically subject to inundation for storm water storage. Problems arise when development is located within areas that are naturally prone to flooding. Northeast Clark County communities have a history of flood problems, particularly Moapa Valley because of a combination of several drainage circumstances. Two types of events contribute to the flood potential. The first results from spring rains and snowmelt in large drainage areas upstream of the northeast communities. Second, short duration, high density thunderstorms can generate high runoff events in either the rivers or associated washes.

Several government agencies are involved with drainage and flood control in Clark County. Clark County Department of Public Works will require a drainage study for development proposed in areas of flood hazard. Projects are reviewed for drainage design and conformance with Clark County Regional Flood Control Master Plan. Guidelines for drainage studies and standards for drainage facilities can be found in the Clark County Regional Flood Control District Hydrologic Criteria and Drainage Design Manual. Generally, the manual requires that drainage from a project must not alter natural paths and cannot adversely impact upstream or downstream areas. Also, the lowest habitable floor of a building must be a minimum of 18” above the 100-year storm elevation.

The Clark County Regional Flood Control District is responsible for completing and implementing the flood control master plan. The District and County have also adopted Uniform Regulations for the Control of Drainage. This includes land use policies and construction procedures regarding drainage. Enforcement of the regulations is done by Clark County Department of Public Works.

The Federal Emergency Management Agency (FEMA) has defined 100-year floodplains, or “flood hazard zone,” 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 storm event design standard. The 100-year floodplain may contain both Floodway and Floodway Fringe areas. 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 avoid structural improvements within the Floodway. Structures within the Floodway Fringe can be protected by elevating base floor elevations and federal flood insurance.

## **Bunkerville**

Bunkerville town site is situated in a drainage area located between the Virgin Mountains to the south and Virgin River to the north. The area south of Highway 170 is an alluvial basin comprised of a series of connected alluvial fans. Alluvial fans are sloping, fan-shaped landforms created over time by deposition of eroded, loose sediment, and they are common at the base of mountain ranges in arid and semiarid regions. Alluvial fans are created when rocks and soil from uplands are carried downward by floodwaters and deposited at the base. Typically, flood flows on alluvial fans are unpredictable because of the loose sediments which can cause the flow to shift suddenly.

Runoff from the Virgin Mountains creates flood problems at Bunkerville town site for two reasons. First, because of steep mountain slopes and desert soil's low permeability to water, there is a high rate of runoff. Second, the town site lies in the path of two major washes. Most historic Bunkerville flooding has involved street, agricultural field and property flooding with associated debris accumulation. Structural flooding has not been as substantial.

Of major concern for Bunkerville were flood flows in the Windmill and Jess Waite Washes. Construction of the Windmill Wash Detention Basin and Jess Waite Wash Diversion Dike were completed in Spring 1999. These facilities capture runoff from the washes and channel them through an out-fall structure to the Virgin River. In the event of a 100-year storm, the water will take 3 days to drain from the detention basin.

## **Moapa – Glendale**

Moapa and Glendale are bisected by the Muddy River and lie within the upper Muddy River drainage area. The Muddy River originates at spring sources located in the Warm Springs area of Moapa. Upstream of the springs, the Pahranaagat Wash contributes a large amount of potential runoff. Near Glendale, the California and Meadow Valley Washes converge with the Muddy River. The River and washes include over 4,000 square miles of watershed area that flows through the Muddy River at the Glendale gaging station.

Flooding in Moapa/Glendale can occur from flash floods in the washes or a combination of rain/spring snowmelt in the upper reaches of the watershed. Flood control is a problem in Moapa where development is located within the floodplain. However, at this time, there is limited development in the floodplain area. The Clark County Regional Flood Control Master Plan does not indicate any structural flood control improvements for the upper Muddy River drainage area. The Flood Control Master Plan recommends that right-of-way acquisition for existing floodplain encroachment and zoning controls to prevent further encroachment be pursued.

## **Moapa Valley**

Moapa Valley has a history of severe flooding. As in the upstream Moapa/Glendale area, floods can occur from flash flooding in the large northerly washes which cause the Muddy River to overflow its banks. Flood problems are exaggerated in Moapa Valley for two reasons. First,

flooding can occur from a series of westerly washes that drain through the community on the way to the lower Muddy River channel. These washes include Logan (Benson), Wieber, Overton and two smaller washes. Flood problems occur because the westerly washes have inadequate drainage paths between the Union Pacific Railroad tracks and the river channel. For example, the Logan and Wieber Washes do not have defined channels while the Overton Wash has a channel that is not of sufficient size to contain a 50-year flood event. The second primary difficulty with flood control in Moapa Valley is that the historic development pattern has resulted in a substantial amount of development within 100-year floodplain areas.

### **Flood Control**

Clark County Regional Flood Control District (RFCDD) completed an update to the Flood Control Master Plan for Moapa and Moapa Valley in December 2005. Flood control projects are planned and being built in the Moapa Valley area. The Bunkerville Flood Control Master Plan was updated in 2007.

The physical structures that are used to control flood hazards are drainage facilities. Drainage facilities are man made structures and include detention basins and conveyance systems. These facilities allow for land to be developed in and around flood zones.

The RFCDD has adopted Uniform Regulations for the control of drainage. These regulations include land development policies and construction procedures regarding drainage. Standards for drainage facilities can be found by contacting the Regional Flood Control District.

The Clark County Department of Development Services (CCDS) reviews design plans and proposed on-site facilities to ensure conformance with the Federal Emergency Management Agency and the Clark County Regional Flood Control Master Plan. Interested parties should contact the Clark County Department of Development Services to determine where flood protection and insurance is needed. The agency responsible for enforcing these regulations is the Clark County Department of Development Services. Guidelines for submitting drainage studies can be found by contacting the Department of Development Services (CCDS).

Additional information on surface hydrology can be found in the Clark County Regional Flood Control Master Plan available from the Flood Control District.

## **Geological Hazards**

### **Soils**

The U.S. Department of Agriculture survey identifies potential and limitation of soil types. Soils within Northeast Clark County are primarily erosion remnants (sand, silt, etc.) from the surrounding mountains that have been deposited by flowing water to form alluvial fans and river valleys. The Clark County Department of Development Services requires on-site soil analysis of proposed development sites in order to provide site-specific information that Soil Survey maps do not show.

### **Slopes**

Slopes are an important planning consideration that can highly impact the cost of construction. There are large areas of the Northeast Clark County Planning Area where development is constrained by steep slopes of 12% or greater. Development in areas with severe slopes can be very expensive and is not recommended.

Faults, slopes, and material corrosion are only a few points of potential problems which may arise due to development in inappropriate areas. Such problems could be mitigated through planning and more appropriate development choices on those sites.

For additional information on soils, faults, and slopes contact the United States Department of Agriculture, Natural Resource Conservation Service.

## **Service Factors**

### **Community Resources**

The following public facilities are located within the Northeast Clark County planning area.

#### **Libraries**

The Las Vegas-Clark County Library District provides library services for Northeast Clark County. The library district is funded through property taxes, sales taxes and user fees. It is a consolidated library district, providing service to Clark County and City of Las Vegas, which operates separately from the local government. 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 Northeast Clark County with three libraries. Bunkerville Library is located at 150 West Virgin Street, Moapa Town Library is located at 1340 East Highway 168, and Moapa Valley Library is located at 350 N. Moapa Valley Blvd. in Overton.

More information is available the Las Vegas-Clark County Library District.

### **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 open space facilities throughout Clark County. Services and facilities are managed through the Parks & Recreation Department. The Northeast Land Use area includes Park Revenue Districts 9A-Bunkerville, 9B-Moapa Valley, and 9G-Moapa. In 1999 Clark County adopted the Clark County Nevada Parks & Recreation Master Plan 2000-2020. This plan contains information on level of service, park classifications, implementation strategies and funding sources for parks in unincorporated Clark County. The current capital facilities programs are

available from the Department of Parks and Recreation.

**TABLE 1: EXISTING NORTHEAST PARKS AND RECREATION FACILITIES**

<b>Facility</b>	<b>Location</b>	<b>Acres Developed</b>
<b>Parks</b>		
Grant Bowler Park	3280 N. Moapa Valley Blvd., Logandale	6
Moapa Valley Park	320 N. Moapa Blvd, Overton	5
Overton Park	200 E. Virginia, Overton	12
Thomas Leavitt Memorial Park	200 Virgin Street, Bunkerville	7
Ron Lewis Park	1340 E. State Hwy 168, Moapa	9
Fairgrounds – Athletic Fields	1301 W. Whipple, Logandale	20
<b>Facilities</b>		
Moapa Valley Community Center	320 N. Moapa Valley Blvd., Overton	
Bunkerville Community Center	200 Virgin Street, Bunkerville	
Moapa Community Center	1340 Highway 168, Moapa	
Parks & Rec. Office Building	1301 W. Whipple, Logandale	
Overton Outdoor Pool (Moapa Valley)	375 W. Thomas Avenue, Overton	
Logandale Outdoor Pool (Moapa Valley)	3280 N. Moapa Valley Blvd., Logandale	
<b>Special Use Facilities</b>		
Clark County Fairgrounds	1301 W. Whipple, Logandale	
Bunkerville Cemetery	Cemetery Road/Canal Street, Bunkerville	

### **Level of Service**

Level of Service is the amount of programmable park acreage per population. Clark County has a goal of 2.5 acres of programmable park acreage per 1,000 residents within the urban service areas. Due to the needs and accessibility considerations within the outlying service areas, coupled with the access to federal lands, level of service may vary from the 2.5 acres/1,000 standard that is set within the urban area. Programmable park acreage include but are not limited to such amenities as athletic fields and outdoor courts, playgrounds, walking paths, open turf areas, etc. Programmable park areas do not include special use facilities or landscaped medians, sidewalks, etc.

The existing 59 acres of programmable park in the Northeast service area include the outlying communities of Bunkerville, Glendale, Moapa, Moapa Valley, Logandale, and Overton. (In addition, the Bureau of Land Management maintains the Nellis Dunes Recreation Area for Off-Highway Vehicles in the area north of Nellis Air Force Base, east of Las Vegas Boulevard (sometimes called Las Vegas Dunes Recreation Area).)

### **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 Northeast planning area, more programmable park area and ancillary facilities will be needed. Additional facilities will be needed under any land use alternative.

The Department of Parks & Recreation is in the process of developing a Master Parks & Recreation Service Plan for the Moapa Valley service area that will include assessments,

surveys, resident input, and will become the master-planning tool for the department within this service area.

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

### **Lake Mead National Recreation Area**

Lake Mead National Recreation Area provides recreational opportunities in Northeast Clark County, which attracts 9.1 million visitors per year. Four resorts on Lake Mead are located in Northeast Clark County.

Lake Mead Resort and Las Vegas Bay Marina are located in the Boulder Basin portion of Lake Mead, near Hoover Dam. They both provide marina, boat rental store, restaurant, and launch ramp. Lake Mead Resort also has a motel.

Overton Beach Resort and Echo Bay Resort are located on the Overton Arm of Lake Mead. Both resorts provide a marina, boat rentals, RV park, store and boat ramp. Echo Bay Resort also has a motel, restaurant and nearby airstrip. Calville Bay, Boulder Beach and Las Vegas Boat Harbor are marinas located on the Boulder Basin of Lake Mead. Callville Bay and Las Vegas Boat Harbor provide boat rentals. More information is available from the Lake Mead National Recreation Area.

### **Valley of Fire State Park**

Valley of Fire State Park, west of Moapa Valley, attracts about 500,000 visitors per year. There are many hiking trails and some historic sites. Camping, including RV sites, is available in the park. Limited services are available. More information is available from the Nevada Division of State Parks.

## **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. It is a separate public corporation from Clark County divided into five regions. Under state law, each county in Nevada has one school district responsible for K-12 education. The school district is funded by local sales taxes, property taxes, state funding and other sources. In the 2010-11 school year there were 302,763 students in 326 schools in Clark County.

### **Northeast Clark Schools**

Northeast Clark County is served by two high schools, two middle schools, and three elementary schools. Table 2 shows the name, type and location of each school.

**TABLE 2: EXISTING NORTHEAST CLARK COUNTY SCHOOLS AND LOCATIONS**

<b><u>Elementary Schools</u></b>	
<b><u>School</u></b>	<b><u>Location</u></b>
Grant Bowler Elementary School	1425 Whipple Road, Logandale
Joseph L. Bowler, Sr. Elementary School	851 Vincen Leavitt Avenue, Bunkerville
Ute Perkins Elementary School	1255 Patriots Way, Moapa
Virgin Valley Elementary School	200 Woodbury Lane, Mesquite
<b><u>Middle Schools</u></b>	
<b><u>School</u></b>	<b><u>Location</u></b>
Charles Arthur Hughes Middle School	550 Hafen Lane, Mesquite
W. Mack Lyon Middle School	179 S. Anderson Street, Overton
<b><u>High Schools</u></b>	
<b><u>School</u></b>	<b><u>Location</u></b>
Moapa Valley High School	2400 St. Joseph Street, Logandale
Virgin Valley High School	820 Valley View Drive, Mesquite

**Future School Sites**

CCSD reserves or purchases future school sites based on land use, zoning and projected population estimates and densities. In anticipation of future needs, the school district has been aggressively pursuing new school construction.

You can find more school district information by contacting the Clark County School District.

**Public Safety**

**Fire Protection**

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. The 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 encompasses the travel distance required to get to the site and availability of personnel and equipment to respond.

The Clark County Fire Department (CCFD) provides fire protection and emergency medical response to Northeast Clark County. CCFD currently has five fire stations that provide service to the area: Stations 23 in Apex Heavy Industrial Use Park, 71 in Bunkerville, 72 in Moapa, 73 in Logandale, and 74 in Overton. These crews also respond to emergencies on a large section of Interstate-15. These stations are manned by volunteer firefighters. Due to the rural character of the area and volunteer staffs, response times are greater than in urban areas and should be taken into account when considering new building and development.

Denser or intense land uses should not occur outside fire response areas. CCFD service delivery should be taken into account when new developments are proposed in areas where proposed fire

stations are not yet built. Additional information on fire response, risk, and operations can be found by contacting the Clark County Fire Department.

## **Police**

Las Vegas Metropolitan Police Department (METRO) is the agency responsible for providing police protection in the Northeast Clark County Planning Area. The Apex Heavy Industrial Use Park is served by the Las Vegas Valley Northeast Area Command. METRO has a Resident Officer Program serving the communities of Bunkerville, Moapa/Glendale and Moapa Valley with about 8 officers. A command station is located in Overton next to the Justice Court. METRO works cooperatively with other law enforcement agencies in and around Northeast 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 Las Vegas METRO.

In addition, the Nevada Highway Patrol enforces traffic regulations on State routes in Northeast Clark County. Bureau of Land Management Rangers patrol federal lands in the Bureau's jurisdiction. They are responsible for protecting land resources, along with illegal dumping and traffic code enforcement. National Park Service Rangers are responsible for safety of visitors in the Lake Mead National Recreation Area. Rangers are responsible for police, fire and medical emergency response. Nevada State Park Rangers are responsible for safety within Valley of Fire State Park.

## **Utilities**

### **Electric Service**

Overton Power District provides electric service to Northeast Clark County communities. Nevada Power Company provides electrical power service to the Apex Heavy Industrial area.

### **Heating Fuel**

Propane, oil and other on-site sources of fuel are used for energy needs other than electricity. Natural gas service is not available in Northeast Clark County communities at this time. Natural gas service is available in the Apex Heavy Industrial Area.

### **Solid Waste**

For Moapa and Moapa Valley, solid waste is collected curbside by Republic Services weekly. The waste goes to the APEX Regional Waste Management Center located in the Northeast Planning Area of Clark County. There is also a convenience center at 5205 N. Moapa Valley Boulevard (about ½ mile south of the highway along a paved road), serving Moapa and Moapa Valley. The first Saturday of each month, large dumpsters are available for residence to deposit large items.

Bunkerville solid waste collection is by Virgin Valley Disposal, Inc. They provide curbside service to the community.

### **Water Service**

Two water districts provide service in Northeast Clark County. Moapa Valley Water District, created May 24, 1983, provides water service in Moapa, Glendale, Logandale and Overton. Virgin Valley Water District, formed on May 10, 1993, succeeding the Bunkerville Water User's Association and the Mesquite Farmstead Water Association, provides water service in Bunkerville. Water is a limited resource and may impact future development. For more information, contact the Moapa Valley Water District or Virgin Valley Water District.

Properties outside a service provider's areas are eligible to apply for individual water well permits from the Nevada Division of Water Resources. For more information contact Nevada Department of Conservation and Natural Resources.

In addition to potable water, Muddy River Irrigation Company provides irrigation water in the Moapa Valley.

### **Sewer Service**

Clark County Water Reclamation District (CCWRD) provides the primary sanitary sewer service to part of Overton through a series of collection lines, lift stations and a treatment facility. However, most developed areas of Northeast Clark County utilize septic systems or, in recent years, some new construction has used package treatment plants. The Water Reclamation District is in the process of expanding their system in the Moapa Valley area.

The current treatment facility, located in southeast Overton, is a series of evaporation ponds. The existing collection system is limited to a portion of Overton. CCWRD is in the process of designing a system that would provide for a new treatment facility and extend a collection system north through the lower Moapa Valley to the Bowman Reservoir area.

For more information contact the Clark County Water Reclamation District. Septic Systems are regulated by the Clark County Health District.

## **Transportation**

### **Surface Transportation**

Communities in the Northeast Clark County planning area have a transportation network that consists of 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. Each community has a State Highway going through the area, which are classified as Major State Highways with a right-of-way greater than 100 feet. For county roads, all Capital Improvement Projects (CIP) are

planned, designed and constructed by Clark County Public Works. Further information on the CIP can be obtained by contacting Clark County Department of Public Works.

### **Transit**

Bunkerville is the only Northeast Clark County community served daily by a local bus system. The Silver Rider Transit bus system is operated by the Southern Nevada Transit Coalition. Bus service goes between Bunkerville and Mesquite. They also provide weekly bus service from Bunkerville, Moapa and Moapa Valley to Las Vegas and St. George, Utah.

### **Aviation**

Three airfields provide service for private aircraft in Northeast Clark County – Echo Bay, Mesquite Airport and Perkins Field in Overton.

Echo Bay airstrip, operated by a Lake Mead National Recreation Area concessionaire is located approximately 3 miles from the Echo Bay Resort area. It serves the Overton Arm of Lake Mead. The paved, day-use runway is 3,400 feet long. No fuel facilities are available.

Mesquite Municipal Airport, owned and operated by the City of Mesquite, is located in the northeastern corner of the city. The paved, lighted runway is a 5,100 feet long.

Perkins Field, in Overton, is county owned and operated. It features a 4,800-foot, uncontrolled, paved runway, with a pilot-activated runway lighting system. Originally established in 1947, the airport was built to provide an emergency landing area for aircraft departing Nellis Air Force Base. Perkins Field is named for two local young men, Woodruff and Elwood Perkins, who were killed in World Wars I and II, respectively.

### **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 final leg of 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 and will provide additional information as it becomes available.~~

## **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 Map is changed at every BCC meeting. To check the current zoning, go to Clark County's website.

## **Overlay Districts**

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 Title 30.48 which can be found at the County's website.

Currently, there are two overlay districts in Northeast Clark County.

- **Gaming Enterprise District Overlay**

The Gaming Enterprise District Overlay identifies the areas for potential expansion of gaming activities in order to avoid incompatible development with residential, schools, or place of worship. This overlay includes property in the area of the old Glendale township. See Title 30.48, Part E for details.

- **Moapa Valley Overlay District**

The Moapa Valley Overlay District is established to impose additional design standards within the Moapa Valley Town boundary to promote development that will maintain and enhance the environment and rural character of the Logandale and Overton areas. See Title 30.48, Part L for details.

**\*\*\* Insert Chapter 1 Maps here – they are part of the “2010 Northeast County Adopted Land Use Plan” found on the same page as this document**

# Chapter Two

## ISSUES AND OPPORTUNITIES

### Issues in Northeast Clark County

There are a number of issues affecting existing and future land uses within the Northeast Clark County planning area.

1. Northeast Clark County has developed with low density and limited public services. This has created a small town feel to the communities and continued growth is changing the look and feel of the communities.
2. Development pressure can ebb and flow, based on the economy and other conditions.
3. Water is a limiting resource to development. Currently there is adequate water to service private lands at lower densities, but additional resources may not be available for a number of years.
4. Severe flooding can be an issue throughout much of Northeast Clark County. Flood control improvements are built in Bunkerville and parts of Moapa Valley. However, flood control infrastructure in other areas is limited by lack of population density and infrastructure costs.
5. There are areas where fire protection is inadequate due to lack of infrastructure because of spread out, low density development.
6. Low density development does not provide the numbers of customers needed for efficient or cost effective development and installation of some public utilities.
7. Currently, sanitary sewer service is limited to some areas of Moapa Valley.
8. 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 of Northeast Clark County.
9. Nellis Air Force Base operations impact large areas of Northeast Clark County with low-level flights and noise from supersonic flights.
10. Apex Heavy Industrial Area has been established as an appropriate location for industrial and heavy industrial uses within Clark County. Occasionally someone expresses interest in developing residential uses in the area, which could adversely impact existing and future industrial uses. Residential uses are not appropriate in the Apex area.
11. The cost of housing impacts the ability of families with limited income to continue to live in the communities of Northeast Clark County.
12. The majority of working residents commute an hour or more to work.
13. Raising fuel costs may have a long lasting impact on communities in Northeast Clark County, since the majority of residents commute for their employment.
14. Many goods and services are not available in the communities. Infill of vacant properties will bring increases in population, which may bring more goods and services, and associated jobs. Impacts to the rural feel of the communities can be minimized with thoughtful design and layout as those goods and services are built.

## **Opportunities**

There are a number of opportunities to improve the communities and enhance the quality of life in Northeast Clark County.

1. The small town look and feel of Northeast Clark County communities attract people with similar interests who can contribute to the richness of the community fabric in Northeast Clark County communities.
2. As the number of households and population density increases, additional commercial uses, services and employment opportunities may become available to area residents.
3. Recreation and tourism interest in Lake Mead National Recreation Area, Valley of Fire State Park, Lost City Museum, and the natural environment throughout Northeast Clark County may provide opportunities for economic development and employment.
4. Major transportation infrastructure, including Interstate-15 and the Union Pacific main line, provides opportunities for economic base expansion along those corridors.
5. Transition of densities and intensities and buffering provide opportunities to maintain existing development and create affordable housing, which in turn may contribute to expanding the economic base by attract additional commercial and employment opportunities.
6. The Clark County Fair brings revenue and raises awareness of the Moapa Valley. There may be opportunities for additional use of the venue or the promotion of recreation and other activities in the Valley to provide additional economic development.
7. Building on and maintaining the pastoral setting of Northeast Clark County, communities may create opportunities to provide goods and services that could increase employment opportunities for local residents, such as organic produce or arts and cultural programs.

## **Protection of Large Lot Residential Areas**

Over the years, a number of rural and estate properties have developed throughout the communities. Generally these are 1 acre or larger. In the 1800s, the original town sites were laid out with smaller lots in the community center and farmland surrounding each community. As the area has transitioned from an agrarian economy to other uses, many of the older farms were parceled off to 10, 5 or 2.5 acre lots, homes were built on some of those lots and the communities became more spread out and the large lot development became more prevalent. In addition, most of these areas were subdivided using the Land Division process. With a Land Division, land was subdivided using only a 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.

The pattern of development was, in some measure, influenced by the Bureau of Land Management land sales many years ago. Some of those who purchased properties at that time bought with the intention of building a home. Others bought land and continue to hold it as an investment (so those private properties remain vacant). Some 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 areas. 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 and use their property as allowed by code.

The changing value of land is impacting large lot areas. Some people who bought properties in these areas and left them vacant are now seeking a return on their investments. Others who have existing homes within these areas have received offers for their properties and the pressure to sell can increase as property values rise. 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.

An additional issue facing large lot area is the provision of water and sewer services. Most of these areas are on septic systems, which act as a measure to prevent higher density development. However, with the development of water and sewer services in these areas, the ability to develop at higher densities within these areas is enhanced.

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

### **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. Mixed use in Northeast Clark County would be expected to follow traditional small town patterns, with a small amount of residential use combined with larger commercial uses. Mixed Use goals and policies were added to the Northeast Clark County Land Use Plan to help guide the development of mixed uses in appropriate locations in Northeast Clark County.

### **Transportation Issues**

Future issues are likely to focus on congestion along Moapa Valley Boulevard and potential impacts from the Coyote Springs and Riverview major projects. Some of this will be alleviated with the current improvements along Moapa Valley Boulevard.

The Logandale and Overton communities have expressed an interest in a program to preserve right-of-way and to require landscaping that would enhance the aesthetic qualities of the Moapa Valley Boulevard through the communities. This is the major gateway to the community and a pleasing aesthetic environment is desired by the community. The preservation of right-of-way in

the corridor will allow for any future improvements to the roadway and possible bikeway and pedestrian improvements.

If future land sales are conducted by the BLM, a more complete road network will be needed to provide access between the future developments and the existing communities. A conceptual road network is shown on the Transportation Element for Moapa Valley. Right-of-way should be reserved prior to approval of any private development in the area. If these BLM lands are sold to private developers, a much needed second arterial route must be built as part of the future developments. A second major access road will greatly enhance the future safety and accessibility of the area as expected growth occurs.

### **Code Enforcement Issues**

Public input received from the open houses and from general citizen input, have made it clear that an issue in Northeast Clark County is the need for property maintenance. Communities in Northeast Clark County contain some of the oldest established areas in the county and large properties where discards are often left. As a result, the need for maintaining and/or improving older residential, commercial, and industrial areas becomes much more readily apparent. Property Maintenance goals and policies have been added to the land use plan, which can be applied as conditions of approval when land use approvals are requested on individual properties. Rising property values may eventually stimulate improvement in most commercial and industrial districts. 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. This will require citizens willing to contact code enforcement when property maintenance issues arise in their areas and neighborhoods.

## **Environmental Issues**

### **Threatened or Endangered Species Issues**

There currently 12 threatened or endangered species in Clark County (as of October, 2011). The Clark County Multiple Species Habitat Conservation Plan (MSHCP) has been developed to address the Desert tortoise (Threatened), the Southwestern willow flycatcher (Endangered) and other species of concern.

In 1995, Clark County moved forward with the development of a Multiple Species Habitat Conservation Plan (MSHCP). Clark County, as Plan Administrator and on behalf of our fellow permittees the cities of Las Vegas, Henderson, North Las Vegas, City of Boulder City, Mesquite and the Nevada Department of Transportation (NDOT), is responsible for compliance with the federal Endangered Species Act, compliance with a Section 10(a) (1) (B) incidental take permit (ITP), and for implementing the MSHCP. The MSHCP's 10(a)(1)(B) ITP covers all non-Federal (private, municipal, State), lands within Clark County and NDOT activities within Clark, Nye and Esmeralda Counties south of the 38<sup>th</sup> parallel and below 5,000 feet in elevation.

The ITP requires a payment of a mitigation fee and that any desert tortoises encountered during grading/construction to be held for the pickup service to remove the tortoise to safety. The Clark County MSHCP provides conservation for 78 species of plants and animals, including the desert tortoise and their habitats. The regulations for this mitigation are established in the Unified Development Code (Title 30, Sections 30.32 and 30.80). This fee is used to implement the MSHCP.

Known species occurrences in the Northeast County Planning Area for the MSHCP are: Desert Tortoise (*Gopherus agassizii*), Southwestern Willow Flycatcher (*Empidonax traillii*), Western Burrowing Owl (*Athene cunicularia*), Arizona Bell's Vireo (*Vireo bellii*), Phainopepla (*Phainopepla nitens*), Yuma Clapper Rail (*Rallus longirostris*), Vermillion Flycatcher (*Pyrocephalus rubinus*), Summer Tanager (*Piranga rubra*), Yellow-billed Cuckoo (*Coccyzus americanus*), Banded Gila Monster (*Heloderma suspectum*), Desert Pocket Mouse (*Chaetodipus penicillatus*), Desert Kangaroo Rat (*Dipodomys deserti*), Pale Townsend's Big-eared Bat (*Corynorhinus townsendii pallescens*), Spotted Bat (*Euderma maculatum*), Relict Leopard Frog (*Rana onca*), Las Vegas Buckwheat (*Eriogonum corymbosum nilesii*), Las Vegas Bearpoppy (*Arcomecon californica*), Forked Buckwheat (*Eriogonum bifurcatum*), Sticky Ringstem (*Anulocaulis leiosolenus*), Sticky Buckwheat (*Eriogonum viscidulum*), Threecorner Milkvetch (*Astragalus geyeri*), Rosy Two-tone Beardtongue (*Penstemon bicolor var. roseus*), and Yellow Two-tone Beardtongue (*Penstemon bicolor ssp. bicolor*).

For further information, please contact Clark County Desert Conservation Program.

## **Air Quality Issues**

Most of Northeast Clark County enjoys generally good air quality. The western portion of the planning area, within Hydrographic Basin 212, is in non-attainment status for PM10 and carbon monoxide. The areas of around Apex and Moapa Valley are in non-attainment status for 8-hour ozone (caused by the byproducts of combustion). Specifically they include Hydrographic Basins 212, 216, 217 and 218 (see map in appendices). 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.

## **Water Quality Issues**

Water quality issues will experience greater pressures as Northeast Clark County continues to grow. Greater density and land disturbance increases the landscape's imperviousness to water. As land becomes more impervious to water, stormwater runoff volumes and pollutant concentrations increase. Stormwater and runoff from over-irrigation of landscapes carry pollutants such as pet waste, fluids from automobiles, pesticides and herbicides, garbage, and sediment into Lake Mead.

Septic systems are prevalent throughout the Northeast 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 approximately 40,000 acres throughout the Muddy River Valley area that are identified as potential disposal lands. In gathering information about the origins of these boundary areas, several issues have come to light. A committee was formed to make a recommendation on establishing the boundaries. Information gathered from former committee members, makes it clear that the recommendation for boundaries was based on the concern that recreational uses on federal land would be excluded from these areas, unless these areas were included in the disposal boundaries. Those on the former committee and in the local community, generally view the boundaries as areas for recreational use that have few restrictions. On the other hand, those coming from outside the areas, who are familiar with disposal of federal land in the Las Vegas Valley, likely view these areas as locations for expanded land development. So there are clearly two different understandings of what the boundaries are for. These two diverging views need to be considered as development pressures increase in the Muddy River Valley.

Much of the disposal area is badlands topography and not suitable for development. There are ridgelines in some of these areas which have been identified by the communities that should be excluded from any potential development. There are areas that may be suitable for development, if and when, additional water resources in the Muddy River Valley and other services become available. Because of the limited development potential, there is concern that the cost of providing infrastructure and service to these areas could not be met by potential development. Disposal of these lands at this time is considered very premature. Looking to the future, water and other limited resources need to be taken into consideration before any serious discussion of disposal takes place.

# Chapter Three

## LAND USE GOALS AND POLICIES

The following goals and policies have been developed as part of the land use component of the Northeast Clark County Land Use Plan. These guidelines have evolved from existing County goals and policies; planning open houses; workshops with the Technical Advisory Groups (TAG); and public meetings with community stakeholders; the Bunkerville, Moapa and Moapa Valley Town Advisory Boards; 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 Northeast 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 that 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 the 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 staggers or other visual breaks along the perimeter of developments.

#### Policy 1.4

When block wall 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 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**

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 3.6**

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

### **Policy 3.3**

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 3.7**

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 residential, 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 rural 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 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 traditional multiple family 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 5.8**

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. Monument signs, as defined by the Unified Development Code (Title 30), are encouraged.

#### **Policy 6.9**

Encourage freestanding signs not to exceed the building heights of the office developments that 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 commercial development.**

### **Policy 7.11**

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**

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 7.3**

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 7.10**

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

### **Policy 7.9**

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 7.1**

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 7.8**

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

**Policy 7.12**

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

**Policy 7.13**

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

**Policy 7.14**

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 8.1**

Encourage buildings to site around pedestrian plazas and courts.

**Policy 7.5**

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 8.4**

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, to reduce 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 8.2**

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 8.3**

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 7.6**

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 7.7**

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. In developments where substantial traffic volumes occur on certain stretches of on-site drives, a 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 containers, 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 pedestrian character and provide outdoor use areas. 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 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 of a 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 complementary 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 12.4**

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

#### **Policy 12.5**

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

#### **Policy 12.6**

To improve visual quality and compatibility, encourage business and design/research park developments to orient offices, 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 intensive 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 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 12.14**

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

**Policy 12.15**

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, or texture. Walls should also incorporate elements to discourage graffiti: inclined grades, landscaping, terracing, and graffiti-resistant wall treatments.

**Policy 12.10**

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

**Policy 12.11**

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 12.12**

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

**Policy 12.17**

Encourage signage that is compatible with the area. Monument signs, as defined by the Unified Development Code (Title 30), 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 single family residential uses, buffering, transitional land uses, and proper citing and storage of hazardous materials.

### **Policy 13.2**

All land designated Industrial in the Apex area is considered to be in Community District One.

### **Policy 13.3**

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 13.4**

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

### **Policy 13.6**

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 13.5**

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

### **Policy 13.7**

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

### **Policy 13.8**

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 13.9**

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 13.10**

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

**Policy 13.11**

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

**Policy 13.12**

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

**Policy 13.13**

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 13.14**

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 13.15**

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

**Policy 13.16**

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.

## **MIXED USE**

Limited mixed use may be appropriate in the Town Centers of Logandale and Overton 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).

### **Goal 14**

**Provide limited opportunities for mixed use development within Northeast Clark County.**

#### **Policy 14.1**

Mixed use developments should reflect the small town character of the Northeast Clark County planning area through design and scale that are appropriate and should only be permitted in designated Town Center areas.

#### **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.

#### **Policy 14.7**

Where mixed use developments are allowed, encourage design techniques that will result in a project that is functionally integrated and visually compatible internally as well as with surrounding development.

#### **Policy 14.10**

Mixed use projects should demonstrate that adequate public facilities (police and fire stations, schools, community parks, open space and community centers) currently exist, or will be provided for, concurrent with the development.

## **Mixed Use – Building Orientation and Site Planning**

### **Goal 15**

**Encourage appropriate building orientation and site design for mixed use development.**

#### **Policy 15.1**

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

#### **Policy 15.2**

Encourage usable and functional, pedestrian friendly developments where building entrances are clearly identifiable and directly accessible from a public sidewalk.

**Policy 15.3**

Encourage the placement of off-street parking areas to be internalized or located behind the building(s) on the site.

**Policy 15.4**

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

**Policy 15.5**

To reduce the traffic hazards associated with numerous entrance and exit drives and enhance the streetscape, projects are encouraged to share parking areas and driveways.

**Policy 15.6**

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 15.7**

Where possible, buildings should be sited around pedestrian plazas and courts.

**Policy 15.8**

Encourage recreation areas within mixed use developments to be located away from arterial and collector streets.

**Policy 15.9**

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

**Policy 15.10**

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

## **Mixed Use – Building Design and Architecture**

**Goal 16**

**Encourage innovative building design and architecture for mixed use developments.**

**Policy 16.1**

Encourage mixed use developments to use architectural elements 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.

**Policy 16.2**

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

**Policy 16.3**

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

**Policy 16.4**

Building heights should vary within a mixed use development with lower buildings adjacent to street and surrounding residential uses in order to reduce the perceived mass of buildings.

**Policy 16.5**

Encourage accessory parking structures to be architecturally compatible with the primary structure by using similar façade treatments and materials.

**Policy 16.6**

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 16.7**

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 16.8**

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

**Mixed Use – Pedestrian Circulation and Orientation****Goal 17**

**Encourage mixed use developments that are pedestrian friendly, with locally supporting services within walking distance.**

**Policy 17.1**

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 or streets, a sidewalk or walkway should be provided, detached if possible, 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 17.2**

Site amenities such as public plazas, pedestrian walkways/links, and site furnishings (benches, decorative light fixtures, ornamental waste containers, 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 inviting and comfortable for users.

**Policy 17.3**

Encourage the placement of pedestrian furnishings adjacent to public walkways and open spaces to create visual continuity, reinforce pedestrian character and provide outdoor use areas. These amenities may consist of items such as: seats and tables, benches, drinking fountains, trash receptacles, and directories.

**Policy 17.4**

Buildings should provide street side entrances for pedestrians, where appropriate.

**Policy 17.5**

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

**Policy 17.6**

To encourage pedestrian usage, sidewalks should be wider than 5 feet minimum standard and designed to be unobstructed, and/or detached to allow for safe and unimpeded pedestrian traffic.

## **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.

## **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 surface 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 15**

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

#### **Policy 15.1**

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

#### **Policy 15.2**

Encourage right turn deceleration lanes into major developments.

#### **Policy 15.3**

Encourage ride sharing in areas of heavy travel demand.

#### **Policy 15.4**

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

# **PUBLIC SERVICES AND FACILITIES**

The following goals and policies have been developed as the public services and facilities component of the Northeast 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, 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 and Police Protection**

### **Goal 16**

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

### **Policy 16.1**

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

### **Policy 16.2**

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

**Policy 16.3**

Development within Northeast 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.

**Goal 17**

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

**Policy 21.1**

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 17.1**

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

**Policy 21.3**

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

**Public and Quasi-public Infrastructure****Goal 18**

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

**Policy 18.1**

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

**Policy 18.2**

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. Discourage the use and establishment of septic systems.

**Policy 18.3**

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

**Policy 18.4**

Discourage the use of septic tanks or sewage lagoons. Where soils are subject to seepage, poor filters or in flood prone areas 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 18.5**

In accordance with Clark County 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 18.6**

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 18.7**

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 19**

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

**Policy 19.1**

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 which integrate with adjacent development.

**Policy 19.2**

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

**Goal 20**

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

**Policy 20.1**

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

**Policy 20.2**

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 20.3**

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

**School Facilities****Goal 21**

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

**Policy 21.1**

Encourage coordination between developers and CCSD.

**Policy 21.2**

Locate schools so that they comply with CCSD standard location criteria.

**Policy 21.3**

Developers should take into consideration 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 21.4**

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

**Parks and Other Recreational Facilities****Goal 22**

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

**Policy 22.1**

Encourage a diverse system of parks, open space, recreational facilities and services meeting/exceeding the established standard of 2.5 acres per 1,000 residents to meet the needs of the outlying communities within the Northeast area.

**Policy 22.2**

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

**Policy 22.3**

Encourage all development to employ ample active and passive open spaces in their overall site design and integrate those open spaces, 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 22.4**

Encourage developments to provide land to help extend or coordinate a trail system.

**Policy 22.5**

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

**Policy 22.6**

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

**Policy 22.7**

Encourage public art spaces within the community.

**Airport Environs****Goal 23**

**Provide for compatibility between Perkins Field – Overton Airport operations and existing or proposed land uses.**

**Policy 23.1**

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 23.2**

Encourage development patterns and standards compatible with the continuing operation of Perkins Field – Overton Airport.

## **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 Northeast Clark County, a number of environmental issues may impact land use. Environmental guidance for the Northeast Clark County Land Use Plan is referenced through the following Clark County environmental plans. They should be used in concert with the Northeast 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 Northeast Clark County Plan seeks to establish a network of protected open spaces that correspond to significant regional natural features. Protecting 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 Northeast 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 Boards, 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.

## **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 Northeast 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 that are planned for the entire County. These facilities are a combination of detention and conveyance structures.

#### **Goal 24**

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

##### **Policy 24.1**

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 24.2**

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

##### **Policy 24.3**

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

##### **Policy 24.4**

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 24.5**

Continue to participate in the National Flood Insurance Program.

## **Surface and Groundwater**

#### **Goal 25**

**Protect groundwater quality.**

##### **Policy 25.1**

Encourage the development of a wellhead protection plan that includes land use practices that would protect the aquifer from contamination.

**Policy 25.2**

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

**Policy 25.3**

Promote connection to municipal water service.

**Policy 25.4**

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 26**

**Improve surface water quality.**

**Policy 26.1**

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

**Policy 26.2**

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

**Wastewater****Goal 27**

**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 27.1**

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

**Policy 27.2**

Encourage septic systems to connect to municipal sewer during property entitlement processes.

## **Conservation Areas**

### **Goal 28**

**Encourage Conservation Areas.**

#### **Policy 28.1**

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 28.2**

Encourage preservation and protection of washes and waterways.

#### **Policy 28.3**

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

#### **Policy 28.4**

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

#### **Policy 28.5**

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

#### **Policy 28.6**

Clark County should encourage the preservation of areas with slopes of 12% or more for parks, open space, conservation and other compatible uses.

#### **Policy 28.7**

Environmentally sensitive lands should be buffered by using sound development design and having low intensity uses next to these lands.

#### **Policy 28.8**

Roads ending at conservation/sensitive lands should be properly terminated to prevent: vehicles from traversing vegetated areas; use of unimproved/undedicated rights-of-way; and illegal dumping.

## **Air Quality**

### **Goal 29**

**Dust particulates that result in unhealthily air quality, and which do not comply with federal health-based standards, need to be effectively controlled.**

#### **Policy 29.1**

Utility Roads, infrastructure alignments and other pioneered roads created along recently constructed infrastructure (water, gas, sewer, etc.) are a problem in this area. 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 29.2**

Trespass, shortcut roads and other pioneering of unpaved shortcut roads across vacant property exists in the Northeast Clark County planning area. These roads should be properly terminated to prevent vehicles from traversing unimproved and/or undedicated rights-of-way.

**Policy 29.3**

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

**Policy 29.4**

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 29.5**

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 29.6**

Submit development proposals to the Department of Air Quality and Environmental Management for review and comment for compliance with air quality and environmental plans and policies.

**Policy 29.7**

Encourage site design, construction techniques, and materials that promote energy conservation in new developments to provide optimal air quality benefits by reducing the demand for electrical generation and heating fuels.

## **Detail Area Policies**

### **Bunkerville**

#### **Policy 30.1**

The preferred street pattern is highly connected. New developments should follow the established lot and block pattern of the Bunkerville Town Center.

#### **Policy 30.2**

The establishment of new septic systems is discouraged. New development shall conform to the adopted Northeast Clark County 208 Water Quality Management Plan.

#### **Policy 30.3**

New single family housing should be of similar lots sizes to existing lots in areas of proposed new development.

#### **Policy 30.4**

Residential densities in the Residential Suburban Land Use Category shall no exceed four dwelling units per acre in the Bunkerville Detail Area of the Northeast Clark County Land Use Plan.

### **Moapa/Warm Springs**

#### **Policy 31.1**

New development shall no have an adverse effect on existing drainage patterns.

#### **Policy 31.2**

New development shall follow existing topology.

#### **Policy 31.3**

Encourage the land owned by the State of Nevada at the northwest corner of State Route 168 and U.S. 91 to be used as a trail head for a trail along the Muddy River.

#### **Policy 31.4**

Encourage the development of a Moapa Historic District.

### **Moapa Valley**

#### **Policy 32.1**

In the Logandale and Overton Town Centers, encourage commercial buildings to be built with a minimum front yard setback and to locate all required parking behind the buildings.

**Policy 32.2**

Building heights along Moapa Valley Boulevard should not exceed two stories or 35 feet.

**Policy 32.3**

Commercial buildings in the Logandale and Overton Town Centers are encouraged to have vertical mixed uses with residential uses located above commercial uses.

**Policy 32.4**

In the Logandale and Overton Town Centers, require mixed use projects to have enhanced pedestrian realms along State Route 169 (Moapa Valley Boulevard).

**Policy 32.5**

All signs within Moapa Valley are encouraged to be non-animated.

**Policy 32.6**

In order to preserve open space, new developments along the Muddy River Flood Control Channel shall incorporate trails that meet the standards in the Department of Air Quality and Environmental Managements Development Standards for Off Street Trails.

**Policy 32.7**

Encourage the development of a designated horse trail system.

**Policy 32.8**

Non restricted gaming establishments are discouraged.

**Policy 32.9**

Gated residential subdivisions are discouraged.

**Policy 32.10**

Freestanding sign heights shall not exceed 20 feet.

**Policy 32.11**

All development adjacent to State Route 169 (Moapa Valley Boulevard) shall have perimeter landscaping.

# 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.

## **OL – Open Land**

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

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

## **AG – 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).

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

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

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

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

Residential Agriculture (up to 1 du/ac) designates areas where the primary land uses are large lot, single family residential. Single family detached dwellings generally occupy lots at least one acre

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

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).

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

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

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).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The Residential High (from 8 du/ac to 18 du/ac) category permits a range 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).

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

The Residential Urban Center (from 18 du/ac to 32 dwelling units/per acre) category permits a range from 18 dwelling units per gross acre up to 32 dwelling units per gross acre. This category allows a variety of housing types including single family, 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).

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

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

The category includes the following zoning districts: Apartment Residential (R-5), and Public Facility (P-F).

### **OP – Office Professional**

The Office Professional category applies to areas where the primary uses are low intensity business and professional services and accessory service uses. With appropriate mitigation and

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

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

## **CN – Commercial Neighborhood**

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

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

## **CG – Commercial General**

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

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

## **CT – Commercial Tourist**

The Commercial Tourist category designates areas for commercial establishments that primarily cater to tourists. The predominant land uses include casinos, resorts, hotels, motels (greater than

three stories), recreational vehicle parks, time shared condominiums, amusement or theme parks. Planned hotel/resort gaming establishments are restricted to the Gaming Enterprise Overlay District as defined by Title 30 (Unified Development Code). Public facility uses are also allowed in this category.

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

## **MDP – Major Development Project**

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

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

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

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).

## **IND – Industrial**

The Industrial category applies to areas of industrial use and provides areas for new and existing industrial development in proximity to major transportation facilities. These uses should be

reviewed for safety and 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).

## **HI – Heavy Industrial**

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

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

## **PF – Public Facilities**

The Public Facilities category allows public parks and recreational areas such as public and private golf courses; trails and easements; drainage ways and detention basins; storm water control facilities; and any other large areas of permanent open land. Public Facilities include governmental building sites and complexes, 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.