

## South County

### Area Background

The South County planning area (“South County”) covers almost 1,890 square miles and extends south from the Las Vegas Valley to the Laughlin planning area. South County is bound by the Northwest County planning area, Enterprise planning area, City of Henderson, City of Boulder City, and Northeast County planning area to the north and by San Bernardino County, California and Mojave County, Arizona to the west and east, respectively.

The South County planning area includes the unincorporated communities of Cal-Nev-Ari, Goodsprings, Jean, Nelson, Sandy Valley, Searchlight, Sloan, Palm Gardens, and Primm. Of these, Goodsprings and Sandy Valley are represented by a Citizens Advisory Council (CAC) and Searchlight is represented by a TAB.

### Area Character

The South County planning area is rural and largely made up of federally managed land. The Lake Mead NRA, a portion of Red Rock Canyon NCA, Spring Mountains NRA, Sloan Canyon NCA, and a number of wilderness areas represent a portion of the planning area. Generally surrounded by mountains, vast swaths of Mojave Desert, and public lands are the communities of the South County planning area—often rural and isolated from the Las Vegas Valley. While all communities in the South County planning area are small compared to those in the Las Vegas Valley, not all communities are rural in nature. Some, like Searchlight are long-established mining communities that offer greater commercial and civic amenities.



## History of the South County Planning Area

Each community in South County offers a unique history and character.

**Cal-Nev-Ari** was established by the Kidwell family in the mid-1960's to repurpose a retired military airstrip from the short-lived Desert Training Center during World War II. The Kidwell's restored one of the airstrips and developed the community around the private dirt airway.

Early in its history the springs of **Goodsprings** were used by Anasazi and Paiute Native Americans and became a stop along the Old Spanish Trail. Ore deposits in the area led to the establishment of several mines and mills over time—notably producing lead, zinc, and gold.

**Jean**, previously known as Goodsprings Junction and Goodsprings Siding, was established along the Salt Lake Route of the Union Pacific Railroad line in 1905. Jean was an important link between Salt Lake City and the mining districts of Southern Nevada.

**Nelson** was originally called Eldorado Canyon, reflecting the historic name that the Spanish provided the area (Eldorado). For centuries, the area was a mining site for Native Americans and the Spanish. Several successful mines in the area led to the creation of mining camps in the canyon in the mid-1800's. The camps were known as lawless communities that authorities were afraid to visit. The market for gold has fluctuated over the years—leading to numerous booms and busts in the area—including from the legendary Techatticup Mine. Nelson remains the only portion of the Eldorado Canyon Mining District that was not flooded by Lake Mojave after the construction of the Davis Dam.

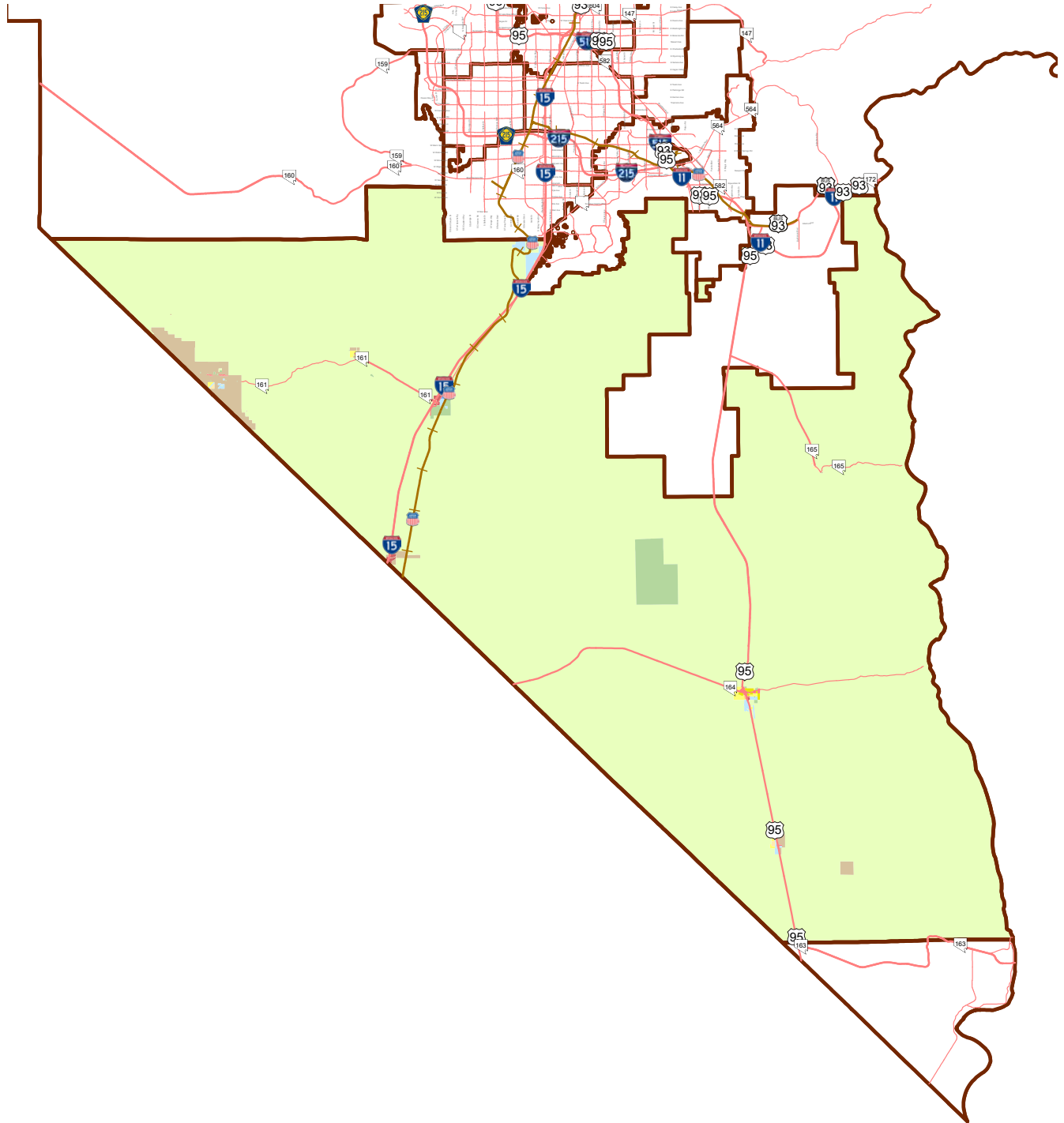
**Primm**—originally known as Stateline—was renamed for the family that developed it. Previously the area was based on mining, mining camps, and a railroad siding in the area. The area is now home to the first gaming area visitors will see when travelling north on Interstate 15 from Southern California.

**Sandy Valley** was founded in 1893 as a mill community to process ore from the nearby Keystone gold mine. The area has had many names over the years until the area was abandoned after the mill closed in 1906. Today the area is home to the Sky Ranch Estate Airport and more permanent growth among people seeking a rural lifestyle.

**Searchlight** was a prominent mining community since the discovery of gold in 1897. The many successful mining operations in the area led to the extension of railroad lines through the area and a booming community in the early 1900's. The gold rush ended in 1927 and led to a dwindling population. The Searchlight TAB was established in 1979 and amended the original town boundary that was established in 1919.

**Sloan** was first settled in 1912 and was developed in 1919 as a railroad community along the Union Pacific Railroad. Originally known as Ehret—the first postmaster for the community—the area was renamed Sloan after the limestone-dolomite-carnotite mining district. Mining operations continue today.

South County Planned Land Use Map



South County - Planned Land Use

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

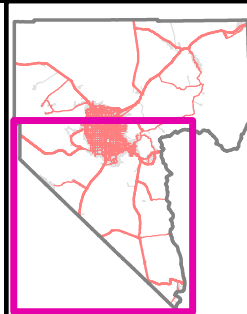
Commercial and Mixed Use

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

Planning Areas



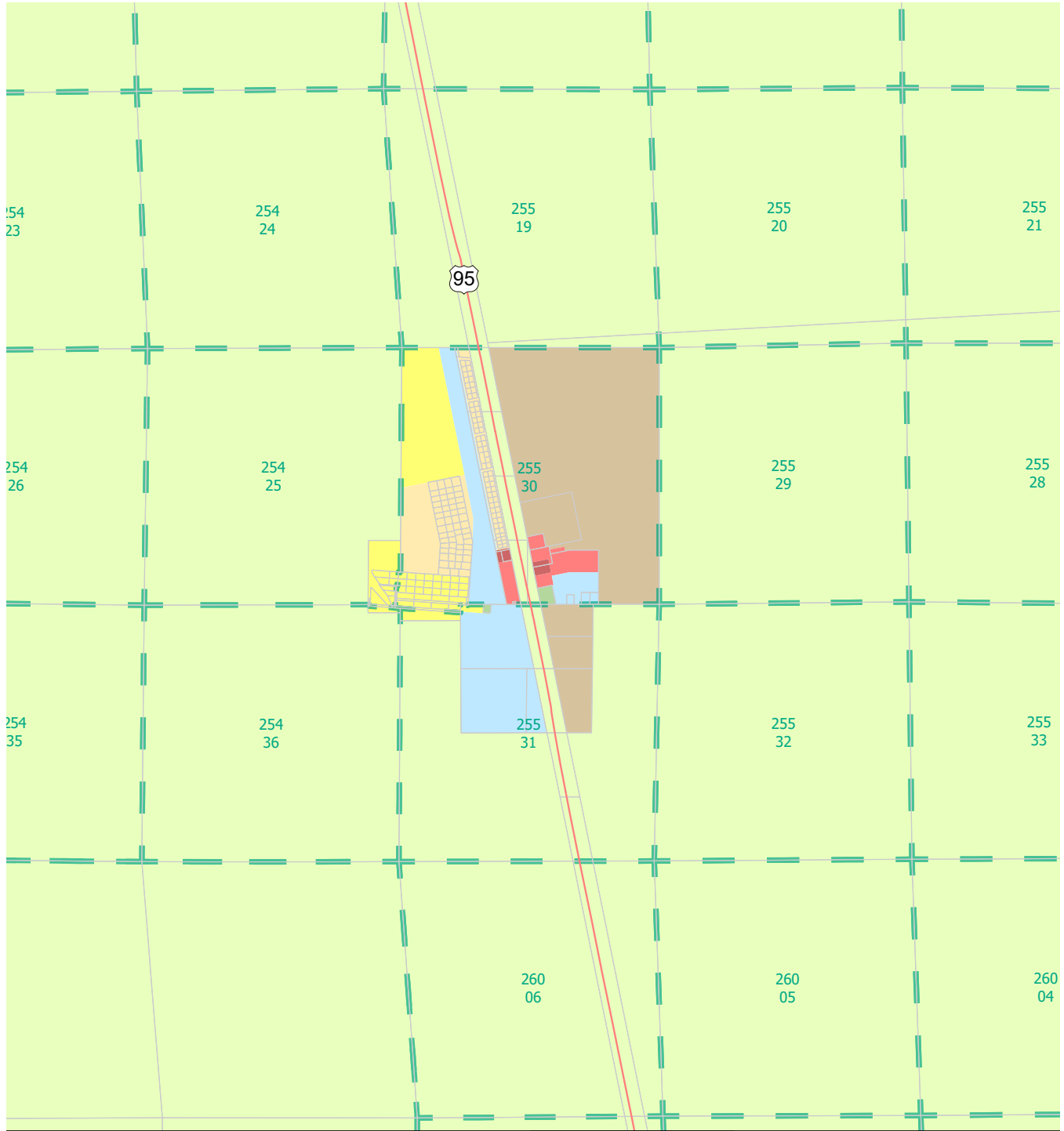
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Cal-Nev-Ari Planned Land Use Map



Cal-Nev-Ari - Planned Land Use

Neighborhoods

- Outlying Neighborhood (ON)
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Employment

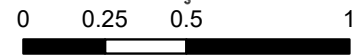
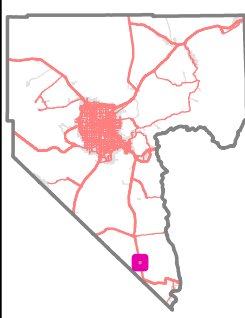
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Commercial and Mixed Use

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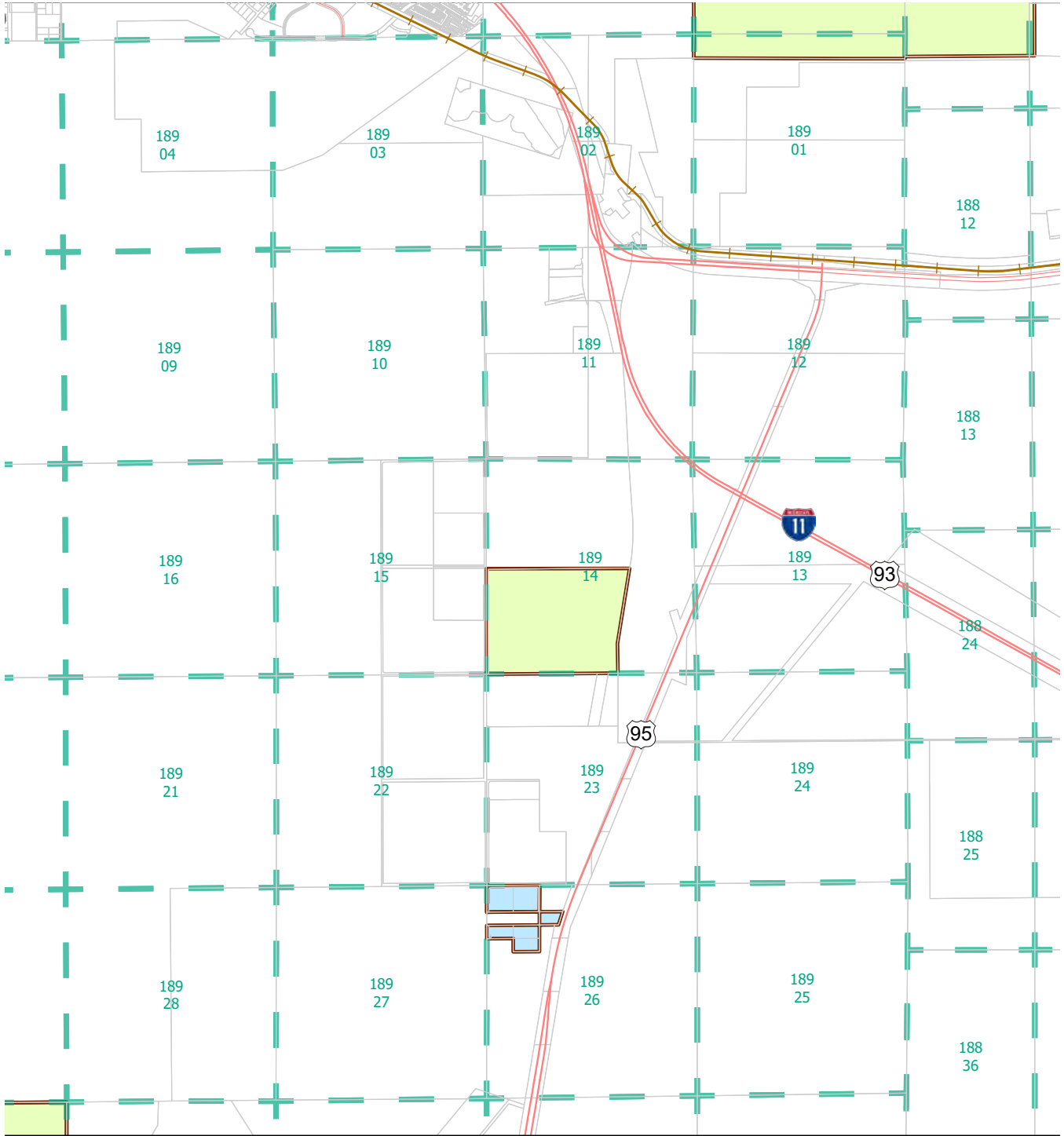


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Eldorado Valley Planned Land Use Map



Eldorado Valley - Planned Land Use

Neighborhoods

- Outlying Neighborhood (ON)
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- Ranch Estate Neighborhood (RN)
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- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

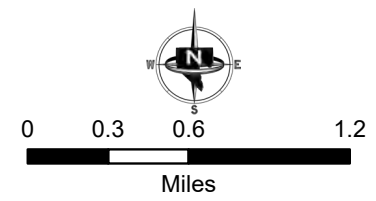
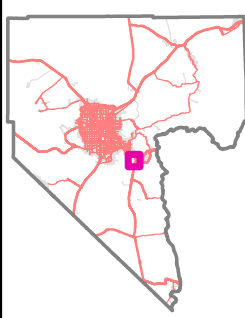
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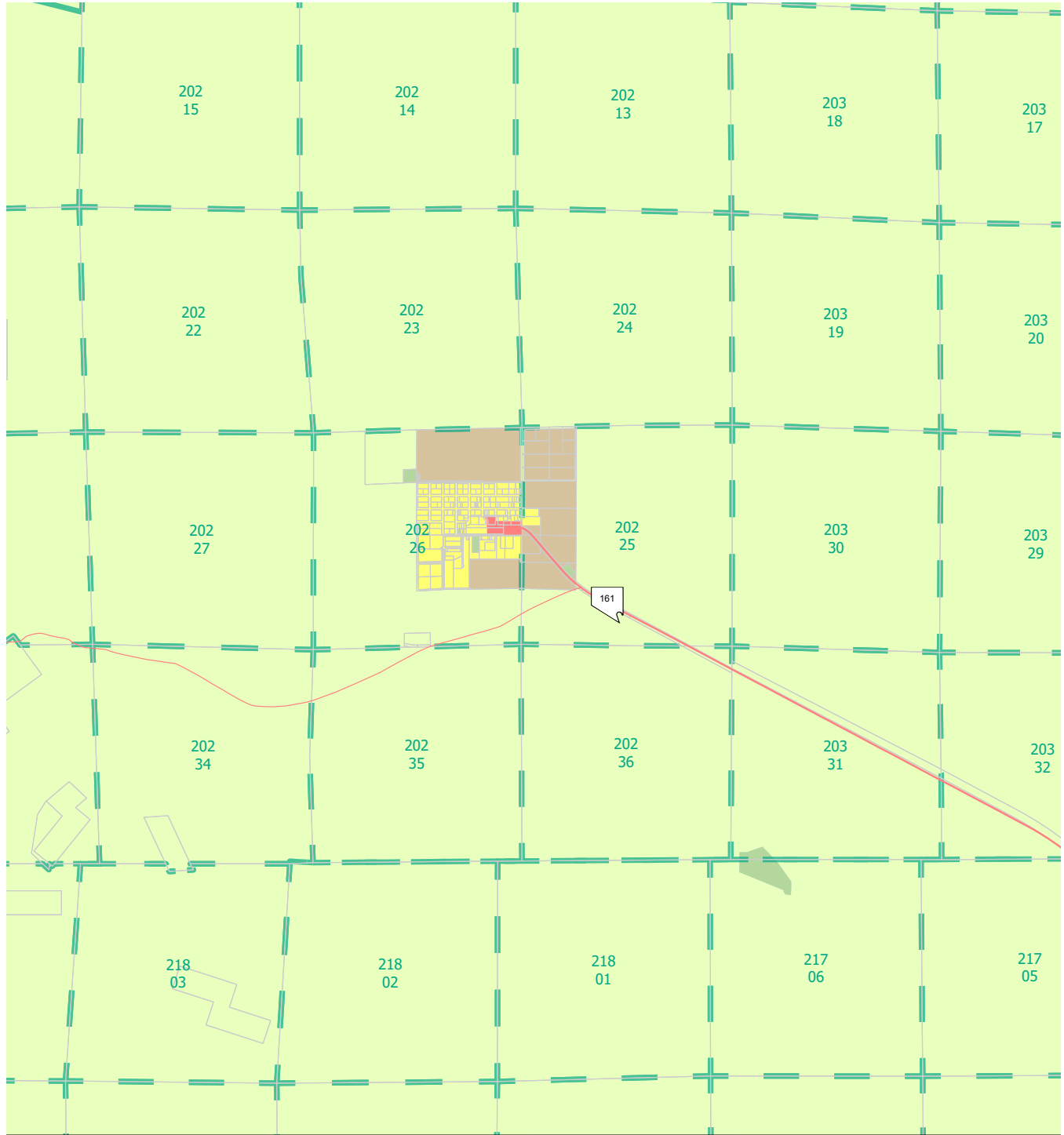
- Planning Areas



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Goodsprings Planned Land Use Map



Goodsprings - Planned Land Use

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
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- Urban Neighborhood (UN)

Employment

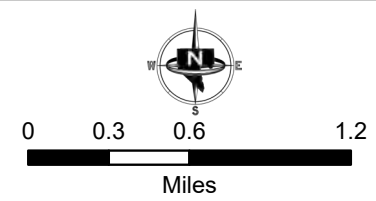
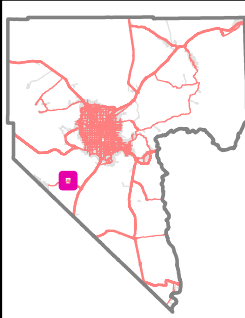
- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

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Other

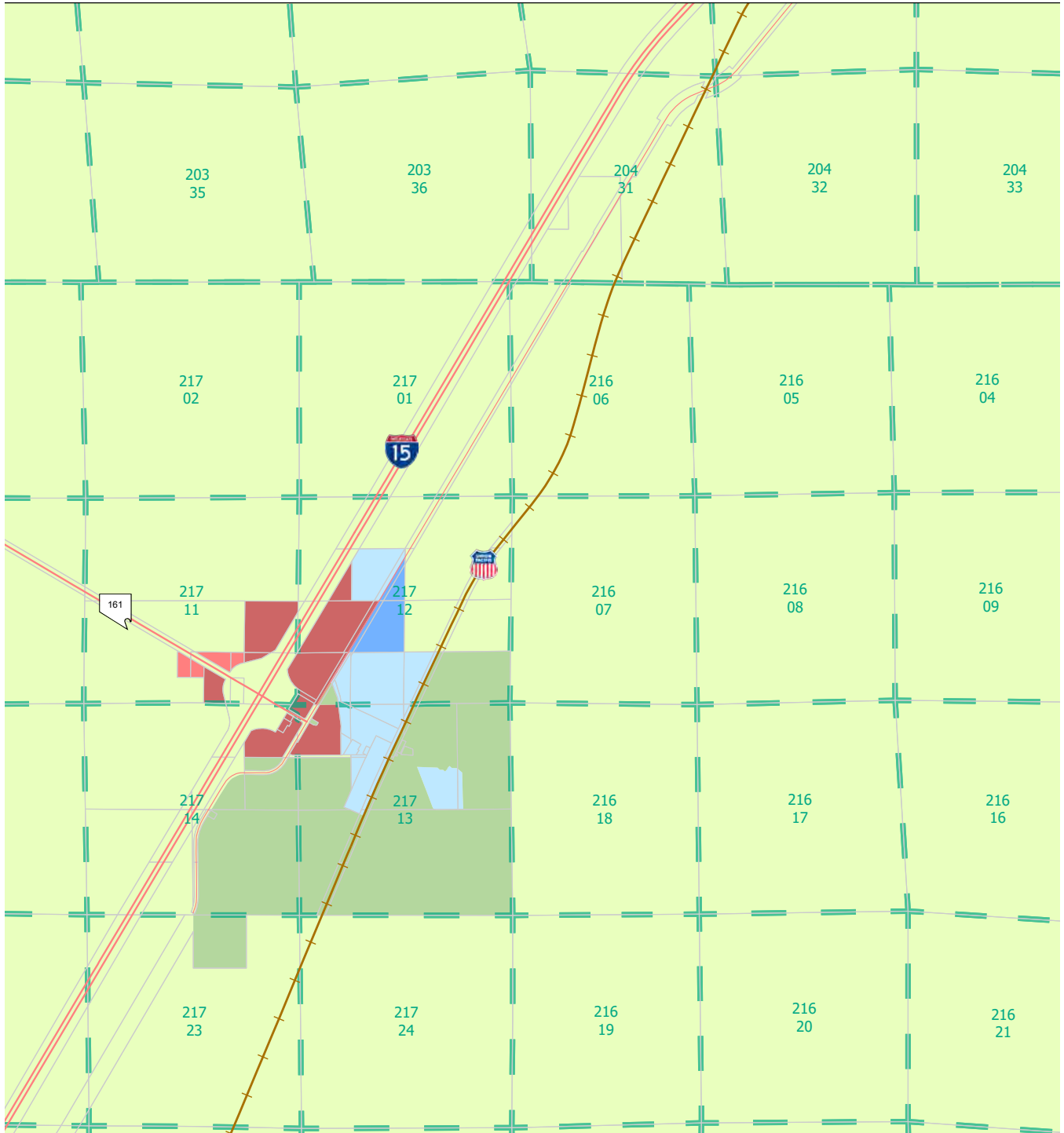
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Jean Planned Land Use Map



Jean - Planned Land Use

Neighborhoods

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- Urban Neighborhood (UN)

Employment

- Business Employment (BE)
- Industrial Employment (IE)

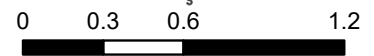
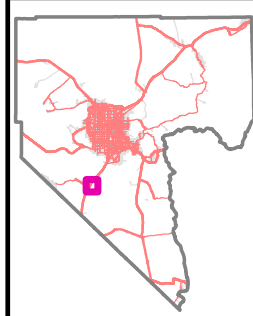
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Planning Areas



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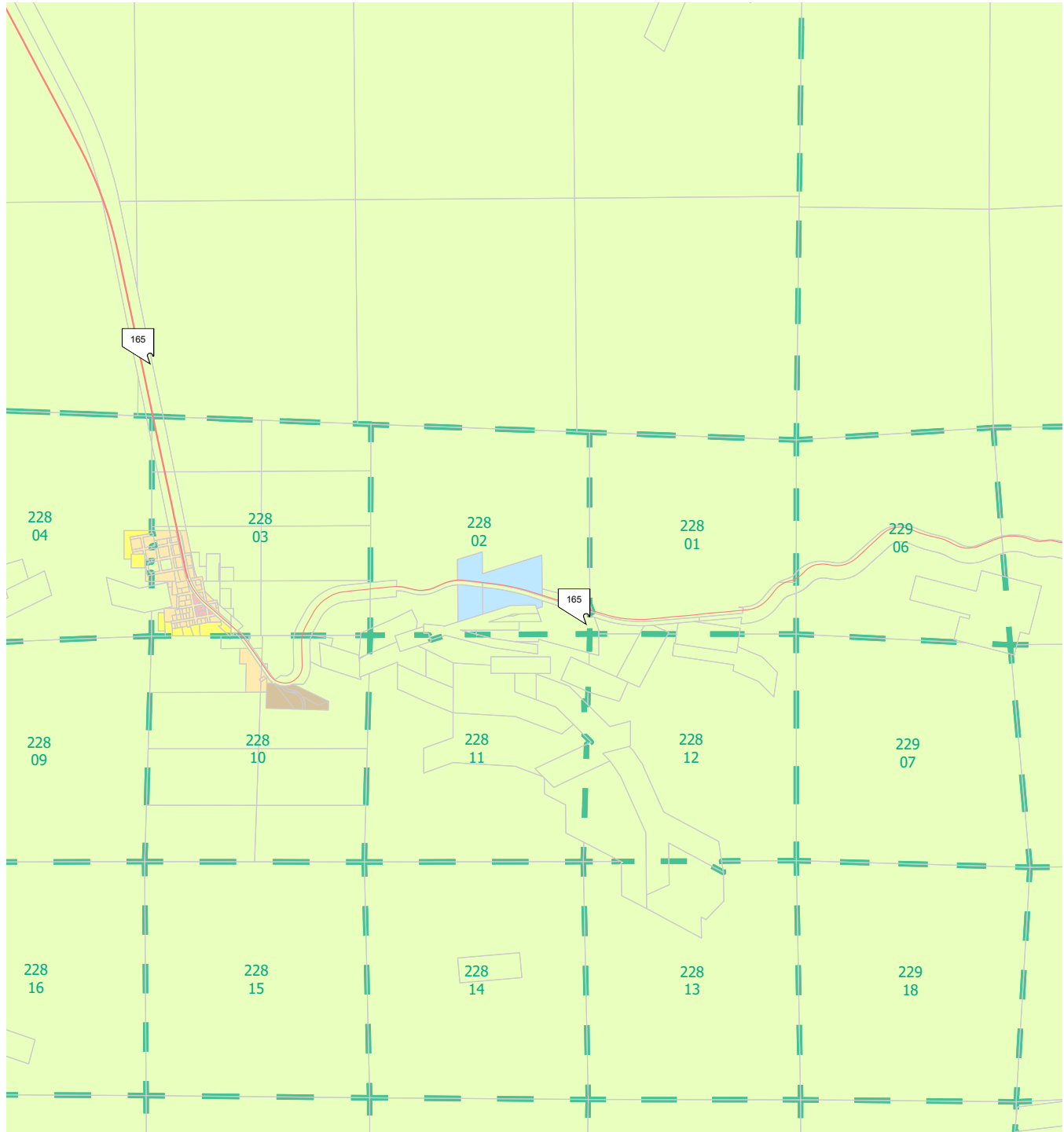
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**CLARK COUNTY**  
COMPREHENSIVE PLANNING

Nelson Planned Land Use Map



**Nelson - Planned Land Use**

**Neighborhoods**

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**Employment**

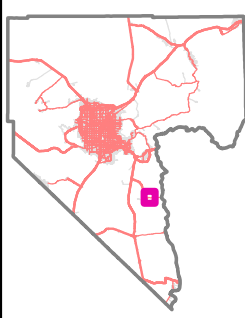
- Business Employment (BE)
- Industrial Employment (IE)


**Commercial and Mixed Use**

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

**Other**

- Agriculture (AG)
- Open Lands (OL)
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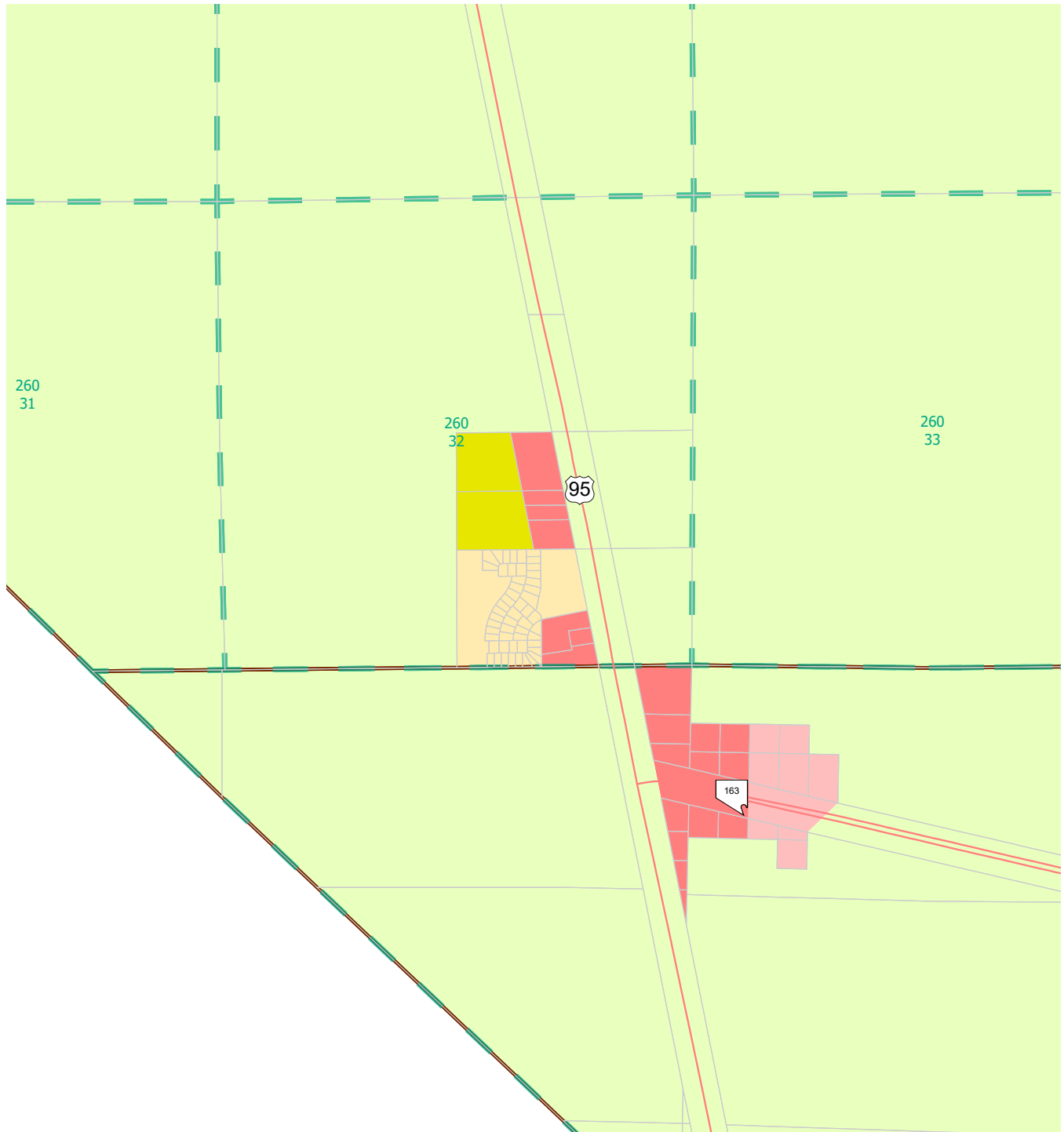
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Palm Garden Planned Land Use Map



Palm Garden - Planned Land Use

Neighborhoods

- Outlying Neighborhood (ON)
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- Urban Neighborhood (UN)

Employment

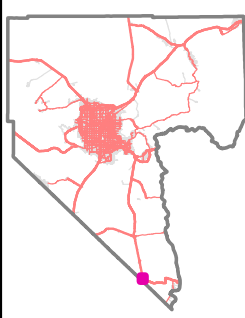
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Commercial and Mixed Use

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Other

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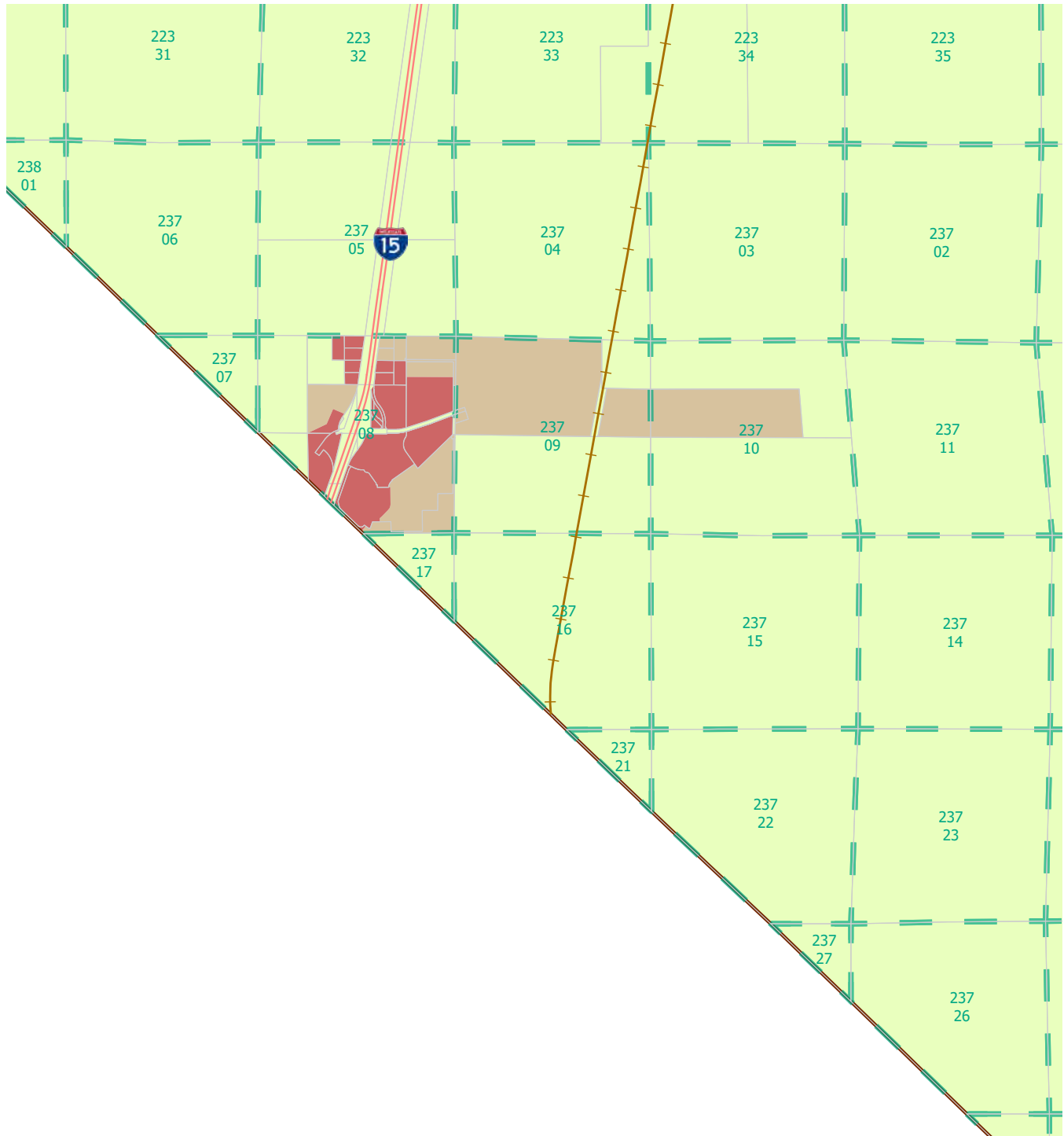
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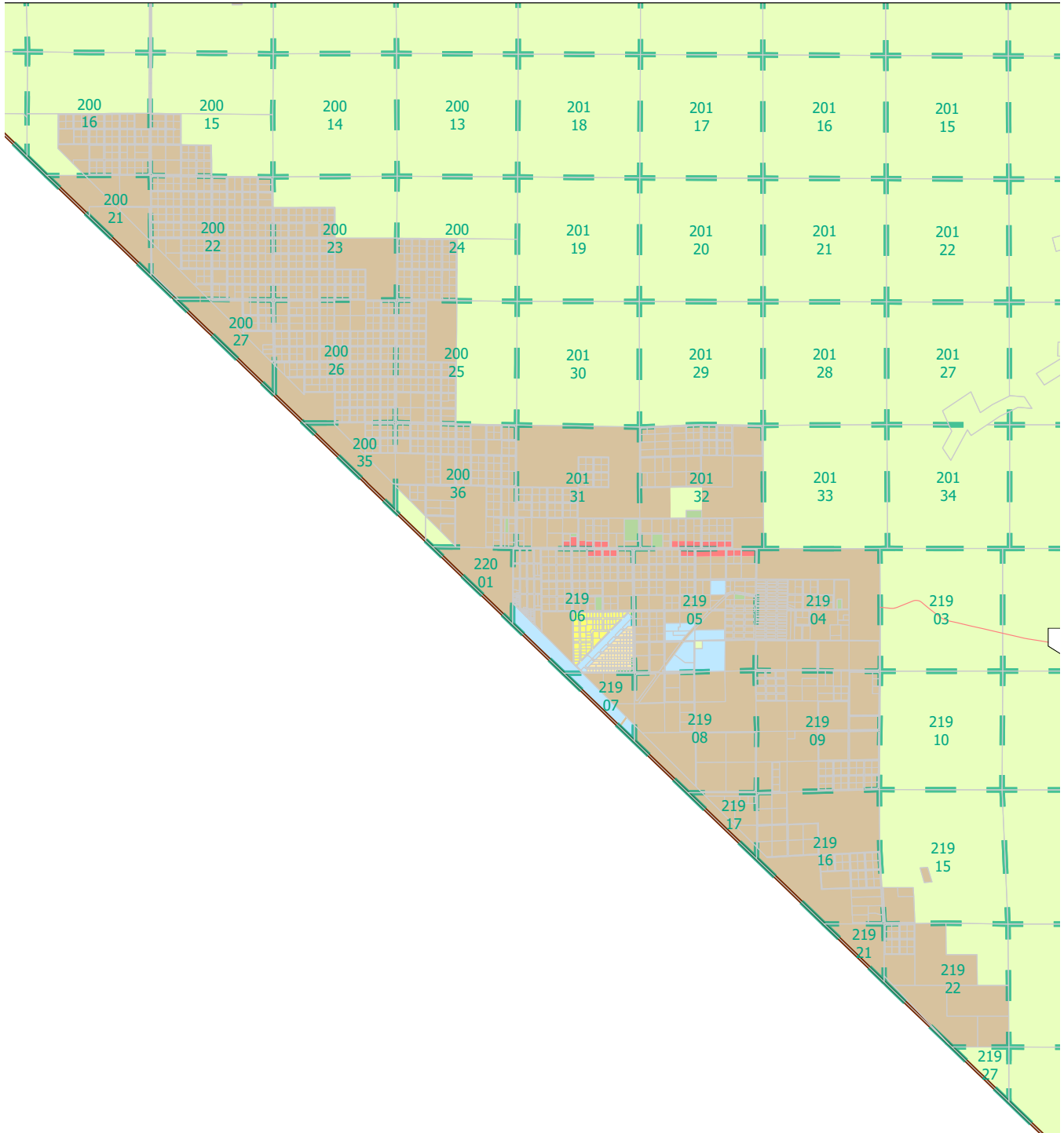


Primm Planned Land Use Map



<b>Primm - Planned Land Use</b>			
<p><b>Neighborhoods</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> Outlying Neighborhood (ON)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid #ccc; margin-right: 5px;"></span> Edge Neighborhood (EN)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #ffffcc; border: 1px solid #ccc; margin-right: 5px;"></span> Ranch Estate Neighborhood (RN)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> Low-Intensity Suburban Neighborhood (LN)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid #ccc; margin-right: 5px;"></span> Mid-Intensity Suburban Neighborhood (MN)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid #ccc; margin-right: 5px;"></span> Compact Neighborhood (CN)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #fff2cc; border: 1px solid #ccc; margin-right: 5px;"></span> Urban Neighborhood (UN)</li> </ul> <p><b>Employment</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> Business Employment (BE)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> Industrial Employment (IE)</li> </ul>	<p><b>Commercial and Mixed Use</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> Neighborhood Commercial (NC)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> Corridor Mixed-Use (CM)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #f4cccc; border: 1px solid #ccc; margin-right: 5px;"></span> Entertainment Mixed-Use (EM)</li> </ul> <p><b>Other</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> Agriculture (AG)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> Open Lands (OL)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> Public Use (PU)</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: #d9ead3; border: 1px solid #ccc; margin-right: 5px;"></span> Major Projects (MP)</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 2px solid #d9ead3; margin-right: 5px;"></span> Planning Areas</li> </ul>		

Sandy Valley Planned Land Use Map



Sandy Valley - Planned Land Use

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
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Employment

- Business Employment (BE)
- Industrial Employment (IE)

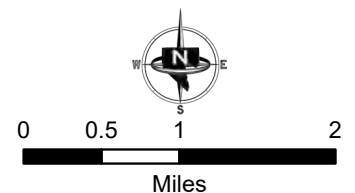
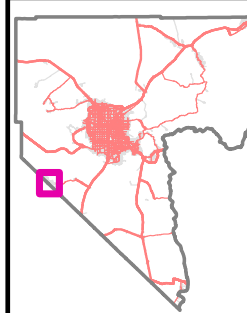
Commercial and Mixed Use

- Neighborhood Commercial (NC)
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Other

- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)

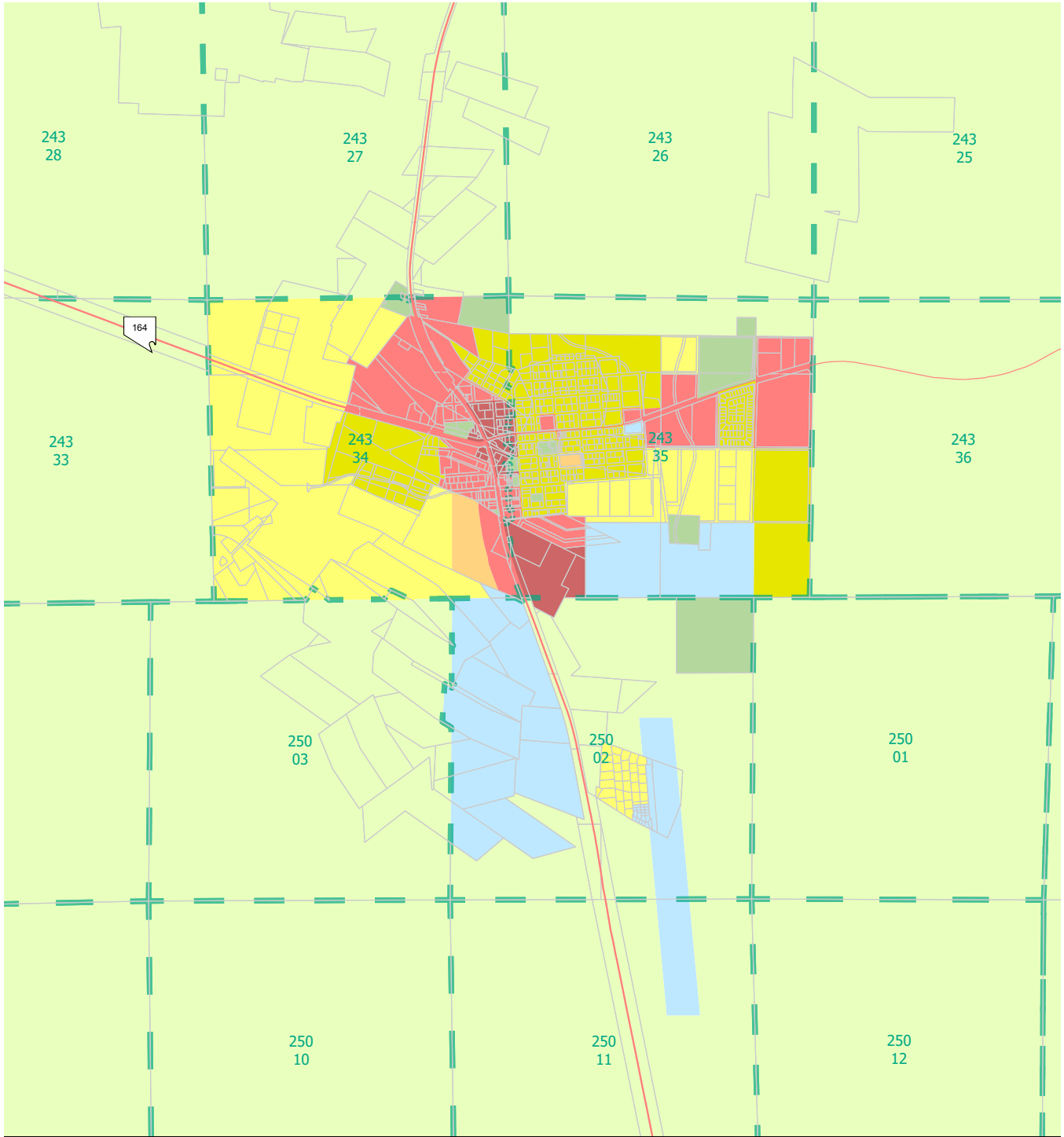
- Planning Areas



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Searchlight Planned Land Use Map



**Searchlight - Planned Land Use**

**Neighborhoods**

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
- Mid-Intensity Suburban Neighborhood (MN)
- Compact Neighborhood (CN)
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**Employment**

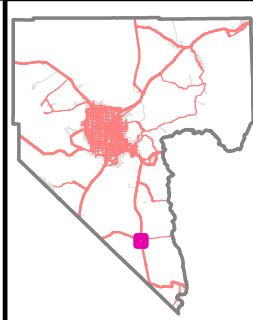
- Business Employment (BE)
- Industrial Employment (IE)

**Commercial and Mixed Use**

- Neighborhood Commercial (NC)
- Corridor Mixed-Use (CM)
- Entertainment Mixed-Use (EM)

**Other**

- Agriculture (AG)
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- Planning Areas

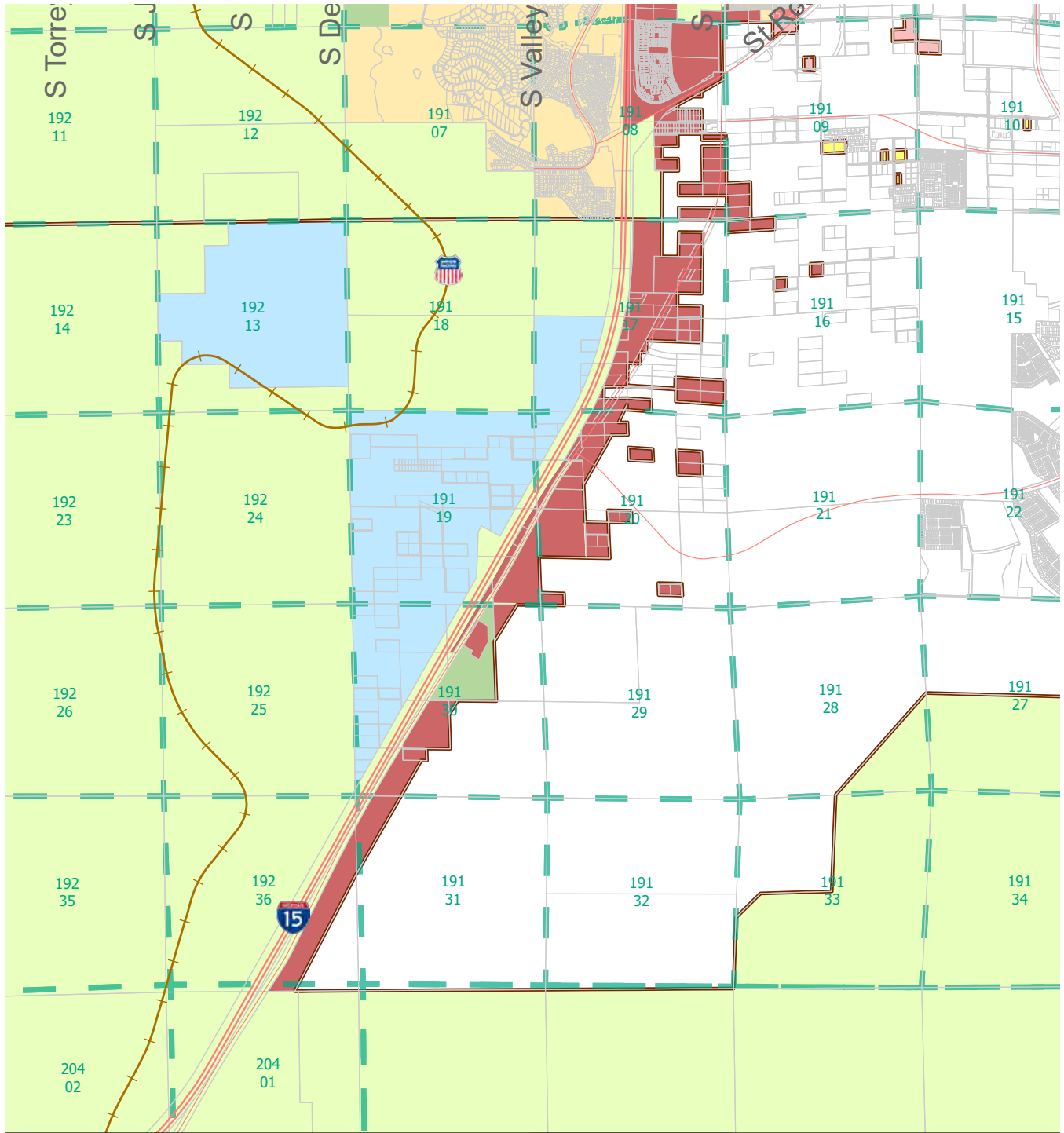


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**CLARK COUNTY**  
COMPREHENSIVE PLANNING

Sloan Planned Land Use Map



Sloan - Planned Land Use

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (RN)
- Low-Intensity Suburban Neighborhood (LN)
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Employment

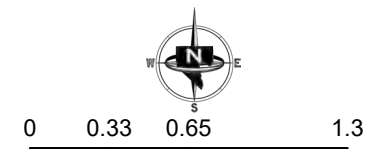
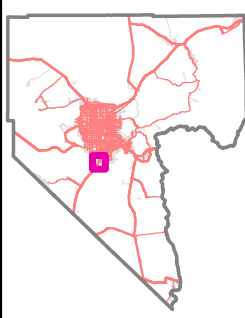
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## South County Goals and Policies

### Goal SO-1: Reinforce the distinct identity and unique characteristics of South County communities

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#### POLICY SO-1.1: NELSON MINING RESIDENTIAL

Limit residential development on properties actively used for mineral exploration and processing in Nelson to only those residential uses associated with the mining operations.

#### POLICY SO-1.2: SEARCHLIGHT CHARACTER

Encourage development in Searchlight that reflects the existing historical mining character of the community, including, but not limited to, architecture, development scale, signage, and lighting. Agriculture and livestock within Searchlight are not compatible.

#### POLICY SO-1.3: SEARCHLIGHT TOURIST-FOCUSED COMMERCIAL

Limit new tourist-focused commercial development to the U.S. Highway 95 corridor and lessen impacts to surrounding residential areas through site and building design that screens, buffers, and reduces intensity near residential areas.

#### POLICY SO-1.4: SEARCHLIGHT CIVIC CENTER

Work to consolidate public facilities near the existing community center and school to establish a defined civic center and ensure future public facilities can be accommodated.

#### POLICY SO-1.5: GOODSPRINGS CHARACTER

Encourage uses and activities in or adjacent to Goodsprings that are compatible with the community's historic character, quiet and rural setting, abundant wildlife, and natural environment.

#### POLICY SO-1.6: SANDY VALLEY CHARACTER

Encourage uses and activities in or adjacent to Sandy Valley that protect the rural character and quiet setting of the community, and the health of the natural environment. Discourage the development of lots smaller than two acres.

#### POLICY SO-1.7: NIGHT SKY PROTECTION

Explore opportunities to protect the integrity of the night sky in South County through programs and development standards that minimize glare and light trespass from exterior lighting and signage.

#### POLICY SO-1.8: NATURAL DRAINAGE

Limit disturbances to natural mountain drainage systems and washes to minimize risks associated with flood hazards, as identified in the HMP.

### Goal SO-2: Ensure infrastructure, services, and amenities keep pace with development in the South County

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#### POLICY SO-2.1: FIRE PROTECTION

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

#### POLICY SO-2.2: FIRE DEPARTMENT SERVICE

Coordinate with the CCFD and volunteer fire departments to provide fire stations, mutual aid agreements, and sufficient water supply to support fire protection.

#### POLICY SO-2.3: SANDY VALLEY WATER AVAILABILITY

Ensure the long-term availability of limited water resources is sufficient to support existing Sandy Valley residents prior to pursuing disposal of federal land through auction, sale, or trade, or supporting efforts to transfer water rights to commercial water brokers or other entities.

#### POLICY SO-2.4: SLOAN INFRASTRUCTURE

Ensure new development in Sloan provides all-weather access, adequate drainage, and domestic water for each phase of development.

#### POLICY SO-2.5: CAL-NEV-ARI PUBLIC FACILITIES

Explore opportunities to consolidate the existing recreation center site and fire station site with additional land to accommodate future public facilities as needed.

#### POLICY SO-2.6: ELDORADO VALLEY INFRASTRUCTURE

Review development proposals in unincorporated Eldorado Valley to ensure a sufficient level of supporting infrastructure is available, including but not limited to, water, stormwater, wastewater, schools, fire protection, and police protection.

#### POLICY SO-2.7: ELDORADO VALLEY COORDINATION

Coordinate development proposals in unincorporated Eldorado Valley with Henderson and Boulder City.

## Goal SO-3: Explore community-specific mobility solutions

### POLICY SO-3.1: GOODSPRINGS ALLEYWAYS

Protect the historic development pattern of Goodsprings by discouraging the vacation or abandonment of alleyways.

### POLICY SO-3.2: SEARCHLIGHT WALKABILITY

Support the connectivity, mobility, and safety of all residents in Searchlight by ensuring sidewalks, trails, and safe pedestrian crossings are provided along and across U.S. Highway 95, Cottonwood Cove Road, Main Street, and to community center, senior housing, schools, and other civic uses. Explore opportunities for traffic calming where collisions or excessive traffic speeds are common.

### POLICY SO-3.3: SANDY VALLEY CIRCULATION

Maintain non-urban street standards and paths along roads for safe walking and horseback riding. Allow use of off-highway vehicles (OHV) throughout the community but strongly encourage responsible riding/recreation, use of existing trails, and courtesy to others.

## Goal SO-4: Promote economic development in South County

### POLICY SO-4.1: SLOAN ECONOMIC DEVELOPMENT

Promote development in Sloan that establishes the community as a gateway to the Las Vegas Valley by ensuring compatible architecture, land uses, signage, landscaping, screening, and other aesthetic quality are maintained.

### POLICY SO-4.2: PRIMM ECONOMIC DEVELOPMENT

Promote development in Primm that incorporates local commercial services to support the resident population.

### POLICY SO-4.3: ELDORADO VALLEY INDUSTRY

Allow for light industrial uses while discouraging heavy industrial uses in the Eldorado Valley.

### POLICY SO-4.4: CULTURAL HERITAGE TOURISM

Explore opportunities to interpret and accommodate limited visitor access to historic and cultural sites in the South County planning area in collaboration with the BLM, SHPO, and other partners.

## Goal SO-5: Coordinate development with existing and proposed airports

### POLICY SO-5.1: SOUTHERN NEVADA SUPPLEMENTAL AIRPORT

Continue to work with the BLM and other federal, state, and regional partners to plan for the development and conflict-free operation of the Southern Nevada Supplemental Airport. Ensure future development on and in the vicinity of the airport site does not conflict with the compatibility area, retention basins, use of the transportation utility corridor, or long-term plans for the facility and other potential aviation infrastructure.

### POLICY SO-5.2: SOUTHERN NEVADA SUPPLEMENTAL AIRPORT TRANSPORTATION

Coordinate with NDOT and RTC to ensure the future Southern Nevada Supplemental Airport (SNSA) and development within the Interstate 15 corridor features a multimodal transportation network that establishes connectivity, promotes alternative transportation, reduces vehicle miles traveled (VMT), and preserves the air shed while connecting the airport and communities of the Interstate 15 corridor with the Las Vegas Valley.

### POLICY SO-5.3: JEAN AIRFIELD AND CLARK COUNTY HELIPORT

Encourage development patterns and standards compatible with the continuing operation of Jean Airport and Clark County Heliport.

## Goal SO-6: Encourage development that does not compromise limited services in South County

### POLICY SO-6.1: CAL-NEV-ARI CAPACITY

Prevent impacts to the limited resources of Cal-Nev-Ari by limiting development to current privately owned land—generally Township 30 South, Range 64 East, Sections 30 and 31.

### POLICY SO-6.2: PALM GARDENS WATER LIMITATIONS

Limit additional development in Palm Gardens due to limited water resources.

### POLICY SO-6.3: CLUSTERED DEVELOPMENT

Explore clustered development standards to allow new residential subdivisions to conserve open space and mitigate environmental concerns in Cal-Nev-Ari, Nelson, Palm Gardens, and Searchlight.