



CORE VALUE 1: UNIQUE COMMUNITIES, NEIGHBORHOODS, AND LIFESTYLES

Where are we today?

Clark County is made up of many unique neighborhoods and communities, and residents place a high value on protecting this diversity. The county offers a wide range of lifestyles, from “big city” urbanized areas to sparsely populated rural expanses, plus everything in between. Residents wish to maintain this wide array of choices in lifestyle without losing sight of common goals that apply to the county as a whole.

Diverse neighborhoods and communities require diverse goals. In some older, established areas, residents would like to see the existing neighborhood fabric and character preserved. Other areas are ripe for reinvestment and revitalization. Residents on the fringe of the Las Vegas Valley are concerned about expanding development, and in addition to protection of lower density areas, would like to see an emphasis on transition areas between higher and lower density neighborhoods. Outlying communities would like to maintain their distinction from the Las Vegas Valley. Residents would also like to have a higher bar set for new neighborhoods in unincorporated Clark County.

Whatever the character of an area and the goals that are appropriate to it, the overarching objective of maintaining affordability unites them all. Residents recognize that a greater diversity of housing types would help to achieve this, and they are clear that there are areas where mixing single-family homes with apartments, duplexes and other kinds of units would be welcome development. Similarly, many would like to see more mixed-use centers and neighborhoods where various housing types and shops, restaurants, and services exist side-by-side.

In 2050, Clark County is a place where...

- Rural and outlying communities continue to thrive alongside urban areas, and areas of different character progress from one into another with logical transitions between them;
- There are many choices about the kind of place we call home, and the existence of those choices helps assure that home is a place affordable to all; and
- A family-friendly atmosphere thrives alongside many lifestyle options to accommodate the diverse population.





CV 1: UNIQUE COMMUNITIES, NEIGHBORHOODS, AND LIFESTYLES

Countywide Goals and Policies

Goal 1.1: Provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities

POLICY 1.1.1: MIX OF HOUSING TYPES

Encourage the provision of diverse housing types at varied densities and in numerous locations. In particular, seek opportunities to expand “middle” housing options that are less prevalent in unincorporated parts of Clark County, such as duplexes, townhomes, three- and four-plexes, and smaller multi-family complexes.

POLICY 1.1.2: HOUSING ACCESS

Concentrate higher-density housing in areas with access to existing or planned high-frequency transit, major employment centers, existing infrastructure, and other services.

POLICY 1.1.3: MULTI-GENERATIONAL HOUSING

Support the integration of detached or attached accessory dwelling units (ADUs) as part of new development and/or in established neighborhoods to support aging-in-place and expand the supply of smaller dwelling units. [See also, Policy 1.4.4, *Infill and Redevelopment*]



POLICY 1.1.4: SUPPORTIVE HOUSING

Encourage housing options that incorporate universal design and visitability principles to facilitate aging-in-place, and accommodation of older residents and others with mobility limitations or disabilities.

POLICY 1.1.5: HOUSING FOR VULNERABLE POPULATIONS

Collaborate with local and regional partners on development of programs and resources to prevent residents from becoming homeless and facilitate the provision of expanded housing for vulnerable populations, including the elderly and those transitioning away from homelessness. [See also, Goal 2.3, *All Clark County residents have access to the high-quality health and social services they need*, and supporting policies]

Goal 1.2: Expand the number of long-term affordable housing units available in Clark County

POLICY 1.2.1: EXISTING AFFORDABLE UNITS

Maintain the supply of long-term affordable housing (restricted for 20-50 years) by focusing efforts on rehabilitation and preservation of existing affordable units particularly in areas where redevelopment pressure exists or is likely to occur in the future.





POLICY 1.2.2: FINANCIAL SUPPORT

Support programs that use state, federal, and local housing program funds to preserve existing affordable housing and provide financial assistance to lower income homeowners to maintain their properties in good condition and improve energy efficiency.

POLICY 1.2.3: NON-PROFIT OWNERSHIP

Encourage acquisition of housing by non-profit organizations, land trusts, or tenants as a strategy to protect housing from upward pressure on prices and rents.

POLICY 1.2.4: REGULATORY TOOLS

Investigate the feasibility of implementing regulatory requirements (e.g., inclusionary zoning), targeted incentives, and public-private partnerships to promote expanded construction of climate resilient affordable housing units throughout the County.

POLICY 1.2.5: DISPOSAL LAND

Support the implementation of affordable housing development plans on former Bureau of Land Management (BLM) lands designated for the development of affordable housing. [See also, Goal 6.1, *A coordinated pattern of development in unincorporated Clark County*, and supporting policies]

POLICY 1.2.6: NEW AFFORDABLE UNITS

Continue to work with community and regional partners to evaluate the feasibility of and pursue a variety of strategies that will expand the number of affordable units, such as, but not limited to activity bonds, housing trust funds, land banks or land trusts, and fee-in-lieu programs.

Goal 1.3: Encourage the development of new neighborhoods that embody Clark County's core values

POLICY 1.3.1: NEIGHBORHOOD IDENTITY

Encourage the integration of varied housing models, architectural styles, streetscapes, signage, common landscaped areas, and other character-defining features that contribute to a distinct neighborhood identity.

POLICY 1.3.2: MIX OF HOUSING OPTIONS WITHIN NEIGHBORHOODS

Encourage a mix of housing options—both product types and unit sizes—within larger neighborhoods and multi-family developments.

POLICY 1.3.3: NEIGHBORHOOD SERVICES

Encourage the integration of grocery stores, restaurants, medical offices, and other daily-needs services as part of



SECTION 2: COUNTYWIDE GOALS AND POLICIES

or adjacent to new neighborhoods to minimize the need for longer-vehicle trips. Promote direct connections that allow residents to safely access services on foot or by bike.

POLICY 1.3.4: INTER-CONNECTED NEIGHBORHOODS

Seek opportunities to connect new and existing neighborhoods with sidewalks and trails where “stubs” exist or where new connections would improve access to existing or planned amenities and services. Avoid “walling off” neighborhoods except in locations where noise or other characteristics of adjacent uses impact neighborhood livability. Where walls are warranted, provide periodic breaks for pedestrians and bicycles.

POLICY 1.3.5: NEIGHBORHOOD LIVABILITY

Encourage the integration and connection of parks, trails, community gardens, common open space, recreational amenities, or other features in new neighborhoods to enhance the health and quality of life of residents. [See also, Goal 3.6, *Focus on incorporating enhanced sustainability and resilience practices into the built environment*, and supporting policies.]

Goal 1.4: Invest in and care for established neighborhoods

POLICY 1.4.1: NEIGHBORHOOD IMPROVEMENTS

Support efforts to make neighborhood improvements (e.g., trail connections, increasing tree canopy, complete street improvements) that enhance neighborhood quality and pride, reduce crime, and improve climate resilience.

POLICY 1.4.2: EXISTING HOUSING STOCK

Support the retention of existing housing stock in unincorporated Clark County. Encourage ongoing maintenance and promote reinvestment and improvements in declining areas and targeted redevelopment of blighted properties. Work with property owners, neighborhoods, and non-profit organizations to bring substandard units into compliance with adopted codes, improve overall housing conditions and generally prolong the lifespan, efficiency, and habitability of older homes. [See also, Goal 3.6, *Focus on incorporating enhanced sustainability and resilience practices into the built environment*, and supporting policies.]

POLICY 1.4.3: CODE ENFORCEMENT

Continue to respond to potential violations of Clark County codes in an efficient and effective manner. Assist in resolving citizen complaints related to zoning violations, short-term rentals, solid waste, sign enforcement, graffiti, and other neighborhood concerns through education, service, and enforcement.

POLICY 1.4.4: INFILL AND REDEVELOPMENT

Encourage infill development and redevelopment in established neighborhoods through flexible standards and other regulatory incentives, while promoting compatibility with the scale and intensity of the surrounding area. Establish more detailed guidance in conjunction with periodic updates to planning area land use plan maps and area-specific goals and policies. [See also, Policy 1.1.3, *Multi-Generational Housing*]

POLICY 1.4.5: BUFFERS AND TRANSITIONS

Standardize requirements for buffers and development transitions to mitigate the impacts of higher intensity uses proposed adjacent to an existing or planned residential neighborhood.

Goal 1.5: Maintain opportunities for Ranch Estate lifestyles within the Las Vegas Valley

POLICY 1.5.1: RURAL NEIGHBORHOOD PRESERVATION AREAS

Support the protection of existing Rural Neighborhood Preservation (RNP) areas as defined by NRS §278.

Rural Neighborhood Preservation Areas

While many large-lot neighborhoods in unincorporated Clark County are commonly referred to as RNPs, not all of these neighborhoods meet the legal definition. According to NRS §278.0177, a “Rural preservation neighborhood” means a subdivided or developed area:

1. Which consists of ten or more residential dwelling units;
2. Where the outer boundary of each lot that is used for residential purposes is not more than 330 feet from the outer boundary of any other lot that is used for residential purposes;
3. Which has no more than two residential dwelling units per acre; and
4. Which allows residents to raise or keep animals non-commercially.

Countywide Goal 1.5 and associated policies, in conjunction with the Ranch Estate Neighborhood (RN) land use category and key considerations for neighborhoods outlined in Section 3: Growth Framework, are intended to protect the character of existing neighborhoods that meet this definition as adjacent properties develop over time.



POLICY 1.5.2: COMPATIBLE DEVELOPMENT

Adopt and implement standards to protect the established character and lifestyles associated with RNP areas and minimize future conflicts with higher intensity development planned on sites that are adjacent to RNP areas, or infill development within a RNP. Incorporate a range of possible approaches, such as transitioning densities with larger lots, clustering higher intensity housing units away from the shared edge of the RNP, requiring similar building heights and orientations, or a combination of these and other appropriate strategies.

POLICY 1.5.3: RURAL USES AND ACTIVITIES

Continue to support activities and uses related to the raising and keeping of animals for personal enjoyment or food production in RNP areas in accordance with the Unified Development Code (Title 30).

Goal 1.6: Protect the character, identity, and economic viability of the County's outlying communities

POLICY 1.6.1: AREA-SPECIFIC POLICIES

Review all proposed projects in outlying communities through the lens of the area-specific policies contained in this Master Plan. Support efforts by outlying communities to protect and enhance their unique histories, economic drivers, agriculture or ranching heritage, recreational, eco-tourism potential, or other character-defining features.

POLICY 1.6.2: LAND USE PLANNING

Address the unique land use considerations for outlying communities in Clark County through periodic updates to planning area land use plans and the application of tailored development regulations where appropriate.

POLICY 1.6.3: ECONOMIC OPPORTUNITY

Support opportunities for local economic development in outlying communities.



Goal 1.7: Protect Clark County's historic, cultural, and archaeological resources

POLICY 1.7.1: RESOURCE IDENTIFICATION AND PROTECTION

Cooperate with local preservation non-profits, the State Historic Preservation Office (SHPO), the National Park Service (NPS), and others to further efforts at identifying and protecting sites within the county that have historic, cultural, or archaeological significance.

POLICY 1.7.2: EDUCATION

Broaden the public's awareness and understanding of the economic, social, and environmental benefits of preserving historic, cultural, and archaeological resources in the county.

POLICY 1.7.3: DOCUMENTATION AND INTERPRETATION

Encourage efforts at the community, state, or federal level to expand documentation of historic, cultural, and archaeological resources in Clark County.

POLICY 1.7.4: HISTORIC RESOURCES

Encourage the preservation and/or adaptive reuse of existing buildings, structures, or sites determined to be eligible for the State or National Register of Historic Places.

POLICY 1.7.5: HISTORIC DESIGNATION

Support the expansion of the County's list of Historic Designations, as well as the addition of buildings, structures, or sites to the State and National Register of Historic Places.

Historical Markers

Marker Number	Name	Roadway
33	The Old Spanish Trail 1829-1850	Village Boulevard
34	The Old Spanish Trail 1829-1850	State Route 160
36	Moapa Valley	North Moapa Valley Boulevard
37	Powell of the Colorado	Echo Bay Road
41	Pueblo Grande de Nevada	South Moapa Valley Boulevard
102	Goodsprings	West Spring Street
103	Gypsum Cave (no marker present)	Pabco Road
104	The Camel Corps	State Route 163 (Laughlin Highway)
115	Potosi	State Route 160
116	Searchlight	Veterans Memorial Highway
139	Old Spanish Trail (The Journey of Death)	Valley of Fire Highway
140	The Garces Expedition	Needles Highway
142	Old Spanish Trail (Mountain Springs Pass)	State Route 160
150	Nevada's First State Park	Mouse's Tank Road
168	Arrowhead Trail	Valley of Fire Highway
188	Von Schmidt State Boundary Monument	Needles Highway
195	The Last Spike	Las Vegas Boulevard South
214	Rafael Rivera	South Mountain Vista Street



Designated Historic Properties

Resource	Location	Town
Clark County Historic Designation		
Paradise Palms Neighborhood (Phase 1)	On south side of Desert Inn Road, east side of Oneida Way, north and south sides of Commanche Drive, and east and west side of Seneca Drive	Paradise
Liberace Mansion	4982 Shirley Street	Paradise
National/Nevada State Register of Historic Places		
Sloan Petroglyph Site	Address restricted	N/A
LDS Moapa Stake Office Building	161 West Virginia Street	Overton
Overton Gymnasium	North West Thomas Street, west of South Anderson Street	Overton
St. Thomas Memorial Cemetery	Magnasite Road off Moapa Valley Boulevard	Overton
Welcome to Fabulous Las Vegas Sign	Las Vegas Boulevard South, in public right of way, approximately 0.5 mile south of Russell Road	Paradise
Hunt, Parley House	Canal Street near Virgin Street	Bunkerville
Leavitt, Thomas House	160 South First West Street	Bunkerville
Goodsprings Schoolhouse	San Pedro Avenue, east of Esmeralda Street	Goodsprings
Time Springs Petroglyph	Address restricted	Indian Springs
Brownstone Canyon Archaeological District	Address restricted	N/A
Camp Lee Canyon	State Route 156, approximately 50 miles northwest of Las Vegas in Spring Mountains NRA	Mt. Charleston
Corn Creek Campsite	Address restricted	Corn Creek
Gypsum Cave	Address restricted	N/A
Hidden Forest Cabin	20 miles north of Las Vegas on Hidden Forest Road	N/A
Little Church of the West	4617 Las Vegas Boulevard South	Paradise
Mormon Well Spring	North of Las Vegas on Mormon Spring	N/A
Potosi	South of Las Vegas near Interstate 15 at Potosi Pass	Mountain Springs
Sandstone Ranch	20 miles southwest of Las Vegas	N/A
Sheep Mountain Range Archaeological District	About 20 miles north of Las Vegas	N/A
Old Spanish Trail, Mormon Road Historic District	From California border to Arizona border, across southern Nevada, through Las Vegas	N/A
Grapevine Canyon Petroglyphs	Address restricted	Laughlin
Spirit Mountain	Address restricted	Laughlin
Spanish Trail, Old,--Mormon Road Historic District (Boundary Increase)	Near Interstate 15 and State Route 169	Moapa
B-29 Serial No. 45-21847 (Heavy Bomber)	Lake Mead NRA	Overton
Boulder Dam Park Museum (now Lost City Museum)	West side of State Route 169	Overton
Pueblo Grande de Nevada	Southeast of Overton	Overton
Homestake Mine	Address Restricted	Searchlight
Walking Box Ranch	6333 West State Route 164	Searchlight
Logandale Elementary School	State Route 169 and West Gann Road	Logandale
Pioneer Saloon	310 Spring Street	Goodsprings

Relationship to the County’s All-In Sustainability and Climate Action Plan

The goals and policies of Core Value 1 promote a more sustainable and resilient Clark County by:

- Encouraging development along high-frequency transit corridors;
- Supporting the establishment of neighborhood-serving commercial centers near where people live;
- Focusing on the rehabilitation and preservation of existing housing and structures;
- Encouraging infill development; and
- Improving connections between neighborhoods.

GOALS	GHG Reduction Potential	INCREASED RESILIENCE			
		Social	Economic	Built Environment	Equity
Goal 1.1: Provide opportunities for diverse housing options to meet the needs of residents of all ages, income levels, and abilities					
Goal 1.2: Expand the number of long-term affordable housing units available in Clark County					
Goal 1.3: Encourage the development of new neighborhoods that embody Clark County’s core values					
Goal 1.4: Invest in and care for established neighborhoods					
Goal 1.5: Maintain opportunities for Ranch Estate lifestyles within the Las Vegas Valley					
Goal 1.6: Protect the character, identity, and economic viability of the County’s outlying communities					
Goal 1.7: Protect Clark County’s historic, cultural, and archaeological resources					