

Northeast County

Area Background

The Northeast County planning area (“Northeast County”) is one of three rural planning areas that cover communities outside of the Las Vegas Valley and the largest of all planning areas. The planning area covers approximately 2,536 square miles—almost 32 percent of Clark County—and extends from the eastern boundary of the Northwest Planning Area, the City of North Las Vegas, Nellis Air Force Base, Sunrise Manor, Whitney, and the City of Henderson to the Nevada-Arizona border and from Clark County’s northern border with Lincoln County to the Lake Mead National Recreation Area (NRA) and the Colorado River. Northeast County is home to many unincorporated communities—notably Bunkerville, Moapa, Warm Springs, Moapa Valley—including Overton and Logandale—and the planning area also surrounds the Moapa River Indian Reservation and the City of Mesquite.

Area Character

The Northeast County planning area is made up of small, rural communities surrounded by vast expanses of undeveloped, federally managed land. In addition to the Lake Mead NRA—managed by the National Park Service (NPS), large portions of the planning area are managed by the BLM, U.S. Bureau of Reclamation (USBR), and State of Nevada (Valley of Fire State Park).



History of the Northeast County Planning Area

Bunkerville

Bunkerville is an agricultural community situated along the Virgin River in Clark County. This area was intended as the halfway rest point between California and Utah. The area includes several large dairy farms and crop operations.

In 1877, Edward Bunker and a company of Church of Jesus Christ of Latter-day Saints members located themselves on the Virgin River, a few miles west of the Nevada-Arizona border and diverted the flow of the Virgin River for farming. This company was practicing the form of economic communalism known as the United Order.

Glendale

Glendale, set at the intersection of Interstate 15 and State Route 168, is a small service-orientated community that is almost surrounded by the boundary of the unincorporated town of Moapa. All privately held land was owned by Charlie and Vera Hester.

Going back into the 19th century, the most overriding concern for the traveler was obtaining sufficient water for himself and his animals. If plotted out on a map and compared to the known sources of water, the standard routes of travel conformed very closely to the precious springs, seeps, tanks, and seasonal flow of rivers and streams. The waterless 55 mile stretch of territory along California Wash between the present-day site of Glendale on the Muddy River and the springs of Las Vegas is a case in point.

Moapa

Traditionally referred to as the Upper Muddy area, or Upper Moapa Valley, Moapa was originally a railroad town with several saloons, hotels, and a stockyard. One of the early families to settle the area was a Mormon family named Perkins. An important part of the community is the Moapa Indian Reservation, in which approximately one-third of the area's population resides.

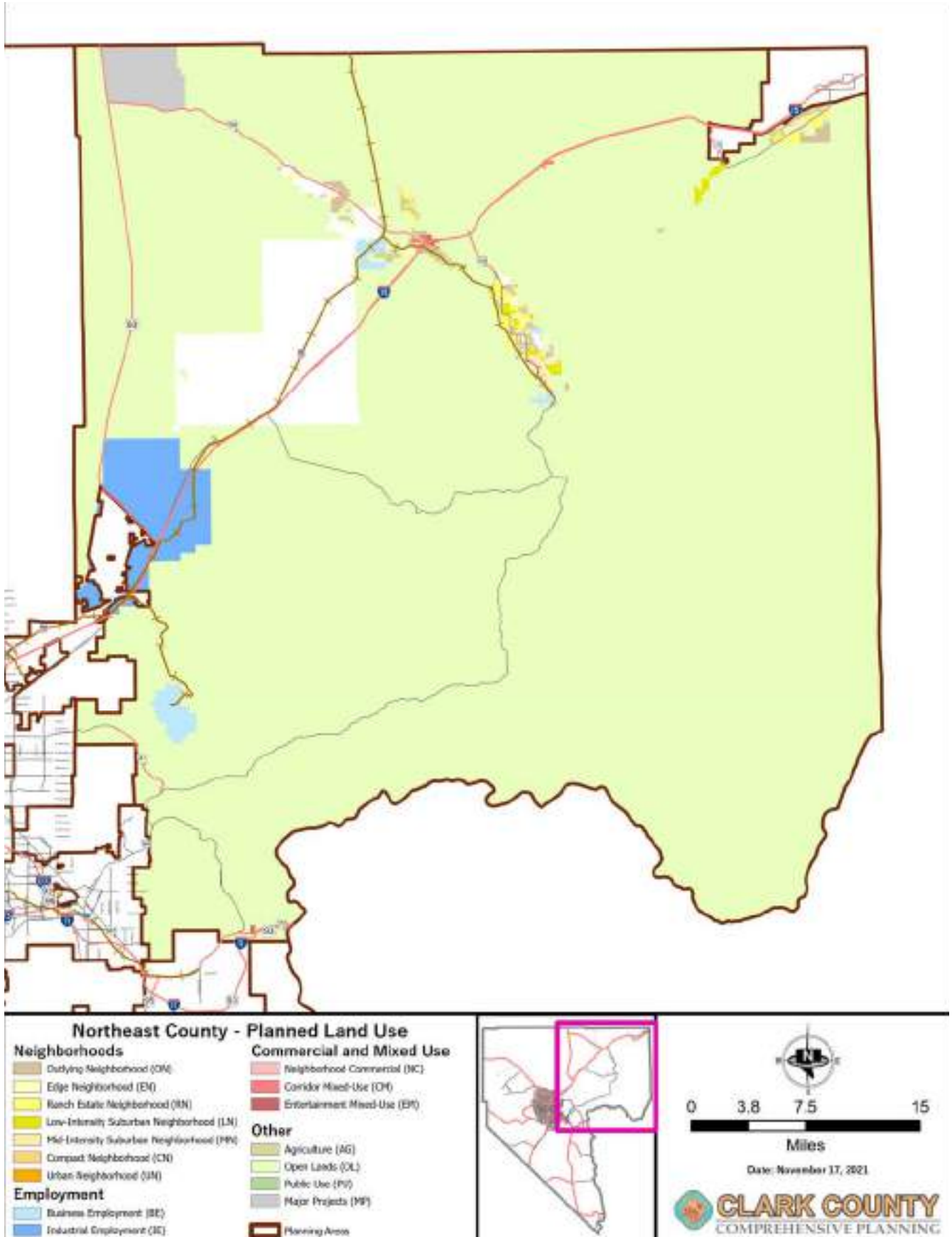
Moapa Valley

Moapa Valley is along one of the few small rivers of arid Nevada. Archeological studies point out that this area has been inhabited as far back as 1000 B.C., and Pueblo occupations of the area began around the time of Christ and spread throughout the valley.

Sometime after 1150 A.D., the Paiute Indians took advantage of the fertile soil of the rivers and resided there until the recorded Mormon settlement in 1864. Towns like St. Joseph (Logandale), Overton, Westpoint (Moapa) and Kaolin began to sprout up around the agricultural community.

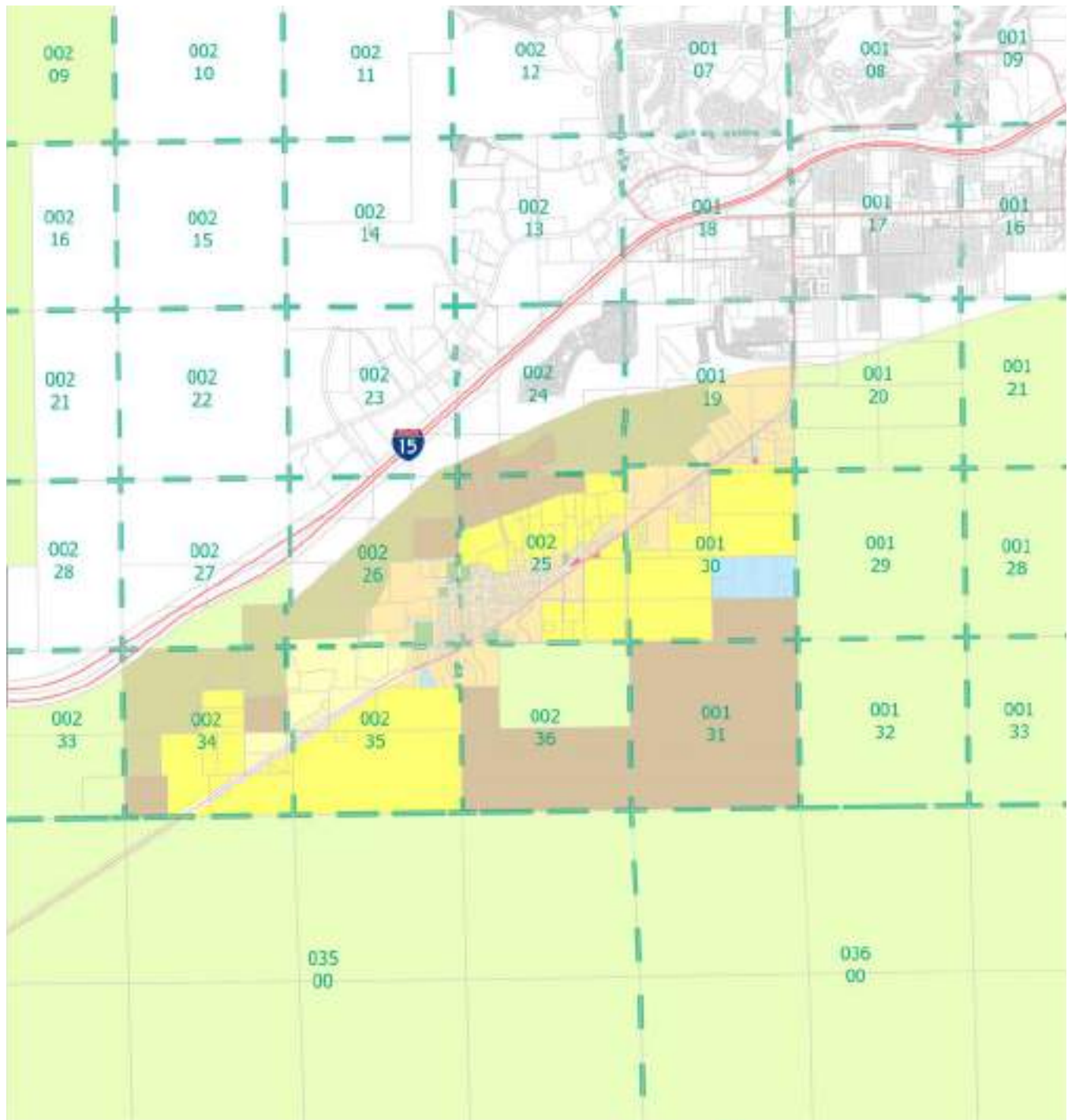
In 1866, two years after Nevada achieved statehood, the U.S. Congress transferred a 60-mile strip of Utah and Arizona territory (which included the Moapa Valley area) to Nevada which eventually led to the abandonment of the towns a few years later.

Northeast County Planned Land Use Map



SECTION 4: AREA-SPECIFIC GOALS AND POLICIES

Bunkerville Planned Land Use Map



Bunkerville - Planned Land Use	
Neighborhoods	Commercial and Mixed Use
Outlying Neighborhood (ON)	Neighborhood Commercial (NC)
Edge Neighborhood (EM)	Corridor Mixed-Use (CMF)
Ranch-Estate Neighborhood (RN)	Entertainment Mixed-Use (EMF)
Low-Intensity Suburban Neighborhood (LN)	
Mid-Intensity Suburban Neighborhood (MN)	Other
Compact Neighborhood (CN)	Agriculture (AG)
Urban Neighborhood (UN)	Open Lands (OL)
	Public Use (PU)
Employment	Major Projects (MP)
Business Employment (BE)	Planning Areas
Industrial Employment (IE)	Assessors Book Section Index

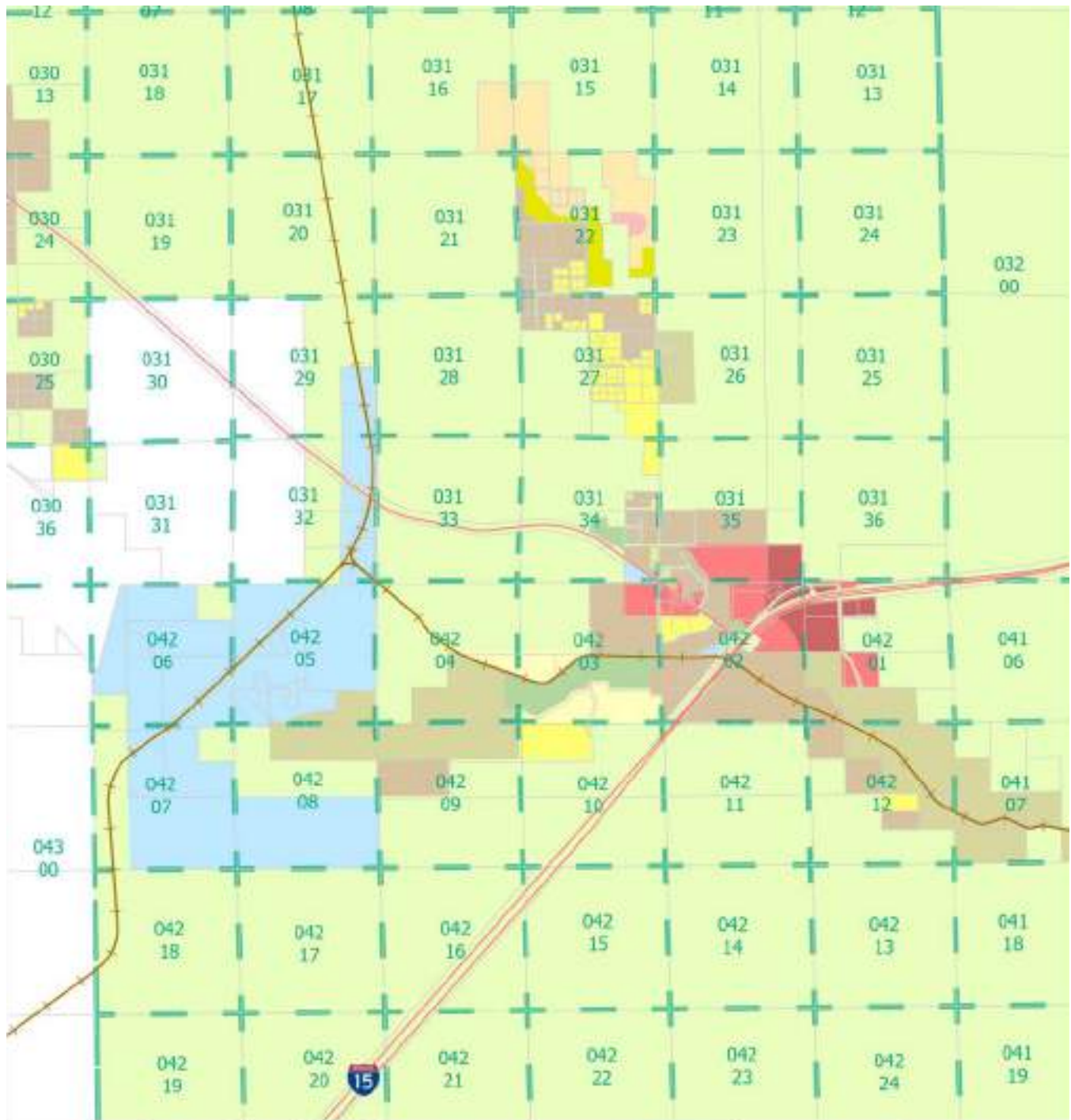
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Date: November 17, 2021

CLARK COUNTY
COMPREHENSIVE PLANNING

SECTION 4: AREA-SPECIFIC GOALS AND POLICIES

Moapa Planned Land Use Map



Moapa - Planned Land Use

Neighborhoods

- Outlying Neighborhood (ON)
- Edge Neighborhood (EN)
- Ranch Estate Neighborhood (REN)
- Low-Intensity Suburban Neighborhood (LUN)
- Mid-Intensity Suburban Neighborhood (MIN)
- Compact Neighborhood (CN)
- Urban Neighborhood (UN)

Employment

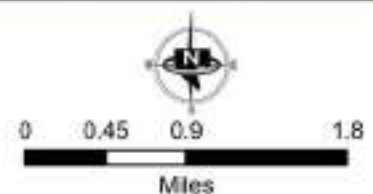
- Business Employment (BE)
- Industrial Employment (IE)

Commercial and Mixed Use

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

Other

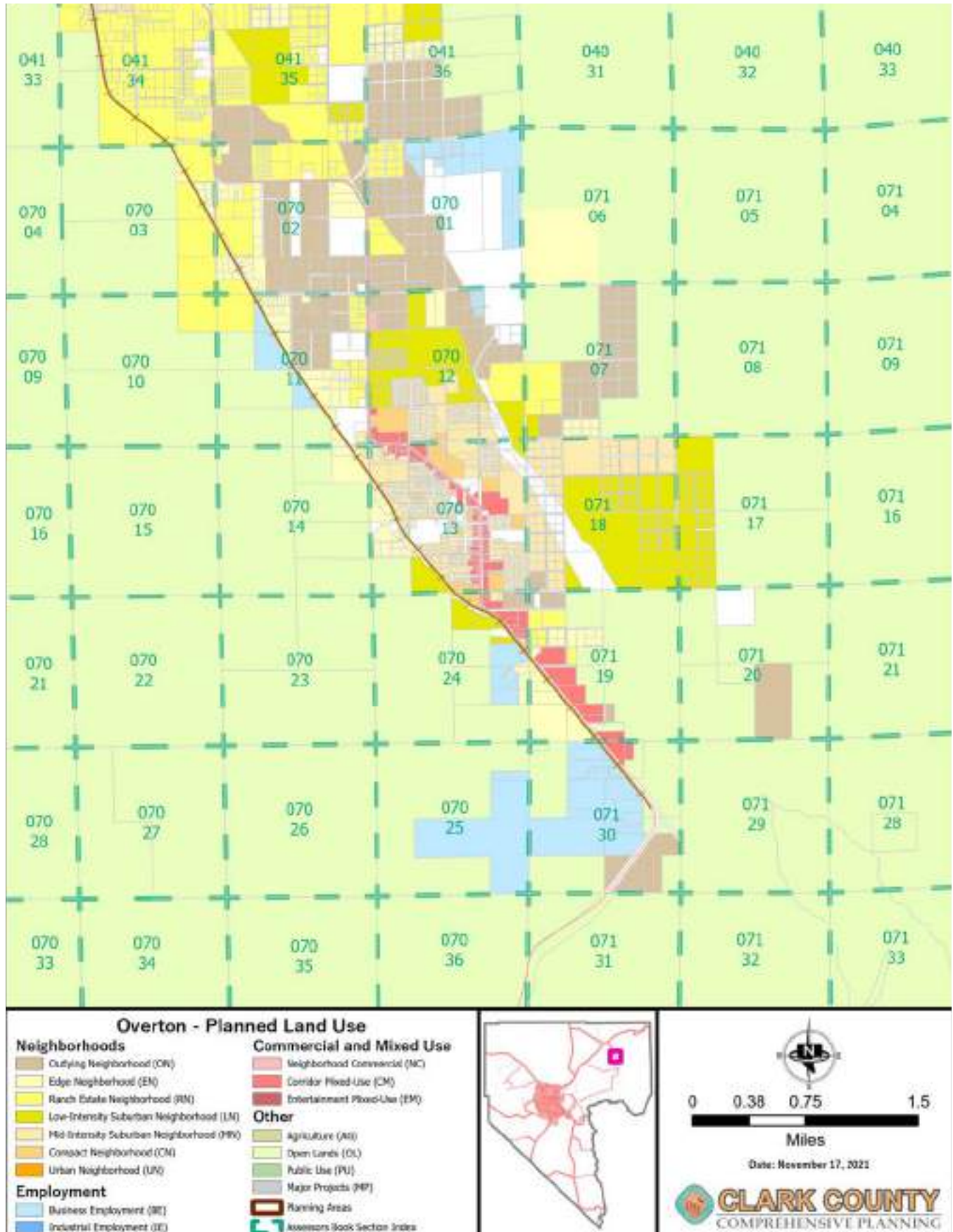
- Agriculture (AG)
- Open Lands (OL)
- Public Use (PU)
- Major Projects (MP)
- Planning Areas
- Assessor's Book Section Index



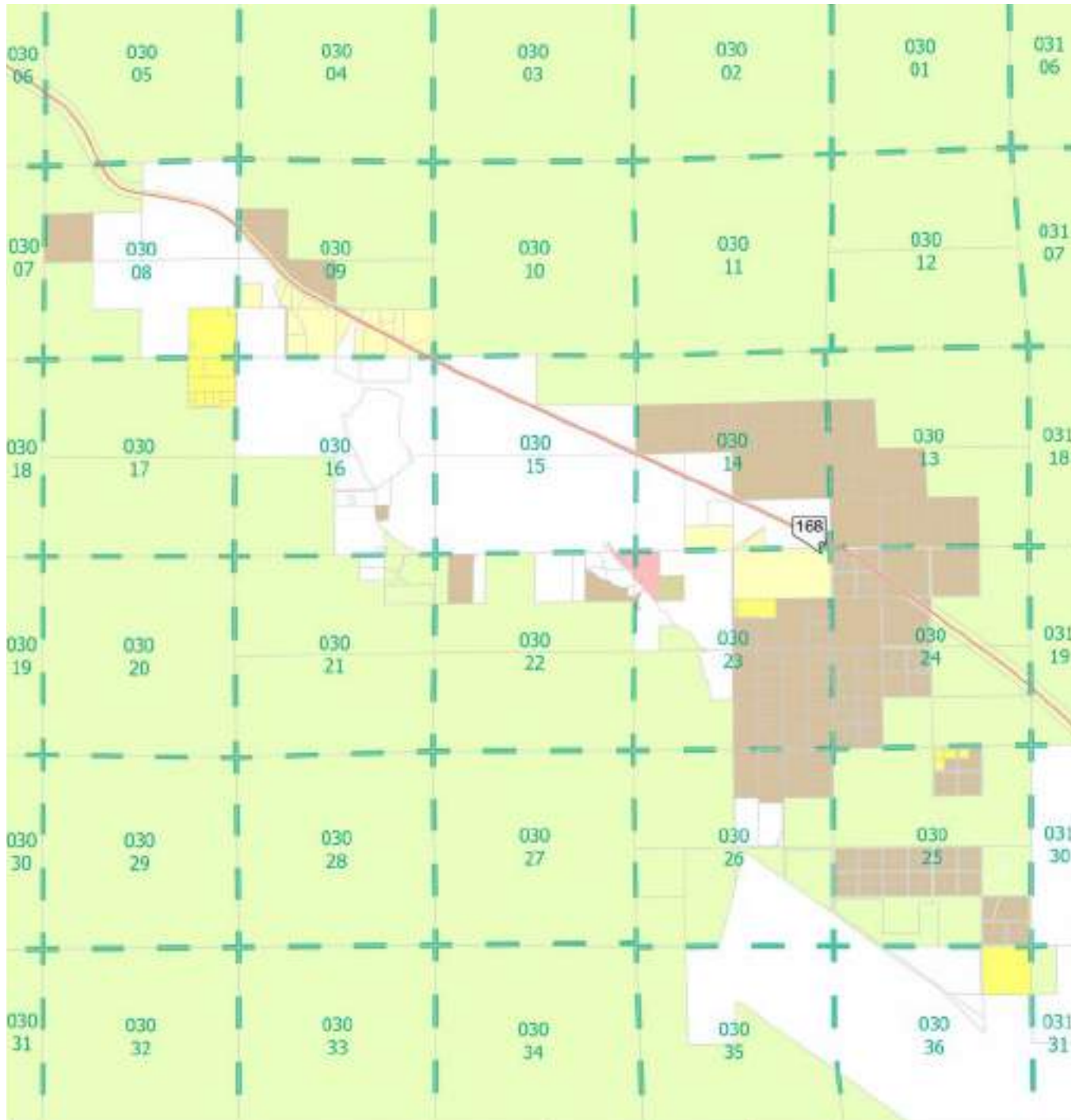
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Overton Planned Land Use Map



Warm Springs Planned Land Use Map



Warm Springs - Planned Land Use	
Neighborhoods	Commercial and Mixed Use
Outlying Neighborhood (ON)	Neighborhood Commercial (NC)
Edge Neighborhood (EN)	Corridor Mixed-Use (CM)
Ranch Estate Neighborhood (RN)	Entertainment Mixed-Use (EM)
Low-Intensity Suburban Neighborhood (LISN)	Other
Mid-Intensity Suburban Neighborhood (MISN)	Agriculture (AG)
Compact Neighborhood (CN)	Open Lands (OL)
Urban Neighborhood (UN)	Public Use (PU)
Employment	Major Projects (MP)
Business Employment (BE)	Raining Areas
Industrial Employment (IE)	Assessors Book Section Index

Date: November 17, 2021

CLARK COUNTY
COMPREHENSIVE PLANNING

Northeast County Goals and Policies

Goal NE-1: Reinforce the rural character of established communities and townsites in the Northeast County

POLICY NE-1.1: MOAPA HISTORIC RESOURCES

Encourage the preservation of historic resources in Moapa—notably the Old Spanish Trail and Old Mormon Road.

POLICY NE-1.2: LOGANDALE AND OVERTON TOWN CENTERS

Encourage pedestrian-friendly development in the Logandale and Overton Town Centers through site and building design standards that improve landscaping and signage, support walkability, and attract a mix of uses.

POLICY NE-1.3: BUNKERVILLE

Encourage residential infill development on vacant lots within Bunkerville at comparable densities. Lot sizes, building heights, and the overall scale of infill development should be compatible with that of adjacent lots.

POLICY NE-1.4: AGRICULTURAL USES

Protect the long-term viability of agricultural uses in Northeast County communities, by limiting development that impacts the day-to-day operations of agricultural uses, and by encouraging the use of clustering or other regulatory or incentive-based tools.

Goal NE-2: Protect the rural environment of the Northeast County

POLICY NE-2.1: NIGHT SKY PROTECTION

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

POLICY NE-2.2: DUST CONTROL

Explore development standards and enforcement techniques that stabilize roads, parking areas, and land to reduce dust particulates and improve air quality.

POLICY NE-2.3: SURFACE WATER PROTECTION

Improve surface water quality by encouraging the use of Best Management Practices (BMP) in landscaping and design for buffering, erosion, runoff control, and stormwater control. Consider the placement of regional stormwater placards in existing neighborhoods and new developments to improve awareness and discourage dumping in drainageways.

POLICY NE-2.4: NATURAL DRAINAGE

Limit disturbances to natural mountain drainage systems and washes to minimize risks associated with flood hazards, as identified in the Clark County Multi-Jurisdiction Hazard Mitigation Plan (HMP).

POLICY NE-2.5: DRAINAGE AND SLOPE PRESERVATION

Ensure new development in Moapa and Warm Springs follows existing slope contours and minimizes impacts on existing drainage patterns.

POLICY NE-2.6: MUDDY RIVER OPEN SPACE

Work to preserve open space and encourage trail connectivity along the Muddy River Flood Control Channel.

POLICY NE-2.7: MOAPA VALLEY EQUESTRIAN TRAILS

Encourage the development of a designated horse trail system in the Moapa Valley.

Goal NE-3: Preserve and enhance connectivity in the Northeast County

POLICY NE-3.1: EQUESTRIAN TRAILS

Encourage the integration of equestrian trails in large lot developments with existing and proposed equestrian and multiple use trail systems, open space, and parks.

POLICY NE-3.2: ACCESS MANAGEMENT

Limit direct access from new development onto collector or arterial streets by providing access from local county roads to the extent feasible.

POLICY NE-3.3: NON-URBAN STREET STANDARDS

Implement non-urban street standards while maintaining standard rights-of-way to ensure necessary facilities or infrastructure are considered.

POLICY NE-3.4: BUNKERVILLE STREET NETWORK

Extend the highly connected lot and block pattern of Bunkerville Town Center as new development occurs.



Goal NE-4: Promote targeted economic development in the Northeast County

POLICY NE-4.1: PERKINS FIELD-OVERTON AIRPORT

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

POLICY NE-4.2: MOAPA VALLEY ECONOMIC DEVELOPMENT

Attract and encourage the development of businesses in Moapa Valley that provide an employment base near the residents of Northeast County.

POLICY NE-4.3: RECREATION AND TOURISM

Encourage the expansion of recreation and tourism-related businesses that leverage the Northeast County’s distinctive natural features, character, and proximity to the Las Vegas Valley, while minimizing impacts upon local communities and the environment.

POLICY NE-4.4: CLARK COUNTY FAIR

Recognize the economic and community benefits associated with hosting the Clark County Fair in Moapa Valley. Explore opportunities to extend the usage of permanent facilities associated with the Fair as a venue for other events or activities in the off-season.

POLICY NE-4.5: AGRICULTURAL TOURISM

Encourage the retention of active agricultural uses in Moapa Valley. Facilitate the limited expansion of agricultural tourism uses such as corn mazes, farms stands, bed and breakfasts, farm stays, or other complementary uses as a way to diversify income streams for area producers.



Goal NE-5: Balance opportunities for future growth in the Northeast County with infrastructure and environmental constraints

POLICY NE-5.1: CONTIGUOUS DEVELOPMENT

Promote contiguous development that is integrated into circulation systems, services, and facilities to ensure the efficient use of public services and facilities while minimizing costs of service extension and maintenance paid by the service provider and the County.

POLICY NE-5.2: WATER AND WASTEWATER ACCESS

Promote connection to municipal water and wastewater service wherever available. Elsewhere, ensure septic systems, corrals, feed lots, and underground fuel tanks are installed a safe distance from drinking water wells to ensure protection of public health and water supplies. Support development and implementation of well head protection and source water plans including MVWD’s Well Head Protection Plan.

POLICY NE-5.3: WASTEWATER

Encourage the establishment of new septic systems and new wastewater systems in Northeast County conforming to the Clark County 208 Water Quality Management Plan (208 WQMP).

POLICY NE-5.4: FIRE PROTECTION

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

POLICY NE-5.5: FIRE DEPARTMENT SERVICE

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

POLICY NE-5.6: MOAPA VALLEY GATED SUBDIVISIONS

Discourage the establishment of gated residential subdivisions in Moapa Valley.