

2008 AREA PLAN



Amargosa Valley, Nevada

Adopted by the Nye County
Board of County Commissioners
on month, day, 2008

Prepared by:
Amargosa Valley Area Plan Committee

WORKING DRAFT

9/07

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(TO BE UPDATED)

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INTRODUCTION

What is the Amargosa Valley Area Plan?

The Amargosa Valley Area Plan has been developed in cooperation with the Amargosa Valley Board of County Commissioners, the Amargosa Valley Area Plan Committee and the residents of Amargosa Valley.

The Area Plan guides the valley's growth, management of natural resources, provision of public services and facilities and the protection of the public's health, safety and welfare.

The Area Plan is implemented via its policies, which are directly linked to, and consistent with, the zoning and land division ordinances.

Why is an update of the Plan needed?

The previous Area Plan was developed in 2000 and never adopted. As the valley experiences more growth and changing demands on everything from infrastructure to natural resources, it is very important to have in place a plan that will explain and foster a strong vision for Amargosa Valleys future.

Why is Amargosa Valley adopting this plan?

- Prepare for the future.
- Accommodate the present.
- Anticipate change.
- Maximize community strengths.
- Meet a legislative requirement.
- Secure a sense of community coordination.
- Deal with scarce resources.
- Build a sense of community.
- Provide for the publics' health, safety and welfare.

What will the Area Plan do?

For the public good:

- States Amargosa Valley's values, goals and objectives.
- Becomes a policy guide for physical development.
- Provides a strong legal basis for land use decision-making.
- Uses public resources more efficiently and effectively.
- Avoids decisions that serve only special interests.

- Discourages isolated decision-making.

For economic development and the environment:

- Projects future land requirements.
- Ensures that adequate public services and facilities are available for future growth.
- Protects existing and future investments and property values.

GOALS AND POLICIES

How do you use this Plan?

This Area Plan has a twenty-year (2008-2028) planning horizon, which means that the Plan looks twenty years into the future and plans for that timeframe. The twenty-year time frame allows for the establishment of short, medium and long term goals and policies.

All Area Plans contain goals and policies.

The **goals** of the community are fundamental to the planning process. Goals form the basis of community plans, considering alternatives and evaluating results. They provide the means for making choices and affirming decisions. For this reason goals need to be clear, simple declarations of what the county hopes to achieve. The goals do not necessarily have to be fully achievable for a plan to be successful. Goals should instead represent long term targets towards which planning efforts are directed.

Goals are broad statements on what is ultimately desired and form the basis for the direction of the 2008 Amargosa Valley Area Plan.

A **policy** is a course of action adopted and pursued in attaining the goals of the community. Policies guide decision-makers **and can be directly linked to the zoning/land division ordinance in the form of standards**. Typically a policy in the Area Plan has a corresponding standard in the zoning and land division ordinances. Policies use the word "should" and standards use the word "shall".

Policies are the implementation tool for this Area Plan.

Each major section of the Area Plan (i.e. "Conservation", "Land Use and Demographics", "Transportation" and "Public Services and Facilities") contain goals and policies, together which give direction and facilitate the implementation of the plan.

Fundamental Goals of the Amargosa Valley Area Plan update process:

Work together with the Amargosa Valley Planning Committee and citizens to develop an area plan that the public's health, safety and welfare is protected.

Develop a plan that will help to maintain the rural lifestyle we now enjoy as well as protect our valuable water supply.

Objectives of the Area Plan update process:

Develop minimal restrictions that would allow property owners present and future to be able to develop their land as they wish while at the same time not allow further development that could become detrimental to the good public health and water quality the residents now enjoy. This would require a need to look at such things as flood zones located on property that could cause contaminants to be washed onto neighboring property and allowing no hazardous waste material to be placed in the Township.

Develop a plan that will limit future land parcels to a minimum of two and one half acres if located in the central portions of the valley and encouraging any higher density development to be placed on the outer perimeters. This will help to ensure less use of the underground water supply in Amargosa Valley and adequate space for good septic leach field drainage.

Discourage any heavy development by Federal, State or County entities on property located in the northern portion of the valley that could have an adverse impact on future water supplies flowing from North to South under Amargosa Valley Township.

BACKGROUND

Amargosa Valley (formerly Lathrop Wells) is a town located in Nye County in the Amargosa Desert. The 2000 Census designated the town with a total population of 1,176. An interim census report issued in August, 2002 put the town's population at 1,615. The state of Nevada estimated its population to be 1,435 in 2006.



Figure 1 – AMARGOSA VALLEY LOCATION MAP

Description

The town is named for the Amargosa River which flows through the valley from its origination in Nevada to its terminus in Death Valley, California. Amargosa means "bitter water" in Spanish. Like most desert rivers, the 200 mile (320 km) long Amargosa flows only when rare rainfalls flood the desert washes, except for a 20 mile (32 km) segment near Shoshone, California, where the river flows perennially. The name "Amargosa Valley" is used locally, although the broad valley in which the town resides is officially labeled on USGS topographic maps as the "Amargosa Desert".

The populated area of the Amargosa Desert is sandwiched between U.S. 95 to the north, and the California border to the south. Some of the residential streets in the town cross over into California. Much of the Nevada-California border in this area is contiguous with the boundaries of Death Valley National Park. The town of Amargosa Valley is located approximately 88 miles (142 km) northwest of Las Vegas, 35 miles (56 km) northwest of Pahrump and 24 miles (39 km) north of Death Valley Junction, California.



Figure 2 – AMARGOSA VALLEY VICINITY MAP

History

In the heart of the Amargosa Desert, the town of Amargosa Valley is located in southern Nye County, just east of Death Valley. It is not known when the first humans settled in the Amargosa Desert. Ancient campsites have been found that date back at least 10,000 years, to the end of the last ice age. Recent examination of archaeological remains in the valley implies more extensive use by aboriginal peoples than had been previously estimated. Pottery and other artifacts have been found that date back from approximately 1000 A.D. to even earlier times. During the nineteenth century, two groups of Native Americans occupied the Amargosa Valley: the Southern Paiute and the Western Shoshone. Both were extremely adept at extracting a living from their marginal environment, subsisting on wild plant foods and supplemented by wild game.

Horse traders first opened a trail through the Amargosa Valley in 1830. Later, during the gold rush, miners crossed the valley in pursuit of routes to southern California and of the gold discovered in Death Valley in 1849. The first documented entry into the valley by whites came in 1849 when forty-niners, who became lost trying to find a shortcut to southern California, crossed the valley before wandering into Death Valley.

The first community was founded after 1905, when Ralph Jacobus "Dad" Fairbanks established his freighting and mercantile business at the Ash Meadows spring that bears his name. The railroad tracks did not cross the Amargosa Valley until 1906 and from the entry of the first whites until the late 1930's, it is said that the Nye County Sheriff was hesitant to enter Ash Meadows because of its lawless reputation. This was still the Wild West. The two railroads started to service the borax, gold, silver and lead and other important mineral mining and processing operations in the surrounding region. The *Tonopah and Tidewater* line ran between Ludlow, California and Gold Center (just south of present-day Beatty). The competing *Las Vegas & Tonopah* line linked Las Vegas to Goldfield. As mining yields and economics changed, the railroads became less viable. The *Las Vegas & Tonopah* line was abandoned in 1918, and the *Tonopah & Tidewater* was shut down on June 14, 1940. By mid-1942, all of the T&T's rails and scrap iron had been salvaged in support of World War II.

Modern development did not begin until the early 1950s. Electric power, other than that produced by home generators, was not available until 1963. Nye County, perhaps more than any other region of the West, remains close to the American frontier. In a real sense, a significant part of the frontier can be found there. It exists in the attitudes, values, lifestyles and memories of the area residents. The frontier-like character of the area also is visible in the relatively undisturbed condition of the natural environment, most of it untouched by humans.

An important factor in Amargosa Valley's future growth will likely be its close proximity to the planned Yucca Mountain Repository, a U.S. Department of Energy (DOE) facility on federal land, designed for the storage of high-level nuclear waste. The facility, if completed, is not expected to accept its first shipments of radioactive materials before 2012. The facility's main entrance will be in Amargosa Valley, approximately 14 miles (23 km) south of the storage tunnels now under construction.

Geography

Amargosa Valley is located at 36.58001 North, -116.44487 West at an elevation of 2,640 feet (805 m) above sea level. The town covers approximately 545 square miles (1,410 km²). The landscape is typical of lower to moderate elevations in the Mojave Desert, with flat expanses of sandy soil punctuated by rocky mounds and hills.



Mojave Desert

Predominant indigenous vegetation is White Bursage and creosote bush, with some Joshua Trees and cacti at higher elevations. Numerous non-native plant species have also been introduced.



Joshua Trees



Creosote Bush

Transportation

The principal highways serving the town are US 95 which runs North to South connecting Las Vegas to Reno, and Nevada State Route 373, which runs East to West connecting Amargosa Valley to Death Valley Junction, (Nevada SR-373 becomes California State Route 127).

Recreation

Amargosa Valley is home to a number of recreational attractions, both natural and man-made. Ash Meadows National Wildlife Refuge features approximately 23,000 acres (93 km²) of spring-fed wetlands and is managed by the US Fish and Wildlife Service. The refuge provides habitat for at least 24 plants and animals found nowhere else in the world. Four fish, the Devil's Hole Pupfish, Ash Meadows Amargosa Pupfish, Amargosa Pupfish and Ash Meadows Speckled Dace, one insect, the Ash Meadows Naucorid, and one plant, the Amargosa Nitewort are currently listed as endangered species. Ash Meadows NWR can be accessed via SR-373 in Amargosa Valley, SR-160 near Crystal.

Big Dune is a formation of sand dunes, cresting approximately 300 feet above surrounding terrain. The dune formation and surrounding land is administered by the BLM and is open to motorized and non-motorized recreational uses. Big Dune is accessible from Valley View Road, approximately 2.5 miles south of U.S. 95.



Big Dune

CLIMATE

Amargosa Valley experiences a climate typical of the Great Basin's "basin and range" topography. A dry desert valley with temperatures ranging from barely freezing in the winter to the 100's in the summer. The following table shows the high and low temperature and precipitation for reporting stations in Amargosa Valley and Crystal. Our area is a favorite for Snow Birds that like a Rural Lifestyle.

**Table 1
Temperature and Precipitation Statistics**

2006	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Ave Hi	61	66.8	61.9	75.4	90.5	100	104.9	99.4	92.6	78.4	70.1	58.9
Ave Lo	32.8	36.1	38.3	47.4	60.5	68.6	78.1	69.3	61.5	49	39.6	30.6
Max	70	80	74	93	100	110	111	106	103	90	84	75
Min	23	20	26	33	47	55	70	60	50	38	21	21
Wind Min/Max	1.7/39.2	1.9/36.9	2.9/41.5	3.1/40	2.7/39.5	2.0/37.4	2.7/36.4	2.6/31.4	1.5/37	1.9/27.5	1.6/31.2	1.1/34
Precip.	0.22	0.17	1	0.17	0	0.07	0.02	0	0.12	0.11	0	0.12
2005	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Ave Hi	59	60.8	68.8	74.7	87.5	93.1	105.3	99.7	89.8	69.9	71.4	60.9
Ave Lo	38.8	39.6	40.8	45.1	56.8	63.1	73.8	71.2	58.4	51.8	42.1	32.8
Max	78	69	85	86	100	104	114	105	99	93	82	75
Min	27	31	33	34	46	49	64	62	48	43	26	19
Wind Min/Max	1.6/42.7	2.3/28.0	2.5/38	2.8/40.4	2.9/42.5	3.0/40.4	3.1/34.4	3.2/36.2	2.5/32.3	2.0/39.9	1.8/35.5	1.8/39.9
Precip.	1.68	2.65	0.13	0.04	0	0	0.4	0.69	0.98	0.37	0.05	0
2004	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Ave Hi	60.2	57.7	78.5	78.5	88.1	98	102.9	99.5	92.2	76.2	64	59.4
Ave Lo	30.9	35.1	47.7	49.6	57.4	65.5	72.9	70	60.2	50.8	39.3	34.2
Max	70	73	92	93	100	105	107	110	105	93	78	73
Min	21	25	55	57	69	52	61	62	47	36	22	21
Wind Min/Max	2.1/36.7	2.7/34.2	2.8/41.7	3.0/36.3	3.6/52.1	3.9/40.0	4.6/41.3	2.9/33.0	2.6/39.6	2.3/39.4	2.0/37.8	1.7/34.3
Precip.	0	1.56	0.62	0.14	0	0.05	0	0.85	0.11	1.24	1.15	1.06
3-Yr Average (2004-2006)	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Ave Hi Temp	60.1	61.8	69.7	76.2	88.7	97.0	104.4	99.5	91.5	74.8	68.5	59.7
Ave Lo Temp	34.2	36.9	42.3	47.4	58.2	65.7	74.9	70.2	60.0	50.5	40.3	32.5
Max Temp	78	80	92	93	100	110	114	110	105	93	84	75
Min Temp	21	20	26	33	46	49	61	60	47	36	21	19
Ave. Rain	0.63	1.46	0.58	0.12	0.00	0.04	0.14	0.51	0.40	0.57	0.40	0.39
Wind Min/Max	Blows All The Time!											

ENVIRONMENTAL CONSTRAINTS

Two reliable technical sources can be used to indicate environmental hazard and resource areas. The first is the Preliminary Rate Insurance Maps prepared for the Federal

Emergency management Agency (FEMA), identifying 100-and 500-year floods for flood insurance purposes. Second, soil surveys combined with slope analyses can be used as a general indicator of instability, building and utility extension problems, and potential scenic resources.

Amargosa Valley residents are concerned with the environment, protecting fragile resource areas and avoiding hazardous areas. There are a number of natural constraints that should be considered whenever new development is proposed. Some are hazardous while others can be characterized as resources, contributing to the desirable character or setting of the community. Natural constraints include flooding, soil characteristics, unstable earth due to slopes, and high water tables. Significant resources that contribute to the physical and community character include unique geological formations, wetlands and wildlife habitat, and agricultural lands.

There are no major environmental problems to consider in Amargosa Valley, other than the need to be mindful of flooding and flood channels. 40 Mile Wash is an example of such a system that needs to be included in any long term planning. The Amargosa River is another.

Some areas are of importance because of their historical and possible economic impact. These would include Big Dune, Ash Meadows, and Crater Flat. Big Dune has been a draw to visitors, both local and out of town, for many years. It is one of only a handful of "singing dunes" to be found in the country. Plans have been made in the past to improve facilities there, which would probably draw more visitors, but might also increase traffic and create more of a trash problem in the area.

Ash Meadows is a National Wildlife Refuge. Ash Meadows has a number of natural artesian springs and is one of only a couple such areas to be found in North America. There are several species of plants and animals that are endangered that are on the refuge. It is a very unique area, and something that could be turned into even more of a tourist destination than it is currently. The problems would be similar to Big Dune with additional traffic and refuse.

Crater Flat is an area to the northwest of Amargosa, next to Yucca Mountain. It is probably not very well known, even by residents. Further to the west is Carrara, an old marble quarrying area. Both of these are probably outside of any boundaries of Amargosa Valley, but they are areas that might have some tourism potential in the future, so they should be preserved with that in mind.

Of course Yucca Mountain is a major concern for everyone in Amargosa Valley, as well as in the country as a whole. As it is a Federal project on Federal land, it is not something that residents of Amargosa Valley will be able to make decisions on directly. There will undoubtedly be increased traffic if and when it opens, as well as more jobs for local residents. Plans for development on the periphery are being made and it would be good

for Amargosa Valley to push its Planning District limits to the limits of the Yucca Mountain Project lands so that development there will be something that we can control locally.

CONSERVATION AND NATURAL RESOURCES

Goal CNR-1 Mitigate environmental impacts related to growth

Policy CNR-1A. Amargosa Valley should use FEMA Flood Insurance maps as the basis for delineation of floodplains and floodways, unless more recent research and surveys are presented which establish a more accurate delineation.

Policy CNR-1 B. Amargosa Valley should require that all new plans for development within or adjacent to a floodplain show the project's relationship to the floodplain.

Policy CNR-1 C. Amargosa Valley should prohibit development that lies within all identified floodways.

Policy CNR-1D. The County (Engineer) Planning Department should review all proposed flood and drainage improvements prior to approval.

Policy CNR-1E. Proposed development should be designed to be compatible with riparian areas and playas to protect wildlife habitat, floodways, water quality and quantity and scenic values. New development should be consistent with adopted guidelines.

Policy CNR-1F. Established water rights, should be protected.

Policy CNR-1G. The County (Engineer/Staff) Planning Department should require any new development near a fault line to provide mapping of the fault line and any mitigation that is necessary to protect property.

Policy CNR-1H. Amargosa Valley should protect cultural and scenic resources unless:

1. The site or resource has been reviewed by the Nevada Division of Historic Preservation and Archaeology (State Historic Preservation Office?) and it has been found to be insignificant, or
2. There is an overriding public benefit from the project and mitigation measures to offset the loss are made part of the project.

(COMMENT: Take a look at these policies and see which ones work for Amargosa Valley. What other policies are lacking? What policies should be deleted?)

LAND USE AND DEMOGRAPHICS

GOAL LUD-1. Establish and maintain consistency between the Area Plan and zoning ordinance.

Policy LUD-1A. Development proposals and plan amendments should be consistent with the zoning for the parcel, the Land Division Ordinance and the Area Plan Policies prior to approval.

Policy LUD-1B. All zoning maps and other appropriate documents should be updated when changes occur and these changes should be highlighted and distributed to all appropriate County agencies.

GOAL LUD-2. Identify lands that are suitable for industrial, commercial and residential development.

Policy LUD-2A. Development should be promoted in close proximity to existing services and roads to ensure that adequate infrastructure is available. Amargosa Valley should retain existing commercial and industrial uses in these areas and support additional areas where appropriate.

Policy LUD-2B. New industrial development should be encouraged if services can be provided.

Policy LUD-2C. Amargosa Valley should work with state and federal economic development agencies to identify potential industrial and commercial land uses that are suitable for the county.

Policy LUD-2D. Amargosa Valley should help facilitate the exchange of federal (BLM) lands into private ownership.

Policy LUD-2E. Amargosa Valley should prepare marketing material to solicit industrial and commercial interest and highlight the valley's positive attributes (climate, location, recreational opportunity, etc.). The most current information about the valley should be made available using the latest technology.

Policy LUD-2F. In fill development should be encouraged where water, sewer and utility services already exist.

GOAL LUD-3. Public services and facilities should be financed and constructed concurrently with new development that will use that infrastructure.

Policy LUD-3A. All new development projects should be reviewed and coordinated to ensure that new public infrastructure costs directly associated with new development are paid by the new development. Future residential growth should be coordinated with local sewer and water districts, along with electrical and natural gas providers to ensure there is adequate capacity. The School District should also be consulted when reviewing development applications involving new residential units.

GOAL LUD-4. Preserve agricultural lands.

Policy LUD-4A. Amargosa Valley should encourage the continuance of existing agricultural practices through appropriate zoning and incentives. Non-agricultural development should be located adjacent to, but not within existing agricultural land.

Policy LUD-4B. Agricultural zoning should be maintained or implemented in areas where agricultural activities are to remain or be encouraged.

Policy LUD-4C. Amargosa Valley should work with federal agencies on maintaining rangeland.

GOAL LUD-5. Suitable housing should be available for all residents.

Policy LUD-5BA Area Plan and zoning designations should promote a mix of housing types.

Policy LUD-5B. The County should seek state and federal funding for housing assistance programs for the purpose of repairing existing housing units and construction of new low income and senior housing units.

GOAL LUD-6. Provide adequate parks and recreational facilities.

Policy LUD-6A. Prepare a plan that prioritizes the types of improved recreational facilities wanted by the residents of the valley.

GOAL LUD-7. Appropriate public lands surrounding the developing community should be identified as suitable for disposal in the BLM Resource Management Plan for the valley.

Policy LUD-6A. Prepare a plan that identifies suitable areas for disposal and pursue those disposals through BLM's joint selection process.

POPULATION TRENDS

TO BE DEVELOPED

ECONOMIC BASE

NEED TO UPDATE

HOUSING

PUBLIC LANDS

Amargosa Valley contains XX acres, of which only xx acres are in private ownership. Private land comprises less than xx per cent of the total land in the county. The balance is public land managed by federal and state agencies, and the county. The map on the following page shows land in Amargosa Valley by ownership.

The predominance of public lands restricts community expansion and economic development. The county is currently addressing this issue by identifying public lands desired by the county and communities for economic development and/or community expansion (housing, schools and public facilities).

YUCCA MOUNTAIN HIGH LEVEL NUCLEAR WASTE STORAGE FACILITY

If Yucca Mountain is designated as a high level nuclear waste storage facility, Amargosa Valley could see an increase in population from people employed at the facility and choosing to live in Amargosa Valley. In addition, a substantial increase in traffic related to Yucca Mountain and high level nuclear waste storage is expected. Approval of the Yucca Mountain site could have an impact on municipal services, local police and fire protection services, increased demand on the State Highway Patrol, increased demand for medical services, need for additional housing, and the need for additional classrooms and school facilities. If the facility is approved, a revision to the county's Emergency Management Plan will be necessary to address the issue of hazardous cargo being transported through population centers along US 95 and other county roadways, as well as on the proposed rail corridor.

FUTURE GROWTH AREAS

LAND USE DESIGNATIONS

THIS SECTION CAN BE AS IN-DEPTH OR AS SIMPLE AS THE CONSENSUS DESIRES, HERE IS AN EXAMPLE.

There are 10 land use classifications shown on the land use map for Amargosa Valley. The designations listed below are consistent with the zoning districts and specific development standards can be found within each zoning district implementing the land use designations. A description for each of the land use designations is provided below.

Please refer to Table 13, Zoning and Area Plan Designations Consistency, following this section, for a compatibility comparison between the Area Plan's land use designations and the county's zoning districts. (OPTIONAL)

RESIDENTIAL:

This land use designation is for residential uses in both the developed communities and surrounding lands within the county. Residential land use is further subdivided into:

Low Density Residential (LDR-1):	Single family dwellings with a maximum density of 1 unit per acre.
Low Density Residential-5 (LDR-5):	Single family dwellings with a maximum density of 1 unit per 5 acres.
Low Density Residential-10 (LDR-10):	Single family dwellings with a maximum density of 1 unit per 10 acres.
Low Density Residential-20 (LDR-20):	Single family dwelling with a maximum density of 1 unit per 20 acres.
Low Density Residential 40 (LDR-40):	Single family dwelling with a maximum density of 1 unit per 40 acres.
Medium Density Residential (MDR-3):	Single family dwellings with a maximum density of 3 units per acre.
Medium Density Residential (MDR-7):	Single family dwellings and attached residential dwellings with a density greater than 3 units per acre.
High Density Residential (HDR):	Multiple attached dwellings of 3 or more units with a density of greater than 7 units per acre.

MOBILE HOME PARK/RECREATIONAL VEHICLE PARK (MHP):

Lots and/or spaces located within a common ownership area where individual lots or spaces are rented to occupants of mobile homes, modular homes or recreational vehicles.

Mobile home parks offer an alternative to fixed, individual single family housing for permanent, and/or seasonal residents and tourists. Mobile home parks should be located within or immediately adjacent to existing population centers, where water and sewer services are available. Residences located within the park should be fixed to the ground by cable or other means with the wheels off and the foundation shielded with materials that match the home.

Recreational vehicle parks (RVP) serve a different population than mobile home parks. Residents in these parks tend to be more transient. Sites are rented on a daily, weekly or monthly basis. Some sites are purchased for seasonal use. As Amargosa Valley expands its tourist economy, this type of land use will be in higher demand. Recreational vehicle parks should be encouraged to locate where water and sewer services are present or adequate alternative services are available. Appropriate sites may be within or adjacent to existing population centers, state parks, areas of the county frequented by hunters, hikers, horseback riders, etc. Recreational vehicle parks should have direct access to local highways and roads.

COMMERCIAL (C):

Land for a variety of commercial uses including: retail sales, professional office space, movie theaters, etc.

Future commercial uses should be encouraged in and around the existing population centers they serve. Tourist and traveler related commercial services should be encouraged to locate on or near the highways. Some commercial uses are appropriate in the outlying population centers due to their remoteness and lack of existing retail services. Commercial uses in the outlying areas should provide for the daily needs of local residents and the travelling public.

LIGHT INDUSTRIAL (LI):

Land designated for a variety of light industrial uses including: warehousing/storage, manufacturing, research and development, small engine repair, auto repair shops and limited sales to the general public, etc.

Light industrial land uses should be encouraged to locate within or adjacent to the existing population centers where adequate services are available. New light industrial land uses should have direct access to highways and major roads within the area. Depending on the specific use involved and surrounding land uses, buffers to protect neighboring

property against noise, glare from lights and other nuisances may or may not be necessary.

HEAVY INDUSTRIAL (HI):

Land designated for a variety of heavy industrial uses including: manufacturing, fabrication, chemical processing, etc.

Due to the nature of heavy industrial users, they should be restricted to the outer perimeter of existing population centers and near transportation systems, including highways, airports and railroads. Often these types of uses are in conflict with other land users and should be adequately buffered when located near conflicting land uses. Community water and sewer services should be available or an alternative should be identified prior to approving development permits for heavy industrial use. All utility providers should be consulted prior to approving land for this type of use to determine the level of service available in comparison to the needs of the proposed use.

PUBLIC (P):

Public facilities, buildings and land owned by the county and for use by the general public including: sewer and water treatment plants, schools, county offices, recreational uses, etc.

Public land uses are located throughout the county and in every major population center. These include airports, sewer and water treatment plants, schools, post offices, county and state facilities, etc.

PARKS AND RECREATION (PR):

Land to be utilized for both active and passive outdoor recreation.

Local, county and state parks are located throughout Amargosa Valley, however, there is a lack of improved facilities. Playing fields are usually part of local schools and there are few indoor recreational facilities.

OPEN SPACE (OS):

Lands to remain in their natural state with no development allowed due to their aesthetic value, historical value, environmentally sensitive land or other constraints preventing improvements of any type.

Vast open spaces and scenic vistas are valuable assets for Amargosa Valley. Many residents choose to live in the valley because of its remoteness and scenic beauty.

Tourists visiting the area are attracted by the dunes, distant mountains and panoramic vistas.

The above land use designations are graphically shown on the land use map contained in the back of this document. The county land use plan includes the locations of the individual communities. Each community has its own land use plan that was developed by the residents, adopted by the county and incorporated into this Area Plan.

AGRICULTURE (A):

This designation is intended for typical agricultural operations, extremely low-density residential uses, and associated activities.

Table 13, Zoning and Area Plan Designations Consistency compares the compatibility of Area Plan designations and zoning classifications.

**Table 13
Zoning Classification and Area Plan Designation Consistency OPTIONAL**

Zoning Designation	R 1	R M	R R- 1	R R-2	R R-3	R R-4	R R-5	RR-6	RR 7	RR 8	C 1	C 2	M 1	M 2	SID	A 1	A 2	A 3	A 4	A 5	OS	MHP	T	HD
LDR-1	N	N	N	Y	Y	Y	Y	Y	N	N	Y2	N	N	N	N	Y	N	N	N	N	N	Y2	Y2	N
LDR-5	N	N	N	N	N	N	Y	Y	Y	Y	Y2	N	N	N	N	Y	Y	Y	Y	N	N	N	N	N
LDR-10	N	N	N	N	N	N	N	Y	Y	Y	Y2	N	N	N	N	Y	Y	Y	Y	Y	N	N	N	N
LDR-20	N	N	N	N	N	N	N	N	Y	Y	Y2	N	N	N	N	N	Y	Y	Y	Y	N	N	N	N
LDR-40	N	N	N	N	N	N	N	N	N	Y	Y2	N	N	N	N	N	N	Y	Y	Y	N	N	N	N
MDR-3	Y	Y2	Y	Y	Y	Y	Y	N	N	N	Y2	N	N	N	N	Y	N	N	N	N	N	Y2	Y2	Y2
MDR-7	Y	Y2	Y	Y	Y	Y	N	N	N	N	Y2	N	N	N	N	N	N	N	N	N	N	Y2	Y2	Y2
HDR	Y2	Y	Y2	Y2	Y2	Y2	N	N	N	N	Y2	N	N	N	N	N	N	N	N	N	N	Y2	Y2	Y2
MHP/RVP	Y2	Y	Y2	Y2	Y2	Y2	N	N	N	N	Y2	N	N	N	N	N	N	N	N	N	N	Y	Y	Y2
COMMERCIAL	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y	Y	Y2	Y2	N	Y2	Y2	Y2	Y2	Y2	N	Y2	Y2	Y2
L. INDUSTRIAL	N	N	N	N	N	N	N	N	N	N	N	Y2	Y	N	N	N	N	N	N	N	N	N	N	N
H. INDUSTRIAL	N	N	N	N	N	N	N	N	N	N	N	Y2	Y	Y	Y2	N	N	N	N	N	N	N	N	N
AGRICULTURE	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	Y	Y	Y	Y	Y2	N	N	N
PUBLIC	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	N	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2
PARKS/REC.	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	N	N	N	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2	Y2
OPEN SPACE	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N	N

Consistent?

Y = Yes.

Y2 = Yes, if certain conditions are met during project approval (e.g. buffering, screening and mitigation).

N = No.

Table 14			
Approximate Acreage by Land Use Designation on Private Lands			
Area Plan Designation	Total Developed Acres	Total Undeveloped Acres	Total Acres
LDR-1			
LDR-5			
LDR-10			
LDR-20			
LDR-40			
MDR-3			
MDR-7			
HDR			
MHP/RVP			
COMMERCIAL			
L. INDUSTRIAL			
H. INDUSTRIAL			
AGRICULTURE			
PUBLIC			
PARKS/REC.			
OPEN SPACE			
	N/A	N/A	
TOTAL:			Private: + Public: =

TRANSPORTATION

GOAL TR-1. Improve and preserve access to and within Amargosa Valley.

Policy TR-1A. Develop and maintain a roadway capital improvement program, coordinated with the Nye County Regional Transportation Commission and the Nevada Department of Transportation, to insure roads are maintained and improved when necessary.

Policy TR-1B. Discourage direct access on and off the highway to neighboring land uses to prevent congestion and accidents from vehicles entering and leaving the highway. Frontage roads should be encouraged to provide safe egress and ingress. Future driveway cuts fronting on highways should be allowed only after approval by the county engineer, Nevada Department of Transportation and the Nevada Highway Patrol.

ROADS

Amargosa Valley's circulation system consists of major highways, collector streets, local streets, and rural roads. County roads are improved and maintained by the Nye county road Department. The local office has 4 employees and approximately 130 miles of roads. There is one county garage in Amargosa Valley. While the county owns a variety of equipment, much of it is old and requires high maintenance costs. The Nye County Regional Transportation Commission has developed a long -term capital improvement plan for road maintenance. Current response is to address immediate problems based on available monies.

MAJOR HIGHWAYS

Major highways are designed and constructed for the purpose of carrying vehicular traffic between communities and provide for the delivery of goods and services within the valley. US 95 is a north-south arterial that connects I-15 in Clark County with Tonopah, Reno and Oregon to the north and is known as Veterans Memorial Highway. NV route 373 connects US 95 at Lathrop Wells with Amargosa Valley and CA route 127.

COLLECTOR STREETS

Collector streets provide for through traffic movement within a defined area and direct access to abutting properties. They are designed to collect traffic and feed it onto highways. Ingress and egress should be limited to allow for continuous flow of traffic and shared driveways should be encouraged when ever possible.

LOCAL STREETS

Local streets provide access from individual properties to collector streets and highways. They are designed to serve local neighborhoods only and are not meant for through traffic.

RURAL ROADS

Rural roads provide local access and generally require protection from erosion. Table 15 shows the design standards for the different types of roads in Amargosa Valley.

OTHER SERVICES

Currently there is no train service, bus service or airport in Amargosa Valley.

Table 15 Roadway Design Standards OPTIONAL					
	Right-of-Way	Paved Area	Travel Lanes	Parking Lanes	DTV
Major Highways	80'-120'	Variable	2-4	0-2	1,000-10,000
Collector Streets	60'-80'	40'-44'	2	2	200-5,000
Local Streets	40'	36'	2	2	Variable
Rural Roads	50'	Variable	2	0-2	Variable
Source: Amargosa Valley Public Works DTV = Daily Traffic Volume – Vehicles					

PUBLIC SERVICES AND FACILITIES

GOAL PSF-1. Maintain adequate levels of county services and infrastructure as the county grows in population.

Policy PSF-1A. The provision of services should be proactive and coordinated with population growth. Provision of water, sanitary sewer, streets and highways and other public services and facilities should be concurrent with new development.

Policy PSF-1B. Standardize the provision of public services and facilities county-wide.

Policy PSF-1C. Identify current capacity and short-term (5 years or less) needs for water and sewer services.

Policy PSF-1D. Subdivision requirements should apply to all subsequent parcel maps on related/adjacent sites.

Policy PSF-1E. Multi-family housing units of four units or more should hook up to community water and sewer systems when available.

Policy PSF-1F. Commercial and industrial development should be connected to community water and sewer systems unless it can be demonstrated to the County Engineer that alternative services are adequate.

GOAL PSF-2. Maintain existing schools and provide for new schools as the need is identified.

Policy PSF-2A. The County should coordinate with the School District to determine both short and long-term needs concerning classroom space and construction of new facilities.

Policy PSF-2B. Future school sites should be identified and reserved as soon as possible.

GOAL PSF-3. Ensure that medical and health services are accessible to all residents.

Policy PSF-3.A. Adequate health facilities should be provided to serve the needs of the residents of Amargosa Valley.

County services are provided by a variety of general and special purpose districts and private corporations. The county is the largest service provider, administering many services such as recreation facilities and road maintenance through or in close cooperation with town boards.

VERIFY THESE NEXT PARAGRAPHS
UPDATE (LINCOLN COUNTY EXAMPLE)

Services provided primarily by the county are law enforcement, roads, hospital, and human services. The county also takes the lead in land use matters and has established a countywide planning commission to advise it. Until recently solid waste was provided by the county but is now provided by a private contractor. Schools are a service provided countywide by the Amargosa Valley School District.

LAW ENFORCEMENT

Two agencies; the Nye County Sheriff's Department and the Nevada Highway Patrol provide law enforcement in Amargosa Valley.

Amargosa Valley Sheriff's Department

The Nye County Sheriff's Department provides police protection to the valley. The Sheriff's Department, located in the County Courthouse in Tonopah and Pahrump, operates, and maintains the jail, which can hold xx prisoners, and a communication network. There is a substation in the valley. There are a total of xx employees, including the sheriff and a captain, xx patrol officers, xx full time jail monitors/dispatchers and xx part time jail monitors/dispatchers, and xx secretary. The county provides the countywide planning and financing for law enforcement. Equipment includes a patrol car for each patrol officer, the sheriff and captain, a jail van for transporting prisoners;xx2 pickup trucks, one unmarked vehicle and 6 four-wheel drive vehicles.

The problems identified by the County's Sheriff Department are related to the size of the county and lack of patrol officers to respond to calls. There are no patrol officers to serve on a graveyard shift, making it necessary for employees to be on call during these hours. The 911-response system needs enhancement. Another problem is communication from one end of the county to other.

The projected needs over the next 5-10 years are:

NEED TO UPDATE

- Creation of 4-full time dispatch positions.
- Two more patrol officers.
- Many of the patrol cars have over 100,000 miles on them and are in need of replacement.
- Improved communications system.

SOURCE: (Nye County Sheriff's Department, 2007)

Nevada Highway Patrol

NEED TO UPDATE

The Nevada Highway Patrol is primarily responsible for maintaining the public safety and law enforcement on Amargosa Valley highways. Currently three officers patrol the county and assist the county and city when requested. A State Highway Patrol substation is located in Alamo. Funding and personnel levels are determined by the central office located in Carson City. There are a total of 3 troopers and one sergeant. Each patrol

officer has a vehicle and radio for communication. To improve coordination between the County Sheriff's Department and the State Highway Patrol, the highway patrol changed from low band frequency to high band frequency, making it the same as the sheriff's communication system.

Future needs depend on whether or not Yucca Mountain is approved for high level nuclear waste storage. If approved, a substantial increase in officers and equipment will be needed to patrol the county due to an increase in traffic. At the current rate of growth, an additional 2 patrol officers are needed along with two additional vehicles over the next 5-10 years. Like the Amargosa Valley Sheriff's Department, there are not enough troopers to provide a graveyard shift. Response to emergency calls at this hour is on an on-call basis, making it difficult to respond in a timely manner. (State Highway Patrol Substation, Alamo)

SCHOOLS

NEED TO UPDATE

The Amargosa Valley School District serves all of Amargosa Valley. The following tables show student enrollment by grade and school.

NEED TO UPDATE

Table 16 Elementary School Enrollment				
School: Grade:	Pioche	Panaca	Caliente	Pahrnagat Valley
Pre-K	5	4	2	3
K	11	14	13	16
1	6	13	20	12
2	8	14	19	20
3	9	10	19	14
4	12	16	21	26
5	10	10	26	15
6	11	18	18	N/A
Total:	72	99	138	106

Source: Amargosa Valley School District, 2000

UPDATE (LINCOLN COUNTY EXAMPLE)

Table 17 Middle School Enrollment
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School: Grade:	Meadow Valley (Panaca)	Pahrnagat Valley (Alamo)
6	N/A	23
7	45	19
8	43	22
Ungraded	N/A	1
Total:	88	65
Source: Amargosa Valley School District, 2000		

UPDATE (LINCOLN COUNTY EXAMPLE)

Table 18 High School Enrollment			
School: Grade:	Amargosa Valley (Panaca)	Pahrnagat Valley (Alamo)	C.O. Bastian (Caliente)
7	N/A	N/A	5
8	N/A	N/A	12
9	37	22	31
10	36	33	39
11	47	19	39
12	52	23	17
Ungraded	N/A	1	N/A
Total:	172	98	143
Source: Amargosa Valley School District, 2000			

Most school facilities are at least 10 years old with some structures considered historical buildings. Expanding historical structures to meet the current needs is often more costly than building new schools. Within the next 5 years a new high school to replace the one in Panaca will be needed. The school district is currently negotiating with the Bureau of Land Management to acquire 20-30 acres for the school. The elementary school in Pioche needs to be replaced in the next 3-5 years. The existing school is a historical building and will be managed by the local historical society after the new school is constructed and occupied. Continued growth in the Pahrnagat Valley region will require the addition of another elementary school within the next 10 years.

The above construction schedule is based on a goal of 23 students per teacher. At this time there is enough space for an additional 50 students. A rapid change in population growth will exceed the capacity of the school system and accelerate the need for new facilities.

Financing new schools is through bonds. To supplement this source of funding, the school district is applying for assistance from the State School Construction Fund using projected sales tax revenues. As in all small, rural counties, the school district is cautious in expending funds for construction while trying to avoid a crisis due to sudden increases in student age population.

SOLID WASTE

NEED TO UPDATE

Solid waste disposal is provided by a private contractor to the county. A second contractor provides recycling services. A transfer station is located A landfill is located

WATER/SEWER

Table 19				
Water & Sewer Capacity				
	Water Hookups	% Capacity	Sewer Hookups	% Capacity
	350	50	325	50
Source:				

FIRE

UPDATE

Fire protection is provided primarily by a volunteer fire department located . Equipment is average with a need for training a primary concern. The Bureau of Land Management also provides fire protection capabilities for wild land fires. Firefighters are seasonal and the Bureau of Land Management maintains cooperative agreements with the local jurisdictions of Amargosa Valley.

EMERGENCY MANAGEMENT

UPDATE

The Amargosa Valley Emergency Operations Plan was adopted in 1996 and includes chapters on "Planning Situations and Assumptions", "Pre-Disaster Planning" and "Disaster Response and Recovery Activities". The goal of the plan is to protect life and property in Amargosa Valley during and after an emergency. The plan creates an operational system that the county can use to adequately prepare for, respond to, and recover from major emergencies and disasters. The plan identifies the responsibilities of local, state, federal and private agencies required to deal with the four phases of emergencies; preparation, mitigation, response and recovery.

The public safety, public works and public health agencies of Amargosa Valley can handle the great majority of emergencies that arise. These situations are handled under standard

day-to-day operating procedures. When emergencies strain the response or management abilities of the normal response agencies, a smooth transition to a system of major emergency or disaster management is outlined in the Emergency Operations Plan.

The Federal Emergency Management Agency (FEMA) provides emergency management services through a local county coordinator. Activities include providing training to the local community ambulance and fire service volunteers. Hazardous materials training is a major focus of FEMA's efforts. A need for improved communications and equipment is a major concern, given the miles of county highways and remoteness of the area.

AMBULANCE/MEDICAL SERVICES

UPDATE (LINCOLN COUNTY EXAMPLE)

The Grover C. Dils Medical Center provides primary emergency room services. Critically ill persons are stabilized and transported to Las Vegas or St. George Utah for more advanced treatment. The hospital maintains six beds, one physician, eight registered nurses, seven nurses' aides, four technicians and two LPN's. Medical clinics are also maintained in Caliente and Alamo. Volunteers provide ambulance and emergency medical services either in conjunction with volunteer fire departments or as an independent ambulance association. There is a problem with response time to outlying areas because of the geographic distances. Ambulance service is available throughout the county but ambulances are only based in Alamo, Caliente and Panaca.

HUMAN SERVICES

UPDATE (LINCOLN COUNTY EXAMPLE)

The county and the Latter Day Saints Church are the two main providers of human services. The range and level of services available is generally minimal as county residents rely on and value informal assistance provided by a network of family friends or church. Incidents of arrests, for example, tend to be low as police and sheriff's officers are able to deal with many cases informally without taking them through the court system. Human service programs concentrate on senior citizens and the handicapped. There is also a Housing Authority that provides some low income housing units. The county acts as a clearinghouse for several programs, contributing limited funds in some cases.

Lack of funding hampers many programs including the transportation/van system, the Retired Senior Volunteer Program, seniors' nutrition program, low income energy assistance, weatherizing and minor home repair programs. As federal funding assistance is reduced, these needs will be increased.

LIBRARY

UPDATE (LINCOLN COUNTY EXAMPLE)

The county library system serves the entire county primarily in conjunction with the school district. Branch libraries are maintained in Pioche Caliente and Alamo, and are managed by a library board. Books are circulated between branches and a bookmobile serves the outlying communities on a regular basis. Additional space is needed in most branch locations in the near future.

RECREATION AND TOURISM

GOAL RT-1. Increase recreational opportunities and tourism in Amargosa Valley.

Policy RT-1A. Amargosa Valley should continue to work with stakeholders and other appropriate agencies to promote recreational opportunities.

Policy RT-1B. Amargosa Valley should expand its website to promote tourism opportunities in the valley.

Policy RT-1C. Amargosa Valley should diversify its existing outdoor recreation opportunities.

Policy RT-1D. Amargosa Valley should develop a “recreational opportunities inventory” that highlights the wealth of natural assets found in the valley.

Amargosa Valley has a wealth of natural resources to be enjoyed by its residents and visitors. Open space in which to recreate is an important resource for the valley.

Since over xx% of the valley is public land, state and federal agencies are charged with their management. There are numerous sources of information that highlight these recreational resources (e.g. BLM and US Forest Service maps, National Wildlife Refuge publications, hunting license information, etc.). The key is coordinating this information into a single source that provides a comprehensive listing of the opportunities in Amargosa Valley. This process will attract visitors to the area and promote the area’s resources to the outside.

UPDATE (LINCOLN COUNTY EXAMPLE)

Residents of the valley enjoy a multitude of recreational activities throughout the county. Remote areas as well as those close to communities have much to offer. “In-town” opportunities include equestrian/pedestrian/bike trail connections between key points within and through communities and also between communities. This system of trails can link together schools, parks, community centers and public lands. Hunting and fishing is a valued experience that many residents enjoy. Camping and off-highway vehicle use are others.

A way in which the county’s recreational resources can be promoted both to the outside world and the local community begins with an “opportunities inventory” which should be developed.

Such an inventory should include:

- Riparian corridors.
- Wetlands.
- Lakes and playas.
- Sensitive species habitat.
- Trails, trailheads, abandoned railroad rights-of-way, utility corridors and bike paths and easements.
- Undeveloped and developed camp grounds.
- Significant wildlife habitat and wildlife migration corridors.
- Unique visual and scenic areas, view sheds, scenic vistas, vista points and scenic roadway corridors and back country byways.
- Visually important ridgelines, hills, mountains, rock outcroppings and canyons.
- Historic and prehistoric cultural resources.
- Camping, hunting and fishing opportunities.
- Off-highway vehicle areas.

There are no public recreation programs outside of the schools. Various volunteers and interested participants organize competitive leagues and provide activities. Each community has some park facilities and also use the school play fields and gyms. Both Panaca and Alamo received additional land from the Bureau of Land Management for park purposes. Caliente and Pioche have outdoor swimming pools. Every community has lighted ball fields. There is a lack of money and programs to provide activities for adults of all ages. As with most small communities, financial resources are limited and the critical numbers of people to support recreational facilities are non-existent. Volunteer contributions and self-help programs dominate and indoor facilities are limited to availability of school facilities. The lack of critical population numbers also inhibits commercial recreational activities, such as movie theaters or bowling alleys or other for-profit facilities. A role for the Amargosa Valley Regional Development Authority is to list by priority the types of recreational facilities desired by residents of Amargosa Valley and encourage private investors to develop some of the facilities.