

MASTER PLAN

FOR

LINCOLN COUNTY, NEVADA

Adopted on September 4th, 2007

*Proposed Amendments for public hearing were held on
August 6th and 20th 2007 for the
Lincoln County Board of Commissioners*

*Recommended for approval with modifications on
July 17th, 2007 by the Lincoln County Planning Commission*

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INTRODUCTION

What is the Lincoln County Master Plan?

The Lincoln County Master Plan has been developed in cooperation with the Lincoln County Board of County Commissioners, the Lincoln County Planning Commission, the established Town Boards and the residents of Lincoln County. The Master Plan guides the county's growth, management of natural resources, provision of public services and facilities and the protection of the public's health, safety and welfare. The Master Plan is implemented by its policies, which are directly linked to, and consistent with, the zoning and land division ordinances.

Why is an update of the Plan needed?

Lincoln County is faced with unprecedented growth in its future. Close to 44,000 acres of new development is expected within the next 10-30 years. An additional 90,000 acres of land will be made available for private disposal throughout the county near existing communities through recent federal legislation. This could result in over 130,000 acres of private lands facing development in a county where there is now only approximately 148,000 acres of private lands on the tax base. Two areas in particular are being proposed for large scale planned developments; Coyote Springs Valley and the Toquop Area north of Mesquite.

The implications for Lincoln County are massive. A current population of roughly 4400 residents could swell to over 200,000 people within 20 years. Coyote Springs alone includes up to 110,000 units. Much of this growth stems from nationwide forecasts showing the Southwest (especially Nevada) to continue to be a top relocation destination. Closer to home, many in the Las Vegas area are seeking the amenities or a rural setting with a slower pace of life that Lincoln County affords. Lincoln County's private land base on its southern boundary and within the close proximity of Clark County will soon be meeting demands for this new population and ensuing development. A wide variety of strategies must be used to serve this population, maintain the rural qualities of the county and promote progressive fiscal and land use policies. The current master plan was last amended in 2001. Since then several proposed large scale projects and increased growth from the Las Vegas area has necessitated changes to the master plan.

In 2004 the Lincoln County Conservation, Recreation and Development Act was signed into law. The legislation was intended to serve both the needs of Lincoln County and its limited tax base through public land disposals as well as urban needs for utility corridors through the county to serve Clark County. In addition, the act provided for new wilderness areas, additions to several state parks and a variety of other land use needs. The act also authorizes the sale up to 90,000 acres of public lands through public auction within areas identified as suitable for disposal and 15,000 acres for new parklands. This master plan update will address changes in land use with new policies in existing, developed private lands as well as future land disposal areas.

Why is Lincoln County 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
- Maintain rural amenities/lifestyle
- Develop public facilities to meet public demands

What will the Master Plan do?

For the public good:

- Provides direction for the county on policy decisions
- Serves as repository for county policy
- States the County'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 and public facility requirements.
- Ensures that adequate public services and facilities are available for future growth.
- Protects existing and future investments and property values.
- Creates a framework for orderly development and known expectations.
- Ensure that tax revenues from proposed land uses are sustainable for the county.
- Provide that new development costs are paid for by the development itself

GOALS AND POLICIES

How do you use this Plan?

This master plan has a twenty-year (2006-2026) planning horizon, which means that the plan looks twenty years into the future and considers the possibilities for that timeframe. The twenty-year time frame allows for the establishment of short, medium and long term goals and policies. Due to the long term development proposals (up to 40 years) this time frame was selected. However, frequent updates to this plan must be considered at least every two years. More frequent amendments may occur for special projects initiated by the private sector.

In updating the master plan, Lincoln County officials utilized the 1982 Master Plan; the 1993 draft Master Plan referenced above, the 2001 master plan and published data from state and federal agencies; personal knowledge from members of the Lincoln County Board of Commissioners and the Planning Commission; town boards, and public comments from Lincoln County residents. In addition, a series of town meetings to discuss proposed policies for the Master Plan were held in each of the county's communities between 2006 and 2007. County wide policies developed in those meetings have been included in this update. Community based policies for the Town of Alamo are included in this document.

All master 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 "big picture" of county needs which planning efforts and decisions support. Goals are broad statements on what is ultimately desired and form the basis for the direction of the 2006 Lincoln County Master 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 land development ordinance in the form of standards. Typically a policy in the master 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 master plan. The planning commission is responsible for providing adequate findings are made through land use reviews to ensure that orderly and sustained growth occurs throughout the county. These findings will guide future growth and provide a nexus between the master plan and zoning decisions. Whenever a conflict exists between overall master plan policies and those in the community plans the latter policies will be used.

Each major section of the Master 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.

BACKGROUND

Lincoln County is located in southeastern Nevada, north of Las Vegas, Mesquite and south of Ely. The county is adjacent to both Utah and Arizona on the east, Nye County to the west, White Pine County to the north, and Clark County to the south. Lincoln County is the third largest county in Nevada with a land area of 10,650 square miles (6,816,000 acres). It comprises an area the size of the state of Maryland.

The Federal Government manages approximately 98% of the total land area within the county. According to the Lincoln County Assessor's Office only about 148,000 acres is held in private ownership. Lincoln County has the second largest percentage of federally managed land in the state after Esmeralda County. The majority of these public lands are managed by the Bureau of Land Management, the Department of Defense, the US Fish and Wildlife Service and the US Forest Service (Humboldt-Toiyabe National Forest) manages about 10,000 acres in the northwest portion of the county. Recent federal legislation to assist Lincoln County has set high priority on economic development and creating a more stable tax base for the county. The county is also concerned about the pace of proposed development and maintaining the stability of existing communities described below.

Lincoln County is primarily rural with an estimated population of 3,886 persons (State Demographer, 2005). This figure includes 1,015 persons who reside in the City of Caliente. Residents are primarily located in community centers with the remainder, and majority, of the county sparsely settled. Community centers include: the Town of Pioche, which is also the county seat, the Towns of Panaca and Alamo, the City of Caliente and the communities of Rachel, Hiko, Ash Springs and Caselton. Please refer to Figure 1 – Vicinity Map.

The Nevada State Demographer's Office recorded steady growth in Lincoln County of 1.7 percent from 2004 through 2005 (Nevada State Demographer's Office 2003). These projections do not take into consideration projected population increases associated with the LCLA lands or the LCCRD Act of 2004 lands or the Coyote Springs Valley proposals. Fiscal analysis reports provided by Coyote Springs have indicated that an additional 49,000 units may be constructed in the next 25 years. This increase would result in at least 100,000 new residents from this area alone. The Lincoln County Land Act Area would allow for up to another 40,000 residents.

The population in adjacent Clark County was predicted to grow at a rate of 4.1 percent in 2004 with the growth rate falling to 1.6 percent by 2024. Growth is predicted to taper off as the Clark County economy matures, less land is available for development and fewer new casino hotels are added than in the past (Center for Business and Economic Research at UNLV). Lincoln County anticipates that as land in Clark County is built-out, populations will spread into adjacent Lincoln County. This is highly probable for the Lincoln County Land Act (LCLA) lands adjacent to the City of Mesquite and the Coyote Springs Valley along US Highway 93. During the past five years, Mesquite, which borders Lincoln County to the south, has grown by up to 14% annually.

Two new communities are being proposed, one in the Coyote Springs Valley and another in the Toquop area in Southeast Lincoln County adjacent to the Arizona and City of Mesquite borders. Projected population for these areas in the next 30 years combined is expected to be in excess of 250,000 residents.

In addition up to 90,000 acres of public land will be selected among suitable BLM lands by Lincoln County for private auction to expand the tax base and increase economic vitality. These areas are expected to be located adjacent to or landlocked within existing community areas. Additional sites may be requested with appropriate uses for the area. Public workshops and preliminary planning has occurred to both identify these lands and their potential uses and phasing for release.

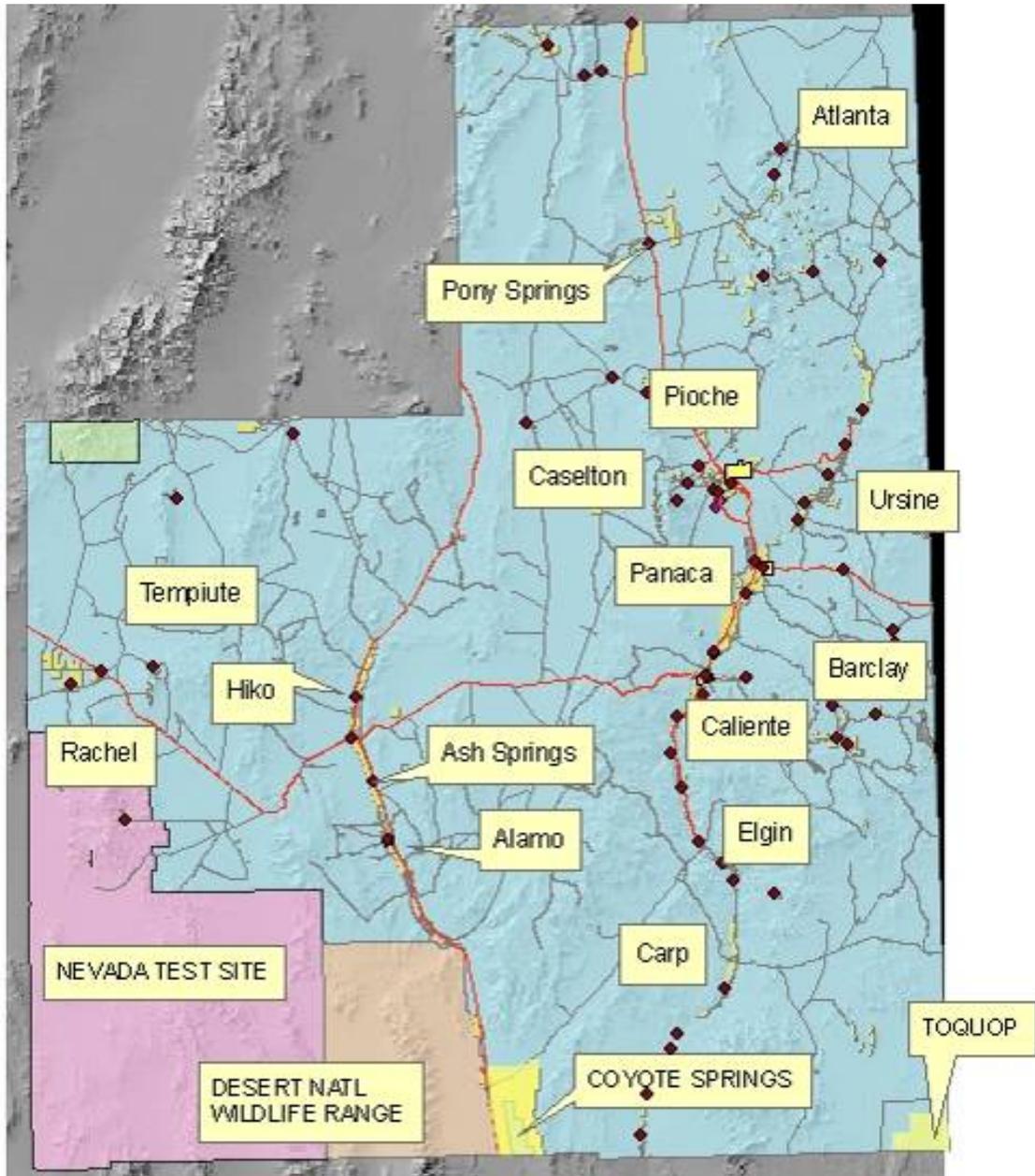
Community plans are being developed to assess the unique community assets and growth strategies desired in each town. The towns of Pioche and Alamo especially face challenges (due to their location) for housing, provisions for community services, businesses and infrastructure to accommodate both the growth in the southern portions of the county and the expansion of government services to the extent required to properly manage this growth. The community plans will also recommend land use designations for any public land disposals in their planning area that will be the premise for future land uses and their intensities. This plan update includes a revised community plan for the Town of Alamo.

A variety of other planning elements need to be integrated or considered in future revisions of this Master Plan. They include but are not limited to: Public Lands Management, Capital Improvements Open Space, Parks and Recreation, Solid Waste Management, Housing, Strategic, Economic Development, Public Utilities, Transportation and Natural Resources and Conservation. Policies within this plan call for review every two years of this plan to ensure ongoing revisions are made.

In addition, special overlays may be needed for site specific planning concerns related to habitat, floodways, historic districts, geological hazards, scenic vistas, forest, urban interface, cultural resources, hillsides agricultural districts. These special planning areas may prescribe recommended management practices for sensitive lands with existing constraints or opportunities.

Finally, this master plan requires larger developments to submit an area plan amendment for inclusion into this master plan to ensure that the policies of the master plan are considered, coordinated and in the best interest of the residents in Lincoln County.

FIGURE 1: LINCOLN COUNTY VICINITY MAP



HISTORY

In the early 1820's Jedediah Smith, a well-known trapper and explorer, was one of the earliest visitors to Lincoln County. In 1826, Mr. Smith led a group of beaver trappers from the Great Salt Lake to near the future Town of Pioche. Through the early 1800's various Spanish missionaries and American trappers, livestockers and explorers traveled the county. In 1849 a Mormon group looking for a new route to California passed through Lincoln County.

Lincoln County, named in honor of President Abraham Lincoln, was created on February 25, 1866, becoming the 11th county in the State of Nevada. The county was created out of Nye County, which was created out of Esmeralda County in 1864. The area that is now Lincoln County was once part of the Utah Territory prior to the eastward expansion of Nevada's border in 1862 and 1866. In 1908, Clark County was created out of the southern portion of Lincoln County.

When Lincoln County was created, Crystal Springs became the county seat. In March of 1867 the county seat was moved to Hiko and on February 24, 1871 the county seat was again moved to Pioche, where it is today. There are three unincorporated towns (Alamo, Panaca and Pioche) and one city (Caliente) in Lincoln County, each with distinctive characteristics.

Panaca

In 1863 Paiute Indians led William Hamblin, a Mormon missionary, to the Panaca area in exchange for food and other supplies. There, the Mormons settled utilizing pastureland for their livestock. Panaca was the first permanent town in Lincoln County. Parties in search of silver settled in Panaca in 1864. "Panaca" is an Indian word for "white metal" and the community is characterized by a block and street pattern laid out in the traditional large grid of the founding Mormons. As was originally intended, some crop production and livestock practices are still found within the grid pattern of the city.

Pioche

Pioche began with a silver discovery in the winter of 1863-64 when Paiutes showed a Mormon missionary ore which they called "panacre" and disclosed its source in the exchange for food and clothing. In 1868, Francois L.A. Pioche bought several claims of silver and erected a smelter. Pioche rapidly became the largest mining town in southeastern Nevada and had a population of 7,000 by 1871. The output of silver was second only to the mines of Virginia City. Pioche was known for its lawlessness in the early years and at one time had over 70 saloons and a flourishing red light district. When the silver boom subsided in the 1880's, Pioche lost the greater majority of its former population. In 1907, the railroad extended a branch from Caliente to Pioche and within five years the mines began producing regularly. Pioche became an attractive town with several substantial business buildings, a water system, school, bank and the Pioche Record. The depression in the early 1930's closed the mines, but beginning in 1937 Pioche was a significant lead-zinc producer. Most mining ceased about 1958 but exploratory work continues today.

Caliente

Caliente has been primarily a railroad community and is not far from the historic gold mining area of Delamar. Caliente, was founded in 1901 by the San Pedro, Los Angeles and Salt Lake Railroad and has an historic Spanish-style depot now housing City offices overlooking the railroad tracks that bisect the community. Approximately 35 trains pass through daily. Major institutions such as the county-wide Grover C. Dils Medical Center, the Caliente Youth Center (C.O. Bastian High School), and Bureau of Land Management offices are also present in Caliente. Caliente gets its name from the hot springs that are just north of the railroad on the east side of US 93.

Alamo

The Town of Alamo was founded in 1900. Alamo, like Panaca, is characterized by a block and street pattern laid out in the traditional large grid of the founding Mormons. Alamo is the agricultural center of the Pahrangat Valley and has a county annex facility that includes office space. An elementary, middle and high school are all found in Alamo. The Alamo area is the closest existing community to Coyote Springs Valley and will likely experience rapid growth as a result.

CONSERVATION AND NATURAL RESOURCES

PHYSICAL CHARACTERISTICS

Both the mountains and valleys of Lincoln County are underlain by a variety of mineral resources. Gold, silver, lead, zinc and perlite have long histories of economically productive yield. Oil and gas resources have been identified and sporadic exploration has taken place in recent years.

Lincoln County is crisscrossed with basin and ranges typical of the Great Basin. (See Figure 1 on page 4) Elevations range from a low of approximately 2,500' in the Coyote Springs Valley and 1,900' in the Tule Wash to highs of 9,380' at Bald Mountain in the Groom Range, 9,395' at Highland Peak west of Pioche and 9,296' on Mount Wilson in the Wilson Creek Range. The highest point in Lincoln County is on the White Pine County border just south of the summit of Mount Grafton with an approximate elevation of 10,640'.

Goal CNR-1 Mitigate environmental impacts related to growth.

Policy CNR-1A Lincoln County 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-1B Lincoln County should require that all new plans for development within or adjacent to a floodplain show the project's relationship to the floodplain. If necessary the applicant will be required to provide an elevation certificate to determine a flood stage line through a licensed engineer.

Policy CNR-1C Lincoln County should prohibit development that lies within all identified floodways or require that development be constructed in accordance with FEMA guidelines or placed above flood stage.

Policy CNR-1D The County should review all proposed flood and drainage improvements prior to approval. Projects over 100 acres may require a regional floodway study by the developer for both onsite and off-site impacts.

Policy CNR-1E The County should review all proposed development on slopes greater than 15% and require detailed grading plans to minimize excessive grading and other negative impacts. Hillside development standards should be developed for this purpose.

Policy CNR-1F All proposed development on slopes greater than 35% should be prohibited unless it can be demonstrated that proper mitigation can be

provided to prevent erosion and other negative impacts to the satisfaction of the County.

- Policy CNR-1G 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-1H Established water rights should be protected. Planned unit developments should utilize a municipal water and sewer system and may be precluded from allowing for on site domestic wells and septic facilities based on resource limitations or other master plan policies to protect public health and promote an orderly and planned development.*
- Policy CNR-1I The County should require any new development near a fault line to provide geotechnical mapping of the fault line and any mitigation that is necessary to protect property.*
- Policy CNR-1J Lincoln County should protect cultural and scenic resources unless:*
- The site or resource has been reviewed by the Nevada Division of Historic Preservation and Archaeology and it has been found to be insignificant, or*
- There is an overriding public benefit from the project and mitigation measures to offset the loss are made part of the project.*
- Policy CNR-1K All subdivisions and planned unit developments shall be designed as to avoid floodways, terrain over 35%, significant topographical features, bluff lines or other existing natural resource areas.*
- Policy CNR-1L Grading permits will be required on all development (except agricultural practices associated with a farm operation) where more than ½ acre of ground is disturbed for any reason. Grading plans that indicate proposed best management practices to prevent erosion, dust control, weed invasions will be required.*
- Policy CNR-1M New ground disturbance within designated habitat for endangered or threatened species areas of Lincoln County will require consultation by the applicant with affected agencies for any required conservation measures. This applies to all designated habitat areas and species either included or excluded in the Lincoln County Habitat Conservation Plan.*

CLIMATE

Lincoln County experiences a climate typical of the Great Basin's "basin and range" topography. Dry desert valleys give way to wetter mountain ranges across the entire county. Temperatures range from well below freezing in the winter to the 100's in the summer depending on which part of the county one is located in. Typically, the southern deserts of the county experience much warmer temperatures year round than the cooler northern region. The following table shows the high and low temperature and precipitation for reporting stations in Lincoln County.

Table 1: Temperature and Precipitation Statistics

Location	Average Temperature (F)		Precipitation (inches)		
	January (min) (max)	July (min) (max)	Wettest Month	Driest Month	Total Annual Average
Lake Valley	20.1 39.1	58.0 85.0	1.99" (March)	0.70" (June)	15.69"
Spring Valley	7.1 41.8	41.7 87.8	1.51" (March)	0.49" (Dec)	12.28"
Pioche	21.2 41.5	58.3 87.7	1.57" (Jan)	0.48" (June)	13.37"
Caliente	17.4 46.2	56.5 95.4	1.05" (March)	0.35" (June)	9.04"
Hiko	23.9 50.4	59.4 96.0	0.86" (March)	0.29" (June)	7.94"
Elgin	28.2 53.0	60.1 98.0	2.02" (Feb)	0.41" (June)	12.30"
Alamo	20.1 51.0	55.0 100.3	0.65" (Jan)	0.07" (June)	4.88"
Rachel	14.6 45.0	53.8 94.0	1.07" (March)	0.26" (June)	7.87"
Source: Western Regional Climate Center, 2000					

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) in 1985, identifying 100-and 500-year floods for flood insurance purposes. These maps are currently undergoing a revision and should be available by 2008. 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.

Lincoln County 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. These are discussed in more detail by community in the following sections.

Panaca

Panaca has experienced flooding and high groundwater problems, particularly in the agricultural land to the west. These wetland areas are not only prime agricultural lands but they also provide wildlife habitat and serve as a natural boundary for the town. Unique landforms in Panaca are visually and historically significant and worthy of preservation. Cathedral Gorge State Park is nearby and an attractive recreation area for both residents and tourists. Ground subsidence in Panaca has plagued certain parts of town, indicative of unstable soil conditions and groundwater pumping. This condition has caused the destruction of developed property in the past.

Pioche

In Pioche, the old mine tailings and glory holes pose a hazard for development because of their implications for hillside stability and public safety. These are also areas of historic significance. The steep slopes around Pioche contribute to storm drainage problems on the main streets of town and down slope properties. Mud and debris often clog the drainage system during storms. Slopes also present a natural constraint to development. The hills are considered a resource by residents. Hills form a natural, scenic backdrop to the town.

Alamo, Ash Springs and Hiko Area

Flooding is a concern in the Pahranaagat Valley. Floods have frequently inundated the agricultural lands which surround the towns. These lands are considered a valuable asset for their agricultural productivity. In a historical context, these lands are an essential part of the area's character, having both economic and aesthetic value. Because these areas also have a high water table, water supply contamination problems are a concern. Water contamination due to high ground water has been a problem in areas north of Richardville and Ash Springs. Monitoring is needed because of possible contamination of the drinking water supply by septic systems.

Caliente

Caliente is the only incorporated city in Lincoln County. Because of the status of Caliente, this Master Plan does not specifically address its incorporated land area except where the county and city border each other. Caliente is located in the Meadow Valley Wash and is physically constrained by both steep canyon walls and flooding problems. Historically, both these natural constraints were problematic for development. However, the canyon walls are valued as one of the attributes that give a special character to Caliente. In particular, Rainbow Canyon to the south is known for its scenic qualities. Flooding has inundated vast areas of the town in the past. According to new floodplain surveys, much of the town is in the 100-year flood plain. Recent flooding of the community and throughout Rainbow Canyon in January of 2005 illustrated the precarious location of the community in respect to floodways.

Rachel

Rachel is a rural, agricultural community located in western Lincoln County. Yucca Mountain, a proposed high level nuclear waster storage facility, is 100 miles to the southwest. Also to the west lies the Nevada Test site and Nellis Air Force Range. Rachel is noted for its location on the E.T. (Extraterrestrial) Highway, also known as NV 375. To increase tourism along this remote stretch of blacktop, NV 375 was renamed the "E.T. Highway" in 1995. There are no substantial natural constraints to development noted in Rachel.

LAND USE AND DEMOGRAPHICS

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

Policy LUD-1A *Development proposals and plan amendments should be consistent with the land use development ordinance and Master Plan prior to approval.*

Policy LUD-1B *All zoning maps and other public land use documents should be updated when changes occur and be made available to the public and distributed to all appropriate County agencies. All documents and maps will be provided by the applicant to the county for any proposed/approved changes in an electronic format suitable to the county. This master plan should be reviewed for changes every two years.*

Policy LUD-1C *Planned unit developments shall be permitted upon with the adoption of a planned unit development ordinance or area plan that reflects the land use constraints and population needs for the proposed area. The economic burden of such proposals and their review shall be borne by the applicant.*

Policy LUD-1D *The planning commission shall provide findings for the consistency of development proposals, zone changes, and recommendations to master plan amendments for applicable policies or standards.*

Policy LUD-1E *All county plans should be integrated into the county master plan to provide for a single point of reference for county planning policies.*

Policy LUD-1F *Zoning districts for the county should be consolidated and revised to reflect a consistent land use scheme countywide. Land Use maps for inclusion into this plan should be updated to reflect any inconsistencies with land use.*

Policy LUD- 1 G *Master Plan Amendments must be submitted for review by the applicants of large project for a consistency review for the proposed project prior to any conceptual planning, zone changes, or Development Agreement review by the county. The county shall request amendments to the master plan for projects it believes to be the burden of the county. The large project review process is Figure 9.*

Policy LUD- 1 H *All land use projects will adhere to a single fee schedule and application review process developed by the planning department and approved by the Planning Commission and Board of Commissioners.*

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

Policy LUD-2A Development should be promoted in close proximity to existing services and roads to ensure that adequate infrastructure is available. Lincoln County 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 along the highway and railway corridors with future public land disposals if services can be provided.

Policy LUD-2C Lincoln County 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 Lincoln County should help facilitate the exchange of federal (BLM) lands into private ownership. Public lands should be identified by the county in suitable areas adjacent to established communities based on the policies developed by the town boards and the board of county commissioners.

These lands will be selected based on community needs and be located such that public utilities can be provided within a reasonable amount of time and at a reasonable cost. Any lands disposed of shall include master plan designations and all costs associated with applications and review for public facilities and or utilities shall be the burden of the applicant. The land disposals shall strive to diversify the local economy and meet land use needs of the community plans.

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

Policy LUD-2F In fill development should be encouraged where public already exist. In locations where feasible expansions are planned by utility providers' development are encouraged to contribute to such expansions.

Policy LUD-2G Lincoln County should improve its use of technology such as a comprehensive interactive website and GIS to increase its public service levels and economic development.

- Policy LUD-2H* *The Toquop and Coyote Springs Planning Areas have been established by Lincoln County to address specific policies and fees related to the impacts to the county and benefits of these developments.*
- Policy LUD-2I* *Planned Unit Developments and development agreements will be utilized for the development of residential/commercial lands of the Alamo Industrial Park. Standards for PUD development will adhere to Title 14 requirements until a new county-wide Planned Unit Development Ordinance is adopted.*
- GOAL LUD-3** **New development projects will contribute to the planning, financing and construction of public facilities and utilities.**
- Policy LUD-3A* *Lincoln County Public Works, in coordination with the Planning Commission, local sewer and water providers, electrical and communications providers and the Lincoln County School District and other agencies, should review all new projects to ensure that new public infrastructure costs directly associated with new development are identified and paid by the new development.*
- Policy LUD-3B* *Address growth corridors such as the Coyote Springs Valley and the Toquop Planning Area to ensure for adequate public services and facilities can be provided and financed. Coordinate efforts of this Master Plan with the most recent Lincoln County Overall Economic Development Plan (OEDP)*
- Policy LUD-3C* *An fiscal impact analysis should be required for all large projects to ensure that the long term costs to the county from such development are sustainable and result in a net gain for county operations. Projections for one, five, ten and twenty years (or other accepted increments) should be required from the developer that indicates the tax revenue from each proposed land use and the expenditures expected to provide for public services, facilities and other related infrastructure.*
- Policy LUD-3D* *Development agreements will be required by the county for major projects to identify development planning needs for conceptual plans and subsequent Planned Unit Developments.*
- Policy LUD-3E* *Amendments to the master plan will be required for large project applicants in for any areas over 10 acres in size. Area plans should be adopted into the Lincoln County Master Plan prior to the submission of any Planned Unit Development Application or development agreement approvals. Amendments should be consistent with the Master plan and address site specific concerns and justification for mixed uses, higher*

densities or other development patterns not expressly permitted through county land use categories. Maximum PUD districts on conceptual land use plans should be 160 acres or less.

Policy LUD-3F Planned Unit Development requests and approvals will amend zoning districts to the proposed districts at the time of each final PUD approval.

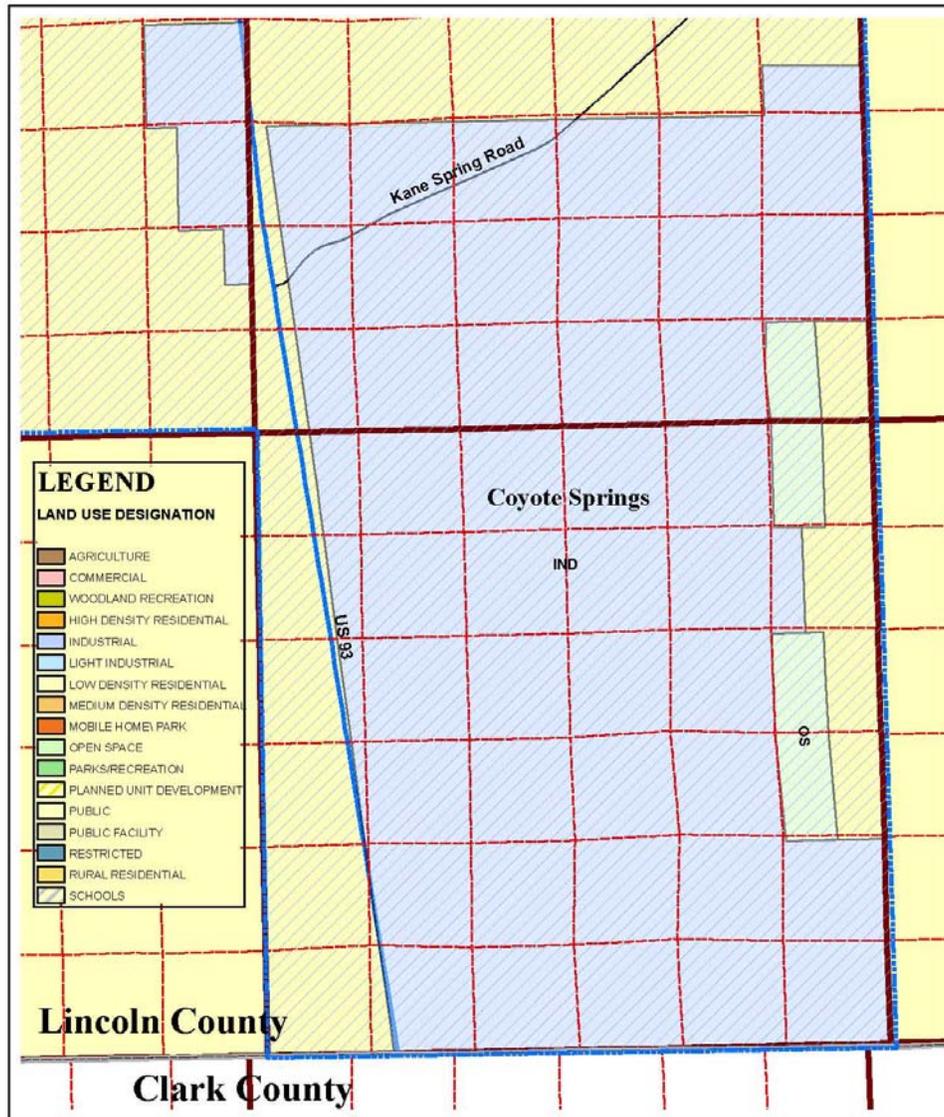
Policy LUD-3G An analysis should be conducted to determine future public services needs such as public works, parks and recreation and public health.

Policy LUD-3H Existing subdivisions should be allowed to develop at a density supported by public services and available water for the entire area and not based solely upon the original lot configuration or density. Combining of non-conforming lots may be necessary to meet public health concerns per the zoning or building ordinances. Studies may be required for a project for water delivery, waste water services, drainage, transportation, parks or other public amenities.

Policy LUD-3I Developers shall provide either adequate water resources/ or engineering and infrastructure development approved by the Lincoln County Water District for the purveying of water prior to development.

FIGURE 2: COYOTE SPRING PLANNING AREA

COYOTE SPRINGS



Map ID# 1048

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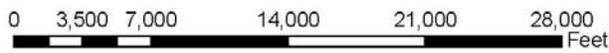
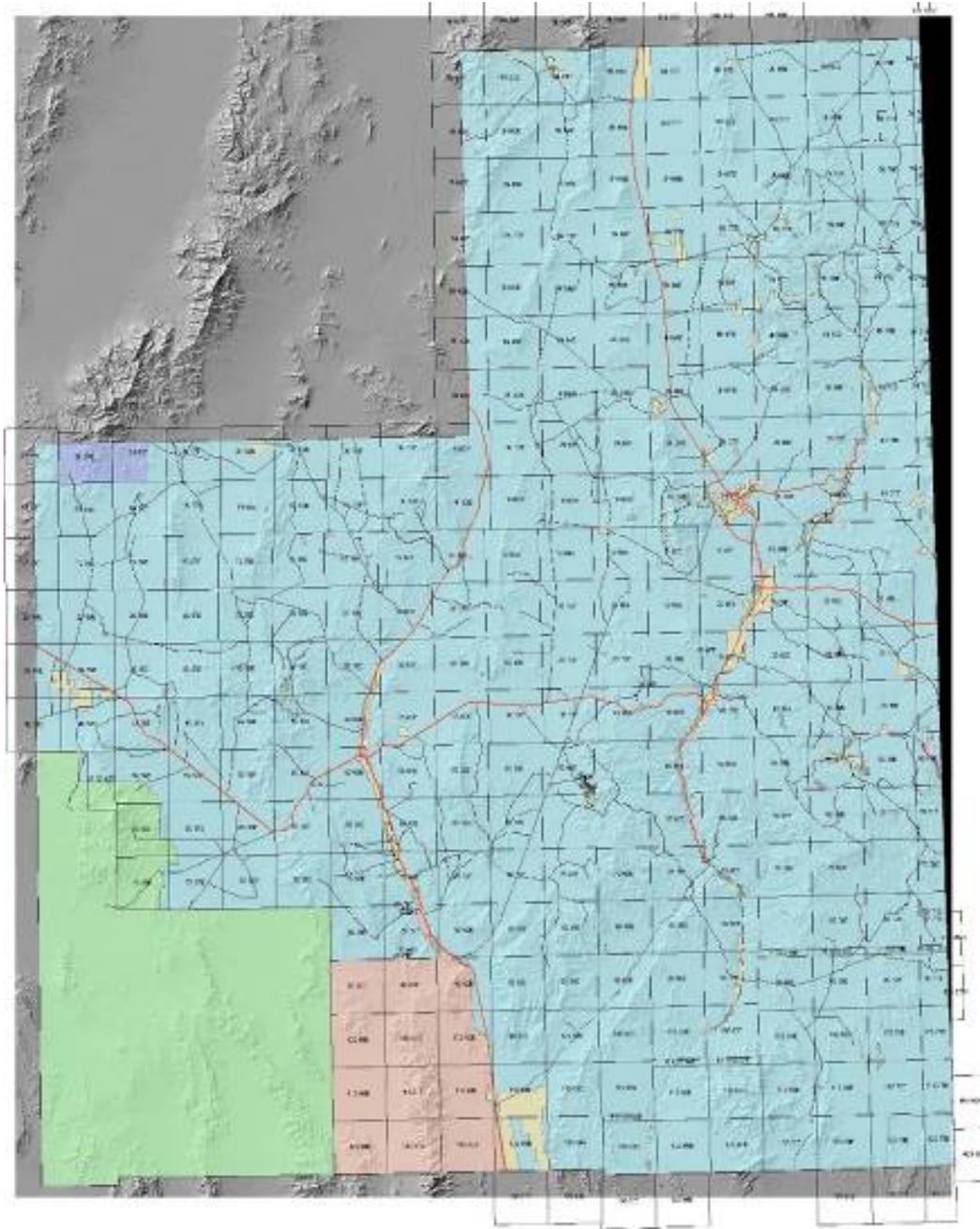


FIGURE 4: LAND OWNERSHIP MAP



Map illustrates the high percentage of public lands in Lincoln County in blue (BLM) red (US Fish and Wildlife) purple (US Forest Service) and green (Nellis Test Site and Range.) Small areas of yellow indicate private ownership of approximately 148,000 acres.

GOAL LUD-4 Preserve agricultural lands.

- Policy LUD-4A Lincoln County should encourage the continuance of existing agricultural practices through appropriate zoning/incentives. Non-agricultural development should be located adjacent to, but not within existing agricultural areas (eg develop the benches around Alamo with residential uses while preserving the agricultural bottomlands of the Pahranaagat Valley.*
- Policy LUD-4B Agricultural zoning should be maintained in areas where agricultural activities are to remain or be encouraged based on the capability of soils, presence of water and/or irrigation systems or other site specific natural amenities. Economic incentives shall be developed by the county and available only for use by those farm operators who maintain current levels of production as evidenced in a farm operation plan.*
- Policy LUD-4C Lincoln County should work with federal agencies on maintaining rangeland and diversifying products from current agricultural operations.*
- Policy-LUD-4D An assessment of agricultural lands in the county shall be conducted to identify a range of available land for agricultural purposes and to prioritize areas for protection based upon soils classes, irrigation potential, types of crops, characteristics of farm operations or any other pertinent criteria identified by the county. Included in this assessment should be an analysis of water resources available to support continued farming operations.*
- Policy LUD-4E Public land disposals should be considered in areas with value to existing farm operations. These disposals should be identified through the community planning process. These areas will be zoned as agricultural lands with limited development potential.*
- Policy LUD-4F Current agricultural zoning districts should be combined into 2 zoning districts with remaining lands not in production or not suitable for future production being converted to Rural Residential Areas with lot sizes under 20 acres. Suitability will be based upon soil types and other site characteristics.*
- Policy LUD-4G Non-Farm dwellings proposed in or adjacent to agricultural districts should be reviewed for impacts to farm/ranch operations and be conditioned to provide for buffers or other means to reduce such conflicts.*

Policy LUD-4H *A Transfer or Purchase of Development Rights program should be developed to allow for the transfer of development rights on or off site to alleviate development pressures on agricultural lands. This would create economic incentives for existing operators to continue their operations.*

GOAL LUD-6 Provide adequate parks and recreational facilities.

Policy LUD-6A *The county should require all new developments/land divisions to include community park space and or facilities commensurate with national standards.*

Policy LUD-6B *The Lincoln County Regional Development Authority should encourage private recreational facilities by identifying financing alternatives and incentives.*

Policy LUD-6C *A county recreation and parks department should be created to serve both the projected new population and the existing communities. A recreation, parks, trails and open space plan should be developed to identify needs and propose implementation strategies.*

Policy LUD-6D *Access to public lands and community parks shall be maintained through newly developed areas by way of easements for specified uses that may include motorized, non-motorized, equestrian, bicycle or pedestrian traffic based on traditional or desired access for existing or new residents.*

Policy LUD-6E *Prepare and implement an open space, trails and parks plan that prioritizes the types of available lands and existing recreational facilities and those desired by the residents of the county. The county shall seek funding to develop such a plan with implementation strategies for the entire county.*

POPULATION

Approximately 4400 persons reside in Lincoln County according to the US Census Bureau. The county's population growth over the past ten years has been approximately 1-3 percent per year. As the price of housing in the Las Vegas Valley increases, more people will seek out alternatives in the county. Another potential growth factor is the possible approval of the Yucca Mountain site as a high level nuclear waste storage facility. If this occurs Lincoln County may experience significant growth.

In 2005 there were 92 building permits issued and the pace of 2006 permits is even greater. A preliminary assessment of proposed development in Coyote Springs and the Toquop Planning Areas indicates that up to 1000 building permits may be issued monthly once planned unit developments have been approved by the county. It is further anticipated that these areas may become incorporated into cities once the population and residents desire local control.

Today, first homes are being purchased in increasing numbers by people working in the Las Vegas Valley who choose to commute to work from the south part of the county (Alamo and Ash Springs). Another growth factor is the attractiveness of Lincoln County to retirees because of the mild climate and lower cost of housing. Many of these retirees are relocating from the Las Vegas Valley

Lincoln County is also experiencing a growth in recreational tourism from the nearby Las Vegas Valley as the abundant open space and parks in Lincoln County are discovered. This type of growth is expected to continue and increase. The necessary services and infrastructure should be carefully studied and improved wherever necessary.

POPULATION CENTERS

The majority of Lincoln County's population currently resides in the communities of Pioche, Panaca, Alamo and Caliente and along the Highway 93 corridor. A second area of population lies along the US 93 corridor in the Pahranaagat Valley. The largest town in the Pahranaagat Valley is Alamo, but there are also communities of Ash Springs and Hiko. Rachel is located west of the Pahranaagat Valley on NV 375. Smaller population centers are in Eagle Valley, Dry Valley, Rose Valley and Meadow Valley.

Future population growth is expected to continue in this same pattern, with the outlying communities growing at a slower rate. Approval of Yucca Mountain could attract people who may commute to the facility or provide associated services. The Pahranaagat Valley is likely to see more and more development pressure due to its close proximity to Las Vegas and proposals at Coyote Springs. People are finding the valley as an attractive location to live and commute to and from Las Vegas. This scenario is especially desirable to shift workers such as firefighters, who can come home for longer periods of time, thereby eliminating the traditional day to day commute. (See Table 2)

Table 2: Commuter locations from Lincoln County

Area of Residence	Area of Employment	Number of Workers
Lincoln County , NV	Lincoln County , NV	1,303
Clark County , NV	Lincoln County , NV	282
Lincoln County , NV	Clark County , NV	113
Salt Lake County , UT	Lincoln County , NV	16
Lincoln County , NV	Washington County , UT	12
Nye County , NV	Lincoln County , NV	12
Iron County , UT	Lincoln County , NV	10
Lincoln County , NV	Nye County , NV	9
Lincoln County , NV	White Pine County , NV	8
<i>US Census Bureau 2000</i>		

The Coyote Springs Valley and the Toquop Planning Areas are likely to outpace growth in other areas of the county in a rapid manner. Based on preliminary projections by developers, these areas combined have the potential for over 150,000 new residents and associated commercial areas. It is possible that within 5 years these population centers will surpass the current county population. Lincoln County will need to address these rapidly growing areas through proper growth and design controls to ensure minimum impacts to the county's resources, adequate public safety and infrastructure.

POPULATION TRENDS

Lincoln County's economy historically has been based on mining and agriculture, which are typically subject to cycles of prosperity and decline. Mining is particularly prone to "Boom" and "Bust" behavior. For this reason the county's population has fluctuated with these cycles and national trends. More recently the service industry and government employment have replaced mining and agriculture as major sources of household income. Table 3 compares the recent population growth of Lincoln County with six other Nevada counties.

Table 3: Regional Population changes

Jurisdiction	1986 Population	1990 Population	2005 Population	%Change 1986-2005
Clark	587,760	770,280	1,796,380	67.28%
Esmeralda	1,540	1,350	1276	-20.69%
Eureka	1,330	1,550	1485	10.44%
Lander	4,510	6,340	7,010	35.66%
Lincoln	3,780	3,810	3,886	2.73%
Nye	14,680	18,190	41,302	64.46%
White Pine	7890	9,410	9,275	14.93%
Nevada	933,220	1,236,130	2,518,869	62.95%
<i>Nevada State Demographers Office 2006</i>				

Table 4: Population Forecast for Lincoln County 2005-2025

Forecasted Population Counts 2005-2025		
Year	Population	% Change
2005	3886	NA
2010	4754	3.4
2015	5330	1.9
2020	5694	1.1
2025	5875	.4

Source: Nevada State Demographer, 2006 Does not include predicted development at Coyote Springs or the Lincoln County Land Act Areas

Table 5: Population Forecasts 2007-2027

Year	Low Growth	High Growth	Change in Growth 5 year increments
2007	4600	6600	70%
2012	6000	11000	60%
2017	8000	75000	15%
2022	10000	125000	60%
2027	12000	165000	75%

Source: Lincoln County Building and Planning, 2006
Note: The Low and High columns are plausible scenarios based on factors including employment, public land disposals, Toquop and CSI proposed development phasing, economy, market and migration trends.

Table 6: Estimated Population by Age

Five-Year Cohorts	2002	2003	2004	2005	2006	2007
0 to 4 Years of Age	192	163	181	181	185	185
5 to 9 Years of Age	216	203	191	197	207	216
10 to 14 Years of Age	266	233	225	200	202	223
15 to 19 Years of Age	322	308	301	334	324	295
20 to 24 Years of Age	351	386	367	331	295	276
25 to 29 Years of Age	286	299	306	284	313	318
30 to 34 Years of Age	93	119	174	249	283	311
35 to 39 Years of Age	158	136	110	91	92	108
40 to 44 Years of Age	231	215	215	212	189	169
45 to 49 Years of Age	220	210	216	225	235	241
50 to 54 Years of Age	212	203	212	220	228	240
55 to 59 Years of Age	184	169	184	202	216	224
60 to 64 Years of Age	178	163	172	184	194	208
65 to 69 Years of Age	185	172	175	172	178	187
70 to 74 Years of Age	149	134	144	159	164	174
75 to 79 Years of Age	142	137	122	114	120	124
80 to 84 Years of Age	91	98	111	113	104	95
85 Years of Age and Over	70	73	72	71	75	78
	3549	3419	3477	3540	3604	3671

US Census Bureau 2006

ECONOMIC BASE

Historically, mining and agriculture and to a lesser extent government, have been the most constant economic activities in Lincoln County. They were its original source of income and continue as a source of income today. Their relative importance in the overall economic picture has, however, changed in recent years. Agriculture, over time, has constituted a smaller and smaller share of employment and personal income sources. Mining has fluctuated from one decade to the next and currently employs about 3 percent of the labor force. Mining is one of the smallest employment sectors today. Wholesale and retail trade comprises approximately 20 percent of the labor force, while finance employs approximately 3 percent. The government sector employs 41 percent of the labor force and the service industry employs 30 percent. The service sector has a very good potential for growth in the future. The growing number of Las Vegas residents will increase their use of Lincoln County's extensive outdoor recreation resources. Increased tourism and travel between Great Basin National Park and Las Vegas resorts will also benefit the county's service and tourism sector.

Table 7: Average County Employment

Industry	2002	2003	2004	4th Quarter 2005
Total All Industries	1,392	1,233	1,241	1,277
Total Private Coverage	806	638	641	680
Natural Resources & Mining	45	28	23	30
Construction	13	15	15	22
Manufacturing	*	*	*	*
Trade, transportation & utilities	167	203	213	211
Information	28	28	25	22
Financial Activities	52	51	50	50
Professional /Business Services	385	*	*	*
Education & Health Services	*	*	15	20
Leisure & Hospitality	74	80	78	88
Other Services	21	*	*	*
Government	586	595	601	597
<i>Source: Nevada Department of Employment, Training and Rehabilitation *Indicates confidential data</i>				

Regional growth forecasts indicate that demand for highway commercial and other tourist-related services will create new jobs well into the next decade, if not longer. The Nevada Test Site (NTS) and the Nellis Air Force operations also play a role in employment for Lincoln County residents. If Yucca Mountain is approved for a high level nuclear waste storage facility, Lincoln County will experience some growth due to employees at the facility choosing to live in Lincoln County and the increase in services needed for the facility.

Other major employers for the county include the Union Pacific Railway with facilities in Caliente, The Nevada Test Site and range, local and federal government as well as the school district.

As with much of rural Nevada, Lincoln County residents have expressed concern over the lack of employment opportunities for the county's young people. Unemployment in the county remains high. The lack of employment opportunities causes a majority of young people to relocate out of the county. While growth in the service sector will partially offset this; it will require a new economic base or employer to make a significant change. In addition, the lack of affordable housing in established towns is a significant barrier for businesses attracting and maintaining a stable workforce.

Table 8: Lincoln County Employment Data 2005

LINCOLN COUNTY	JAN	FEB	MAR	APRIL	MAY	JUNE	JULY	AUG	AVG
LABOR FORCE	1,480	1,510	1,490	1,520	1,500	1,590	1,550	1,570	1,530
UNEMPLOYED	80	80	70	80	60	80	80	70	80
RATE	5.2%	5.2%	4.6%	5.1%	4.3%	5.3%	5.4%	4.5%	4.9%
TOTAL EMPLOYMENT	1,400	1,430	1,420	1,440	1,440	1,510	1,470	1,500	1,450

Lincoln County and the City of Caliente organized the Lincoln County Regional Development Authority (LCRDA) in 1998. The Authority has been vested by the County and City with primary responsibility for economic development activities in Lincoln County. LCRDA works closely with the NTS Development Corporation and it is charged with implementing the 1998 Lincoln County Overall Economic Development Plan (OEDP). The 1999 Lincoln County Comprehensive Economic Development Strategy updated the progress of the OEDP.

Initiatives undertaken by the Authority since have included:

- Development of an annual work plan and budget.
- Development (in cooperation with NTS Development Corporation) of a proposal to prepare and implement management and harvest plans for pinion-juniper woodlands in the County.
- Development and submission (in cooperation with the City of Caliente) of preliminary applications for technical assistance and infrastructure grant funds to support development of the Meadow Valley Industrial Park in Caliente.
- Review of local financial services particularly regarding availability of funding for business startups and expansions.
- Preparation (in cooperation with NTS Development Corporation) of a grant application to the EPA Sustainable Community Development Challenge Grant Program.

In 2004 a Labor Market Study was conducted for Lincoln County as it relates to the Department of Defense facilities located in the county. Its major findings included;

- Improve opportunities between county workforce and employment at the Nellis range
- Provide requirements for local work force and busing programs at the test site.
- Create a database to correlate local job skills for test site employment
- Provide job training for IT duties and computer related functions
- Develop a program to improve labor participation with DOD.

Table 9: Revenue Sales in Lincoln County

Area	Year	Period	Sales Type Description	Sales
Nevada	2004	Annual	Retail	\$41,087,423,967
Clark County	2004	Annual	Retail	\$30,261,698,593
Washoe County	2004	Annual	Retail	\$6,352,194,877
Carson City	2004	Annual	Retail	\$944,049,585
Elko County	2004	Annual	Retail	\$804,554,692
Douglas County	2004	Annual	Retail	\$772,974,047
Nye County	2004	Annual	Retail	\$426,415,836
Lyon County	2004	Annual	Retail	\$357,191,594
Humboldt County	2004	Annual	Retail	\$355,214,612
Churchill County	2004	Annual	Retail	\$251,806,416
Eureka County	2004	Annual	Retail	\$172,987,014
White Pine County	2004	Annual	Retail	\$102,421,159
Storey County	2004	Annual	Retail	\$82,075,268
Lander County	2004	Annual	Retail	\$79,960,829
Pershing County	2004	Annual	Retail	\$54,923,024
Mineral County	2004	Annual	Retail	\$34,844,801
Lincoln County	2004	Annual	Retail	\$25,338,215
Esmeralda County	2004	Annual	Retail	\$8,763,888

Lincoln County receives the 2nd lowest sales tax revenue by county in the state. It loses substantial tax revenue to out of state purchases in Utah due to its proximity to Utah communities of St. George and Cedar City. There are limited shopping opportunities in Lincoln County. Many who shop in Utah combine trips to medical offices, financial services or leisure activities such as movies or visiting family and friends.

Active commercial areas in the county are limited to the communities of Pioche and Caliente while Alamo and Panaca have fewer businesses. Lands and buildings are available for commercial business but are either, underutilized, vacant or in need of repair. Many businesses rely on traffic from Highway 93 and special event weekends to carry them through the year.

GOAL ED-1 Stabilize and Improve the local economy.

- Policy ED-1A Lincoln County shall pursue mechanisms to bring additional commercial and industrial business to the county.*
- Policy ED-1B Lincoln County should develop a business license process to track ventures and identify business trends.*
- Policy ED-1C The Chamber of Commerce and Lincoln County should work collaboratively towards solving obstacles to business start-up, operation and financing.*
- Policy ED-1D Workforce housing needs to be developed to support local businesses and county operations. The county should work with private developers the Nevada Rural Housing Authority and BLM to identify opportunities and incentives to provide for such housing.*
- Policy ED-1E A community assessment of local services should be conducted to identify businesses that would be complimentary and most appropriate for each community and area of the county considering existing economic trends.*
- Policy ED-1F Lincoln County should seek services of the University system of Nevada at identifying business opportunities and funding sources.*
- Policy ED-1G The Lincoln County Building and Planning Department and Assessors Department should conduct a lands inventory of the county to identify vacant, underutilized and potential infill sites for new businesses and housing. The county should review its land holdings and identify strategies for fulfilling any capital improvement needs or release to private parties.*
- Policy ED-1H Websites for the county or Chamber of Commerce should highlight properties available for development in the county.*
- Policy ED-1I Efforts should be made to reduce leakage to out of state businesses from Lincoln County by promoting local products and services and educating the community about the costs of shopping out of state.*
- Policy ED-1J Lincoln County shall develop regional partnerships to achieve economies of scale with regard to business or industrial park developments.*

Table 10: Wages & Availability in Lincoln County

Occupation	No. of Employed	Mean Wages
Total All Occupations	800	\$16.52
Top Executives	30	\$33.97
General and Operations Managers	20	\$44.63
Business and Financial Operations	20	\$25.12
Life, Physical, and Social Science	30	\$16.95
Food Preparation and Serving Related Occupations	*	\$7.50
Cooks and Food Preparation Workers	40	\$8.66
Building & Grounds Cleaning & Maintenance Occup.	10	\$8.73
Building Cleaning and Pest Control Workers	10	\$8.73
Sales and Related Occupations	*	\$7.71
Retail Sales Workers	*	\$6.90
Cashiers	*	\$6.90
Office and Administrative Support Occupations	130	\$14.14
Financial Clerks	20	\$13.79
Bookkeeping, Accounting, and Auditing Clerks	*	\$14.65
Information and Record Clerks	20	\$13.75
Material Recording, Scheduling, Dispatching, and D	10	\$15.87
Secretaries and Administrative Assistants	20	\$14.08
Executive Secretaries & Administrative Assistants	*	\$14.67
Other Office and Administrative Support Workers	40	\$11.32
Office Clerks, General	30	\$12.07
Construction and Extraction	40	\$19.09
Construction Trades Workers	20	\$19.95
Installation, Maintenance, and Repair Occupations	60	\$13.73
Vehicle and Mobile Equipment Mechanics, Installers	10	\$15.65
Other Installation, Maintenance & Repair	40	\$13.34
Maintenance and Repair Workers, General	*	\$14.98
Transportation and Material Moving	80	\$13.70
Material Moving Workers	50	\$15.04

2006 Wages Source: Department of Training, Rehabilitation and Employment (DETR)

HOUSING

According to the 2006 "Lincoln County Rural Housing Data Book", single family detached housing accounted for 61 percent of the total housing stock in the county in 2000. Mobile home use has decreased as a percentage of the total from 34 to 27 percent. Multi family units have increased by 2% Table 11 details a housing inventory for the county.

Table 11: Housing Inventory

Housing Type	1990	% of Total	%	2006	%
Single Family (Det)	1,028	57.1	61	1134	68
Single Family (Att)	10	0.6	2	2	.001
Multi-Family	140	7.8	9	106	6
Mobile Homes	622	34.6	27	436	26
Total	1,800	100	100	1678	--
<i>Source: 2006 "Lincoln County Assessor Statistical Roll Analysis"</i>					

Table 11a: Housing Types

Dwelling Type	Number of units	Percent of Housing Stock
Investment Homes	416	59.60% (2 nd homes)
Vacation Home	282	40.40% (2 nd homes)
Total 2 nd Homes	698	42% (TOTAL)
Owner Occupied	980	58% (TOTAL)
Total Dwellings	1678	NA
<i>Source: Lincoln County Assessor 2006</i>		

Table 12: Housing Unit Age

Year Built	2006	% total
1872-1939	378	32
1940-1969	211	18
1970-1990	309	26
1990-2006	283	24
	1181	
<i>Source: Lincoln County Assessor 2006</i>		

Approximately 77 percent of housing within the county is on public or private water systems. The primary method of sewage disposal is by septic system or cesspool. In terms of home heating fuel, electricity was reported for 59 percent of the housing units while wood accounted for 23 percent. The remainder was by other sources such as solar and propane.

Table 13: Home Sales by Community 2000-2006

2000-2006	AVERAGE	MAXIMUM	MINIMUM
PIOCHE	\$43,982.01	\$285,000.00	\$5,250.00
PANACA	\$51,800.00	\$235,000.00	\$4,500.00
CALIENTE	\$47,600.00	\$290,000.00	\$4,250.00
ALAMO	\$59,600.00	\$184,000.00	\$4,000.00
GENERAL CTY	\$81,000.00	\$310,000.00	\$6,000.00
PAR VALLEY	\$75,000.00	\$850,000.00	\$2,000.00
PIOCHE	\$62,000.00	\$375,000.00	\$7,500.00

Source: Lincoln County Assessor 2006

Housing affordability is typically gauged by the amount of one's income devoted to housing costs. A household spending more than 30 percent of their income on housing is said to be experiencing a housing cost burden. As indicated in Table 14 housing costs have doubled in 6 years in the county. Table 11 shows that single family dwelling in the county has increased in recent years while the number of mobile home and multifamily dwelling has increased. This likely points to the loss of affordable housing in Lincoln County since many newer single family homes are being constructed on lots at least 2.5 acres in size which drives up overall housing costs. In these situations land accounts for approximately 1/3 of the overall home price of about \$200 K. Housing age illustrates that about 50% of all homes countywide are at least 30 years or older. This means that many homes are at the age for major renovation or systems repair due to their age.

Approximately 40% of all dwellings (282) in Lincoln County are either income or vacation properties. Of those 282 homes about 60% are 2nd homes and not available for rental or other affordable housing uses. That equate to about 1/4 of the existing homes being available for rental. Anecdotal information from the county assessor's office indicates that a large number of these homes are not occupied. As Lincoln County experiences growth in its government facilities and related business, additional housing for workforce and affordable families will be necessary.

Table 14: Housing Sales by Year 2000-2006

	2006	2005	2004	2003	2002	2001	2000
AVG	\$97,200.00	\$96,300.00	\$78,600.00	\$62,100.00	\$52,800.00	\$63,000.00	\$53,700.00
MIN	\$7,000.00	\$4,000.00	\$4,250.00	\$2,000.00	\$7,500.00	\$5,250.00	\$6,000.00
MAX	\$290,000.00	\$330,000.00	\$299,900.00	\$200,000.00	\$180,000.00	\$180,000.00	\$145,000.00

GOAL HS-1 Suitable housing should be available for all residents.

Policy HS-1A Coordinate the findings contained in the 2004 Nevada Rural Housing Needs Assessment" with this Master Plan to ensure that the assessment is addressed and implemented.

Policy HS-1B Master plan and zoning designations should promote a mix of housing types.

Policy HS-1C 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.

Policy HS-1D Planned Unit Development proposals must demonstrate the provisions of affordable housing to provide quality housing for its workforce, to alleviate long commuting distances and roadway congestion.

Policy HS-1E Communities in Lincoln County should concentrate higher density residential districts within the towns where existing services are currently available.

PUBLIC LANDS

Lincoln County contains 6,816,000 acres, of which only 148,000, acres are in private ownership. Private land comprises less than two 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 Lincoln County by ownership.

The predominance of public lands restricts community expansion and economic development. In the past the county has addressed this issue through its Public Lands Commission by identifying public lands desired by the county and communities for economic development and/or community expansion (housing, schools and public facilities). The "Lincoln County Public Land Management and Use Plan" from December 1997 is the last update to this plan. This plan is in need of update to address current management on public lands. This plan provides Lincoln County standing with regards to federal management of public lands. A wide range of activities are possible on public lands beyond traditional uses such as grazing and mining. Therefore the county should be proactive in developing policies that help protect the existing communities from unsuitable adjacent uses or promoting the resources of the county's public lands.

YUCCA MOUNTAIN HIGH LEVEL NUCLEAR WASTE STORAGE FACILITY

If Yucca Mountain, (located in adjacent Nye County) is designated as a high level nuclear waste storage facility, Lincoln County could see an increase in population from people constructing the proposed rail corridor, employed at the facility itself and choosing to live in Lincoln County. 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 and associated transportation corridors 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 in Lincoln County. If the corridor through the county 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 93 and other county roadways.

Lincoln County is currently identifying potential land use, social and environmental impacts from the proposed corridor to Yucca Mountain. To prepare for potential growth from a facility such as Yucca Mountain, Lincoln County must address how to finance the demand for additional services generated from this growth and alleviate potential impacts as well. Land Use patterns along the corridor is being carefully examined to identify a route or design that would be the least harmful to the county.

The Department of Energy is conducting an Environmental Impact Statement for the Caliente rail corridor to Yucca Mountain. This review is expected sometime in 2008. Lincoln County will be providing comments on this project during the comment period. The county and the (JCCIAC) Joint City County Impact Alleviation Committee will need to develop positions on various issues related to possible impacts from the corridor. These may include impacts to grazing areas, property values, BLM disposal areas, land use changes, county roads, natural areas, population centers and other county assets.

FUTURE GROWTH AREAS

A variety of residential, mixed-use and industrial projects are in the planning stages in Lincoln County. Coyote Springs Investment (CSI) which acquired the former Aerojet Nevada lands on the Clark County line along U.S. Highway 93. CSI owns an estimated 27,000 acres in the area. A development agreement and planned development code was approved by Lincoln County in June of 2005 for these lands. A density of 5 du/acre was approved by the county. Development has commenced on the Clark County side of this project. The development of CSI lands in Lincoln County are on hold pending the completion and approval of a Habitat Conservation Plan for the valley. CSI is proposing to develop a "new community" to include various forms of housing, golf courses, commercial centers and industrial sites. This proposal will be implemented through a planned unit development.

Vidler Water Company, in cooperation with the Lincoln County Water District, has filed applications with the Nevada State Engineer for large quantities of water in several valleys in Lincoln County. Several applications have been approved and others are pending review in the Spring of 2007. Ultimately, Vidler and the county intend to apply its water resources to development projects in the County. Water development is underway in both the Tule Desert and Clover Mountain basins of the county. The State Engineer has approved up to 60,000 acre feet of water to be imported from both Lincoln and White Pine counties to Las Vegas. An impact study has been released for the Southern Nevada Water Authority for a water pipeline to convey this water. There is great concern about the possible impacts to the carbonate aquifer from which the drilling is occurring. Many residents depend on a system of springs throughout eastern Nevada for their livelihood. The springs provide water for wildlife, grazing, parks and recreation, and other community needs. The Lincoln County Water District will be updating its water plan to address its role for future development in Lincoln County.

The City of Mesquite continues to grow toward the Lincoln County line. The Lincoln County Land Act of 2000 was finalized through provisions in (LCCRDA) the Lincoln County Conservation, Recreation and Development Act of 2004. This area comprises over 13,000 acres of land that is being planned for development by several developers as a planned unit development. Various communities will be developed in village settings to maximize the scenic attributes of the area, provide for a integrated transportation system and become self sufficient through its provisions of services. In response to demands for residential, industrial and commercial development in the vicinity of the Toquop Planning Area, developers are planning for coordinated and attractive development to serve these demands. LCCRDA also provided for the disposal of up to 90,000 acres of public land to help stimulate the economy and broaden the tax base as well as the creation of the Silver State OHV Trail.

The Lincoln County Multi Species Habitat Conservation Plan is expected to be finalized in the Spring of 2008. The MSHCP will address endangered and threatened species in covered areas and proposed development activities. An Implementation Agreement will be required of the county to carry out action items in the plan.

In the Alamo area, Lincoln County is expecting a direct sale of public lands from BLM for 217 acres to develop an industrial park along U.S. Highway 93 south of Alamo. A production well has been drilled on the site and pump-tested. Ample water of high quality is available at the site. Design engineering studies have been completed and the site is awaiting disposal by sale/auction through BLM in the spring of 2007. Studies are also underway to provide the site with power and other utilities.

LAND USE DESIGNATIONS

There are 14 land use classifications shown on the land use map for Lincoln County. The designations listed below should be consistent with specific development standards found within each zoning district. A description for each of the land use designations is provided below. Land Use designations are the blueprint for future growth. They should be viewed as an ideal situation where there are no constraints to proper planning and growth. All zone changes should adhere to the land use map for the county and towns. The reason for using land use districts is to gradually phase out inappropriate or inadequate uses which are replaced with land uses of a higher demand and public value.

Please refer to Table 16, Zoning and Master Plan Designations Consistency, following this section, for a compatibility comparison between the Master Plan's land use designations and the county's zoning districts.

Table 15: Land Use Categories

Master Plan Designation	Master Plan Code	Maximum d/u per acre
Agriculture	AG	1 :20-40
Open Space	OS	1:10
Parks/Recreation	PR	NA
Public	PU	NA
Rural Residential	RR	1:5-20
Low Density Residential	LDR	1:2.5
Medium Density Residential	MDR	16
High Density Residential	HDR	26
Public Facilities	PF	NA
Commercial	CO	TBD
Industrial	LI/HI	TBD
Mobile Home Parks	MHP	6
Mixed Use	MU	16
Planned Unit Development	PUD	3-6

AGRICULTURE (AG):

This designation is intended for commercial agricultural operations, extremely low-density residential uses, and associated activities. Agricultural lands should be of sufficient size to support farm operations typical in the county. Non-farm dwellings in these areas should be limited in number and confined to locations that will not interrupt traditional activities. All dwellings should avoid high class soils, current and future farming areas and be buffered from current fields and farm operations.

Table 16, Zoning and Master Plan Designations Consistency compares the compatibility of master plan designations and zoning classifications.

OPEN SPACE (OS):

Lands to remain in their natural state with no development allowed due to their aesthetic value, historical value, environmentally sensitive land (e.g. floodways, ridgelines or faults) or other constraints preventing improvements of any type. These areas are not open to development (except for light use or recreation) and are protect for public safety purposes or other outstanding public values. Where existing private property exists in open space lands the density for new development will be 1 unit/10 acres if siting for structures can be accommodated.

PARKS AND RECREATION (PR):

Lands to be utilized for both active and passive outdoor recreation will be included in this category. Local, county and state parks are located throughout Lincoln County. However, there is a lack of improved facilities for variety of ages. Playing fields are usually co-located with schools and there are few indoor recreational or community facilities. Many of the town parks are in need of renovation or expansion. Parks should meet national standards in all new development to ensure adequate park space for the future. State Parks in Lincoln County have gradually improved services to include showers, power and other amenities. There are also national wildlife refuges and special natural areas which provide both habitat areas and public use.

PUBLIC (P):

Vast open spaces and scenic vistas are valuable assets for Lincoln County. Many residents choose to live in the county because of its remoteness and scenic beauty. Tourists visiting the area are attracted by the steep canyons and panoramic vistas. Many of these areas are managed as public lands by federal agencies. Lincoln County adopted a Public Land Management Plan in 1997 with policies directed at these areas. This plan needs to be updated to reflect the current needs and conditions of the county's public lands. The county has recently been awarded Question One funds from the state to complete an open space plan. While this plan would focus on the private lands in the county it will also analyze the public lands of the county. Such a plan would enable the county to set priorities and strategies for conserving areas of importance.

While it may be assumed these areas will not be developed in fact they are managed for a wide variety of uses such as grazing, mining, recreation, historical and cultural values. In Lincoln County lands identified as suitable for disposal by BLM through the LCCRDA of 2004 are future possible development areas for growth. These areas are a holding zone for future land use studies and appropriate land use designations which are required prior to public auctions for private disposals.

RESIDENTIAL (R)

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 Rural Residential, Low, Medium and High Density Developments. Lower density and Rural Residential are lands that are located way from public utilities and often used for primarily residential use with lots largest enough to accommodate limited non-commercial agricultural uses. Medium and High Density areas are those with public utilities in close proximity of existing communities and with maximum densities to be further determined by each town in subsequent community plans.

Lincoln County has four variations of residential land use in place to reflect a wide variety of housing options that will be needed into the future. Many communities include low and medium density residential districts with density to 5 du/acre. These units may be configured in attached or detached units, accessory units over 600 square feet, condo/town homes or apartment buildings suitable to the local advisory board. Newer development areas will be developed as a planned unit development will allow for greater flexibility in lot sizes and development standards in exchange for open space, public facilities, parks or other identified community needs. These areas will also accommodate higher density housing units to provide a balance of housing opportunities.

Rural residential lands will be comprised of existing small scale AG zones such as A-1, A-2 and A-3 zones. These areas will be available for those seeking a rural lifestyle and the boarding and use of limited animals. Future zone changes with lots under 10 acres will be designated Rural Residential lands. These parcels may have limited agricultural production with the primary purpose of the lands for residential.

PUBLIC FACILITIES (PF):

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. Some parcels may include land for future development or public use. These areas need to be expanded and properly located to meet future needs for growth.

COMMERCIAL (CO):

Land for a variety of commercial uses including: retail sales, professional office space, movie theaters, etc. Commercial centers exist in and around the communities of Alamo, Ash Springs, Panaca, Pioche and Caliente. Pioche and Caliente have the most intensely developed commercial centers offering a variety of goods and services. 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 traveling public. Commercial Areas may also include other appropriate mixed- uses of lower intensity.

LIGHT INDUSTRIAL (LI):

Land designated for a variety of light industrial uses including: warehousing/storage, manufacturing, technology, 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.

Additionally, the county should market railway corridors as potential new industrial areas if new infrastructure can be provided or developed on site to serve these areas. Other light industrial areas should be considered in conjunction with any expansion of the railroad spur lines to serve the proposed Toquop Power Plant Facility. 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. Light Industrial uses should also be aggressively pursued in the Coyote Springs Area due to the proximity to Las Vegas.

HEAVY INDUSTRIAL (HI):

Land designated for a variety of heavy industrial uses including: manufacturing, fabrication, chemical processing, power generation, 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. These areas should be developed as a planned unit development subject to a future PUD for new development.

MOBILE HOME 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. Dwellings located within the park must 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 Lincoln County expands its tourist economy, this type of land use will be in higher demand. Recreational vehicle parks should 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. Recent county regulations have limited RV use and placement on private parcels.

MIXED USE (MU):

Lincoln County supports mixed use development projects where commercial and residential uses may be able to co-exist and to create a vibrant community core. Mixed use proposals will need to demonstrate an overall public benefit and provide assurances that existing permitted uses will not be negatively affected. Site plan reviews will be required for these projects and proposals may be made in any of the commercial land use districts. Design or site development standards may apply.

PLANNED UNIT DEVELOPMENT (PUD)

This designation is intended for higher intensity developments in selected areas of the county where flexibility in development design and densities in order to protect sensitive areas, maximize public facilities or achieve other goals and policies of the master plan shall be encouraged. PUD's shall be implemented through development agreements approved by the county to fulfill the needs of the PUD concept plan. The following items should be addressed in any plan amendments for Planned Unit Developments. Planned Unit Developments may be considered in any rural or low density residential zone with approval of a Master Plan Amendment to PUD and a Conceptual Development Plan.

- Conservation of natural resources
- Land Use
- Public facilities and Utilities
- Parks and Open Space
- Transportation, pedestrian and bicycle corridors
- Community Design
- Urban and Wildland Fire Protection
- Emergency Services
- Fiscal Impacts to county
- Housing
- Historic Resources
- Rural neighborhood preservation
- Habitat Conservation
- Other requested information by the Planning Director

These land use designations are graphically shown on the land use map contained in the back of this document in areas near existing communities. The county land use plan includes the locations of the individual communities and (with a few exceptions) is based on land use designations from the 1982 Master Plan. The county will be developing community plans for insertion into this master plan. That process will identify land use districts in each community. Land Use Maps will be updated at that time.

WOODLAND RECREATION (WR):

The purpose of this designation is for low density residential properties located in forested areas of Lincoln County. These lands present unique challenges for public safety and wildland fire protection. These lands are primarily located in northern Lincoln County where limited public services or utilities exist. This district is comprised of mostly public lands managed by the BLM or US Forest Service. However, scattered private properties exist and are used for vacation homes or second dwellings; some are located on patented mining claims. Density in these areas should be limited to no greater than one dwelling per 5 acres unless planned unit developments are proposed. Special requirements may be implemented requiring secondary access routes or adequate access for emergency providers, on site fire suppression standards, non-flammable building materials, or the creation of defensible space and siting standards for dwellings. Primary uses in this zone include, agriculture, firewood collection, forest products industry, mining, recreation and other resource development activities.

Table 16: Zoning Classification and Master Plan Designation Consistency

Zoning Designation	R 1	R M	RR-1	RR-2	RR-3	RR-4	RR-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	HD
LDR	N	N	N	Y	Y	Y	Y	Y	N	N	M	N	N	N	N	Y	N	N	N	N	N	M	N
MDR	Y	M	Y	Y	Y	Y	N	N	N	N	M	N	N	N	N	N	N	N	N	N	N	M	M
HDR	M	Y	M	M	M	M	N	N	N	N	M	N	N	N	N	N	N	N	N	N	N	M	M
MHP/RVP	M	Y	M	M	M	M	N	N	N	N	M	N	N	N	N	N	N	N	N	N	N	Y	M
COMMERCIAL	M	M	M	M	M	M	M	M	M	M	Y	Y	M	M	N	M	M	M	M	M	N	M	M
L. INDUSTRIAL	N	N	N	N	N	N	N	N	N	N	N	M	Y	N	N	N	N	N	N	N	N	N	N
H.INDUSTRIAL	N	N	N	N	N	N	N	N	N	N	N	M	Y	Y	M	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	M	N	N
PUBLIC	M	M	M	M	M	M	M	M	M	M	M	M	M	M	N	M	M	M	M	M	M	M	M
PARKS/REC.	M	M	M	M	M	M	M	M	M	M	M	M	N	N	N	M	M	M	M	M	M	M	M
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
PUD	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	N	Y	N	N
M- WITH CONDITIONS Y- IS CONSISTENT N- IS NOT CONSISTENT																							

Table 17: Approximate Acreage by Land Use Designations

Master Plan Designation	Total Acres
Residential	686,767.16
Low Density Res	3,577.89
Medium Density Res	299.43
High Density Res	24.90
Mobile Home Park	10.43
Public Facility	1,357.95
Schools	108.45
Commercial	560.27
L. Industrial	204.11
H. Industrial	29,743.03
Agriculture	60,756.64
Public	00.00
Parks/Recreation	18,679.52
Rural Residential	4182.74
Open Space	2412.90
Woodland Recreation	1,289,645.44
Planned Unit Development	6083.60
Caliente	1,280
Designated lands	2,105,694.46
TOTAL:	Private: 148,000 Public: 6,668,000 Total: 6,816,000

TRANSPORTATION

ROADWAYS

Lincoln County's circulation system consists of major highways, collector streets, local streets and mountain/rural roads. County roads are improved and maintained by the Lincoln County Road Department. The department currently has 13 employees. The Town of Pioche has supplemented this assistance with 4 staff of its own and a \$10,000 budget. The county contains 1,800 miles of roads. In the winter, the county plows ranch roads for school buses, as well as streets in Pioche, and east of Caliente toward Beaver Dam. Snow removal is needed approximately 4 to 5 times each year.

There are two county garages, one in Pioche and one in Caliente. While the county owns a wide variety of equipment, much of it is old and requires high maintenance costs. The Lincoln County Regional Transportation Commission (RTC) should develop a capital improvement plan for road improvements. Current response is to address immediate problems based upon available funding.

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 county.

US 93 is a north-south arterial that connects Interstate 15 in Clark County with Ely, Wells and Idaho to the north and is known as the "Great Basin Highway". US 93 serves Alamo, Ash Springs, Crystal Springs, Caliente, Panaca and Pioche. NV 375, renamed the "Extraterrestrial Highway", connects US 93 at Crystal Springs with US 6 and Tonopah. NV 375 serves the community of Rachel and connects to Tonopah in Nye County.

NV 319 begins at US 93 approximately one mile west of Panaca and connects to Cedar City, Utah and Interstate 15. NV 318 begins in the vicinity of US 93 at Crystal Springs and Hiko and connects to US 6 near Lund in White Pine County. NV 318 creates a bypass for traffic traveling north and south that eliminates the US 93 stretch between Crystal Springs and Ely. This bypass is of concern to Lincoln County because of the loss of potential business and tourism in Caliente, Panaca and Pioche. Highway 317 from Caliente to Elgin was recently destroyed in the January 2005 flooding of the Meadow Valley Wash. Reconstruction to this roadway is expected in 2008. The county has proposed this highway be paved beyond Elgin to the Toquop Area where only a gravel roadway exists currently. This roadway would provide the only direct access to the Toquop Planning Area from existing county communities.

The county is also seeking a regional transportation and drainage plan from the Toquop Developers for the Toquop Planning Area to provide for a Bypass from I-15 corridor into the planning area and returning in Arizona to the east. This study should be completed by November of 2007. It will set forth standards and policies for all developers in the Toquop Area to follow in developing their individual traffic studies. It will determine the primary roadways, approximate school locations, roadways standards and other necessary information to develop the Toquop Area a contiguous area while minimizing impacts on the City of Mesquite. A similar study is underway for an overall drainage plan in the Toquop Planning Area.

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 whenever 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. These roadways may be either public or private depending on the location.

Rural Roads

Rural roads provide local access and generally require protection from erosion. Many of these roads are maintained by Lincoln County but on a wide ranging schedule from twice a year to every five years.

Private roads

Private roads are designed for limited access to agricultural areas, private gated communities or where there is limited potential for future development based on zoning districts, landforms or other obstacles. These roads are not maintained by Lincoln County. (Table 18 shows the design standards for the different type of roads in Lincoln County.)

Table 18: Roadway Design Standards

Roadway Type	Right-of-Way	Paved Area	Travel Lanes	Parking Lanes	DTV
Major Highways	80'-120'	Variable	2-6	0-2	Up to-45,000
Collector Streets	60'-80'	40'-44'	2-4	2	Up to-25,000
Local Streets	60'	36'	2	2	Up to 10,000
Rural Roads	50'	Variable	2	0-2	Variable
Private Streets	40'	30'	2	Variable	Variable
<p><i>Source: Lincoln County Building and Planning</i> <i>DTV = Daily Traffic Volume – Vehicles</i></p>					

GOAL TR-1. Improve, preserve and develop access within Lincoln County.

- Policy TR-1A. Develop and maintain a roadway capital improvement program, coordinated with the Lincoln County Regional Development Authority, the Lincoln County Regional Transportation Commission and the Nevada Department of Transportation and the City of Mesquite to ensure roads are constructed, coordinated, maintained and improved to county standards prior to dedication.*
- Policy TR-1B. Lincoln County should oppose the re-designation of NV 318 to US 93.*
- Policy TR-1C. Lincoln County should evaluate the feasibility of improving and extending a paved highway south from Caliente to the Toquop Planning area.*
- Policy TR-1D. Discourage direct access on and off the highway to adjacent land uses to prevent congestion and accidents from vehicles entering and leaving the highway. Frontage roads should be encouraged to provide safe ingress and egress. Future access permits on highways and county roads should only be allowed after approval by the County or the Nevada Department of Transportation.*
- Policy TR-1E. Planned Unit Developments shall be designed to ensure connectivity between multiple developments and within developments. PUD's will include provisions in their design for safe and efficient roadways, bicycle lanes and pedestrian routes and or trails. Roadways will be sited to maximize the existing grades and contours of the natural landscape and reduce the amount of grading and filling needed to construct all roadways and trails.*
- Policy TR-1F. Crossings of natural drainages shall be minimized and any bridges shall be designed to blend with the landscape and have a low profile. PUD's will also consider the surrounding existing development and the rural nature of current neighborhoods.*
- Policy TR-1G. Development requests will need to illustrate how their proposals roadways will minimize impacts on existing developed areas through design and other transitional development techniques.*
- Policy TR-1H. Lincoln County should develop and adhere to consistent policy for the inspection, acceptance, and maintenance of road rights of ways and easements.*
- Policy TR-1I. Existing subdivisions should be allowed to develop at a density supported by public health services and available water for the entire area and not based solely upon the original lot configuration or density. Combining of non-conforming lots may be necessary to meet public health concerns per the*

zoning or building ordinances. Studies may be required for a project for water delivery, waste water services, drainage, transportation, parks or other public amenities prior to the issuance of any building permits.

GOAL TR-2 Promote the development of a coordinated roadway and addressing system.

Policy TR-2A The county shall develop a roadway classification system to assess maintenance, ownership patterns and future construction needs.

Policy TR-2B The county road department in cooperation with the Regional Transportation Commission and the county planning department shall develop a master plan roadway map to ensure future connectivity and public safety for new and existing development and to identify existing roadway/right of ways/easements.

Policy TR-2C The Lincoln County RTC shall review any large scale project to ensure proper connectivity throughout the project, the county or with adjacent jurisdictions.

Policy TR-2D Lincoln County shall develop an addressing system in coordination with appropriate groups. Once developed, this data needs to be integrated into the county database and development permitting system.

Policy TR-2E Any addressing and roadway planning system shall be spatially based and fully integrated with the GIS system developed by the county and all relevant departments. Any utility providers should provide the county with GPS data on conduits, valves, meters, easements or other appurtenances.

Policy TR-2F Additional transportation facilities will be required for developments in both Coyote Springs and Toquop Planning Area. Such facilities will include but not be limited to public facility sites, personnel, equipment and related infrastructure. The county should work with developers to ensure that adequate public services can be provided for both residents and developers.

Policy TR-2G Lincoln County shall develop service boundaries for transportation services and facilities that are required based on density, local natural conditions, public safety needs and other factors deemed significant in providing a functional and safe roadway system.

Policy TR-2H Lincoln County should pursue the conveyance of right of ways on public lands for roadways where the county has traditionally maintained, the public has used, or a need for such access may arise based on land use changes.

- Policy TR-2I* *Lincoln County should require at least two distinct, non-connecting ingress /egress routes for any proposed land divisions. These routes will provide for emergency access for wildfires, safe ingress and egress.*
- Policy TR-2J* *Lincoln County Building and Safety Department shall review land division maps prior to review by the planning commission. Emergency providers and the county road department should review and approve all land division maps only after adequate and functional access for their vehicles is provided as required in the NFPA and International Fire Code.*
- Policy TR-2K* *Lincoln should require the offer of dedication for right of ways for land divisions for any new or existing roadway or easements where more than three dwellings are located or where future roadways may be connected or extended to serve new development. Easements may be allowed in locations where future development will be limited, not feasible or when easements are limited to utilities. Lincoln County may accept dedications for roadways or floodway channels only after appropriate recording of document and maps and inspection and approval by the county.*

AIRPORTS

The county airport is located in Panaca. It has an uncontrolled paved runway with no commercial service. The Town of Alamo has a landing field that is being considered for upgrades for future use. The county airport in Panaca also has plans for improvements in the near future. Non-commercial airstrips serve the remainder of Lincoln County.

RAIL SERVICE

Lincoln County has no passenger service at this time. The Union Pacific railroad passes through Caliente but there is no passenger or freight service. There may be greater potential for commercial/industrial rail use in the future. Meadow Valley Industrial Park is actively promoting the rail corridor and the parks' location. A rail corridor spur is being planned for the Toquop energy site. This corridor should be utilized for additional economic development along its route. Norcal/Crestline is proposing to use the UPRR corridor to import waste from California. A new rail line is also being proposed through the county by the Department of Energy in conjunction with the Yucca Mountain project. However, it does not appear that any accessory use of this corridor would be possible due to national security concerns of nuclear waste shipments.

BUS SERVICE

Lincoln County Transportation (a publicly-funded senior citizen bus) serves the county. Occasional trips are made to both Las Vegas and Cedar City as well. There is currently no other commercial bus service.

PUBLIC SERVICES, FACILITIES AND UTILITIES

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 road maintenance in close cooperation with town boards. There is only one incorporated municipality, the City of Caliente. It provides a full range of services except for law enforcement. A variety of general improvement districts provide important public services such as water, sewer and fire protection at the local level. These districts act independently of both the county and town boards and are summarized as follows:

- Lincoln County Water District
- Alamo Power District
- Alamo Sewer-Water District
- Lincoln County Hospital
- Lincoln County Power District
- Lincoln County TV District
- Pahrnagat Valley Fire District
- Panaca Farmstead
- Pahrnagat Valley TV District
- Pioche Fire Protection District
- Panaca Fire District
- Coyote Springs GID
- Pennoyer Farms Cooperative

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 better coordinate the efforts of the Planning Commission and the Town Boards, the Lincoln County Planning Department was created in the Spring of 2007 to provide staffing and recommendations to the commission. Schools are a service provided countywide by the Lincoln County School District.

Private companies provide communication services, power, and solid waste and propane services to area residents. Mobile phone service is available in portions of the county through Verizon Wireless and Alltel. While each town may require different types or levels of services from the county, an effort to equalize county expenditures in each town is an issue. The following sections provide an overview of the individual services currently provided by the county.

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

Policy PSF-1A Lincoln County should coordinate the provision of services 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 and develop improvement districts for community utilities.

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

Policy PSF-1D Subsequent parcel maps should be reviewed to comply with applicable subdivision improvements/requirements of Lincoln County.

- Policy PSF-1E* *Require multi-family housing units of four units or more to hook up to community water and sewer systems when available.*
- Policy PSF-1F* *Require commercial and industrial development to be connected to community water and sewer systems unless it can be demonstrated to the County Engineer that alternative services are adequate.*
- Policy PSF-1G* *Planned Unit Developments shall be required to provide for adequate facilities for a wide range of county facilities including but not limited to locations for schools, parks, fire, EMS, law enforcement and other public facilities. Structures to house facilities will be required in areas not currently served by county services. These sites should be centrally located and include campus style design to increase efficiency of operations and quality of service.*
- Policy PSF-1H* *Master Development Agreements shall be used when coordination between developers/landowners is necessary to adequately plan for the phasing and funding of public services, infrastructure, or planning of development activities.*
- Policy PSF-1I* *Lincoln County may require a fee for the planning, engineering and other studies needed to adequately address a comprehensively planned master infrastructure for the Toquop Planning Area. Such fees will be offset by any contributions made by individual parcel owners/developers (A-J) who provide in-kind funding, facilities or other preliminary studies for the entire Toquop area. Fees may be based on land area of parcels, benefits to future development, or site specific conditions borne by specific land owners.*
- Policy PSF-1J* *Lincoln County should develop a fiscal impact analysis and capital improvement plan to address aging, inadequate and unsafe facilities. These studies should account for future public service needs countywide. The study would outline costs/revenues to the county for future development and the expectations for current developers to assist in these needs. Strategic planning should also be conducted with the board of commissioners and elected officials to determine future operational needs and overall direction of county policy.*
- 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 dedicated in PUD's to ensure adequate land and facilities for all levels of education.*

Policy PSF-2C *The county shall pursue residential construction taxes, developer funding, or bonding efforts in conjunction with developer contributions to construct new schools and parks for the Coyote Springs and Toquop Planning Areas.*

Policy PSF-2D *New schools shall be of the scale and quality of existing county schools to provide for rural education in higher density settings. Any new schools shall meet the policies for Lincoln County School District plans for expansion..*

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

Policy PSF-3A *Provide adequate health facilities for the residents of Lincoln County.*

Policy PSF-3B *Lincoln County should work cooperatively with the Lincoln County Hospital District towards acquiring and maintaining qualified medical personnel to meet the demands as the county experiences growth.*

Policy PSF-3C *Services should be provided for seniors that include active and passive activities as well as structured educational opportunities.*

Policy PSF-3D *Develop a social services and public health plan for Lincoln County.*

GOAL PSF-4 Development Agreements shall be used for new development in the Toquop and Coyote Springs planning Areas.

Policy PSF-4A *All public facilities, services and related infrastructure occurring in the Toquop and Coyote Springs Planning Area or other future undeveloped areas not readily served by county services shall require the coordination, proportional cost sharing and agreement from all developers/owners of the township or planning area to plan for and develop necessary supporting facilities, services and sites and facilities through a master area development agreement.*

Policy PSF-4B *Development shall not occur until such an agreement to provide for public needs is met and agreed upon by the county and developers. The county may require future owners to contribute to the items listed above through a levy, exaction or special district assessment.*

Policy PSF-4C *County health care facilities and sites should be provided in conjunction with other similar county services in the Toquop and Coyote Springs Planning Areas.*

WATER/SEWER

Water and sewer is provided in the developed portions of Lincoln County by the county, a public utility or General Improvements District. Service to outlying areas is by septic and well and on an individual basis. The Coyote Springs and Toquop planning Areas will both be served by GID's for sewer and water services.

Table 20: Water & Sewer Capacity

Town	Water Hookups	% Capacity	Sewer Hookups	% Capacity
Pioche	350	50	325	75
Panaca	*339	75	292	50
Alamo	300	50	*225 res/26 com	**95
<i>Source: Lincoln County Public Works, 2006</i> <i>*Note: Only Alamo breaks out residential and commercial sewer hookups.</i>				

LAW ENFORCEMENT

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

Lincoln County Sheriff's Department

The Lincoln County Sheriff's Department provides police protection to the unincorporated portions of the county, including the towns of Pioche, Panaca and Alamo and the City of Caliente. The Sheriff's Department, located in the County Correctional Facility operates, and maintains the jail, which can hold over 50 prisoners, and a communication network. There is a substation in Alamo. There are a total of 20 employees, including the sheriff and a captain, 11 patrol officers, 4 full time jail monitors/dispatchers and 2 part time jail monitors/dispatchers, and 1 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; 2 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. Recent funding agreements between the county and BLM will provide for one additional officer to assist law enforcements efforts on public lands. The projected needs over the next 5-10 years are:

Human Resources

- Add 5 more dispatchers and 3 secretarial positions.
- Not including expanding the detention center, 2 additional detention officers, 2 detention supervisors and 2 detention transportation officers.
- 2 patrol investigation/detective positions.
- 2 patrol supervisor positions
- 2 patrol deputy positions
- 6 patrol positions for Coyote Springs and Toquop each and 2.5 deputies/1000 thereafter.
- Join the narcotics task force and supply one narcotics investigator position.
- Addition of bailiff/civil service officers.

Equipment

- 2 additional microwave radio sites.
- Upgrade dispatch console and 911 center (priority 1)
- Supply power to Alamo microwave site.
- 2 additional detention transport vans
- Replace all patrol vehicles and equipment upon reaching 80,000 miles.
- Present patrol fleet of 11 vehicles will increase to 24 patrol vehicles and equipment necessary plus 5 reserve vehicles (reserve vehicles will be vehicles unsold in excess of 80,000 miles.)
- 1 crime scene investigation vehicle and equipment.
- 2 dual purpose police canines
- AFIS machine for Alamo (finger printing machine)
- Additional computer work stations for new officers.

SOURCE: (Lincoln County Sheriff's Department, 2006)

Nevada Highway Patrol

The Nevada Highway Patrol is primarily responsible for maintaining the public safety and law enforcement on Lincoln County highways. Currently three officers patrol the county and assist the county and city when requested. 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.

- GOAL PS-1 Ensure that adequate law enforcement services are accessible to all residents.**
- Policy PS-1A Lincoln County should update its 1999 Emergency First Response and Medical Emergency Enhancement Plan.*
- Policy PS-1B Lincoln County should ensure that adequate professional and volunteer staff is available and trained to handle a wide range of emergency contingencies.*
- Policy PS-1C Lincoln County should pursue a wide range of funding sources to improve and modernize its emergency response capabilities.*
- Policy PS-1D Lincoln County law enforcement and emergency providers should participate with the development of any addressing system developed for the county.*
- Policy PS-1E Response time and service boundaries should be evaluated for Lincoln County through the use of GIS to develop an emergency response database system that is accessible to appropriate county personnel.*
- Policy PS-1F Lincoln County law enforcement and emergency services officials should assist in the identification of public safety needs including but not limited to; facilities, locations, sites, staffing, equipment and training that will be necessary for the Toquop and Coyote Springs Planning Areas and the BLM disposals near existing communities.*
- Policy PS-1G The County should pursue a new justice facility in Pioche for law enforcement personnel, court activities, holding facilities and juvenile detention. This facility would alleviate space planning needs for other county offices to meet future facility demands. Such a facility could also be used for the temporary detention of juvenile offenders prior to transfer.*
- Policy PS-1H Law Enforcement facilities, staffing and equipment should be dedicated through the development agreements signed with developers of Planned Unit Developments. Fiscal impact analysis required as part of the development review process for PUD's should consider the costs to the county of providing these services in remote portions of the county to be developed.*

FIRE PROTECTION

Fire protection is provided primarily by volunteer fire departments located in the communities of Pioche, Panaca, Caliente and Alamo. Equipment in communities needs upgraded and qualified training is an on-going challenge. 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 Lincoln County.

Fire services will be provided in both Toquop and Coyote Springs Planning Area through fire/ambulance districts with start-up facilities, equipment and staffing through contributions of the developers.

Community Wildfire Assessments were conducted by Resources Concepts Inc in 2002. The recommendations from these studies should be utilized in land use planning activities. A new land use district has been created for the master plan map to highlight special development and fire suppression needs for the county's urban interface areas such as Pioche, Ursine and Mt. Wilson.

Policy PS-2A Fire safety standards should be developed to minimize introduced fire risk from new development, ensure adequate access for fire suppression vehicles, for both structural and wildland fires, and consider appropriate fire resistant building materials and landscaping materials.

EMERGENCY MANAGEMENT

The Lincoln County Emergency Operations Plan has been recently updated 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 Lincoln County 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 Lincoln County 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 material 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.

Lincoln County is currently developing a site addressing system county-wide. The new system should be completed in the Spring of 2008. It will be based on a grid network and compliant with Phase II E-911 services. The planning for the new system has been coordinated with adjacent jurisdictions to avoid confusion in emergency responses and will be the first official site addressing system for the county.

AMBULANCE/MEDICAL SERVICES

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.

SCHOOLS

The Lincoln County School District serves all of Lincoln County. There are two high schools, two middle schools and four elementary schools. In addition, the Nevada Girls Training Center (C.O. Bastian) is located in Caliente. While this is not part of the Lincoln County system, the county provides teachers. The following tables show student enrollment by grade and school.

Table 19: 2006 School Enrollments

SCHOOLS	Pre-K	Kindergarten	Elementary	Middle/High
Pioche ES	2	9	74	
Panaca ES	2	12	96	
Caliente ES	7	14	110	
Pahrnagat Valley ES	10	21	84	
Meadow Valley MS				74
Pahrnagat MS				54
Lincoln County HS				186
CO Bastian HS				145
Pahrnagat Valley HS				82
Total	21	56	42	541

Several new schools have recently been built in Lincoln County. A new high school was built in 2000 to replace the one in Panaca. A new Elementary School was constructed in Pioche in 2000. 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. The school district has been actively involved in identifying new school sites and policies for the Coyote Springs and Toquop areas. The district wants to ensure that schools reflect the values of county residents with small-scale education facilities being the model.

COMMUNITY SERVICES

HUMAN SERVICES

The county and local churches 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

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. New development should provide locations for expansion of the public library system.

SOLID WASTE

Solid waste disposal is provided by a private contractor to the county. A second contractor (western Elite) provides recycling services for construction and demolition debris. A landfill is located approximately 20 miles east of Panaca at Crestline and provides for all the solid waste needs in the county. Transfer stations are located throughout the county including Caliente, Panaca, Alamo, Pioche, Eagle Valley, Hiko and Rachel. The county is currently negotiating with Norcal, the sole county franchisee, for a long term contract to import solid waste from Los Angeles. The county waste management ordinance and solid waste plan is also being updated. Efforts for recycling in the county specified in the 2000 Lincoln County Solid Waste Management Plan have not been implemented.

- GOAL SW-1 Increase the economic benefits to county residents from waste management activities in the county.**
- Policy SW-1A Lincoln County should explore methods of increasing revenues and services of the Crestline landfill.*
- Policy SW-1B Recycling, composting and yard debris plans should be developed within the county on a measured basis and based upon adequate material stream and market opportunity.*
- Policy SW-1C Innovative ideas should be explored to allow the county to collect and transport recyclables to markets in either Utah or Nevada locations.*
- Policy SW-1D Revenues from landfill operations should be used to offset trash collection fees for residents and for developing recycling programs county-wide.*
- Policy SW-1E Increased waste stream and associated revenue from outside sources should be utilized primary to improve waste management services, landfill, diversion and recycling efforts.*
- Policy SW-1F Value added industries should be explored by the county to utilize portions of the waste stream for fuel production, biomass, re-use of building materials or other waste stream materials. Any agreements related to solid waste disposal in the county should allow for small businesses to pursue these industries not being pursued by the landfill operators.*
- Policy SW-1G Lincoln County should pursue waste transfer locations as RPP lands from BLM for the transfer of waste and recyclable from new developments in the county.*
- Policy SW-1H The 2000 Lincoln County Solid Waste Management Plan should be revised and incorporated into the county master plan.*
- Policy SW-1I All solid waste facilities should operate under a conditional use permit which is reviewed at least every 5 years.*

RECREATION, PARKS, TRAILS AND TOURISM

Lincoln County 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 county. The Lincoln County Master Plan promotes recreational/open space resources for current and future residents of the county.

Since approximately 98% of the county 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. State Parks brochures, 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 Lincoln County. This process will attract visitors to the area and promote the area's resources to the outside.

Residents of the county 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 uses 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 And wetlands
- Lakes and playas
- Sensitive or endangered species habitat
- Trails, trailheads, abandoned railroad rights-of-way, utility corridors 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 park facilities and residents also use the school facilities. Both Panaca and Alamo have 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

Lincoln County Regional Development Authority is to list by priority the types of recreational facilities desired by residents of Lincoln County and encourage private investors to develop some of the facilities. The county is receiving funding through the Southern Nevada Public Land Management Act to improve a variety of parks and community facilities throughout the county.

GOAL RT-1 Increase tourism in Lincoln County.

Policy RT-1A Lincoln County should continue to work with the Nevada Division of State Parks and other appropriate agencies to promote recreational opportunities.

Policy RT-1B Lincoln County should expand its website to promote tourism opportunities in the county.

Policy RT-1C Lincoln County should diversify its existing outdoor recreation opportunities.

Policy RT-1D Lincoln County should develop a "recreational opportunities inventory" that highlights the wealth of natural assets found in the county

Policy RT-1E Lincoln County should coordinate with BLM and the regional economic development authority for the planning, use and expansion of the Silver State Trail to maximize the use and economic benefits to the local economy.

GOAL P-1 Increase and improve community parks and facilities in Lincoln County.

Policy P-1A Lincoln County should explore future funding opportunities from the Southern Nevada Public Lands Management Act and other sources to improve and expand its community park facilities.

Policy P-1B New developments in Lincoln County shall provide safe and accessible park facilities commensurate with national standards. Facilities should be based on the needs and demographics of the local population to serve age appropriate age groups and to plan for future demographic changes.

Policy P-1C Existing park facilities need to be updated to meet current park safety standards and provide incentives for families to locate to Lincoln County.

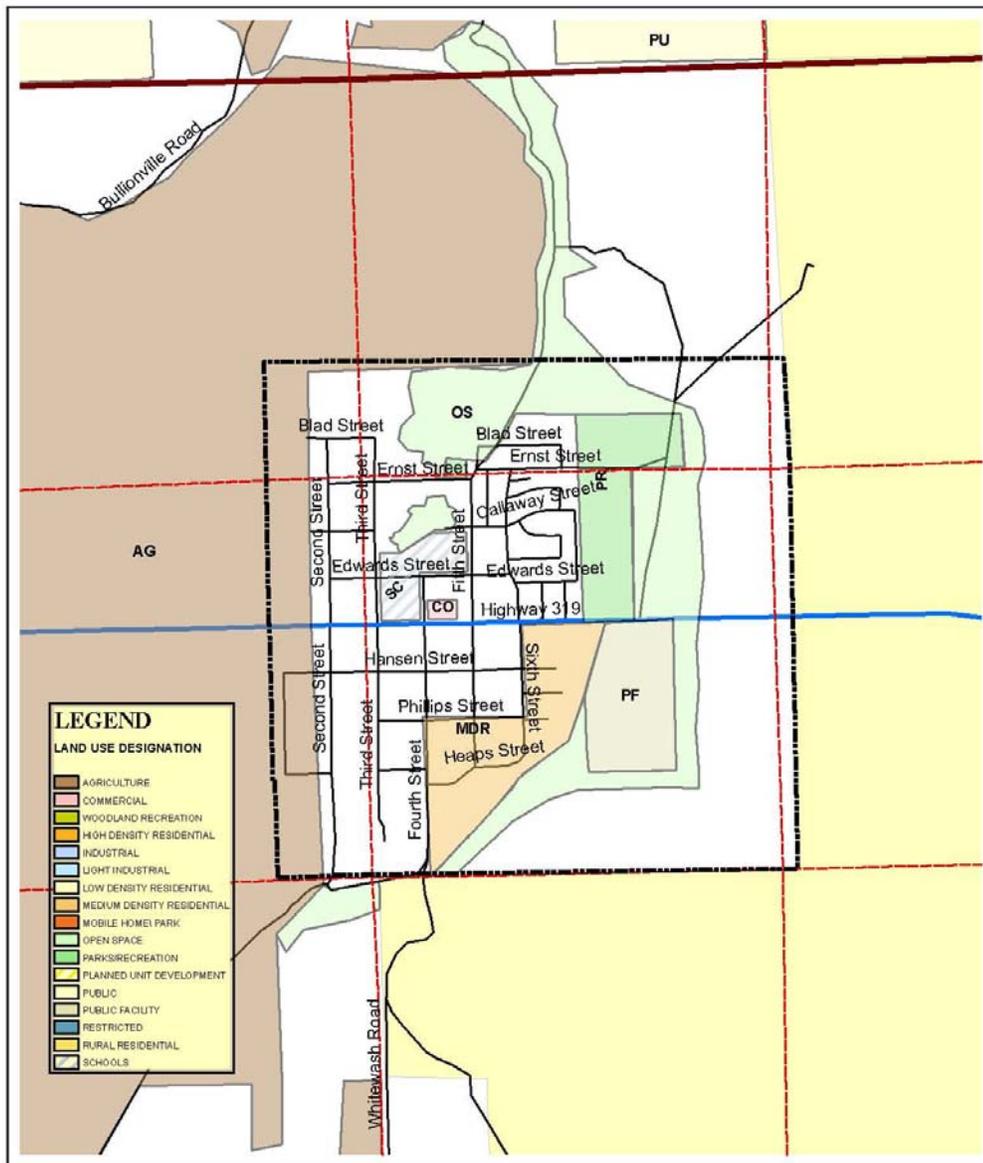
Policy P-1D Proposed park facilities should be connected to pedestrian walkways or trails throughout the community to avoid vehicle use.

Policy P-1E A wide range of parks and recreation activities should be developed based on resident surveys or specific requests.

- Policy P-1F* *A parks and recreation plan should be developed in conjunction with the county master plan to identify opportunities for parks, facilities, trails, recreation centers, and other health related facilities to make Lincoln County an attractive place to relocate for families. This plan should be coordinated with land use plans, public lands plans and tourism and chamber of commerce groups.*
- Policy P-1G* *Lincoln County should pursue community park improvements, community centers to serve a wide variety of needs, and operation and management revenue and the addition of new parks in each of the established towns.*
- Policy P-1H* *New subdivisions should be required to provide for dedicated lands for future public uses including but not limited to; parks trails and open space, dedicated floodways and government facility sites. This area will not include roadways or other utility easements. The total acreage of lands for all projects will be determined through future planning efforts by the county.*
- GOAL P-2** **Develop bicycle and walking trails connecting our public facilities to residential areas.**
- Policy P-2 A* *Lincoln County should support creating bikeways between schools, parks residential and commercial areas.*
- Policy P-2 B* *Lincoln County should develop bike plans for each community.*
- Policy P-2C* *The County should support trails and other activity programs to provide healthy, youth activities and exercise and help address childhood obesity.*
- Policy P-2D* *Community plans in Lincoln County should be including pathways, pedestrian ways, and bikeways in their plans as an alternate form of mobility.*
- Policy P-2E* *The county should seek state and federal funds for the planning and construction of bikeways and paths.*

FIGURE 6: TOWN OF PANACA- CURRENT LAND USE DESIGNATIONS

PANACA MASTER PLAN



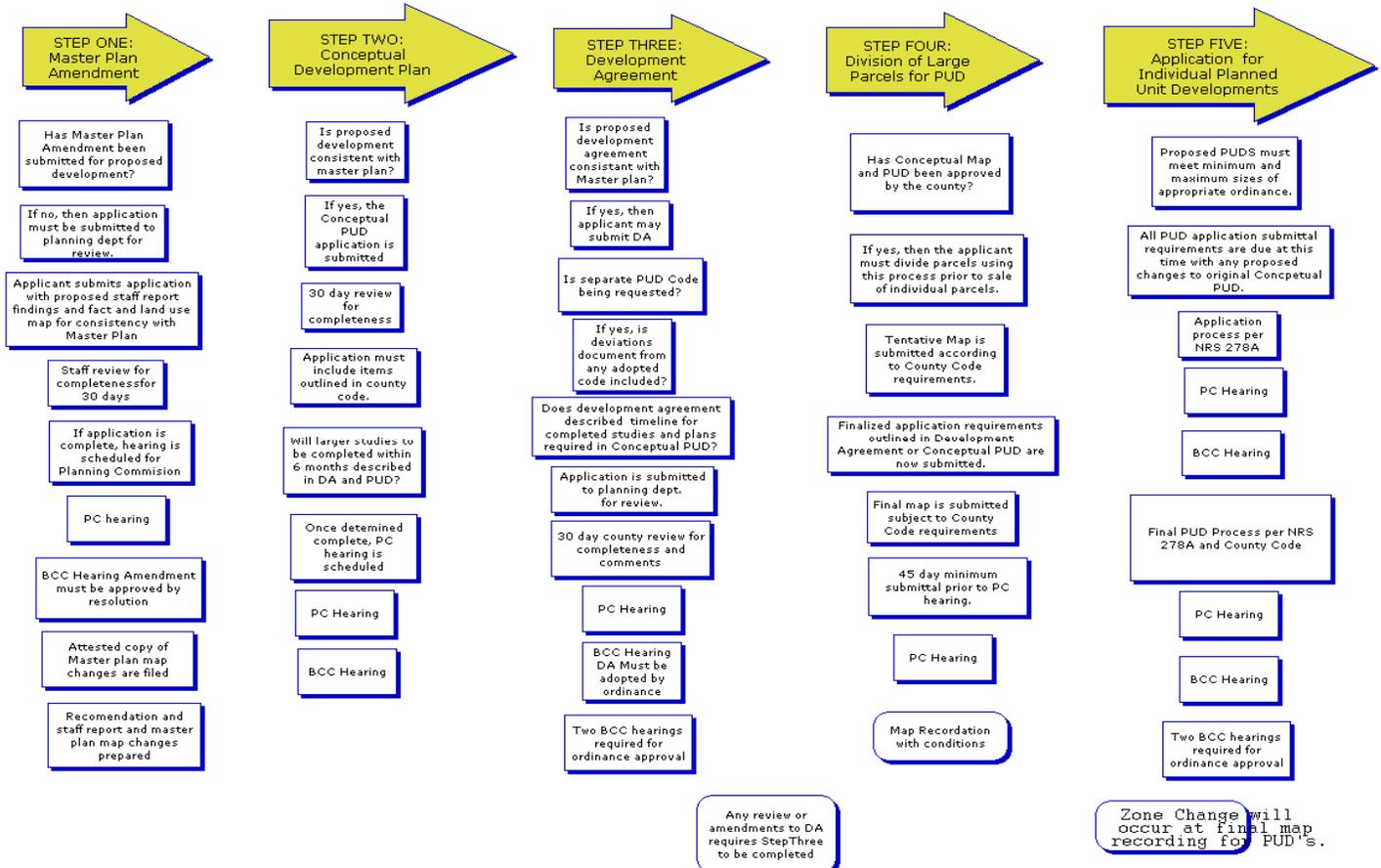
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The information contained on this map is for informational purposes only. It is not intended to be used as a legal document. The information is subject to change without notice. The information is not intended to be used as a legal document. The information is not intended to be used as a legal document.



FIGURE 8: LARGE PROJECT REVIEW PROCESS

LARGE PROJECTS REVIEW PROCESS



*open meeting law requirements must still be met in addition to these requirements

ALAMO COMMUNITY PLAN

The Pahranaagat Valley is located in south-central Lincoln County. The north-south valley is about 40 miles in length. Bottomlands are primarily pasture lands with some cultivated crops and mature cottonwoods shading much of the irrigated corridor. The verdant valleys have been used for agricultural production since the first pioneers settled the valleys over 120 years ago and are still a vital part of the livelihood for many families. Upland benches extend from the valley floor to the foothills of the surrounding ranges.

Alamo is located east of the Nellis Air Force Base Test Range and the Sheep national Wildlife Range. At the south end of the planning area the Pahranaagat Valley Wildlife refuge straddles the valley with a series of lakes and recreational opportunities for outdoor enthusiasts. This location is only 15 miles from the North end of the Coyote Springs Planning Area. On the north end of the Pahranaagat Valley State Highway 375 traverses ranges to the west and the Town of Rachel 36 miles away.

In addition to the town of Alamo there are other settlements along the valley such as; Ash Springs, Crystal Springs and Hiko. Based on Lincoln County and the State demographer's data for 2006 of the estimated 4400 residents in Lincoln County, approximately 1000 people reside in the PV Planning Area.

The Alamo Community Plan designates a planning area by which goals and policies will be developed to plan for anticipated growth in southern Lincoln County and to retain those characteristics which are favorable. While the Alamo Town Board only advises the county commission on issues within the town limits, a committee designated by the town board will assist in the development of the area plan for the entire valley. The town itself is proposing an expansion into nearby lands to ensure that services will be available and that growth can be managed in both intensity and location.

This committee has been meeting monthly for the past year. Topics that have been discussed have included, land use, conservation, community facilities, utilities, agricultural lands, community values, housing opportunities, employment, the airport and public services such as schools.

Need for Community Plan Update

The Pahranaagat Valley is the closest community in Lincoln County to Las Vegas and Clark County. Recent growth pressures outlined in the master plan indicate that these growth pressures are likely to spill over into this area. This proximity to growing area has increased the demand for housing, jobs and other commercial services in the area. The Coyote Springs development project located just 40 miles from the Town of Alamo could have an impact on the land base of this small rural community. Local residents are anxious about possible future changes to their community and the rural lifestyle it affords. Likewise, many young people leave the area due to the limited opportunities for employment and family housing.

The last update to the Alamo Land Use Plan was made in 1993. However, this plan was never formally adopted by Lincoln County. The last adopted community plan dates to 1983 during the MX missile proposals era. The town lacks policy guidance in its decision making to move forward into the future. There have been proposals for town expansion, growth management controls and other improvements to the Town. The purpose of this update is to provide a measured roadmap into the future for an area and its people now facing uncertainty.

The Alamo Industrial Park lands will be sold to both Lincoln County and other private developers starting in the spring of 2008. A direct sale to Lincoln County will occur in late 2007 for lands slated for industrial and commercial uses. A second parcel will be available a month later for public auction for residential uses. Two other parcels will be made available after the BLM Ely Resource Management Plan is made final in 2008. At least one manufacturing firm has expressed strong interest in acquiring land for a manufacturing plant. The County is also working with local utility providers and improvement districts to provide water, sewer and electrical services to this location east of Hwy 93 from the current Town site of Alamo.

The Town of Alamo has expressed interest in developing the residential portions of the land area as a planned unit development as opposed to traditional tract subdivisions. The county will be developing this ordinance for its use in several of its towns countywide. Such an ordinance offers flexible and potential cost savings in development while clustering developing and providing other public amenities such as trails, parks, open space and community facilities.

The Town of Alamo has recently been awarded substantial grant funding to improve its community parks. Yoppsville Park, the rodeo grounds and the community park will be renovated with new facilities. Other proposals have been made by the Pahrnagat Valley Wildlife Refuge managers to the south for a valley trail system utilizing old highway rights of ways and other future public lands to be released in the future by BLM.

While many of the residents of this verdant valley hail from original settlers of the valley, there are many new people looking at this area for either an escape from the city, a better place to raise their children or to plant roots in a new place. No matter the future makeup of this community, this plan could provide valuable insight into keeping this valley a desirable place to live.

The following polices have been developed to guide future growth within the Pahrnagat Valley.

CONSERVATION/ ENVIRONMENT/NATURAL RESOURCES

The Town of Alamo is situated amid the Pahrnagat Valley and within the White River Basin. Existing land use is primarily rural residential, agricultural and low to medium density development closer to the Town of Alamo. The valley ranges in size from 2-3 miles width on the south end to 6-7 miles to the north. The landscape setting is comprised of three types included upland hills, bench lands overlooking the valley and valley itself. Vegetation ranges from mixed Mohave/Great Basin plants in the higher elevations to Cottonwoods and pasture in the valley. Washes are commonly found running from the east or west towards the river basin. These washes coupled with the valley itself present challenges for land development due to floodplain areas and potential for flash floods from the hills towards the community.

Residents of the valley have long considered the protection of the valley lands very important to the community identity of the entire valley. A greenbelt concept has been around since 1982 with the creation of the first town plan. Recent proposals have gained the support of the county for designation of scenic byway status along Highway 93 from Hiko to south end of the valley.

GOAL AL-CN-1 Conserve natural areas of the Pahrnagat Valley.

1. Maintain open space corridors, trail and access and protect from development.
2. Identify and protect floodways from development through proper site planning.
3. Require drainage studies/improvement mitigation for new developments located within traditional floodways or mapped flood zones.
4. The "P" mountain hillside above proposed disposal areas should remain free of development.
5. Work proactively with Lincoln County to implement the Southeast Lincoln County Habitat Conservation Plan to minimize unforeseen impacts to both special habitat areas and private property.

GOAL AL-CN-2 Maintain agricultural operations as an integral part of the valley economy and identity.

1. New homes in the agricultural district will be sited to minimize impacts to farm operations.
2. New parcels in the agricultural district will have a minimum lot size of 10 acres.
3. Limit new residential growth in agricultural areas.
4. Maintain and protect the greenbelt of the Pahrnagat Valley.

GOAL AL-CN-3 Consider proposed land uses against impacts to natural areas.

1. Maintain 1 unit /10 acres for all new parcels in 100 year flood plain.
2. Planned unit developments should provide 25% open space/public areas.
3. New land divisions will be designed and mapped to maintain the greenbelt.
4. Proposed BLM disposal parcels with a PUD designation must be master planned (Conceptual Development Plan) by patentees as a whole (based on size of parcel at time of sale) to identify infrastructure, public dedications and other public needs prior to further land divisions.

GOAL AL-GM 1 Population growth and community needs

The Town of Alamo is keenly aware of its proximity to the growing Clark County region. Many residents of the valley and the Town Board have supported growth management measures to ensure proper planning is done prior to a large change in the development of the valley. At the same time there is an understood need for economic expansion in the area. Many young people in the valley are forced to move away for better opportunities due to the lack of work and housing. The town is limited in terms of commercial or industrial operations. Many residents conduct their shopping to the south due to the limited retail options in the valley. The following policies have been developed to provide guidance for future development.

1. Provide for a managed growth pattern in the Alamo Area.
2. Provide services for expected retired or family population.
3. Improve health care services and facilities in the area.
4. Develop growth management strategies to ensure for measured growth.
5. Providing opportunities for youth retention of local residents.
6. Develop school to work programs with the local school system.
7. Require contributions from developers for public utilities, public facilities, schools, transportation improvements or other community services that will be impacted by proposed growth. Consider both operating and long term capital facility costs.

ECONOMIC VITALITY/OPPORTUNITIES

GOAL AL-GM 1 Encourage new, diverse commercial and industrial ventures.

1. Enhance commercial districts both downtown and along Hwy 93.
2. Attract tenants for industrial park and other commercial properties.
3. Increase diverse employment opportunities for current residents.
4. Developing a portion of industrial park site as commercial frontage area including a town center (visible business district in the industrial park parcel)
5. The industrial park should be site planned by the county prior to ensure a variety of parcel sizes for new industry and adequate access and infrastructure.
6. Consider developing a farmers market with locally grown products.
7. Try to attract ancillary services that could serve the Coyote Springs development.
8. Promote employment with wage levels sustainable for families.
9. A commercial frontage area shall be designated for the Industrial Park Parcel A.
10. BLM should provide lands to Lincoln County for the Alamo Industrial Park.

LAND USE/ GROWTH ISSUES/ DISPOSALS

An analysis of the land base was conducted in April of 2007 for both the Town of Alamo and the greater Pahranaagat Valley. Data was collected from the Lincoln County Assessor's Office for this purpose. Approximately 1100 acres of land are located within the Alamo Town limits. Based on state demographers figures for 2006 there are 432 residents in Alamo. The tables below highlight current lands in private ownership and account for BLM land disposals. Assumptions for density were made at 1 unit/10 acres for agricultural lands and 3 units/acre for low density residential lands. These calculations included all existing private lands.

Table 21: Pahranaagat Valley Maximum Density

Assessor Land Use Type	Existing Acres	Percent of Town Acres	Maximum Build-out Population
Vacant	157	28%	518
Single Family	140	25%	462
Multi Family	24	4%	120
Commercial	110	20%	0
Industrial	18	3%	0
Rural	48	9%	144
Utilities	57	10%	0
Private Acres	554		1244
BLM Disposals	4426		13278
Total Acres	700	Population	14522

Table based on Lincoln County assessment data.

GOAL AL-LU 1 Focus development and densities in appropriate areas.

1. BLM disposal lands should be released on the east side of Hwy 93 prior to the west-side.
2. Low residential density lands should be 3du/ acre maximum gross density.
3. Medium density lands may allow for up to 5 du/ acre maximum gross density.
4. The town will manage growth through the BLM disposal process and policies for smart growth.
5. BLM disposal lands shall be pursued and released in varied acreages after zoning is in place.
6. Commercial lands should be improved and expanded along the Hwy 93 corridor.
7. The Town of Alamo will review all future land use proposals in the Pahrnagat Valley Fire District.
8. All future zone changes should adhere to the master plan land use map.
9. All lands developed on the east side of the valley (new disposal areas) shall be reviewed as Planned Unit Developments with development agreements.
10. Encourage a mixed housing product in new residential developments such as town homes, duplexes, four-plexes, single family dwellings and rural estate homes.
11. Westside residential development should be at a lower density per the land use maps than eastside PUD or low density residential areas.
12. New development is limited to the public utilities that are currently available.
13. Develop phased community reserve areas for BLM disposal lands in a measured and predetermined disposal pattern based upon available infrastructure.

GOAL AL-LU 2 Protect agricultural areas from urban development.

1. Consider using a transfer of development rights program for keeping development out of the agricultural lands and up on the bench lands.
2. Site plan reviews may be required for all non-farm development in agricultural zones with to protect primary uses in the zone.
3. Growth should be limited in the agricultural areas of the valley to the densities of the land use map.
4. Encourage distinct communities at spaced locations along Highway 93.
5. Protect greenbelt area from development.

The greater Pahrnagat Valley is comprised of approximately 14,000 acres of private lands. Of those nearly 6600 acres are in agricultural use. County records indicate there are 122 dwelling units in this area. (Excluding Alamo Town) The desire of the residents for this area is for the land uses to remain relatively stable in the future with limited land disposals or development. The land use map indicates much of the area as Agriculture, parks, and limited residential and commercial areas. A minimum of 10 acres will be required for non-farm residential development in agricultural areas.

Table 22: Town of Alamo Maximum Density

Assessor Land Use Type	Existing Acres	Percent of valley acres	Maximum Build-out Population
Vacant	5600	40%	1400
Single Family	715	5%	2250
Multi Family	41	0%	205
Commercial	400	3%	0
Industrial	2	0%	0
Rural	7311	52%	1800
Utilities	0	0%	0
Sum	14069	100%	5655

Table based on Lincoln County assessment data.

COMMUNITY CHARACTER/DESIGN

GOAL AL-CC Maintain the rural agricultural atmosphere of the valley.

Retaining the current atmosphere of the valley was of great concern to the town board. Many believe that the small-town feel, good schools, the greenbelt and scale of the existing development fostered a quality of life worthy of protection. The following items were included for future direction in decision making.

1. Identify a unified community vision for Main Street.
2. Provide Hwy 93 travelers a reason to stop in Alamo.
3. Create a community gateway along Hwy 93 for Alamo on both the north and south end of the community through state and federal programs.
4. Provide tourist information on area commercial and recreational amenities.
5. Require developers to adhere to community design standards for all new development.
6. Discourage outdoor lighting that creates unwanted glare onto roadways, parks or adjacent properties.
7. Require transitional land development techniques between different land uses.
8. Focus on historical elements of the Pahrnagat Valley.
9. Consider developing roadside vistas for travelers to stop.
10. Develop minimum design standards for new developments.
11. Discourage unattractive and unpermitted signage especially in off-site locations.
12. Require the review/permitting of commercial signs per the county code.
13. Consider the development of a greenbelt trail through valley while honoring property rights
14. Consider developing cultural heritage sites in the valley.
15. Establish a greenbelt through the valley to protect farm operations, floodways and upland drainage channels.

HOUSING OPTIONS/AFFORDABILITY

GOAL AL-HS Provide for adequate and diverse housing types in the valley.

Housing options in the Pahranaagat Valley were discussed at length through the planning process. There is a desire to develop additional housing stock to serve both new residents and those from the area. There is also concern that the housing be of high quality, with low quality manufactured homes and mobile homes being discouraged. Medium density residential areas would be limited to the town proper or where public utilities are available or planned to be available.

1. Increase affordable quality housing options for family needs.
2. Promote a mix of housing including starter family homes, town homes, condos, duplexes, custom lots with homes built by the developer.
3. Pursue housing renovation grants for older housing stock.
4. Promote infill development for new residential needs.
5. Work with Nevada Rural Housing Authority for 1st time family homes.
6. Acquire new lands from BLM with incentives for workforce housing developments.
7. Allow for flexibility with new accessory housing units for family members.
8. Planned Unit developments will be encouraged for the Alamo East residential lands with maximum gross density of 3 units per acre.
9. All washes and existing public access routes through disposal lands will be dedicated to the public for continued use and protection.
10. Minimum residential lot size should be no smaller than 10,000 sq ft for PUD's.

TRANSPORTATION/STREETS/PUBLIC SAFETY

GOAL AL-TR 1 Improve access in the Pahranaagat Valley and Alamo.

The existing street system is maintained by the county. There is a strong desire to upgrade Main Street in Alamo to include curb and gutters, sidewalk and street trees and medians. This would provide for a sense of place for the town and act as an east-west gateway. Many of the current road rights of ways are in need of a study to determine ownership and dedicated width. Future town board decisions on new land divisions should adhere to the master plan road standards table to ensure adequate access for the future. There is also great concern about the expected Hwy 93 traffic increases, current speed limits and public safety concerns since Highway 93 parallels the town, and will divide the town more in the future.

1. Secure funding for street paving and related improvements.
2. Create roadway standards districts for appropriate levels of infrastructure.
3. Develop curb and gutter with appropriate detention facilities.
4. Plan for an integrated roadway system in and across the valley.
5. Avoid cross-town traffic on current roadways.
6. Develop a transportation plan for the valley.
7. Limit access onto Hwy 93 to approved and designed points.
8. Develop/extend an west side roadway to alleviate cross town traffic.
9. Promote a pedestrian-friendly town with sidewalks and crosswalks with design features for public safety and traffic calming.

10. Map future roadway system in the valley to ensure adequate flow, connectivity and access.
11. Identify and resolve existing road rights of ways conflicts.
12. Encourage improvements to the Alamo Airport and an increase in its private use.
13. Consider patenting lands for the Alamo Airport from the BLM.
14. Maintain a public use buffer/no residential build around the Alamo Airport.

INDUSTRIAL PARK DEVELOPMENT

GOAL AL-IN 1 Promote the Alamo Industrial Park and its proximity to Las Vegas.

Plans for an Alamo Industrial Park have been in place since the master plan revision back in 1981. Those plans are now coming to fruition with the planned direct sale of lands to Lincoln County for up to 217 acres of land for light industrial uses. A second parcel will be released for auction subsequently with another two parcels being sold in late 2008. All total there are approximately 1100 acres of lands to be released in the near future. The following policies have been created for these lands.

1. Major streets in the proposed industrial park shall have a paved surface of 60' width with 80' foot rights of way and appropriate turning radius areas dedicated to the county.
2. The county will provide public access road across parcel A to parcel B in the Alamo Industrial Park to ensure for future access to parcel B.
3. Subsequent public access to parcel B through parcel A will be limited once additional access routes are developed on parcels C and D.
4. Adequate access and infrastructure easements shall be provided by the county for access and utilities.
5. All proposed utility work or work in public rights of ways or easements will be reviewed for approval by Lincoln County prior to the commencement of ground disturbance.
6. A commercial frontage strip will be provided with appropriate access from Hwy 93 to buffer the industrial park from the highway.
7. Industrial uses and structures will be designed and sited to ensure minimal impacts to less intensive uses surrounding the industrial park.
8. All site development shall provide for marketable and landscaped areas which are not blighted or otherwise unattractive. Design standards will be developed and followed appropriate for the use.

UTILITIES/PUBLIC FACILITIES

Studies are underway to plan for utilities to serve the industrial park site and new disposal areas. Water is already on site but power and sewer needs to be extended to the area. The Alamo Power District is planning to provide service in a phased manner to the industrial park site. Many utilities are currently close to the maximum capacity of the systems. To facilitate growth in the future the town and the utilities will need to identify constraints to growth and determine the best approach for measured growth.

GOAL AL-PU 1 Provide public utilities and facilities for future growth.

1. Encourage growth into areas currently served by the Alamo GID.
2. Study expansion areas for community and appropriate uses.
3. Require developers to provide a utility plan (power/sewer/water/fire) with sufficient land and easements in place for all infrastructure and public utilities, underground utilities for maximum possible build out.
4. New public facilities should be located inside the Alamo town proper.
5. Encourage the expansion of fiber optics for new business and telecommuting.
6. Identify an expansion area for cemeteries, schools, community centers, joint county/town administrative offices.
7. Require developers to contribute to school site dedications and facilities/utilities.
8. The town should utilize the county impact fee structure for new schools and parks and other necessary infrastructure needed for new development.
9. Utility providers should seek grants and low interest loans to cover the costs of necessary engineering and improvements.
10. Encourage new easements and utility corridors with new land division maps.

EMERGENCY SERVICES/PUBLIC SAFETY/ADDRESSING

GOAL AL-EM 1 Improve and expand EMS services in the valley.

1. Improve emergency response facilities, communications and equipment.
2. Require developers to provide for start up land and facilities for EMS, equipment and training.
3. Assist the county in the development of a new E-911 addressing system.
4. Require all new plat maps within the PV Fire district to be reviewed and approved for necessary easements, access or assessments by area utility and EMS providers and the Alamo Town Board.
5. The emergency districts should acquire new sites through the RPP process for new facilities as the disposal lands are sold by BLM.

RECREATION, PARKS AND OPEN SPACE

The Town of Alamo is currently planning for park renovations through SNPLMA grants. These parks will be greatly improved and provide family oriented activities. Future parks should be required with new development based on national averages for such uses. These lands should be dedicated to the county, improvement district or the town to ensure public use. The town has also selected several areas of BLM land for regional parks to protect public uses. These areas appear on the land use map.

GOAL AL-RP 1 Identify new recreational activities for local residents and tourists.

1. Improve and expand town park areas.
2. Provide connections or support facilities for the Silver State OHV Trail.
3. Acquire new recreational sites as parklands through BLM disposals.
4. Develop a new trail and park plan for the valley.
5. Conduct a recreational user survey for the valley residents.
6. Identify potential trails, parks and conservation easement project proposals for funding by the state's Question One Conservation Bond Program.
7. Pursue grant funding for community tree projects including street trees, gateway trees, park and schools and other public sites.
8. Coordinate with the national wildlife refuge for recreational activities and trails.
9. Encourage joint use of flood control sites and recreational uses.
10. Plan for an upland trail system through new disposals and BLM lands by requiring dedicated corridors in these areas running north and south.

GOAL AL-RP 2 Encourage new development to provide for parks and trails.

1. Require a 25% land dedication for public uses such as trails, parks, school sites, public facilities for all new planned unit development projects.
2. Require 2 acres/1000 residents of developed park sites.
3. Require public access in washes or other traditional trail locations used to access adjacent public lands to be dedicated for public use and protection on new plat maps.
4. Consider new trail corridors in the valley with BLM disposals.