



## Phase II Paradise Palms Historic Neighborhood Designation

Dear Paradise Palms Neighbor,

Have you heard the news? Your home is located in Phase II of the Paradise Palms Historic Neighborhood designation campaign! The following information details exactly what this means, how you can find out more information, and how you can support the historic designation efforts in your part of the neighborhood.

In 2011, the Clark County Commission passed a new historic preservation ordinance, creating an opportunity for homeowners to preserve the distinctive architectural, economic, and cultural characteristics of their residential neighborhoods. This allows for the creation of a historic neighborhood overlay. In order for a historic neighborhood overlay to be created, the majority of the neighborhood must be at least 40 years old, 51% or more of homeowners must support the designation, and the application must be approved by the Clark County Commission.

In 2014, the Paradise Palms Neighborhood Association contracted Nevada Preservation Foundation to help get the entire Paradise Palms neighborhood designated under this preservation ordinance. It was decided that this would be done in phases given the large number of homes that are in Paradise Palms. Last year, Phase I was approved and designated as a Historic Neighborhood in Clark County! We are now beginning Phase II. (See map on back of this letter)

As a homeowner in this Phase II portion of Paradise Palms, we know that you likely have a lot of questions about what all of this means. We'll be working hard in the coming months to provide you with information on the process and to answer any specific questions you may have about becoming a historic neighborhood. Two opportunities to learn about these efforts are just around the corner. Please mark your calendars for these important opportunities!

### MARK YOUR CALENDARS!

Sunday, May 20, 10am – 12pm Door to Door Canvass

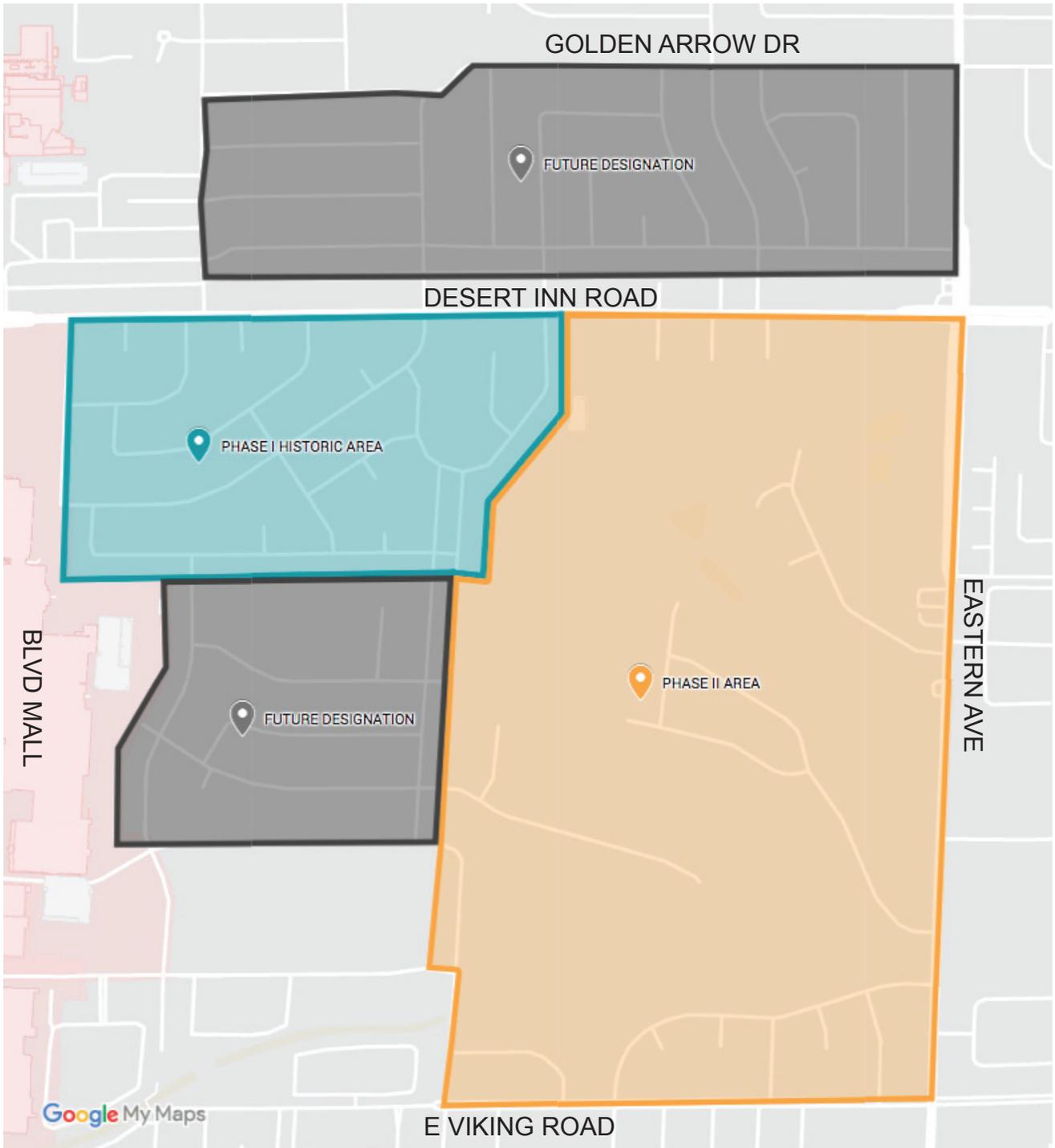
Tuesday, May 22, 6pm – 7pm Neighborhood Meeting

This Sunday, Nevada Preservation and residents of the Phase II neighborhood will be going door to door to answer any questions you may have. We'll also be asking whether or not you support the historic designation campaign. If you're home, please plan to spend a few minutes at the door with us. We'll also be hosting a neighborhood meeting as a second opportunity to get more information about the campaign. The meeting location will be distributed with the canvass and will be available online as well.

Please let us know whether or not you support this effort by returning the homeowner statement that is included in the letter. There is such a great sense of community and pride in Paradise Palms, much of which is rooted in the historic character of this neighborhood. We do hope that you will support the Phase II Paradise Palms Historic Neighborhood designation campaign!

Yours in Preservation,  
The Paradise Palms Neighborhood Association and Nevada Preservation Foundation

# Phase II Paradise Palms Historic Designation Map





NEVADA PRESERVATION  
FOUNDATION

# Phase II Paradise Palms Historic Neighborhood Designation

## Quick Guide to Historic Neighborhood Designation

### The Process

- ◇ Step 1: The Paradise Palms Neighborhood Association contracted Nevada Preservation to run a historic designation campaign for Paradise Palms in 2014.
- ◇ Step 2: Divide the neighborhood into phases to make the historic designation process more manageable. We are now in Phase II.
- ◇ Step 3: Gather 51% of homeowner and property owner support for creating a historic neighborhood overlay within Clark County.
- ◇ Step 4: Submit application to the Clark County Planning Department.
- ◇ Step 5: Seek approval from the Paradise Town Advisory Board and the Clark County Commission and become a Historic Neighborhood in Clark County!

*In order for a historic neighborhood overlay to be created, the majority of the neighborhood must be at least 40 years old, 51% or more of homeowners must support the designation, and the application must be approved by the Clark County Commission.*

### What is a Historic Neighborhood Overlay

A Historic Neighborhood Overlay helps to preserve the distinctive architectural, economic, and cultural characteristics of residential neighborhoods and districts. The overlay provides additional protections through what is known as a design review process. These protections apply only to the exterior, street view of the home or structure.

The design review process occurs for the following:

- ◇ All new construction
- ◇ Permitted alterations to an existing building exceeding more than 10% of the visible area
- ◇ Any significant alteration to the exterior view of the home
- ◇ Design review only applies to the exterior, street view of the home or structure.

### The Design Review Process

- ◇ A neighborhood meeting, notification of the meeting, and documentation of the meeting
- ◇ Application approval by the Clark County Commission at a design review hearing

### Find More Information

More information about the Nevada Preservation Foundations and the Phase II Paradise Palms Historic Neighborhood designation campaign can be found here:

<https://nevadapreservation.org/paradise-palms-phaseii/>

Learn about the Historic Neighborhood Overlay process here:

<http://www.clarkcountynv.gov/comprehensive-planning/zoning/Pages/Title30.aspx>

(Select chapter 30.48 and skip to Part O)

# Top 5 Reasons for a Historic Neighborhood

## #1: Properties within historic neighborhoods often appreciate much faster than values in the community as a whole.

Taken from The Impact of Historic Districts on Residential Property Values:

“The Independent Budget Office found clear evidence that after controlling for property and neighborhood characteristics, market values of properties in historic districts were higher than those outside historic districts for every year in our study.”

## #2: Paradise Palms holds an important place in our state’s history.

Paradise Palms is both culturally and architecturally significant. Not only was it home to many famous Las Vegas entertainers but many of these homes were also designed by famed architects Palmer & Krisel who also designed many of the homes in Palm Springs.

## #3: Protections that come with being a historic neighborhood are not what many people think.

It is not a Homeowners Associations and there are no additional homeowners fees. You can paint your house any color you would like. You can renovation and update your kitchen, bathrooms and add an extra room to the back of your house. And you NEVER would have to undo any work that is already done on your house.

## #4: Historic Neighborhood Status stabilizes communities.

Quote from A Vision for Growing an Inclusive City: Washington, D.C.:

“Historic preservation is a powerful tool in stabilizing urban communities. It can provide affordable housing as well as a tangible connection to a place in time.”

## #5: Historic design assistance results in higher quality rehabs.

From The Economics of Historic Preservation:

“Across the country, owners of historic properties are often happier with their renovations because of the free design guidance received from their local town boards and jurisdictions.”