



99CES/CEIH
Nellis AFB

Military Housing
Office

Welcome Packet



TABLE OF CONTENTS

Welcome..... 3

1. On-Base Housing 5

2. Off-Base Housing 6

 Military Clause Addendum7

3. Crime Watch Information..... 8

 Las Vegas Metro Area Zip Codes9

4. Utility Information..... 10

5. Short Term / Corporate Rentals 13

6. Short Term / Apartment Rentals 14

7. Misc. Newcomer Information 15

8. BAH Rates..... 17

9. Helpful internet sites 18

WELCOME



DEPARTMENT OF THE AIR FORCE
99TH CIVIL ENGINEER SQUADRON (ACC)
NELLIS AIR FORCE BASE, NEVADA

1 August 2022

Welcome!

Congratulations on your selection or assignment to Nellis, Creech, & NTTR. We look forward to having you as a resident in our beautiful valley.

Nellis AFB is a member of the United States Air Force's Air Combat Command and the home of the Air Warfare Center, the largest and most demanding advanced combat training missions in the world.

The 432nd Wing at Creech AFB is the Air Force's first remotely piloted aircraft systems wing. The 432nd Air Expeditionary Wing "Hunters" consists of combat-ready Airmen who fly the MG-1B Predator and the MQ-9 Reaper Aircraft to support United States and Coalition warfighters. The Hunters conduct remotely piloted aircraft system initial qualification training for aircrew, intelligence, weather and maintenance personnel.

The local area has low annual humidity of 20 percent and 310 days of sunshine (86 percent) with low annual rainfall of 4.13 inches. Summer day time temperatures average above 100 degrees while nights are pleasantly warm. Winter temperatures range from the mid-40's to the upper 60s. High velocity wind storms and accompanying dust storms occur occasionally.

Upon arriving please visit our office or give us a call at 702-652-1840. You will be provided off-base and on-base housing information as well as maps and literature on the Las Vegas valley areas. If you are already here, please come by so we can educate you on the areas and services we provide.

We wish you a safe journey and look forward to welcoming you to the Las Vegas area!

Enable Mission Success by Delivering Innovative Support

Welcome to the Las Vegas Valley!

This welcome packet is intended to familiarize you with Nellis AFB and assist you in making the best choice in your housing options.

Please read through this packet and if you have any questions, feel free to contact the Military Housing Office during normal office hours directly.

- **Military Housing Office (MHO)**

4601 Richard Kisling Dr
Las Vegas, NV 89141

- **Contact us:**

COMM: 702-652-1840
DSN: 682-1840

Email: 99CES.CEIH.HousingManagement@us.af.mil

- **Hours of Operation**

Monday: 0730 – 1530
Tuesday: 0730 – 1530
Wednesday: 0730 – 1300
Thursday: 0730 – 1530
Friday: 0730 – 1530

- **Website:** <https://www.housing.af.mil/Home/Units/Nellis/>

1. ON-BASE HOUSING

One great place. Five great communities.

Nellis Family Housing offers the quality of living your family deserves and the pricing and flexibility your family needs. Located at Nellis Air Force Base and nestled at the base of beautiful Sunrise Mountain, Nellis Family Housing is just 15 minutes from the Las Vegas Strip, 30 minutes from gorgeous Lake Mead, 45 minutes from skiing at Mt. Charleston and close enough for a day trip to California, Arizona or Utah! Planned with a blend of contemporary and traditional Mediterranean and Mission-style elements, Nellis Family Housing is made up of five distinct, vibrant communities encompassing over 1,100 new and renovated single-family homes.

Why choose Nellis?

Nellis Family Housing is managed by Hunt Military Communities, a national real estate services leader that has been providing Service Members and their families with expertly designed homes, fully developed communities, and exceptional management services, for over 40 years. Our residents include every rank of Nellis/Creech Active-Duty Members. Neighbors of all ages and interests enjoy the sense of community that comes from living amongst your peers.

We take pride in serving families just like yours and strive to make the move-in process as streamlined as possible. That's why we offer a payment in arrears structure, meaning there are no up-front rent costs for Active-Duty Members, water, sewer and trash included

• Housing Features:

- Attached Garage
 - *Lots of Storage at No Additional Cost
- Patio - Great for Outdoor Entertainment
- Washer/Dryer Hookups
- High-speed Internet/Cable Ready
- Refrigerator/Dishwasher/Stove/Garbage Disposal
- Central AC
- Large Walk-in Laundry Rooms
- Blinds and Fans
- Fireplace - in select homes

• Community Amenities:

- Gated Communities
- Hunt HEART Program (Resident Support Program)
- Access to Top-rated Schools in the Clark County School District
- 33 Neighborhood Parks, Biking, Walking, Jogging Paths
- Playgrounds, Tot Lots and Splash Park
- Multi-Purpose Sports Fields
- Free Monthly Community Events
- Easy Access to Las Vegas, Lake Mead, and Mt. Charleston Areas



2. OFF-BASE HOUSING

Current tenants and individuals seeking to rent property should consider including a "Military Clause" in their lease agreement. This sort of clause would allow a tenant to terminate their lease upon providing a thirty (30) day written notice to the Landlord given Tenant receives permanent change of station (PCS) to depart from Premises. Current tenants would need to amend their current lease agreement and should seek the advice of a legal assistance attorney to ensure the amendment is legally sound. New tenants should simply demand the inclusion of a "Military Clause" before signing the lease agreement.

An example of a "Military Clause" is included with this memorandum for your reference. This example can be modified according to the desires of the tenant, but it is recommended that a tenant speak to a legal assistance attorney before adding to or departing from this example for one reason or another.

Military Clause Addendum

Service Members Civil Relief Act (SCRA)

IN THE EVENT the Tenant is or hereafter becomes, a member of the United States Armed Forces on extended active duty and hereafter the Tenant receives permanent change of station (PCS) orders to depart from the area where the Premises are located, or is relieved from active duty, retires or separates from the military, is ordered into military housing by their commanding officer, or receives deployment orders, then in any of these events, the Tenant may terminate this lease upon giving thirty (30) days written notice to the Landlord. The Tenant shall also provide to the Landlord a copy of the official orders, or a letter signed by the Tenant's commanding officer, reflecting the change which warrants termination under this clause. The Tenant will pay prorated rent for any days which he/she occupies the dwelling past the beginning of the rental period.

The damage/security deposit will be promptly returned to Tenant, provided there are no damages to the Premises.

_____ Tenant	_____ Date
_____ Co-Tenant	_____ Date
_____ Landlord/Agent	_____ Date

Benefit and Protection No. 5 – Residential (apartment) lease terminations – 50 U.S.C. § 3955.

Section 3955 of the SCRA, 50 U.S.C. § 3955, addresses the topic of lease terminations. With respect to residential apartment leases, the SCRA requires that the premises be occupied (or are intended to be occupied) by a servicemember or a servicemember's dependent(s). 50 U.S.C. § 3955(b)(1). Additionally, the lease must either be executed by a person who later enters military service, or is in military service and later receives permanent change of station ("PCS") orders or deployment orders for a period of at least 90 days. Id. at § 3955(a)(1). **To terminate a residential lease, the servicemember must submit a written notice and a copy of his or her military orders – or a letter from a commanding officer** – by certain methods to the landlord or landlord's agent. Id. at § 3955(c) & (i)(1). If a servicemember pays rent on a monthly basis, once he or she gives proper notice and a copy of his or her military orders, then the lease will terminate 30 days after the next rent payment is due. 50 U.S.C. § 3955(d)(1). If a servicemember lessee dies while in military service, the spouse of a lessee may terminate the lease within one year of the death. Id. at § 3955(a)(3)

3. CRIME WATCH INFORMATION

NEIGHBORHOOD CRIME TRENDS NOW AVAILABLE ON-LINE

The below tools will allow citizens to track crime trends in the Las Vegas and other cities around the United States who are participating in this network. Being informed about crime trends within the area can assist residents in improving both personal safety and community confidence.

Las Vegas Metropolitan Police Department Community Crime Mapping

www.LVMPD.com

This site can be accessed by going to the LVMPD website at and clicking on the “CRIME MAPPING” link near the top of the page. This site will provide a variety of crime mapping applications that can be reviewed by criteria and tracks 15 different categories of crime.

City of North Las Vegas Police Department Crime Search Map

<https://www.crimemapping.com/>

Search Near Location: “North Las Vegas”

This crime mapping program allows public access to crime data in the North Las Vegas jurisdiction only.

City of Henderson Police Department

<https://maps.cityofhenderson.com/public/police/crimesearch.html>

The City of Henderson Police Department crime mapping database provides public access to crime information within the Henderson city limits. The mapping database contains 90 days of crime information and is updated on or about the first working day of each month.

ADDITIONAL CRIME WATCH SITES

National Sheriff’s Association Neighborhood Watch Program <https://www.nnw.org>

National Crime Prevention Council, Kids Site <https://www.ncpc.org>

State of Nevada Sex Offender Registry www.nvsexoffenders.gov

National Sex Offender Public Website www.nsopw.gov

Section 1.2.35.19 of AFI32-6000 Ensure military and civilian housing applicants disclose all names of persons who will reside in FH, UH or PH. Ensure written attestation by applicant that the applicant has disclosed if any resident listed as residing in FH, UH, or PH is a sex offender and registered, or required to register, on the National Sex Offender Public website maintained by the United States Department of Justice, www.nsopw.gov, and the State Sex Offender Registry.

Nellis AFB MHO December 28, 2023



4. UTILITY INFORMATION

Water

- **Las Vegas Valley Water District**

*Standard Deposit is \$150, depending on meter size. No waiver accepted

1001 S. Valley View Blvd.

Las Vegas, NV 89153

Customer Service: 702-870-4194 / 800-252-2011

Hours: Monday – Friday, 0800 – 1700

www.lvwd.com

- **City of Henderson Department of Utility Services**

*Standard Deposit is \$150, depending on meter size. No waiver accepted

240 S. Water Street.

Henderson, NV 89015

Customer Service: 702-267-5900

Hours: Monday – Thursday, 0730 – 1730

www.cityofhenderson.com/government/departments/utility-services

- **North Las Vegas Water, Sewer & Garbage**

*Deposit is waived with Active-Duty ID Card. Must present in person and sign a waiver form, attached.

2250 Las Vegas Blvd

North Las Vegas, NV 89030

Customer Service: 702-633-1484

Hours: Monday – Thursday, 0800 – 1745

www.cityofnorthlasvegas.com/departments/utilities/

Electric

- **NV Energy**

*Deposit is waived with Active Duty ID

7155 Lindell Road

Las Vegas, NV 89118

Customer Service: 702-402-5555

Hours: Monday – Friday, 0730 – 1630

Emergency Line: 702-402-2900

www.nvenergy.com

Garbage

- **Republic Services of Southern Nevada**

*No deposit required. Additional charge for container rentals.

770 East Sahara Ave.

Las Vegas, NV 89104

Customer Service: 702-735-5151

Hours: Monday – Friday, 0730 – 1700

www.republicservices.com

Gas

- **Southwest Gas Corporation**

*Deposit is waived if account is under Active-Duty member, connection charge will apply. Generally, water and power must be on for service to begin. Southwest Gas technicians can do minor repairs and adjustments to gas appliances

6355 Shatz Street

Las Vegas, NV 89115

Customer Service: 1-877-860-6020

www.swgas.com

Hours: Monday – Friday, 0700 – 1800

Sewer

- **Clark County Reclamation District**

*No deposit required. Payments are made quarterly, semi-annually, or annually.

5857 East Flamingo Rd.

Las Vegas, NV 89122

Customer Service: 702-668-8888

www.clearwaterteam.com

Hours: Monday – Thursday, 0730 – 1630

Telephone, TV & Internet

*Please note this is not a comprehensive list of providers as services and availability may vary by area.

- **Cox Communications**

750 N. Rancho Dr.

Las Vegas, NV 89106

Customer Service: 702-463-1714

www.cox.com

Hours: Monday – Friday, 0800 – 1800

- **Century Link**

*Standard \$50 deposit may be waived for military with good credit.

1600 East Lake Mead Blvd.

Las Vegas, NV 89030

Customer Service: 702-244-8004

www.centurylink.com

Hours: Monday – Friday, 0800 – 1800

Call before you dig – Dial 811

www.callbeforeyoudig.org



UTILITY SERVICE WAIVER OF DEPOSIT PROGRAM

I _____, have elected to participate in the Utility Service Waiver of Deposit Program as jointly executed by the City of North Las Vegas Utilities Department and Nellis Air Force Base. In consideration for waiver of deposit with the City of North Las Vegas Utilities Department, I hereby authorize the Housing Military Housing Office personnel at Nellis Air Force Base to release my name, address and date of separation/PCS to the above utility and unit commander at my present or next duty station, for the purpose of collecting unpaid utility indebtedness. I fully understand that failure to pay my debts may result in adverse administrative or judicial action against me. I acknowledge that I am responsible for paying all just utility debts upon disconnection of service from the City of North Las Vegas and will at that time receive my clearance release from the Utility Services Waiver of Deposit Program. I further acknowledge that just debts include returned checks.

Requested Service is provided for the individual at the following address:

Street Address Apt # City, State & Zip Code Telephone #

Signature of Participant & Date Social Security Number

Print Military Member's Name Print Military Spouse Name

Nellis AFB Approval Authority & Date Telephone #

PRIVACY ACT STATEMENT

AUTHORITY: 10 USC-3012, 5USC301

PURPOSE: Information is maintained by Nellis Air Force Base to clear member's account with the City of North Las Vegas Utilities Department.

ROUTINE USES: Will be disclosed to the City of North Las Vegas Utilities Department and appropriate squadron on the member's departure.

DISCLOSURE AND EFFECT ON INDIVIDUAL: Failure to provide the necessary data will not result in the individual(s) being denied service.

5. SHORT TERM / CORPORATE RENTALS

SHORT TERM / CORPORATE	PHONE NUMBER	ADDRESS
Temporary Lodging Facility (TLF) (20) Pet Friendly Units Nellis Inn	DSN 682-2711 COMM 702-652-2711	5941 Fitzgerald Blvd. BLDG. 556 Nellis AFB, NV 89191
Sonesta Simply Suites	702-836-3660	4034 Paradise Rd. Las Vegas, NV 89169
Extended Stay Deluxe	702-731-3111	1550 E. Flamingo Rd. Las Vegas, NV 89119
Extended Stay America	702-221-7600	4270 S. Valley View Blvd Las Vegas, NV 89103
Extended Stay America	702-369-1414	3045 S. Maryland Pkwy. Las Vegas, NV 89109
TownPlace Suites by Marriott	702-896-2900	1471 Paseo Verde Pkwy. Henderson, NV 89012
Siegel Suites- Boulder	702-433-1788	4240 Boulder Hwy. Las Vegas, NV 89121
Hawthorn Suites by Wyndham	702-568-7800 800-337-0202	910 S. Boulder Hwy. Henderson, NV 89015
Emerald Suites South	702-948-9999 877-623-6372	9145 S. Las Vegas Blvd Las Vegas, NV 89123
Sonesta Select Las Vegas Summerlin Las Vegas	702-646-4400	1901 N. Rainbow Blvd. Las Vegas, NV 89108
Best Western Plus North Las Vegas	702-649-3000	4540 Donovan Way North Las Vegas, NV 89081
Hilton Grand Vacations Las Vegas South	702-765-8300	2650 Las Vegas Blvd. Las Vegas, NV 89109
Residence Inn	702-795-7378	5875 Dean Martin Drive Las Vegas, NV 89118
Club Wyndham Grand Desert	702-691-2600	265 E. Harmon Las Vegas, NV 89169
La Quinta Inn & Suite	702-360-1200	7101 Cascade Valley Ct. Las Vegas, NV 89128
*Please note this is not a comprehensive list of temporary accommodations, use at your own discretion.		

6. SHORT TERM / APARTMENT RENTALS

SHORT TERM / CORPORATE	PHONE NUMBER	ADDRESS	LEASE DURATION
TOWNEPLACE SUITE	725-288-0900	4360 NEXUS WAY Las Vegas, NV 89115	1-30 DAYS & UP
HOLIDAY INN EXPRESS	702-644-5700	4035 N. NELLIS BLVD Las Vegas, NV 89115	1-30 DAYS & UP
LAQUINTA BY WYNDHAM	702-632-0229	4288 N. NELLIS BLVD. Las Vegas, NV 89115	1-30 DAYS & UP
My Place Hotel	702-750-9929	1440 E. CRAIG RD. N. Las Vegas, NV 89081	1-30 DAYS & UP
TOPAZ SPRINGS	702-643-5348	3975 N. NELLIS BLVD Las Vegas, NV 89115	3-6-12 MONTH
VUE AT CENTENNIAL	702-986-0651	7350 W. CENTENNIAL PKWY N. Las Vegas, NV 89131	3, 6 & 12 MONTH
COLONIAL GRAND	725-888-8627	3305 E. ROME BLVD. N. Las Vegas, NV 89086	3, 6 & 12 MONTH
TRIBECA NORTH	702-685-0101	3825 CRAIG CROSSING DR. N. Las Vegas, NV 89032	3, 6 & 12 MONTH
THE DOUGLAS AT STONE LAKE	702-776-7333	1445 STONELAKE COVE AVE. Henderson, NV 89074	3, 6 & 12 MONTH
TALAVERA APARTMEN COMMUNITY	702-255-4041	2251 S. FORT APACHE RD. Las Vegas, NV 89117	3, 6 & 12 MONTH
SOLITUDE AT CENTENIAL	877-702-4480	7855 DEER SPRINGS WAY Las Vegas, NV 89131	3, 6 & 12 MONTH
LOFTS AT 7100	702-685-5550	7100 GRAND MOTECITO PKWY. Las Vegas, NV 89149	3, 6 & 12 MONTH
TOPAZ SPRINGS	702-643-5348	3975 N. NELLIS BLVD Las Vegas, NV 89115	3-6-12 MONTH
NELLIS GARDENS	702-644-7772	4255 N. NELLIS BLVD. Las Vegas, NV 89115	6-12 MONTH
CHEYENNE TRAILS	702-643-7126	3330 N. LAS VEGAS BLVD. Las Vegas, NV 89115	6-15 MONTH
THE CANTERA	702-616-1773	7600 S. RAINBOW BLDV. Las Vegas, NV 89139	6-15 MONTH
THE COVINGTON AT CORANDO RANCH	702-914-6250	7800 S. RAINBOW BLVD. Las Vegas, NV 89139	6-15 MONTH
SURF 702	702-202-2196	6614 BLUE DIAMOND Las Vegas, NV 89139	6-15 MONTH

*Please note this is not a complete comprehensive list of temporary accommodations, however you can use google for more accommodation.

7. MISC. NEWCOMER INFORMATION

Motor Vehicles

- **Department of Motor Vehicles Nevada**

*Skip the line! The DMV offers a variety of online services, all other requests may require appointment.

Please visit the DMV website for more information.

7170 N. Decatur Blvd.

Las Vegas, NV 89131

Customer Service: 702-486-4368

www.dmv.nv.gov

Hours: Monday – Friday: 0800 – 1700

Saturday: 0800 – 1200

Education

- **Clark County School District (Public School K-12)**

5100 W. Sahara

Las Vegas, NV 89131

702-799-2273

www.ccsd.net

*Contact our local School Liaison Officer for more assistance

Military Child Education - 99 FSS/FSR

4211 Duffer Drive Bldg. 602

Nellis Air Force Base, NV 89191

702-679-0439

- **College of Southern Nevada**

3200 E. Cheyenne Ave.

North Las Vegas, NV 89030

702-651-4000

www.csn.edu

- **University of Nevada, Las Vegas**

4505 South Maryland Parkway

Las Vegas, NV 89154

702-895-3011

www.unlv.edu

Las Vegas Chamber of Commerce

575 Symphony Ave. Ste. 100

Las Vegas, NV 89106

702-641-5822

Email: info@lvchamber.com

www.vegaschamber.com

Taxicab Companies

- **Uber** Download the mobile app of visit www.uber.com
- **LYFT** Download the mobile app of visit www.lyft.com
- **Whittlesea Blue Cab** 702-384-6111
- **Yellow Checker Star Trans.** 702-873-2000
- **Deluxe Taxicab Service** 702-568-7700
- **Western Cab Co.** 702-736-8000

Boarding Kennels

- **PETSMART Pet Hotel**
2140 N. Rainbow Blvd.
Las Vegas, NV 89108
Phone #: 702-631-8422
<https://services.petsmart.com/>
- **Dewey Veterinary Medical Center**
4800 W. Dewey Drive
Las Vegas, NV 89118
Phone #: 702-873-3458
<http://dvmcvet.vetstreet.com/>
- **Chaparral Animal Spa**
2105 E. Alexander Rd.
North Las Vegas, NV 89030
Phone #: 702-649-6383
- **South Shore Animal Hospital**
8420 W. Lake Mead Blvd.
Las Vegas, NV 89128
Phone #: 702-255-8050
<http://southshoresah.com/>

8. BAH RATES



NELLIS AIR FORCE BASE LAS VEGAS, NV

BAH RATES FOR 2024

GRADE	SINGLE RATE	WITHOUT DEPENDENTS DAILY RATE	WITH DEPENDENTS MONTHLY RATE	WITH DEPENDENTS DAILY RATE
E1 – E4	1485	49.50	1881	62.70
E5	1647	54.90	2019	67.30
E6	1752	58.40	2106	70.20
E7	1884	62.80	2184	72.80
E8	2043	68.10	2277	75.90
E9	2055	68.50	2394	79.80

O1	1740	58.00	2037	67.90
O1E	2016	67.20	2199	73.30
O2	1974	65.80	2103	70.10
O2E	2052	68.40	2319	77.30
O3	2067	68.90	2334	77.80
O3E	2094	69.80	2430	81.00
O4	2184	72.80	2550	85.00
O5	2235	74.50	2706	90.20
O6	2313	77.10	2724	90.80
O7+	2352	78.40	2745	91.50

EFFECTIVE 1 JANUARY 2024 NELLIS AFB MHO

9. HELPFUL INTERNET SITES

Website	Brief Description
<u>www.nellis.af.mil</u>	Nellis AFB public
<u>www.nellislife.com</u>	Nellis AFB FSS
<u>www.homes.mil</u>	Military endorsed website for rental properties
<u>www.nellisfamilyhousing.com</u>	Nellis AFB Housing- Privatized
<u>www.militarybyowner.com</u>	Military Sales/Rentals
<u>www.ahrn.com</u>	Global military housing network
<u>www.apartmentguide.com</u>	Rental properties
<u>www.zillow.com</u>	For sale and rental properties
<u>www.trulia.com</u>	For sale and rental properties
<u>www.realtor.com</u>	For sale and rental properties
<u>www.greatlasvegashomes.com</u>	Homes for sale
<u>www.lasvegashomes.com</u>	Coldwell Banker homes for sale
<u>www.beazer.com</u>	Beazer homes for sale across U.S.
<u>www.lennar.com</u>	Lennar homes for sale across U.S.
<u>www.pulthomes.com</u>	Pulte homes for sale across U.S.
<u>www.signaturehomes.com</u>	Signature homes for sale across U.S.
<u>www.richmondamerican.com</u>	Richmond homes for sale across U.S.
<u>www.dfas.mil</u>	Mil Pay, Per Diem, etc.
<u>www.lasvegasnevada.gov</u>	Utility, DMV, etc.
<u>www.homesillustratedLV.com</u>	Las Vegas Homes magazine
<u>www.lvrj.com</u>	Local newspaper

