CREECH AIR FORCE BASE

PCS GUIDE

EVERYTHING YOU NEED TO KNOW ABOUT YOUR MOVE TO

INDIAN SPRINGS, NEVADA

432nd Wing · Home of the MQ-9 Reaper

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AN INFORMATIONAL RELOCATION GUIDE · NOT AN OFFICIAL AIR FORCE PUBLICATION

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WELCOME TO CREECH AIR FORCE BASE

Moving to a new duty station is more than a change of address — it's a mission, a milestone, and the start of a new chapter. This guide is designed to make that transition to Creech AFB smoother, clearer, and a little less stressful.

Creech AFB sits in Indian Springs, Nevada, about 35–45 minutes northwest of Las Vegas along US-95. It's a smaller, more remote installation than many Air Force bases — and that shapes almost every housing and lifestyle decision you'll make here.

Because Creech has no on-base family housing of its own, nearly every incoming family faces the same first question: how close do you live, and what are you willing to trade off for it? This guide walks through that decision, along with schools, financing, and everything else you'll need to plan a confident move.

The pages that follow combine official sources — DoD BAH schedules, MilitaryOneSource, installation housing offices — with practical, on-the-ground detail about the Las Vegas Valley so you can make informed choices before you ever set foot on base.

QUICK FACTS

LOCATION
Indian Springs, Clark County, NV

NEAREST CITY
Las Vegas, ~35–45 min

HOUSING MHA
Nellis AFB / Las Vegas (NV212)

HOST UNIT
432nd Wing / 432nd AEW

ON-BASE HOUSING
None — handled via Nellis AFB

WHAT MAKES CREECH DIFFERENT

Most Air Force PCS guides start with on-base housing. Creech doesn't have any — so this one starts with the question every incoming family actually asks first: where do I live, and how far will I really be driving?

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YOUR CREECH AFB PCS: BEYOND THE BASICS

This guide is designed to go beyond basic checklists and generic relocation advice. Inside, you'll find practical guidance and useful, sourced information to help make your PCS transition to Creech AFB smoother.

THE 5-STEP PCS JOURNEY

1 Orders & Planning
Review orders, understand benefits, and outline your relocation plan.

2 Pre-Move Preparation
Schedule appointments, organize paperwork, and prep your household.

3 Travel & Transition
Coordinate transportation, manage logistics, prep for moving day.

4 Settle & Adjust
Complete key tasks, unpack, and get familiar with your surroundings.

5 Build Your New Routine
Establish connections, explore the area, create a sense of home.

WHAT IT REALLY FEELS LIKE

Timelines Shift
Paperwork slows down — flexibility becomes important.

Expect Changes
Plans can shift quickly, so staying adaptable helps.

Out of Your Control
Housing, scheduling, and delays are common.

The Adjustment Is Real
Give your family time and grace to settle in.

Lean on Your Support
You do not have to navigate this alone.

WHAT THIS GUIDE COVERS

Housing costs, commute reality, schools, financing, and local life around Creech AFB — pulled together from official sources and on-the-ground detail so you can plan with confidence before you arrive.

SOURCED · LOCAL DETAIL · FAMILY-FOCUSED

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CREECH AIR FORCE BASE

OVERVIEW & MISSION

LOCATION

INDIAN SPRINGS, NV

~35-45 minutes northwest of Las Vegas via US-95

HOST WING

432ND WING

432nd Wing / 432nd Air Expeditionary Wing

GLOBAL HUB

RPA OPERATIONS

Primary hub of U.S. Air Force Remotely Piloted Aircraft ops

PRIMARY UNITS AT CREECH

- 432nd Wing / 432nd Air Expeditionary Wing (host wing)
- 732nd Operations Group — MQ-9 Reaper operations
- 42nd Attack Squadron
- 556th Test and Evaluation Squadron
- 99th Ground Combat Training Squadron

MISSION SUMMARY

The 432nd Wing generates and delivers persistent intelligence, surveillance, reconnaissance, and precision strike capability through its MQ-9 Reaper fleet — making Creech the primary hub of the Air Force's remotely piloted aircraft enterprise.

HOW CREECH RELATES TO NELLIS AFB

Creech and Nellis AFB were split into separate wings in 2019 and now operate as distinct installations with different missions — Nellis is "Home of the Fighter Pilot" and hosts more schools and squadrons than any other USAF base, while Creech is the RPA enterprise hub. Even so, the two bases remain closely linked for day-to-day support: Creech has no on-base family housing, no commissary, and no hospital, so those services — along with the housing referral office — are handled through Nellis AFB, about 35–45 minutes away. Both installations also share the same Nellis AFB/Las Vegas Military Housing Area for BAH purposes.

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GATE ACCESS & COMMUTE REALITY

Creech AFB has a single public gate and no on-base family housing, which makes the commute decision the single biggest housing choice you'll make here. Here's what to expect.

MAIN GATE — US HIGHWAY 95

The only public gate. Open 24/7. Typical wait: 0–5 minutes — traffic is light given the remote location.

REAL-WORLD COMMUTE OPTIONS

INDIAN SPRINGS

COMMUTE: *~5 Minutes to Base*

The community just outside the main gate. A handful of homes for rent or sale, minimal amenities, and by far the shortest commute.

CENTENNIAL / NW LAS VEGAS

COMMUTE: *~30-35 Minutes to Base*

The most popular choice for Creech families — established neighborhoods, more amenities, and a straight shot down US-95. Some personnel use a Nellis-run vanpool or park-and-ride option; ask your sponsor for current details.

SUMMERLIN / SKYE CANYON

COMMUTE: *~35-45 Minutes to Base*

Newer master-planned communities with strong schools and amenities, a bit farther from base than Centennial but still a manageable daily commute.

PAHRUMP, NV

COMMUTE: *~60+ Minutes to Base*

Significantly more house and land for the money, no state income tax stacked with low property taxes — traded for a long, two-lane-highway commute and fewer nearby services.

THERE IS NO "RIGHT" ANSWER HERE

Every family weighs commute, cost, schools, and amenities differently. The Cities & Communities pages that follow break down price, commute time, and schools for each option so you can compare them side by side.

COMMUTE · COST · SCHOOLS

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CITIES & COMMUNITIES IN THE AREA

A quick reference for commute times, home prices, property tax rates, and school zones across the communities Creech families most often choose.

INDIAN SPRINGS

- **COMMUTE:** ~5 min
- **MEDIAN PRICE:** N/A
- **PROP. TAX:** N/A
- **SCHOOLS:** Clark County SD (rural zone)

CENTENNIAL HILLS (LAS VEGAS)

- **COMMUTE:** 30–35 min
- **MEDIAN PRICE:** $430K
- **PROP. TAX:** ~0.5%
- **SCHOOLS:** Clark County SD

NORTH LAS VEGAS / SKYE CANYON

- **COMMUTE:** 35–40 min
- **MEDIAN PRICE:** $428K–$587K
- **PROP. TAX:** ~0.5%
- **SCHOOLS:** Clark County SD

SUMMERLIN (LAS VEGAS)

- **COMMUTE:** 40–45 min
- **MEDIAN PRICE:** $686K
- **PROP. TAX:** ~0.5%
- **SCHOOLS:** Clark County SD

HENDERSON

- **COMMUTE:** 50–55 min
- **MEDIAN PRICE:** $555K
- **PROP. TAX:** ~0.5%
- **SCHOOLS:** Clark County SD

PAHRUMP

- **COMMUTE:** 60–70 min
- **MEDIAN PRICE:** $340K
- **PROP. TAX:** ~0.5%
- **SCHOOLS:** Nye County SD

Home prices and tax rates above are general-area market snapshots for planning purposes only, based on recent public data — not an appraisal or valuation of any specific property, and they change frequently. Nevada's roughly 0.5% effective property tax rate and lack of state income tax apply metro-wide, including Pahrump.

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NEW HOME CONSTRUCTION IN THE AREA

What to Know Before You Buy New Near Las Vegas

New construction is booming across the Las Vegas Valley — especially in the northwest, where most Creech families end up house-hunting. Here's where builders are most active.

ACTIVE BUILDERS & COMMUNITIES

SKYE CANYON

BEST KNOWN FOR: *Olympia Companies' Master Plan*

Toll Brothers and other builders are active in this northwest-valley community, offering more affordable pricing than Summerlin with similar mountain-view amenities.

SUMMERLIN

BEST KNOWN FOR: *7 Active Villages*

Howard Hughes Holdings continues to develop Summerlin's villages, with 400+ additional acres beginning site work in 2026 to fuel another decade of new construction.

NORTH LAS VEGAS

BEST KNOWN FOR: *Valley Vista & Tule Springs*

Multiple builders are active in these newer master-planned communities on the north side of the valley, generally priced below Summerlin and Skye Canyon.

HENDERSON

BEST KNOWN FOR: *Cadence & Inspirada*

Established and newer master-planned communities on the valley's southeast side — a longer commute to Creech, but popular for schools and amenities.

THE NEW-CONSTRUCTION TRAP FOR MILITARY BUYERS

Builder incentives — rate buydowns, closing-cost credits, free upgrades — are hard to pass up on a PCS timeline, and plenty of military families take them. The catch: as long as the builder keeps developing nearby lots, they control pricing on new inventory and can price it below what you'd need to sell for a profit.

That built-in competition can suppress appreciation until the neighborhood fully builds out — sometimes for years. If you're considering a new build, plan to stay at least 3 to 5 years before you can expect to sell for a profit. If a PCS move is likely sooner than that, a resale home in an established neighborhood may be the safer financial choice.

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2026 BAH RATES FOR NELLIS AFB / LAS VEGAS, NV

Basic Allowance for Housing (BAH) can play a major role in your relocation and housing decisions. Creech AFB uses the same Nellis AFB/Las Vegas military housing area (MHA: NV212) as Nellis. Rates below reflect the official 2026 schedule, effective January 1, 2026.

RANK	WITH DEPENDENTS	WITHOUT DEPENDENTS
E-2	$1,941	$1,629
E-3	$1,941	$1,629
E-4	$1,941	$1,629
O-1	$2,094	$1,806
O-2	$2,205	$2,031
O-3	$2,382	$2,151
O-4	$2,610	$2,265

For the most current BAH figures, visit the official DoD BAH Rate Lookup at travel.dod.mil/Allowances/Basic-Allowance-for-Housing/BAH-Rate-Lookup/

Updated Annually
BAH rates are reviewed and adjusted by the DoD each year.

Tax-Free
BAH is a non-taxable allowance, unlike base pay.

Rank & ZIP Based
Your rate depends on paygrade, dependents, and duty station ZIP.

BAH IS ONLY PART OF THE PICTURE

Nevada's roughly 0.5% effective property tax rate and lack of state income tax can meaningfully change what a given BAH dollar actually buys here compared to other states — worth factoring in alongside sticker price.

NO STATE TAX

LOW PROP. TAX

LOCATION MATTERS

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AN HONEST HOUSING-COST ASSESSMENT

BAH rates are helpful, but they do not tell the full story. Housing decisions here involve budget, commute, lifestyle, and long-term comfort. Here's an honest perspective to help you make informed choices as you plan your move to Creech AFB.

THE GOOD NEWS

Nevada's lack of state income tax and low effective property tax rate (roughly 0.5%) stretch BAH further than in many states, and the Las Vegas Valley offers a wide range of price points across its many master-planned communities.

THE CHALLENGE

Creech has no on-base housing, so every family is choosing between a short commute with fewer amenities (Indian Springs) and a longer commute with more schools, shopping, and community (Centennial, Summerlin, Henderson) or maximum affordability at real distance (Pahrump).

THE RECOMMENDATION

Instead of choosing based on price alone, weigh commute time against your family's daily routine — school drop-off, second-job commutes, and how much desert highway driving you're comfortable doing twice a day, year-round.

FINDING YOUR BALANCE

Every family's priorities are different. Use the Cities & Communities and Gate Access pages together to weigh commute, schools, space, and budget honestly before committing to a neighborhood.

YOUR PRIORITIES **LOCAL INSIGHT** **YOUR FIT**

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VA Home Loan Benefit

A simple guide for Veterans, service members, and eligible survivors

A VA home loan isn't money lent by VA directly — a private lender (bank, mortgage company, or credit union) makes the loan, and VA guarantees part of it. That guaranty lowers the lender's risk, which is why VA loans come with standout terms.

KEY BENEFITS

- **$0 Down Payment**
  No down payment required in most cases — nearly 90% of VA loans close with $0 down.
- **No Monthly PMI**
  Skip the private mortgage insurance most low-down-payment loans require.
- **Reusable Benefit**
  See “Using Your Benefit More Than Once” below for the rules.
- **Negotiable Closing Costs**
  Sellers may credit up to 4% of the home's value toward your costs.
- **No VA Minimum Credit Score**
  VA sets no minimum; individual lenders may still set their own.

WHO'S ELIGIBLE

- **Active Duty**
  Generally 90 continuous days of service.
- **Veterans (Gulf War era–present)**
  24 continuous months, or full call-up period (min. 90 days), or a qualifying discharge exception.
- **National Guard & Reserve**
  90 days of active duty, or 6 creditable years of service.
- **Surviving Spouses**
  Certain DIC recipients, or spouses of an MIA/POW service member.
- **Certificate of Eligibility (COE)**
  Required for everyone — apply free online at VA.gov or through your lender.

VA Funding Fee — Purchase & Construction Loans

Down Payment	First-Time Use	Subsequent Use
Less than 5%	2.15%	3.30%
5% or more	1.50%	1.50%
10% or more	1.25%	1.25%

Rates effective 4/7/2023, as a % of the loan amount — usually financed into the loan. **Waived** for most Veterans receiving VA disability compensation, Purple Heart recipients on active duty, and surviving spouses receiving DIC. IRRRL, cash-out refinance, and NADL fees are lower and don't vary by down payment.

Using Your Benefit More Than Once

- **Repaid your prior VA loan but kept the home?** You can restore your full entitlement **one time only** to use again.
- **Sold the home and repaid the loan in full** — or had another eligible Veteran assume it and substitute their own entitlement? Your entitlement is restored, with no limit on how many times.
- **Didn't restore your entitlement?** You may still have remaining “bonus entitlement” to buy or refinance another home with no down payment, based on your county's loan limit.

SOURCE: U.S. Department of Veterans Affairs (VA.gov) — Home Loans, Eligibility, Funding Fee & Closing Costs, and Loan Limits & Entitlement pages.

EFFECTIVE DATE OF DATA: Funding fee rates effective April 7, 2023; all other details reflect VA.gov content current as of January 15, 2026.

DISCLAIMER: This fact sheet is for general information only and is not exhaustive. The author is not a licensed mortgage lender or financial advisor. Consult a VA-approved lender or licensed mortgage professional for guidance specific to your situation.

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VA LOAN TIPS FOR A SMOOTH TRANSACTION

VA loans are powerful, but success often comes down to preparation and strategy. These tips help buyers avoid delays and navigate the process with confidence.

GET YOUR COE BEFORE HOUSE HUNTING

Your Certificate of Eligibility (COE) confirms your VA loan benefit and shows sellers you're ready to move forward.

WHY SOME SELLERS HESITATE ABOUT VA

Some sellers or agents may misunderstand VA financing. Hesitation often comes from outdated information, not the loan itself.

TERMITE / WDO REPORT TIMING MATTERS

Many VA transactions require a wood-destroying organism inspection. Scheduling it early keeps your timeline on track. Note: Nevada's dry desert climate means WDO issues are less common than in humid states.

VA APPRAISAL PROTECTIONS MATTER

VA appraisals help ensure the property is safe, sound, and fairly valued, protecting your investment.

GET FULLY UNDERWRITTEN FIRST

A full underwriting approval (not just a prequalification letter) shows sellers your financing is rock-solid and ready to close.

KEEP YOUR FINANCES STEADY

Avoid new credit, big purchases, job changes, or large unexplained deposits between contract and closing — lenders re-verify before funding.

OFFER FLEXIBILITY ON REPAIRS

If a seller is worried about repair costs or the appraised value, offering to help bridge that gap can make your VA offer stand out.

VA LOANS NOW CLOSE JUST AS FAST

With electronic COE verification and streamlined underwriting, VA loans typically close in about 40-45 days — right in line with conventional financing.

PREPARATION BEATS SURPRISES

Every one of these tips reflects common friction points in real VA transactions. Working through your COE, timeline, and inspections step by step ahead of time helps keep things on track.

COE READY **ON TIME** **PROTECTED**

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WHICH MORTGAGE LOAN IS RIGHT FOR YOU?

Qualifying for a VA loan is a real benefit — but qualifying doesn't automatically make it your best option, especially if you have money saved for a down payment. Here's an honest, side-by-side look at your three main financing paths.

	VA LOAN	FHA LOAN	CONVENTIONAL
Down Payment	$0 down	3.5% down	3-5%+ down
Mortgage Insurance	None, ever	Upfront + monthly MIP, often for life of loan	PMI if under 20% down (removable at 20% equity)
Upfront Fee	Funding fee: 1.25%-3.3% of loan (financed)	Upfront MIP: 1.75% (financed)	None
Min. Credit Score	No VA minimum (lenders often 580-620+)	580+ for 3.5% down	Typically 620+
Best For	$0-down buyers; eligible veterans & service members	Lower credit scores, smaller down payments	Strong credit and/or savings for a down payment

THE EQUITY TRADE-OFF: WHY $0 DOWN ISN'T FREE

With $0 down and the VA funding fee rolled into your loan, your loan balance can start at or near the home's full purchase price. That typically means it takes longer to build equity than with FHA or conventional financing where you put money down up front. If you have savings available, it's worth comparing the equity you'd start with against the cash you'd need today before deciding.

There's also a PCS-specific risk to watch for. With $0 down and the funding fee financed into the loan, a large share of your principal payments in the first one to two years often goes toward that fee rather than paying down your actual loan balance. If new orders arrive in three to four years — a common PCS timeline — you may end up selling having built very little real equity, and repeating the cycle at your next duty station.

RUN YOUR OWN NUMBERS

Every buyer's situation is different. Compare your VA eligibility, available savings, and goals against real numbers — not just the loan you technically qualify for — before deciding.

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CHOOSING A LENDER: WHAT TO LOOK FOR

Choosing the right lender can make a major difference in your homebuying experience, especially with military or VA financing. Here's what separates a strong lender from a merely adequate one.

VA LOAN EXPERIENCE
Ask how many VA loans they close per year, and whether they understand entitlement, funding fee tiers, and VA appraisal requirements specific to Nevada.

REALISTIC TIMELINES
A good lender gives you an honest closing timeline up front (typically 30-45 days) and communicates proactively if anything changes.

TRANSPARENT COSTS
Ask for a full Loan Estimate early, and compare origination fees, discount points, and lender credits across at least two or three lenders.

FULL UNDERWRITING, NOT JUST PREQUAL
A lender willing to fully underwrite your file before you're under contract makes your offer far more competitive in a multiple-offer situation.

RESPONSIVENESS
PCS timelines are tight. A lender who answers calls, texts, or emails quickly is worth more than a marginally lower rate.

LICENSED IN NEVADA
Confirm the loan officer is licensed to originate loans in Nevada — a lender who only works in your previous state can't close your Nevada purchase.

The VA maintains a list of approved lenders at benefits.va.gov/homeloans, and many banks, credit unions, and independent mortgage companies originate VA loans in the Las Vegas market — comparing at least two or three is generally worth the extra time.

WHY THE RIGHT LENDER MATTERS

Stronger Offers
Sellers trust buyers with strong, verified financing.

Smoother Transactions
Fewer surprises means faster, calmer closings.

Better Overall Results
The right partner protects your bottom line.

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TEMPORARY HOUSING SOLUTIONS

Helping You Navigate the Transition With Confidence

During a PCS move to Creech AFB, temporary housing often becomes part of the journey — especially since Creech itself has no on-post lodging. Here are your best options.

NELLIS AFB LODGING

BEST FOR: *Immediate Arrival & PCS Priority*

The Nellis Lodging Office (5941 Fitzgerald Blvd., Bldg. 556, Nellis AFB) handles on-post TLF for Creech-assigned personnel. Reserve at (702) 652-2711 or af.dodlodging.net.

OFF-POST HOTELS (NW LAS VEGAS)

BEST FOR: *Immediate Flexibility & Backup*

Hotels along the US-95 corridor in northwest Las Vegas (Centennial area) put you close to both the highway and a shorter Creech commute — a reliable backup if Nellis lodging is full.

EXTENDED STAY HOTELS

BEST FOR: *Medium-Term Comfort*

Extended-stay properties in Summerlin and northwest Las Vegas offer full kitchens and weekly rates, ideal while house-hunting.

SHORT-TERM & CORPORATE RENTALS

BEST FOR: *Longer Stays & Family Space*

Furnished short-term rentals and corporate housing throughout the Las Vegas Valley offer more space than a hotel room for a longer house hunt.

WHY TEMPORARY HOUSING MATTERS

Choosing the right temporary housing can reduce stress and support a smoother transition while you decide between the commute trade-offs covered earlier in this guide.

COMFORT **FLEXIBILITY** **PEACE OF MIND**

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FAMILY RESOURCES: SCHOOLS IN THE AREA

Unlike many metro areas, the entire Las Vegas Valley — and Nevada's Nye County to the west — is served by just two school districts. Here's how that works, plus named schools and college options on the following pages.

PUBLIC SCHOOL DISTRICTS

Clark County School District (CCSD)

Every community in this guide except Pahrump — the 5th-largest school district in the U.S.

Nye County School District

Serves Pahrump and the rest of rural Nye County.

CCSD IS BUILT FOR MILITARY FAMILIES

CCSD had 32 schools designated as Nevada Purple Star Schools in 2026, recognizing campuses with active military-family transition support, and reports its visible military student population has more than doubled in recent years. Students may also apply to schools outside their assigned zone each fall.

SCHOOL ZONES NEAR EACH COMMUTE OPTION

Centennial Hills / NW Las Vegas
Centennial High School (CCSD)

Skye Canyon / North Las Vegas
Shadow Ridge High School (CCSD)

Summerlin
Palo Verde High School (CCSD)

Henderson
Coronado / Foothill High Schools (CCSD)

Pahrump
Pahrump Valley High School (Nye County SD)

Zoned schools shown are general-area references; always confirm your exact zoned school by address on the CCSD or Nye County SD website.

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SCHOOLS IN THE AREA, CONTINUED

HIGHLY-RATED / SPECIALTY SCHOOLS

Palo Verde High School
Summerlin • CCSD
8/10 GreatSchools rating; strong AP offerings, athletics, and arts with multiple National Blue Ribbon recognitions.

Advanced Technologies Academy (A-TECH)
Downtown Las Vegas • CCSD Magnet
Consistently ranked the top public high school in Nevada; 5-star NSPF rating and a 99% graduation rate. Admission by application.

West Career & Technical Academy
Las Vegas • CCSD Magnet
10/10-rated CTE magnet with career tracks in biomedical science, nursing, and engineering, open to all CCSD students by application.

COLLEGE & CONTINUING EDUCATION OPTIONS

UNLV (University of Nevada, Las Vegas)
8-time Gold-rated Military Friendly University; dedicated Military & Veteran Services Center, plus an office at Nellis AFB serving Creech-area personnel.

College of Southern Nevada (CSN)
Nevada's largest public college, with campuses in Henderson, West Charleston, and North Las Vegas — flexible for working adults and spouses.

Nevada State University
Four-year public university in Henderson with transfer-friendly pathways from CSN.

Roseman University of Health Sciences
Private university with a Henderson campus focused on pharmacy, nursing, and health sciences programs.

NOT SURE WHICH SCHOOLS FIT YOUR FAMILY?
CCSD's open-enrollment window each fall lets families apply outside their assigned zone — worth researching before you commit to a neighborhood based on price alone.

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FAMILY RESOURCES: CHILDCARE ON & OFF BASE

Creech AFB does not have its own child development center — childcare for Creech families runs through Nellis AFB, about 35–45 minutes away.

NELLIS AFB CHILD DEVELOPMENT CENTERS

CDC-1: 5085 John Chapman Pkwy, Nellis AFB · (702) 652-4241 CDC-2: 5089 John Chapman Pkwy, Nellis AFB · (702) 652-9314 Creech AFB personnel are authorized to use Nellis CDC services. Apply early through MilitaryChildCare.com — waitlists are common.

FAMILY CHILD CARE (FCC) & OFF-BASE OPTIONS

The Nellis/Creech Family Child Care program (702-652-4400) certifies in-home providers, some near Indian Springs. Licensed daycares are also available throughout Centennial, Summerlin, and North Las Vegas for families who commute.

FREE CHILDCARE HELP DURING YOUR PCS MOVE

A few programs specifically fund or provide childcare while you handle house hunting, out-processing, and the move itself:

Air & Space Forces Aid Society — Child Care for PCS

$200 per child (up to $1,000 per household) toward childcare during your move, including house-hunting trips. Apply within 60 days of arrival or departure.

Armed Services YMCA — Respite Child Care

Up to 16 free hours of childcare per child, per month, at participating YMCAs — no membership required.

Military OneSource — MilitaryChildCare.com

Free portal to search and request hourly, part-day, and full-day childcare near Creech and Nellis AFB.

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CIVILIAN EMPLOYMENT FOR MILITARY DEPENDENTS

Spouses and dependents have several paths into civilian work in the Las Vegas area — from federal GS positions with hiring preference, to on-base jobs at Nellis, to private-sector partnerships built specifically for military families. The local market is also shifting: healthcare, logistics, and technology are now growing faster than gaming and hospitality.

Priority Placement Program & Military Spouse Preference (PPP/MSP)

Register via myFSS (CAC login required)

Gives spouses priority consideration for DoD GS civilian positions (GS-15 and below) in your new commuting area. Register no earlier than 30 days before your sponsor's report date.

Military Spouse Noncompetitive Hiring Authority

Apply via USAJOBS.gov

Lets eligible spouses be hired into federal positions at any agency — not just DoD — without competing against the general public.

On-Base NAF Employment (Nellis Exchange, Commissary, FSS/MWR)

See MilitaryOneSource's NAF/AF jobs guide, or search USAJOBS.gov

Non-appropriated fund jobs at the Nellis Exchange, Commissary, fitness centers, and CDCs — many carry a Military Spouse Employment Preference for NAF hiring. Creech has its own Exchange and shoppettes with occasional NAF openings as well.

Military Spouse Employment Partnership (MSEP) & MyCAA

msepjobs.militaryonesource.mil

MSEP connects spouses with 1,000+ partner employers committed to military spouse hiring. MyCAA offers up to $4,000 in tuition assistance toward licenses, certifications, or an associate degree.

ADDITIONAL EMPLOYMENT RESOURCES

- **USAJOBS.gov**
  Search and apply for federal jobs; filter by the "Military Spouses" hiring path.
- **Nevada Military Spouse Licensing Reciprocity**
  Nevada offers occupational licensing reciprocity for spouses who already hold an active out-of-state license in an eligible field.
- **Nellis AFB Airman & Family Readiness Center**
  Free resume reviews, interview prep, and one-on-one employment counseling. 4311 N. Washington Blvd, Bldg 312, (702) 652-3327.

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OUTDOOR RECREATION YOU CAN'T MISS

The Las Vegas Valley is ringed by some of the most dramatic desert and mountain scenery in the country — most of it within an hour of Creech AFB.

FAN FAVORITES

RED ROCK CANYON NATIONAL CONSERVATION AREA

13-mile scenic drive, easy family trails, and the famous Calico Tanks hike — about 20 minutes from the Strip.

MOUNT CHARLESTON (SPRING MOUNTAINS)

Often 20-30 degrees cooler than the valley floor; hiking, picnics, and winter skiing at Lee Canyon.

LAKE MEAD NATIONAL RECREATION AREA

The largest reservoir in the U.S. — boating, swimming, fishing, and the Historic Railroad Trail.

VALLEY OF FIRE STATE PARK

Nevada's oldest state park; vivid red-rock formations and ancient petroglyphs at Atlatl Rock.

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MORE OUTDOOR ADVENTURES TO EXPLORE

Beyond the favorites, here are a few more highly-rated spots — some close to town, others worth the drive.

CLOSE TO TOWN

Spring Mountain Ranch State Park
A historic ranch turned state park at the base of Red Rock, with shaded picnic areas and outdoor summer theater.

Sunset Park
Family favorite in southeast Las Vegas with a lake, playgrounds, dog park, and disc golf course.

Floyd Lamb Park at Tule Springs
A quiet North Las Vegas oasis with fishing ponds, peacocks, and shaded lawns — close to Skye Canyon and North Las Vegas neighborhoods.

WORTH THE DRIVE

Death Valley National Park
The lowest, hottest, and driest spot in North America — about 2 hours from the Las Vegas Valley (visit fall through spring).

Hoover Dam
One of the great engineering marvels of the 20th century, about 45 minutes southeast of Las Vegas near Boulder City.

Zion National Park
Red-rock canyons and the famous Narrows hike, about 2.5 hours from Las Vegas across the Arizona strip.

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BEYOND THE STRIP: LOCAL FAVORITES

The Strip gets the postcards, but these are the spots that make Las Vegas feel like a place people actually live — not just visit.

DOWNTOWN CONTAINER PARK

707 Fremont St, Las Vegas

Free, open-air shopping built from shipping containers, with a three-story treehouse play structure for kids.

FREMONT STREET EXPERIENCE

425 Fremont St, Las Vegas

The famous LED canopy light shows and street performers in Old Vegas — walkable and free to enjoy.

THE MOB MUSEUM

300 Stewart Ave, Las Vegas

A deep dive into organized crime and law enforcement history, housed in a former downtown courthouse.

SPRING PRESERVE

333 S Valley View Blvd, Las Vegas

A 180-acre desert park with botanical gardens, trails, and a hands-on museum — a favorite for families.

"Las Vegas locals will tell you the real city starts a few blocks off the Strip — downtown, the parks, and the desert just past the city limits."

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FAMILY FUN & ANNUAL EVENTS

Discover the events locals look forward to every year — the experiences that help make the Las Vegas Valley feel like home.

SPRING

- Las Vegas Great Italian Festival
- Various Strip pool season openings (Mar-Apr)
- Red Rock Canyon spring wildflower season

SUMMER

- EDC Las Vegas (Electric Daisy Carnival, May)
- Lee Canyon summer scenic chairlift season
- Las Vegas Aviators baseball (Summerlin)

FALL

- Life Is Beautiful Music & Art Festival (Sept)
- Age of Chivalry Renaissance Festival
- Halloween Haunted Houses at Fright Dome

WINTER

- Wrangler National Finals Rodeo (Dec)
- Ethel M Botanical Cactus Garden Holiday Lights
- Lee Canyon ski & snowboard season

MARK YOUR CALENDAR

The Las Vegas Valley's event calendar is packed year-round — many events are free or low-cost, and several (like Lee Canyon's ski season) are easy day trips from anywhere in the valley.

FESTIVALS **FAMILY FUN** **YEAR-ROUND**

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MILITARY-SPECIFIC MOVING RESOURCES

Moving with the military comes with unique options and decisions. Understanding the difference between DPM, PPM, and Partial PPM can help you choose the move that best fits your family, timeline, and budget.

DPM (Defense Personal Property Move)

WHAT IT ENTAILS:
The government arranges everything — a licensed moving company packs, loads, transports, and unloads your household goods. You coordinate pickup and delivery dates but handle very little of the physical work yourself.

BEST FOR: Families wanting less hands-on coordination and government-arranged moving support.

PPM (Personally Procured Move)

WHAT IT ENTAILS:
Formerly called a "DITY" move. You arrange and execute the move yourself — renting a truck, hiring labor, or both — and the government reimburses you based on what it would have cost them to move you. Spend less than that estimate and you keep the difference.

BEST FOR: Families seeking flexibility, greater control, and potential financial incentive.

Partial PPM

WHAT IT ENTAILS:
A hybrid approach: part of your household goods move through government-arranged DPM, while you personally move the rest — often high-value or sentimental items — for separate reimbursement.

BEST FOR: Families wanting flexibility while reducing overall moving workload.

Every PCS situation is different. Review your orders and transportation office guidance before choosing your move type.

The 99th Logistics Readiness Squadron's Transportation Management Office at Nellis AFB handles the paperwork and scheduling for DPM and PPM moves for Creech-assigned personnel — make it your first stop once you have orders in hand.

TRANSPORTATION MANAGEMENT OFFICE — NELLIS AFB

6155 McGough Pkwy, Bldg. 809, Nellis AFB, NV 89191 · Household Goods/TMO desk | Your first stop for scheduling DPM movers, PPM counseling, and move paperwork — visit or call before you finalize your move type.

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PCS MONEY & MOVING BENEFITS

Military moves include several benefits designed to help cover relocation costs and reduce financial stress.

DLA — Dislocation Allowance
Extra moving help for miscellaneous expenses that pop up during relocation.

MALT — Monetary Allowance in Lieu of Transportation
If you drive your own car, this helps cover travel mileage — useful given the long desert drives common to this move.

TLE — Temporary Lodging Expense
Helps pay for hotel stays and meals while moving within the United States.

TLA (OCONUS)
Similar to TLE, but for overseas PCS moves — short-term lodging support while transitioning abroad.

PPM Weight Allowances
Authorized limits for how much you can move during a PCS, based on rank and family size.

If DLA, MALT, TLE, TLA, or your PPM weight allowance weren't squared away at your previous duty station, the Nellis Finance Office can help get them sorted out.

FINANCE OFFICE — NELLIS AFB
99th Comptroller Squadron — 4420 Grissom Ave, Bldg. 11, Nellis AFB, NV 89191 | Submit pay and travel voucher questions anytime through the Comptroller Services Portal (CSP) at csp.cce.af.mil — the primary way to reach Finance for PCS pay issues.

DON'T LEAVE BENEFITS ON THE TABLE

PCS benefits can be easy to overlook in the shuffle of a move. Review your orders against this list, and flag anything that looks off with the Finance Office directly.

DLA & MALT

TLE & TLA

WEIGHT LIMITS

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PCS MOVING TIMELINE

A simple step-by-step timeline to help keep your PCS organized, reduce stress, and stay ahead of deadlines.

WEEKS 12-9

- Review PCS orders and timelines
- Create a PCS binder
- Contact the TMO
- Start collecting documents
- Research DPM/PPM/Partial PPM options

WEEKS 8-5

- Declutter and donate unused items
- Arrange school and medical record transfers
- Review weight allowances
- Begin organizing travel plans
- Begin house hunting — decide on a commute range

WEEKS 4-2

- Schedule pack-out and transportation dates
- Finalize documents
- Confirm travel plans
- Goal for "under contract" on new home

WEEK 1 - MOVING WEEK

- Supervise pack-out and inventory
- Complete final home walkthrough
- Keep paperwork accessible
- Carry medications separately
- Travel to Creech AFB / Indian Springs

BUILD YOUR OWN TIMELINE

Every move has its own quirks — orders, school calendars, lease dates. Use this as a starting template and adjust dates to fit your family's specific situation.

CUSTOM TIMELINE

STAY AHEAD

REFERENCE OFTEN

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PLANNING FOR YOUR MILITARY LIFESTYLE

Buying a home is more than a PCS decision — it's part of your family's long-term plan.

1. DEPLOYMENT-READY HOME ITEMS

Low-maintenance desert landscaping (xeriscaping), smart home technology, security systems, and durable finishes make homeownership easier during deployments and extended absences.

2. FUTURE PCS RESALE PLANNING

Even if you plan to stay for years, consider resale value from day one — school zones, commute time to Creech or Nellis, and neighborhood growth all matter later.

3. INVESTMENT OPPORTUNITY

Some military families keep their home as a rental after relocating. Nevada's landlord-friendly laws and strong Las Vegas rental demand may create future investment opportunities.

4. PROPERTY MANAGEMENT SOLUTIONS

Managing a home from another duty station can be challenging. A good local property manager can make long-distance ownership much less stressful.

PLANNING FOR THE LONG GAME?

Whether this is a two-year stop or a longer assignment, think through the resale and rental angles up front — not after you've already signed.

RIGHT-FIT HOME | **RESALE SMART** | **LONG-TERM VALUE**

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MILITARY FINANCIAL STRATEGY: BUY-AND-RENT

Buying a home at your current duty station with the intent to rent it out when you PCS can be a powerful wealth-building move or an expensive mistake. Here's a clear-eyed look at when this strategy works.

WHEN IT WORKS

- BAH essentially pays your mortgage — building equity with government money
- VA loan: no down payment, no PMI
- Rental income can offset your next housing cost during PCS
- Depreciation and mortgage interest are tax-deductible
- No Nevada state income tax on rental income earned while stationed elsewhere

WHEN IT DOESN'T

- Negative cash flow if rent doesn't cover PITI + fees
- VA loan entitlement may be tied up
- Bad tenants or repairs can wipe out a year of cash flow
- Capital gains tax exposure if sold within 2 years

QUESTIONS WORTH ASKING BEFORE YOU BUY:
Would this home appeal to future renters? Could expected rent cover most ownership costs? Am I comfortable being a landlord or hiring a property manager? If I receive PCS orders in three years, would keeping this home still make financial sense?

RUN THE NUMBERS BEFORE YOU DECIDE

Buy-and-rent isn't right for everyone. Pencil out the real math for your specific situation — rent comps, property management fees, and vacancy risk — before committing.

REAL NUMBERS

HONEST LOOK

YOUR DECISION

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CREECH AFB & NELLIS AFB: WHO DOES WHAT

Creech and Nellis operate as separate wings with different missions, but many support functions for Creech families still run through Nellis, about 35–45 minutes away. Here's a quick reference so you know where to go.

AVAILABLE AT CREECH AFB

Base Exchange
Full Exchange plus two shoppettes on Creech.

Fitness Centers
Two on-base fitness centers.

Golf Course
On-base golf course available to authorized patrons.

Veterinary Clinic
On-base veterinary services.

Medical Clinic
Outpatient clinic for routine and urgent care.

ITT (Information, Tickets & Travel)
Discounted tickets and travel booking.

HANDLED AT NELLIS AFB (~35–45 MIN AWAY)

On-Base Family Housing
Privatized housing operated by Hunt Military Communities.

Commissary
Full commissary at 4200 Mountain Home St., Nellis AFB.

Hospital / Mike O'Callaghan Federal Hospital
104-bed hospital with ER, surgical, and radiology services.

Child Development Centers
Both CDCs serving Creech-authorized families.

Transportation Management Office (TMO)
Household goods and PCS shipment coordination.

Finance Office
Pay, travel voucher, and PCS entitlement questions.

Numbers and locations current as of 2026; call ahead to confirm hours before making the drive.

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RESOURCES & CLOSING NOTES

Thank You for Reading

Whether you're arriving for a PCS or supporting a family member's move to Creech AFB, we hope this guide has helped you feel more prepared for the transition ahead.

Every figure and fact in this guide reflects publicly available sources as of 2026 — official DoD BAH schedules, MilitaryOneSource, installation housing offices, and public market data — and all of it changes over time. Confirm current details with the relevant office before making financial decisions.

KEY CONTACTS AT A GLANCE

- Nellis AFB Housing Office — (702) 652-1840
- Nellis Lodging Office — (702) 652-2711
- Nellis Airman & Family Readiness Center — (702) 652-3327
- Nellis/Creech Family Child Care — (702) 652-4400

DISCLAIMER: This is an independently produced informational guide and is not an official U.S. Air Force or Department of Defense publication. Always verify military benefits, reimbursements, and entitlements with your Transportation Management Office (TMO), Finance Office, or other qualified professionals before making financial decisions.

WELCOME TO CREECH AFB.

EQUAL HOUSING OPPORTUNITY

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