



# RED ROCK CITIZENS ADVISORY COUNCIL

## Blue Diamond Library

163 Cottonwood Drive  
Blue Diamond, NV 89004

July 28, 2021  
7:00pm

### AGENDA

#### Note:

- Items on the agenda may be taken out of order.
- The Council may combine two (2) or more agenda items for consideration.
- The Council may remove an item from the agenda or delay discussion relating to an item at any time.
- No action may be taken on any matter not listed on the posted agenda.
- All planning and zoning matters heard at this meeting are forwarded to the Board of County Commissioners' Zoning Commission (BCC) or the Clark County Planning Commission (PC) for final action.
- Please turn off or mute all cell phones and other electronic devices.
- Please take all private conversations outside the room.
- With a forty-eight (48) hour advance request, a sign language interpreter or other reasonable efforts to assist and accommodate persons with physical disabilities, may be made available by calling (702) 455-3530, TDD at (702) 385-7486, or Relay Nevada toll-free at (800) 326-6868, TD/TDD.
- Supporting material provided to Board/Council members for this meeting may be requested from Lara McAdam at 702-592-1441.
  - Supporting material is/will also available at the Clark County Department of Administrative Services, 500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155.
  - Supporting material is/will be available at <http://clarkcountynv.gov/RedRockCAC>

Board/Council Members: Barbara Luke, Chairperson    Evan Slawson, Vice Chairperson  
Trent Billingsley                                      Bob Matthews                                      Pauline van Betten

Secretary: Lara McAdam, 702-592-1441, [LaraTAB.CAC@gmail.com](mailto:LaraTAB.CAC@gmail.com)  
Clark County Department of Administrative Services,  
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Meggan Holzer, 702-455-0341, [meggan@clarkcountynv.gov](mailto:meggan@clarkcountynv.gov)  
Clark County Department of Administrative Services,  
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

- I. Call to Order, Pledge of Allegiance, and Roll Call
- II. Public Comment- This is a period devoted to comments by the general public about items on this agenda. No discussion, action, or vote may be taken on this agenda item. You will be afforded the opportunity to speak on individual Public Hearing Items at the time they are presented. If you wish to speak to the Council about items within its jurisdiction but not appearing on this agenda, you must wait until the "Comments by the General Public" period listed at the end of this agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.
- III. Approval of Minutes for June 30, 2021. (For possible action)

- IV. Approval of the Agenda for July 28, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)
  - 2. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)
  - 3. Receive a report from BLM regarding current and upcoming projects, updates on the Red Rock Legacy bike trail, information about the Red Rock National Conservation Area, and other updates about Public Lands in the area (for discussion only)
  - 4. Receive a report from Clark County Administrative Services regarding Transform Clark County, updates on ET-21-400073 and UC-21-0259, and any other updates from Clark County (for discussion only)
- VI. Planning and Zoning  
08/04/21 BCC
  - 1. **UC-21-0280-GYPSUM RESOURCES I, LLC:**  
**USE PERMIT** for a single family residential planned unit development.  
**DESIGN REVIEWS** for the following: 1) single family residential planned unit development; and 2) finished grade on 563.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located 3,700 feet north of SR 159, approximately 1.5 miles west of the intersection of SR 160 (Blue Diamond Rd) and SR 159 within Red Rock. JJ/rk/jo (For possible action) **8/4/21 BCC**
  - 2. **TM-21-500083-GYPSUM RESOURCES I, LLC:**  
**TENTATIVE MAP** consisting of 280 residential lots and common lots on 563.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located 3,700 feet north of SR 159, approximately 1.5 miles west of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/rk/jo (For possible action) **8/4/21 BCC**
- VII. General Business
  - 1. Review the requests from last year’s budget cycle and discuss requests for the upcoming budget cycle (for discussion only)
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Council’s jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell** your last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.
- IX. Next Meeting Date: September 1, 2021.
- X. Adjournment.

**POSTING LOCATIONS:** This meeting was legally noticed and posted at the following locations:  
Blue Diamond Library, 14 Cottonwood Dr, Blue Diamond, NV 89004  
<https://notice.nv.gov>



# Red Rock Citizens Advisory Council

June 30, 2021

## MINUTES

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Board Members: Chair, Barbara Luke      Vice-Chair, Evan Slawsom  
Trent Billingsley      Bob Matthews      Pauline van Betten

Secretary: Lara McAdam, 702-592-1441, [LaraTAB.CAC@gmail.com](mailto:LaraTAB.CAC@gmail.com)

Town Liaison: Megan Holzer, 702-455-0341, [meggan@clarkcountynv.gov](mailto:meggan@clarkcountynv.gov)

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- I. Call to Order, Pledge of Allegiance, Roll Call  
**The meeting was called to order at 7:00 pm**  
**Barbara Luke and Trent Billingsley – absent, excused**
- II. Public Comment  
**None**
- III. Approval of Minutes for May 26, 2021  
**Moved by: Bob Matthews**  
**Action: Approved with corrections**  
**Vote: 3-0/Unanimous**
- IV. Approval of Agenda for June 30, 2021  
**Moved by: Evan Slawsom**  
**Action: Approved**  
**Vote: 3-0/Unanimous**
- V. Informational Items
  1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)  
  
**Jordan Bunker reported on current water levels. A water main brake at Village Drive was been repaired. Improvements to the system should start within the next few months.**
  2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)  
  
**Sgt. Pickler was in attendance and reported no new crime. Nothing to report.**

3. Receive a report from BLM regarding current and upcoming projects, updates on Red Rock Legacy bike trail, information about Red Rock National Conservation Area, and other updates about Public Lands in the area (for discussion).

**Josh Travers reported that the Calico Basin Recreational Area Management Plan is still in process and the end date has been extended. The Legacy Trail geotechnical report was completed and September is the anticipated decision date for Section 1. Phase 5 has a rough drawing just completed for review. Catrina Williams reminded folks that this is High Fire Season.**

4. Receive a report from Clark County Administrative Services regarding Transform Clark County, and any other updates from Clark County (for discussion only)

**Meggan Holzer reported that Transform Clark County is wrapping up land use plan portion of the project. She is continuing to express concerns to the consultants regarding the changes to the Outlying Neighborhood land use category.**

VI. Planning & Zoning

1. **ET-21-400073 (UC-18-0913)-REXIUS, RICK D. & ROCHELLE:**  
**USE PERMITS FIRST EXTENSION OF TIME** for the following: 1) horse riding/rental stable; 2) reduce lot area for a horse riding/rental stable; 3) allow an accessory agricultural building in the front yard; and 4) waive the required trees along all side and rear property lines.

**WAIVER OF DEVELOPMENT STANDARDS** to increase accessory structure height.

**DESIGN REVIEW** for a residential boarding and horse riding/rental stables in conjunction with a single family residence on a portion of 2.3 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Cote Road, 280 feet south of Blue Diamond Road within Red Rock. JJ/jgh/jo (For possible action)

**Moved by : Bob Matthews**

**Action: Approved with County Staff recommendations**

**Vote: 3-0/ Unanimous**

2. **UC-21-0259-REXIUS, RICK D. & ROCHELLE:**  
**USE PERMITS** for the following: 1) horse riding/rental stable; 2) reduce lot area for a horse riding/rental stable; 3) allow an accessory agricultural building in the front yard; and 4) waive the required trees along all side and rear property lines.

**WAIVER OF DEVELOPMENT STANDARDS** to increase accessory structure height.

**DESIGN REVIEW** for a residential boarding facility and horse riding/rental stables in conjunction with a single family residence on 2.4 acres in an R-E (Rural Estates Residential) Zone. Generally located on the west side of Cote Road, 280 feet south of Blue Diamond Road within Red Rock. JJ/md/jo (For possible action)

**Moved by : Bob Matthews**

**Action: Approved with County Staff Recommendations**

**Vote: 3-0 / Unanimous**

VII. General Business

1. Receive a report from Nevada Highway Patrol – Commercial Division regarding truck traffic and enforcement on SR 159 (for discussion only)

**Sgt. Madsen reported that he and his staff have been doing enforcement on SR 159 and all trucks that they have stopped have legitimate reasons for using the road. He expects truck traffic to increase as construction on the Bonnie Springs development begins.**

VIII. Comments by the General Public

**Bob Matthews expressed concerns about trash and recycling being dumped into the same truck by Republic Services.**

IX. Next Meeting Date

The next meeting will be July 28, 2021

X. Adjournment

The meeting was adjourned at approximately 8:20 pm

**ATTACHMENT A  
RED ROCK CITIZENS ADVISORY COUNCIL  
ZONING AGENDA  
WEDNESDAY, 7:00 P.M., JULY 28, 2021**

08/04/21 BCC

1. **UC-21-0280-GYPSUM RESOURCES I, LLC:**  
**USE PERMIT** for a single family residential planned unit development.  
**DESIGN REVIEWS** for the following: **1)** single family residential planned unit development; and **2)** finished grade on 563.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located 3,700 feet north of SR 159, approximately 1.5 miles west of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/rk/jo (For possible action)
  
2. **TM-21-500083-GYPSUM RESOURCES I, LLC:**  
**TENTATIVE MAP** consisting of 280 residential lots and common lots on 563.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located 3,700 feet north of SR 159, approximately 1.5 miles west of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/rk/jo (For possible action)

PLANNED UNIT DEVELOPMENT  
(TITLE 30)

SR 159/SR 160  
(RED ROCK)

PUBLIC HEARING  
APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**UC-21-0280-GYPSUM RESOURCES I, LLC:**

**USE PERMIT** for a single family residential planned unit development.  
**DESIGN REVIEWS** for the following: **1)** single family residential planned unit development; and **2)** finished grade on 563.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District.

Generally located 3,700 feet north of SR 159, approximately 1.5 miles west of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/rk/jo (For possible action)

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RELATED INFORMATION:

**APN:**  
164-32-301-001; 164-32-701-001; 164-32-801-001; 175-05-101-001; 175-05-201-001; 175-05-301-002; 175-05-501-001; 175-05-601-001; 175-05-701-001

**USE PERMIT:**  
Allow a proposed planned unit development for a single family residential subdivision establishing development standards including, but not limited to: lot areas; building setbacks and separations; and wall heights per plans on file per Chapter 30.24.

**DESIGN REVIEWS:**  
1. Proposed single family residential planned unit development.  
2. Increase finished grade up to 168 inches (14 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (an 834% increase).

**LAND USE PLAN:**  
NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

**BACKGROUND:**  
**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 563
- Number of Lots: 280
- Density (du/ac): 0.5
- Minimum/Maximum Lot Size (square feet): 7,041/142,570

- Project Type: Single family planned unit development
- Open Space Required/Provided: 1.6 acres/63.9 acres (excluding golf course area)

### Site Plan

The project area is bounded on the north, west, south, and portions of the east by the Red Rock Canyon National Conservation Area. The planning area is intended to be developed on what is commonly referred to as the James Hardie Gypsum Mine or Blue Diamond Hill. The property consists primarily of significantly impacted areas as a by-product of the mining operations. Predominately due to the open pit mining operation over the last 90 plus years, the site is characterized by large, deeply cut areas and large fill slopes (tailings). In general, the site is dominated by a westward sloping ridge located between the Spring Mountains and the Las Vegas Valley.

The scope of the project consists of a gated 280 lot single family residential planned unit development (PUD) on approximately 563 acres for a density of 0.5 dwelling units per acre. The site is privately owned and zoned R-U. The land use context of this community consists of a variety of low density residential product types that may include a future 18 hole golf course and clubhouse. Access to the site will be provided by an existing haul road that connects to SR 159 to the southwest. The main access road is currently a dirt road which will be improved as a 37 foot wide street with a sidewalk on 1 side of the street. All roads within the proposed subdivision are shown as private and will be developed with a 34 foot wide drivable surface and a 5 foot wide sidewalk on 1 side of the street.

The project complies with all provisions for a PUD, including but not limited to, perimeter setbacks, open space, streetscapes, and parking. The single family residences are proposed to be developed by different home builders during future phases of this development; therefore, there are no elevations or floor plans submitted with this request. In conjunction with the PUD the site is located within the hillside development (slopes greater than 12%); however, the project will not be developing on any undisturbed land; therefore, the provisions of the hillside ordinance do not apply to this application.

The applicant is requesting modified standards such as, but not limited to:

- Maximum cumulative height of a series of retaining walls
- Modified area of lot sizes for R-U zoning
- Modified setbacks for R-U zoning

The range of lot sizes are show at a minimum of 7,041 square feet up to a maximum of 142,570 square feet, with an average lot size of 45,000 square feet. The minimum setbacks for future primary dwellings will be:

- Front - 20 feet
- Side Interior - 5 feet
- Side Corner - 10 feet
- Rear - 20 feet



### Landscape & Screening

A network of common open space is located throughout the development which will include walking paths, pocket parks, recreational areas, and other future amenities. The total amount of open space is depicted at 63.9 acres where 1.6 acres is required.

The maximum cumulative height of a series of retaining walls is shown at 48 feet where for each 12 feet of vertical height, a 6 feet horizontal off-set will be provided. This project is unique in the fact that it is a reclaimed gypsum mine with large amounts of cut and fill that have occurred on portions of this site due to mining operations. Allowing higher walls will aid in the re-shaping of the site to reduce sloped areas.

### Elevations & Floor Plans

The single family residences are to be developed by different home builders during future phases of this development; therefore, there are no elevations or floor plans submitted with this request.

### Applicant's Justification

According to the applicant the subject property is currently being mined under valid permits. The scope of this application is 563 acres and will be mined entirely prior to the development of the residential community. The property is served via the historic access road providing direct access to the property from SR 159. The proposed project minimizes adverse impacts on the surrounding properties by locating open space and low density housing along the project edges. Furthermore, the applicant indicates the proposed project is compatible with the surrounding environment and the residential developments in the area by adhering to an overall density of 0.5 du/ac. Also, a key community design element of the project is the ability to incorporate a variety of lot sizes and configurations, thereby allowing for a diversity of home designs and types in creating a high quality residential community.

Finally, according to the applicant, this property has been planned to offer a variety of lot sizes to appeal to several home buyer market segments. Each of these segments may represent specialty markets served by different home building entities. To facilitate the efficient delivery of the project on a timeline that is in tuned to the current mining operations and home buying market demands, they propose to phase the subdivision of property. Generally, the mining activity will continue outwardly from the existing operations in the northeast portions of the project area and continue in a southeast/southwest direction.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
WC-18-400232 (MP-0313-11)	Waiver of conditions on a Concept Plan requiring no access onto SR 159; and right-of-way approval from the BLM for primary access is required prior to approval of Specific Plan in conjunction with a mixed-use Comprehensive planned community	Approval of the first condition and denial of the second condition by BCC	April 2019
MP-0468-11	Specific Plan for Gypsum Resources	Deleted	

### Prior Land Use Requests

Application Number	Request	Action	Date
MP-0469-11	Public Facilities Needs Assessment for Gypsum Resources	Deleted	
MP-0505-16	Amended Concept Plan for the Gypsum Reclamation planned community - withdrawn	Withdrawn	
WC-0099-11 (MP-0313-11)	Waiver of conditions on a Concept Plan requiring no access onto SR 159, and right-of-way approval from the BLM for primary access is required prior to approval of Specific Plan in conjunction with a mixed-use Comprehensive planned community - withdrawn	Withdrawn	
MP-0313-11	Concept Plan for the Gypsum Resources planned community	Approved by BCC	August 2011
MP-0736-02	Concept Plan for a planned community known as Cielo Encantado - withdrawn	Withdrawn	

### Related Applications

Application Number	Request
TM-21-500083	A tentative map to subdivide the site into 280 single family residential lots on 563 acres is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### Analysis

#### Current Planning

#### Use Permit

A use permit is a discretionary land use application that is considered on a case by case basis in consideration of Title 30 and the Comprehensive Master Plan. One of several criteria the applicant must establish is that the use is appropriate at the proposed location and demonstrate the use shall not result in a substantial or undue adverse effect on adjacent properties.

#### Use Permit & Design Review #1

A planned unit development (PUD) is intended to maximize flexibility and innovation in residential developments by utilizing area sensitive site planning and design to achieve a desirable mixture of compatible land use patterns that will minimize adverse impacts on surrounding properties and provide consistency with the Comprehensive Master Plan, Title 30, and other applicable goals and policies. The proposed development is located on Blue Diamond Hill abutting the Red Rock Canyon National Conservation Area. Development of the site must be done within the framework of any applicable minimum development standards, goals and policies, and available resources. The applicant has requested the PUD to obtain the benefit of modified wall heights, lot area, and setbacks.

The development plan for this project contemplates that public services such as water, sewer, and gas will be provided to future residences. The project is in an area not currently served by public water or sewer. Therefore, the developer should work closely with the appropriate agencies to ensure adequate facilities are in place and/or provide for the facilities if they are not readily available. Staff is requesting that if this application is approved a condition be placed on the application to ensure the proposed use will be adequately served by public improvements, facilities, and services.

### **Public Works - Development Review**

#### Design Review #2

This design review represents the maximum grade difference within the boundary of this application. This information is based on preliminary data to set the worst case scenario. Staff will continue to evaluate the site through the technical studies required for this application. Approval of this application will not prevent staff from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approval.

### **Staff Recommendation**

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, Title 30, and/or the Nevada Revised Statutes.

### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

- Homeowner's Association to maintain private roads;
- If public water or sewer are not attainable, then lots must meet minimum lot size requirements from the Nevada Division of Water Resources and/or Southern Nevada Health District for water and septic.
- Applicant is advised that a future land use application will be required for the golf course; that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that this application must commence within 4 years of approval date or it will expire.

### **Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Nevada Department of Transportation approval;

- Demonstrate paved legal access.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

**Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

**Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0255-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GYPSUM RESOURCES I, LLC

**CONTACT:** WESTWOOD PROFESSIONAL SERVICE, 5725 W. BADURA AVE., STE 100,  
LAS VEGAS, NV 89118

BLUE DIAMOND HILL PLANNING AREA 1  
(TITLE 30)

SR 159/SR 160  
(RED ROCK)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST  
**TM-21-500083-GYPSUM RESOURCES I, LLC:**

**TENTATIVE MAP** consisting of 280 residential lots and common lots on 563.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District.

Generally located 3,700 feet north of SR 159, approximately 1.5 miles west of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/rk/jo (For possible action)

---

RELATED INFORMATION:

**APN:**

164-32-301-001; 164-32-601-001; 164-32-701-001; 175-05-101-001; 175-05-201-001; 175-05-301-002; 175-05-501-001; 175-05-601-001; 175-05-701-001

**LAND USE PLAN:**

NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL (UP TO 0.5 DU/AC)

**BACKGROUND:**

**Project Description**

**General Summary**

- Site Address: N/A
- Site Acreage: 563
- Number of Lots: 280
- Density (du/ac): 0.5
- Minimum/Maximum Lot Size (square feet): 7,041/142,570
- Project Type: Single family planned unit development

The proposed project consists of a gated 280 single family residential lots and 18 common lots on what is commonly referred to as the James Hardie Gypsum Mine or Blue Diamond Hill. The development is located on approximately 563 acres with a density of 0.5 dwelling units per acre. The site is privately owned and zoned R-U. The land use context of this community includes a variety of low density, upscale residential product types that will include an 18 hole golf course and clubhouse. Several of the common lots are intended to comply with open space requirements for a planned unit development and will consist of walking paths, pocket parks, golf course, recreational areas, and other future amenities. Access to the site will be provided by an existing haul road that connects to SR 159 to the southwest. The main access road is currently a dirt road which will be improved with a 37 foot wide street with a sidewalk on 1 side of the street. All roads within the proposed subdivision are shown as private and will be developed with a 34 foot wide drivable surface and a 5 foot wide sidewalk on 1 side of the street.

### Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400232 (MP-0313-11)	Waiver of conditions on a Concept Plan requiring no access onto SR 159 and right-of-way approval from the BLM for primary access is required prior to approval of Specific Plan in conjunction with a mixed-use Comprehensive planned community	Approval of the first condition and denial of the second condition by BCC	April 2019
MP-0468-11	Specific Plan for Gypsum Resources	Deleted	
MP-0469-11	Public Facilities Needs Assessment for Gypsum Resources	Deleted	
MP-0505-16	Amended Concept Plan for the Gypsum Reclamation planned community - withdrawn	Withdrawn	
WC-0099-11 (MP-0313-11)	Waiver of conditions on a Concept Plan requiring no access onto SR 159, and right-of-way approval from the BLM for primary access is required prior to approval of Specific Plan in conjunction with a mixed-use Comprehensive planned community - withdrawn	Withdrawn	
MP-0313-11	Concept Plan for the Gypsum Resources planned community	Approved by BCC	August 2011
MP-0736-02	Concept Plan for a planned community known as Cielo Encantado - withdrawn	Withdrawn	

### Related Applications

Application Number	Request
UC-21-0280	A use permit for a 280 lot single family planned unit residential development, including alternative design standards contained within Chapter 30.52 is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request meets the goals and purposes of Title 30.

### Analysis Current Planning

This request meets the tentative map requirements as outlined in Title 30.

### Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Comprehensive Master Plan, and/or the Nevada Revised Statutes.

## **PRELIMINARY STAFF CONDITIONS:**

### **Current Planning**

- Applicant is advised that the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified, and that a final map for all, or a portion, of the property included under this application must be recorded within 4 years or it will expire.

### **Public Works - Development Review**

- Drainage study and compliance;
- Drainage study must demonstrate that the proposed grade elevation differences outside that allowed by Section 30.32.040(a)(9) are needed to mitigate drainage through the site;
- Traffic study and compliance;
- Nevada Department of Transportation approval;
- Demonstrate paved legal access.
- Applicant is advised that approval of this application will not prevent Public Works from requiring an alternate design to meet Clark County Code, Title 30, or previous land use approvals.

### **Current Planning Division - Addressing**

- The roads providing access to the subdivision shall be named;
- A Street Naming or Street Name Change application shall be submitted and approved prior to the assignment of addresses;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- Streets shall have approved street names and suffixes.

### **Building Department - Fire Prevention**

- Applicant is advised that fire/emergency access must comply with the Fire Code.

### **Clark County Water Reclamation District (CCWRD)**

- Applicant is advised that a Point of Connection (POC) request has been completed for this project; to email [sewerlocation@cleanwaterteam.com](mailto:sewerlocation@cleanwaterteam.com) and reference POC Tracking #0255-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require a new POC analysis.

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GYPSUM RESOURCES I, LLC

**CONTACT:** WESTWOOD PROFESSIONAL SERVICE, 5725 W. BADURA AVE., STE 100,  
LAS VEGAS, NV 89118



# TENTATIVE MAP APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE	DEPARTMENT USE	APP. NUMBER: <u>TM-21-500083</u>	DATE FILED: <u>6-1-21</u>
		PLANNER ASSIGNED: <u>RK</u>	TAB/CAC DATE: <u>7-28-21</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		TAB/CAC: <u>Red rock</u>	R-U/PUD <u>Red rock Design Overall</u>
		PC MEETING DATE: _____	RR
		BCC MEETING DATE: <u>8-4-21</u>	JJ
		FEE: <u>\$750.00</u>	

PROPERTY OWNER	NAME: <u>Gypsum Resources, LLC (successor by merger with Gypsum Resources I, LLC)</u>
	ADDRESS: <u>8912 Spanish Ridge Ave #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-493-8111</u> CELL: <u>702-493-8111</u>
	E-MAIL: <u>jim@gypsumresources.com</u>

APPLICANT	NAME: <u>Gypsum Resources, LLC</u>
	ADDRESS: <u>8912 Spanish Ridge Ave #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-493-8111</u> CELL: <u>702-493-8111</u>
	E-MAIL: <u>jim@gypsumresources.com</u> REF CONTACT ID #: _____

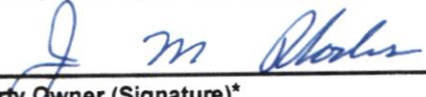
CORRESPONDENT	NAME: <u>Westwood Professional Services</u>
	ADDRESS: <u>5725 W. Badura Ave #100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5300</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 175-05-101-001, 175-05-501-001, 175-05-201-001, 175-05-601-001, 175-05-301-002, 175-05-701-001, 164-32-301-001, 164-32-801-001, 164-32-701-001

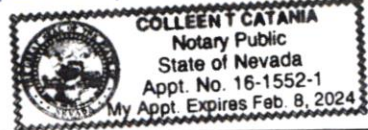
PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond

TENTATIVE MAP NAME: Blue Diamond Hill

I, (We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

 James M. Rhodes President of Truckee Springs Holdings, Inc.,  
 Property Owner (Signature)\* which is the Manager of  
 Gypsum Resources, LLC  
 Property Owner (Print)

STATE OF Nevada  
 COUNTY OF Clark  
 SUBSCRIBED AND SWORN BEFORE ME ON January 14, 2021 (DATE)  
 By James M. Rhodes  
 NOTARY PUBLIC: Colleen Catania



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.



TM-21-500083

GYP1602

January 15, 2021

Clark County Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155-4000

**SUBJECT: Tentative Map for Blue Diamond Hill**

To whom it may concern:

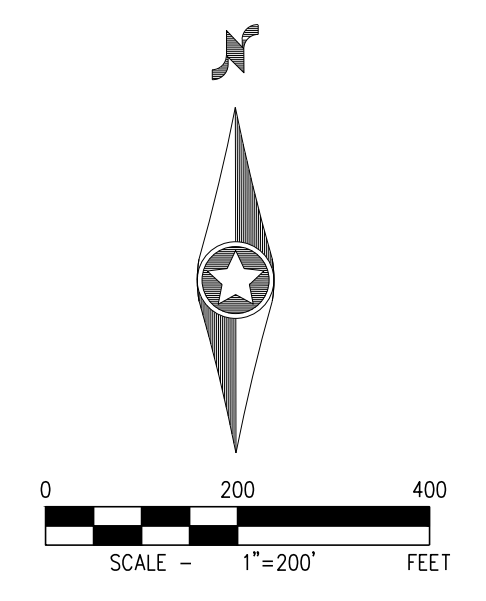
On behalf of our client Gypsum Resources, LLC we respectfully request the Tentative Map to be heard at the Board of County Commissioners meeting concurrently with the Use Permit Application. It is our understanding per Nevada Revised Statutes that Tentative Maps are required to have Commission actions within 45 days. However, Gypsum Resources, LLC., would like the applications to go concurrent since they are companion items on the same site.

Sincerely,

**Westwood Professional Services**



Hannah Swan  
Project Coordinator I



**EASEMENT NOTE**  
 1 PROPOSED 39' PRIVATE ACCESS & DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA. PROPOSED 34.0' PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

**SETBACK**  
 FRONT (LIVING): 40'  
 GARAGE: 40'  
 SIDE YARD: 15' (25' CORNER SIDE)  
 REAR: 50'

**OPEN SPACE**  
 REQUIRED OPEN SPACE = 1.63 AC  
 PROVIDED OPEN SPACE = 2954 SF  
 (.0165)(.50)(56.3)(.35)=1.625

**PARKING ANALYSIS**  
 NO OF UNITS = 280  
 RESIDENT PARKING = 2 SPACES/LOT  
 GUEST PARKING = 0.2 SPACES/LOT  
 REQUIRED PARKING = 616 SPACES\*\*  
 \*\*MINIMUM PARKING REQUIREMENT SATISFIED BY GARAGE, STREET PARKING AND/OR DRIVEWAY PARKING

**UTILITY SERVICES BY**  
 WATER: LAS VEGAS VALLEY WATER DISTRICT  
 SEWER: CLARK COUNTY WATER RECLAMATION DISTRICT  
 TRASH: REPUBLIC SERVICES OF SOUTHERN NEVADA  
 POWER: NV ENERGY  
 TELEPHONE: CENTURYLINK  
 GAS: SOUTHWEST GAS COMPANY

**SITE DATA**  
 APN NUMBERS: 164-32-301-001, 164-32-701-001, 164-32-801-001, 175-05-101-001, 175-05-501-001, 175-05-201-001, 175-05-601-001, 175-05-301-002, 175-05-701-001  
 GROSS AREA: 563± ACRES  
 NET AREA: 267± ACRES  
 CURRENT ZONING: R-U  
 PROPOSED ZONING: R-U, R-D, R-E, R-1, R-2  
 TOTAL UNIT COUNT: 280  
 TOTAL DENSITY: .50 DU/AC  
 NO. OF COMMON ELEMENTS: 18  
 OPEN SPACE PROVIDED: 316± AC (LOT 249)  
 MINIMUM LOT SIZE: 7,041 SF  
 MAXIMUM LOT SIZE: 391,104 SF (LOT 247)  
 AVERAGE LOT SIZE: 45,000 SF

**NOTES**  
 1. THERE IS A NO KNOWN FAULT LOCATED ON SITE.  
 2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF THE EXISTING GROUND SURFACE.  
 3. THERE WILL BE A HOA AND CCMR'S ESTABLISHED FOR THIS SUBDIVISION.  
 4. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.  
 5. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL MAP.  
 6. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY LVWD FOR EACH LOT.  
 7. SEWER SERVICE FOR THIS PROJECT WILL BE SUPPLIED BY CCWR FOR EACH LOT.  
 8. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.  
 9. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.  
 10. ALL LOTS WILL HAVE A CUSTOM HOME GRADING AND DRAINAGE PLAN.

**OWNER INFORMATION**  
 GYPSUM RESOURCES I, LLC  
 8912 SPANISH RIDGE AVENUE, #200  
 LAS VEGAS, NV 89148  
 CONTACT: JAMES M. RHODES

**ENGINEER INFORMATION**  
 WESTWOOD PS  
 5725 W. BADURA AVE, SUITE 100  
 LAS VEGAS, NV 89148  
 PH: (702) 284-5300  
 FX: (702) 284-5399  
 CONTACT: JERRY SLATER

**LEGAL DESCRIPTION**  
 THOSE PORTIONS OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M. CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:  
 NW 1/4 SE 1/4 NE 1/4 SW 1/4 NW 1/4 NE 1/4 EXCEPTING THEREFROM E 1/2 SE 1/4 NE 1/4  
 TOGETHER WITH THOSE PORTIONS OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., CLARK COUNTY, NEVADA, DESCRIBED AS FOLLOWS:  
 SW 1/4 W 1/2 SE 1/4 NW 1/4 SE 1/4

MATCH LINE SEE SP-2 FOR CONTINUATION

**Westwood**  
 (702) 284-5300  
 (702) 284-5399  
 5725 W. Badura Ave.  
 Suite 100  
 Las Vegas, NV 89118  
 westwoodps.com  
 Westwood Professional Services, Inc.

NO.	DESCRIPTION	DATE	BY	APP.

CLARK COUNTY, NEVADA

**GYPSUM RESOURCES I, LLC**

**BLUE DIAMOND HILL PLANNING AREA 1**

**SITE PLAN I**

SP-21  
R-39

DATE: 5/27/21

DRAFTER: BKS

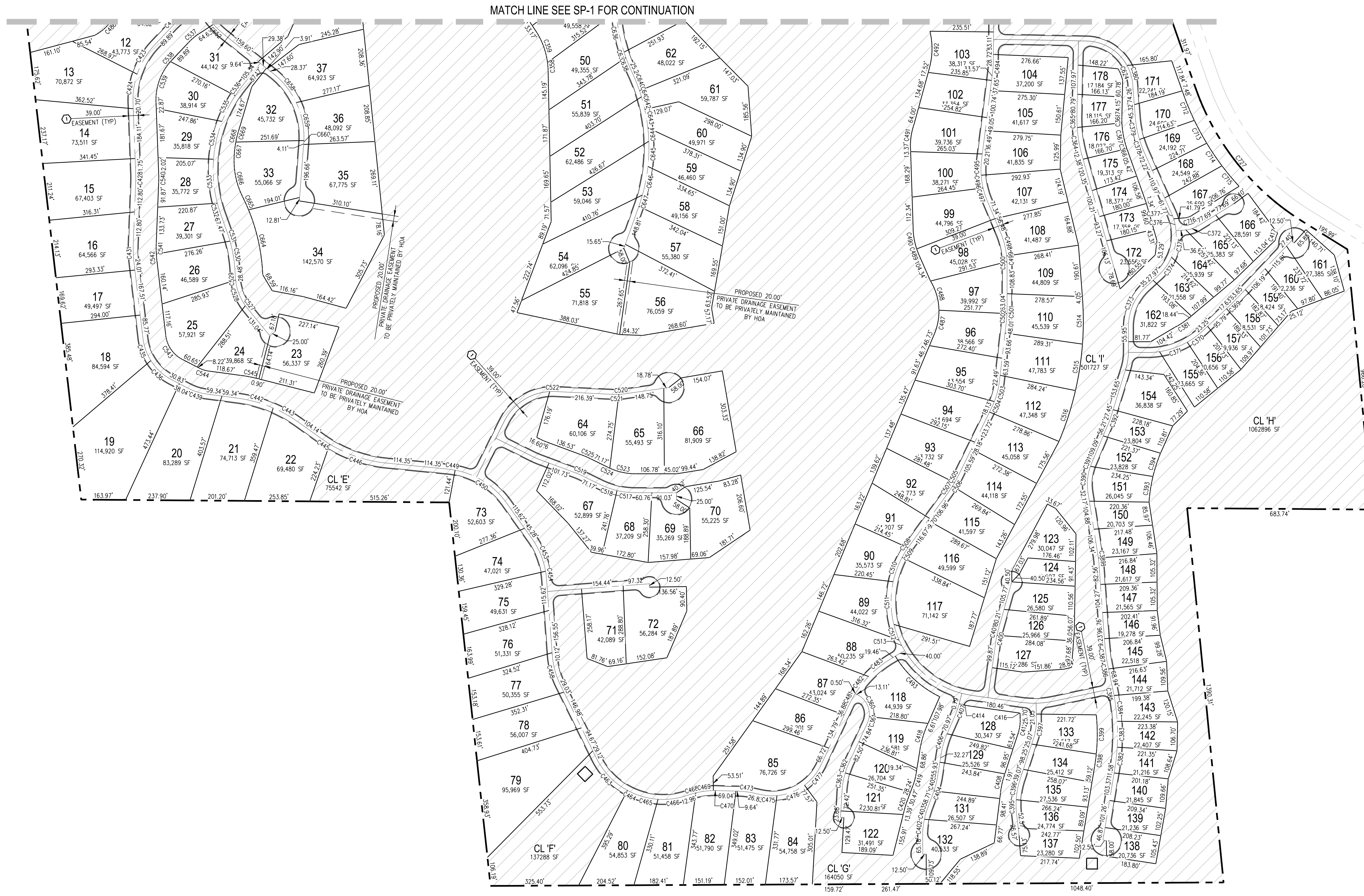
DESIGNER: BKS

CHECKED: JS

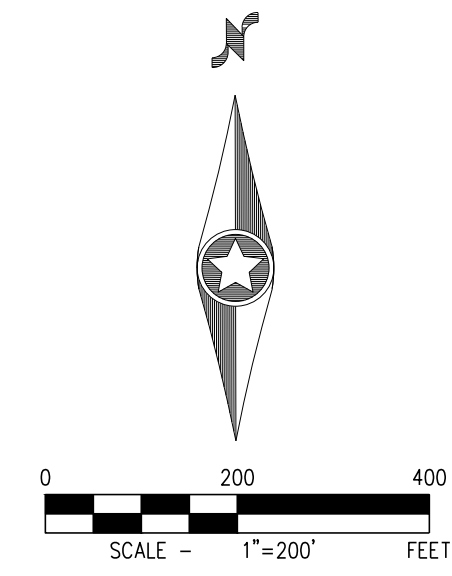
PROJECT NO.  
**GYP2001**

**SP-1**  
SHEET 1 OF 4

J:\02001-000 blue diamond 520 tm\02001\entire\site plan\21.05.12 bid hill planning area 1 - sp.dwg 5/27/2021 9:45 AM Brian Scott



MATCH LINE SEE SP-1 FOR CONTINUATION



**EASEMENT NOTE**  
① PROPOSED 39.0' PRIVATE ACCESS & DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA. PROPOSED 34.0' PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.

**Westwood**  
702) 284-5300  
702) 284-5399  
5725 W. Badura Ave.  
Suite 100  
Las Vegas, NV 89118  
westwoodsp.com  
Westwood Professional Services, Inc.

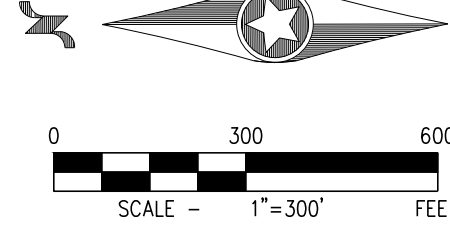
NO.	DESCRIPTION	DATE	BY	APP.

CLARK COUNTY, NEVADA  
**GYPSUM RESOURCES I, LLC**  
**BLUE DIAMOND HILL PLANNING AREA 1**  
**SITE PLAN II**

DATE: 5/27/21  
DRAWN: BKS  
DESIGNER: BKS  
CHECKED: JS  
PROJECT NO.  
**GY2001**

**SP-2**  
SHEET 2 OF 4

J:\gyp2001-002 blue diamond 520 tm\tag\entitlements\site plan\21.05.12 bid hill planning area 1 - sp.dwg 5/27/2021 9:46 AM Brian Scott



**SP-3**  
SHEET 3 OF 4

PROJECT NO.  
**GYP2001**

CHECKED: JS  
DESIGNER: BKS  
DRAFTER: BKS  
DATE: 5/27/21

S-32  
P-21  
R-39

**GYP2001**  
CLARK COUNTY, NEVADA  
**GYP2001**  
**GYPSUM RESOURCES I, LLC**  
**BLUE DIAMOND HILL PLANNING AREA 1**  
**SECTION LINE**

NO.	DESCRIPTION	DATE	BY	APP.

**Westwood**  
Phone (702) 284-5300  
Fax (702) 284-5399  
5725 W. Badura Ave.  
Suite 100  
Las Vegas, NV 89118  
westwoodgip.com  
Westwood Professional Services, Inc.

CURVE TABLES

Table with 4 columns (Curve, Length, Radius, Delta) and 8 rows of data. Each row represents a curve specification for a road plan.

LINE TABLES

Table with 4 columns (Line ID, Easting, Northing, Length) and 12 rows of data. Each row represents a line segment in the plan.

Westwood logo and contact information: Phone (702) 284-5390, Fax (702) 284-5399, 5725 W. Baduria Ave., Suite 100, Las Vegas, NV 89118, westwoodps.com, Westwood Professional Services, Inc.

Table with 4 columns: DATE, BY, DATE, DATE. A grid for recording dates and initials.

Table with 4 columns: CLARK COUNTY, NEVADA; NO., DESCRIPTION. A grid for project details.

GYPSUM RESOURCES I, LLC BLUE DIAMOND HILL PLANNING AREA 1 LINE AND CURVE TABLES

Table with 2 columns: DATE (5/27/21) and DRAFTER (BKS).

Table with 2 columns: DESIGNER (BKS) and CHECKED (JS).

Table with 2 columns: PROJECT NO. (GYP2001) and SHEET 4 OF 4.



# LAND USE APPLICATION

## DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

<b>APPLICATION TYPE</b>  <input type="checkbox"/> TEXT AMENDMENT (TA) <input type="checkbox"/> ZONE CHANGE <input type="checkbox"/> CONFORMING (ZC) <input type="checkbox"/> NONCONFORMING (NZC) <input checked="" type="checkbox"/> USE PERMIT (UC) <input type="checkbox"/> VARIANCE (VC) <input type="checkbox"/> WAIVER OF DEVELOPMENT STANDARDS (WS) <input type="checkbox"/> DESIGN REVIEW (DR) <input type="checkbox"/> PUBLIC HEARING <input type="checkbox"/> ADMINISTRATIVE DESIGN REVIEW (ADR) <input type="checkbox"/> STREET NAME / NUMBERING CHANGE (SC) <input type="checkbox"/> WAIVER OF CONDITIONS (WC) (ORIGINAL APPLICATION #) <input type="checkbox"/> ANNEXATION REQUEST (ANX) <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #) <input type="checkbox"/> APPLICATION REVIEW (AR) (ORIGINAL APPLICATION #)	<b>STAFF</b>  APP. NUMBER: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	<b>PROPERTY OWNER</b>  NAME: <u>Gypsum Resources, LLC (successor by merger with Gypsum</u> ADDRESS: <u>8912 Spanish Ridge Ave #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-493-8111</u> CELL: <u>702-493-8111</u> E-MAIL: <u>jim@gypsumresources.com</u>
	<b>APPLICANT</b>  NAME: <u>Gypsum Resources, LLC</u> ADDRESS: <u>8912 Spanish Ridge Ave #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-493-8111</u> CELL: <u>702-493-8111</u> E-MAIL: <u>jim@gypsumresources.com</u> REF CONTACT ID #: _____
	<b>CORRESPONDENT</b>  NAME: <u>Westwood Professional Services</u> ADDRESS: <u>5725 W. Badura Ave. #100</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u> TELEPHONE: <u>702-284-5300</u> CELL: _____ E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): 175-05-101-001, 175-05-501-001, 175-05-201-001, 175-05-601-001, 175-05-301-002, 175-05-701-001, 164-32-301-001, 164-32-801-001, 164-32-701-001

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond

PROJECT DESCRIPTION: single family residential custom homes

(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers contained herein are in all respects true and correct to the best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate before a hearing can be conducted. (I, We) also authorize the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required signs on said property for the purpose of advising the public of the proposed application.

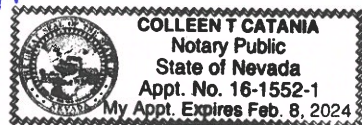
Property Owner (Signature)\* [Signature] Property Owner (Print) President of Pucker Springs Holdings Inc., which is the Manager of GYPSUM RESOURCES, LLC.

STATE OF Nevada  
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON January 14, 2021 (DATE)

By James M Rhodes

NOTARY PUBLIC: Colleen T Catania



\*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.

June 23, 2021

UC-21-0280

Clark County Department of Comprehensive Planning  
500 South Grand Central Parkway  
Las Vegas, NV 89155

CIVIL  
ENGINEERING

**RE: Justification Letter for Planned Unit Development for a Planned Unit Development (APN 175-05-701-001, 175-05-301-002, 175-05-201-001, 164-32-389-001) referred to as Planning Area 1 on Blue Diamond Hill. Revised 02-12-2021 for clarifications.**

To Whom It May Concern:

Gypsum Resources, LLC. respectfully submits this justification letter with an application for a Planned Unit Development for this proposed community.

The current proposal is consistent with and without waiver to the prior approval in 2011 granted by Clark County and consistent with the Settlement Agreement between the parties.

**Project Description:** The proposed community is located on Blue Diamond Hill. The property is generally located north of SR 159 and is part of the Blue Diamond/Gypsum Resources Gypsum Mine. The property has operated as a gypsum mine, among other materials, continuously for almost 100 years. The subject property is currently being mined under valid permits. The project area (Planning Area 1) will be mined entirely prior to the development of the residential community. The property is served via the historic access road providing direct access to the property to SR 159. The nearest residential development is the Town of Blue Diamond, approximately 1.5 miles south.

The property is currently zoned R-U (Rural Open Lands). This zoning designation allows for up to 0.5 dwelling units per gross acre.

This proposed single-family community is comprised of 280 home sites, open space, and recreation facilities on 561.4 acres. The gross overall density for the proposed community is 0.5 dwelling units per acre. The community will be private with access directly from the existing access road that provides connectivity directly to SR 159.

## **REQUEST FOR APPROVAL**

Gypsum Resources, LLC. respectfully request your consideration and approval of the Special Use Permit/Planned Unit Development listed herein in accordance with the procedure called for in Title 30 Chapter 30.24.

This low-density, rural residential project is in compliance with the goals and objectives established in the Northwest County Comprehensive Plan and the current zoning designation R-U. The proposed project is compatible with the surrounding environment and the residential developments in the area. The Project also mitigates the often-stated community concern of "density" by

---

maintaining an overall density allowed by existing zoning and not exceeding 0.5 dwelling units per acre.

No density bonus is proposed as part of this Planned Unit Development request.

We are confident that the County's approval of this project as proposed herein will compliment and add value to the entire surrounding community by welcoming a form of high-valued home development that epitomizes the very best quality and lifestyle that Southern Nevada has to offer. It is our vision to create a community that reflects an efficient functional relationship between open space and man-made environments, and to do so in a manner that is appropriate to and respectful of the local surrounding community. The proposed project incorporates the highest standards of development and best practices in planning and design. Most significantly, the proposed community plan included over 200 acres of open space and recreation, accounting for more than 35% of the total acreage. These open space areas may include golf course, parks, recreation facilities, trails, and community gardens.

The proposed plan contemplates private streets and a Gated Community Entry to offer more privacy and security and minimize "in and out" traffic. Private ownership of streets will also relieve the County of a significant long-term maintenance and liability responsibility.

Due to the fact this community is entire comprised of custom homes there are no standard floor plans or elevations associated with this application.

The following summarizes the request and justification for approval of proposed modifications through the Special Use Permit/PUD application. This request is consistent with the intent of the Northwest County Comprehensive Plan and the Title 30 Site Development Standards.

#### 1. Section 30.64.020.1.F.vi – Fences and Walls

- Code:** The maximum cumulative height of a series of retaining walls is thirty-six (36) feet where for each nine (9) feet of vertical height, a six (6) foot horizontal offset shall be provided, and where anything over nine (9) feet must be a decorative fence. (See Figure 30.64-1)
- Request:** The maximum cumulative height of a series of retaining walls is ~~thirty-six (36)~~ **forty-eight (48)** feet where for each ~~nine (9)~~ **twelve (12)** feet of vertical height, a six (6) foot horizontal offset shall be provided, and where anything over ~~nine (9)~~ **twelve (12)** feet must be a decorative fence. (See Figure 30.64-1)
- Justification:** This project is unique in the fact that is a reclaimed gypsum mine with large amounts of cut/fill that have occurred due to mining operations. Some of the fills are anticipated to be in excess of 90' in height. Allowing taller walls will aid in the re-shaping of the site to reduce additional sloped areas. Additionally, there are no adjacent residences within 1 mile of the project so there will be no adverse visual impacts to adjacent neighbors.
-



2. Table 30.40.1 - Rural Residential Districts - Property Development Standards

Code:: Table 30.40.1 sets forth minimum dimensional standards for lots within the R-U zoning classification.

Request: Adjustments to the minimum dimensional standards are noted below. Note that the applicant is not requesting any adjustments to the Density of the project.

Lot Area: 5,200sf  
Net Area: Not Applicable  
Lot Coverage: Not Applicable  
Setbacks Primary Structure:  
Front 20'  
Interior Side 5'  
Street Side 10' (corner)  
Rear: 20'  
Setbacks Accessory Structure:  
Interior Side 5'  
Street Side 10' (corner)  
Rear: 5' (no change)  
Balcony 6' or greater above grade:  
Interior Side: 5'  
Street Side: 10' (corner)  
Rear: 17'  
Patio Cover:  
Interior Side: 3'  
Street Side: 7' (corner)  
Rear: 3'

Justification: This project will contain a wide variety of lot sizes and setback combinations based on particular development areas. The standards presented in this waive represent the Minimum standards the applicant is proposing but does not represent the standards for every lot within the development. The PUD application seeks to include a variety of lot sizes as per the standards set forth in addition to those allowed under the current R-U zoning. The ability to incorporate a variety of lot sizes, configurations, thereby allowing for a diversity of home designs and types is key to creating a high-quality residential community. The development proposes to create 280 units which will still be within the 0.5 units per acre allowed under the current RU zoning limit.

**Hillside Development**

The majority of the 563-acre Blue Diamond Planning Area 1 Tentative Map/Site Plan has been impacted by active and continuous large-scale strip-mining activities which have removed all of the overlying soil and rock. These contour mining and material extraction operations have spanned several years and continue to this day.

The entire 563-acre area defined as the Blue Diamond Hill Planning Area 1 Tentative Map/Site Plan area contains significant reserves of gypsum, limestone, and dolomite and will be continuously mined in contiguous phases in advance of the proposed residential development. The proposed Blue Diamond Hill Planning Area 1 Tentative Tract/Site Plan serves as the reclamation plan for the

---

future of this property post-mining. There will be no natural terrain as a result of the ongoing mining operations.

Without the presence of natural terrain, the Hillside Development Standards as described in Part C, 30.56.100 are not applicable.

For reference, we have included the conceptual Gypsum Resources Mine Operations Plan/Bulk Material Plan contours for Planning Area 1. This plan describes the scope of mining operations and the general characteristics for Planning Area 1 following mining activities. This phased plan is a component of the Gypsum Resources Mining Plan of Operations and Business Plan and is subject to modification.

Additionally, the proposed Grading Plan associated with the Tentative Map/Site Plan meets or exceeds all relevant Clark County Standards and Codes.

### **Phased Subdivision, Conveyance and Development**

This property has been planned to offer a variety of lot sizes to appeal to several home buyer market segments simultaneously. Each of these segments may represent specialty markets served by different home building entities. To facilitate the efficient delivery of the project on a timeline that is tuned to the current mining operations and home-buying market demands, we propose to Phase the subdivision of property and final mapping. The conveyance of portions of the property, or lots, to "merchant builders" and/or individual homebuyers and the delivery of grading and completed infrastructure improvements will occur in contiguous phases as shown on the Major Subdivision Map (Final Map) Exhibit (Exhibit A). Generally, mining activity will continue from the existing operations in the northeast portions of the property and continue in a southeast direction. *Mining operations for each Major Subdivision Map (Final Map) area will be complete prior to recording of the Major Subdivision Map (Final Map). Mining operations for each Major Subdivision Map (Final Map) area will be complete prior to vertical construction of residential units.* Due to the necessary flexibility required for mining operations, this exhibit may be modified to a similar reasonable phasing strategy.

Thank you for your consideration of this request.

Please contact me at (949) 606-3756, or [ron@ronkraterstudio.com](mailto:ron@ronkraterstudio.com) if you have any questions regarding this application.

Sincerely,



Ron Krater  
Principal Planner  
Ron Krater Studio  
Gypsum Resources Representative

Cc: Aubree Green, Gypsum Resources, LLC  
Jerry Slater, WestwoodPC

---