



RED ROCK CITIZENS ADVISORY COUNCIL

Blue Diamond Library

16A Cottonwood Drive
Blue Diamond, NV 89004

October 26, 2022
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 Council members for this meeting may be requested from Meggan Holzer at 702-455-0341.
 - Supporting material is/will also be 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
Dallas Simonette Bob Matthews Pauline van Betten

Secretary: Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov
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
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 July 27, 2022 and August 31, 2022. (For possible action)
- IV. Approval of the Agenda for September 28, 2022 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, will provide updates on the Legacy Bike Trail project, 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 updates on recent land use applications, ISO Fire Ratings, and any other information from Clark County (for discussion only)

VI. Planning and Zoning

1. **UC-22-0508-RED ROCK MEMORIAL PARK, LLC:**

USE PERMITS for the following: 1) cemetery; and 2) funeral home.

DESIGN REVIEW for a cemetery and funeral home on a portion of 91.0 acres in an R-U (Rural Open Land) Zone within the Red Rock Design Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 miles west of intersection State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/sd/syp (For possible action) **PC 11/1/22**

2. **VS-22-0509-RED ROCK MEMORIAL PARK, LLC:**

VACATE AND ABANDON portions of a right-of-way being Meng Way located between Sunset Road (alignment) and Penelope Road, a portion of right-of-way being Penelope Road between Buster Way and Meng Street a portion of right-of-way being Buster Way located between Penelope Road (alignment) and Tuffy Lane, a portion of right-of-way being Tuffy Lane located between Buster Way and Meng Street within Red Rock (description on file). JJ/sd/syp (For possible action) **PC 11/1/22**

VII. General Business

1. Review last year's budget requests and receive input and suggestions for next year's budget (for possible action)

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: November 30, 2022

X. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:

Blue Diamond Library, 16A Cottonwood Dr, Blue Diamond, NV 89004

<https://notice.nv.gov>



Red Rock Citizens Advisory Council September 28, 2022

(meeting was moved to the Blue Diamond Rec Hall)

MINUTES

Board Members: Chair, Barbara Luke Vice-Chair, Evan Slawson
Dallas Simonette Bob Matthews Pauline van Betten

Secretary: Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

Town Liaison: Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov

- I. Call to Order, Pledge of Allegiance, Roll Call
The meeting was called to order at approximately 7:00 pm
Barbara Luke was absent
- II. Public Comment
None
- III. Approval of Minutes for July 27, 2022 (For possible action)
Moved by: Evan Slawson
Action: Approved
Vote: 4-0/Unanimous

Approval of Minutes for August 31, 2022 (For possible action)
Moved by: Bob Matthews
Action: Approved
Vote: 4-0/Unanimous
- IV. Approval of Agenda for September 28, 2022
Moved by: Evan Slawson
Action: Approved with moving General Business Item #1 to be heard before Planning and Zoning
Vote: 4-0/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)
Aaron Gamble shared the monthly well report and stated that the system is currently in a stable operating condition.

2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)

Officer Catricala stated that he had nothing specific 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, Assistant Field Manager of Red Rock, provided an update on the Legacy Bike Trail. The \$96 million project consists of 40 miles of non-motorized trail. A 4th car lane and a bicycle lane will be added at the Red Rock entrance.

4. Receive a report from Clark County Administrative Services regarding updates on recent land use applications and any other updates from Clark County (for discussion only)

Meggan reported that the end of the current CAC term is coming up and applications are being accepted for the term that starts in January 2023. Meggan shared the information about appointing a representative to the Community Development Advisory Committee that was on the agenda to be heard at #2 under general business. She asked for anyone interested in serving on CDAC to contact her.

VI. Planning & Zoning

1. **UC-22-0453-GYPSUM RESOURCES 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 671.0 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 2.5 miles northwest of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/jad/syp (For possible action) **BCC 10/4/22**

2. **TM-22-500161-GYPSUM RESOURCES, LLC:**

TENTATIVE MAP consisting of 429 lots and common lots on 671.0 acres in an R-U (Rural Open Land) Zone. Generally located 3,700 feet north of SR 159, approximately 2.5 miles northwest of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/jad/syp (For possible action) **BCC 10/4/22**

Moved by: Evan Slawson

Action: Approval with staff conditions

Vote: 3-1

VII. General Business

1. Josh Travers, Assistant Field Manager of Red Rock, will share information about the mountain bike trails leading from Blue Diamond into the Cottonwood Valley Trail system and will receive input from the community regarding the current use and future management of these trails and their effect on the community (for discussion only)

Josh explained that BLM is working on a Recreation Area Management Plan for the Cottonwood Valley. He explained that there are 60 miles of designated trails and 40 miles of unofficial/social trails. There has been a 30% increase in use of the area and that increase is expected to continue. Multiple residents provided input. Most residents were supportive of the use of the established trails by mountain bikers, but expressed concerns about the negative effects on the Blue Diamond

community. The negative impacts included increased traffic and speeding, deterioration of natural spaces including Fossil Mountain, and light and noise pollution. Increased signage and improvements to the parking areas on SR160 were issues that received support from those in attendance. Suggestions were made regarding improvements to signage. Josh expressed his appreciation for all of the input provided.

2. Appoint a representative and possible alternate to serve on the Community Development Advisory Committee (for possible action)

Meggan shared information about this item earlier in the meeting.

VIII. Comments by the General Public

IX. Next Meeting Date

The next meeting will be October 26, 2022

X. Adjournment

The meeting was adjourned at approximately 9:15 pm

DRAFT

ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., OCTOBER 26, 2022

11/01/22 PC

1. **UC-22-0508-RED ROCK MEMORIAL PARK, LLC:**
USE PERMITS for the following: 1) cemetery; and 2) funeral home.
DESIGN REVIEW for a cemetery and funeral home on a portion of 91.0 acres in an R-U (Rural Open Land) Zone within the Red Rock Design Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 miles west of intersection State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/sd/syp (For possible action)

2. **VS-22-0509-RED ROCK MEMORIAL PARK, LLC:**
VACATE AND ABANDON portions of a right-of-way being Meng Way located between Sunset Road (alignment) and Penelope Road, a portion of right-of-way being Penelope Road between Buster Way and Meng Street a portion of right-of-way being Buster Way located between Penelope Road (alignment) and Tuffy Lane, a portion of right-of-way being Tuffy Lane located between Buster Way and Meng Street within Red Rock (description on file). JJ/sd/syp (For possible action)

CEMETERY
(TITLE 30)

STATE HWY 159/STATE HWY 160
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

UC-22-0508-RED ROCK MEMORIAL PARK, LLC:

USE PERMITS for the following: 1) cemetery; and 2) funeral home.

DESIGN REVIEW for a cemetery and funeral home on a portion of 91.0 acres in an R-U (Rural Open Land) Zone within the Red Rock Design Overlay District.

Generally located on the north side of State Highway 159, approximately 1.5 miles west of intersection State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock.
JJ/sd/syp (For possible action)

RELATED INFORMATION:

APN:

175-09-000-002; 175-09-000-004; 175-09-000-005 ptn

LAND USE PLAN:

SOUTH COUNTY (RED ROCK) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 91 portion (Phase 1)
- Project Type: Cemetery and funeral home (chapel/mortuary)
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 19,200 (chapel 1)/8,000 (chapel 2)
- Parking Required/Provided: 272/276

Site Plan

The plan depicts a proposed cemetery and chapel/mortuary on a portion of 91 acres in Red Rock. Access to the cemetery is shown from State Highway 159 onto a private drive, currently known as Buster Way (which is proposed to be vacated via VS-22-0509 which is a companion item on this agenda). The plans show the proposed cemetery being developed in 3 phases, with Phase 1 being the subject of this application. Phase 1 is located on the southern portion of the overall site, including all of APN 175-09-000-005 and the southwest portion of APN 175-09-000-004.

Phase 2 includes the remainder of APN 175-09-000-004 and Phase 3 includes APN 175-09-000-002 to the east.

The main chapel and mortuary building will be in the center portion of the property with parking along the western exterior. A smaller chapel and mortuary will be located north of the main drive aisle, with parking to the south. A total of 272 parking spaces are required while the applicant is installing 276 parking spaces. Minimum 24 foot drive aisle circulates within the cemetery, with burial plots and gardens located throughout the site.

Landscaping

The plans depict desert landscaping along the perimeter of the property. The remainder of the site will consist of hardscape and drought tolerant landscaping. Dry rock lake beds are also incorporated into the landscaping. Landscaping will consist of 24 inch box trees, shrubs with groundcover with interior parking lot landscaping.

Elevations

The plans depict a chapel and mortuary buildings 25 feet in height, comprised of painted concrete panels, decorative wood and metal elements with a flat roofline and parapet wall.

Floor Plans

The plans depict 2 mortuary buildings with a chapel room, utility rooms, reception, offices, meeting rooms, casket display room, and restrooms.

Signage

Signage is not a part of this request.

Applicant's Justification

The applicant states the property is located along State Route 159, just east of the existing and operating Gypsum mine, and zoned Rural Open Land (R-U). Cemeteries are permitted within R-U zoning districts upon the approval of a special use permit. The property is ideal for the proposed use as it will not negatively impact the adjacent mining operation, will produce low levels of traffic, light, and noise into the Red Rock area. The applicant is requesting the special use permit apply to the property in its entirety, while also requesting the review, approval and development of the property to be completed in phases as shown on the site plan. This will allow for the project to be appropriately developed as each garden is fully utilized.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400232 (MP-0313-11)	Waiver of conditions of a Concept Plan requiring no access onto Highway 159 and right-of-way approval from the Bureau of Land Management for primary access is required prior to approval of the Specific Plan in conjunction with a mixed-use Comprehensive Master planned community (Gypsum Reclamation) on 2,010.6 acres in an R-U zone (waiver #2 was denied)	Approved by BCC	April 2019

Prior Land Use Requests

Application Number	Request	Action	Date
MP-0505-16	Amended Concept Plan for the Gypsum Reclamation planned community - withdrawn	Withdrawn by the applicant	N/A
WC-0099-11 (MP-0313-11)	Waiver of conditions of a Concept Plan requiring no access onto Highway 159 and right-of-way approval from the Bureau of Land Management for primary access is required prior to approval of the Specific Plan in conjunction with a mixed-use Comprehensive Master planned community - withdrawn	Withdrawn by the applicant	N/A
MP-0313-11	Concept Plan for the Gypsum Reclamation planned community	Approved by BCC	August 2011
MP-0736-02	Concept Plan for a planned community known as Cielo Encantado - withdrawn	Withdrawn by the applicant	N/A

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	R-U	Undeveloped
South & East	Open Lands	R-U	Undeveloped

Related Applications

Application Number	Request
VS-22-0509	A vacation and abandonment of rights-of-way 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 Permits

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 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.

The plans provided by the applicant shows appropriate building siting, proper building massing and scale, required parking, and appropriate buffering, and as such this cemetery and mortuary use is consistent and compatible with both residential neighborhoods and commercial properties

in accordance with Title 30 and the Master Plan. Similar facilities and uses of this nature have been approved and developed with little or no adverse impact to the community. Staff does not have a concern with the proposed use; therefore, can support these requests.

Design Review

The design of the cemetery and chapel and mortuary buildings complies with all Title 30 standards, such as but not limited to setbacks, landscaping, and minimum parking requirements. The plans depict enhanced landscaping along portions of State Highway 159 that abut the property, along the northern parcel lines and throughout the interior parking lot. This landscaping will help buffer the use and help reduce negative impacts and provide increased aesthetic appeal. In addition, the applicant has considered the water consumption of turf and manmade lakes and designed the site with drought tolerant landscaping and dry lake/riverbed with river rock. Therefore, staff can support the use permits for the overall area, provided subsequent design reviews are approved for each phase.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Design review for future phases.
- 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 this application must commence within 2 years of approval date or it will expire.

Public Works - Development Review

- Drainage study and compliance.
- Applicant is advised that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

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 and reference POC Tracking

#0369-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RED ROCK MEMORIAL PARK, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA
DRIVE, SUITE 650, LAS VEGAS, NV 89135

DRAFT

RIGHTS-OF-WAY
(TITLE 30)

STATE HWY 159/STATE HWY 160
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

VS-22-0509-RED ROCK MEMORIAL PARK, LLC:

VACATE AND ABANDON portions of a right-of-way being Meng Way located between Sunset Road (alignment) and Penelope Road, a portion of right-of-way being Penelope Road between Buster Way and Meng Street a portion of right-of-way being Buster Way located between Penelope Road (alignment) and Tuffy Lane, a portion of right-of-way being Tuffy Lane located between Buster Way and Meng Street within Red Rock (description on file). JJ/sd/syp
(For possible action)

RELATED INFORMATION:

APN:

175-09-000-002; 175-09-000-004; 175-09-000-005

LAND USE PLAN:

SOUTH COUNTY (RED ROCK) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

The plans depict the vacation of existing rights-of-way being Tuffy Lane, Meng Street, Penelope Road, and Buster Way. The applicant states that these streets are no longer needed for the development of the property.

Prior Land Use Requests

Application Number	Request	Action	Date
WC-18-400232	Waiver of conditions of a Concept Plan requiring no access onto Highway 159 and right-of-way approval from the Bureau of Land Management for primary access is required prior to approval of the Specific Plan in conjunction with a mixed-use Comprehensive Master planned community (Gypsum Reclamation) on 2,010.6 acres in an R-U zone (waiver #2 was denied)	Approved by BCC	April 2019
MP-0505-16	Amended Concept Plan for the Gypsum Reclamation planned community - withdrawn	Withdrawn by the applicant	N/A

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Application Number	Request	Action	Date
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MP-0313-11	Concept Plan for the Gypsum Reclamation planned community	Approved by BCC	August 2011
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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & West	Business Employment	R-U	Undeveloped
South & East	Open Lands	R-U	Undeveloped

Related Applications

Application Number	Request
UC-22-0508	A use permit for a cemetery and funeral home 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

Public Works - Development Review

Staff has no objection to the vacation of right-of-way that is not necessary for site, drainage, or roadway development.

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 Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Satisfy utility companies' requirements.
- 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 the recording of the order of vacation in the Office of the County Recorder must be completed within 2 years of the approval date or the application will expire.

Public Works - Development Review

- Drainage study and compliance;
- Vacation to be recordable prior to building permit issuance or applicable map submittal;
- Revise legal description, if necessary, prior to recording.

Fire Prevention Bureau

- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.

Clark County Water Reclamation District (CCWRD)

- No objection.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: RED ROCK MEMORIAL PARK, LLC

CONTACT: LINDSAY KAEMPFER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

KAEMPFER

CROWELL

ATTORNEYS AT LAW

LAS VEGAS OFFICE

ELISABETH E. OLSON
eolson@kcnvlaw.com
702.792.7000

**CIVIL
ENGINEERING**

September 20, 2022

LAS VEGAS OFFICE
1980 Festival Plaza Drive
Suite 650
Las Vegas, NV 89135
Tel: 702.792.7000
Fax: 702.796.7181

RENO OFFICE
50 West Liberty Street
Suite 700
Reno, NV 89501
Tel: 775.852.3900
Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

Mr. Steven De Merritt
Mr. Jason Allswang
CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
Las Vegas, NV 89106

Re: Revised Plans – UC-22-0508

Dear Steven and Jason:

Please see the attached revised plans for the above referenced items. The following changes have been made to assist with water conservation following our meeting with Commissioner Jones and Meggan Holtzer:

1. All artificial turf has been removed and replaced with various hardscape and water tolerant landscaping.
2. All palm trees have been removed and replaced with water tolerant trees.
3. All lakes have been removed and replaced with dry rock lake beds/rivers without water.

Thank you in advance for your time and assistance updating our application. Please send invoice for the updated plans fee to my attention. If you have any questions or need anything further, please do not hesitate to contact me.

Sincerely,

KAEMPFER CROWELL



Elisabeth E. Olson

Handwritten notes:
9/22/22
re/pe/ol
UC-22-0508

PROJECT DATA:

GROSS SITE AREA: 490,72 AC
 NET SITE AREA: 490,72 AC
 APN: 173090000006, 04, &02
 CURRENT ZONING: RU
 PROPOSED ZONING: BE
 TOTAL BUILDING AREA: 427,200 SF
 CHAPEL-1: 110,200 SF
 CHAPEL-2: 48,000 SF
 TOTAL BUILDING AREA: 427,200 SF

TOTAL PARKING REQUIRED:

CHAPEL: 101,000 SF
 TOTAL PARKING REQUIRED: 272 SPACES

TOTAL PARKING PROVIDED:

STANDARD PARKING PROVIDED: 276 SPACES
 HANDICAP PARKING INCLUDED: 15 SPACES

TOTAL PARKING PROVIDED:

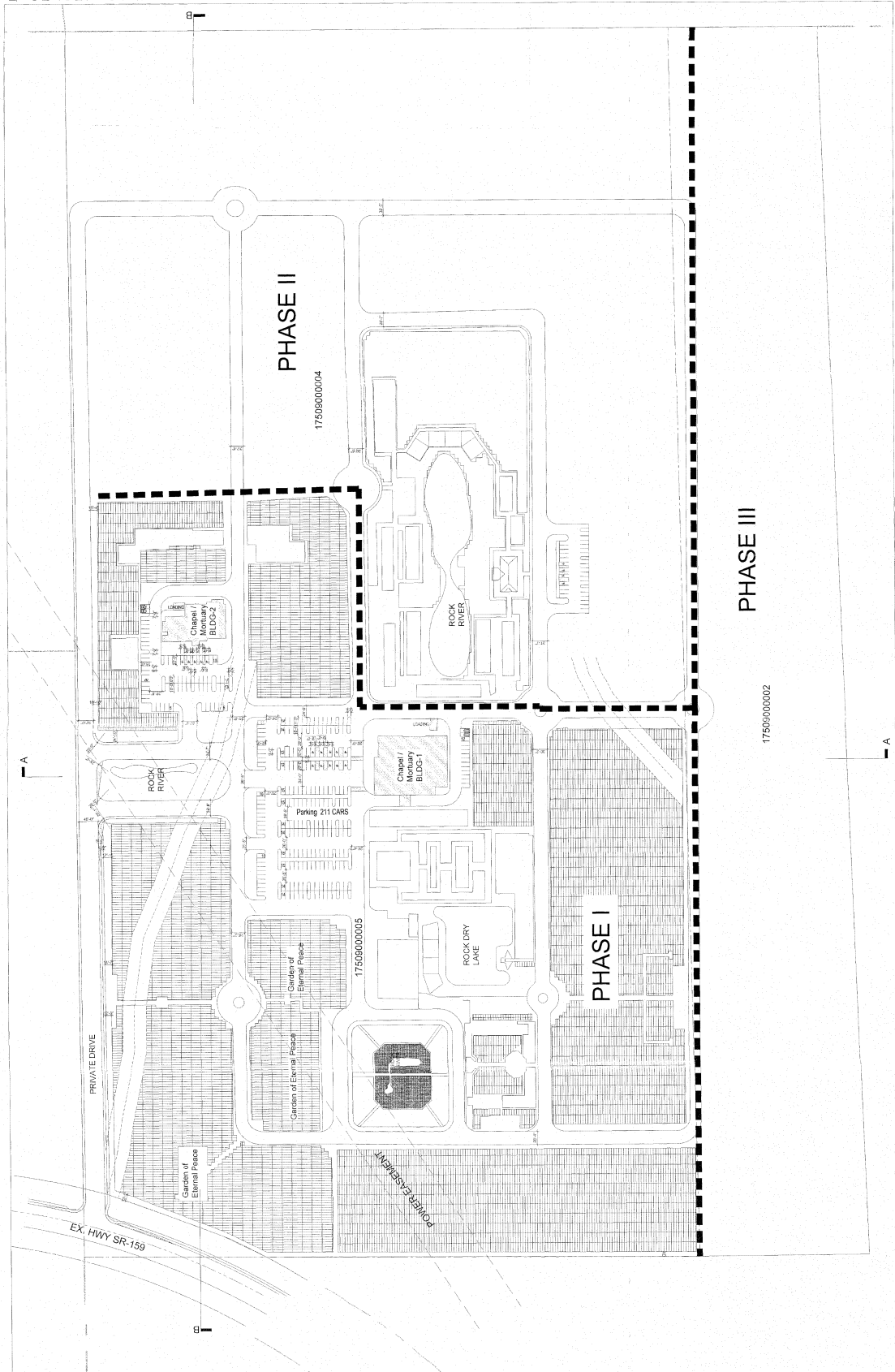
276 SPACES
 LOADING SPACES: 9 SPACES
 BICYCLE PARKING SPACES: 12 SPACES

COVERAGE:

0.88%
 PAR: 0.88

CIVIL
 ENGINEERING

- NOTE:
- ▬ DEDICATES PROPERTY LINE
 - ▬ DEDICATES TRASH ENCLOSURE
 - H DEDICATES HANDICAPPED PARKING SPACES
 - V DEDICATES VAN PARKING SPACES
 - ▬ DEDICATES BIKE PARKING SPACES
 - ▬ DEDICATES PEDESTRIAN BRIDGE
 - ▬ DEDICATES BIKE RACK



REVISED
 11-28-2023

A. 001
 OVERALL SITE
 PLAN
 FEB 24, 2022
 SCALE: 1" = 100'-0"

RED ROCK MEMORIAL PARK
 CLARK COUNTY, NEVADA

YIHONG LIU + ASSOCIATES
 1688 HORIZON RIDGE PARKWAY,
 SUITE 128
 CLARK COUNTY, NV 89012
 702.778.9711
 702.849.0533



PROJECT DATA:

CROSS SITE AREA:
490,72 AC
NET SITE AREA:
175,900,000.04 & 822
APN:
RU
BE
CURRENT ZONING:
427,200 SF
PROPOSED ZONING:
149,200 SF
TOTAL BUILDING AREA:
CHAPEL 1
48,000 SF
CHAPEL 2
127,200 SF
TOTAL BUILDING AREA:
127,200 SF

TOTAL PARKING REQUIRED:

CHAPEL 1 (100,000 SF)
TOTAL PARKING REQUIRED:
272 SPACES

TOTAL PARKING PROVIDED:

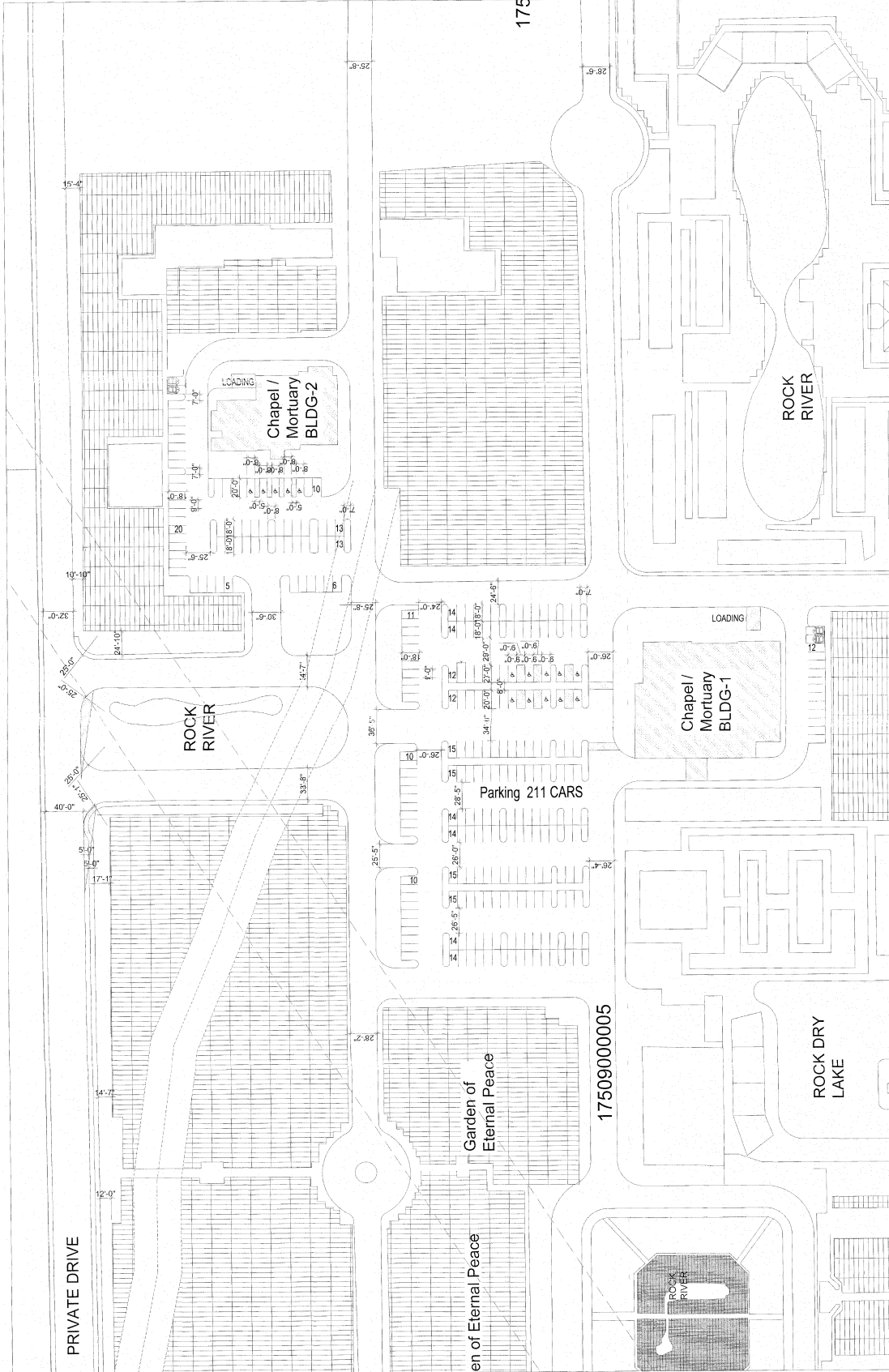
STANDARD PARKING PROVIDED:
HANDICAP PARKING INCLUDED:
TOTAL PARKING PROVIDED:
276 SPACES

LOADING SPACES:

BIKE PARKING SPACES:
2 SPACES
12 SPACES

COVERAGE:

FAR:
0.88%
0.88



CIVIL
ENGINEERING

- NOTE
- DENOTES PROPERTY LINE
 - DENOTES TRAILER ENCLOSURE
 - DENOTES HANDICAPPED PARKING SPACES
 - DENOTES VAN WITH LIFT
 - DENOTES VAN WITH LIFT
 - DENOTES BIKE RACK

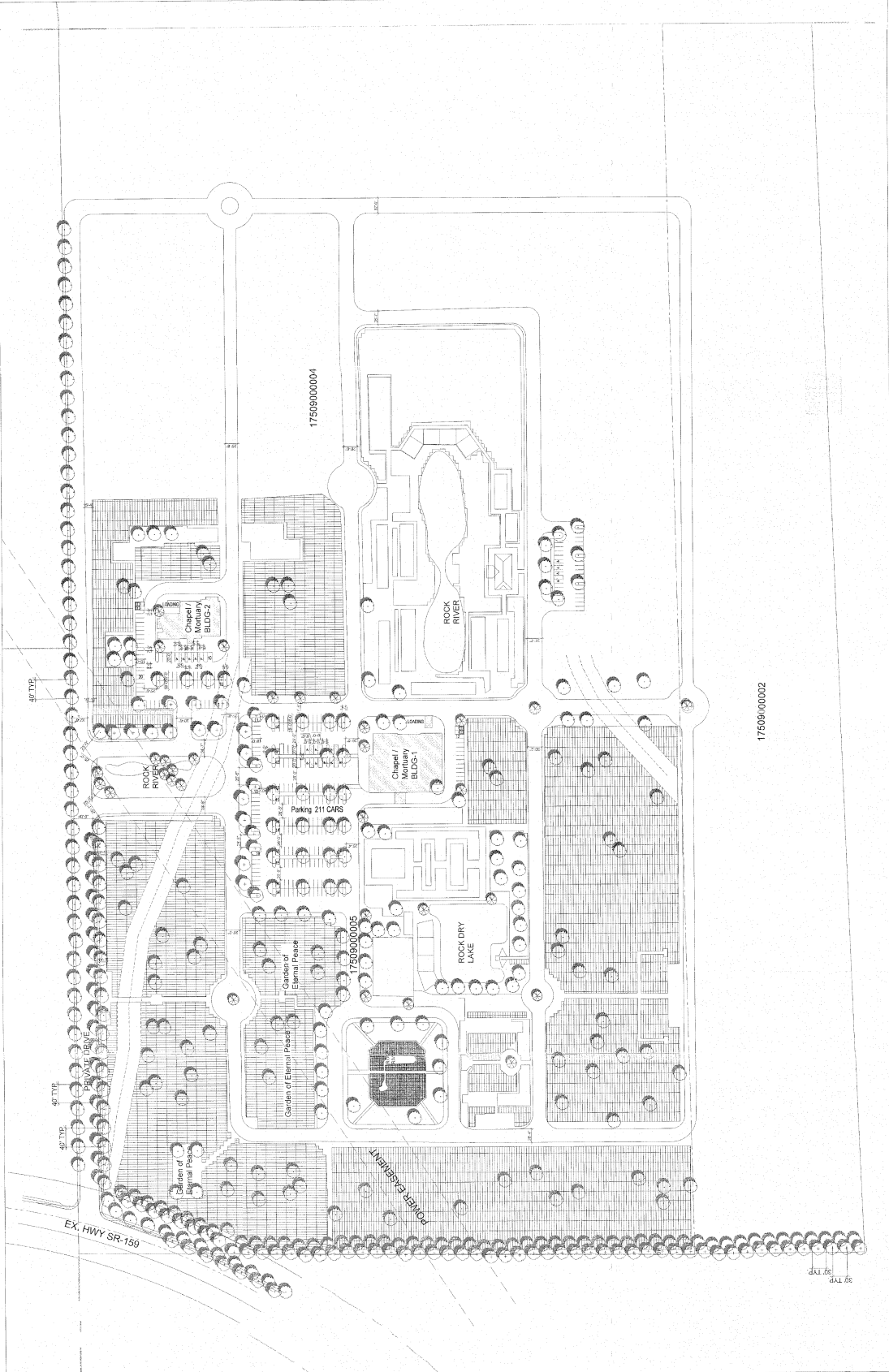
REVISED
11-24-2021

A.002
ENLARGED SITE
PLAN
FEB 24, 2022
SCALE: 1" = 100'-0"

RED ROCK MEMORIAL PARK
CLARK COUNTY, NEVADA

YIHONG LIU + ASSOCIATES
1551 HARRISON RIDGE PARKWAY,
SUITE 1200
HENDERSON, NV 89012
702.778.8711
702.940.0553





TREE LEGEND

SYMBOL	BOTANICAL COMMON NAME	SIZE	COMMENTS
(Symbol)	WEST LAUREL	15A	15' D.B.H.
(Symbol)	WEST LAUREL	15A	15' D.B.H.
(Symbol)	WEST LAUREL	15A	15' D.B.H.
(Symbol)	WEST LAUREL	15A	15' D.B.H.
(Symbol)	WEST LAUREL	15A	15' D.B.H.

SHRUB LEGEND

SYMBOL	BOTANICAL COMMON NAME	SIZE	COMMENTS
(Symbol)	WEST LAUREL	15A	15' D.B.H.
(Symbol)	WEST LAUREL	15A	15' D.B.H.
(Symbol)	WEST LAUREL	15A	15' D.B.H.
(Symbol)	WEST LAUREL	15A	15' D.B.H.
(Symbol)	WEST LAUREL	15A	15' D.B.H.

GROUND COVER / ACCENT PLANT LEGEND

SYMBOL	BOTANICAL COMMON NAME	SIZE	COMMENTS
(Symbol)	WEST LAUREL	15A	15' D.B.H.
(Symbol)	WEST LAUREL	15A	15' D.B.H.
(Symbol)	WEST LAUREL	15A	15' D.B.H.
(Symbol)	WEST LAUREL	15A	15' D.B.H.
(Symbol)	WEST LAUREL	15A	15' D.B.H.

ROCK MULCH

APPLY MULCH TO THE COURTYARD AREAS SURROUNDING THE ROCK DRY LAKE TO THE ROCK RIVER AND TO THE COURTYARD AREAS SURROUNDING THE CHAPEL/MONASTERY BLDG-1 AND BLDG-2. ALL SPACES 10' OR GREATER SHALL HAVE 2" OF ROCK MULCH TO THE FINISHED FAY ROOF SURFACE.

ALL SPACES AND SPACES COVERED SHALL NOT BE DEEPER THAN 1" IN HEIGHT WITHIN THE USABLE FAY ROOF AREA.

ONLY USE 60-45 ELEMENTARY GRADE COVER.

CIVIL
ENGINEERING

REVISED
11-23-2020

LP 001
LANDSCAPE
PLAN

FEB 24, 2022

SCALE: 1" = 100'-0"

RED ROCK MEMORIAL PARK
CLARK COUNTY, NEVADA

YIHONG LIU + ASSOCIATES
1888 HORIZON RIDGE PARKWAY,
SUITE 120,
HENDERSON, NV 89012
702.943.0933





LAND USE APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <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 checked="" type="checkbox"/> DESIGN REVIEW (DR) <input checked="" 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 #)	STAFF APP. NUMBER: <u>UC-22-0508</u> DATE FILED: <u>9/6/22</u> PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Red Rock</u> TAB/CAC DATE: <u>10/26/22</u> PC MEETING DATE: <u>11/1/22</u> BCC MEETING DATE: _____ FEE: <u>\$1,350</u>
	PROPERTY OWNER NAME: <u>Red Rock Memorial Park, LLC</u> ADDRESS: <u>5300 W Sahara Ave Suite105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-403-2680</u> CELL: <u>702-403-2680</u> E-MAIL: <u>jeffhmai@yahoo.com</u>
	APPLICANT NAME: <u>Red Rock Memorial Park, LLC</u> ADDRESS: <u>5300 E. Sahara, Suite 105</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89146</u> TELEPHONE: <u>702-403-2680</u> CELL: <u>702-403-2680</u> E-MAIL: <u>jeffhmai@yahoo.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Liz Olson - Kaempfer Crowell</u> ADDRESS: <u>1980 Festival Plaza Drive, Suite 650</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89135</u> TELEPHONE: <u>702-792-7000</u> CELL: _____ E-MAIL: <u>eolson@kcnvlaw.com</u> REF CONTACT ID #: <u>166096</u>

ASSESSOR'S PARCEL NUMBER(S): 175-09-000-002; 004; 005
 PROPERTY ADDRESS and/or CROSS STREETS: SR 159, north of Blue Diamond
 PROJECT DESCRIPTION: SUP and DR for cemetary

(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.

Huan Quan Mai Huan Quan Mai
 Property Owner (Signature)* Property Owner (Print)
 STATE OF Nevada
 COUNTY OF Clark
 SUBSCRIBED AND SWORN BEFORE ME ON 02/24/2022 (DATE)
 By Huan Quan Mai
 NOTARY PUBLIC: Chu Ping Yuan



*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.



ATTORNEYS AT LAW

LAS VEGAS OFFICE

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bjg@kcnvlaw.com
702.792.7000

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Fax: 775.327.2011

CARSON CITY OFFICE
510 West Fourth Street
Carson City, NV 89703
Tel: 775.884.8300
Fax: 775.882.0257

July 6, 2022

UC-22-0508

VIA ONLINE SUBMITTAL

CLARK COUNTY COMPREHENSIVE PLANNING
500 S. Grand Central Parkway
First Floor
Las Vegas, Nevada 89155

**Re: Justification Letter – Special Use Permits and Design Review
MZ Properties
Red Rock Memorial Park
APNs: 175-09-000-002, 004 and 005**

To Whom It May Concern:

This office represents MZ Properties, (the “Applicant”) in the above referenced matter. The proposed development is located on approximately 90.72 acres on State Route 159, north of Blue Diamond (the “Property”). The Property is more particularly described as Assessor’s Parcel Numbers 175-09-000-002, 004 and 005. The Applicant is requesting a special use permit and a design review to allow for a cemetery.

The Property is located along State Route 159, just east of the existing and operating Gypsum mine, and zoned Rural Open Land (R-U). Cemeteries are permitted within R-U zoned districts upon the approval of a special use permit. The Property is ideal for the proposed use as it will not negatively impact the adjacent mining operation, will produce low levels of traffic, light and noise into the Red Rock area. The Applicant is requesting the special use permit apply to the Property in its entirety, while also requesting the review, approval and development of the Property be completed in phases as shown on the site plan. This will allow for the project to be appropriately developed out as each garden is fully utilized.

Access to the Property would be from a private drive off State Route 159, currently dedicated as Buster Way (requested to be vacated per separate vacation justification letter), along the western side of the Property. The main chapel and mortuary building would be located in the center of the Property, with parking along the western side of the building. A smaller chapel and mortuary would be located north of the main access drive. The buildings will include a total of 27,200 square feet comprised of painted concrete, decorative wood and metal elements, and architectural pop outs. The maximum height of the buildings will be 25-feet, with a flat, modern roof line.

The Applicant is providing a total of 276 parking spaces where 272 are required. Desert

landscaping along the perimeter of the Property will be utilized to assist with the overall water conservation for the use. The gardens, or burial plot areas, as noted on the site plan and landscape plan, will utilize artificial turf to further reduce the overall water usage for the project.

The Applicant has also submitted a request for the vacation of existing right of ways adjacent to the Property. A separate vacation application and letter has been included with the overall submittal.

Thank you in advance for your consideration. Please do not hesitate to let us know if you have any questions or concerns or if any further information or documentation needs to be provided. We look forward to discussing in more detail as we move forward with the submittal.

Sincerely,

KAEMPFER CROWELL



Bob Gronauer



VACATION APPLICATION

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APPLICATION TYPE <input type="checkbox"/> VACATION & ABANDONMENT (vs) <input checked="" type="checkbox"/> EASEMENT(S) <input checked="" type="checkbox"/> RIGHT(S)-OF-WAY <input type="checkbox"/> EXTENSION OF TIME (ET) (ORIGINAL APPLICATION #): _____	DEPARTMENT USE	APP. NUMBER: <u>VS-22-0509</u> DATE FILED: <u>9/6/22</u>
		PLANNER ASSIGNED: <u>SWD</u> TAB/CAC: <u>Red Rock</u> TAB/CAC DATE: <u>10/26/22</u> PC MEETING DATE: <u>11/1/22</u> BCC MEETING DATE: _____ FEE: <u>9875</u>

PROPERTY OWNER	NAME: <u>Red Rock Memorial Park LLC</u>
	ADDRESS: <u>5300 W. Sahara Ave. Suite #105</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nv.</u> ZIP: <u>89146</u>
	TELEPHONE: <u>(702) 403-2680</u> CELL: _____
	E-MAIL: <u>jeffHMai@yahoo.com</u>

APPLICANT	NAME: <u>Red Rock Memorial Park LLC (Haun Quan Mai)</u>
	ADDRESS: <u>5300 W. Sahara Ave. Suite #105</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nv.</u> ZIP: <u>89146</u>
	TELEPHONE: <u>(702) 403-2680</u> CELL: _____
	E-MAIL: <u>jeffHMai@yahoo.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Joe K. Peck - Lochsa Engineering</u>
	ADDRESS: <u>6345 S. Jones Blvd. Suite #100</u>
	CITY: <u>Las Vegas</u> STATE: <u>Nv.</u> ZIP: <u>89118</u>
	TELEPHONE: <u>(702) 365-9312</u> CELL: _____
	E-MAIL: <u>joe@lochsa.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): Public ROW to be vacated APN 175-09-099-002

Adjacent APN (same ownership- NAP of vacation) 175-09-000-004, 175-09-000-005 & 175-09-000-002

PROPERTY ADDRESS and/or CROSS STREETS: _____
State Route 159 & main entrance to "Certainteed Gypsum MFG"

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.

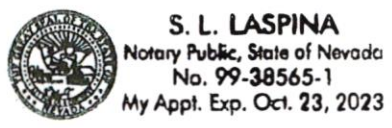
[Signature]
 Property Owner (Signature)*

STATE OF NEVADA
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON MARCH 11, 2022 (DATE)
 By Huan Quan Mai

NOTARY PUBLIC: [Signature]

Huan Quan Mai
 Property Owner (Print)



*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

Civil
Flood Control
Structural
Surveying
Traffic



June 9, 2022

Clark County Comprehensive Planning
500 South Grand Central Parkway
Las Vegas, NV 89106

VS-22-0509

Subject: Justification Letter for the Vacation of Public Streets for APN 175-09-099-002 As dedicated per
Division of Land Large Parcels - File 001 page 0060
Lochsa Engineering Project No. 221056.00

Dear Sir or Madam,

This letter is intended to provide justification for the vacation of a public right of way identified as APN 175-09-099-002. It is requested to vacate Meng Street north of Penelope Road adjacent to APN 175-09-000-005 and 004.

Due to the existing topography north of APN 175-09-000-004. The extension of Meng Street is highly unlikely. The parcel north of APN 175-09-000-002 is a BLM parcel and is located outside of Clark County Land Disposal Boundary and therefore will remain under BLM jurisdiction.

It is also requested for the vacation of Tuffy Lane and Penelope Road between Meng Street and Buster Way. The existing right of way for Tuffy Lane and Penelope Road is not needed for this development. The roadways do not continue to the west due to the existing Gypsum Certainteed Gypsum mine. The roadway is not anticipated to extend to the east due to topography of the adjacent BLM parcel. The BLM parcel APN 175-09-000-001 is also outside of the Clark County Land Disposal Boundary and will remain the jurisdiction of BLM.

In addition, the vacation of Buster Way adjacent to APN 175-09-000-005 is also being requested to be vacated. Due to the existing terrain north of Tuffy Lane the roadway is not feasible.

We respectfully request a favorable review of the above-described vacation. Please do not hesitate to contact our office at your earliest convenience, if you have any questions, comments or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joe K. Peck', with a long horizontal flourish extending to the right.

Joe K. Peck
LOCHSA ENGINEERING
(702) 365-9312