



RED ROCK CITIZENS ADVISORY COUNCIL

Blue Diamond Library

16A Cottonwood Drive
Blue Diamond, NV 89004

September 28, 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 from Clark County (for discussion only)

VI. Planning and 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**

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)
2. Appoint a representative and possible alternate to serve on the Community Development Advisory Committee (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: October 26, 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>

**ATTACHMENT A
RED ROCK CITIZENS ADVISORY COUNCIL
ZONING AGENDA
WEDNESDAY, 7:00 P.M., SEPTEMBER 28, 2022**

10/04/22 BCC

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)

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PLANNED UNIT DEVELOPMENT
(TITLE 30)

SR 159/SR 160
(RED ROCK)

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST
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)

RELATED INFORMATION:

APN:

164-32-201-001; 164-32-201-002; 164-32-301-001; 164-32-601-001; 164-32-701-001; 164-32-701-002; 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 (PUD) 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 to 93 feet where a maximum of 3 feet is the standard per Section 30.32.040 (a 3,000% increase).

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - OUTLYING NEIGHBORHOOD (UP TO 0.5 DU/AC)

NORTHWEST COUNTY (RED ROCK) - OPEN LANDS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 671

- Number of Lots/Units: 429
- Density (du/ac): 0.63
- Minimum/Maximum Lot Size (square feet): 8,399/1,420,733
- Project Type: Single family planned unit development
- Open Space Required/Provided: 2.4 acres/144 acres

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 project is intended to be developed on what is commonly referred to as the James Hardie Gypsum Mine or Blue Diamond Hill. 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 429 lot single family residential PUD with lots ranging from 8,399 square feet to 1,420,733 square feet over 671 acres. The Blue Diamond Hill access road extends from SR 159 north to the subject property. The 50 foot wide right-of-way with 5 foot sidewalks on both sides of the street, circles the entire project. The majority of the development is centrally located with access gates located on the western and eastern portions of the development. A 39 foot wide private street network with 5 foot sidewalks on 1 side of the street is provided throughout the development with varying sized residential and common lots. The development also contains a neighborhood consisting of generally 8,400 square foot lots on the northwest portion of the development. This neighborhood is located on the northwest side of the Blue Diamond Hill access road, across from the majority of the development. A cul-de-sac extends to the north of the neighborhood providing access to 3 large lots (526,927, 871,440 and 1,003,272 square feet).

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.

The development is not subject to the hillside development regulations as it is an active gypsum mine. Areas not currently mined will be mined in the future and then reclaimed as a housing development.

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 shown at a minimum of 8,399 square feet up to a maximum of 1,420,733 square feet, with an average lot size of 45,000 square feet.

The minimum setbacks for future primary dwellings will be:

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

Setbacks for accessory structures:

- Interior Side - 5 feet
- Street Side - 10 feet
- Rear - 5 feet

Balconies 6 feet or greater above ground:

- Interior Side - 5 feet
- Street Side - 10 feet
- Rear - 17 feet

Patio covers:

- Interior Side - 3 feet
- Street Side - 7 feet
- Rear - 3 feet

Landscaping

A network of common open space is located throughout the development which will include walking paths, pocket parks, and other future amenities. The total amount of open space is depicted at 144 acres where 2.4 acres is required. Extensive landscaping is provided along the main access road. Within the central portion of the development, most of the lots are adjacent to a landscaped paseo. The plans indicate all plants will comply with the recommended guidelines from the Southern Nevada Regional Planning Coalition plant list.

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 site is a gypsum mine with large amounts of cut and fill (up to 93 feet) that have occurred on portions of this site due to mining operations. 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 671 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 reflects an efficient functional

relationship between open space and man-made environment in a manner that is appropriate and respectful of the surrounding community. The design element of the project has the ability to incorporate a variety of lot sizes and configurations, thereby allowing for a diversity of home designs and types to create 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 tune to the current mining operations and home buying market demands, they propose to phase the subdivision of property. Mining operations for each major subdivision will be complete prior to recording of the final map and vertical construction of residential units.

Prior Land Use Requests

Application Number	Request	Action	Date
UC-21-0280	Single family planned unit development on 563 acres	Approved by BCC	August 2021
TM-21-500083	280 single family residential lots on 563 acres	Approved by BCC	August 2021
WC-18-400232 (MP-0313-11)	Waived conditions of 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
TM-22-500161	Tentative map for a 429 single family residential development on 671 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 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 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 slightly increased density, modified wall heights, lot area, and setbacks. In return the applicant has provided extensive landscaping and open space and adequate circulation throughout the development with several common area lots.

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

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Expunge UC-21-0280 and TM-21-500083;
- 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;
- Mining for the proposed phase of a subdivision shall be complete prior to recordation of a subdivision map and construction of the residential units.
- Applicant is advised that the project will result in a density of 0.63 du/ac, consistent with Chapter 30.24, and that no additional density will be allowed without proper land use approval; 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;
- 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; and that Nevada Department of Transportation (NDOT) permits may be required.

Fire Prevention Bureau

- Please contact khoyt@clarkcountynv.gov for a meeting regarding this submittal;
- 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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

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 #0255-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GYPSUM RESOURCES I, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., #100,
LAS VEGAS, NV 89118

DRAFT

BLUE DIAMOND HILL PLANNING AREA I
(TITLE 30)

SR159/SR 160
(RED ROCK)

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foot sidewalks on both sides of the street, circles the entire project. The majority of the development is centrally located with access gates located on the western and eastern portions of the development. A 39 foot wide private street network with 5 foot sidewalks on 1 side of the street is provided throughout the development with varying sized residential and common lots. Also part of the development is a neighborhood consisting of generally 8,400 square foot lots on the northwest portion of the development. This neighborhood is located on the northwest side of the Blue Diamond Hill access road, across from the majority of the development. A cul-de-sac extends to the north of the neighborhood providing access to 3 large lots (526,927, 871,440 and 1,003,272 square feet).

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.

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MP-0736-02	Concept Plan for a planned community known as Cielo Encantado - withdrawn	Withdrawn	

Related Applications

Application Number	Request
UC-22-0453	Use permit for a 429 lot single family PUD 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 Master Plan, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:

Current Planning

- Expunge UC-21-0280 and TM-21-500083;
- 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;
- Mining for the proposed phase of a subdivision shall be complete prior to recordation of a subdivision map and construction of the residential units.
- Applicant is advised that the project will result in a density of 0.63 du/ac, consistent with Chapter 30.24, and that no additional density will be allowed without proper land use approval; 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;
- 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; and that Nevada Department of Transportation (NDOT) permits may be required.

Current Planning Division - Addressing

- Streets shall have approved street names and suffixes;
- Approved street name list from the Combined Fire Communications Center shall be provided;
- The access road shown as Blue Diamond Hill shall be named by a Street Naming or Street Name Change application.

Fire Prevention Bureau

- Please contact khoyt@clarkcountynv.gov for a meeting regarding this submittal;
- 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.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

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- 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 #0255-2021 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

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APPROVALS:
PROTESTS:**

APPLICANT: GYPSUM RESOURCES I, LLC

CONTACT: WESTWOOD PROFESSIONAL SERVICES, 5725 W. BADURA AVE., #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-22-500161</u>	DATE FILED: <u>7.27.22</u>
<input checked="" type="checkbox"/> TENTATIVE MAP (TM)		PLANNER ASSIGNED: <u>JAD</u>	TAB/CAC: <u>Redrock</u>
		PC MEETING DATE: <u>—</u>	<u>3pm</u>
		BCC MEETING DATE: <u>10.4.22</u>	<u>1 PM</u>
		FEE: _____	<u>9/20/22</u>

PROPERTY OWNER	NAME: <u>Gypsum Resources, LLC (successor by merger with Gypsum Resources I, LLC)</u>
	ADDRESS: <u>8912 Spanish Ridge #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, Attention Lisa Mayo-DeRiso</u>
	ADDRESS: <u>8912 Spanish Ridge #200</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u>
	TELEPHONE: <u>702-493-8111</u> CELL: <u>702-403-7779</u>
	E-MAIL: <u>mayoderiso@gmail.com</u> REF CONTACT ID #: _____

CORRESPONDENT	NAME: <u>Jerry Slater</u>
	ADDRESS: <u>5725 W. Badura Ave #100</u>
	CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89118</u>
	TELEPHONE: <u>702-284-5349</u> CELL: _____
	E-MAIL: <u>lvproc@westwoodps.com</u> REF CONTACT ID #: _____

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

PROPERTY ADDRESS and/or CROSS STREETS: _____

TENTATIVE MAP NAME: _____

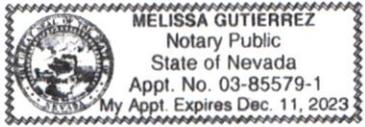
I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code; that the information on the attached legal description, all plans, and 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)*

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 03/24/2022 (DATE)

By James Rhodes
NOTARY PUBLIC: Melissa Gutierrez



*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.



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 type="checkbox"/> DESIGN REVIEW (DR) <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-22-0453</u> DATE FILED: <u>7/27/22</u> PLANNER ASSIGNED: <u>JAD</u> TAB/CAC: <u>Redrock</u> TAB/CAC DATE: <u>9/20/22</u> PC MEETING DATE: _____ BCC MEETING DATE: <u>10-4-22</u> <u>1 pm</u> FEE: <u>#1350</u>
	PROPERTY OWNER NAME: <u>Gypsum Resources, LLC (successor by merger with Gypsum Resources I, LLC)</u> ADDRESS: <u>8912 Spanish Ridge #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, Attention: Lisa Mayo-DeRiso</u> ADDRESS: <u>8912 Spanish Ridge #200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>702-403-7779</u> CELL: _____ E-MAIL: <u>mayoderiso@gmail.com</u> REF CONTACT ID #: _____
	CORRESPONDENT NAME: <u>Hannah Swan</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, 201-001, 301-002, 501-001, 601-001, 701-001, 164-32-601-001, 201-002, 701-002, 701-001, 801-001, 301-001, 201-001, 201-002

PROPERTY ADDRESS and/or CROSS STREETS: _____

PROJECT DESCRIPTION: _____

(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.

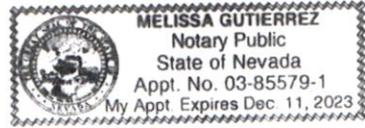
Property Owner (Signature)*

Property Owner (Print)

STATE OF Nevada
COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON 08/24/2022 (DATE)

By James Rhodes
NOTARY PUBLIC: Meli Gutierrez



*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 13, 2022

UC-22-0453

Joel McCulloch
Assistant Planning Manager
Clark County
500 S. Grand Central Parkway
Las Vegas, NV 89155

**RE: Justification Letter for Planned Unit Development for a Planned Unit Development referred to as Planning Area 1 on Blue Diamond Hill.
Response to Comments and clarifications in RED**

Dear Mr. McCulloch:

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

On Wednesday August 4th 2021 the Clark County Zoning Commission approved UC-21-0280 and TM-21-500083, a 563 acre, 280 Lot Tentative Map in this same general area. That plan had contemplated open space in a manner consistent with a proposal golf course. The Applicant was in the process of preparing a Use Permit application for the golf course when the Las Vegas Valley Water District released new water restrictions on any proposed golf courses eliminating any chance of approvals. The plan included in this application expands the boundary slightly to 690.4 acres and adjusts the unit count to 434 single family lots.

During the August 4th Clark County Zoning Commission meeting the District Attorney agreed with Gypsum Resources' request to be excluded from the Hillside Overlay since the subject property is an active gypsum mine. The applicant agreed that any residential development within areas that could be classified as 'hillside' would need to be mined first and reclaimed as a housing development. This applicant agrees with this condition.

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 0.63 dwelling units per gross acre when accompanied with a Planned Unit Development approval.

**PLANNER
COPY**

This proposed single-family community is comprised of ~~435~~ **429** home sites, open space, and recreation facilities on ~~690~~ **671** acres. The gross overall density for the proposed community is 0.63 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 requests 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 with a Use Permit and not exceeding 0.63 dwelling units per acre.

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.

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 entirely 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. These waivers were previously approved with the prior land use applications.

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: 8,399 sf
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 ~~384~~ 429 units which will still

be within the 0.63 units per acre allowed under the current RU zoning limit with a PUD.

Phased Subdivision, Conveyance and Development

In accordance with the previously approved application 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. *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.*

Thank you for your consideration of this request.

Please contact me at (702) 284-5300, or Jerry.slater@westwoodps.com if you have any questions regarding this application.

Sincerely,



Jerry Slater
Vice President
Westwood Professional Services
Gypsum Resources Representative

Cc: Aubree Green, Gypsum Resources, LLC



Red Rock Citizens Advisory Council

August 31, 2022

MINUTES

Board Members: Chair, Barbara Luke Vice-Chair, Evan Slawsom
 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
Pauline van Betten and Dallas Simonette were absent**

II. Public Comment
None

III. Approval of Agenda for August 31, 2022
Moved by: **Barbara Luke**
Action: Approved
Vote: 3-0/Unanimous

IV. 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 shared the monthly well report and stated that the system is currently stable. Keith Cooper, Mechanical Engineer, gave an update on the upcoming project. They will be reaching out to homeowners on Allegro first.
2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)
Officer Jason Ahlin stated that he had nothing specific to report. Barbara mentioned that a couple of bikes have been stolen within the village. There was no new information on the shootings at Cowboy Trail Rides. Officer Ahlin urged everyone to call 311 if they witness anything unusual in their community. If 311 does not connect, trying calling 702-828-311.
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. Segment 1 is at 70% design and finalizing the design of the crossings will get them to 100% completion. They will be getting input from residents around Southwest Ridge Park about the connection/parking lot for Segment 5. Once the last agreements are signed, the project total will be \$98 million. The Calico Basin RAMP was approved but it is under appeal. The Business Plan was presented to the RAC and the increase to the fees was approved. Josh has accepted a position as a Field Manager in Idaho and will be leaving the area.

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)

Barbara asked about the Fire Insurance rating and Meggan will be following up. Barbara mentioned that the Pump Storage project had a public meeting and a member of the Water Stewards shared that suggestions can be submitted for studies that should be required for the project. Jordan Bunker from LVVWD stated that they had submitted several questions about the project already.

V. Planning & Zoning
None

VI. General Business

1. Josh Travers, Assistant Field Manager of Red Rock, will discuss and get input regarding the mountain bike trails that are accessed from Blue Diamond area. (for discussion only)

BLM is working on the Recreation Area Management Plan for the 33,000 acres of Cottonwood Valley. Currently there are 40 miles of designated trails and approximately 30 miles of “social” or unofficial trails. Landmine Loop and Molly’s Trail Loop are two unofficial trails that come out of the Blue Diamond community and connect to the larger trail system. The use of the trails is expected to continue to increase. Plans including improving the Late Night parking lot and creating additional parking areas. Josh asked for input from the community on the proposed plans. Barbara Luke pointed out that Molly’s Trail goes across private property and that the use of headlights at night can be disruptive to the community. Audrey Dotson shared concerns about the damage to Fossil Mountain from the use of the unofficial trails and asked for a cultural/archeological study of the area. This item will be placed on the September agenda with a more specific description so that other residents can provide input.

VII. Comments by the General Public

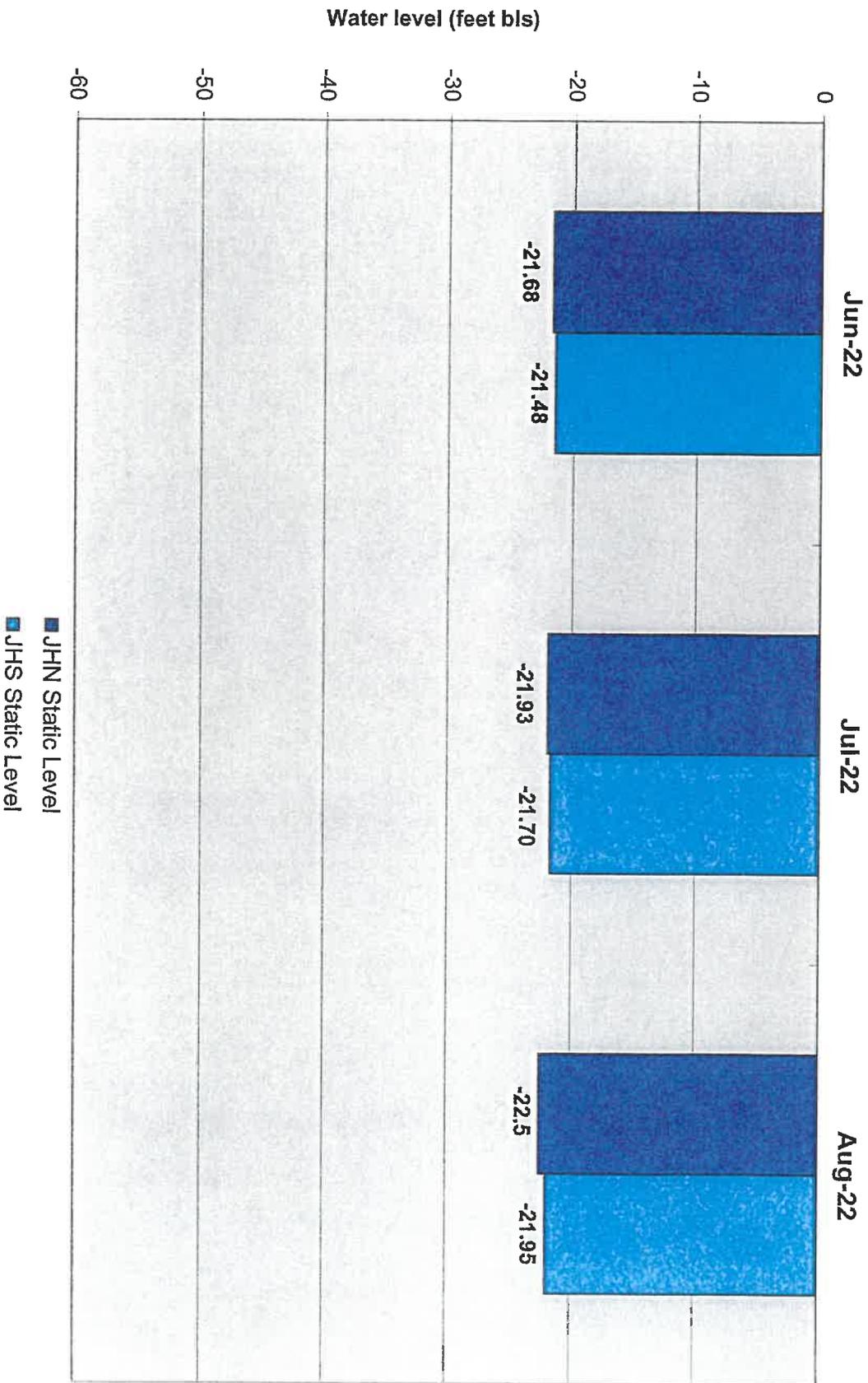
VIII. Next Meeting Date

The next meeting will be July 27, 2022

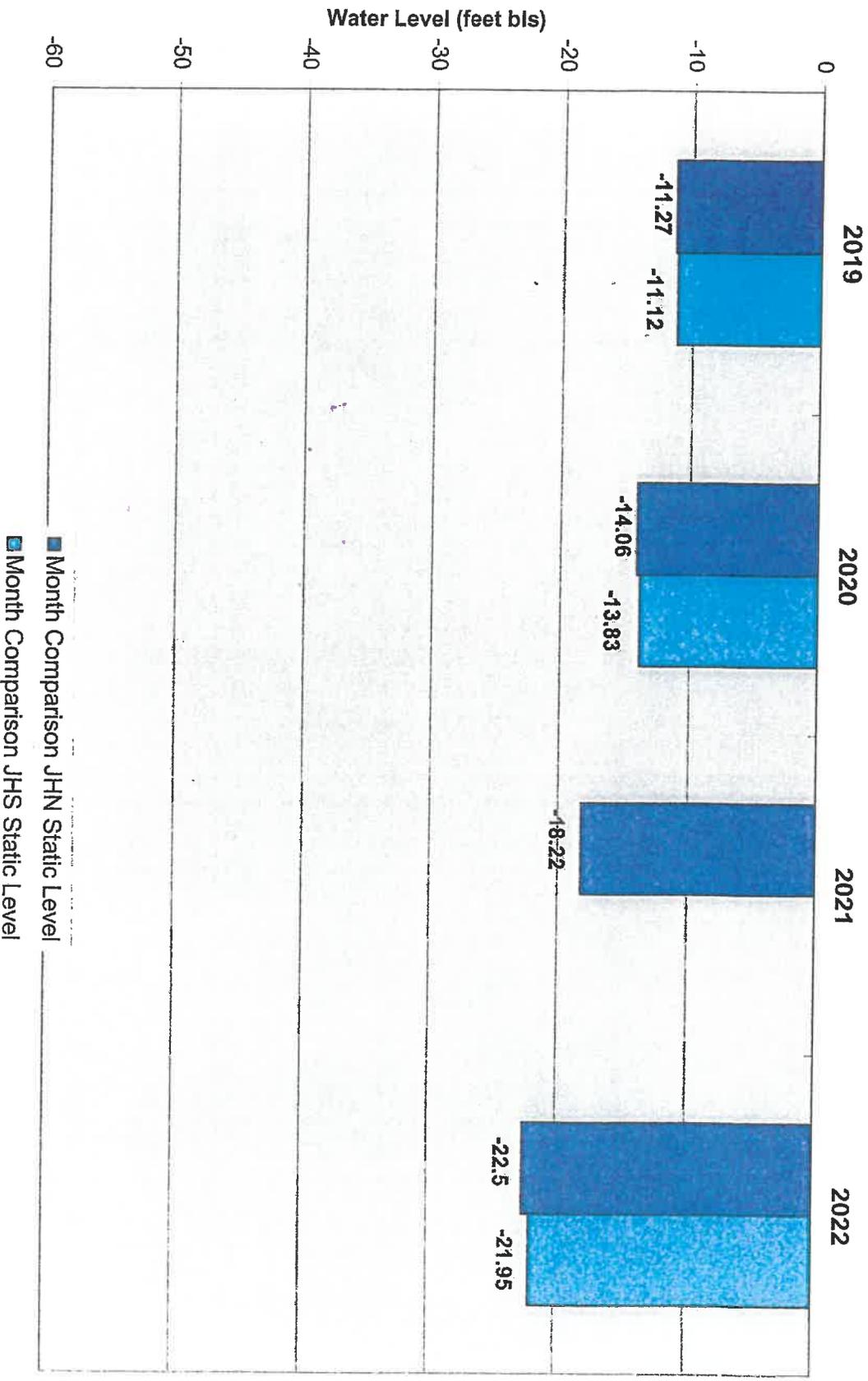
IX. Adjournment

The meeting was adjourned at approximately 8:23 pm

JHN & JHS Water Levels: 3-month Trend



JHN & JHS Well Levels: August 2019-2022





Red Rock Citizens Advisory Council

July 27, 2022

MINUTES

Board Members: Chair, Barbara Luke Vice-Chair, Evan Slawsom
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 and Dallas Simonette were absent
- II. Public Comment
None
- III. Approval of Minutes for June 29, 2022. (For possible action)
Moved by: Bob Matthews
Action: Approved
Vote: 3-0/Unanimous
- IV. Approval of Agenda for July 27, 2022
Moved by: Bob Matthews
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 shared the monthly well report (attached) and stated that the system is currently stable with not major leaks or breaks. LVVWD staff and Byrd Underground staff held a informational meeting last week about the upcoming improvement project. The work is expected to start around the 3rd week of August and will last approximately 4 months. "Community Update" sheets were mailed to all residents and businesses.
 2. Receive a report from Metro regarding activity and statistics during the past month and other area crime concerns (for discussion only)
No 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. Construction of Segment 1 is projected to begin in the summer of 2023. The NEPA process for Phase 5 will begin next week. The Legacy Trail has been selected as the #2 project recommended for funding through the SNPLMA process. The Cottonwood Valley RAMP is in process at this time. Josh will be asking for input from the community at the next meeting regarding bike trails that leave from Blue Diamond. New Park Rangers have been hired so there will now be 13 Rangers in the NCA area.

4. Receive a report from Clark County Administrative Services regarding updates on the Southwest Gas project, latest information on the Controlled Technology Pumped Project, illegal dumping near Kulka Road, water use by Clark County Water Reclamation and any other updates from Clark County (for discussion only)

Meggan Holzer shared that the SW Gas project will begin once the LVVWD project is completed. The Control Technology Pump Storage project is in the Federal review process and will be given the opportunity to present to the community if they want to. She shared details regarding Water Reclamation's operations in Blue Diamond. There are 74 pipes in the village totalling 16,000 foot of pipe. They use approximately 7,800 gallons of water each year to clean the pipes. Meggan researched well drillers report records and shared a chart listing the static water levels for many of the wells in the area south of Blue Diamond Road. (attached)

- VI. Planning & Zoning

None

- VII. General Business

None

- VIII. Comments by the General Public

Pauline mentioned that there is concern about a tree in the Blue Diamond Park that is adjacent to the road. Meggan will look into it.

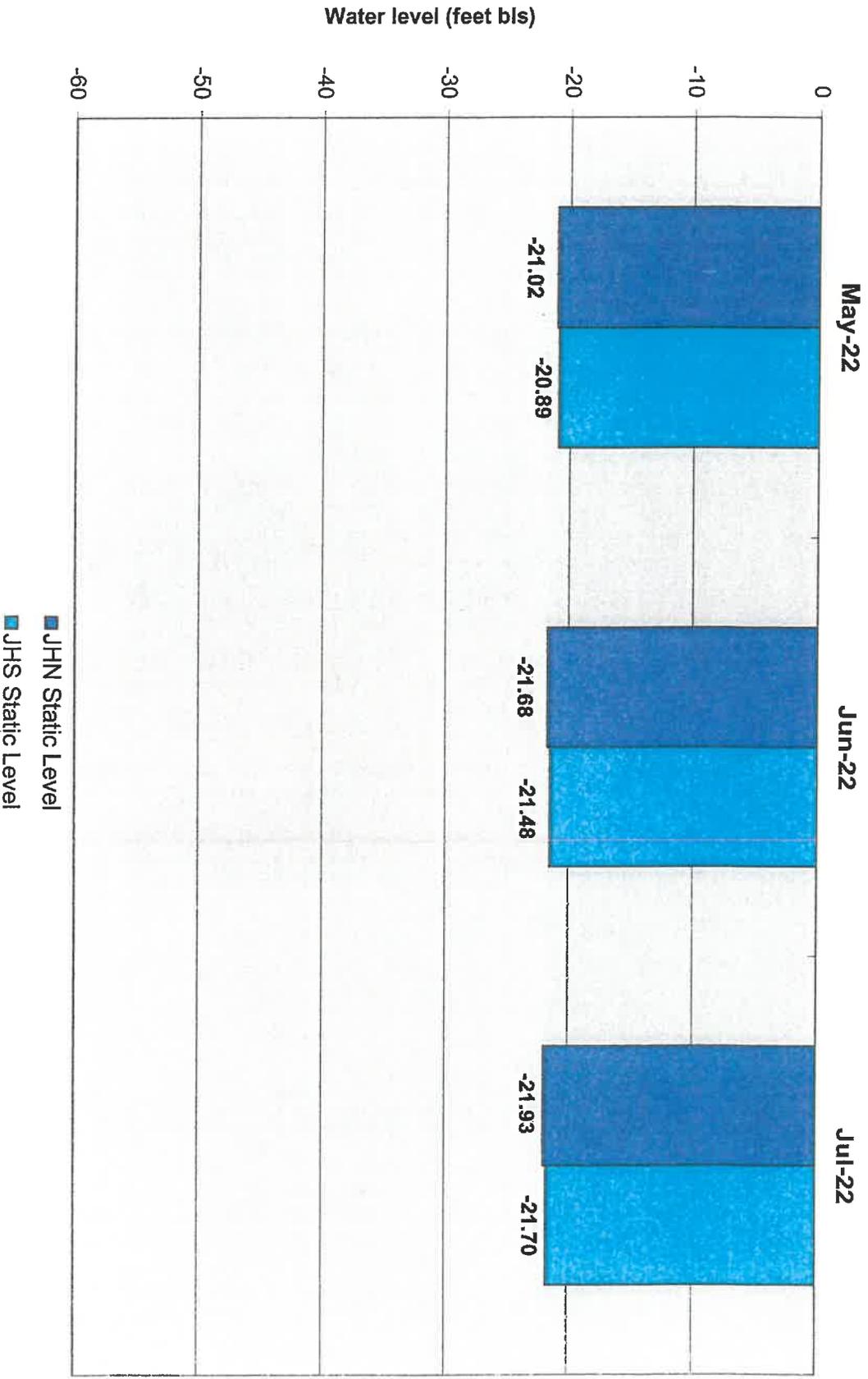
- IX. Next Meeting Date

The next meeting will be August 31, 2022

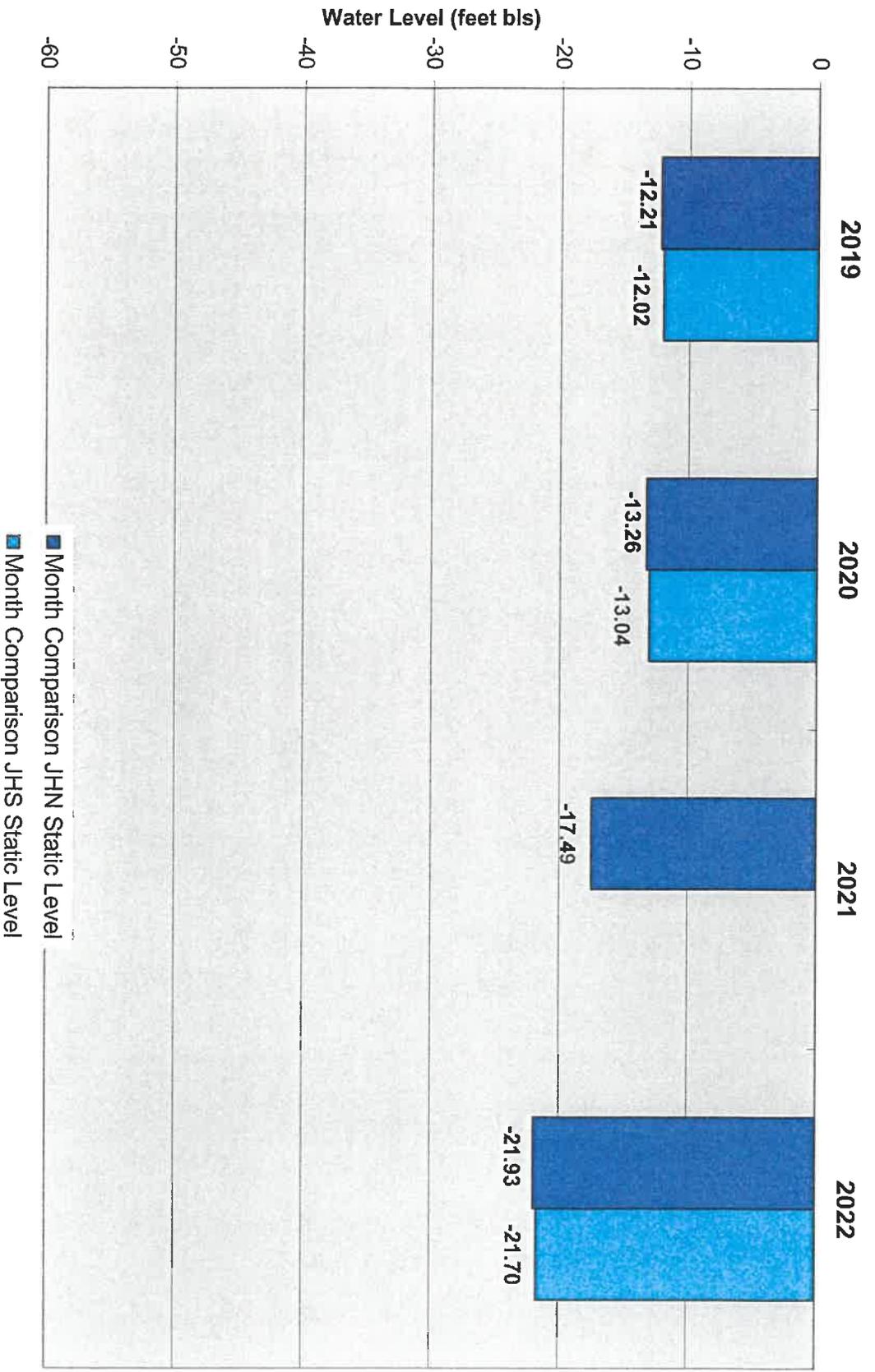
- X. Adjournment

The meeting was adjourned at approximately 7:50 pm

JHN & JHS Water Levels: 3-month Trend

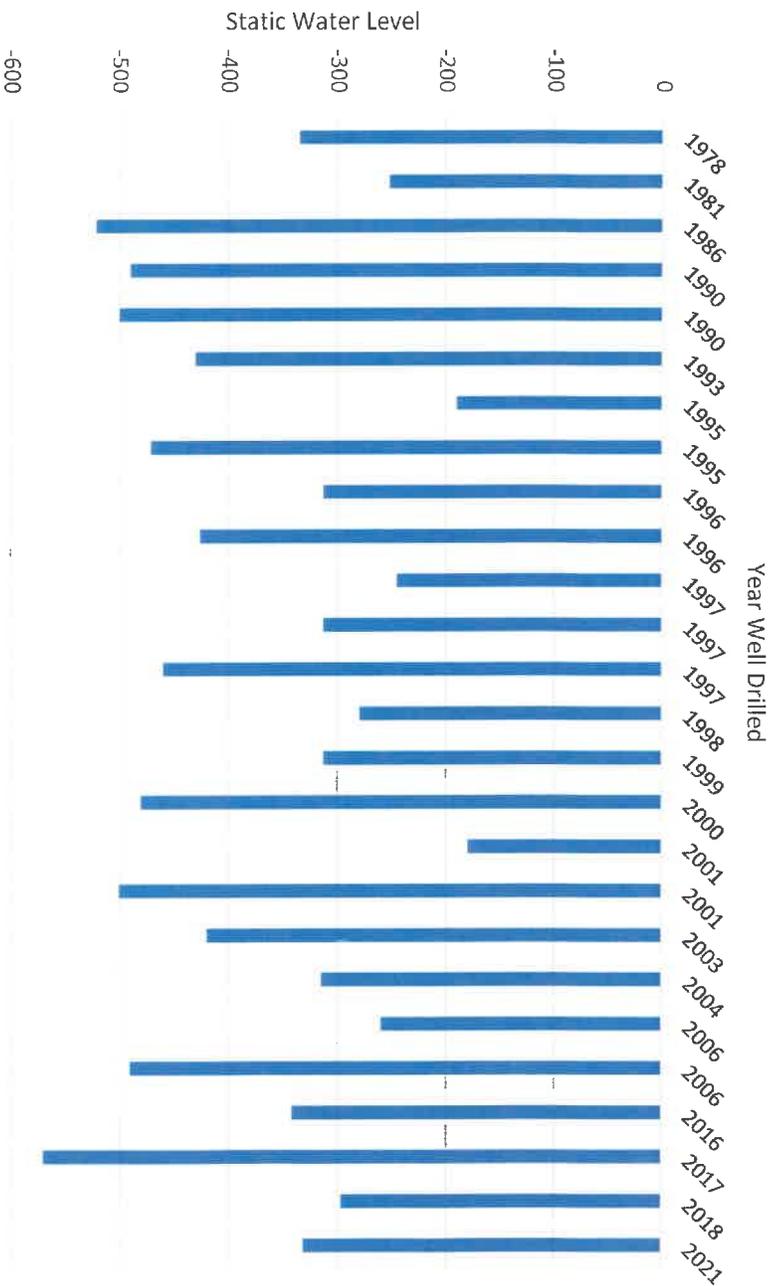


JHN & JHS Well Levels: July 2019-2022



Address	Report Year	Static Water Level
11711 W. Wigwam	1978	-335
11575 Wigwam	1981	-252
8875 Wounded Horse	1986	-522
8520 Wounded Horse	1990	-490
Kulka Community Well	1990	-500
8880 Kulka	1993	-430
101710 W. Ford	1995	-190
11000 W. Torino	1995	-471
11965 State Hwy 160	1996	-313
8730 Kulka	1996	-426
12992 State Hwy 160	1997	-245
12885 Blue Diamond Rd.	1997	-313
13299 State Hwy 160	1997	-460
11855 W. Cougar	1998	-280
12920 W. Cougar	1999	-313
11111 W. Torino	2000	-480
11576 Riscos Hill Rd.	2001	-180
11011 W. Torino	2001	-500
8430 Avery	2003	-420
11950 W. Cougar	2004	-315
11620 W. Torino	2006	-260
11255 W. Torino	2006	-490
11715 Cougar	2016	-342
11320 W. Torino	2017	-570
8515 Cote Rd.	2018	-297
8575 Cote Rd	2021	-332

Static Water Level Depth by Year
(N & S of Blue Diamond Road, west of Shaumber)



Based on public documents on the NV Division of Water Resources website: water.nv.gov