



RED ROCK CITIZENS ADVISORY COUNCIL

Blue Diamond Recreation Hall (Quonset Hut)

2 Village Blvd
Blue Diamond, NV 89004

June 26, 2024
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: Chair, Evan Slawson Vice Chair, Steffanie Gray
Greg Bailey Bob Matthews Dallas Simonette

Secretary: Electra Smith, 702-370-6297, sandyvalleycac@gmail.com
Clark County Department of Administrative Services,
500 S. Grand Central Parkway, 6th Floor, Las Vegas, Nevada 89155

County Liaison(s): Meggan Holzer, 702-455-0341, meggan@clarkcountynv.gov
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 the Agenda for June 26, 2024 and Hold, Combine, or Delete any Items. (For possible action)

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)
2. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)
3. Receive a report from BLM regarding current and upcoming projects, updates on the Legacy Bike Trail, information about the Red Rock National Conservation Area, and other updates about Public Lands in the area (for discussion only)
4. Receive a report from BLM Law Enforcement about recent events in the area and Public Lands policing concerns (for discussion only)
5. Receive a report from Clark County Administrative Services regarding any updates from Clark County (for discussion only)

V. Planning and Zoning

1. **PA-24-700013-GYPSUM RESOURCES, LLC:**
PLAN AMENDMENT on approximately 2,400 acres to redesignate the existing land use categories from Open Land and Residential Rural to Major Projects. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/rk (For possible action) **7/2/24 PC**

2. **ZC-24-0294-GYPSUM RESOURCES LLC:**
ZONE CHANGE on approximately 2,400 acres to **1)** reclassify the R-U (Rural Open Land) Zone to the R-1 (Single-Family Residential) Zone, the R-2 (Medium Density Residential) Zone, and the U-V (Urban Village-Mixed-Use) Zone; and **2)** establish a P-C (Planned Community) Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. (description on file) JJ/rk (For possible action) **7/3/24 BCC**

3. **ET-24-400062 (UC-22-0508) -RED ROCK MEMORIAL PARK, LLC:**
USE PERMIT FIRST EXTENSION OF TIME for the following: **1)** cemetery; and **2)** funeral home. **DESIGN REVIEW** for a cemetery and funeral home on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/jm/ng (For possible action) **7/16/24 PC**

4. **ET-24-400063 (WS-24-0019)-RED ROCK MEMORIAL PARK, LLC:**
WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for access gate setback.
DESIGN REVIEWS for the following: **1)** alternative landscape plan; **2)** eliminate off-site pedestrian connection at SR 159; **3)** modifications to a previously approved cemetery and funeral home; and **4)** lighting plan on 91.00 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay. Generally located on the south side of State Highway 159, approximately 1.5 west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/rr/ng (For possible action) **7/16/24 PC**

5. **ET-24-400057 (NZN-21-0747)-RED ROCK RV PARK, LLC:**
ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 21.4 acre portion of a 23.6 acre site from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an R-V-P (Recreational Vehicle Park) Zone.
USE PERMITS for the following: **1)** management offices for a recreational vehicle park not within a centrally located service building; **2)** convenience store; **3)** gasoline station; **4)** reduce the setback from a gasoline station to a residential use; **5)** restaurant; **6)** retail sales and services; **7)** alcohol sales, beer and wine – packaged only; and **8)** alcohol sales, liquor – packaged only.
WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.
DESIGN REVIEWS for the following: **1)** recreational vehicle park; **2)** convenience store; **3)** gasoline station; **4)** restaurant; and **5)** retail sales and service on 23.6 acres in an R-V-P (Recreational Vehicle Park) Zone and an H-2 (General Highway Frontage) Zone in the Red Rock Overlay. Generally located on the north side of SR 160 and the west and south sides of SR 159 within Red Rock (description on file). JJ/jor/ng (For possible action) **7/17/24 BCC**

VI. General Business
 None

VII. 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.

VIII. Next Meeting Date: July 31, 2024

IX. Adjournment.

POSTING LOCATIONS: This meeting was legally noticed and posted at the following locations:
 Blue Diamond Rec Hall, 2 Village Blvd., Blue Diamond, NV 89004
 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., JUNE 26, 2024

07/02/24 PC

1. **PA-24-700013-GYPSUM RESOURCES, LLC:**
PLAN AMENDMENT on approximately 2,400 acres to redesignate the existing land use categories from Open Land and Residential Rural to Major Projects. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/rk (For possible action)

07/03/24 BCC

2. **ZC-24-0294-GYPSUM RESOURCES LLC:**
ZONE CHANGE on approximately 2,400 acres to **1)** reclassify the R-U (Rural Open Land) Zone to the R-1 (Single-Family Residential) Zone, the R-2 (Medium Density Residential) Zone, and the U-V (Urban Village-Mixed-Use) Zone; and **2)** establish a P-C (Planned Community) Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. (description on file) JJ/rk (For possible action)

07/16/24 PC

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USE PERMIT FIRST EXTENSION OF TIME for the following: **1)** cemetery; and **2)** funeral home.
DESIGN REVIEW for a cemetery and funeral home on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District. Generally located on the north side of State Highway 159, approximately 1.5 west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock. JJ/jm/ng (For possible action)
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PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700013-GYPSUM RESOURCES, LLC:

PLAN AMENDMENT on approximately 2,400 acres to redesignate the existing land use categories from Open Land and Residential Rural to Major Projects.

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

RELATED INFORMATION:

APN:

List on file.

EXISTING LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - OPEN LAND

NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL

PROPOSED LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - MAJOR PROJECTS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2,400 (approx.)

The request is to consider an amendment to the Clark County Master Plan and associated land use map for Red Rock. The Plan Amendment is the next step in the Major Project process, after consideration of a Public Facilities Needs Assessment and Specific Plan.

Applicant's Justification

The applicant states the requested Major Projects (MP) land use category will ensure that the development will progress in an orderly fashion and in compliance with the goals and objectives established in the Northwest County Land Use Plan.

As defined in the Gypsum Reclamation Specific Plan, the project is envisioned as a sustainable village that merges the desert landscape with the built environment. While reclaiming the lands that have been strip-mined for decades, the community plan embraces the unique qualities of the area, preserves view corridors, creates public access, and implements a "complete community" vision. The mixed-use village core, located in the center of the community on lands leveled by

mining, incorporates the most diverse mix of land uses in a pedestrian-oriented environment. The residential villages and neighborhoods include a wide variety of housing types, density ranges, sizes, and price levels. To ensure proper transition from residential to the natural environment, large lot rural density homes will be placed at the edges of the community. Lastly, a comprehensive open space, parks, and trails system links the neighborhoods to the natural environment and provides for both the active and passive recreational needs of residents and guests.

Prior Land Use Requests

Application Number	Request	Action	Date
MP-11-0468	Gypsum Reclamation Specific Plan	TBD by BCC	June 18, 2024
MP-11-0469	PFNA for the Gypsum Reclamation Specific Plan	TBD by BCC	June 18, 2024
WC-18-0232 (MP-0313-11)	Waiver of conditions of a Concept Plan requiring right-of-way approval from the Bureau of Land Management (BLM) for primary access is required prior to approval of Specific Plan	TBD by BCC	June 18, 2024
UC-22-0453	429 lot single-family planned unit development on 671 acres	Approved by BCC	October 2022
TM-22-500161	429 single-family residential lots on 671 acres	Approved by BCC	October 2022
UC-21-0280	280 lot 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)	Waiver of conditions of a Concept Plan requiring no access onto Highway 159; waiver of conditions #2 was denied	Approved by BCC	April 2019
MP-0505-16	Amended Concept Plan for the Gypsum Reclamation planned community	Withdrawn by the applicant	February 2017
WC-0099-11 (MP-0313-11)	Waiver of condition of a Concept Plan requiring 1) no access onto Highway 159 and 2) right-of-way approval from the BLM for primary access is required prior to approval of Specific Plan	Withdrawn by the applicant	February 2012
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 by the applicant	

Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Public Facilities & Open Land (Open Space/Grazing; Residential up to 1 du/10 ac)	R-U	Undeveloped & mining operations
South	Industrial	R-U	Gypsum processing plant
West	Public Facilities & Residential Rural (up to 0.5 du/ac)	R-U	Undeveloped

Related Applications

Application Number	Request
ZC-24-0294	A zone change to the R-1, R-2 and U-V zoning districts and establish a P-C (Planning Community) Overlay District for a master planned community on approximately 2,400 acres is scheduled for the July 3, 2024 BCC Zoning meeting.

STANDARDS FOR ADOPTION:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

If adopted, direct the Chair to sign a resolution adopting the amendment. This item will be forwarded to the Board of County Commissioners' meeting for final action on July 3, 2024 at 9:00 a.m., unless otherwise announced.

If this request is adopted, 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.

TAB/CAC:**APPROVALS:****PROTEST:****APPLICANT:** GYPSUM RESOURCES, LLC**CONTACT:** BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

Planned Land Use Amendment PA-24-700013

DRAFT



Current



Requested

Legend

-  Residential Rural (RR)
-  Open Lands (OL)
-  Major Projects (MP)
-  Requested Area To Change

Northwest County Clark County, Nevada

Note: Categories denoted in the legend may not apply to the presented area.

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ZC-24-0294-GYPSUM RESOURCES LLC:

ZONE CHANGE on approximately 2,400 acres to **1)** reclassify the R-U (Rural Open Land) Zone to the R-1 (Single-Family Residential) Zone, the R-2 (Medium Density Residential) Zone, and the U-V (Urban Village-Mixed-Use) Zone; and **2)** establish a P-C (Planned Community) Overlay District.

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

RELATED INFORMATION:

APN:

List on file

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - MAJOR PROJECTS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2,400 (approx.)

The request is to consider a zone change to amend the zoning district map and to establish an overlay district. The zone change is the next steps in the Major Project process, after consideration of a Public Facilities Needs Assessment, Specific Plan, and Plan Amendment.

Applicant's Justification

The applicant states the requested zoning districts correspond to the distinct character areas of the property as described in the Gypsum Reclamation Specific Plan. These character areas include Village Core Zones, General Zones, and Edge Zones.

The following further describes the request:

Village Core Zones (Village 1): Urban Village (Mixed-Use) District

The Urban Village (Mixed-Use) District is intended to accommodate a mixture of residential, commercial/employment, and recreational uses typical of a vibrant village core as described in the Gypsum Reclamation Concept Plan and Specific Plan. An array of residential uses and

housing types, employment, commercial, recreation and open space, and community and cultural facilities are all elements included within this district. The design and character of the district anticipates a high level of interaction between the different categories of land uses within a pedestrian-friendly, walkable environment. The vision for development of this district is to have the community serving uses towards the center of the village, decreasing in density and intensity of use towards the edges of the village.

General Zones (Village 2): Medium Density Residential District

The R-2 (Medium Density Residential) District provides for the development of compact single-family and 2-family residential uses within the neighborhoods.

Edge Zones (Village 3): Single-Family Residential District

The R-1 (Single-Family Residential) District provides for the development of a wide array of single-family detached residential uses within the neighborhoods. Within this district, low density single-family detached homes blend in with the natural edges of the community.

Prior Land Use Requests

Application Number	Request	Action	Date
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MP-11-0469	PFNA for the Gypsum Reclamation Specific Plan	TBD by BCC	June 18, 2024
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Surrounding Land Use

	Planned Land Use Category	Zoning District	Existing Land Use
North & East	Public Facilities and Open Land (Open Space/Grazing; Residential up to 1 du/10 ac)	R-U	Undeveloped & mining operations
South	Industrial	R-U	Gypsum processing plant
West	Public Facilities and Residential Rural (up to 0.5 du/ac)	R-U	Undeveloped

Related Applications

Application Number	Request
PA-24-0294	A Plan Amendment to redesignate the existing land use categories to Major Projects (MP) for a master planned community on approximately 2,400 acres is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate the proposed request is consistent with the Master Plan and is in compliance with Title 30.

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.

**TAB/CAC:
APPROVALS:
PROTESTS:**

APPLICANT: GYPSUM RESOURCES, LLC
CONTACT: BOB GRONAUER, KAEMPFER CROWELL, 1980 FESTIVAL PLAZA DRIVE, SUITE 650, LAS VEGAS, NV 89135

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400062 (UC-22-0508) -RED ROCK MEMORIAL PARK, LLC:

USE PERMIT FIRST EXTENSION OF TIME for the following: **1)** cemetery; and **2)** funeral home.

DESIGN REVIEW for a cemetery and funeral home on 90.72 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay District.

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

RELATED INFORMATION:

APN:

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

LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 91.00
- Project Type: Cemetery and funeral home (chapel/mortuary)
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 16,096 (chapels, garage, and office)/8,000 (maintenance building)/2,000 (storage)/26,096 (total) (per WS-24-0019)
- Parking Required/Provided: 64/67 (per WS-24-0019)

Site Plan

The previously approved plan depicts a proposed cemetery and chapel/mortuary on 90.72 acres in Red Rock. Access to the cemetery was 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 previously approved 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 previously approved 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 previously approved 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 previously approved plans depict 2 mortuary buildings with a chapel room, utility rooms, reception, offices, meeting rooms, casket display room, and restrooms.

Signage

Signage was not a part of the original request.

Revisions

In April 2024, WS-24-0019 was approved by the Planning Commission for modified plans for the cemetery and funeral home development. The new approved plans show the proposed cemetery being developed in multiple phases. Phase 1 is located on the southeast portion of the overall site, including the east half of APN 175-09-000-005, the south half of APN 175-09-000-002, and the southeast portion of APN 175-09-000-004. Future phases will be located on the remainder of all 3 parcels except for the Hillside Development overlay areas with slopes exceeding 12%. Access to the cemetery is shown from SR 159 onto a private drive.

The main chapel and mortuary building will be in the northeast portion of APN 175-09-000-005 with parking located on the west side of the funeral home and between the storage building and maintenance building. A total of 67 parking spaces are depicted on the plans. A mortuary service will be included with the funeral home. A cremation garden is included on the southern half of the property.

The approved landscape plans depict desert landscaping along the perimeter of the proposed developed areas of the property. The remainder of the site will consist of hardscape and drought tolerant landscaping. Required trees are depicted adjacent to SR 159.

The approved elevation plans depict a funeral home and mortuary building at 25 feet in height, comprised of stucco siding, fiber cement board, stone tile with a mixed design, with a combination of angled and flat rooflines and a parapet wall. The 21 foot high maintenance

building has similar materials with an angled roofline. The 13 foot high storage building has CMU block siding with a angled roofline.

The approved lighting plan provides 12 foot high cut off lighting for walkway paths and 3 foot bollard lighting in areas of pedestrian activity. Parking lot lighting exceeds lighting standards with a maximum 25 foot height and cut-off lighting and shielding.

The approved floor plans depict a funeral home with mortuary, maintenance building, and a storage building. The buildings include, garage space, utility rooms, reception, offices, meeting rooms, casket display room, and restrooms. The mortuary and funeral home have 16,096 square feet of area. The maintenance building is 8,000 square feet with an additional 2,000 square foot storage building.

Previous Conditions of Approval

Listed below are the approved conditions for UC-22-0508:

Current Planning

- Design review for future phases;
- Design review for final grading for each phase to demonstrate compliance with Hillside Development regulations unless grading will not occur on slopes in excess of 12%.
- 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.

Applicant's Justification

The applicant states that they are requesting an additional 3 years to address challenging approvals for infrastructure for a new cemetery and are actively engaged in addressing those matters. They have a completed and approved Public Works traffic study (PW24-13157).

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0019	Waiver of development standards for an access gate and a design review for landscaping, pedestrian connections, modified plans, and a lighting plan	Approved by PC	April 2024
VS-22-0509	Vacated and abandoned portions of right-of-way	Approved by PC	November 2022
UC-22-0508	Use permit for a cemetery and funeral home and a design review for a cemetery and funeral home in the Red Rock Overlay District	Approved by PC	November 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (Red Rock)	Undeveloped / Industrial
South & East	Open Lands	RS80 (Red Rock)	Undeveloped
West	Business Employment	RS80 (Red Rock)	Industrial

Related Applications

Application Number	Request
ET-24-400063 (WS-24-0019)	First extension of time for a waiver of development standards for an access gate and design reviews for landscaping, off-site pedestrian connections, modified plans, and a lighting plan.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has taken action towards commencement of the project and completed a traffic study (PW24-13157). Also, a new land use application was recently approved which modified the design of the site (WS-24-0019). Therefore, staff can support the extension of time request for another 2 years.

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:

Comprehensive Planning

- Until November 1, 2026 to commence or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RED ROCK MEMORIAL PARK, LLC

CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400063 (WS-24-0019)-RED ROCK MEMORIAL PARK, LLC:

WAIVER OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for access gate setback.

DESIGN REVIEWS for the following: **1)** alternative landscape plan; **2)** eliminate off-site pedestrian connection at SR 159; **3)** modifications to a previously approved cemetery and funeral home; and **4)** lighting plan on 91.00 acres in an RS80 (Residential Single-Family 80) Zone within the Red Rock Overlay.

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

RELATED INFORMATION:

APN:

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

WAIVER OF DEVELOPMENT STANDARDS:

Reduce the setback from an access gate to the property line to 42 feet where 50 feet is required per Section 30.04.03 (a 16% reduction).

DESIGN REVIEWS:

1. Alternative landscaping plan.
2. Eliminate pedestrian connection to SR 159 entrance where required per Section 30.04.05.
3. Modifications to a previously approved cemetery and funeral home.
4. Lighting plan (Red Rock Overlay).

LAND USE PLAN:

NORTHWEST COUNTY (INSERT LOCATION) - BUSINESS EMPLOYMENT

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 91.00 (overall site)/36.00 (Phase 1)
- Project Type: Cemetery and funeral home (chapel/mortuary)
- Number of Stories: 1
- Building Height (feet): Up to 25
- Square Feet: 16,096 (chapels, garage, and office)/8,000 (maintenance building)/2,000 (storage)/26,096 (total)

- Parking Required/Provided: 64/67

Site Plan

This use was previously approved by UC-22-0508 for chapels and cemetery in November 2022. The original request (WS-24-0019) was to modify the previously approved plans for the cemetery and funeral home development. The new plans show the proposed cemetery being developed in multiple phases, with Phase 1 being the subject of this application. Phase 1 is located on the southeast portion of the overall site, including the east half of APN 175-09-000-005, the south half of APN 175-09-000-002, and the southeast portion of APN 175-09-000-004. Future phases will be located on the remainder of all 3 parcels except for the Hillside Development overlay areas with slopes exceeding 12%. Access to the cemetery is shown from SR 159 onto a private drive.

The main chapel and mortuary building will be in the northeast portion of APN 175-09-000-005 with parking located on the west side of the funeral home and between the storage building and maintenance building. A total of 67 parking spaces were depicted on the plans. Twelve parallel parking spaces will be located along the interior private street adjacent to the funeral home. A mortuary service will be included with the funeral home. Several 36 foot and 32 foot wide interior roads circulate within the cemetery, with burial plots located throughout the site. A cremation garden is included on the southern half of the property. SR 159 is a Nevada Department of Transportation (NDOT) road.

Landscaping

The approved plans depict desert landscaping along the perimeter of the proposed developed areas 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 667 24 inch box trees (14 species), shrubs with groundcover with interior parking lot landscaping. The site exceeds the required number of trees by 2,100% and qualifies for additional sustainability points. Required trees are depicted adjacent to SR 159.

Elevations

The approved plans depict a funeral home and mortuary building at 25 feet in height, comprised of stucco siding, fiber cement board, stone tile with a mixed design, with a combination of angled and flat rooflines and a parapet wall. The 21 foot high maintenance building has similar materials with an angled roofline. The 13 foot high storage building has CMU block siding with an angled roofline.

Lighting Plan

The approved lighting plan provides 12 foot high cut-off lighting for walkway paths and 3 foot bollard lighting in areas of pedestrian activity. Parking lot lighting exceeds lighting standards with a maximum 25 foot height and cut-off lighting and shielding.

Floor Plans

The approved plans depict a funeral home with mortuary, maintenance building, and a storage building. The buildings include, garage space, utility rooms, reception, offices, meeting rooms, casket display room, and restrooms. The mortuary and funeral home have 16,096 square feet of

area. The maintenance building is 8,000 square feet with an additional 2,000 square foot storage building.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0019:

- Design review for future phases;
- Design review for final grading for each phase to demonstrate compliance with Hillside Development regulations unless grading will not occur on slopes in excess of 12%;
- Certificate of Occupancy and/or business license shall not be issued without approval of an application for a zoning inspection.
- Applicant is advised within 2 years from the approval date the application must commence or the application will expire unless extended with approval of an extension of time; 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; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Drainage study and compliance;
- Traffic study and compliance;
- Nevada Department of Transportation approval.

Fire Prevention Bureau

- Applicant is advised to submit plans for review and approval prior to installing any gates, speed humps (speed bumps not allowed), and any other Fire Apparatus Access Roadway obstructions.

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 #0456-2023 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

The applicant states that they are separately requesting the UC-22-0508, a use permit for a cemetery and funeral home on the subject site, to be extended for 3 years. The applicant is requesting that once the new time frame to commence work for UC-22-0508 is defined, that the expiration time frame for WS-24-0019 be adjusted such that the commence requirements are identical to UC-22-0508. The applicant states that they are asking for the extensions of time due to the complexity of the development project. The project involves the development of a cemetery which entails potentially challenging approvals for infrastructure requirements. The applicant states that the owner is actively engaged in addressing those matters and is hopeful for adequate time to successfully navigate them.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0019	Waiver of development standards for an access gate and a design review for landscaping, pedestrian connections, modified plans, and a lighting plan	Approved by PC	April 2024
UC-22-0508	Cemetery and funeral home	Approved by PC	November 2022
VS-22-0509	Vacated and abandoned rights-of-way	Approved by PC	November 2022

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Open Lands	RS80 (Red Rock)	Undeveloped/industrial
South & East	Open Lands	RS80 (Red Rock)	Undeveloped
West	Business Employment	RS80 (Red Rock)	Industrial

Related Applications

Application Number	Request
ET-24-400062 (UC-22-0508)	First extension of time for a use permit and design review for cemetery and a funeral home is a companion item on this agenda.

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has taken action towards commencement of the project and completed a traffic study (PW24-13157). Also, a new land use application was recently approved which modified the design of the site (WS-24-0019). Therefore, staff can support the extension of time request to match the expiration date of ET-24-400062 (UC-22-0508).

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:

Comprehensive Planning

- Until November 1, 2026 to commence to coincide with ET-24-400062 (UC-22-0508), or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RED ROCK MEMORIAL PARK, LLC

CONTACT: JESSICA WALES, TANEY ENGINEERING, 6030 S. JONES BOULEVARD,
LAS VEGAS, NV 89118

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-24-400057 (NZC-21-0747)-RED ROCK RV PARK, LLC:

ZONE CHANGE FIRST EXTENSION OF TIME to reclassify a 21.4 acre portion of a 23.6 acre site from an R-U (Rural Open Land) Zone and an H-2 (General Highway Frontage) Zone to an R-V-P (Recreational Vehicle Park) Zone.

USE PERMITS for the following: **1)** management offices for a recreational vehicle park not within a centrally located service building; **2)** convenience store; **3)** gasoline station; **4)** reduce the setback from a gasoline station to a residential use; **5)** restaurant; **6)** retail sales and services; **7)** alcohol sales, beer and wine – packaged only; and **8)** alcohol sales, liquor – packaged only.

WAIVER OF DEVELOPMENT STANDARDS for alternative landscaping.

DESIGN REVIEWS for the following: **1)** recreational vehicle park; **2)** convenience store; **3)** gasoline station; **4)** restaurant; and **5)** retail sales and service on 23.6 acres in an R-V-P (Recreational Vehicle Park) Zone and an H-2 (General Highway Frontage) Zone in the Red Rock Overlay.

Generally located on the north side of SR 160 and the west and south sides of SR 159 within Red Rock (description on file). JJ/jor/ng (For possible action)

RELATED INFORMATION:

APN:

175-15-201-002; 175-16-601-014 through 175-16-601-016

USE PERMITS:

1. Permit management offices for a recreational vehicle park that are not within a centrally located service building where required per Table 30.44-1.
2. Convenience store.
3. Gasoline station.
4. Reduce the setback from a gasoline station to a residential use to 190 feet where a minimum of 200 feet is required per Table 30.44-1 (a 5% reduction).
5. Restaurant.
6. Retail sales and service.
7. Alcohol sales, beer and wine – packaged only.
8. Alcohol sales, liquor – packaged only.

WAIVER OF DEVELOPMENT STANDARDS:

Permit 15 foot wide landscape areas without sidewalks along SR 159 and SR 160 where landscaping with a detached sidewalk is required per Figure 30.64-17.

LAND USE PLAN:

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

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 23.6
- Project Type: Recreational vehicle park, convenience store with gasoline sales, restaurant, and retail building
- Number of Stories: 1
- Building Height (feet): 20.5 (community center/clubhouse building)/30 (convenience store)/30 (retail/restaurant building)/19.5 (fueling canopy)/16 (cabins)/12 (shade structures)/16 (restroom/shower buildings)
- Square Feet: 3,555 (community center/clubhouse building)/4,500 (convenience store)/1,250 (retail building)/4,460 (retail and restaurant building)/399 (recreational park trailers)/743 (restroom/shower buildings)
- Open Space Required/Provided: 10,440 square feet/3 acres
- Number of RV Spaces: 160
- Parking Required/Provided: 85/91

Site Plans

The approved plans indicate the western 21.4 acres of the site will be developed as a recreational vehicle park and the eastern 2.2 acres will be developed with a restaurant and retail building, and convenience store with gasoline sales. Access to the site is granted via 2 proposed commercial driveways along State Route 159 and 1 proposed commercial driveway along State Route 160. An interior drive aisle measuring 24 feet in width services the recreation vehicle park. The park will consist of 160 recreational vehicle parking spaces with a community center/clubhouse, outdoor activity area, restroom facilities, 14 recreational park trailers (cabins), and shade structures. The recreational vehicle spaces will be set back a minimum of 15 feet from State Routes 159 and 160 and the west property line. A 6 foot high decorative CMU block wall, located behind the required street landscaping, will screen the recreational vehicle spaces from the right-of-way. An existing, 1 story single family residence located on the project site will be converted into a community center. The community center/clubhouse building is set back 140 feet from the west property line, 410 feet from the north property line (State Route 159), and 400 feet from the south property line (State Route 160). The office for the recreational vehicle park is located within the community center/clubhouse building, which is not centrally located within the park. The community center/clubhouse and outdoor activity area is located on the west portion of the project site. The restroom/shower facilities, shade structures, and cabins are located within the central portion of the site.

Furthermore, the approved plans depict the restaurant and retail building are located on the east portion of the site within the H-2 zoned area. The building is set back 31 feet from the south property line (State Route 160), 90 feet from the east property line, and 220 feet from the north

property line (State Route 159). The convenience store with retail building and the fueling canopy (gasoline station) are also located on the east portion of the project site. The convenience store is set back 55 feet from the north property line, 170 feet from the south property line, and 150 feet from the east property line. The fueling canopy is set back 40 feet from the east property line, 52 feet from the north property line, and 75 feet from the south property line. A use permit is required to reduce the setback between the fueling canopy (gasoline station) and the undeveloped property to the east, across State Route 159, that is zoned H-2 with a planned land use of Outlying Neighborhood.

Landscaping

The approved plans depict a street landscape area measuring a minimum of 15 feet in width along State Routes 159 and 160 consisting of medium, 15 gallon trees planted 20 feet on center. Shrubs and groundcover are also included within the street landscape areas. A 15 foot wide landscape area with trees planted 20 feet on center is located along the west property line, adjacent to undeveloped land. Interior parking lot landscaping, consisting of medium and large trees, is equitably distributed throughout the site. The recreational vehicle park requires 10,440 square feet of open space where 3 acres is provided. Two holding tanks are located at the northeast and southwest corners of the recreational vehicle park. A water tank is located at the northwest portion of the project site.

Elevations

The approved plans show that the community center/clubhouse building measures 20.5 feet in height to the top of the pitched, standing seam metal roof. The community center will consist of an aluminum storefront window system with stucco siding. The convenience store and retail/restaurant building measure between 20 feet to 30 feet in height, up to the pitched, standing seam metal roof. The convenience store and retail/restaurant building each feature varying rooflines and an aluminum storefront window system. The exterior materials of the convenience store consist of stone veneer and painted cement plaster. All rooftop mounted equipment will be screened from public view by parapet walls. The fueling canopy measures 19.5 feet in height, consists of stone veneer columns, and features a metal canopy painted in neutral, earth tone colors. The restroom/shower buildings measure 16 feet in height and consists of a CMU block exterior with a pitched, composition roof. The recreational park trailers (cabins) measure up to 19 feet in height and feature hard board siding and composite shingle roofs. All buildings within the project site will be painted with neutral, earth tone colors matching the surrounding environment.

Floor Plans

The approved floor plans depict a convenience store measuring 4,500 square feet in area that includes restroom facilities and cooler areas. A 1,250 square foot retail tenant suite is located immediately adjacent to the convenience store; however, there is no interior access between the 2 tenant spaces. The retail and restaurant building measures 4,460 square feet in area and is divided into 3 tenant spaces consisting of 2 retail suites and 1 restaurant suite. The area of the fuel canopy (gasoline station) measures 3,990 square feet. The community center/clubhouse building measures 3,555 square feet in area and features restroom facilities, caretaker's suite, offices, dining room, laundry room, kitchen, multi-purpose room, maintenance garage, and outdoor dining room. The restroom/shower buildings each measure 743 square feet in area. The

recreational park trailers (cabins) measure 399 square feet in area and include sleeping quarters, kitchens, and restroom facilities. The recreational park trailers meet the applicable definition within the Development Code qualifying for recreational vehicle park use.

Previous Conditions of Approval

Listed below are the approved conditions for NZC-21-0747:

Current Planning

- Resolution of Intent to complete in 3 years;
- Expunge NZC-18-0858;
- Design review as a public hearing for lighting and signage;
- Design review as a public hearing for APN 175-16-601-014;
- Certificate of Occupancy and/or business license shall not be issued without final zoning inspection.
- Applicant is advised that approval of this application does not constitute or imply approval of a liquor or gaming license or any other County issued permit, license, or 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; certain species of trees as presented on the landscape plan are not recommended by the SNRPC Regional Plant List (September 2021); the installation and use of cooling systems that consumptively use water will be prohibited; a new application for a nonconforming zone boundary amendment may be required in the event the building program and/or conditions of the subject application are proposed to be modified in the future; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; and that 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.

Public Works - Development Review

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

Southern Nevada Health District (SNHD) - Septic

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

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 #0002-2022 to obtain your POC exhibit; and that flow contributions exceeding CCWRD estimates may require another POC analysis.

Applicant's Justification

Per the applicant, the project is currently under a parcel map process with the Clark County Mapping Team, and the applicant needs additional time to complete the technical studies and the mapping process.

Prior Land Use Requests

Application Number	Request	Action	Date
NZC-21-0747	Reclassified a 21.4 acre portion of a 23.6 acre site to R-V-P zoning, with use permits for management offices not within a centrally located service building, allow a convenience store, gasoline station, reduce gasoline station setback from a residential use, allow restaurants/retail/alcohol sales for packaged beer/wine/liquor, a waiver for alternative landscaping, and design reviews for an RV park, and commercial uses on site	Approved by BCC	March 2022
NZC-18-0858	Reclassified to an R-V-P zoning for an RV park with a convenience store, gasoline station, retail sales, and a restaurant – expunged with NZC-21-0747	Approved by BCC	February 2019
NZC-18-0247	Reclassified to an R-V-P zoning for an RV park with a convenience store, gasoline station, tavern, restaurant, and vehicle wash	Withdrawn at PC	May 2018
UC-2022-97 (ET-0022-99)	First extension of time to commence a use permit for a cemetery on a total of 77.5 acres which included this site - expired	Approved by PC	February 1999
UC-2022-97	A cemetery on a total of 77.5 acres which included this site - expired	Approved by BCC on appeal	January 1998
ZC-0453-97	Reclassified the eastern 5.6 acres of the site to a C-2 zone for a convenience store with gasoline sales and an auto laundry; and reclassify 79.0 acres located on the northeast corner of SR 159 and SR 160 to R-V-P for an RV park	Withdrawn at BCC	July 1997

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North	Outlying Neighborhood (up to 0.5 du/ac), Open Lands, & Ranch Estate Neighborhood (up to 2 du/ac)	RS20 & H-2	Undeveloped

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
South	Corridor Mixed-Use & Outlying Neighborhood (up to 0.5 du/ac)	RS80 & H-2	Convenience store with gasoline station & undeveloped
East	Outlying Neighborhood (up to 0.5 du/ac)	H-2	Undeveloped
West	Outlying Neighborhood (up to 0.5 du/ac) & Open Lands	RS80 & H-2	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Records show that the applicant has an approved traffic study via PW20-19913 with Clark County Public Works and there is an active Parcel Map in process via MSM-24-600023 with the Clark County Mapping Team. Although there is record of a drainage study (PW22-13398) that was withdrawn, staff finds that the applicant has made some effort to complete the project; and therefore, staff recommends an additional 3 years to complete the project.

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:

Comprehensive Planning

- Until March 16, 2027 to complete or the application will expire unless extended with approval of an extension of time.
- Applicant is advised 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 the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Fire Prevention Bureau

- No comment.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: RED ROCK RV PARK, LLC

CONTACT: GWENDOLYN FISCHER, LAND BARON, 10789 W. TWAIN AVENUE
SUITE 200, LAS VEGAS, NV 89135

DRAFT



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 175-09-000-004, -005, &-002

PROPERTY ADDRESS/ CROSS STREETS: SR 159

DETAILED SUMMARY PROJECT DESCRIPTION

Requesting a three year extension of time for UC-22-0508 and then subsequently extend WS-24-0019 to marry up to the new UC commencement date. Please see associated justification letter for further details.

PROPERTY OWNER INFORMATION

NAME: Red Rock Memorial Park LLC
 ADDRESS: 5300 W Sahara Ave, Suite 105
 CITY: Las Vegas STATE: NV ZIP CODE: 89146
 TELEPHONE: 702-403-2680 CELL: _____ EMAIL: jeffhmai@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Red Rock Memorial Park LLC
 ADDRESS: 5300 W Sahara Ave, Suite 105
 CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
 TELEPHONE: 702-403-2680 CELL: _____ EMAIL: jeffhmai@yahoo.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn: Jessica Walesa
 ADDRESS: 6030 S Jones Blvd
 CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
 TELEPHONE: 702-362-8844 CELL: _____ EMAIL: jessicaw@taneycorp.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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
 Property Owner (Signature)*

Huan Quan Mai
 Property Owner (Print)

April 30, 2024
 Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) 24-400062

ACCEPTED BY SM

PC MEETING DATE 7/14/24

DATE 5/14/24

BCC MEETING DATE _____

FEES 1100.00

TAB/CAC LOCATION Red Rock

DATE 4/26/24



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118
PHONE: (702) 362-8844 | FAX: (702) 362-5233
TANEYCORP.COM

May 9, 2024

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

**Re: Red Rock Memorial Park
APN: 175-09-000-004, -005, &-002
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Red Rock Memorial Park LLC, is respectfully submitting justification for an Extension of Time (EOT) for UC-22-0508 and WS-24-0019.

We request that UC-22-0508 be extended for three years. Additionally, we respectfully request that once the subsequent new time frame to commence work for UC-22-0508 is defined, Clark County adjust the expiration time frame for WS-24-0019 (current commencement date is 04/02/26) forward to the new EOT time frame of UC-22-0508, such that WS-24-0019's future time to commence requirements are identical to UC-22-0508. We are submitting a request for the Extension of Time (EOT) due to the complexity of the development project. Specifically, the project involves the development of a cemetery, which entails potentially challenging approvals for infrastructure requirements. The owner is actively engaged in addressing these matters and is hopeful for adequate time to successfully navigate them.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information, please call 702-362-8844.

Sincerely,

Austin Chen
Senior Land Planner

PLANNER
COPY

ET-24-400063



Department of Comprehensive Planning
Application Form

ASSESSOR PARCEL #(s): 175-09-000-004, -005, &-002

PROPERTY ADDRESS/ CROSS STREETS: SR 159

DETAILED SUMMARY PROJECT DESCRIPTION

Requesting a three year extension of time for UC-22-0508 and then subsequently extend WS-24-0019 to marry up to the new UC commencement date. Please see associated justification letter for further details.

PROPERTY OWNER INFORMATION

NAME: Red Rock Memorial Park LLC
ADDRESS: 5300 W Sahara Ave, Suite 105
CITY: Las Vegas STATE: NV ZIP CODE: 89146
TELEPHONE: 702-403-2680 CELL _____ EMAIL: jeffhmai@yahoo.com

APPLICANT INFORMATION (must match online record)

NAME: Red Rock Memorial Park LLC
ADDRESS: 5300 W Sahara Ave, Suite 105
CITY: Las Vegas STATE: NV ZIP CODE: 89146 REF CONTACT ID # _____
TELEPHONE: 702-403-2680 CELL _____ EMAIL: jeffhmai@yahoo.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Taney Engineering; Attn: Jessica Walesa
ADDRESS: 6030 S Jones Blvd
CITY: Las Vegas STATE: NV ZIP CODE: 89118 REF CONTACT ID # _____
TELEPHONE: 702-362-8844 CELL _____ EMAIL: jessicaw@taneycorp.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

[Signature]
Property Owner (Signature)*

Huan Quan Mai
Property Owner (Print)

April 30, 2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input checked="" type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) ET-24-400063

ACCEPTED BY MY

PC MEETING DATE 7/16/24

DATE 5/16/24

BCC MEETING DATE _____

FEES 800

TAB/CAC LOCATION Red Rock

DATE 6/26/24

\$800

ET-24-400063



TANEY ENGINEERING

6030 S. JONES BLVD. LAS VEGAS, NV 89118

PHONE: (702) 362-8844 | FAX: (702) 362-5233

TANEYCORP.COM

May 9, 2024

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

**PLANNER
COPY**

**Re: Red Rock Memorial Park
APN: 175-09-000-004, -005, &-002
Justification Letter**

To whom it may concern:

Taney Engineering, on behalf of Red Rock Memorial Park LLC, is respectfully submitting justification for an Extension of Time (EOT) for UC-22-0508 and WS-24-0019.

We request that UC-22-0508 be extended for three years. Additionally, we respectfully request that once the subsequent new time frame to commence work for UC-22-0508 is defined, Clark County adjust the expiration time frame for WS-24-0019 (current commencement date is 04/02/26) forward to the new EOT time frame of UC-22-0508, such that WS-24-0019's future time to commence requirements are identical to UC-22-0508. We are submitting a request for the Extension of Time (EOT) due to the complexity of the development project. Specifically, the project involves the development of a cemetery, which entails potentially challenging approvals for infrastructure requirements. The owner is actively engaged in addressing these matters and is hopeful for adequate time to successfully navigate them.

We are hopeful that this letter clearly describes the project and the intent of the proposed development. If you have any questions or require any additional information, please call 702-362-8844.

Sincerely,

Austin Chen
Senior Land Planner

Red Rock RV Park
10789 W. Twain Ave. Suite 200
Las Vegas, NV 89135

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

RE: Justification letter for extension of time for NZC 21-0747
APN # 175-16-601-014, 015 & 016 and 175-15-201-002 (+/-) 23.19 Acres

Dear Sir or Madam,

We respectfully request a 24-month extension of time to complete the conditions of NZC 21-0747. We are currently in the design review and parcel map revision process and require additional time to complete.

We thank you for your consideration and look forward to continued partnership with the County on this project.

Best regards,

Gwendolyn Fischer
Agent for Applicant
(702) 416-7530
gwen@landbaroninv.com



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 checked="" type="checkbox"/> ZONE CHANGE (ZC) <input 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: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER	NAME: <u>GYP SUM RESOURCES, LLC.</u> ADDRESS: <u>8912 Spanish Ridge Avenue, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702)756-8133</u> CELL: <u>(619)206-7077</u> E-MAIL: <u>Aubree Green aubree@gypsumresources.com</u>
	APPLICANT	NAME: <u>GYP SUM RESOURCES, LLC.</u> ADDRESS: <u>8912 Spanish Ridge Avenue, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702)756-8133</u> CELL: <u>(619)206-7077</u> E-MAIL: <u>aubree@gypsumresources.com</u> REF CONTACT ID #: _____
	CORRESPONDENT	NAME: <u>Aubree Green</u> ADDRESS: <u>8912 Spanish Ridge Avenue, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702)756-8133</u> CELL: <u>(619)206-7077</u> E-MAIL: <u>aubree@gypsumresources.com</u> REF CONTACT ID #: _____

ASSESSOR'S PARCEL NUMBER(S): (see attached Exhibit A)

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Hill/Gypsum Reclamation Specific Plan

PROJECT DESCRIPTION: Gypsum Reclamation Major Projects - Planned Community Overlay (PCO)

(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.

[Signature]
 Property Owner (Signature)*

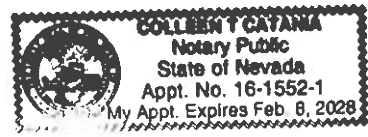
James M. Rhodes
 Property Owner (Print)

STATE OF Nevada
 COUNTY OF Clark

SUBSCRIBED AND SWORN BEFORE ME ON June 11, 2024 (DATE)

By James M. Rhodes

NOTARY PUBLIC: Colleen Catania



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



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 checked="" type="checkbox"/> ZONE CHANGE (ZC) <input 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: _____ DATE FILED: _____ PLANNER ASSIGNED: _____ TAB/CAC: _____ TAB/CAC DATE: _____ PC MEETING DATE: _____ BCC MEETING DATE: _____ FEE: _____
	PROPERTY OWNER NAME: <u>GYP SUM RESOURCES, LLC.</u> ADDRESS: <u>8912 Spanish Ridge Avenue, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702)756-8133</u> CELL: <u>(619)206-7077</u> E-MAIL: <u>Aubree Green aubree@gypsumresources.com</u>
	APPLICANT NAME: <u>GYP SUM RESOURCES, LLC.</u> ADDRESS: <u>8912 Spanish Ridge Avenue, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702)756-8133</u> CELL: <u>(619)206-7077</u> E-MAIL: <u>aubree@gypsumresources.com</u> REF CONTACT ID #: _____
CORRESPONDENT NAME: <u>Aubree Green</u> ADDRESS: <u>8912 Spanish Ridge Avenue, Suite 200</u> CITY: <u>Las Vegas</u> STATE: <u>NV</u> ZIP: <u>89148</u> TELEPHONE: <u>(702)756-8133</u> CELL: <u>(619)206-7077</u> E-MAIL: <u>aubree@gypsumresources.com</u> REF CONTACT ID #: _____	

ASSESSOR'S PARCEL NUMBER(S): (see attached Exhibit A)

PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond Hill/Gypsum Reclamation Specific Plan

PROJECT DESCRIPTION: Gypsum Reclamation Major Projects - Zone Change

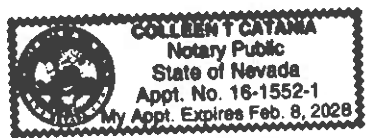
(I, We) the undersigned swear and say that (I am, We are) the owner(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to initiate this application under Clark County Code, that the information on the attached legal description, all plans, and 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 June 11, 2024 (DATE)

By James M Rhodes
 NOTARY PUBLIC: Colleen Catania



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



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): 175-16-601-014, 015 & 016 and 175-15-201-002

PROPERTY ADDRESS/ CROSS STREETS: Intersection of SR 159 & SR 160

DETAILED SUMMARY PROJECT DESCRIPTION

24 month extension of time for NZC 21-0747.

PROPERTY OWNER INFORMATION

NAME: Red Rock RV Park, LLC
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135
TELEPHONE: _____ CELL: _____ EMAIL: _____

APPLICANT INFORMATION (must match online record)

NAME: Red Rock RV Park, LLC
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-499-4442 CELL: _____ EMAIL: randy@landbaroninv.com

CORRESPONDENT INFORMATION (must match online record)

NAME: Gwendolyn Fischer, Agent for Applicant
ADDRESS: 10789 W. Twain Ave. Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89135 REF CONTACT ID # _____
TELEPHONE: 702-416-7530 CELL: _____ EMAIL: gwen@landbaroninv.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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)*

R. BLACK ^{ROBERT E.}
Property Owner (Print) BLACK JR.

5-6-24
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|--|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input checked="" type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) ET-24-400057
PC MEETING DATE _____
BCC MEETING DATE 7/17/2024
TAB/CAC LOCATION Red Rock

ACCEPTED BY NAI
DATE 5/14/2024
FEES \$1,700.00

DATE 6/26/2024

GYP SUM RECLAMATION PLAN - PROJECT AREA APN SUMMARY

INDEX	PARCEL (APN)	AC
1	16420000002	98.4
2	16429000001	77.3
3	16429000002	28.9
4	16429000003	19.1
5	16430101001	38.3
6	16430101002	19.4
7	16430101003	9.7
8	16430201001	18.6
9	16430301001	18.7
10	16430301003	9.9
11	16430401001	18.5
12	16430401003	9.9
13	16430401004	19.9
14	16430401005	19.8
15	16430501002	19.7
16	16430601002	9.9
17	16430601003	29.6
18	16430701002	9.9
19	16430701003	39.6
20	16430701004	19.8
21	16430801001	19.9
22	16430801002	39.6
23	16430801003	19.7
24	16431101001	28.4
25	16431101003	20.0
26	16431101004	10.0
27	16431201001	38.2
28	16431201003	20.1
29	16431501001	30.1
30	16431501002	30.2
31	16431601001	10.1
32	16431601002	20.3
33	16431701001	20.3
34	16432201001	29.8
35	16432201002	118.9
36	16432301001	165.5
37	16432501001	39.1
38	16432601001	40.2
39	16432701001	41.1
40	16432701002	41.3
41	16432801001	52.7
42	16433001002	38.6
43	16524000003	10.0
44	16525000003	80.0
45	16525000004	40.0
46	16536000003	20.0
47	16536000004	20.0
48	16536000005	20.0
49	17505101001	87.6
50	17505201001	88.1
51	17505301002	43.8
52	17505501001	85.2
53	17505601001	64.0
54	17505701001	43.1
TOTAL		2,010.6



Department of Comprehensive Planning Application Form

ASSESSOR PARCEL #(s): (see attached)

PROPERTY ADDRESS/ CROSS STREETS: Blue Diamond Hill/Gypsum Reclamation Specific Plan

DETAILED SUMMARY PROJECT DESCRIPTION

MASTER PLAN / LAND USE PLAN AMENDMENT

Gypsum Reclamation Specific Plan application for Master Plan/Land Use Plan Amendment. Request to amend the Clark County Land Use Plan to correspond to the approved Gypsum Reclamation Specific Plan. Land Use Plan will designate the Gypsum Resources lands, totaling 2,010.6 acres as "SPECIFIC PLAN" (see attached Exhibit A).

PROPERTY OWNER INFORMATION

NAME: GYP SUM RESOURCES, LLC.
ADDRESS: 8912 Spanish Ridge Avenue, Suite 200
CITY: Las Vegas STATE: Nevada ZIP CODE: 89148
TELEPHONE: (702)756-8133 CELL (619)206-7077 EMAIL: aubree@gypsumresources.com

APPLICANT INFORMATION (must match online record)

NAME: GYP SUM RESOURCES, LLC.
ADDRESS: 8912 Spanish Ridge Avenue, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: (702)756-8133 CELL (619) 206-7077 EMAIL: aubree@gypsumresources.com

CORRESPONDENT INFORMATION (must match online record)

NAME: James M. Rhodes
ADDRESS: 8912 Spanish Ridge Avenue, Suite 200
CITY: Las Vegas STATE: NV ZIP CODE: 89148 REF CONTACT ID # _____
TELEPHONE: (702) 756-8133 CELL (619) 207-7077 EMAIL: aubree@gypsumresources.com

*Correspondent will receive all communication on submitted application(s).

(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 and 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.

[Signature]
Property Owner (Signature)*

James M Rhodes
Property Owner (Print)

5-11-2024
Date

DEPARTMENT USE ONLY:

- | | | | | | | |
|------------------------------|-----------------------------|------------------------------|-------------------------------|-----------------------------|-----------------------------|-----------------------------|
| <input type="checkbox"/> AC | <input type="checkbox"/> AR | <input type="checkbox"/> ET | <input type="checkbox"/> PUDD | <input type="checkbox"/> SN | <input type="checkbox"/> UC | <input type="checkbox"/> WS |
| <input type="checkbox"/> ADR | <input type="checkbox"/> AV | <input type="checkbox"/> PA | <input type="checkbox"/> SC | <input type="checkbox"/> TC | <input type="checkbox"/> VS | <input type="checkbox"/> ZC |
| <input type="checkbox"/> AG | <input type="checkbox"/> DR | <input type="checkbox"/> PUD | <input type="checkbox"/> SDR | <input type="checkbox"/> TM | <input type="checkbox"/> WC | OTHER _____ |

APPLICATION # (s) _____
PC MEETING DATE _____
BCC MEETING DATE _____
TAB/CAC LOCATION _____

ACCEPTED BY _____
DATE _____
FEES _____

DATE _____

GYP SUM RECLAMATION PLAN - PROJECT AREA APN SUMMARY

INDEX	PARCEL (APN)	AC
1	16420000002	98.4
2	16429000001	77.3
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10	16430301003	9.9
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13	16430401004	19.9
14	16430401005	19.8
15	16430501002	19.7
16	16430601002	9.9
17	16430601003	29.6
18	16430701002	9.9
19	16430701003	39.6
20	16430701004	19.8
21	16430801001	19.9
22	16430801002	39.6
23	16430801003	19.7
24	16431101001	28.4
25	16431101003	20.0
26	16431101004	10.0
27	16431201001	38.2
28	16431201003	20.1
29	16431501001	30.1
30	16431501002	30.2
31	16431601001	10.1
32	16431601002	20.3
33	16431701001	20.3
34	16432201001	29.8
35	16432201002	118.9
36	16432301001	165.5
37	16432501001	39.1
38	16432601001	40.2
39	16432701001	41.1
40	16432701002	41.3
41	16432801001	52.7
42	16433001002	38.6
43	16524000003	10.0
44	16525000003	80.0
45	16525000004	40.0
46	16536000003	20.0
47	16536000004	20.0
48	16536000005	20.0
49	17505101001	87.6
50	17505201001	88.1
51	17505301002	43.8
52	17505501001	85.2
53	17505601001	64.0
54	17505701001	43.1
TOTAL		2,010.6

GYPSUM RECLAMATION SPECIFIC PLAN

June 11, 2024

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

RE: Project Name: GYPSUM RECLAMATION SPECIFIC PLAN
Application Number:
Justification Letter for submittal of a REZONE Application
(2,010.6 acres referred to as Blue Diamond Hill)

To Whom It May Concern:

The applicant, Gypsum Resources, LLC, respectfully submits this justification letter with the submittal of a "REZONE" or Zone Boundary Amendment corresponding to the Gypsum Reclamation Specific Plan. This request is to consider a conforming zone change from the existing R-U Rural Open Lands District zoning to (3) three distinct zoning districts and corresponding to the Master Plan/Land Use Plan amendment designating the project as a "Specific Plan". Additionally, the (3) three zoning districts correspond generally to the distinct character areas of the property as described in the Specific Plan; Village Core Zones, General Zones, and Edge Zones.

The project is defined as a Major Project and has been processed through the Clark County Major Projects Process as defined in Title 30. The Major Projects Process establishes the steps required to implement the goals and objectives for large-scaled planned communities. The intent of the process is to ensure the comprehensive review of the project proposal, the potential impacts to the community, and the requirements for community resources. The requested zone boundary amendment is the next step in the process following approval of the Specific Plan, Public Facilities Needs Assessment, Development Guide, Master Plan Amendment, and Development Agreement.

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, along with other resources, continuously for almost 100 years. The subject property is currently being mined under valid permits. The current zoning designation is "R-U Rural Open Lands District". The project area consists of 2,010.6 acres and is intended to be developed as a "Planned Community" and in compliance with the Specific Plan, Public Facility Needs Assessment, Development Guide, and Development Agreement. Surrounding public lands (BLM) on all sides are undeveloped.

The requested rezoning is in compliance with the approved Specific Plan and compatible with the existing conditions of the property. The project rezoning maintains an overall density not exceeding 1.75 dwelling units per acre and maximum densities defined in the Specific Plan.

As defined in the accompanying Specific Plan, the project is envisioned as a sustainable village that merges the desert landscape with the built environment. While reclaiming the lands that have been strip-mined for decades, the community plan embraces the unique qualities of the area,

preserves view corridors, creates public access, and implements a "complete community" vision. The mixed-use village core, located in the center of the community on lands leveled by mining, incorporates a diverse mix of land uses in a pedestrian-oriented environment. The residential villages and neighborhoods include a wide variety of home types, density ranges, sizes, and price levels. To ensure proper transition from residential to the natural environment, large lot rural density homes will be placed at the edges of the community. A comprehensive open space, parks, and trails system links the neighborhoods to the natural environment and provides for both the active and passive recreational needs of residents and guests.

Requested zone boundary amendment (see Exhibit B):

Village 1: Urban Village (Mixed Use) District

The Urban Village (Mixed Use) District is zoning district intended to accommodate a mixture of residential, commercial/employment, and recreational uses typical of a vibrant village core as described in the approved Concept Plan and Specific Plan. An array of residential uses and types, employment, commercial, recreation and open space, and community and cultural facilities are all elements included within this district. The design and character of the district anticipates a high level of interaction between the different categories of land uses within a pedestrian-friendly, walkable environment. The vision for development of this district is to have the community serving uses towards the center of the village, decreasing in density and intensity of use towards the edges of the village.

Village 2: R-2: Medium Density Residential District

The Medium Density Residential District provides for the development of compact single family and two-family residential uses within the neighborhoods.

Village 3: R-1, Single Family Residential District

The Single Family Residential District provides for the development of a wide array of single family detached residential uses within the neighborhoods. Within this district, low density single family detached homes blend in with the natural edges of the community.

This request is consistent with the purpose, intent, and standards enumerated within the Northwest County Comprehensive Plan and Clark County Title 30 Zoning Code (2010). Additionally, this requested Zone Boundary Amendment is consistent with the approved Gypsum Reclamation Specific Plan.

Thank you for considering this application request. Respectfully,



Ron Krater

Principal Planner/Project Representative

GYPSUM RECLAMATION SPECIFIC PLAN

June 11, 2024

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

RE: Project Name: GYPSUM RECLAMATION SPECIFIC PLAN

Application Number:

Justification Letter for submittal of a MASTER PLAN AMENDMENT/LAND USE PLAN
(2,010.6 acres referred to as Blue Diamond Hill)

To Whom It May Concern:

The applicant, Gypsum Resources, LLC, respectfully submits this justification letter with the submittal of a Master Plan Amendment/Land Use Plan corresponding to the Gypsum Reclamation Specific Plan. This request is to consider an amendment to the Clark County Master Plan and associated Land Use Map that designates the project "SPECIFIC PLAN".

The project is defined as a Major Project and has been processed through the Clark County Major Projects Process as defined in Title 30. The Major Projects Process establishes the steps required to implement the goals and objectives for large-scaled planned communities. The intent of the process is to ensure the comprehensive review of the project proposal, the potential impacts to the community, and the requirements for community resources.

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, along with other resources, continuously for almost 100 years. The subject property is currently being mined under valid permits. The land use designation for the property as of 2011 was "Open Lands". The current zoning designation is "R-U Rural Open Lands District". The project area consists of 2,010.6 acres and is intended to be developed as a "Planned Community" and in compliance with the Specific Plan, Public Facility Needs Assessment, Development Guide, and Development Agreement. Surrounding public lands (BLM) on all sides are undeveloped.

The requested "Specific Plan" Land Use designation for the project ensures that the development will progress in an orderly fashion and in compliance with the goals and objectives established in the Northwest County Comprehensive Plan. The proposed project is compatible with the surrounding environment and the residential developments in the area. The Project also mitigates the oft-stated community concern of "density" by maintaining an overall density not exceeding 1.75 dwelling units per acre.

As defined in the accompanying Specific Plan, the project is envisioned as a sustainable village that merges the desert landscape with the built environment. While reclaiming the lands that have been strip-mined for decades, the community plan embraces the unique qualities of the area, preserves view corridors, creates public access, and implements a “complete community” vision. The mixed-use village core, located in the center of the community on lands leveled by mining, incorporates the most diverse mix of land uses in a pedestrian-oriented environment. The residential villages and neighborhoods include a wide variety of home types, density ranges, sizes, and price levels. To ensure proper transition from residential to the natural environment, large lot rural density homes will be placed at the edges of the community. A comprehensive open space, parks, and trails system links the neighborhoods to the natural environment and provides for both the active and passive recreational needs of residents and guests.

This request is consistent with the purpose, intent, and standards enumerated within the Northwest County Comprehensive Plan. The Major Projects Process ensures that new development is studied in a comprehensive manner. The Specific Plan defines a broad range land uses and open space types ensuring a thriving, livable community. The Specific Plan and Public Facility Needs Analysis identifies the infrastructure and services required and defines the plans to make certain existing systems are not overburdened and that the new community will be adequately served.

Thank you for considering this application request.

Respectfully,

A handwritten signature in black ink, consisting of a series of connected, wavy lines that form a stylized name.

Ron Krater

Principal Planner/Project Representative