

# **RED ROCK CITIZENS ADVISORY COUNCIL**

## **Blue Diamond Library**

#### 163 Cottonwood Drive

Blue Diamond, NV 89004

#### July 28, 2021

7:00pm

#### AGENDA

#### Note:

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

Board/Council Members:	Barbara Luke, Chairperson Trent Billingsley	Evan Slawson, Vice Chairp Bob Matthews	person Pauline van Betten
Secretary:	Clark County Department of	<ol> <li><u>LaraTAB.CAC@gmail.co</u></li> <li>Administrative Services,</li> <li>ay, 6th Floor, Las Vegas, Ne</li> </ol>	
County Liaison(s):	Clark County Department of	41, <u>meggan@clarkcountynv.</u> f Administrative Services, ay, 6th Floor, Las Vegas, Ne	

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

#### III. Approval of Minutes for June 30, 2021. (For possible action)

- IV. Approval of the Agenda for July 28, 2021 and Hold, Combine, or Delete any Items. (For possible action)
- V. Informational Items
  - 1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)
  - 2. Receive a report from Metro regarding activity and statistics during the past month and other area policing concerns (for discussion only)
  - 3. Receive a report from BLM regarding current and upcoming projects, updates on the Red Rock Legacy bike trail, information about the Red Rock National Conservation Area, and other updates about Public Lands in the area (for discussion only)
  - 4. Receive a report from Clark County Administrative Services regarding Transform Clark County, updates on ET-21-400073 and UC-21-0259, and any other updates from Clark County (for discussion only)

#### VI. Planning and Zoning

08/04/21 BCC

#### 1. <u>UC-21-0280-GYPSUM RESOURCES I, LLC:</u>

**<u>USE PERMIT</u>** for a single family residential planned unit development.

**DESIGN REVIEWS** for the following: 1) single family residential planned unit development; and 2) finished grade on 563.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located 3,700 feet north of SR 159, approximately 1.5 miles west of the intersection of SR 160 (Blue Diamond Rd) and SR 159 within Red Rock. JJ/rk/jo (For possible action) **8/4/21 BCC** 

#### 2. TM-21-500083-GYPSUM RESOURCES I, LLC:

TENTATIVE MAPconsisting of 280 residential lots and common lots on 563.0 acres in an R-U (RuralOpen Land) Zone in the Red Rock Design Overlay District. Generally located 3,700 feet north of SR159, approximately 1.5 miles west of the intersection of SR 160 (Blue Diamond Road) and SR 159within Red Rock. JJ/rk/jo (For possible action)8/4/21 BCC

#### VII. General Business

- 1. Review the requests from last year's budget cycle and discuss requests for the upcoming budget cycle (for discussion only)
- VIII. Comments by the General Public- A period devoted to comments by the general public about matters relevant to the Council's jurisdiction will be held. No vote may be taken on a matter not listed on the posted agenda. Comments will be limited to three (3) minutes. Please step up to the speaker's podium, if applicable, clearly state your name and address and please **spell y**our last name for the record. If any member of the Council wishes to extend the length of a presentation, this will be done by the Chairperson or the Council by majority vote.
- IX. Next Meeting Date: September 1, 2021.
- X. Adjournment.

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



# **Red Rock Citizens Advisory Council**

# June 30, 2021

### MINUTES

Board Members:	Chair, Barbara Luke Trent Billingsley	Vice-Chair, Evan Slaws Bob Matthews	<sup>som</sup> Pauline van Bett	en	
Secretary:	Lara McAdam, 702-5	92-1441, LaraTAB.	CAC@gmail.co	m	
Town Liaison:	Meggan Holzer, 702-4	155-0341, <u>meggan@</u>	clarkcountyny.	<u>gov</u>	

- I. Call to Order, Pledge of Allegiance, Roll Call **The meeting was called to order at 7:00 pm Barbara Luke and Trent Billingsley – absent, excused**
- II. Public Comment None
- III. Approval of Minutes for May 26, 2021 Moved by: Bob Matthews Action: Approved with corrections Vote: 3-0/Unanimous
- IV. Approval of Agenda for June 30, 2021 Moved by: Evan Slawsom Action: Approved Vote: 3-0/Unanimous
- V. Informational Items
  - 1. Receive a report from Las Vegas Valley Water District regarding the current well levels, status of the Blue Diamond Water System and other related concerns (for discussion only)

# Jordan Bunker reported on current water levels. A water main brake at Village Drive was been repaired. Improvements to the system should start within the next few months.

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

Sgt. Pickler was in attendance and reported no new crime. Nothing to report.

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

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

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

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

#### VI. Planning & Zoning

ET-21-400073 (UC-18-0913)-REXIUS, RICK D. & ROCHELLE:

<u>USE PERMITS FIRST EXTENSION OF TIME</u> for the following: 1) horse riding/rental stable; 2) reduce lot area for a horse riding/rental stable; 3) allow an accessory agricultural building in the front yard; and 4) waive the required trees along all side and rear property lines.

WAIVER OF DEVELOPMENT STANDARDS to increase accessory structure height.

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

Moved by : Bob Matthews Action: Approved with County Staff recommendations Vote: 3-0/ Unanimous

#### 2. <u>UC-21-0259-REXIUS, RICK D. & ROCHELLE:</u>

<u>USE PERMITS</u> for the following: 1) horse riding/rental stable; 2) reduce lot area for a horse riding/rental stable; 3) allow an accessory agricultural building in the front yard; and 4) waive the required trees along all side and rear property lines.

WAIVER OF DEVELOPMENT STANDARDS to increase accessory structure height.

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

Moved by : Bob Matthews Action: Approved with County Staff Recommendations Vote: 3-0 / Unanimous

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

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

VIII. Comments by the General Public

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

- IX. Next Meeting Date The next meeting will be July 28, 2021
- X. Adjournment The meeting was adjourned at approximately 8:20 pm

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

#### 08/04/21 BCC

#### 1. UC-21-0280-GYPSUM RESOURCES I, LLC:

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

#### 2. TM-21-500083-GYPSUM RESOURCES I, LLC:

**TENTATIVE MAP** consisting of 280 residential lots and common lots on 563.0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District. Generally located 3,700 feet north of SR 159, approximately 1.5 miles west of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/rk/jo (For possible action)

#### 08/04/21 BCC AGENDA SHEET

PLANNED UNIT DEVELOPMENT (TITLE 30) SR 159/SR 160 (RED ROCK)

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

USE PERMIT for a single family residential planned unit development.

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

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

**RELATED INFORMATION:** 

#### APN:

164-32-301-001; 164-32-701-001; 164-32-801-001; 75-05-101-001; 175-05-201-001; 175-05-301-002; 175-05-501-001; 175-05-601-001; 175-05-701-001

#### **USE PERMIT:**

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

#### DESIGN REVIEWS.

1. Proposed single family residential planned unit development.

2. Increase finished grade up to 168 inches (14 feet) where a maximum of 18 inches (1.5 feet) is the standard per Section 30.32.040 (an 834% increase).

#### LAND USE PLAN:

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

### BACKGROUND:

Project Description

General Summary

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

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

#### Site Plan

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

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

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

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

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

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

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

#### Landscape & Screening

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

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

#### Applicant's Justification

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

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

Application	Request	Action	Date
Number			
WC-18-400232	Waiver of conditions on a Concept Plan requiring	Approval of	April
(MP-03)(3-11)	no access onto SR 159; and right-of-way approval		2019
` V	from the BLM for primary access is required	condition and	
	prior to approval of Specific Plan in conjunction	denial of the	
	with a mixed-use Comprehensive planned	second	
	community	condition by	
		BCC	
MP-0468-11	Specific Plan for Gypsum Resources	Deleted	

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Prior	Land	Use	кеq	ueșts

#### **Prior Land Use Requests**

Application Number	Request	Action	Date
MP-0469-11	Public Facilities Needs Assessment for Gypsum Resources	Deleted	$\rangle$
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	Request			$\langle \rangle$
Number		$\Delta$	/	
TM-21-500083	A tentative map to sub	divide the	ite into	280 single family residential lots
	on 563 acres is a compa	anion item o	n this ag	enda.

#### STANDARDS FOR APPROVAL:

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

#### Analysis

#### **Current Planning**

Use Permit

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

#### Use Permit & Design Review #1

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

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

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

#### Design Review #2

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

#### **Staff Recommendation**

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

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

#### Public Works - Development Review

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

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

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

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

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

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

#### TAB/CAC: APPROVALS: PROTESTS:

APPLICANT: GYPSUM RESOURCES I, LLC CONTACT: WESTWOOD PROFESSIONAL SERVICE, \$725 W. BADURA AVE., STE 100, LAS VEGAS, NV 89118

#### 08/04/21 BCC AGENDA SHEET

# BLUE DIAMOND HILL PLANNING AREA 1 (TITLE 30)

SR 159/SR 160 (RED ROCK)

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

<u>**TENTATIVE MAP</u>** consisting of 280 residential lots and common lots on 563,0 acres in an R-U (Rural Open Land) Zone in the Red Rock Design Overlay District.</u>

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

#### **RELATED INFORMATION:**

#### APN:

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

#### LAND USE PLAN:

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

#### **BACKGROUND:**

**Project Description** 

General Summary

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

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

**Prior Land Use Requests** 

Application Number	Request	Action	Date
WC-18-400232	Waiver of conditions on a Concept Plan requiring no	Approval	April
(MP-0313-11)	access onto SR 159 and right-of-way approval from	of the first	2019
````	the BLM for primary access is required prior to	condition /	
	approval of Specific Plan in conjunction with a	and denial	
	mixed-use Comprehensive planned community	of the	0
		second	$\backslash$
		condition	$\backslash$
		by BCC	$\backslash$
MP-0468-11	Specific Plan for Gypsum Resources	Deleted	$\sum$
MP-0469-11	Public Facilities Needs Assessment for Sypsym	Releted	$\langle /$
	Resources	/	$\vee$
MP-0505-16	Amended Concept Plan for the Gypsund	Withdrawn	
	Reclamation planned community - withdrawn		
WC-0099-11	Waiver of conditions on a Concept Plan requiring to	Withdrawn	
(MP-0313-11)	access onto SR 159, and right-of-way approval from		
	the BLM for primary access is required prior to	<b>b</b>	
	approval of Specific Plan in conjunction with	£	
	mixed-use Comprehensive planned community -		
	withdrawn		
MP-0313-11	Concept Plan for the Gypsum Resources planned	Approved	August
	compunity	by BCC	2011
MP-0736-02	Concept Plan for a planned community known as	Withdrawn	
	Cielo Encantado - withdrawn		

## **Related Applications**

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

### STANDARDS FOR APPROVAL:

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

## Analysis

#### Current Ranning

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

#### **Staff Recommendation**

Approval.

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

#### **PRELIMINARY STAFF CONDITIONS:**

#### **Current Planning**

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

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

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

#### Current Planning Division - Addressing

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

#### Building Department - Five Prevention

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

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

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

TAB/CAC: APPROVALS: PROTESTS:

APPLICANT: GYPSUM RESOURCES I, LLC CONTACT: WESTWOOD PROFESSIONAL SERVICE, 5725 W. BADURA AVE., STE 100, LAS VEGAS, NV 89118



# **TENTATIVE MAP APPLICATION**

DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

APP	LICATION TYPE	SE	APP. NUMBER: TM. 21.500083 DATE FILED: G.1-21
Ø TEN	TATIVE MAP (TM)	DEPARTMENT USE	e Ave #200  STATE: NV _zIP: 89148 CELL: 702-493-8111  S.COM  LC e Ave #200  STATE: NV _zIP: 89148 CELL: 702-493-8111 S.COM REF CONTACT ID #:  al Services // #100  STATE: NV _zIP: 89118 CELL: COM REF CONTACT ID #:  101-001, 175-05-501-001, 175-05-601-001, 175-05-301-002, 701-001, 164-32-301-001, 164-32-801-001, 164-32-701-001 TS: Blue Diamond III  cover(s) of record on the Tax Rolls of the property involved in this application, or (am, are) otherwise qualified to ation on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers of my knowledge and belief, and plans, and drawings attached hereto, and all the statements and answers of my knowledge and belief, and the undersigned understands that his application, must be complete and accurred the proposed application.  Prosident of Tructice Samps Holding's, Fruc., Appl: No.16-152-1, Notary Public State of Nevada Appl: No.16-152-1, Notary Public State of Neva
PROPERTY OWNER	ADDRESS: <u>8912 Spa</u> city: <u>Las Vegas</u> TELEPHONE: <u>702-49</u> E-MAIL: jim@gypsu	anish R 3-8111 mresou	
APPLICANT	NAME: Gypsum Re ADDRESS: 8912 Spa CITY: Las Vegas TELEPHONE: 702-49 E-MAIL: jim@gypsu	anish R 3-8111	idge Ave #200 
CORRESPONDENT	NAME: Westwood F ADDRESS: 5725 W. CITY: Las Vegas TELEPHONE: 702-28 E-MAIL: Vproc@we	Badura 4-5300	A Ave #100STATE: NVZIP: 89118 CELL:
PROPER	RTY ADDRESS and/or CR IVE MAP NAME: Blue [	175 Coss sti Diamon	
Initiate this is contained his before a he signs on sa	application under Clark County Co lerein are in all respects true and o aring can be conducted. (I, We) all id property for the purpose of adv	de; that the correct to the so authorize sing the pull Mode Journal	information on the attached legal description, all plans, and drawings attached hereto, and all the statements and answers best of my knowledge and belief, and the undersigned understands that this application must be complete and accurate the Clark County Comprehensive Planning Department, or its designee, to enter the premises and to install any required alic of the proposed application. <u>Property Owner (Print)</u> which is the Manager of the GOLLEENT CATANIA Notary Public State of Nevada Appt. No. 16-1552-1 My Appt. Expires Feb. 8, 2024
*NOTE: C is a corpo	orporate declaration of authority ration, partnership, trust, or pro-	(or equival vides signat	ent), power of attorney, or signature documentation is required if the applicant and/or property owner ure in a representative capacity.

# Westwood

5725 W. Badura Ave, Suite 100 Las Vegas, NV 89118

main (702) 284-5300

# TM. 21.500083

GYP1602

January 15, 2021

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

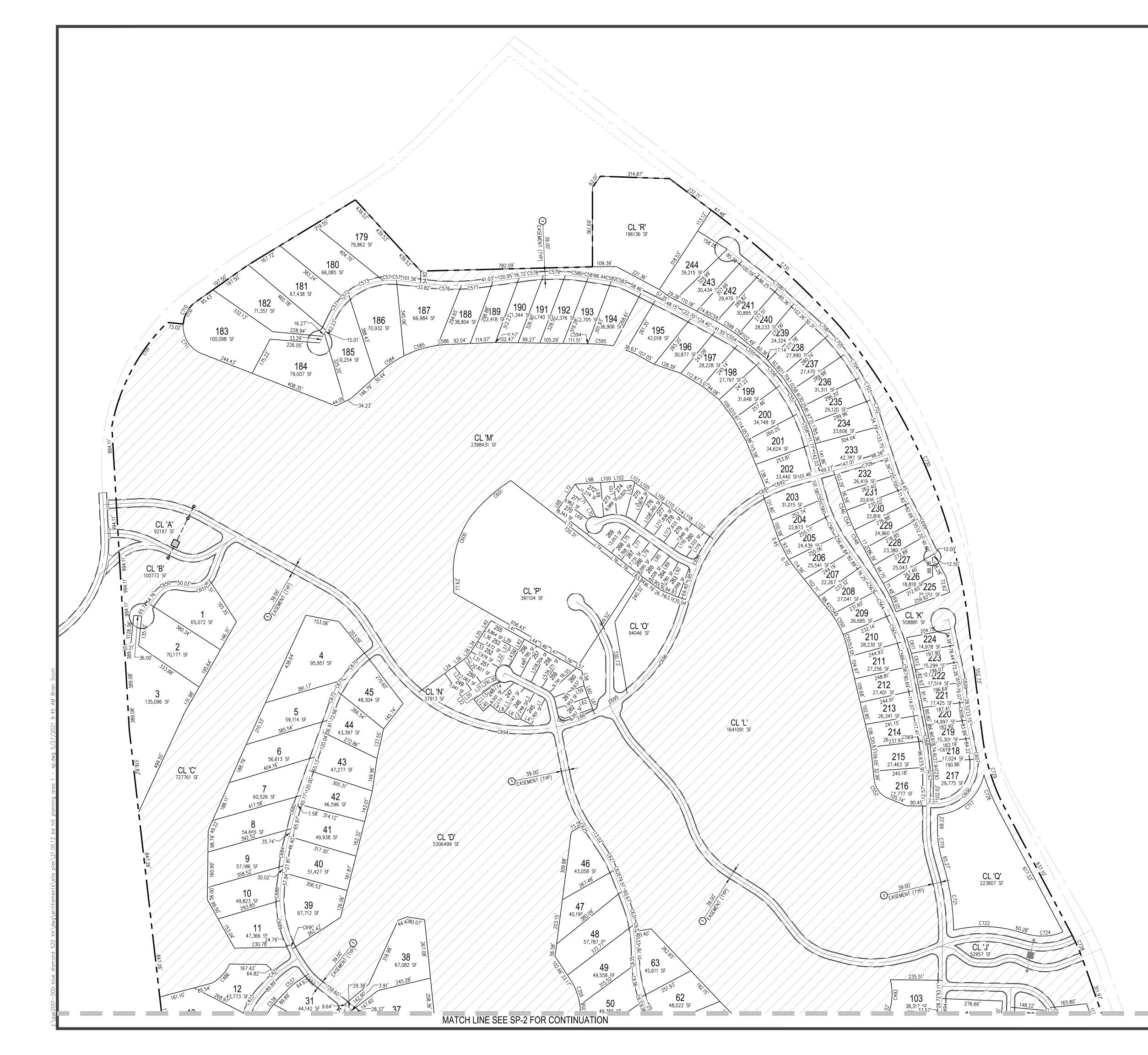
#### SUBJECT: Tentative Map for Blue Diamond Hill

To whom it may concern:

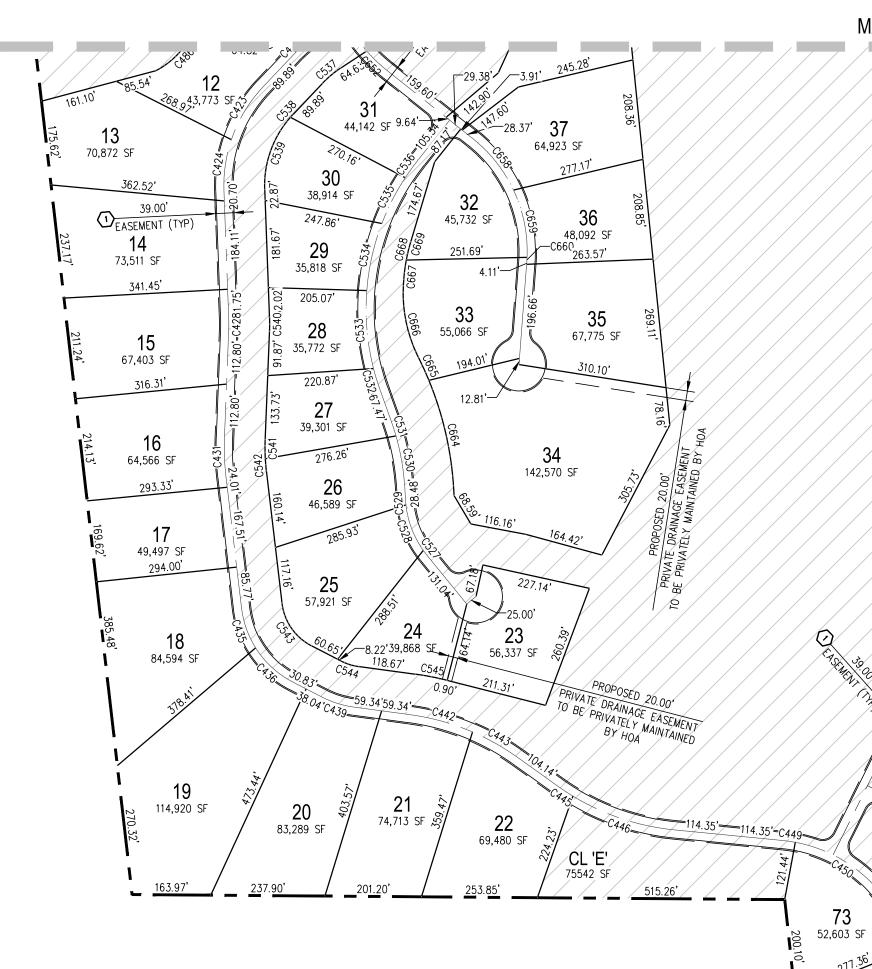
On behalf of our client Gypsum Resources, LLC we respectfully request the Tentative Map to be heard at the Board of County Commissioners meeting concurrently with the Use Permit Application. It is our understanding per Nevada Revised Statutes that Tentative Maps are required to have Commission actions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

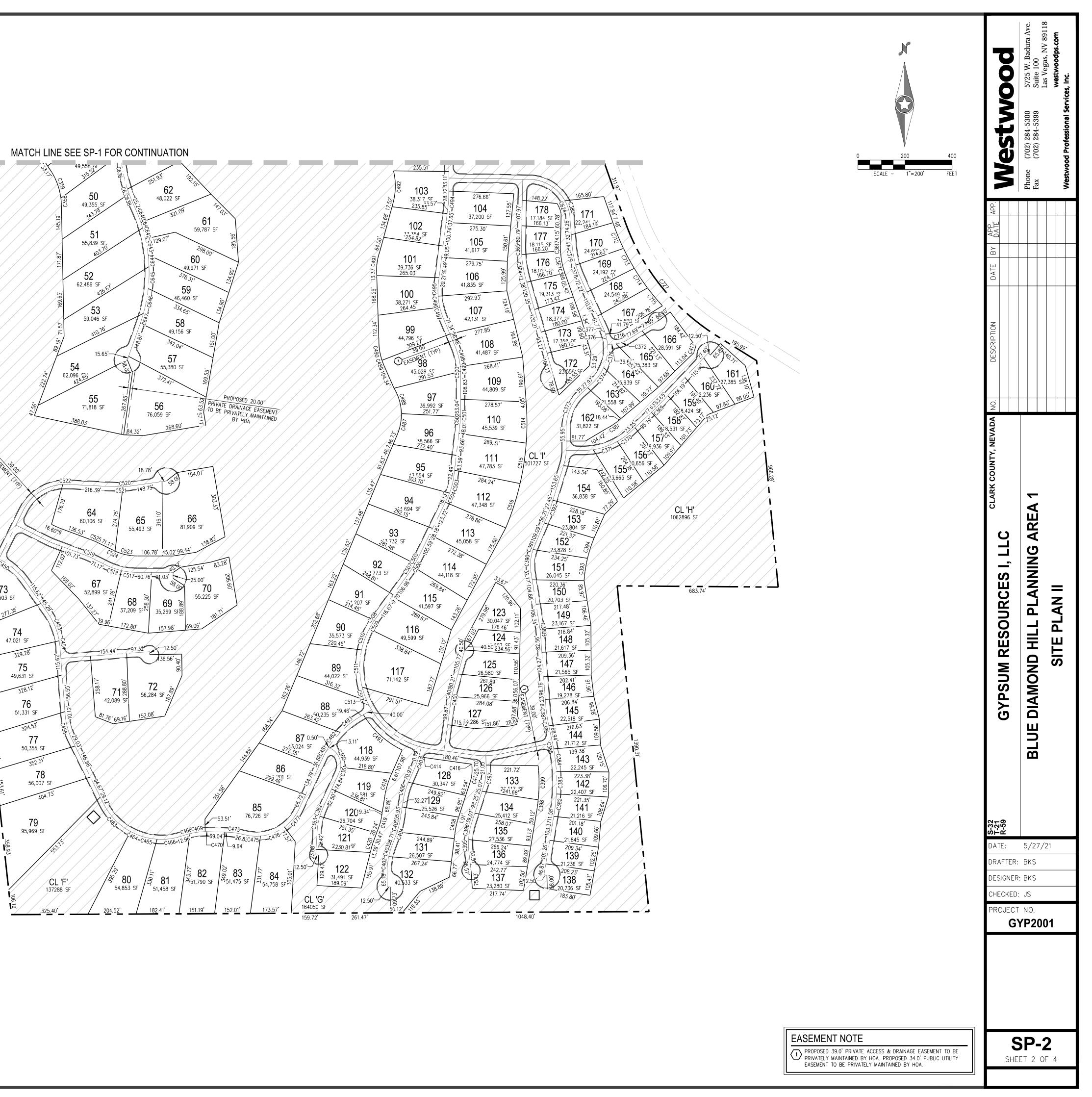
Sincerely, Westwood Professional Services

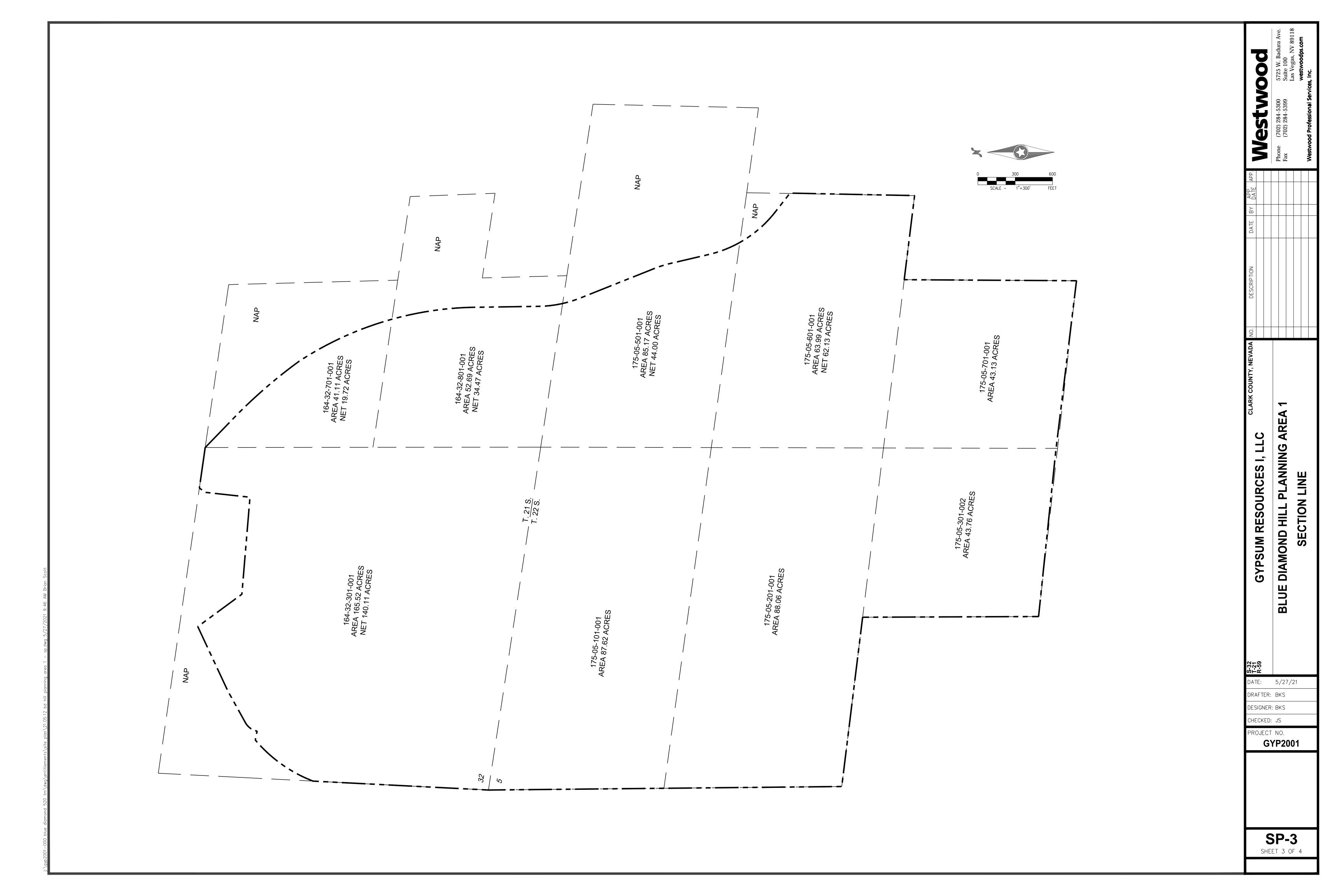
Hannah Swan Project Coordinator I



$\int \int $	400 	Mestwood	Phone(702) 284-53005725 W. Badura Ave.Fax(702) 284-5399Suite 100Las Vegas, NV 89118Las Vegas, NV 89118Westwood Professional Services, Inc.
		DATE BY APP.	
	EASEMENT NOTE         Image: PROPOSED 39.0' PRIVATE ACCESS & DRAINAGE EASEMENT TO BE PRIVATELY MAINTAINED BY HOA. PROPOSED 34.0' PUBLIC UTILITY EASEMENT TO BE PRIVATELY MAINTAINED BY HOA.         SETBACK         FRONT (LIVING):       40'         GARAGE:       40'         SIDE YARD:       15' (25' CORNER SIDE)         REAR:       50'	NO. DESCRIPTION	
	OPEN SPACE         1.63 AC         PROVIDED OPEN SPACE       = 295± AC         (.0165)X(DWELLING UNITS PER ACRE)X(TOTAL ACREAGE)X(.35)= OPEN SPACE         (.0165)X(.000000000000000000000000000000000000	CLARK COUNTY, NEVADA SOURCES I, LLC	L PLANNING AREA 1 PLAN I
	SITE DATA         APN NUMBERS:       164-32-301-001, 164-32-701-001, 164-32-701-001, 164-32-801-001, 175-05-101-001, 175-05-501-001, 175-05-501-001, 175-05-201-002, 175-05-701-001         GROSS AREA:       563± ACRES         NET AREA:       267± ACRES         CURRENT ZONING:       R-U         PROPOSED ZONING:       R-U, R-D, R-E, R-1, R-2         TOTAL UNIT COUNT:       280         TOTAL DENSITY:       .50 DU/AC         NO. OF COMMON ELEMENTS:       18         OPEN SPACE PROVIDED:       316± AC         MINIMUM LOT SIZE:       7,041 SF         (LOT 249)       MAXIMUM LOT SIZE:         MAXIMUM LOT SIZE:       45,000 SF	S-32 T-21 R-59 GYPSUM RES(	BLUE DIAMOND HILL SITE PI
OWNER INFORMATION	NOTES  1. THERE IS A NO KNOWN FAULT LOCATED ON SITE. 2. THERE ARE NO KNOWN GROUNDWATER DEPTHS WITHIN 20 FEET OF	DATE: DRAFTER:	
GYPSUM RESOURCES I, LLC 8912 SPANISH RIDGE AVENUE, #200 LAS VEGAS, NV 89148 CONTACT: JAMES M. RHODES	<ul> <li>THE EXISTING GROUND SURFACE.</li> <li>3. THERE WILL BE A HOA AND CC&amp;R'S ESTABLISHED FOR THIS SUBDIVISION.</li> <li>4. LANDSCAPE EASEMENTS AND COMMON ELEMENTS WILL BE MAINTAINED BY HOA.</li> <li>5. EASEMENTS REQUIRED FOR STORM DRAIN, DRY UTILITIES, SANITARY SEWER, AND POTABLE WATER SHALL BE GRANTED ON THE FINAL WARD.</li> </ul>	DESIGNER CHECKED PROJECT	: JS NO.
ENGINEER INFORMATION WESTWOOD PS 5725 W. BADURA AVE, SUITE 100 LAS VEGAS, NV 89118 PH: (702) 284–5300 FX: (702) 284–5399 CONTACT: JERRY SLATER	<ul> <li>MAP.</li> <li>6. WATER TO SERVICE THIS PROJECT WILL BE SUPPLIED BY LVVWD FOR EACH LOT</li> <li>7. SEWER SERVICE FOR THIS PROJECT WILL BE SUPPLIED BY CCWRD FOR EACH LOT.</li> <li>8. THIS PROJECT IS NOT WITHIN A 100 YEAR FEMA SPECIAL FLOOD HAZARD AREA.</li> <li>9. THERE ARE NO EXISTING STRUCTURES ON THIS PARCEL.</li> <li>10. ALL LOTS WILL HAVE A CUSTOM HOME GRADING AND DRAINAGE PLAN.</li> </ul>	G	YP2001
NEVADA, DESCRIBED NW 1/2 SE 1/2, NE 1/2 SV TOGETHER WITH THOS	SECTION 5, TOWNSHIP 22 SOUTH, RANGE 59 EAST, M.D.M, CLARK COUNTY, AS FOLLOWS: W $\frac{1}{4}$ , NW $\frac{1}{4}$ , NE $\frac{1}{4}$ EXCEPTING THEREFROM E $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ SE PORTIONS OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 59 EAST, M.D.M., ADA, DESCRIBED AS FOLLOWS:		<b>5P-1</b> Tet 1 of 4







JRVE TABLES							
CURVE LENGTH RADIUS DELTA TANGENT	CURVE LENGTH RADIUS DELTA TANGENT	CURVE LENGTH RADIUS DELTA TANGENT	CURVE LENGTH RADIUS DELTA TANGENT	CURVE LENGTH RADIUS DELTA TANGENT	CURVE LENGTH RADIUS DELTA TANGENT	CURVE LENGTH RADIUS DELTA TANGENT	CURVE LENGTH RADIUS DELTA TANGENT
C358 30.12' 277.04' 6'13'49" 15.08'	C378 52.28' 400.00' 7'29'16" 26.17'	C398 46.70' 725.00' 3'41'26" 23.36'	C424 108.64' 300.00' 20'44'55" 54.92'	C469 65.85' 300.00' 12'34'37" 33.06'	C497 50.57' 300.00' 9'39'29" 25.34'	C517 68.73' 300.00' 13'07'38" 34.52'	C537 49.60' 215.00' 13'13'08" 24.91'
359         115.94'         277.04'         23'58'44"         58.83'	C379 84.98' 400.00' 12'10'19" 42.65'	C399 144.94' 725.00' 11'27'17" 72.71'	C428 23.09' 300.00' 4'24'34" 11.55'	C470 14.15' 300.00' 2'42'06" 7.07'	C498 88.65' 300.00' 16'55'52" 44.65'	C518 67.99' 300.00' 12'59'06" 34.14'	C538 7.38' 215.00' 1'58'05" 3.69'
360 93.63' 80.00' 67'03'22" 53.01'	C380 74.54' 175.00' 24'24'22" 37.85'	C400 21.13' 300.00' 4'02'07" 10.57'	C431 78.69' 500.00' 9'01'02" 39.43'	C473 56.00' 300.00' 10'41'41" 28.08'	C499 21.15' 300.00' 4'02'25" 10.58'	C519 30.59' 300.00' 5'50'34" 15.31'	C539 163.55' 215.00' 43*35'01" 85.96'
361 25.51' 80.00' 18'16'01" 12.86'	C381 55.70' 230.00' 13'52'28" 27.98'	C401 19.14' 300.00' 3'39'17" 9.57'	C435 88.70' 200.00' 25'24'42" 45.09'	C475 60.68' 200.00' 17'23'04" 30.58'	C500 9.44' 300.00' 1'48'13" 4.72'	C520 18.92' 200.00' 5'25'17" 9.47'	C540 29.63' 385.00' 4'24'34" 14.82'
362 43.88' 300.00' 8'22'49" 21.98'	C382 84.22' 800.00' 6'01'55" 42.15'	C402 64.40' 300.00' 12'18'01" 32.33'	C436 106.89' 200.00' 30'37'19" 54.76'	C476 110.09' 200.00' 31'32'21" 56.48'	C501 10.77' 300.00' 2'03'22" 5.38'	C521 19.02' 200.00' 5*26'54" 9.52'	C541 39.41' 415.00' 5'26'26" 19.72'
563 69.45' 300.00' 13*15'50" 34.88'	C383 95.84' 800.00' 6'51'51" 47.98'	C403 45.20' 300.00' 8'37'58" 22.64'	C439 68.18' 200.00' 19'31'56" 34.42'	C477 99.51' 200.00' 28'30'29" 50.81'	C502 24.12' 300.00' 4'36'22" 12.07'	C522 20.46' 200.00' 5'51'39" 10.24'	C542 25.91' 415.00' 3'34'36" 12.96'
564 107.29' 500.00' 12'17'39" 53.85'	C384 96.28' 800.00' 6*53'44" 48.20'	C404 6.77' 300.00' 1'17'33" 3.38'	C442 135.81' 500.00' 15'33'44" 68.32'	C481 52.66' 400.00' 7'32'34" 26.37'	C503 77.21' 300.00' 14'44'47" 38.82'	C523 97.91' 230.00' 24'23'24" 49.71'	C543 112.47' 115.00' 56'02'01" 61.19'
365 41.90' 500.00' 4 <b>'</b> 48'07" 20.96'	C385 24.53' 800.00' 1'45'24" 12.26'	C405 52.65' 300.00' 10'03'23" 26.40'	C443 107.31' 500.00' 12'17'48" 53.86'	C482 80.01' 400.00' 11'27'38" 40.14'	C504 24.61' 300.00' 4'42'00" 12.31'	C524 6.91' 230.00' 1'43'20" 3.46'	C544 39.20' 115.00' 19'31'56" 19.79'
366 1.76' 334.00' 0'18'09" 0.88'	C386 6.67' 800.00' 0°28'40" 3.33'	C406 76.53' 300.00' 14*37'00" 38.48'	C445 37.17' 500.00' 4'15'35" 18.60'	C483 105.20' 400.00' 15'04'09" 52.91'	C505 33.76' 500.00' 3'52'08" 16.89'	C525 37.73' 370.00' 5'50'34" 18.88'	C545 66.82' 585.00' 6'32'41" 33.45'
367 97.51' 334.00' 16*43'39" 49.10'	C387 104.06' 800.00' 7'27'10" 52.10'	C407 47.70' 300.00' 9'06'37" 23.90'	C446 223.89' 500.00' 25'39'21" 113.85'	C486 119.57' 168.58' 40'38'14" 62.42'	C506 15.13' 500.00' 1'44'02" 7.57'	C526 24.33' 230.00' 6'03'36" 12.17'	C546 29.96' 1037.67' 1'39'15" 14.98'
368 21.41' 334.00' 3'40'23" 10.71'	C388 15.45' 200.00' 4'25'36" 7.73'	C408 68.94' 360.00' 10'58'20" 34.58'	C449 25.45' 300.00' 4'51'40" 12.73'	C487 90.06' 215.68' 23'55'30" 45.70'	C507 39.01' 500.00' 4'28'13" 19.52'	C527 12.87' 200.00' 3'41'09" 6.43'	C547 94.92' 1037.67' 5'14'27" 47.49'
369         17.84'         300.00'         3'24'26"         8.92'	C389 1.28' 200.00' 0'22'00" 0.64'	C412 47.18' 140.00' 19'18'29" 23.82'	C450 230.59' 300.00' 44'02'19" 121.33'	C488 113.69' 215.68' 30°12'06" 58.20'	C508 8.46' 350.00' 1'23'07" 4.23'	C528 102.54' 200.00' 29'22'35" 52.42'	C548 80.10' 1037.67' 4'25'22" 40.07'
C370         72.38'         300.00'         13'49'26"         36.37'	C390 98.27' 200.00' 28'09'06" 50.15'	C414 45.04' 390.00' 6'37'03" 22.55'	C453 133.09' 300.00' 25'25'08" 67.66'	C489 25.03' 262.52' 5'27'45" 12.52'	C509 42.07' 350.00' 6'53'15" 21.06'	C529 8.99' 200.00' 2'34'29" 4.49'	C549 12.37' 402.88' 1'45'35" 6.19'
371 109.00' 300.00' 20*49'00" 55.11'	C391 13.09' 200.00' 3'44'58" 6.55'	C416 2.35' 390.00' 0'20'43" 1.17'	C454 30.00' 300.00' 5'43'44" 15.01'	C490 80.59' 262.52' 17'35'20" 40.61'	C510 95.76' 350.00' 15'40'35" 48.18'	C530 108.11' 500.00' 12'23'19" 54.27'	C550 104.85' 402.88' 14'54'42" 52.72'
i72 46.81' 100.00' 26 <b>'</b> 49'19" 23.84'	C392 20.02' 200.00' 5'44'06" 10.02'	C417 26.57' 70.00' 21'45'05" 13.45'	C458 114.55' 300.00' 21'52'37" 57.98'	C491 89.02' 242.35' 21'02'45" 45.02'	C511 159.25' 350.00' 26'04'12" 81.03'	C531 33.25' 500.00' 3'48'35" 16.63'	C551 50.95' 402.88' 7'14'46" 25.51'
373 165.52' 200.00' 47'25'06" 87.83'	C393 95.89' 579.90' 9'28'27" 48.05'	C418 96.94' 380.00' 14'37'00" 48.74'	C463 169.01' 275.00' 35'12'48" 87.27'	C492 136.99' 269.95' 29'04'28" 70.00'	C512 61.78' 350.00' 10'06'48" 30.97'	C532 47.19' 500.00' 5'24'29" 23.61'	C552 103.66' 105.65' 56'12'54" 56.43'
374 82.22' 200.00' 23'33'16" 41.70'	C394 90.44' 579.90' 8'56'10" 45.31'	C419 43.58' 220.00' 11°20'56" 21.86'	C464 33.95' 275.00' 7'04'28" 17.00'	C493 225.43' 390.00' 33'07'05" 115.96'	C513 43.15' 350.00' 7'03'48" 21.60'	C533 163.88' 500.00' 18'46'44" 82.68'	C553 10.36' 300.00' 1'58'43" 5.18'
75 100.40' 200.00' 28'45'43" 51.28'	C395 53.48' 300.00' 10'12'49" 26.81'	C420 42.61' 380.00' 6'25'26" 21.32'	C465 85.02' 275.00' 17'42'48" 42.85'	C494 34.15' 300.00' 6'31'18" 17.09'	C514 171.80' 1141.69' 8'37'18" 86.06'	C534 143.56' 500.00' 16'27'01" 72.28'	C554 78.88' 800.00' 5'38'57" 39.47'
76 45.39' 200.00' 13'00'10" 22.79'	C396 76.54' 300.00' 14'37'06" 38.48'	C421 9.33' 300.00' 1'46'51" 4.66'	C466 105.55' 275.00' 21'59'32" 53.44'	C495 58.81' 300.00' 11'13'58" 29.50'	C515 173.91' 1141.69' 8'43'39" 87.12'	C535 107.33' 500.00' 12'17'58" 53.87'	C555 126.70' 800.00' 9'04'28" 63.48'
377         22.02'         200.00'         6'18'28"         11.02'	C397 67.40' 200.00' 19'18'29" 34.02'	C423 129.87' 300.00' 24'48'11" 65.97'	C468 23.81' 300.00' 4'32'50" 11.91'	C496 47.57' 300.00' 9'05'08" 23.84'	C516 197.97' 1141.69' 9'56'06" 99.23'	C536 46.12' 500.00' 5'17'06" 23.08'	C556 140.40' 800.00' 10'03'20" 70.38'
RVE LENGTH RADIUS DELTA TANGENT	CURVE LENGTH RADIUS DELTA TANGENT	CURVE LENGTH RADIUS DELTA TANGENT	CURVE LENGTH RADIUS DELTA TANGENT	CURVE LENGTH RADIUS DELTA TANGENT	CURVE LENGTH RADIUS DELTA TANGENT	CURVE LENGTH RADIUS DELTA TANGENT	CURVE LENGTH RADIUS DELTA TANGENT
557         152.03'         800.00'         10'53'19"         76.25'	C577         102.74'         1000.00'         5'53'12''         51.42'	C609         11.17'         300.00'         2'08'02''         5.59'	C642 47.89' 650.00' 4'13'16" 23.95'	C672 66.91' 500.00' 7'40'03" 33.51'	C707         16.26'         500.00'         1*51'50"         8.13'	C731         744.44'         4047.16'         10*32*21"         373.28'	C768         145.50'         140.00'         59'32'44''         80.09'
558         139.63'         800.00'         10'00'01"         69.99'	C578         93.84'         1000.00'         5'22'35''         46.95'	C610         23.11'         300.00'         4'24'47"         11.56'	C643         69.06'         650.00'         6'05'16"         34.56'	C680         43.93'         500.00'         5'02'01"         21.98'	C708         18.15'         500.00'         2*04'49''         9.08'	C734         35.22'         40.00'         50'27'13"         18.85'	C776         18.04'         100.00'         10'20'06''         9.04'
155.05         150.05         1000.00         1000.01         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         000000         00000	C579         100.24'         1000.00'         5'44'36''         50.16'	C611         75.18'         1130.00'         3'48'43"         37.60'	C644         49.94'         650.00'         4'24'08''         24.98'	C684         62.15'         500.00'         7'07'19''         31.12'	C709         17.03'         500.00'         1'57'06''         8.52'	C737         38.87'         40.50'         54*59'04"         21.08'	
60         80.99'         700.00'         6'37'44"         40.54'	C580         104.02'         1000.00'         5*57'35''         52.05'	C612         77.21'         1130.00'         3'54'54"         38.62'	C645         93.36'         650.00'         8'13'45''         46.76'	C688         71.55'         500.00'         8'11'57''         35.84'	C710         119.19'         135.00'         50°35'04"         63.79'	C738         22.79'         25.00'         52'13'11"         12.25'	
561         98.01'         700.00'         8'01'19"         49.08'	C581         6.35'         1000.00'         0'21'50"         3.17'	C618         17.09'         330.00'         2'58'00''         8.55'	C646         107.75'         650.00'         9'29'51"         54.00'	C689         207.58'         500.00'         23*47'13''         105.31'	C711         171.80'         135.00'         72'54'56''         99.74'	C739         51.06'         40.50'         72'14'23"         29.55'	
562         45.94'         700.00'         3*45'36"         22.98'	C582         3.59'         300.00'         0*41'09"         1.80'	C619         10.67'         330.00'         1*51'09"         5.34'	C647         44.09'         650.00'         3'53'12''         22.06'	C690         20.59'         500.00'         2'21'35"         10.30'	C712         110.56'         1000.00'         6*20'04"         55.33'	C740         51.06'         40.50'         72'14'23"         29.55'	
563         54.41'         1100.00'         2'50'02"         27.21'	C583         87.64'         300.00'         16*44'16"         44.13'	C622         61.72'         530.00'         6'40'22''         30.90'	C650         107.67'         100.00'         61*41'26"         59.72'	C691         22.18'         700.00'         1'48'56"         11.09'	C713         96.09'         1000.00'         5'30'19"         48.08'	C742         17.63'         25.00'         40°24'41"         9.20'	
ioi         ioi <td>C584         131.87'         492.17'         15'21'07"         66.33'</td> <td>C624         47.28'         140.00'         19'20'56"         23.87'</td> <td>C651         101.52'         100.00'         58'09'52''         55.62'</td> <td>C692         136.36'         700.00'         11'09'41"         68.40'</td> <td>C714         100.67'         1000.00'         5'46'04"         50.38'</td> <td>C743         28.09'         40.50'         39'44'30''         14.64'</td> <td></td>	C584         131.87'         492.17'         15'21'07"         66.33'	C624         47.28'         140.00'         19'20'56"         23.87'	C651         101.52'         100.00'         58'09'52''         55.62'	C692         136.36'         700.00'         11'09'41"         68.40'	C714         100.67'         1000.00'         5'46'04"         50.38'	C743         28.09'         40.50'         39'44'30''         14.64'	
565         133.33'         1100.00'         6'56'41''         66.75'	C585         161.36'         492.17'         18'47'03"         81.41'	C625         26.27'         650.00'         218'58"         13.14'	C652         56.16'         300.00'         10'43'34"         28.16'	C694         1026.44'         750.00'         78'24'52"         611.84'	C715         98.95'         1000.00'         5'40'09"         49.51'	C747         70.45'         80.00'         50'27'12"         37.69'	
566         115.04'         1100.00'         5'59'31"         57.57'	C586         56.71'         492.17'         6'36'07"         28.39'	C627         110.85'         600.00'         10'35'07"         55.58'	C658         137.92'         300.00'         26*20'25"         70.20'	C695         1026.44'         750.00'         78'24'52''         611.84'	C716         25.75'         55.00'         26*49'19"         13.11'	C748         70.45'         80.00'         50'27'12"         37.69'	
567         21.59'         1100.00'         1'07'28"         10.79'	C594         1.68'         944.02'         0°06'07''         0.84'	C628         22.60'         600.00'         2'09'28"         11.30'	C659         144.34'         300.00'         27*34'03"         73.60'	C696 448.01' 750.00' 34'13'33" 230.91'	C717         298.98'         230.00'         74'28'47''         174.83'	C753 103.34' 100.00' 59'12'40" 56.82'	
2100         10000         10000         10000           5568         2.00'         300.00'         0'22'56"         1.00'	C595         117.74'         944.02'         7'08'47''         58.95'	C631         102.23'         600.00'         9'45'44"         51.24'	C660         10.32'         300.00'         1*58'16''         5.16'	C698         235.43'         700.00'         19'16'12"         118.84'	C719         124.51'         450.00'         15'51'10"         62.65'	C754         193.12'         40.50'         273'12'27"         38.29'	
569         23.23'         300.00'         4*26'13"         11.62'	C597         25.46'         968.28'         1'30'24"         12.73'	C632         27.56'         600.00'         2'37'56''         13.78'	C664         247.28'         701.29'         2012'12"         124.94'	C699         22.92'         600.00'         2'11'18"         11.46'	C721         275.15'         1050.00'         15'00'52"         138.37'	C755         20.60'         25.00'         47'13'01"         10.93'	
570         58.23'         500.00'         6'40'22"         29.15'	C598         116.00'         968.28'         6'51'50''         58.07'	C633         74.67'         600.00'         7'07'49"         37.38'	C665         52.12'         701.29'         4'15'31''         26.07'	C700         59.61'         500.00'         6'49'49''         29.84'	C722         282.00'         550.00'         29*22'37"         144.17'	C760         25.25'         140.00'         10'20'06"         12.66'	
571         105.84'         300.00'         20*12'50"         53.48'	C599 1.19' 968.28' 0'04'13" 0.59'	C635         21.42'         600.00'         2'02'42''         10.71'	C666         140.19'         300.00'         26*46'31"         71.40'	C701         24.11'         500.00'         2'45'47"         12.06'	C724         163.99'         250.00'         37'35'04''         85.07'	C762         35.83'         25.00'         82'06'50"         21.78'	
72         23.53'         300.00'         4'29'36"         11.77'	C600         365.26'         424.00'         49'21'30"         194.83'	C636         152.17'         600.00'         14'31'52"         76.50'	C667         68.24'         370.45'         10*33'19"         34.22'	C702         92.22'         1000.00'         5'17'03"         46.15'	C726         184.12'         980.00'         10*45'53"         92.33'	C763         193.12'         40.50'         273'12'27"         38.29'	
573         173.09'         300.00'         33'03'27"         89.03'	C601         167.07'         775.72'         12*20'25"         83.86'	C637         21.20'         600.00'         2*01'28"         10.60'	C668         38.58'         370.45'         5'58'01"         19.31'	C703         113.05'         1000.00'         6'28'38''         56.59'	C727         642.64'         950.00'         38*45'30"         334.16'	C764         193.12'         40.50'         273'12'27"         38.29'	
574         59.69'         300.00'         11'24'00''         29.94'	C606         308.04'         180.00'         98'03'12"         207.26'	C638         44.54'         600.00'         4'15'12''         22.28'	C669         0.00'         25.20'         0'00'05"         0.00'	C704         125.67'         1000.00'         7'12'01''         62.92'	C728         111.03'         950.00'         6*41'47"         55.58'	C765         20.21'         25.00'         46'19'30"         10.70'	
575         9.16'         300.00'         1*44'55"         4.58'	C607         13.08'         180.00'         4'09'45''         6.54'	C640         62.80'         650.00'         5'32'07"         31.42'	C670         142.44'         500.00'         16*19*22"         71.71'	C705         114.08'         1000.00'         6'32'12''         57.10'	C729         346.23'         950.00'         20'52'55"         175.06'	C766         145.50'         140.00'         59*32'44"         80.09'	
C576         152.24'         1000.00'         8'43'21"         76.27'	C608         30.73'         300.00'         552'12''         15.38'	C641         23.66'         650.00'         2'05'09"         11.83'	C671         67.19'         500.00'         7'41'59''         33.65'	C706         79.23'         1000.00'         4'32'23"         39.64'	C730         1457.62'         2654.62'         31*27*37"         747.69'	C767         145.50'         140.00'         59*32'44"         80.09'	

	100.45		1.00	075 76 115 7			470.04			170.07		1.07	050.50		1 400	147.00	
L1	129.45	N28' 04' 41.24"E	L26		5° 59' 18.78"E	L46	472.84	S60° 58' 42.16"E	L66	132.03	S70° 27' 34.74"W	L87	258.59	N54° 49' 56.97"W	L108	143.06	N35° 43' 19.70"E
L2	151.15	S62 40' 09.01"E	L27	275.76 N53	5° 59' 18.78"E	L47	472.84	S60° 58' 42.16"E	L67	151.15	S62* 40' 09.01"E	L88	258.59	N54°49'56.97"W	L109	456.01	S54 16 40.30"E
L3	133.60	N28°06'09.70"E	L28	194.72 N32	* 53' 43.68"E	L48	156.10	N28 18' 02.83"E	L68	147.48	N34° 27' 04.08"E	L89	147.02	S36°20'01.51"W	L110	456.01	S54° 16' 40.30"E
L4	55.92	S64°26'38.54"E	L29	139.81 \$54	* 18' 18.63"W	L49	160.46	N62 40' 09.01"W	L69	137.69	N53 10' 42.16"W	L90	96.79	S54° 18' 44.84"E	L111	142.56	N36° 33' 53.16"E
L5	24.78	N88° 02' 08.51"E	L30	43.18 S69*	• 42' 34.16"W	L50	160.46	N62 40' 09.01"W	L70	46.43	N25° 31' 36.43"W	L91	26.79	S64 03 39.90"E	L112	258.59	S54° 49' 56.97"E
L6	58.17	S57° 14' 52.89"E	L31	143.94 N60*	•42'42.06"W	L51	154.48	N28 01' 17.54"E	L71	127.70	N34° 53' 20.07"W	L92	148.31	S28° 27' 36.54"W	L113	142.01	N35° 43' 19.70"E
L7	143.59	N39°46'21.12"E	L32	100.51 N29	9°01'17.84"E	L52	160.46	N62 40' 09.01"W	L72	147.48	N34° 27' 04.08"E	L93	63.16	S68 32' 00.92"E	L114	456.01	S54° 16' 40.30"E
L8	20.21	N86° 55' 33.04"E	L33	139.36 N61	• 40' 48.11"W	L53	153.17	N32* 44' 14.80"E	L73	493.97	N52°21'12.61"W	L94	26.79	S64 03 39.90"E	L115	258.59	S54° 49' 56.97"E
L9	56.18	S50° 54' 07.12"E	L34	194.72 N32	* 53' 43.68"E	L54	160.46	N62 40' 09.01"W	L74	493.97	N52°21'12.61"W	L95	139.07	N20° 29' 56.55"E	L116	141.48	S35° 25' 38.87"W
L10	151.15	S62* 40' 09.01"E	L35	194.72 N32	* 53' 43.68"E	L55	162.72	N48° 01' 28.61"E	L75	138.87	S36° 27' 53.00"W	L96	38.54	N65 10' 02.62"W	L117	258.59	S54° 49' 56.97"E
L11	190.87	N47° 19' 03.16"E	L36	135.54 N61°	°28'43.39"W	L56	472.84	S60° 58' 42.16"E	L76	493.97	N52°21'12.61"W	L97	258.59	S54 49' 56.97"E	L118	456.01	S54° 16' 40.30"E
L12	67.96	S38* 13' 14.99"E	L37	100.51 N29	9°01'17.84"E	L57	472.84	S60° 58' 42.16"E	L77	141.27	S36° 15' 21.20"W	L98	258.13	N86° 08' 42.91"E	L119	135.32	N35° 43' 19.70"E
L13	116.82	S54°08'50.50"W	L38	38.00 S60'	)* 58' 42.16"E	L58	67.32	S08* 30' 02.27"E	L78	493.97	N52°21'12.61"W	L100	258.13	N86° 08' 42.91"E	L120	258.59	S54° 49' 56.97"E
L14	29.19	S69°16'38.73"W	L39	135.54 N61*	°28'43.39"W	L59	146.68	S68° 58' 46.90"W	L79	143.61	S36° 32' 01.69"W	L101	148.90	N04° 36' 05.49"W	L121	39.79	S65° 10' 02.62"E
L20	139.81	S54° 18' 18.63"W	L40	194.72 N32	* 53' 43.68"E	L60	111.14	S20° 23' 56.24"E	L80	258.59	N54° 49' 56.97"W	L102	258.13	N86° 08' 42.91"E	L122	456.01	S54° 16' 40.30"E
L21	139.81	S54° 18' 18.63"W	L41	472.84 S60'	)* 58' 42.16"E	L61	111.14	S20° 23' 56.24"E	L81	258.59	N54° 49' 56.97"W	L103	456.01	S54° 16' 40.30"E		•	/
L22	38.00	N35° 41′ 41.37"W	L42	142.70 N29	9°01'17.84"E	L62	151.47	S70° 26' 18.99"W	L83	493.97	N52° 21' 12.61"W	L104	158.47	N14° 58' 04.91"E			
L23	130.36	N36°00'41.22"W	L43	142.70 N29	9°01'17.84"E	L63	67.38	N12 12' 56.89"W	L84	96.79	S54° 18' 44.84"E	L105	456.01	S54° 16' 40.30"E			
L24	275.76	N53° 59' 18.78"E	L44	472.84 S60	)* 58' 42.16"E	L64	67.38	N12 12' 56.89"W	L85	146.04	S36°06'18.52"W	L106	145.90	N25° 27' 41.36"E			
L25	130.95	N36°00'41.22"W	L45	190.87 N47	7° 19' 03.16"E	L65	31.88	N70° 42' 14.57"W	L86	258.59	N54° 49' 56.97"W	L107	258.59	S54° 49' 56.97"E			

−000 blue diamond 520 tm\dwg\entitlements\site plan\21.05.12 bd hill planning area 1 - sp.dwg 5/27/2021 9:46 AM Bri

SHE	DATE: DRAFTER: DESIGNER CHECKED PROJECT G	GYPSUM RESOURCES I, LLC	DATE BY DATE BY	BY APP: APP. DATE APP.	Westwood	ро
SP-	: JS	BLUE DIAMOND HILL PLANNING AREA 1			Phone (702) 284-5300 572 Fax (702) 284-5399 Sui	5725 W. Badura Ave. Suite 100
-4						Las Vegas, NV 89118 westwoodps.com
					Westwood Professional Services, Inc.	ι¢.



# LAND USE APPLICATION

### DEPARTMENT OF COMPREHENSIVE PLANNING

APPLICATION PROCESS AND SUBMITTAL REQUIREMENTS ARE INCLUDED FOR REFERENCE

	APPLICATION TYPE	STAFF					
	TEXT AMENDMENT (TA) ZONE CHANGE CONFORMING (ZC) NONCONFORMING (NZC) USE PERMIT (UC)		APP. NUMBER:    DATE FILED:      PLANNER ASSIGNED:    TAB/CAC DATE:      TAB/CAC:    TAB/CAC DATE:      PC MEETING DATE:    TAB/CAC DATE:      FEE:    FEE:				
	VARIANCE (VC)		NAME: Gypsum Resources, LLC (successor by merger with Gypsum				
	WAIVER OF DEVELOPMENT STANDARDS (WS)	ERTY JER	ADDRESS: 8912 Spanish Ridge Ave #200				
	DESIGN REVIEW (DR)	PROPERTY OWNER	CITY:         Las Vegas         STATE:         NV         ZIP:         89148           TELEPHONE:         702-493-8111         CELL:         702-493-8111           E-MAIL:         jim@gypsumresources.com				
	ADMINISTRATIVE DESIGN REVIEW (ADR)						
	STREET NAME / NUMBERING CHANGE (SC)	APPLICANT	NAME: Gypsum Resources, LLC         ADDRESS:       8912 Spanish Ridge Ave #200         citry:       Las Vegas         STATE:       NV         zip:       89148				
	WAIVER OF CONDITIONS (WC)	PPL	CITY:         Las         Vegas         STATE:         NV         ZIP:         89148           TELEPHONE:         702-493-8111         CELL:         702-493-8111				
	(ORIGINAL APPLICATION #)		E-MAIL: jim@gypsumresources.c@REF CONTACT ID #:				
	ANNEXATION REQUEST (ANX)	CORRESPONDENT	NAME: Westwood Professional Services				
	EXTENSION OF TIME (ET)		ADDRESS: 5725 W. Badura Ave. #100				
	(ORIGINAL APPLICATION #)		CITY: Las VegasSTATE: NVZIP: 89118				
	APPLICATION REVIEW (AR)	CORRES	TELEPHONE:         702-284-5300         CELL:           E-MAIL:         !vproc@westwoodps.com_REF CONTACT ID #:				
	(ORIGINAL APPLICATION #) 175-05-101-001, 175-05-501-001, 175-05-201-001, 175-05-601-001, 175-05-301-002						
ASSESSOR'S PARCEL NUMBER(S): 175-05-701-001, 164-32-301-001, 164-32-801-001, 164-32-701-001							
PROPERTY ADDRESS and/or CROSS STREETS: Blue Diamond							
PROJECT DESCRIPTION: single family residential custom homes							
this here hea	(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) is the Manager of							
STATE OF NEIDAD GYPSUM RESOURCES, LVC.							
SUBSCRIBED AND SWORN BEFORE ME ON JANUARY 14 2021 (DATE) By JONES IN PRODES NOTARY PUBLIC: COLLECT CATANIA Notary Public State of Nevada Appt. No. 16-1552-1 My Appt. Expires Feb. 8, 2024							
	*NOTE: Corporate declaration of authority (or equivalent), power of attorney, or signature documentation is required if the applicant and/or property owner is a corporation, partnership, trust, or provides signature in a representative capacity.						

June 23, 2021

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## UC-21-0280

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

# CIVIL ENGINEERING

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

To Whom It May Concern:

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

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

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

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

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

#### REQUEST FOR APPROVAL

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

This low-density, rural residential project is in compliance with the goals and objectives established in the Northwest County Comprehensive Plan and the current zoning designation R-U. The proposed project is compatible with the surrounding environment and the residential developments in the area. The Project also mitigates the often-stated community concern of "density" by maintaining an overall density allowed by existing zoning and not exceeding 0.5 dwelling units per acre.

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

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

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

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

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

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

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

- 2. Table 30.40.1 Rural Residential Districts Property Development Standards
  - Code:: Table 30.40.1 sets forth minimum dimensional standards for lots within the R-U zoning classification.
  - Request: Adjustments to the minimum dimensional standards are noted below. Note that the applicant is not requesting any adjustments to the Density of the project.

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

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

#### Hillside Development

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

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

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

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

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

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

#### Phased Subdivision, Conveyance and Development

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

Thank you for your consideration of this request.

Please contact me at (949) 606-3756, or <u>ron@ronkraterstudio.com</u> if you have any questions regarding this application.

Sincerely,

Ron Krater Principal Planner Ron Krater Studio Gypsum Resources Representative

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