

05/20/25 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**WS-25-0315-GYPSUM RESOURCES LLC:**

**WAIVERS OF DEVELOPMENT STANDARDS** for the following: **1)** increase retaining wall height; **2)** increase cul-de-sac length; and **3)** increase longitudinal street grades.

**DESIGN REVIEWS** for the following: **1)** modified development standards (street cross-sections); and **2)** a single-family residential subdivision on 830.74 acres in an R-1 (Single-Family Residential) Zone, an R-2 (Medium Density Residential) Zone, and a U-V (Urban Village - Mixed Use) Zone within the P-C (Planned Community) Overlay District in the Gypsum Master Planned Community.

Generally located north of State Route 159, 2.5 miles northwest of the intersection of State Route 159 and State Route 160 within Red Rock. JJ/jba/kh (For possible action)

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RELATED INFORMATION:

**APN:**

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

**WAIVERS OF DEVELOPMENT STANDARDS:**

1. Increase the height of retaining walls to 100 feet where a maximum of 9 feet is allowed per Section 30.64.020.
2. Increase cul-de-sac length to 1,350 feet where a maximum of 500 feet is allowed per Uniform Standard Drawing 212.
3. Increase longitudinal street grades to 10% where a maximum of 6% is allowed per Section 30.52.050 and the Clark County Supplement to Uniform Standard Drawings and Specifications.

**DESIGN REVIEWS:**

1.
  - a. Add Arterial Street Cross-Section for the primary access road to the Gypsum Resources Design Guidelines and Modified Development Standards.
  - b. Add Connector Street Without Parking (Crowned) Cross-Section to allow bicycle lanes and 6 foot wide sidewalks to the Gypsum Resources Design Guidelines and Modified Development Standards.
  - c. Add Neighborhood Entry Street Cross-Section to the Gypsum Resources Design Guidelines and Modified Development Standards.
  - d. Add Primary Neighborhood Entry Street Cross-Section to the Gypsum Resources Design Guidelines and Modified Development Standards.
2. Single-family residential subdivision.

**LAND USE PLAN:**  
**NORTHWEST COUNTY (RED ROCK) - MAJOR PROJECT**

**BACKGROUND:**

**Project Description**

General Summary

- Site Acreage: 830.74
- Project Type: Single-family residential subdivision
- Number of Lots/Units: 1,047
- Density (du/ac): 1.26
- Minimum/Maximum Lot Size: 5,673 square feet/107.63 acres
- Number of Stories: 1 and 2
- Building Height (feet): Up to 35
- Square Feet: 2,312 to 5,027

Site Plan

Access to the site is proposed via an approximately 4.5 mile long public right-of-way grant on Bureau of Land Management land from State Route 160 near the Fortney Road alignment, approximately 1 mile east of the intersection of State Routes 159 and 160. The plan shows 1,047 lots and common lots with 1,033 lots range in size from 5,673 square feet to over 3.5 acres and 14 larger lots, ranging in size from 4.51 acres to 107.63 acres. Public and private streets will serve the subdivision in accordance with the previously approved and proposed street standards. The subdivision design addresses the unique topography of the site, which includes a retaining wall up to 100 feet high in various locations throughout the development, although most retaining walls will range in height from 5 feet to 30 feet. The location and design of the walls will be done in the future based on technical studies.

Pursuant to Section 2.01 of the adopted Development Agreement, the Gypsum Master Planned Community is excluded from the Red Rock Overlay District and the Hillside Development and Design Requirements.

Landscaping

Landscaping is provided throughout the site in linear parks, streetscapes, and median islands. All proposed landscaping will comply with the approved Gypsum Resources Design Guidelines and Modified Development Standards.

Elevations

The plans show 1 and 2 story homes with various options for siding and decorative treatments including stone veneer, brick, and columns. All proposed elevations comply with the approved Gypsum Resources Design Guidelines and Modified Development Standards.

Floor Plans

The plans show a variety of floor plan options ranging in size from 2,312 square feet to 5,027 square feet.

### Applicant's Justification

The low-density to medium-density project complies with the goals and objectives established in the Master Plan and the R-1, R-2, and U-V zoning districts. A variety of lot sizes are proposed to appeal to several home buyer markets. The development will be a high-quality community that takes advantage of the natural terrain while implementing state-of-the-art neighborhood design principles and minimizes the spread of development across the property through clustering residential uses near amenities and infrastructure in a manner that achieves a high standard for quality development. The proposed roadway designs will ensure compatibility with the other approved roadways, ensure safe and efficient automobile travel, and provide additional landscaping and pedestrian access. The increased retaining wall height will allow significant grade changes to be contained in more localized areas.

### **Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
ORD-24-900417	Development Agreement for Gypsum Master Planned Community, which included the Gypsum Resources Design Guidelines and Modified Development Standards	Adopted by BCC	July 2024
PA-24-700013	Plan Amendment from Open Lands (OL) and Residential Rural (RR) to Major Project (MP)	Adopted by BCC	July 2024
ZC-24-0294	Zone Change from R-U to R-1 (P-C), R-2 (P-C), and U-V (P-C)	Approved by BCC	July 2024
WC-18-400232 (MP-0313-11)	Second Waiver of Conditions requiring right-of-way approval from the BLM prior to the approval of the Specific Plan	Approved by BCC	June 2024
MPP-0469-11	Public Facilities Needed Assessment for Gypsum Master Planned Community	Approved by BCC	June 2024
MPS-0468-11	Specific Plan for Gypsum Master Planned Community	Approved by BCC	June 2024
WC-18-400232 (MP-0313-11)	First Waiver of Conditions restricting access on State Route 159	Approved by BCC	April 2019
MP-0313-11	Concept Plan for Gypsum Master Planned Community	Approved by BCC	August 2011

### **Surrounding Land Use**

	<b>Planned Land Use Category</b>	<b>Zoning District (Overlay)</b>	<b>Existing Land Use</b>
North	Major Project, Open Lands	R-1, R-2, U-V (P-C), & RS80 (RRO)	Undeveloped
South, East, & West	Open Lands	RS80 (RRO)	Undeveloped

**Related Applications**

<b>Application Number</b>	<b>Request</b>
TM-25-500079	Tentative map for a 1,047 lot single-family subdivision is a companion item on this agenda.

**STANDARDS FOR APPROVAL:**

The applicant shall demonstrate that the proposed request is in compliance with Title 30 and Applicable Rules.

**Analysis****Comprehensive Planning**Waivers of Development Standards

The applicant shall have the burden of proof to establish that the proposed request is appropriate for its proposed location by showing the following: 1) the use(s) of the area adjacent to the subject property will not be affected in a substantially adverse manner; 2) the proposal will not materially affect the health and safety of persons residing in, working in, or visiting the immediate vicinity, and will not be materially detrimental to the public welfare; and 3) the proposal will be adequately served by, and will not create an undue burden on, any public improvements, facilities, or services.

Waiver of Development Standards #1

Since the site is an open pit and has considerable slopes, the development is anticipated to need significant retaining walls throughout the development. The increased retaining wall height will not have an adverse impact on the surrounding area. Therefore, staff can support this request.

Design Reviews

Development of the subject property is reviewed to determine if 1) it is compatible with adjacent development and is harmonious and compatible with development in the area; 2) the elevations, design characteristics and other architectural and aesthetic features are not unsightly or undesirable in appearance; and 3) site access and circulation do not negatively impact adjacent roadways or neighborhood traffic.

Design Review #2

The design of the site and dwellings conforms to the Gypsum Resources Design Guidelines and Modified Development Standards. Therefore, staff can support this request.

**Public Works - Development Review**Waiver of Development Standards #2

Staff has no objection to the increase in length for cul-de-sacs provided that Fire Prevention approves the request.

Waiver of Development Standards #3

Staff has no objection to the maximum street grades. This can be typical for community developments with similar terrain in the area.

### Design Review #1

Staff has no objection to adding Cross-Sections to the previously approved Design Standards to allow the alternative design for Arterial Street, Connector Street Without Parking (Crowned), Neighborhood Entry Street, and Primary Neighborhood Entry Street. The new designs should match with the design of the master plan community.

### **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**

- Applicant is advised within 4 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 and application for review; 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 may 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;
- Full off-site improvements;
- Demonstrate paved legal access;
- Applicant to coordinate with Public Works - Development Review to apply for a Bureau of Land Management (BLM) right-of-way grant.
- 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.
- Applicant is advised to show on-site fire lane, turning radius, and turnarounds; that dead-end streets/cul-de-sacs in excess of 600 feet must have an approved Fire Department turn-around provided; that when installing streets using "L" type curbs, a minimum of 37 feet wide is required, back of curb to back of curb; and that if using rolled curbs, minimum 39 feet widths are required, from back of curb to back of curb; that streets with roll curbs must be a minimum of 39 feet back of curb to back of curb; that fire/emergency access must comply with the Fire Code as amended.

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

**APPLICANT:** GYPSUM RESOURCES, LLC

**CONTACT:** GYPSUM RESOURCES, LLC, 8912 SPANISH RIDGE AVENUE #200, LAS  
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