

05/20/25 PC AGENDA SHEET

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

TM-25-500079-GYPSUM RESOURCES, LLC:

TENTATIVE MAP consisting of 1,047 single-family residential lots and common lots 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)

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

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

Project Description

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.

Prior Land Use Requests

Application Number	Request	Action	Date
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 Needs 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

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
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

Application Number	Request
WS-25-0315	Waivers and design reviews for a single-family residential 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**

This request meets the tentative map requirements and standards for approval as outlined in the locked-in version Title 30 and the Gypsum Resources Design Guidelines and Modified Development Standards.

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 a final map for all, or a portion, of the property included in this application must be recorded or it will expire; an application for an extension of time may only be submitted if a portion of the property included under this application has been recorded; 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 there has been no substantial work towards completion; 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.

Building Department - Addressing

- All streets shall have approved names and suffixes;
- The proposed access roads shown as an extension of A street and E street, outside the boundary of the tentative map, shall be named and may require street name change applications;
- The street shown as A street at the intersection with Blue Diamond is an extension of Fortney Road and shall maintain the same name;
- Approved street name list from the Combined Fire Communications Center shall be provided.

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.

Clark County Water Reclamation District (CCWRD)

- Update the off-site sewer study based on the current usage; design and construct per DCSWCS;
- Off-site masterplan required for project;
- Development beyond 1,300 residential units must connect to 36-inch SS in Rainbow Boulevard.
- 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 #0077-2024 to obtain your POC exhibit; and that flow contributions exceeding District estimates may require another POC analysis.

TAB/CAC:

APPROVALS:

PROTESTS:

APPLICANT: GYPSUM RESOURCES, LLC

CONTACT: GYPSUM RESOURCES, LLC, 8912 SPANISH RIDGE AVENUE #200, LAS VEGAS, NV 89148