

BLUE DIAMOND HILL PLANNING AREA I  
(TITLE 30)

SR159/SR 160  
(RED ROCK)

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

**TM-22-500161-GYPSUM RESOURCES, LLC:**

**TENTATIVE MAP** consisting of 429 lots and common lots on 671.0 acres in an R-U (Rural Open Land) Zone.

Generally located 3,700 feet north of SR 159, approximately 2.5 miles northwest of the intersection of SR 160 (Blue Diamond Road) and SR 159 within Red Rock. JJ/jad/syp (For possible action)

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RELATED INFORMATION:

**APN:**

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

**LAND USE PLAN:**

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

NORTHWEST COUNTY (RED ROCK) - OPEN LANDS

**BACKGROUND:**

**Project Description**

General Summary

- Site Address: N/A
- Site Acreage: 671
- Number of Lots: 429
- Density (du/ac): 0.63
- Minimum/Maximum Lot Size (square feet): 8,399/1,420,733
- Project Type: Single family planned unit development (PUD)

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

The scope of the project consists of a 429 lot single family residential PUD with lots ranging from 8,399 square feet to 1,420,733 square feet over 671 acres. The Blue Diamond Hill access road extends from SR 159 north to the subject property. The 50 foot wide right-of-way with 5

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

The project complies with all provisions for a PUD, including but not limited to, perimeter setbacks, open space, streetscapes, and parking. The single family residences are proposed to be developed by different home builders during future phases of this development; therefore, there are no elevations or floor plans submitted with this request.

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

**Prior Land Use Requests**

<b>Application Number</b>	<b>Request</b>	<b>Action</b>	<b>Date</b>
UC-21-0280	280 lot single family planned unit development on 563 acres	Approved by BCC	August 2021
TM-21-500083	280 single family residential lots on 563 acres	Approved by BCC	August 2021
WC-18-400232 (MP-0313-11)	Waiver of conditions 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	Approval of the first condition and denial of the second condition by BCC	April 2019
MP-0468-11	Specific Plan for Gypsum Resources	Deleted	
MP-0469-11	Public Facilities Needs Assessment for Gypsum Resources	Deleted	
MP-0505-16	Amended Concept Plan for the Gypsum Reclamation planned community - withdrawn	Withdrawn	
WC-0099-11 (MP-0313-11)	Waiver of conditions on a Concept Plan requiring no access onto SR 159, and right-of-way approval from the BLM for primary access is required prior to approval of Specific Plan in conjunction with a mixed-use Comprehensive planned community - withdrawn	Withdrawn	

### Prior Land Use Requests

Application Number	Request	Action	Date
MP-0313-11	Concept Plan for the Gypsum Resources planned community	Approved by BCC	August 2011
MP-0736-02	Concept Plan for a planned community known as Cielo Encantado - withdrawn	Withdrawn	

### Related Applications

Application Number	Request
UC-22-0453	Use permit for a 429 lot single family PUD is a companion item on this agenda.

### STANDARDS FOR APPROVAL:

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

#### Analysis

#### Current Planning

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

#### Staff Recommendation

Approval.

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

### PRELIMINARY STAFF CONDITIONS:

#### Current Planning

- Expunge UC-21-0280 and TM-21-500083;
- If public water or sewer are not attainable, then lots must meet minimum lot size requirements from the Nevada Division of Water Resources and/or Southern Nevada Health District for water and septic;
- Mining for the proposed phase of a subdivision shall be complete prior to recordation of a subdivision map and construction of the residential units.
- Applicant is advised that the project will result in a density of 0.63 du/ac, consistent with Chapter 30.24, and that no additional density will be allowed without proper land use approval; the County is currently rewriting Title 30 and future land use applications, including applications for extensions of time, will be reviewed for conformance with the regulations in place at the time of application; a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and that a final map for all, or a

portion, of the property included under this application must be recorded within 4 years or it will expire.

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

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

#### **Current Planning Division - Addressing**

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

#### **Fire Prevention Bureau**

- Please contact [khoyt@clarkcountynv.gov](mailto:khoyt@clarkcountynv.gov) for a meeting regarding this submittal;
- Provide a Fire Apparatus Access Road in accordance with Section 503 of the International Fire Code and Clark County Code Title 13, 13.04.090 Fire Service Features.
- Applicant is advised that fire/emergency access must comply with the Fire Code as amended; to show on-site fire lane, turning radius, and turnarounds; and that dead-end streets/cul-de-sacs in excess of 500 feet must have an approved Fire Department turn-around provided.

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

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

**TAB/CAC:**

**APPROVALS:**

**PROTESTS:**

**APPLICANT:** GYPSUM RESOURCES I, LLC

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