

07/02/24 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

PA-24-700013-GYPSUM RESOURCES, LLC:

AMENDED PLAN AMENDMENT on approximately 2,010 acres (previously notified as 2,400 acres) to redesignate the existing land use categories from Open Lands and Residential Rural to Major Projects.

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

RELATED INFORMATION:

APN:

List on file.

EXISTING LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - OPEN LANDS

NORTHWEST COUNTY (RED ROCK) - RESIDENTIAL RURAL

PROPOSED LAND USE PLAN:

NORTHWEST COUNTY (RED ROCK) - MAJOR PROJECTS

BACKGROUND:

Project Description

General Summary

- Site Address: N/A
- Site Acreage: 2,010 (approx.)

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

Applicant's Justification

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

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

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

Prior Land Use Requests

Application Number	Request	Action	Date
MP-11-0468	Gypsum Reclamation Specific Plan	Approved by BCC	June 2024
MP-11-0469	PFNA for the Gypsum Reclamation Specific Plan	Approved by BCC	June 2024
WC-18-400232 (MP-0313-11)	Waiver of conditions of a Concept Plan requiring right-of-way approval from the Bureau of Land Management (BLM) for primary access is required prior to approval of Specific Plan	Approved by BCC	June 2024
UC-22-0453	429 lot single-family planned unit development on 671 acres	Approved by BCC	October 2022
TM-22-500161	429 single-family residential lots on 671 acres	Approved by BCC	October 2022
UC-21-0280	280 lot single-family planned unit development on 563 acres	Approved by BCC	August 2021
TM-21-500083	280 single-family residential lots on 563 acres	Approved by BCC	August 2021
WC-18-400232 (MP-0313-11)	Waiver of conditions of a Concept Plan requiring no access onto Highway 159; waiver of conditions #2 was denied	Approved by BCC	April 2019
MP-0505-16	Amended Concept Plan for the Gypsum Reclamation planned community	Withdrawn by applicant	February 2017
WC-400099-11 (MP-0313-11)	Waiver of condition of a Concept Plan requiring 1) no access onto Highway 159 and 2) right-of-way approval from the BLM for primary access is required prior to approval of Specific Plan	Withdrawn by applicant	February 2012
MP-0313-11	Concept Plan for the Gypsum Reclamation planned community	Approved by BCC	August 2011
MP-0736-02	Concept Plan for a planned community known as Cielo Encantado	Withdrawn by applicant	

Surrounding Land Use

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

Related Applications

Application Number	Request
ZC-24-0294	A zone change to the R-1, R-2 and U-V zoning districts and establish a P-C (Planning Community) Overlay District for a master planned community on approximately 2,010 acres is scheduled for the July 3, 2024 BCC Zoning meeting.

STANDARDS FOR ADOPTION:

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

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

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

TAB/CAC:

APPROVALS:

PROTEST:

APPLICANT: GYPSUM RESOURCES, LLC

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

**RESOLUTION
OF THE CLARK COUNTY PLANNING COMMISSION
ADOPTING AN AMENDMENT TO THE NORTHWEST COUNTY (RED ROCK)
COUNTY LAND USE PLAN MAP OF THE
CLARK COUNTY MASTER PLAN**

WHEREAS, pursuant to NRS 278, the Clark County Planning Commission adopted the Clark County Master Plan on November 16, 2021, and forwarded a copy to the Clark County Board of Commissioners for their consideration; and

WHEREAS, pursuant to NRS 278, the Clark County Board of County Commissioners adopted the Clark County Master Plan on November 17, 2021; and

WHEREAS, the Clark County Planning Commission (hereafter referred to as the Planning Commission) is charged with the preparation and adoption of a long-term master plan for the physical development of all unincorporated portions of Clark County, Nevada as specified by the Nevada Revised Statutes, Chapter 278; and

WHEREAS, from time to time the Clark County Master Plan may need to be amended to facilitate local land use patterns; and

WHEREAS, on July 2, 2024, a public hearing was held by the Planning Commission in accordance with Nevada Revised Statute 278.220 regarding an amendment to the Clark County Master Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does adopt and amend the Northwest County (Red Rock) Land Use Plan Map by:

PA-24-700013 - Amending the Northwest County (Red Rock) Land Use Plan Map of the Clark County Master Plan (parcel list on file) from Open Lands (OL) and Residential Rural (RR) to Major Projects (MP). Generally located on the north side of State Highway 159, approximately 1.5 miles west of the intersection of State Highway 160 (Blue Diamond Road) and State Highway 159 within Red Rock.

PASSED, APPROVED, AND ADOPTED this 2nd day of July, 2024.

CLARK COUNTY PLANNING COMMISSION

By: _____
TIMOTHY CASTELLO, CHAIR

ATTEST:

SAMI REAL
EXECUTIVE SECRETARY