

Exhibit K:
Specific Plan

Exhibit K

GYPSUM RECLAMATION SPECIFIC PLAN

PREPARED BY: GYPSUM RESOURCES, LLC

CLARK COUNTY, NEVADA

AMENDED SEPT 2018

G Y P S U M R E C L A M A T I O N S P E C I F I C P L A N



CLARK COUNTY, NEVADA

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G Y P S U M R E C L A M A T I O N S P E C I F I C P L A N

CLARK COUNTY, NEVADA

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COMMUNITY SETTING

| 1.0

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1.1 INTRODUCTION

The Gypsum Reclamation Specific Plan is intended to be a comprehensive analysis and planning effort to ensure the long-term management of this unique and valuable land resource. Located in the spectacular and scenic region of Southwest Nevada and directly west of Las Vegas, the Gypsum Resources, LLC property is unique in its character and geography. The property is approximately 4 to 6 miles (10-15 min. drive) from the existing neighborhoods west and south of Las Vegas (see Exhibit 1, Regional Context Map).

The property is generally located to the west and south of Las Vegas, north of State Route 160 (Blue Diamond Road), consists of the areas commonly referred to as the James Hardie Gypsum Mine or Blue Diamond Hill, and is generally bounded on three sides by the Red Rock Canyon National Conservation Area. The project area is bounded by BLM open lands to the east.

The Project Area is accessible via State Route 159, approximately 1.5 miles west of State Route 160 (Blue Diamond Road), and an existing mining access road approximately 1/2 mile west of the Town of Blue Diamond (see Exhibit 2, Location Map) This property offers opportunities that are unique.

The phased transition from a gypsum mining operation to a sustainable, rural community offers a new beginning in the efforts to reclaim the site. The continuous mining of the property spans approximately 80 years, focused on the extraction of gypsum using strip mining and open pit mining operations. The impacts of the mining and extraction activities, particularly the impacts of open pit mining, on the site over the last 80 years has left more than 85% of the Project Area in a severely denuded state.

This Specific Plan reflects the landowner's and Clark County's long-term commitment to envision, establish, and maintain high quality, environmentally-responsive communities. The property provides a context for a unique opportunity to contribute to the larger regional environment rather than simply meeting a specific development need. This comprehensive reclamation plan will repair damage that has been done to the landscape, environment, and ecosystems of the property while providing significant public benefit. The Specific Plan and associated studies identify several principles, goals, and objectives that will guide the more detailed planning process. Additionally, with the creation of additional public spaces, parks, and recreational areas within the proposed development, there will be more opportunities for people to enjoy the splendor of Red Rock Canyon without impacting the Canyon floor, the scenic loop, or the state park.

This Specific Plan is the culmination of 8 years of continuous study, planning, and community outreach resulting in an amended plan with a proposed overall density within the rural land use designation of the Clark County Comprehensive Plan. The primary goal of the Gypsum Reclamation Specific Plan is to create a balanced rural village that provides for the daily needs of the residents in a responsive and supportive community form.



1.2 PROPERTY DESCRIPTION AND CHARACTERISTICS

The Gypsum Reclamation Specific Plan area, totaling 2,010.6 acres of contiguous lands, consists primarily of significantly impacted areas as a by-product of the 80-year gypsum mining operations.

Predominately due to the open pit mining operations over the last 40+ years, the site is characterized by large, deeply cut areas and large fill slopes (tailings). The site is accessible by numerous haul roads and dirt roads crisscrossing the entire property. Areas adjacent to the mining impact areas are comprised of gently sloping desert plains, rolling hills, and portions of various drainage courses.

Elevation within the property holdings reach 4,950 feet above sea level at the highest point and descends to 3,640 feet at the lowest point along the west boundary.

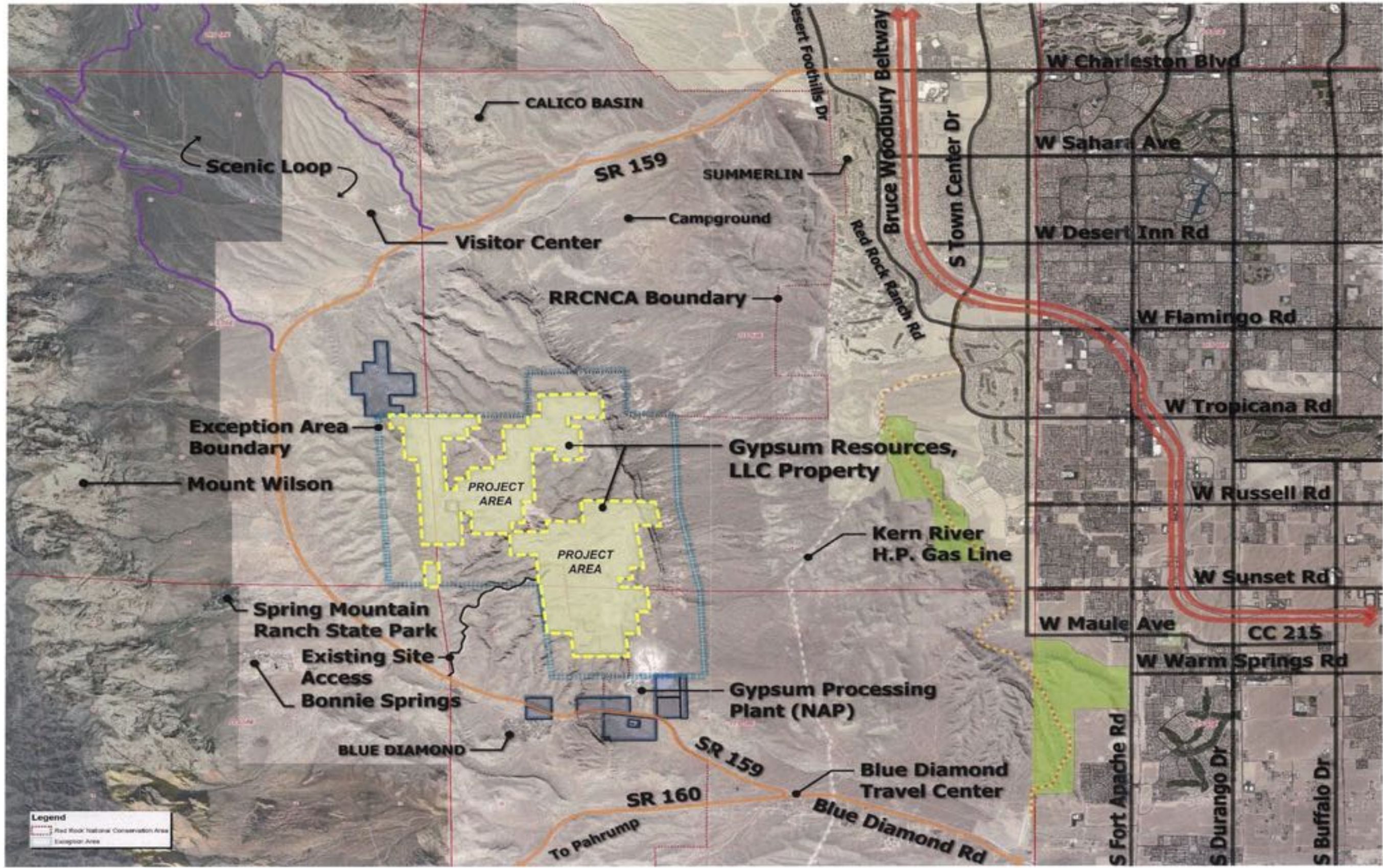
In general, the site is dominated by a westward dipping ridge located between the Spring Mountains and Las Vegas Valley. The easternmost extent of the ridge maintains a near vertical cliff, which descends to an alluvial fan.

Natural vegetation consists primarily of plants that are native to southern Nevada on those lands not impacted by mining. The vast majority of the Project Area is barren graded areas with no vegetation or sparse non-native vegetation. Approximately 15% of the Project Area is characterized by vegetation of the Creosote Bush community, low vegetation with little or no tree cover. The dominant plant species include creosote; bursage; Mohave yucca; ratany; Morman tea; cholla; beaver-tail; cotton-top; and hedgehog cactus.

With the removal of the biological soil crust, approximately 1,700 acres of the 2,010-acre Project Area lacks any supportable ecosystem functions or habitat quality.

Approximately 85% of the Project Area has been blasted, graded, and mined in the process of extracting and processing gypsum and other resources.







1.3 HISTORICAL CONTEXT

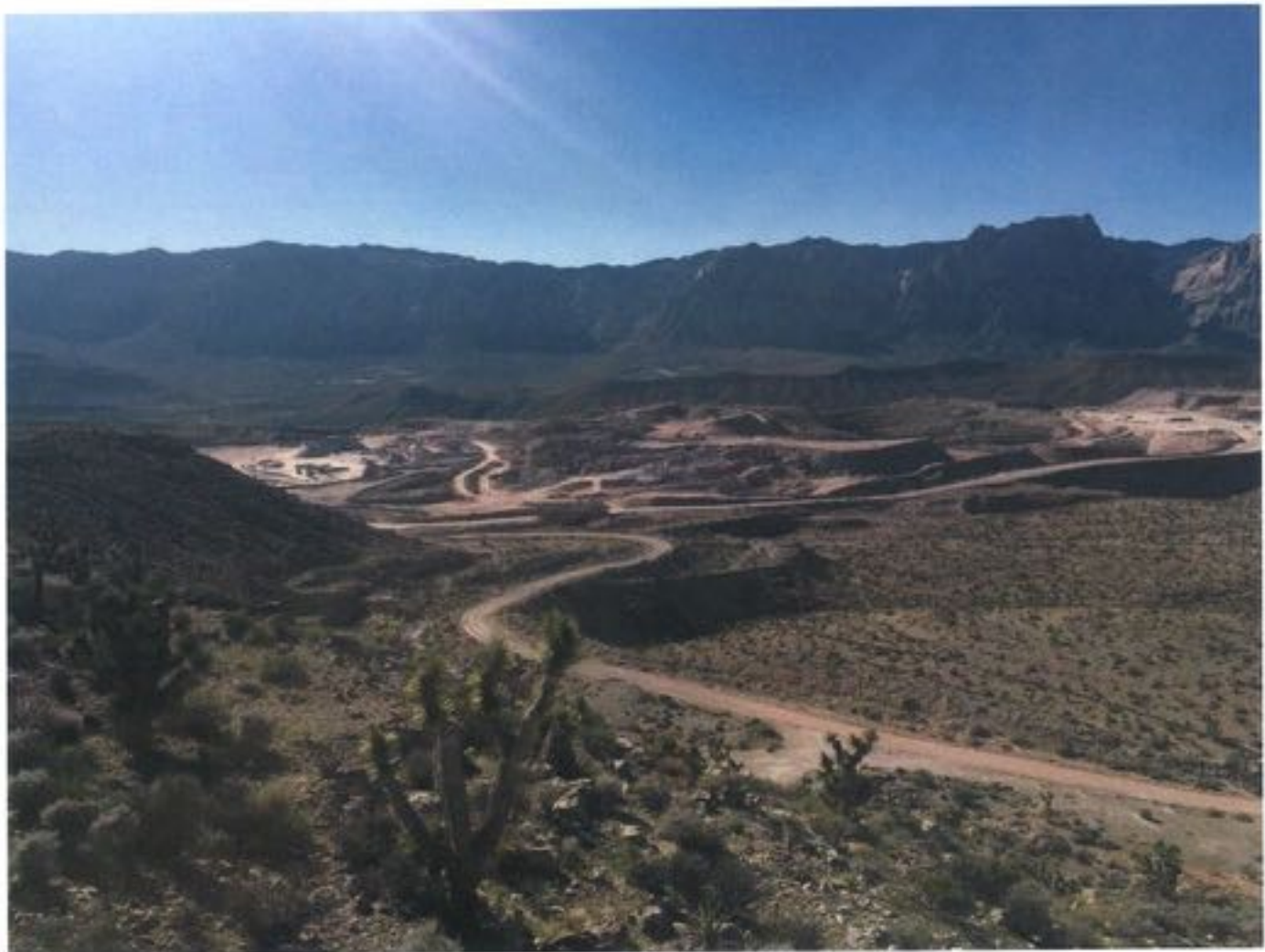
Since 1925, Blue Diamond Hill gypsum mine has continuously operated as one of the world's largest gypsum mines. The mining operation totals (including historical and currently active mining plans of operation) approximately 1,700 acres of mined areas.

James Hardie Gypsum purchased the site in 1987 and continued the mining operations through 2003. In late 1999, the Australian-based company offered the mine property for sale in an effort to divest itself of U.S. properties. Gypsum Resources, LLC purchased the property in 2002 and continues to manage the resource known as Blue Diamond Hill. The Project Area includes 2,010.6 acres owned by Gypsum Resources, LLC, and includes the areas defined by the Exception Area and owned by Gypsum Resources LLC.

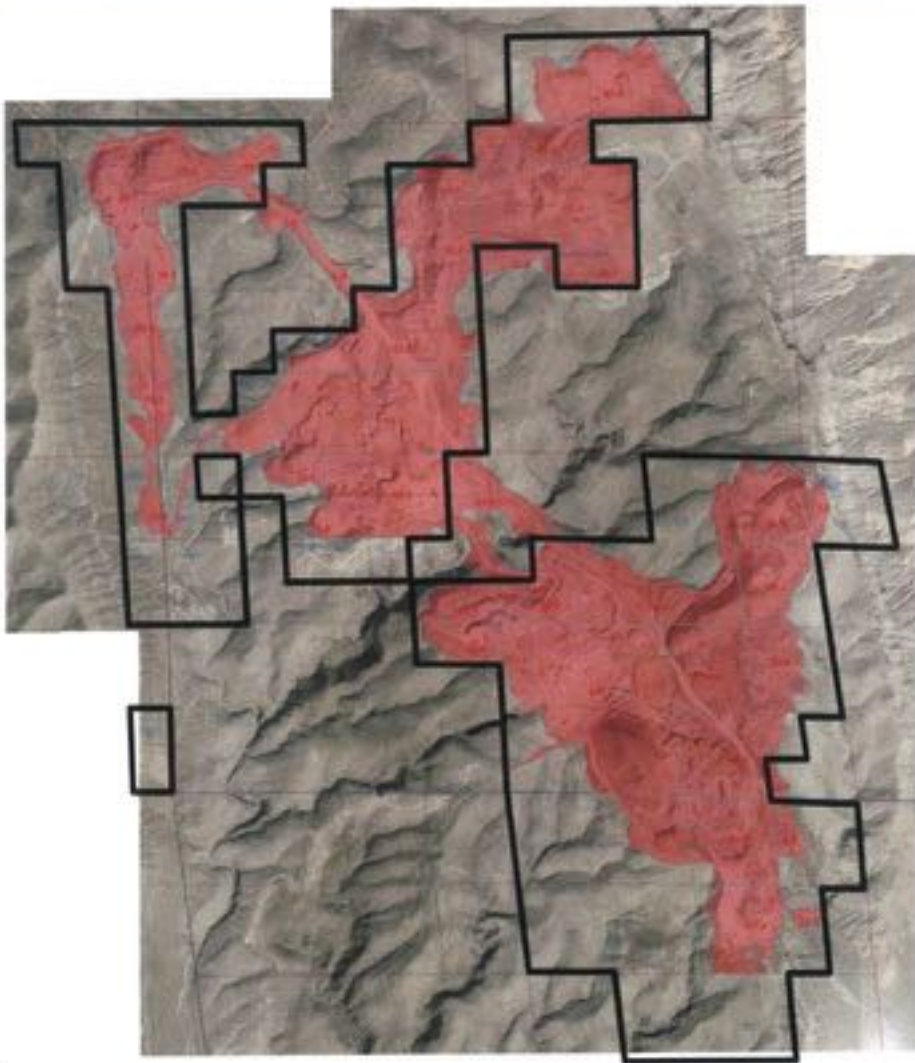
The 471-acre gypsum wallboard plant and distribution facility, near SR 159 and approximately 1.5 miles west of SR 160 (Blue Diamond Road) is not owned by Gypsum Resources, LLC and is not a part of the Project Area. The processing facility became operational in 1941. Prior to the plant's construction, the crude gypsum was freighted by train to Los Angeles for processing. Underground mining predominated from 1925 to 1950, with all mining operations from 1950 onward being open-pit mining. These open-pit-mining operations were based primarily on the removal of the hilltops and ridgelines.

Various restoration and/or reclamation proposals for the Project Area that involved the Department of the Interior, BLM, Clark County, environmental groups, and community stakeholders have been prepared and analyzed over the past 12 years. None of these proposals have been deemed viable or acceptable to the various agencies. The Project Area has been deemed having "no significant environmental resources" by the BLM and does not qualify for SNPLMA acquisition and/or any other land transfer option. Past and current mining plan of operations have assumed, in light of the decades of mining on the property, a reclamation plan that includes development and associated improvements after mining activities are phased out (see Exhibit 3, Mining Impact Analysis Map).

The proven and probable gypsum resource defined within the Project Area totals more than 20 years of active mining under current and projected market conditions. The mining operations will phase out as development occurs.

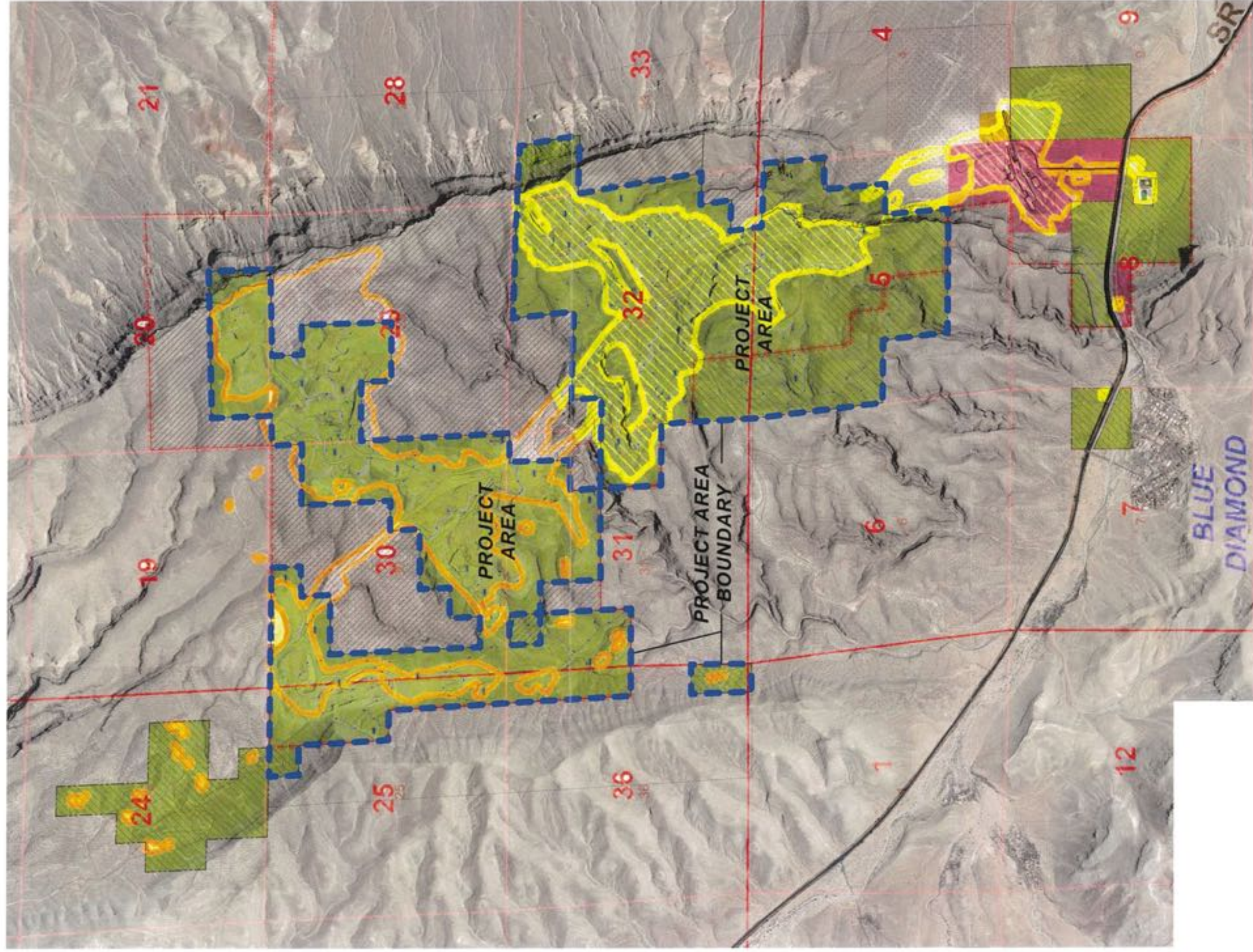


GYP SUM RECLAMATION SPECIFIC PLAN



GYP SUM RECLAMATION SPECIFIC PLAN

- IMPACTED AREAS POST-MINING RECLAMATION ACT
- IMPACTED AREAS PRE-MINING RECLAMATION ACT



1.4 PROPOSAL STATUS

The Project Area included in the Gypsum Reclamation Specific Plan is currently designated Residential Rural as described in the Clark County Comprehensive Plan, Northwest County Planned Land Use adopted June 19, 2013. The Project Area is currently zoned R-U (Rural Open Land) Zone. The existing zoning designation for the Gypsum Resources, LLC lands allow for the development of the property with a density of 1 unit per 2 acres for the Project Area totaling 2,010.6 acres.

In 2003, both the State of Nevada and Clark County adopted legislation that severely limited any landowner from applying for a zone change that increased density or proposed any non-residential land uses. Gypsum Resources, LLC filed lawsuits against both the State of Nevada and Clark County alleging these laws violated the constitutional right to equal protection under the law.

In November 2009, the Federal Court struck down State Law SB 358 as unconstitutional. The State of Nevada appealed the ruling in 2010.

To avoid continued litigation and the potential for the County Ordinance to be voided, Gypsum Resources, LLC and Clark County entered into settlement negotiations in 2009-2010 in an attempt to resolve litigation and preserve the Red Rock Overlay District. In 2010 a settlement was agreed that designated an Exception Area of approximately 5,116 acres within the Overlay District. The Exception Area would allow Gypsum Resources, LLC to be comprehensively planned and considered in accordance with the purpose of the Clark County Comprehensive Plan. This settlement agreement also permitted the property to be designated as a "Major Project" with the purpose of providing standards and procedures for the acceptance, processing, review, hearing, and final action on land use applications. The settlement agreement was brought before the Clark County Commission and approved on April 21, 2010.

Gypsum Resources proceeded with the Major Projects process as defined by Title 30 with the goal to create a comprehensive plan that would define the future for the property beyond mining.

After a lengthy and comprehensive Public Outreach Program, the Gypsum Reclamation Concept Plan was prepared and submitted to Clark County on June 30, 2011. The Concept Plan was reviewed by Clark County Comprehensive Planning Staff along with various agencies and forwarded with a recommendation for approval to be brought before the Clark County Commission.

The original Gypsum Reclamation Concept Plan was approved by the Clark County Board of County Commissioners on August 17, 2011 with conditions that included a significant reduction of the total number of dwelling units from the proposed 7,269 to a maximum overall density cap of 2.5 dwelling units per acre, resulting in a reduction of 2,243 dwelling units for the project. This 30% reduction in the total number of homes was in direct response to the concerns voiced by community leaders, County Staff, and the Clark County Board of Commissioners.

Immediately following the Concept Plan approval, the landowner commenced the next step in the Major Projects Review Process by preparing the Gypsum Reclamation Specific Plan and the Gypsum Resources Public Facilities Needs Assessment. These draft documents were submitted to Clark County Comprehensive Planning on September 28, 2011 to initiate the review process.

BLM Land Exchange/Transfer Cooperative

Following approximately 4 months of review, it was decided jointly by Gypsum Resources and Clark County leadership to place the Major Projects Review Process on hold while the landowner pursued a possible land exchange.

Gypsum Resources, LLC the owner and operator of the Blue Diamond Hill Mine agreed to study the potential for a land exchange with the Bureau of Land Management (BLM). The Gypsum Resources Land Exchange Study intended to evaluate the feasibility of an exchange of private lands owned by Gypsum Resources for federal lands owned by the BLM.

On January 21, 2013 the Clark County Commission voted to approve a resolution supporting the exploration of a potential land exchange between Gypsum Resources and the BLM.

The proposed land exchange process was initiated in January 2012. Over the next 3+ years, Gypsum Resources LLC worked closely with various stakeholder groups to explore an alternate scenario that would effectively transfer the property from private ownership to public ownership. The community-based efforts built a coalition of support for that option. Gypsum Resources worked in earnest to gain the support of the Nevada State Legislature, the Clark County Commission, as well as various community stakeholder and environmental groups.

Gypsum Resources, LLC allocated the time and resources necessary for a comprehensive analysis of all reasonable land exchange alternatives. Multiple alternative land transfer scenarios were prepared, studied, and evaluated by Gypsum Resources, the BLM, and community stakeholders.

Land exchange proposals involve a substantial investment of time and resources and are an inherently complex process. Gypsum Resources committed to cooperating and working collaboratively with the BLM, state and local agencies, and community stakeholders in the exploration of a possible land exchange.

On February 18, 2013 the Nevada Legislature introduced Nevada Senate Bill SB 159 declaring the Legislature's support for a land exchange near the Red Rock Canyon National Conservation Area. SB 159 passed the Senate on April 4, 2013; the State Assembly May 18, 2013; and was signed into law on May 23, 2013.

In April 2013 a Draft Land Exchange Proposal was submitted to the BLM for consideration and review. This proposal was based on a series of meetings and workshops regarding the proposed land exchange with a variety of stakeholders including the BLM, representatives from Blue Diamond, representatives from Clark County, State Legislators, and members of the community who have taken a keen interest in the future of Red Rock and the surrounding environment. The initial proposal was reviewed by the BLM and denied.

In response to comments regarding the previously submitted land exchange proposal, Gypsum Resources studied a variety of options related to the existing conditions of the site, current mining and reclamation activities, and ultimate goal of implementing a successful land exchange with the BLM.

In October 2014 a revised land exchange proposal that included multi-staged and phasing options was submitted to the BLM for review and comment. After extensive review by the BLM of the revised proposal over the course of many months, the land exchange proposal was denied.

In written correspondence to Gypsum Resources, the BLM reiterated that any potential for a land transfer or land exchange between the BLM and Gypsum Resources was not a shared objective by the BLM and not feasible.

Gypsum Resources, LLC is committed to and will continue to explore options for possible and transfer, exchange, and/or acquisition for the privately owned and sensitive lands outside the Exception Area boundary and within the Red Rock Canyon National Conservation Area.

2016 Gypsum Reclamation Concept Plan Amendment

With no viable land exchange option for the Project Area, Gypsum Resources, LLC continued forward with the processing of the Gypsum Reclamation Plan and requested the Gypsum Reclamation Specific Plan and Public Facilities Needs Assessment be approved by the Clark County Board of Commissioners as per the process defined in Title 30 Major projects Process.

Clark County, citing the passage of time while exploring the land exchange, requested that Gypsum Resources resubmit an amended Concept Plan that addressed all of the conditions described in the Notice of Final Approval for the 2011 Concept Plan. Additionally, processing an amended Concept Plan would allow for an updated public review program and identify possible issues that may have arisen since the approval of the original Concept Plan.

In 2015 Gypsum Resources, LLC continued the ongoing process of plan analysis and refinement by incorporating the Clark County Staff and Commission recommendations into the amended Gypsum Reclamation Concept Plan. This amended Gypsum Reclamation Concept Plan also incorporated the relevant Commission's recommendations outlined in the 2011 approval.

Major points of the amended Gypsum Reclamation Concept Plan include:

- The maximum average density of 2.5 dwelling units per acre overall on Gypsum Resources property within the Exception Area.
- An overall reduction in the total number of dwelling units from 7,269 du's to 5,026 du's.

- Density is limited to 1 unit per 2 acres on the development edges, where appropriate.
- Tourist Commercial and Industrial land use removed from plan.
- The proposed Concept Plan does not assume, yet maintains the possibility of a land exchange, transfer, or acquisition of the private lands not impacted by mining outside of the Exception Area and within the RRCNCA.
- Primary, permanent access to the project is from the east, connecting to State Route 160. There is no primary access to State Route 159.

The amended Gypsum Reclamation Concept Plan was submitted, reviewed, and approved by Clark County Comprehensive Planning. Upon further analysis, however, it was determined that the original Concept Plan approval and subsequent Specific Plan and Public Facilities Needs Assessment application was in fact still valid.

The Clark County Commission reaffirmed the approval and good standing of the 2011 Gypsum Reclamation Concept Plan. This Specific Plan and associated Public Facilities Needs Assessment fulfills the requirements of the Major Projects Process.

Gypsum Reclamation Specific Plan

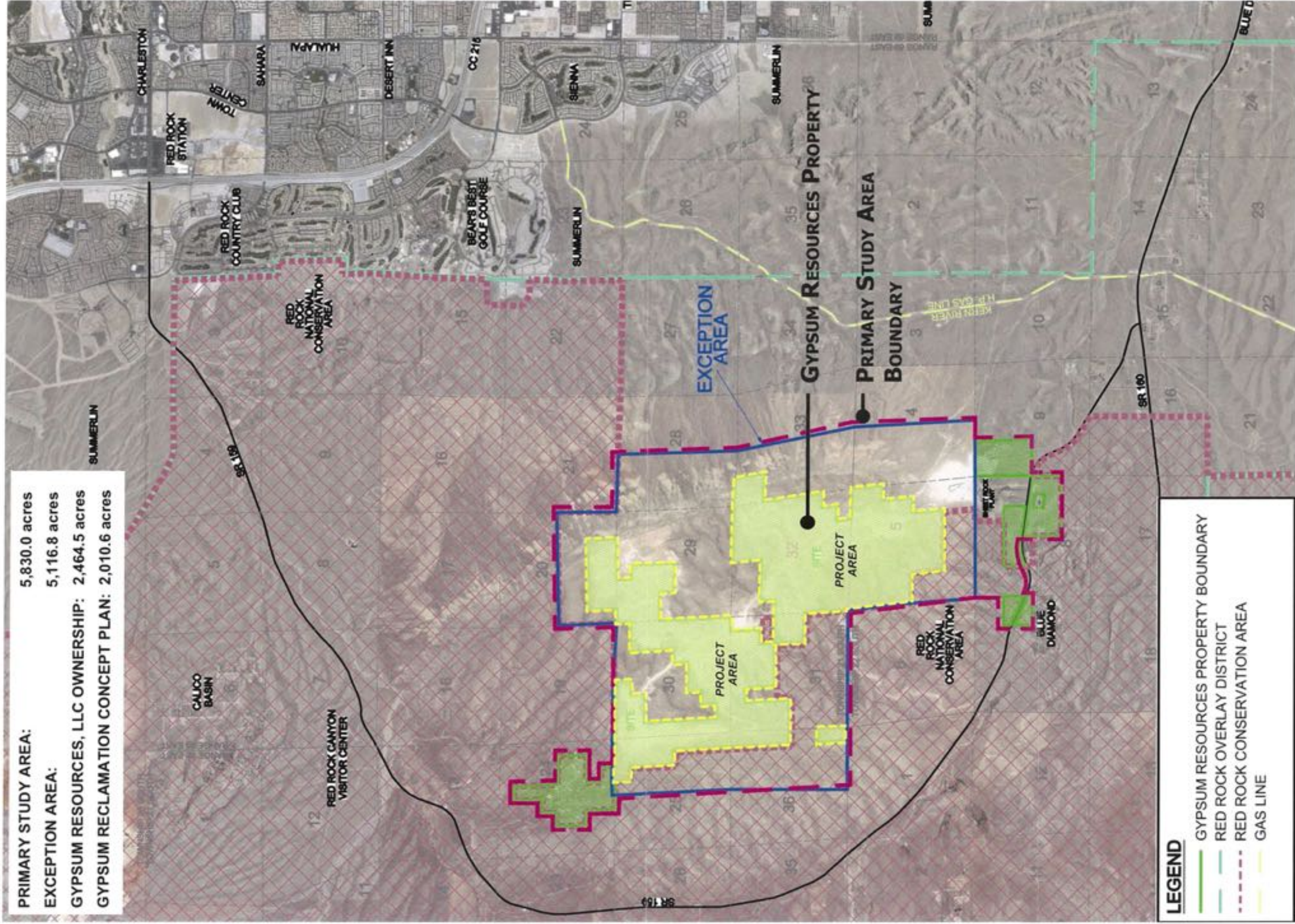
Throughout the process, Gypsum Resources has been firmly committed to public outreach and continued study of the project. This additional analysis of future market trends, the physical characteristics of the site, the continued evolution of the Las Vegas housing market, and the inclusion of community input to the process has culminated in this amended Gypsum Reclamation Specific Plan. Additionally, Gypsum Resources has commissioned extensive engineering analysis, studies, and plans to ensure that the project described in the Specific Plan will meet and/or exceed all requirements and standards for responsible growth.

The Gypsum Reclamation Specific Plan reflects over 5 years of continued analysis, research, public outreach, study, and design. The proposed Specific Plan proposes a significant reduction in the total number of dwelling units and overall maximum density from previous proposals. The density proposed is well within the rural designation of the Clark County Comprehensive Plan and Title 30 Zoning Code. The overall density of less than 1.5 dwelling units per acre and propensity of very low density residential land uses is most certainly rural in character, by any definition. This Specific Plan also includes additional open space beyond what has been proposed in previous applications.

The amended Gypsum Reclamation Specific Plan proposes 3,000 total dwelling units on 2,010.6 gross acres for an overall density of 1.50 dwelling units per acre, .50 dwelling units per acre *lower* than the density allowed within the Rural Neighborhood Land Use category as per the Clark County Comprehensive Plan. This amendment reduces the total dwelling units proposed by more than 40% from the approved Concept Plan.

The Gypsum Reclamation Specific Plan represents an overall proposed density that is dramatically lower than any previous scenarios, in direct response to the concerns of the community and the surrounding natural environment.

PRIMARY STUDY AREA: 5,830.0 acres
EXCEPTION AREA: 5,116.8 acres
GYPSUM RESOURCES, LLC OWNERSHIP: 2,464.5 acres
GYPSUM RECLAMATION CONCEPT PLAN: 2,010.6 acres



LEGEND

- GYPSUM RESOURCES PROPERTY BOUNDARY
- RED ROCK OVERLAY DISTRICT
- - - RED ROCK CONSERVATION AREA
- GAS LINE

PLANNING CONTEXT

| 2.0

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2.1 REGULATORY CONTEXT

A key component in these studies is a commitment to public outreach and community participation. The goal of this consensus planning process, in contrast to the business-as-usual planning process, is to ensure that the vision for the future of the property and the program and design qualities for any reclamation solutions respect the needs and interests of the surrounding communities, the Red Rock Canyon National Conservation Area (RRCNCA), Southern Nevada, and Clark County.

The Gypsum Reclamation Study is an initiative designed to analyze, understand, program, reclaim, restore, and develop the historic gypsum mining land commonly known as "Blue Diamond Hill". Additionally, the Reclamation Study and associated Specific Plan seeks to address a wide range of community needs such as open space, conservation, sustainability, housing, economic development, job creation, and education.

As the first step in the Clark County Major Projects process, the Gypsum Reclamation Concept Plan was prepared and submitted to the County on June 30, 2011. The Concept Plan was reviewed by the various County agencies and forwarded with the recommendation for approval with a variety of conditions to be brought before the Clark County Commission. The Gypsum Reclamation Concept Plan was heard and approved by the Clark County Commission on August 17, 2011.

During the public hearing process several issues were identified and by the request of the Commission various elements of the Concept Plan required further study, additional detailed analysis, and modification.

The conditions of approval for the Gypsum Reclamation Concept Plan are generally summarized as:

- No access onto Highway 159;
- Remove Commercial Tourist areas;
- Remove Industrial areas;
- Provide a trail system in Specific Plan;
- Specific Plan to address dark skies lighting techniques, use of monumental signage, use of neutral color tones, and heights of all buildings;
- The portions of the Concept Plan on BLM lands are not approved;
- Maximum average density of 2.5 units per acre overall on applicant's land within the Exception Area, approximately 1,880 acres;
Note: The actual acreage calculation of Gypsum Resources LLC lands within the Exception Area is exactly 2,010.6 acres.
- Open land currently designated as open space to remain open space in the Specific Plan;
- Work closely with staff and the community on the land use patterns shown on the Concept Plan.

The Gypsum Reclamation Specific Plan addresses these and other pertinent project related issues.

This document, the Gypsum Reclamation Specific Plan, is one of the three planning procedures required to implement a Comprehensive Plan Amendment and zoning change, necessary for the reclamation of the property. Each of these steps is described below:

- Step 1 – Concept Plan (approved by BCC)
- Step 2 – Specific Plan, Public Facilities Needs Assessment (PFNA)
- Step 3 – Development Agreement

The Specific Plan is the second step in the Major Projects Process as described in Title 30, Chapter 30.08, and section 30.08.030 of the Clark County Code and is intended to establish a general guide for land use, identify methods to resolve issues, and commit to a range of possibilities for projects larger than 300 acres.

The Project Area includes approximately 2,010.6 acres owned by Gypsum Resources, LLC, and includes the areas defined by the Exception Area and Gypsum Resources Property (see Exhibit 5, Exception Area Analysis). The Property is currently designated as R-U (Rural Open Land) Zone. The existing zoning designation for the Gypsum Resources, LLC lands allow for the development with a density of 1 unit per 2 acres for the entire 2,010.6 acres.

Existing Land Uses and Surrounding Land Ownership

The Project Area is currently zoned R-U (Rural Open Lands) allowing for a maximum density of 0.5 dwelling unit gross acre, up to 0.63 dwelling units per gross acre with an approved PUD.

The Project Area is primarily surrounded by open desert lands managed by the Bureau of Land Management (BLM). Portions of the Project Area along the northerly project boundary are directly adjacent to private lands owned by Gypsum Resources, LLC, that are not a part of the Gypsum Reclamation Specific Plan.

There are no existing permanent structures located on the Project Area.

The only uses currently occurring on the Project Area are the gypsum mining operations and related activities.

Specific Plan Purpose

This Specific Plan report and associated maps provide a vision for the property followed by a series of Goals, Objectives, Planning Principles, and Land Use overview. This narrative has been prepared in conjunction with an intensive public outreach process that included a variety of workshops, open houses and planning efforts that included a thorough analysis of the existing site's conditions, and submittal and approval of a Concept Plan brought before the Clark County commissioners in a public hearing. The associated concepts and plans prepared as part of this report ensure a high quality, environmentally responsive place and experience for the residents of Clark County and visitors alike.

The site's proximity to one of the nation's most beautiful and treasured environments provides unique opportunities, challenges, and inherent responsibilities. This plan seeks celebrate and protect the unique qualities of this place.

This project will reflect Clark County's long-term commitment to envision, establish, and maintain high quality, environmentally responsive communities. This site provides a context to contribute to the larger regional environment rather than simply meeting a specific development need.

The reclamation of the property through the implementation of the Specific Plan will repair damage that has been done to the landscape, environment, and ecosystems of the property. The initial studies to date have identified several potential principles, goals, and objectives that will guide the more detailed planning process.

The proposed Specific Plan is intended to define a variety of land uses, housing types, open space types and functions, mobility options, and learning opportunities that support a sustainable community (see Exhibit 6, Specific Plan).

The Gypsum Reclamation Specific Plan serves as a framework for the reclamation of the mining impacts and for the development of the Blue Diamond Hill gypsum mine into a world-class community. This document is intended to provide guidance to the community, Clark County staff, the Board of County Commissioners, master developer, builders, and project developers in designing and implementing a community that will exemplify the finest qualities of southwestern desert living. The plan embraces the unique qualities of the site, embraces the surrounding natural resources, promotes recreational opportunities and active lifestyles; and includes a sustainable mix of housing, employment, services, shopping, education, entertainment, and open space.

Gypsum Resources intends to demonstrate that the proposed project request meets or exceeds the goals and purposes of Title 30 and the Clark County Comprehensive Plan.

Designation of a Major Project

The Major Projects process, as outlined in Title 30.20, is required for projects of 300 acres or more. The intent of the Major Projects Process is to allow for a comprehensive, timely review, predictable consideration, and understanding of the impacts on the existing community, identification of related issues, and the requirement for public resources. The proposed project considers the development of a Specific Plan for a portion of the property know as Blue Diamond Hill and owned by Gypsum Resources, LLC.

The first steps in the process include: a Pre-application Conference, Neighborhood Meeting, and the Concept Plan Technical Review.

The subsequent steps following the designation of Major Project status are as follows:

- Public Outreach Process, Public Meetings and Workshops
- Concept Plan preparation, review, and approval
- Specific Plan
- Public Facilities Needs Assessment (PFNA)
- Development Agreement

Approval Request

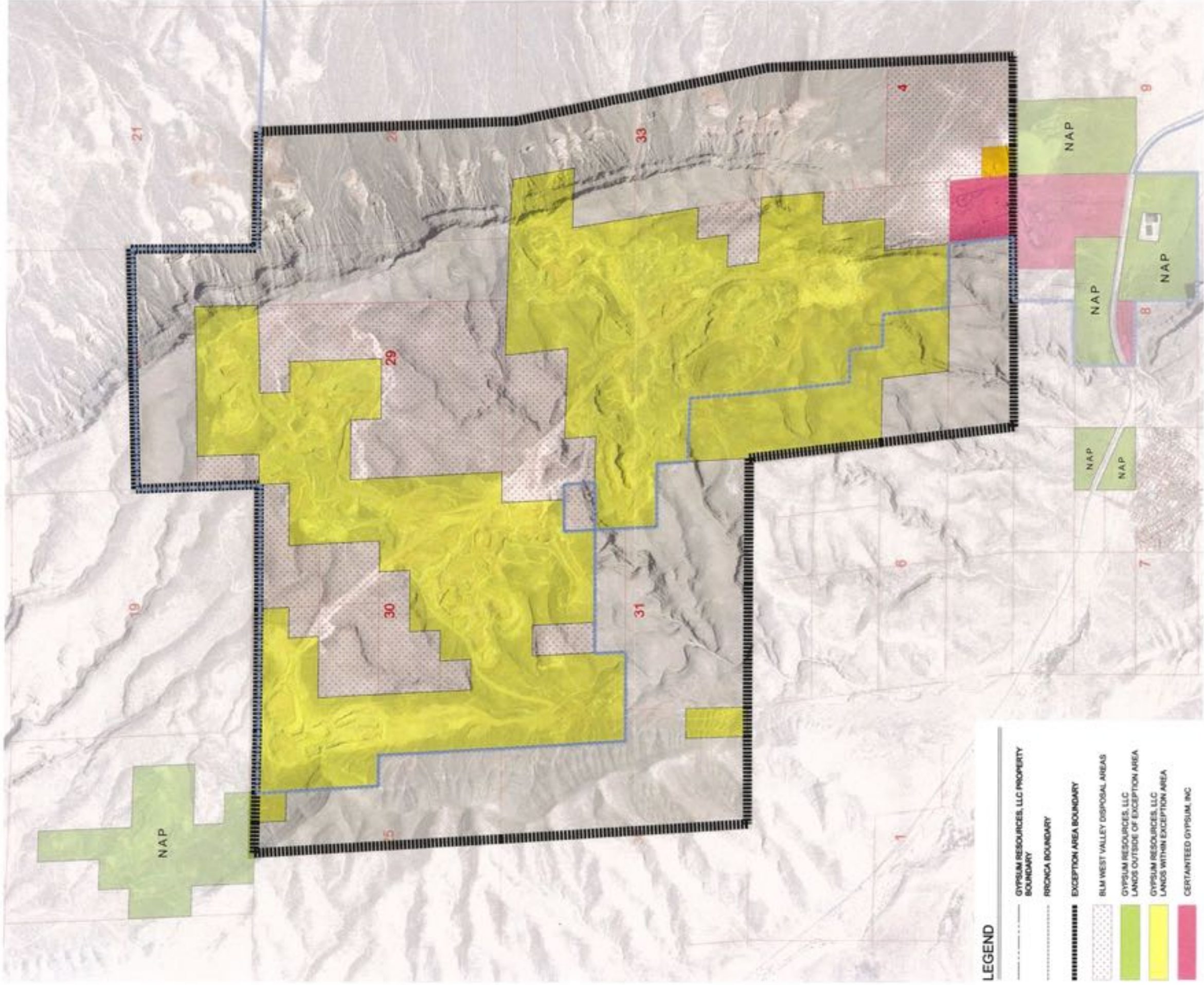
The Gypsum Reclamation Concept Plan has been prepared in accordance with the Clark County Major Projects Review Procedure (Clark County Code, Title 30.20) and satisfies those requirements described in the aforementioned code. The Gypsum Reclamation Concept Plan was prepared by Gypsum Resources, LLC and / or successors and assigns, hereinafter referred to as the "Master Developer".

This Specific Plan describes proposed land uses and associated community design features for a Project Area located within an unincorporated area of Clark County historically referred to as "Blue Diamond Hill". Specifically, this Specific Plan refers to areas owned by Gypsum Resources LLC within the Exception Area, totaling approximately 2,010.6 acres.

The Project Area includes portions of Sections 4, 5, 7, 8 & 9 of Township 22 South, Range 59 East; portions of Sections 24, 25 and 36 of Township 21 South, Range 58 East; and portions of Sections 20, 28, 29, 30, 31, 32 & 33 of Township 21 South, Range 59 East. The Assessor Parcels Numbers are as follows:

16420000002	16431101004	17505301002	16431101002
16429000001	16431201001	17505501001	16431201002
16429000002	16431201003	17505601001	16432801002
16429000003	16431501001	17505701001	16433002001
16430101001	16431501002	17507601003	16433001001
16430101002	16431601001	17507601005	16420000001

16430101003	16431601002	17508201002	16525000002
16430201001	16431701001	17508601001	16536000002
16430301001	16432201001	17508601002	16431301001
16430301003	16432201002	17508601003	17505301001
16430401001	16432301001	17508701002	17505401000
16430401003	16432501001	17509000002	17508101001
16430401004	16432601001	17509000004	17508501001
16430401005	16432701001	17509000005	17505801002
1643050100	16432701002	17509099002	17508501002
16430601002	16432801001	16430501001	17508501003
16430601003	16433001002	16430601001	17504000002
16430701002	16524000003	16430701001	17504000001
16430701003	16525000003	16430101004	16428000001
16430701004	16525000004	16430201002	17508501001
16430801001	16536000003	16430301002	17508501002
16430801002	16536000004	16430401002	17508501003
16430801003	16536000005	16429000004	
16431101001	17505101001	16432101001	
16431101003	17505201001	16431501003	



2.2 EXISTING CONDITIONS

The following describes a comprehensive assessment and analysis of the existing conditions of the Project Area and surrounding lands.

Gypsum Resources LLC, compiled the analysis with the assistance of a team of planners, engineers, biologists, economists, archaeologists, and natural resource specialists who studied the history and physical characteristics of the place.

These studies included, but were not limited to:

- Slope and gradient
- Historical mining operations and impacts dating back 80+ years
- Solar aspect
- Wind direction, frequency, and speed
- Surface hydrology
- Soils and geology
- Cultural and historical resources
- Viewshed analysis (looking towards the study area from various off-site locations)
- Elevation
- Flora and fauna
- Access and roadways
- Surrounding and adjacent land uses and patterns
- Regional and local infrastructure (existing and proposed services)

Through the efforts of many consultants and utilization of the Geographic Information System (GIS), the various attributes of the Study Area were mapped and analyzed. By implementing the land suitability methodology, the physiographic attributes of the land were delineated as discrete data layers. These layers were then combined to create an opportunities and constraints composite map. This composite map was then interpreted into four distinct areas of development suitability. This analysis along with the interpretation of a development suitability matrix helped to inform the planning team of the land's carrying capacity for a human community and subsequent economic activity.

2.2.1 Physical Site Conditions

The Gypsum Resources LLC Project Area, totaling 2,010.6 acres, consists primarily of significantly impacted areas as a by-product of the 80-year gypsum mining operations. Due to the open pit mining operations over the last 40+ years, the site is characterized by large, deeply cut areas and large fill slopes (tailings). The site is accessible by numerous haul roads and dirt roads crisscrossing the entire property. Areas adjacent to the mining impact areas are comprised of gently sloping desert plains, rolling hills, and portions of various drainage courses.

Elevation within the property holdings reach approximately 4,950 feet above sea level at the highest point, descending to 3,640 feet at the lowest point on the west boundary and 3,300 feet at the lowest point along State Route 159.

In general, the site is dominated by a westward dipping ridge located between the Spring Mountains and Las Vegas Valley. The eastern most extent of the ridge maintains a near vertical cliff, which descends to an alluvial fan.

Natural conditions of the west sloping ridge generally consist of a series of ridges and incised arroyos that flow in a westward direction. All of these features have been "cut-off" by the mining impacts to the property.

Natural vegetation consists of plants that are native to southern Nevada. The property is characterized by vegetation of Creosote Bush Community, low vegetation with little or no tree cover. The dominant plant species include creosote; bursage; Mohave yucca; ratany; Morman tea; cholla; beaver-tail; cotton-top; and hedgehog cactus. The majority of the Project Area has been denuded by the ongoing mining activities, with less than 15% of the Project Area contains natural vegetation.

Slope Gradient

The areas of the property located in the geographic center are contained within a well-defined "bowl" that is framed by the defining ridge that forms the eastern boundary, the intervening ridge located between the property and SR 159, and various ridgelines located along the southern and northern edges of the Project Area.

Generally speaking, the property slopes up from the lower elevations along the western boundaries to the eastern ridgeline at an approximate average slope of 6-10%.

The interior areas of the property, those areas most impacted by the mining operations, are characterized as heavily graded (generally flat) with large cut and fill slopes making up the gradient. Graded, modified, or generally flat areas with a slope gradient of less than 12% account for approximately 1,074 acres or approximately 53% of the total Project Area acreage. Almost all slopes within the Project Area are manufactured slopes as a result of the mining operations. Internal areas, located in the geographic center of the project, are the most impacted by the historic mining activities and have been graded almost completely flat.

The edges of the property, areas left primarily undisturbed, are comprised of a variety of slope gradients ranging from moderately to very steep. These areas are characterized as sloping ridges, deeply incised ravines, and gently sloping mesas.

Given the relatively consistent slope conditions overall, the property is conducive to a wide range of land uses, densities, and intensities. Additionally, the existing condition of predominately westerly facing slopes supports passive solar heating and offers dramatic views to the mountain ranges to the west.

Soil and Geology

The following geotechnical summary is based upon a series of historical studies and recent comprehensive analysis of the property prepared as part of the associated mining operations. In subsequent phases of planning, design, and construction, additional geotechnical evaluation will be performed on the site to provide remedial recommendations; and then, once detailed grading plans are developed, a geotechnical evaluation will be performed to provide specific remedial recommendations for earthwork construction.

Soil and bedrock materials can vary in character between excavations and natural outcrops or conditions exposed during mass grading. Site conditions may vary due to seasonal changes or other factors.

Blue Diamond Hill has been a continuously operational mine since 1925. Several entities have controlled and operated the property over time. Initially, mining was conducted using underground room and pillar methods to extract ore containing concentrations of gypsum. In approximately 1950, mining operations changed to an open pit method of ore extraction. Significant amounts of the gypsum resource still remain on the property.

In general, the bedrock conditions of the site consist of interbedded layers of limestone, dolomite, shale (claystone) and gypsum. Basically there were six beds of gypsum targeted for exploitation. The surface of the native (undisturbed) bedrock appears to be covered with only a thin soil layer.

Alluvium is generally the soil that was deposited by water. Colluvium is generally loose topsoil developed due to weathering and transported by gravity down slopes. Talus are coarse materials deposited due to rockfall at a cliff base and can form a slope at the base of the cliff. Colluvium and Talus often-outer fingers with alluvium. On site all of these materials occur but for simplicity we will refer to them generically as alluvium. It should be noted that besides the alluvium that occurs east of cliff face and the on-site fills, there is not much natural soil on site to be used as fill.

Surface Water Hydrology and Drainage Assessment

The Project Area is located outside of the McCarran Rainfall Area. The adjusted precipitation value for the 100-year storm event was determined to be 3.29 inches. The soils information was gathered from the SCS Soil Survey of the Las Vegas Valley Area.

The site lies within Hydrologic Soil Groups (HSG) 'C' and 'D'. Existing condition weighted curve numbers were calculated based on "desert shrub" land cover in poor condition.

The existing drainage condition considers the site in its current state, with portions of the site having been disturbed due to mining activity. These disturbed portions of the site lie within soil type 645 described as "pit, quarry" soils and designated as HSG 'C'. The remaining soil is designated as HSG 'D'. Existing condition weighted curve numbers were calculated based on "desert shrub" land cover in poor condition. Off-site drainage basins consist primarily of undeveloped BLM property.

Vegetation

Plant communities found on the Project Area include Mojave creosote bush scrub, Joshua tree, blackbush, desert wash, and succulent scrub. The Joshua tree is found between elevations 3,600 and 4,200 feet where 8-10 inches of rain fall. The blackbush community occurs above elevation 4,000 feet. The Mojave creosote bush scrub and desert wash scrub communities occur below 4,000 feet and with an annual precipitation of 5 to 8 inches.

The Blue Diamond succulent scrub community has a variety of cactus, yucca, and agave species including beavertail cactus, buckhorn cholla, diamond cholla, golden cholla, barrel cactus, many-headed barrel cactus, saint cactus, pineapple cactus, foxtail cactus, Joshua tree, yucca, and banana yucca. Most of these plants are protected by the State of Nevada Cactus and Yucca Law and would be salvaged from the site as part of any mining, reclamation, reuse, or development activities.

The Blue Diamond Cholla occupies approximately 53 acres in the southern portion of the Project Area.

Wildlife

With the removal of the biological soil crust, approximately 1,700 acres of the 2,010-acre Project Area lacks any supportable ecosystem functions or habitat quality. With the exception of the desert tortoise, no known endangered or protected species are present within the Project Area or within immediate vicinity.

The most frequently observed wildlife on the adjacent lands and areas undisturbed natural areas are black-tailed jackrabbit, desert cottontail, white-tailed antelope squirrel, and burros. Coyotes, mule deer, skunks, raccoons, ground squirrels, pocket mice, kangaroo mice, kangaroo rats, cactus mouse, canyon mouse, southern grasshopper mouse, wood rats, desert iguana, zebra-tailed lizard, desert horned lizard, striped whitesnake, western whipsnake, red coachwhip, desert tortoise, banded Gila Monster, chuckwalla Mojave rattlesnake, and up to twelve bat species may be on the undisturbed areas. Bighorn sheep and wild horses were historically seen in the vicinity but have not been observed in recent years.

Climate

The region's climate is a subtropical arid climate typical of the Mojave Desert in which it is located. The area enjoys abundant sunshine year-round: it has an average of about 300 sunny days per year with more than 3,800 hours of sunshine.

The summer months of June through September are very hot and mostly dry for the area, with average Las Vegas daytime highs of 99 degrees. In comparison, the average daytime highs for the site are only 82 degrees. The site averages only 6 days per year above 100 degrees, with most of those days occurring in July and August. By contrast, Las Vegas experiences an average of 72 days per year with temperatures above 100 degrees. Humidity is very low, often under 10%. The winters are of short duration and generally mild, with daytime highs in Las Vegas near 60 °F. The site and the mountains surrounding Las Vegas accumulate snow during the winter, but the average daytime highs are 45 degrees.

Annual precipitation is 5.7 inches per year in comparison to Las Vegas, which experiences roughly 4.5 inches per year of rainfall. Rainfall occurs on average 29 days per year.

The microclimate of the site affords generally comfortable living conditions with the summers being more moderate than the surrounding valley. On average the temperature readings are 10 to 15 degrees cooler than the highs recorded in the Las Vegas valley. The escarpment that frames the easterly edge of the property buffers the winds from the east. The predominate wind direction is from the southwest, 45% of the time, and is characterized by wind speeds ranging from 9 to 15 mph. Strong and persistent winds, generally acknowledged as common in the region, are similar in frequency and intensity for the site.

2.2.2 CIRCULATION AND ACCESS

The proposed circulation framework plan creates a connective fabric that links together many of the plan's major elements, development and open space. Given the project's emphasis on environmental responsiveness and livability, a comprehensive system of roadways and active trail system is proposed. This system of connectivity is one of the cornerstone elements of the community structure. This comprehensive, hierarchal system will allow access to each of the project's uses, amenities, and neighborhoods.

The roadway system is planned to conform to the site's topography and complimentary to the open space system. The circulation system will consist of a wide variety of road types ensuring efficient and connected circulation throughout the community. An interconnected pedestrian and bicycle path will also be established throughout the community. This system of pathways and trails will provide both functional connectivity as well as opportunities for residents and visitors to enjoy the parks and recreational features and the natural open space resource.

Primary Project Access

One of the primary issues facing the area is the continuing increasing traffic volume on SR 159 and the impact of traffic on the RRCNCA environment and experience. The continued growth of the area, along with anticipated growth of the region will no doubt continue to put pressure on SR 159. For these reasons and to preserve the quality of life for the surrounding communities, primary access to the project will be via a new roadway from the east. There will be no access to SR 159. A series of intersection locations have been identified and more detailed analysis of each of these potential points of connection to Blue Diamond Road (SR 160) will be evaluated through the Specific Plan review process. Each of the proposed intersection locations seeks to balance the goal of having the intersection point as easterly as possible along with respecting existing land ownership and regional infrastructure facilities. These intersection locations can be described as approximately one mile east of the intersection of SR 159 and SR 160, and west of the regional flood control detention basin. It is anticipated that the primary access road would be a four-lane roadway at buildout. The primary access road to the property traverses BLM lands.

The primary access road will work with the natural topography in a series of S-Curves to gain elevation as it moves up the easterly project escarpment. Grades on the primary access road will average 6 – 8% with some short segments rising to the maximum 10% gradient. (see Exhibit 7, Access Plan). The proposed primary access roadway has been designed to Clark County and NDOT standards and is anticipated to be a public dedicated right-of-way. The major feature of the primary access roadway is the opposing lanes being separated by a landscaped median. This will create a dramatic entry sequence of high quality to the community. Additionally, this design feature will enhance the serviceability and safety.

Gypsum Resources is processing an Application for Transportation and Utility Systems and Facilities on Federal Lands with the Bureau of Land Management (BLM) for a Right of Way (ROW) grant to provide permanent access for the proposed project, BLM case N-94501.

Environmental analysis for the proposed roadway has been conducted and the applicant is currently preparing an Environmental Assessment as per the requirements of the National Environmental Policy Act.

As is common practice and in compliance with a roadway of this type and level of service, the applicant will prepare the detailed engineering plans for the roadway and submit those plans to Clark County Public Works for review and approval.

Additionally, this proposed road will serve as access to the property for continued mining operations.

Initial Construction Access

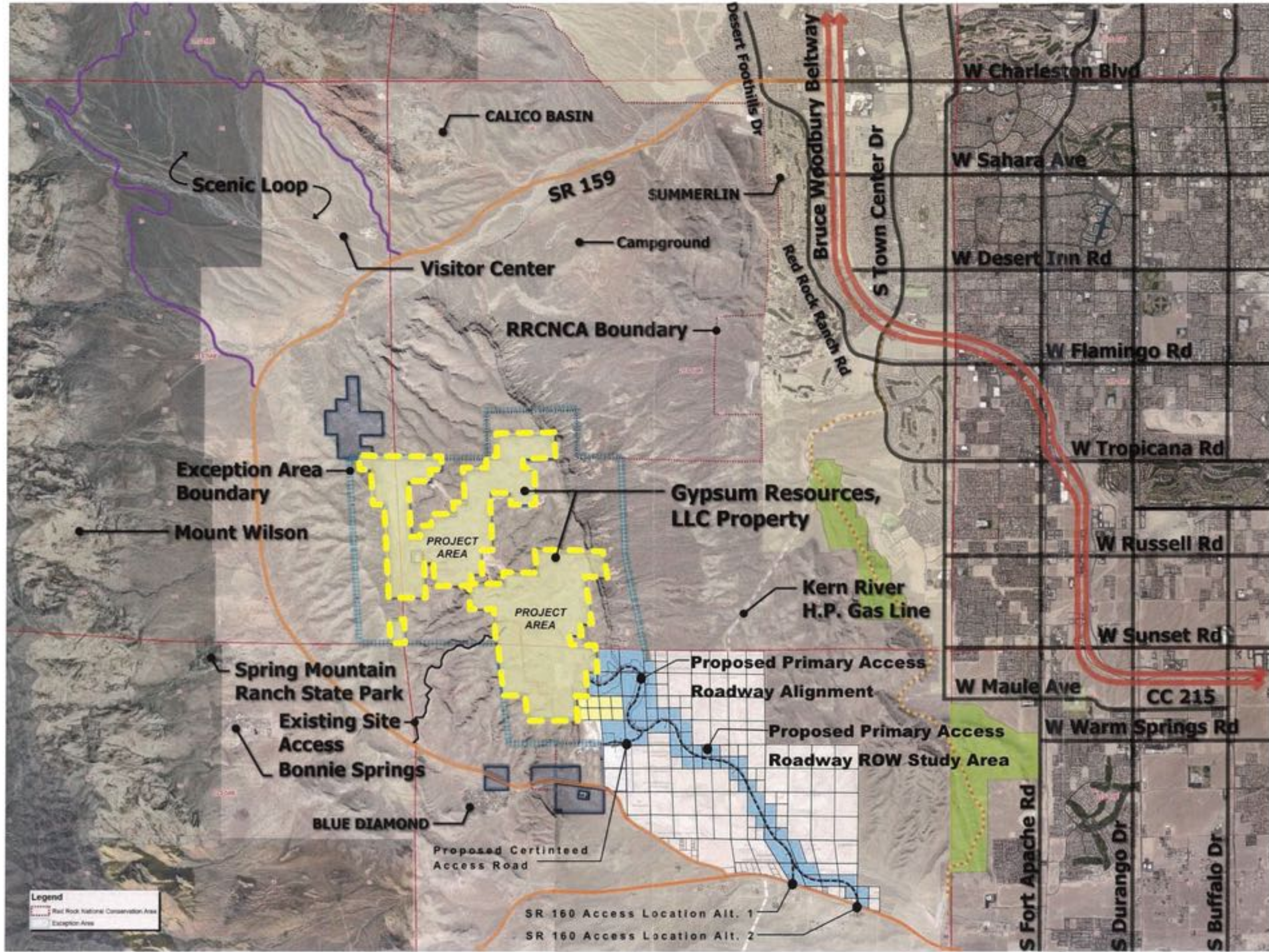
During the construction of the primary access road, it will be necessary to utilize the existing historical mine haul road for mobilization, staging, and access. The existing historical road continues to provide access for mining activities and associated operations until the proposed primary access roadway is constructed and operable. This existing road is currently the only physical connection to the property from public roads and therefore its use is necessitated to begin the construction of the primary access road from the east. The existing mine haul road is designated an R.S. 2477 County roadway.

No primary access and/or vehicular access from any residential or non-residential uses defined in the Specific Plan and located within the Project Area will connect directly to SR 159. The proposed primary access road will connect the Project to SR 160 (Blue Diamond Road) and will be constructed and operable prior to any certificates of occupancy being issued for any uses on the project as defined in the Specific Plan.

Mobility

The overall goal for the Gypsum Reclamation Specific Plan is to develop a comprehensive system of land use, open space, and circulation elements that minimizes the dependency on the automobile. One major focus of the plan is to encourage alternative means of transportation and create land use relationships that make alternate forms of travel possible. Creating a comprehensive system of pedestrian and bicycle pathways is key to enhancing accessibility.

Specific transportation and mobility programs and strategies that will be incorporated as part of more detailed planning include car share programs, community bike share, ride share programs, a natural gas bus/van system, a network of paths and trails, and a well-designed, connected street system.



PROPOSED COMMUNITY PLAN

| 3.0

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3.1 VISION

"Create a multi-dimensional, rural village that overcomes the compartmentalized approach of conventional planning and instead focuses on a holistic, integrated view of creating great places."

The Gypsum Reclamation Specific Plan is envisioned as a sustainable rural village that gracefully merges the desert landscape with the built environment. Central to this vision is a community-wide open space system. A system that embrace the unique qualities of the area, preserves view corridors, creates public access, and reclaims much of the land that has been impacted by the strip and open pit mining activities of the past.

As an alternative to the existing (and historically assumed transitory) practice of developing the property as rural land subdivision, the Gypsum Reclamation Plan is designed to fulfill a wide variety of goals and objectives providing public benefit and economic development for the region. The plan is designed to responsibly accommodate a modest share of the expected population growth in the region over the next 30-50 years. The plan also advances a low-density, high-quality development program on lands that have been destroyed by the mining operations of the last 80+ years.

The open space system will include both improved and natural landscapes that serve the needs of the anticipated population as well as providing recreational facilities for the greater community. The open space system serves as the primary organizing element of the community. All Village functions will relate strongly to the open space, the views, and the mobility the open space allows. At full buildout, the plan will provide public access to open space sealed off by the mining operations for more than eight seven decades. The plan also contemplates golf course as a component of the open space system.

The heart of the community will be the "Village Core". This zone is envisioned to become the center of recreation, education, health and wellness, employment, and services within an area at the geographic center of the property. These uses are purposefully clustered to maximize their interrelationships, maximize the sense of community, reduce reliance on automobile travel, and create a strong sense of place – the heart of the Village.

Residential neighborhoods proposed within the Specific Plan are envisioned to include a diversity of home types, density ranges, sizes, and pricing levels. Home types are proposed to range from custom single-family home sites with defined building envelopes to attached garden court villas. Homes and home sites are to be grouped in small neighborhoods, organized around a common open space area. Residential densities and their placement within the plan will ensure a harmonious integration of the built and natural environments. Clusters of villas are proposed to be located within close proximity to the Community Core and Village Core.

Transportation and circulation patterns will emphasize connectivity. Traffic Impact Studies prepared throughout the planning process will ensure roadway infrastructure is designed properly to allow for access and minimize negative impacts on existing roadway systems and communities.

Through physical scale, vision, sustainable development principles, and responsiveness to the surrounding communities, the Gypsum Reclamation Plan offers a new model for mining reclamation and community development in the desert southwest.

Economic Benefit

This Project will create new job opportunities, emphasizes "green technologies", and attracts land uses that benefit the regional and local economy. The redevelopment of the mining site shall adhere to a fiscal integrity that ensures that it benefits the local economy and stewards the resources to maintain a high level of service. The goal is to create a development plan that generates enough revenue to fund reclamation of the mining impacts, infrastructure improvements and maintenance, public services, and provide public benefit in the form of open space, civic, recreational, educational, and leisure uses.

Redevelopment Stewardship

The goal is that the reclamation and development of the former mining site is done in a prudent manner that responds to the community's needs and the requirements of local, county, state and federal agencies; by employing sound, fiscally sustainable business practices. Preserve environmentally sensitive areas.

Site Integrity

This site is located within proximity of one of the nation's most beautiful and treasured natural environments. The planning process and development of the project program, plans, guidelines, and built-scape should respond to this unique setting. This Project has the potential is to set the standard for human communities and their relationships with the natural environment for the future. The key is to establish a public outreach and planning process that overcomes the compartmentalized approach of conventional planning, and instead focuses on a holistic, integrated approach to community design.

Lifelong Learning

This is an opportunity to create a community model that emphasizes lifelong learning and education. Education and the associated elements will be the foundation of the community.

Traffic and Mobility

The goal is for this Project to create and sustain a comprehensive transportation system that minimizes traffic, reliance on automobile, and carbon emissions. The creation of a circulation element that will minimize traffic impacts on adjacent communities. Opportunities for public access and mobility within and through the site will be implemented.

Open Space

An open space system has been designed that is sympathetic to the desert environment, provides active and passive recreational facilities, emphasizes public access, functions as the predominant aesthetic resource, protects sensitive habitat, and regenerates currently denuded areas. Use and access will be encouraged through location, programs (education, research, active, passive, and preservation), accessibility, and amenities.

The project intends to embrace the natural beauty of the surrounding desert setting and integrate it into the overall community design. Special care will be taken along the perimeter to ensure a gentle transition is achieved between the built environment and the adjacent natural desert setting. Through creative landscape and architectural enhancements, soft development edges will blend with the natural terrain rather than creating a 'walled-in' development.

Land Use Organization

Land uses should be organized to ensure their compatibility with the surrounding natural environment, minimize negative impacts on adjacent open space resources, exemplify a rural village character in keeping with the area, and develop a unique living environment that capitalizes on the site's redevelopment potential.

Community Character

The development of the site will reflect the rural and rustic characteristics of the surroundings, design and development standards that emphasize environmental compatibility, and should be attractive, high quality, and timeless. These standards will embrace the scenic beauty and natural resources of the site while providing residents and visitors with an experience consistent with the surrounding areas.

One of the primary assets of the community is the natural beauty of the surrounding desert environment. This rural, open, natural desert environment will be integrated into the overall community design of the project. Special care has been given to the perimeter edges to ensure the proper transition between the built environment and the adjacent natural setting. This transitional character will be achieved through the implementation of a series of site planning, architectural, and landscape design concepts. These enhancements include locating the lowest density, largest lot sizes along the edge and treating the perimeter as a soft edge rather than the traditional walled-in subdivision approach associated with most developments.

The overall community character will emphasize a quiet, relaxed, rural living environment. Following over 10 years of comprehensive study and analysis, 8 years of public outreach, dozens of neighborhood meetings, countless meetings and discussions with the various stakeholders, over 15 workshops, and in direct response to the community's desire to embrace the rural character of the area, Gypsum Resources is proposing a significant reduction in the number of residential units and the overall density. The Gypsum Reclamation Specific Plan proposes a total of 3,000 dwelling units on the Project Area totaling 2,010.6 acres, resulting in an overall average density of just less than 1.5 dwelling units per acre.

3.1.1 DESIGN PRINCIPLES

Create a "Complete Rural Village"

The rural and natural character of the surrounding lands provides inspiration and guides the project towards a set of guiding principles that will influence the more detailed planning and design of this special place. The following design principles have been established, through community outreach and engagement with a wide variety of stakeholders, to guide the implementation of the Gypsum Resources Specific Plan vision.

- Create a dynamic, multi-functional, supportive, and multi-generational village that emphasizes neighborliness and evokes a strong "pride of place".
- Establish a multi-dimensional, sustainable, human community within a harmonious and balanced built environment.
- Create a feasible development plan that will repair the damage done to the property by the mining activities.
- Ensure the long-term management of the property and its resources; contribute to the long-term management of the surrounding natural resources.
- Respect the needs and interests of the surrounding communities, the RRCNCA, Clark County, and the region.
- Address a wide range of community needs such as public access, open space, conservation, sustainability, housing diversity, job creation, and education.
- Actively develop strategies and programs that lead to creating an integrative, inclusive, and environmentally responsive development.
- Adhere to a planning process that is based on a rigorous analysis of the existing "greyfield" condition of the site.
- Seek to foster community within the context of a comprehensive and inclusive public outreach process.
- Ensure that the process and the project reflect Clark County's long-term commitment to envision, establish, and maintain high-quality communities.
- Embrace the rural, open character of the desert environment.

Site Integrity

- The site's proximity to one of the nation's most beautiful and treasured natural environments provides unique opportunities, challenges, and inherent responsibilities – celebrate the unique qualities of this place.
- The planning process and development of the project program, uses, design guidelines, and built-scape will respond to this unique setting.
- The potential exists to set the standard and create new models for the development of new human communities and their relationships with the natural environment.
- Implement the most advanced models of development including such practices as community- wide water conservation programs, low-impact design engineering, renewable energy generation, and green building.
- Explore and evaluate potential land transfer opportunities, or other conservation measures, with the goal to preserve lands not yet mined inside the RRCNCA.

Economic Development

- Emphasize the unique and special attributes of the land and its location in identifying economic development opportunities (R&D, business, education, medical, etc.).
- Emphasize "green" technologies, sustainability industries.
- Attract uses that benefit the regional, local economy, and support the daily needs of residents.
- Create a development plan that generates enough revenue to fund the reclamation of the mining impacts, infrastructure improvements and maintenance, and public services.
- Create a plan and management program that ensures public benefit in the forms of open space and recreational uses, public access, civic uses, education, and interpretive programs.

Lifelong Learning

- Create and implement a community model that emphasizes lifelong learning and education.

Traffic and Mobility

- Create and sustain a comprehensive transportation system – interconnected roads, trails, and paths.
- Create a community fabric that minimizes traffic, reliance on the automobile, and carbon emissions.
- Create a circulation system that minimizes traffic impacts on adjacent communities.
- Create opportunities for public access and mobility within and through the site.

Open Space

- Create a community open space network that is responsive to the desert environment.
- Provide natural, active, and passive open space and recreational uses.
- Create public access opportunities.
- Create an open space system that encourages accessibility, amenities, education, and preservation of highly sensitive areas.

Land Use

- Program land uses and intensities in response to adjacent communities and open spaces
- Promote economic development; emphasize the diversification of the region's economy
- Create a "Village Core" that serves as the heart and soul of the place and provides a broad spectrum of community needs (recreation, services, education, research, health and wellness, and housing types).
- Create opportunities for a wide diversity of educational facilities including higher education.
- Residential development should be programmed and designed in such a way as to include a broad diversity of home types, density ranges, sizes, and pricing levels.

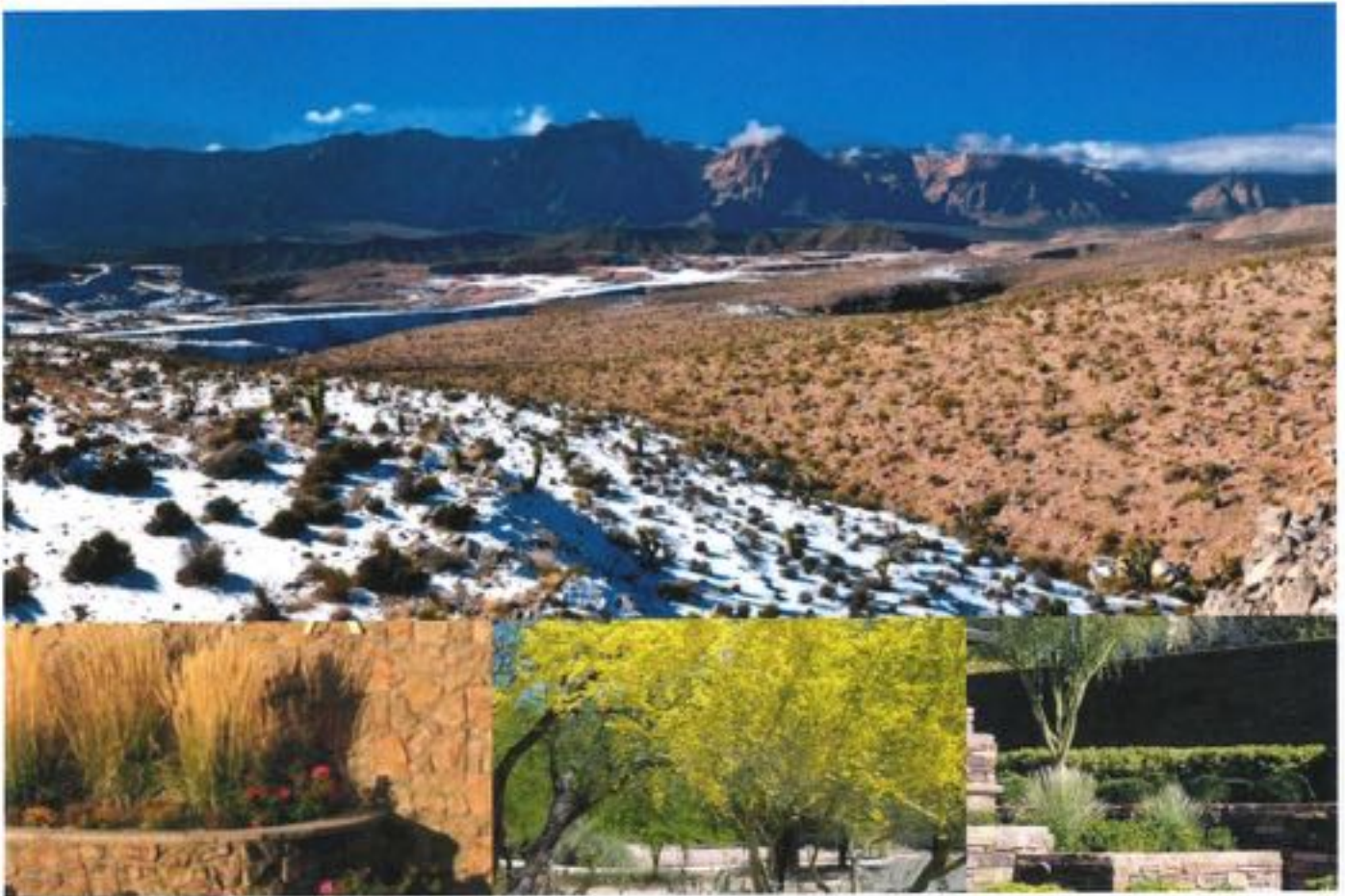
Community Character

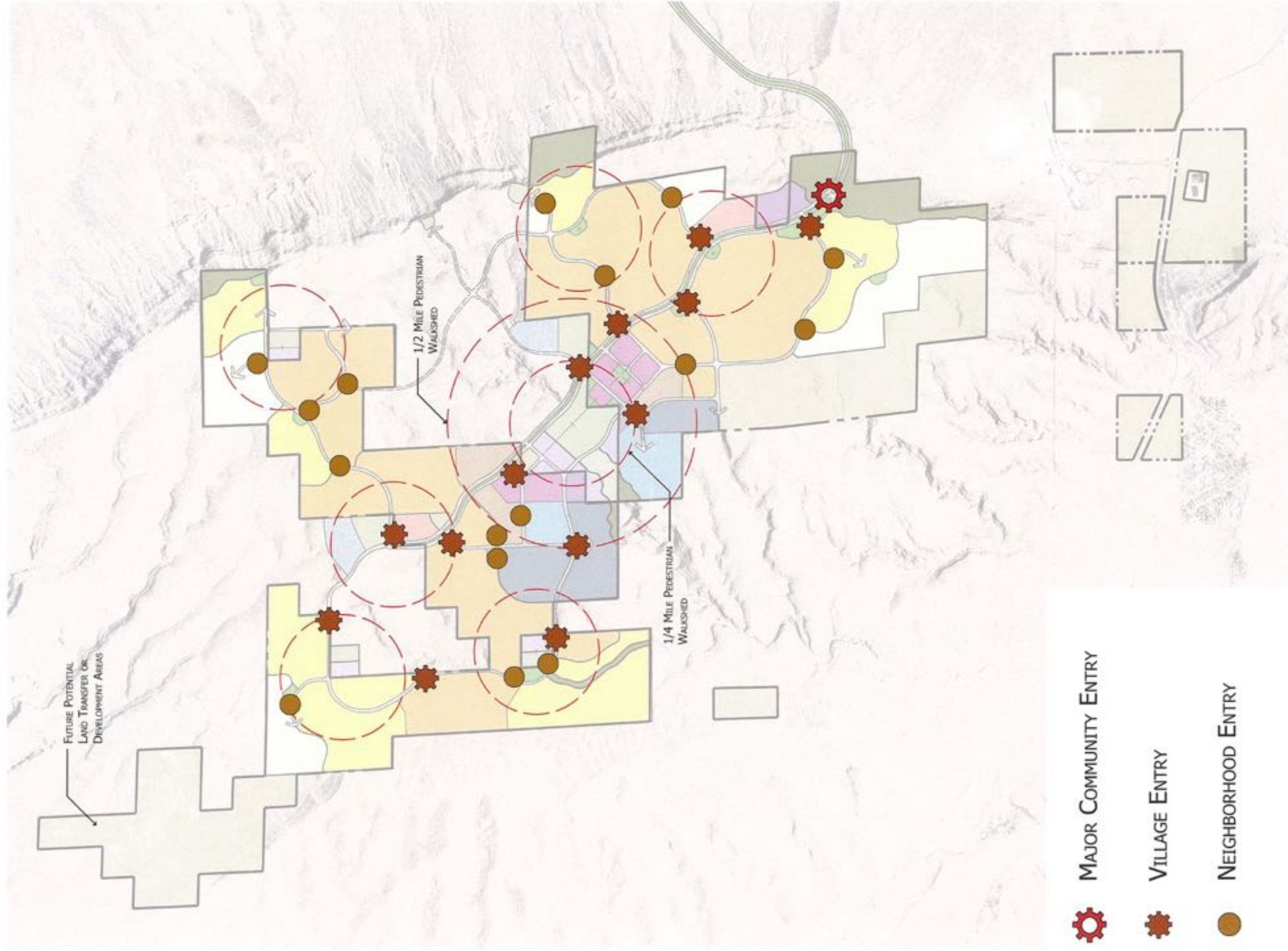
- Development of the site should reflect the rural and rustic characteristics of the area.
- Design and development standards should emphasize environmental compatibility.
- Minimize off site viewshed impacts by locating the majority of development out of critical view paths and implementing design criteria that emphasize natural color and materials.
- Community design should be attractive, high quality, and timeless.
- Emphasize a diversity of form, character, materials, and color.
- Orient roads, open space corridors, and development patterns towards natural features and views.
- Create a vibrant Village Core.

3.1.2 ENTRY FEATURES AND MONUMENTATION

Careful consideration has been given to the design of the Gypsum Reclamation community entries. The design intent is the creation of gateways into the project, a feeling of a "sense of arrival", as well as to provide an aesthetically pleasing entry statement within the community thematic framework. A tiered approach to entry treatments will include the following a Major Community Entry Monument, Village Entry Monuments, and Neighborhood Entry Monuments. Each entry monument setting is comprised of a harmonious blend of construction features, graphic signage, specialty lighting and thematic landscape.

The built environment of the entries will gracefully merge with the desert landscape while preserving view corridors and providing public access. Entry designs will be sensitivity to existing landscape features and be constructed of materials indigenous to the surrounding mountains. Conservative use of native colorful accent trees and plants will punctuate the entryways. (See Exhibit 9, Entry Monument Plan)



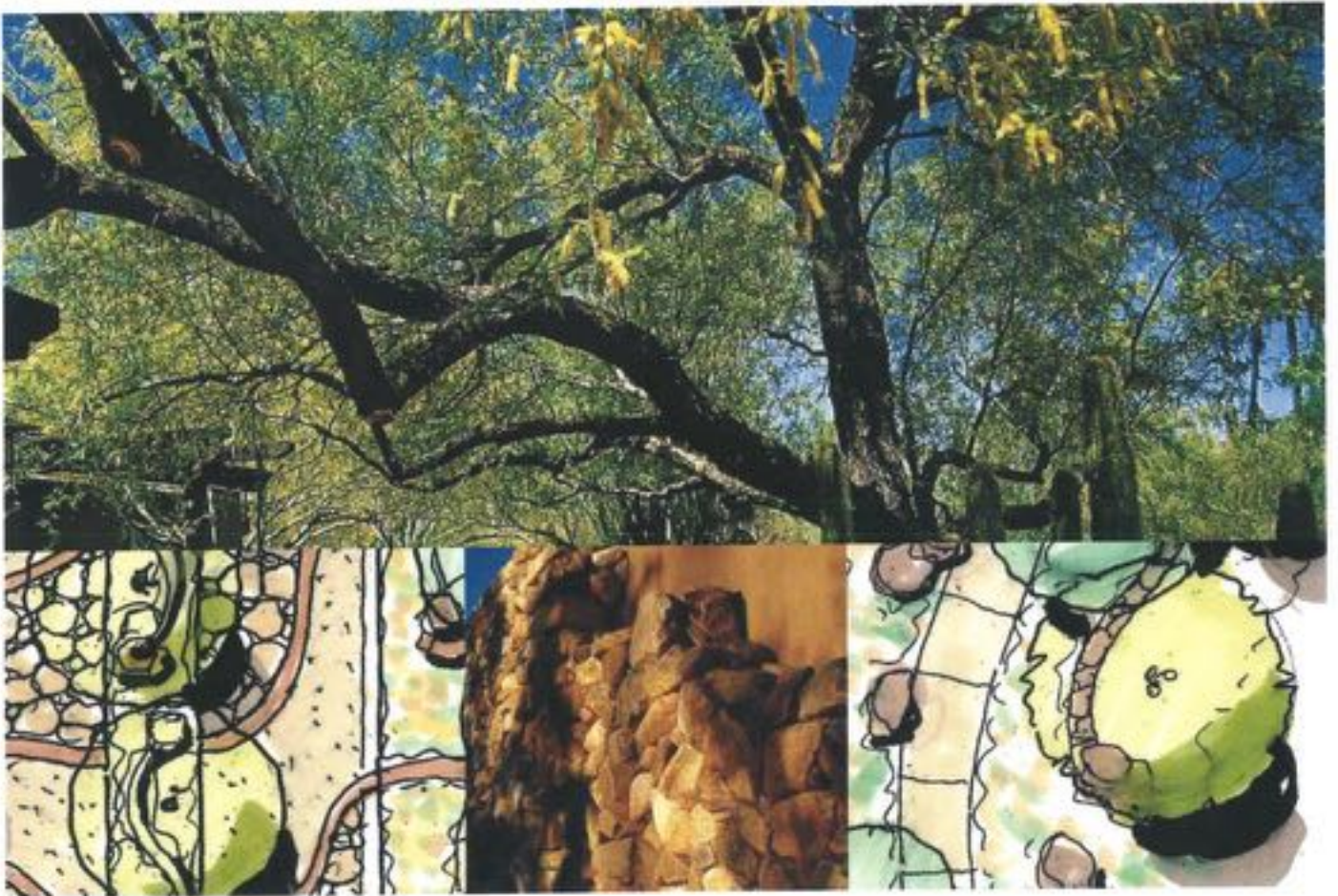


Major Community Entry Monument

The major community entry monument will establish the overall thematic character of the Gypsum Reclamation site through the use of a harmonious blend of natural features occurring in a formal, symmetrical configuration on both sides of the roadway including:

- Community theme wall backdrop
- Freestanding Identification Sign Wall
- Grouping of Specimen Accent Trees
- Backdrop of Evergreen Canopy Theme Trees
- Shrub Row Backdrop Treatment
- Foreground Flowering Blend of Shrubs and Groundcover

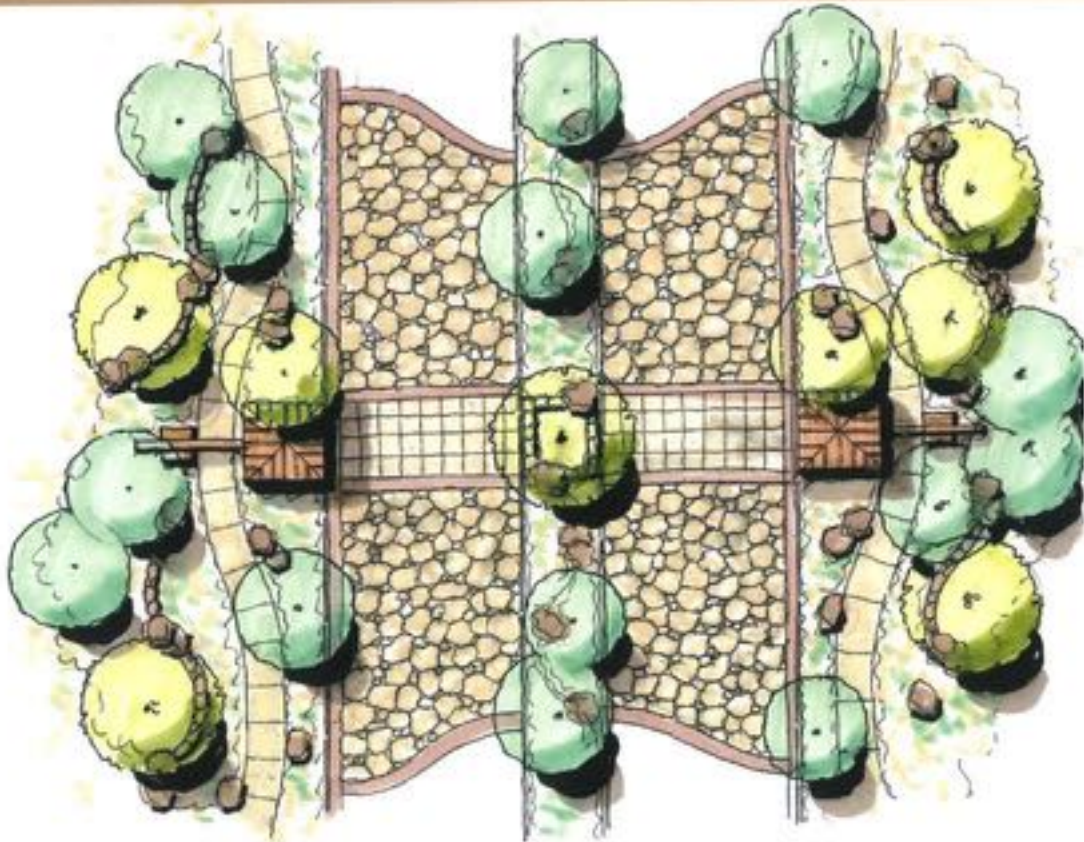
Careful consideration for preserving existing landscape features and plantings will play a major role in forming the design for the major community entry.



Village Entries

The Village entry conveys the unique project identity by repetition of significant major community entry monument features, occurring in an informal curvilinear configuration and featuring the following:

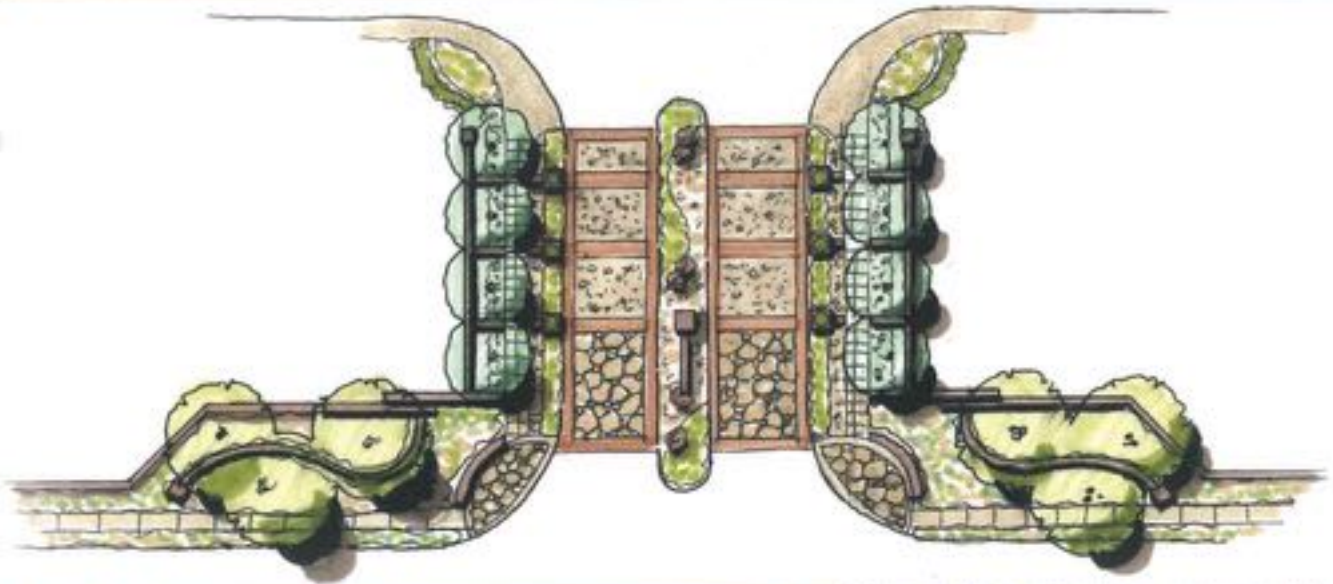
- Curvilinear community theme wall backdrop
- Specimen accent tree groupings
- Low foreground thematic planter walls
- Natural shrub hedge-row backdrop treatment
- Colorful foreground blend of shrubs and groundcover



Neighborhood Entries

The Neighborhood entry will reflect the character and materials of the larger entry points while offering a subtler representation of the natural materials and colorful accents through the use of the following:

- Formal community theme wall backdrop
- Specimen accent tree groupings
- Low foreground thematic planter walls
- Natural shrub hedge-row backdrop treatment
- Colorful foreground blend of shrubs and groundcover

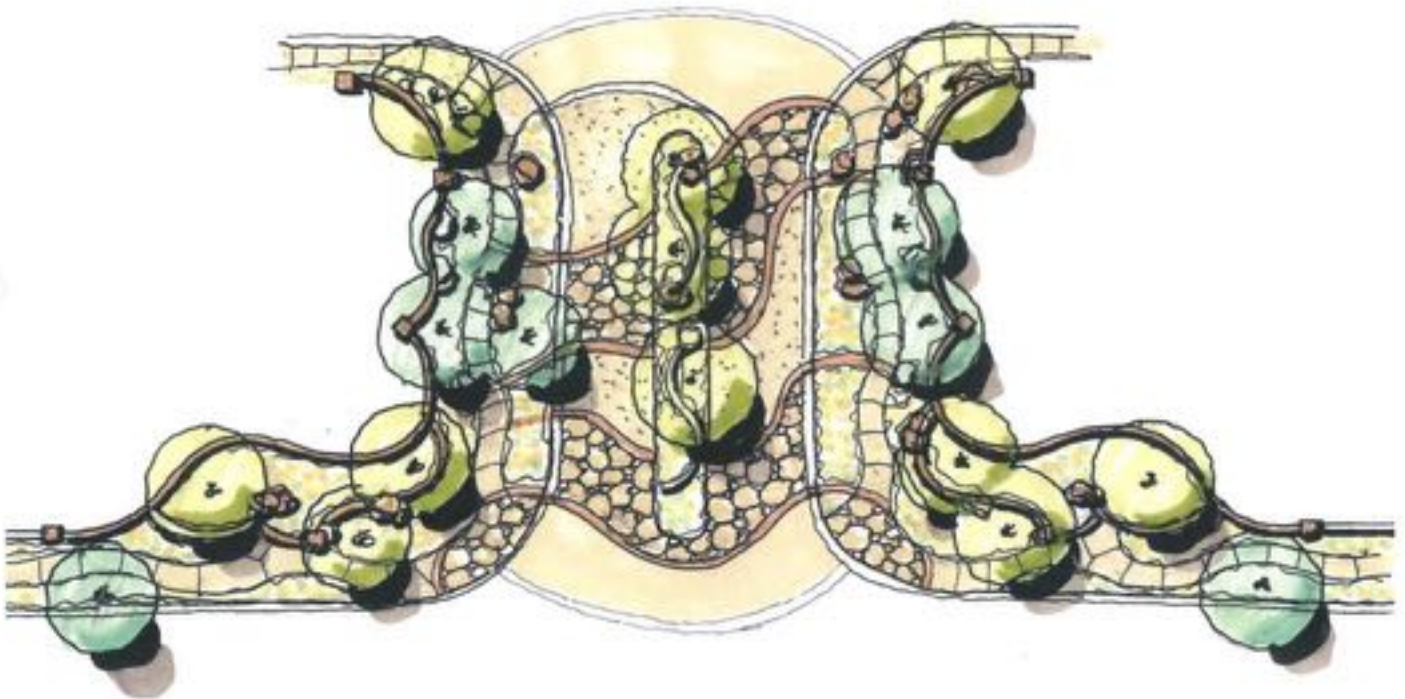


Typical Neighborhood Entry (informal)

An alternative Neighborhood entry, reflecting the character and materials of the larger entry points

would feature:

- Curvilinear community theme wall backdrop
- Specimen accent tree groupings
- Low foreground thematic planter walls
- Natural shrub hedge-row backdrop treatment
- Colorful foreground blend of shrubs and groundcover



3.1.3 COMMUNITY CONNECTIVITY

Gypsum Reclamation's system of connectivity is one of the cornerstone elements of the community structure. Providing comprehensive, well-designed systems of connectivity supports the establishment of social connections and community gatherings in a rural village. Connectivity also facilitates the community's relationship to the natural desert environment. To further implement the vision for the community, the design will include:

- Interconnected roads, trails, and paths
- Community fabric that reduces reliance on the automobile
- Circulation systems than minimize traffic impacts on adjacent communities

These passageways will provide rural and rustic, yet safe and pedestrian-friendly connections throughout the Gypsum Reclamation site. The roadway system will conform to the site's topography and be complimentary to the open space system.

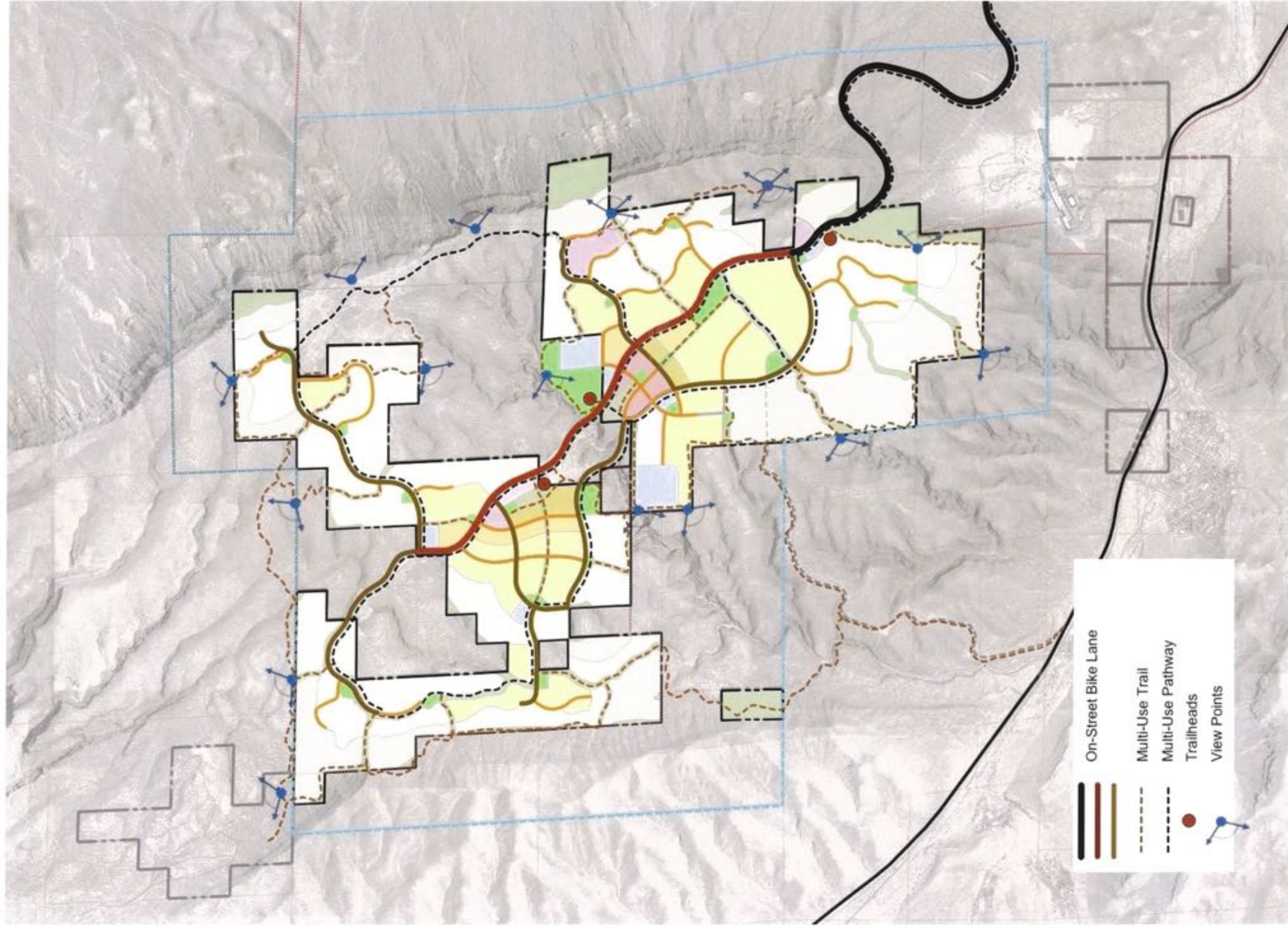
An interconnected pedestrian and bicycle path will also be established throughout the community. This system of pathways and trails will provide both functional connectivity as well as opportunities for residents and visitors to enjoy the parks and recreational features and the natural open space resource.

Protection of the scenic quality of the surrounding landscape, with its dramatic views is imperative to sustain the beauty and unique character of the environment. Vehicular and pedestrian connections into the community core, the villages, neighborhoods, and out to surrounding open space will be sensitive to minimizing negative visual impacts.

Connection routes will also emphasize environmental compatibility in form, character, materials, and color. Permeable pathways will be incorporated where appropriate.

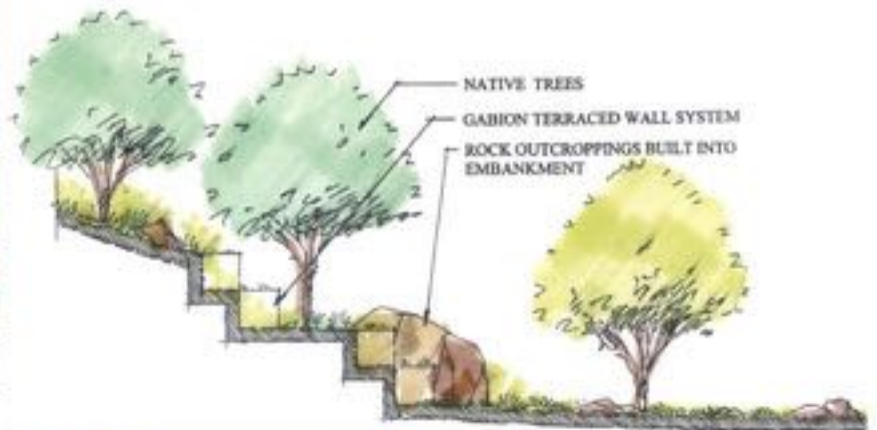
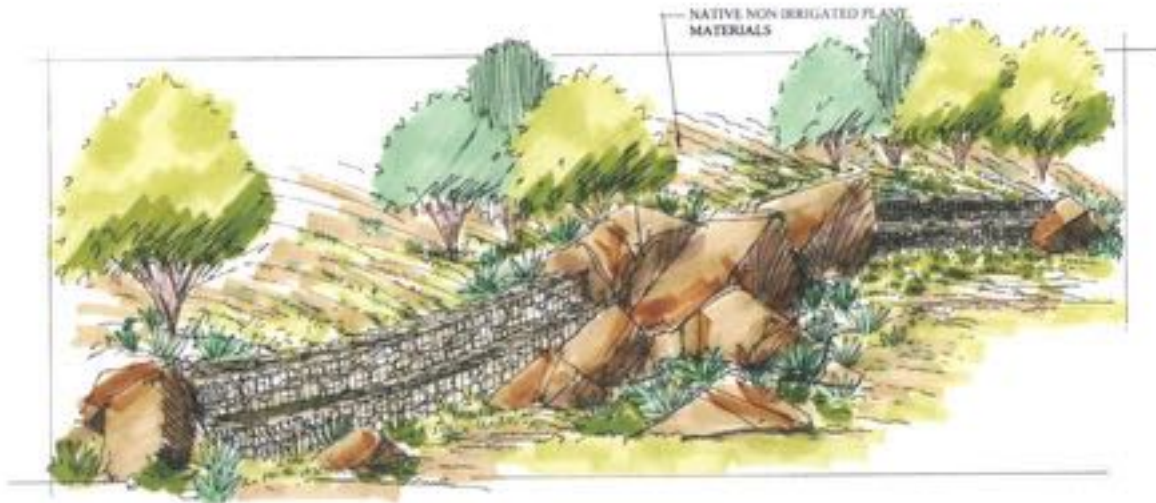
Community connectivity within and surrounding the Gypsum Reclamation site will be attractive, high quality, and timeless while embracing the scenic beauty and natural resources of the site (see Exhibit 10, Connectivity Plan).





3.1.4 EDGE TREATMENTS AND BUFFERS

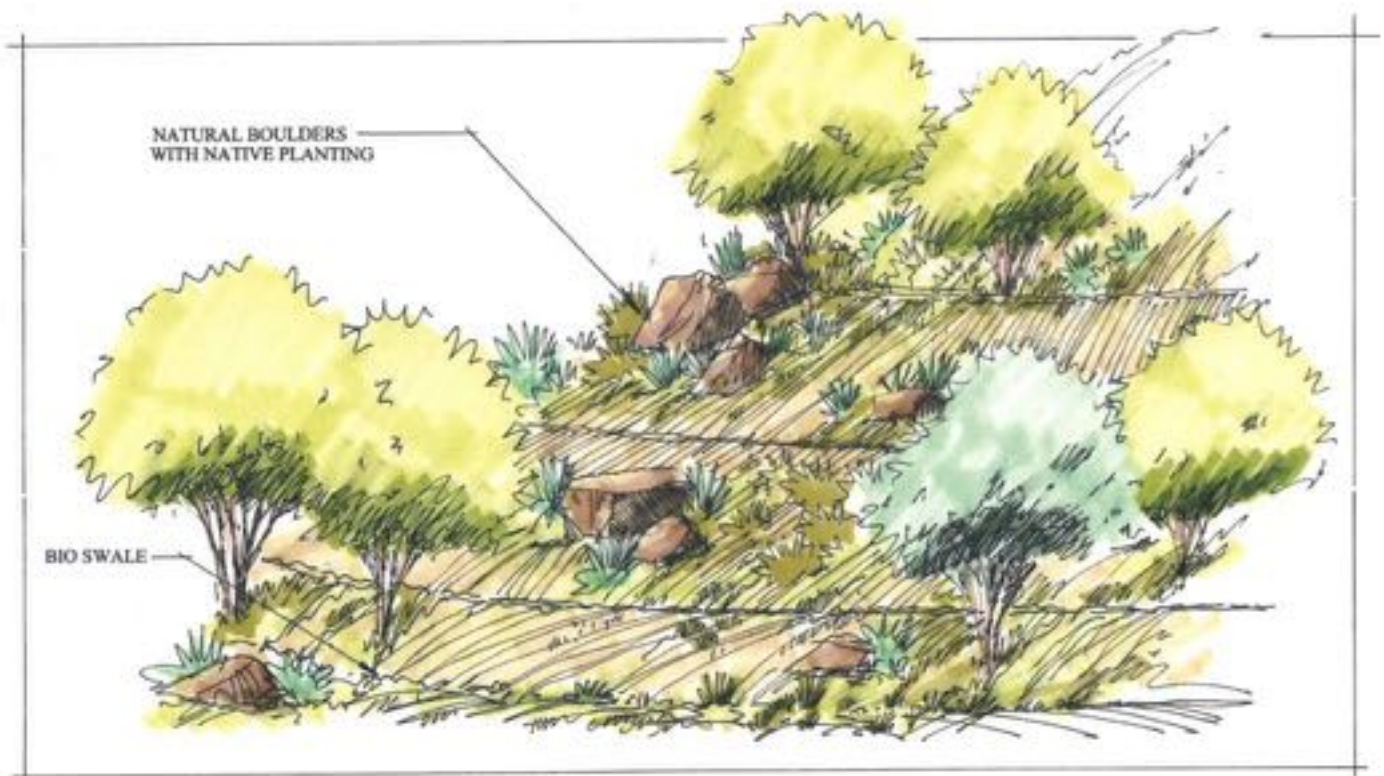
Community edges will transition seamlessly with the natural character of the surrounding landscape, blending softly into the environment, with everything from plantings, architecture, and lighting. Colorful desert-appropriate plant material in formal and informal patterns on undulating ground planes will complete the landscape composition to create a special sense of place for the community. Views into and out of the community will have special consideration for the landscape. The landscape concept is established from the existing native conditions, which include desert landforms, rock outcroppings, textured ground plane, and native materials.



3.1.5 NATURAL EDGE INTERFACE

The edge interfaces of Gypsum Reclamation will gracefully blend the built environment with the open desert setting. Hard edges lined with extensive lengths of solid perimeter walls will not be allowed. Rather the insightful interface of creative site planning, architecture and landscape will be employed to soften the development edges.

Native plant species designed in naturally occurring, informal arrangements will meld the edges of the Gypsum Reclamation site with the surrounding landscape. Incorporating indigenous boulders, rock, and gravel along with the employment of subtle and harmonious grading of the development perimeter will provide a seamless visual transition for the project's edge interface.



3.1.6 LANDSCAPE CONCEPTS

Project landscaping will play an important role in maintaining the overall project character and theme, while emphasizing community continuity. This will be achieved through a series of interconnected parks and trails addressing the larger community down to the individual neighborhood, civic spaces, and homes, unified by a cohesive palette of plantings (see Exhibit 11, Open Space Framework Plan). The landscape will emphasize and employ the use of the following materials and criteria:

- Native and environmentally adapted plant species
- Sensitivity to water-efficiency and water conservation
- Install low-volume, water-efficient, weather-based irrigation systems
- Indigenous boulders, rock, and gravel
- Placement of trees to maximize shading yet minimize blocking of scenic views
- Location of trees to reduce solar heat gain and minimize glare
- Coordination of tree locations with underground utilities
- Sensitivity to mature tree canopy size with respect to buildings and utilities
- Arrangement of trees in groves within community core to unify the visual setting
- Placement of accent and/or feature trees at key entry locations
- Incorporation of unique neighborhood-specific trees species along roadways
- Utilization of trees and layered planting to screen undesirable utilities from view
- Design of planting that complement the architecture in both use and character
- Sensitivity to maintenance and long-term success of the planted environment
- Extensive use of mulching to retain soil moisture and improve soil conditions
- Preserve of existing trees and vegetation where possible
- Protect existing natural features and ecosystems
- Manage stormwater with systems that slow water velocity
- Minimize overspray and runoff
- Provide proper drainage for all planting areas
- Emphasize plant diversity to develop and maintain a healthy natural environment
- Utilize plant species that provide for wildlife habitat
- Maintain visibility for safety and scenic view protection
- Employ a landscape management plan to ensure long-term success



Plant Palette

Plants selected for the Gypsum Reclamation will be a mixture of natives and adapted water-efficient colorful species, which blend with the surrounding natural environment while provide for a welcoming and visually pleasing spaces.

Trees

Tree species shall be utilized with the focus on shading walkways, framing monumentation and signage, and water conservation. In addition, colorful flowering trees will provide visual accent and seasonal interest to the pedestrian realm.

Shrubs

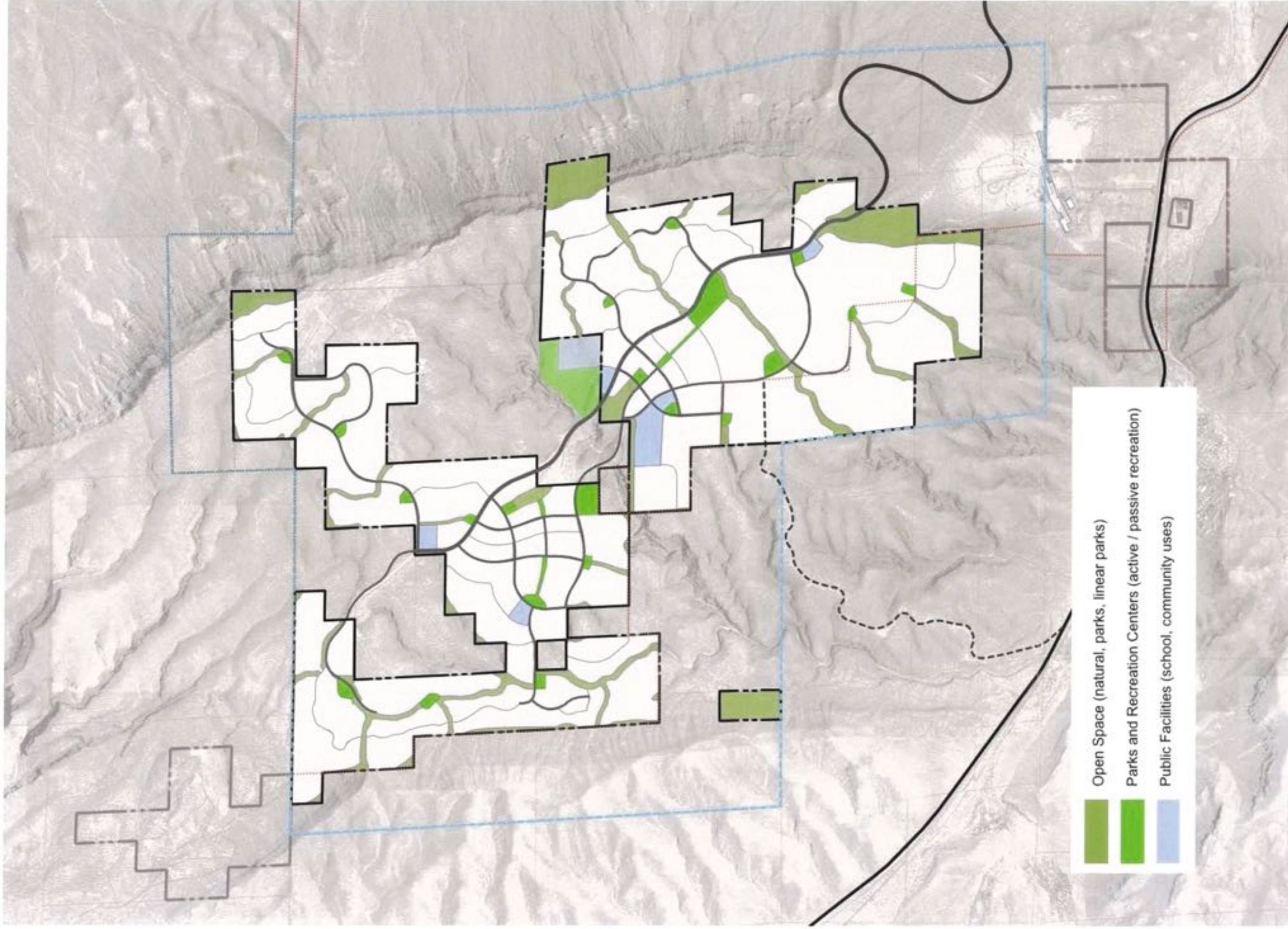
The shrub palette will be selected to provide color, diversity, and blend with the native surrounding landscape. The open spaces will utilize an enhanced desert palette. This includes a mixture of native plant with enhanced low water use planting that provides seasonal color and year-round interest.

The community core will incorporate a more extensive palette, emphasizing year around green with color accents. Planting shall be maintained in a natural approach.

Groundcovers

Groundcovers will be used throughout the community core to provide color and enhance the landscape environment. Rock mulch will provide the groundcover for the edges and transition zones to further blend with the surrounding environment.





TREE PALETTE



Acacia greggii
Catclaw Acacia



Cercidium microphyllum
Palo Verde



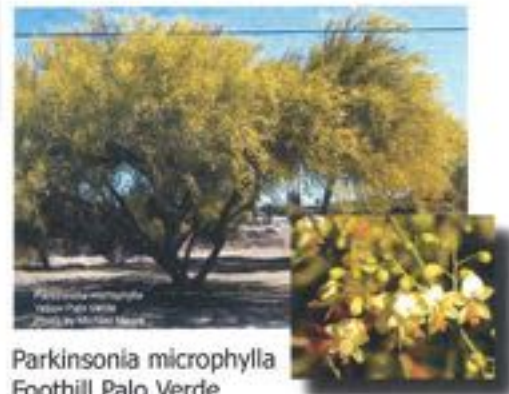
Chilopsis linearis
Desert Willow



Olneya tesota
Desert Ironwood



Parkinsonia florida
Blue Palo Verde



Parkinsonia microphylla
Foothill Palo Verde



Prosopis velutina
Velvet Mesquite



Prunus fremontii
Desert Apricot



Psoralea argemone
Smoke Tree

SHRUB PALETTE



Abutilon palmeri
Indian Mallow



Anisacanthus thurberi
Desert Honeysuckle



Ambrosia dumosa
White bursage



Asclepias subulata
Desert Milkweed



Baccharis salicifolia
Seep Willow



Calliandra eriophylla
Fairy Duster



Condalia warnockii
Mexican crucillo



Dodonea viscosa
Hopbush



Encelia farinosa
Brittlebush



Eriogonum fasciculatum
Wild Buckwheat



Hibiscus denudatus
Rock Hibiscus



Hyptis emoryi
Desert Lavender

SHRUB PALETTE



Justicia californica
Chuparosa



Larrea divaricata
Creosote Bush



Lycium fremontii
Fremont Wolfberry



Psilostrophe cooperi
Paper Flower



Rhamnus crocea
Holly-leaf Buckthorn



Simmondsia chinensis
Jojoba



Sphaeralcea angustifolia
Narrowleaf Globe Mallow



Viguiera parishii
Parish Viguiera

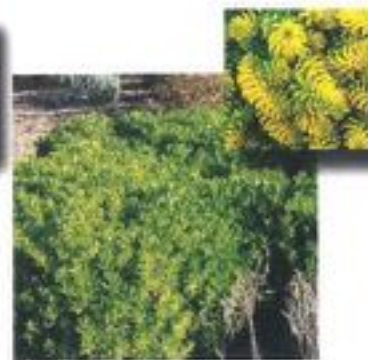
GROUNDCOVER PALETTE



Baccharis spp.



Juniperus spp.



Sedum spp.



Tiquilla canescens
Wooly Crinkleemat

SUCCULENT PALETTE



Agave deserti simplex
Desert Agave



Agave schottii
Amolillo



Fouquieria splendens
Ocotillo



Stenocereus thurberi
Organ Pipe Cactus

GRASS PALETTE



Elymus spp.



Miscanthus spp.



Muhlenbergia spp.



Sorghum spp.

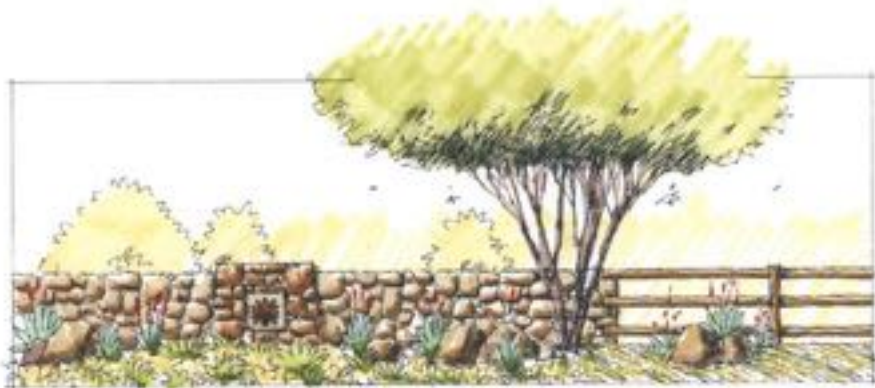
3.1.7 WALLS AND FENCES

Appropriately designed and located walls are a major component in achieving the overall community theme at the Gypsum Reclamation site. A strong cohesive appearance is achieved through the use of "Community Walls" and general overall wall guidelines.

Neighborhood fences and walls shall be designed as an integral component and extension of the building design and surrounding landscape. Periphery walls may be integrated into the adjacent structure and extended into the landscape to help integrate the building into its environment. Walls and fences shall be constructed of materials, colors, and textures that are similar and harmonious with the architecture and natural desert setting. Particular importance shall be given to the railing and cap details.

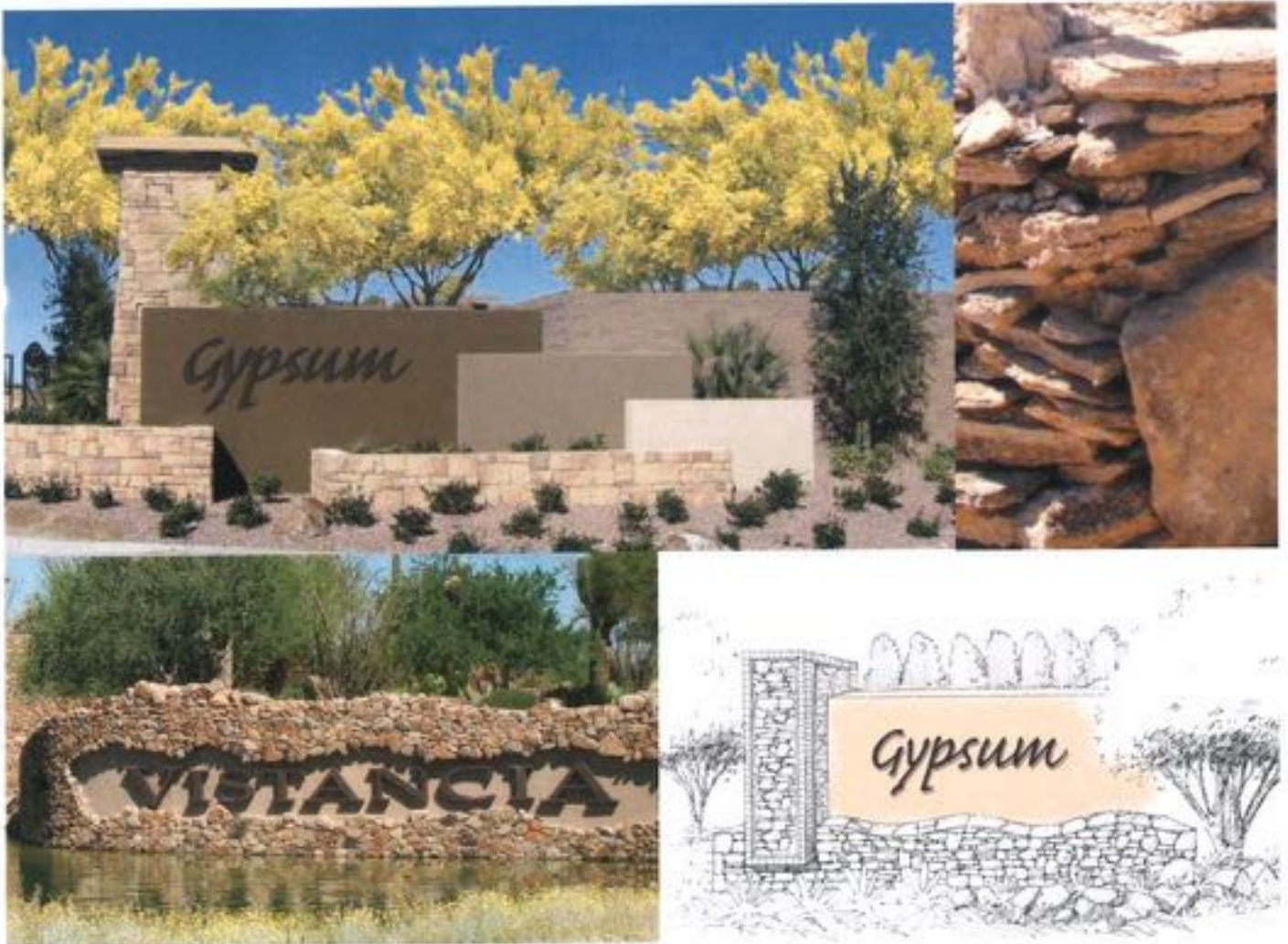
Instead of relying upon screen walls for rear yards to define edge conditions, view fencing and open rail fencing shall be used more predominately when possible. Solid walls will be kept to a minimum, only allowing them when necessary for retaining and the occasional visual buffer.

Where walkways are located between residential lots, the retaining walls and fences along both sides of walkways must be located and designed to make the walkway appear as open and spacious as possible. Minimize continuous wall lengths through the use of low wall and rail fences along property lines to create a more expansive connection.



3.1.8 SIGNAGE

Consistent with the overall architectural character of the project, all signage within the Gypsum Reclamation development shall be of a relatively low-key appearance. Signage should incorporate the same forms and materials as the entry and walls. Consideration for existing adjacent landscape forms and planting will play an important role in signage design and placement.



3.1.9 LIGHTING

The Gypsum Reclamation Specific Plan shall have minimal lighting in order to preserve the rural character and protect nighttime view quality. All lighting solutions shall comply with current laws and zoning ordinances.

The lighting character will incorporate Dark Sky Friendly principles including minimizing glare, obtrusive light, and artificial sky glow all streets throughout the Gypsum Reclamation development by limiting outdoor lighting that is misdirected, excessive or unnecessary, while at the same time maintaining a safe environment. Design specifications shall call for uniform lighting standards with regard to style, materials, and colors in order to ensure consistent design. Lighting fixtures shall be well integrated into the visual environment and the appropriate architectural theme.

Sufficient and appropriate lighting is an essential component for creating an inviting evening atmosphere, providing security and wayfinding and maintaining nighttime views. Streets, lights, lighted walkways, architectural lighting, and landscape accents should be aesthetically pleasing and, at the same time, subdued. Shielding the light with full cutoffs should reduce light glare.

Street lighting will implement a Dark Skies approach where street lights are necessary for health and safety. Street lights shall be mounted on down cast poles and located at irregular intervals. Street lighting will be focused on areas where pedestrians will commonly encounter vehicular traffic such as intersections, cul-de-sacs, and corners.

Exterior lighting should only be used in entries, patios, outdoor living spaces, courtyards, etc., and shall be shielded to minimize glare and light spill. No exterior lighting shall be used to illuminate the face of residential buildings for solely decorative purposes.

Recommended light level guidelines and uniformity ratios established by the Illumination Engineering Society of North America (IESNA) in the IESNA Lighting Handbook shall be considered when determining appropriate lighting design solutions.

Lighting Design Principles

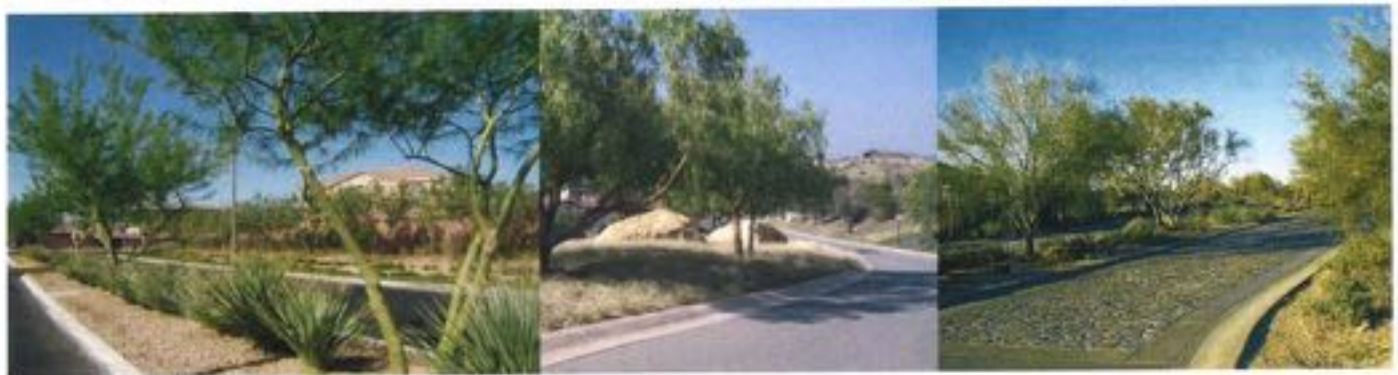
- The use of lighting should be designed as part of the built environment and should reflect the balance for the lighting needs for safety and security with the surrounding nighttime characteristics of the area.
- Lighting shall be designed to minimize glare and light trespass, implement energy conservation, and to maintain dark skies.
- Lighting designs shall utilize automatic control systems to eliminate excessive light during inactive hours of site and building operation.
- Full cut off fixtures, mounting heights, and shielding shall be utilized to effectively control glare and light trespass.

3.2 MASTER CIRCULATION CONCEPT

The proposed circulation for The Gypsum Reclamation site creates a connective fabric that links together the major elements, development, and open space. Given the project's emphasis on environmental responsiveness and livability, the site will feature a comprehensive system of roadways and active trails allowing access to each of the project's uses, amenities, and neighborhoods (see Exhibit 12, Circulation Plan).

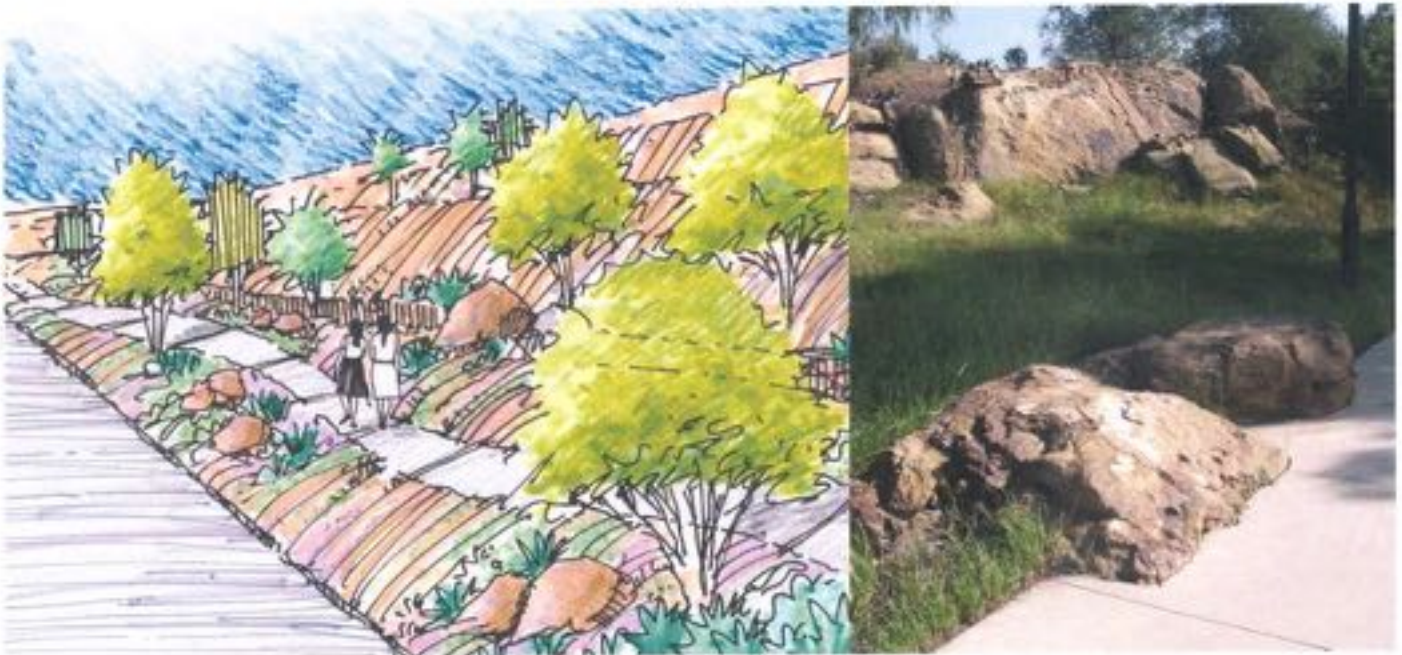
3.2.1 ROADWAYS, PATHS, AND TRAILS

The roadway system will conform to the site's topography and be complimentary to the open space system. The circulation system will consist of a variety of road types ensuring efficient and connected circulation throughout the community. Interconnected and hierarchal, the system will include Arterial Streets, Boulevards, Connector Streets, Neighborhood Streets, Street Side Trails, Rural Paths and Trails, and Trailheads.



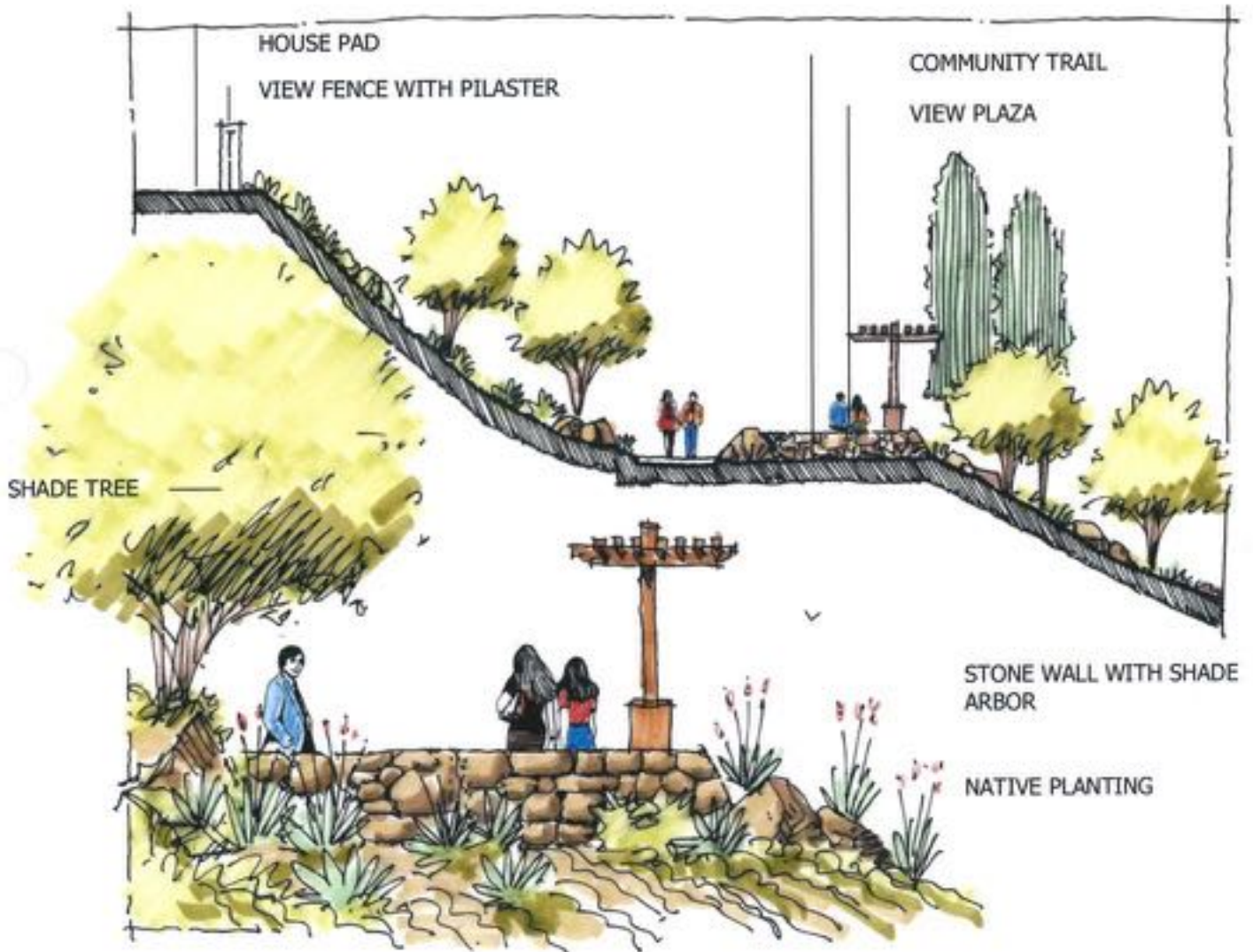
3.2.2 STREETSIDE TRAILS

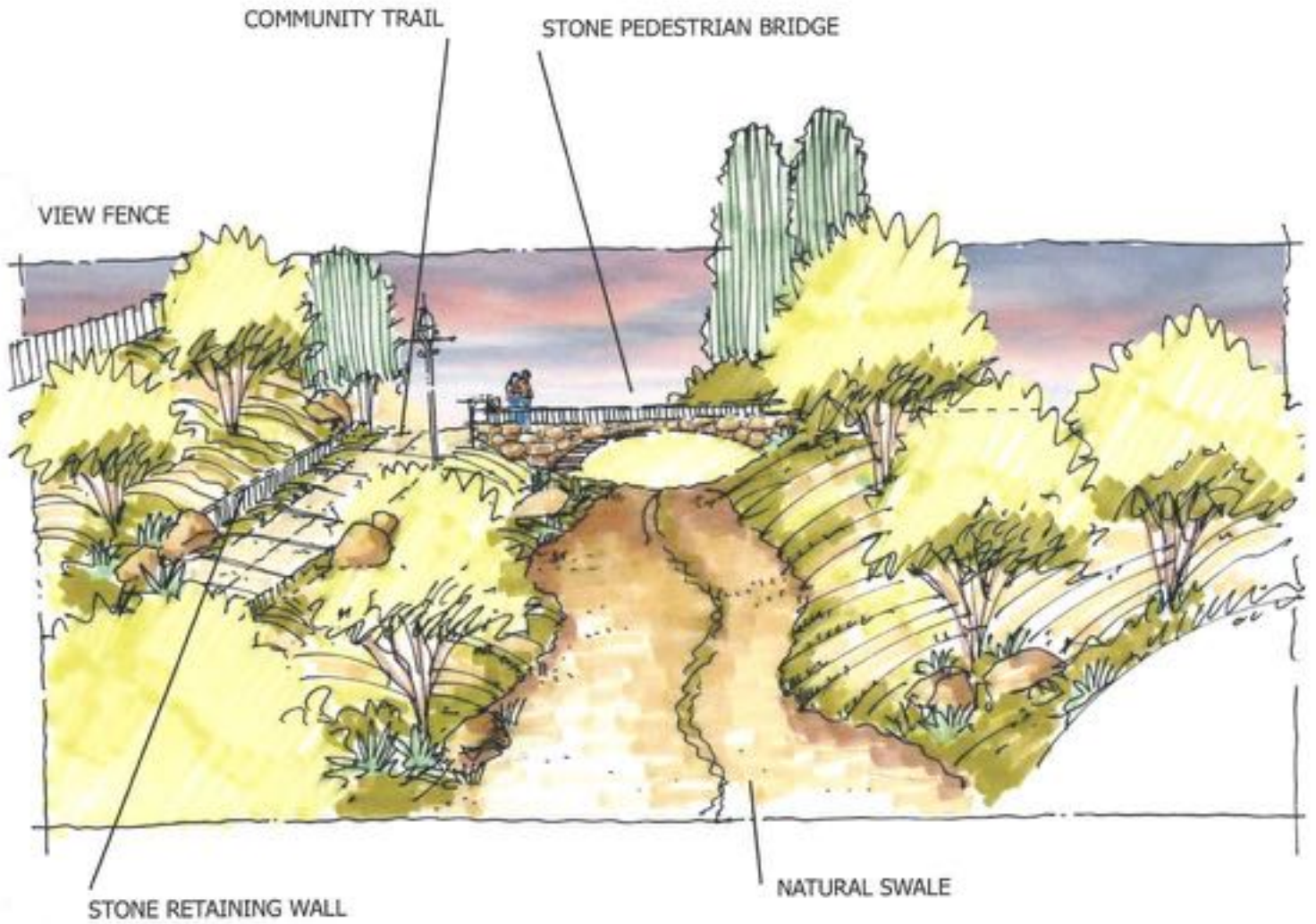
The Streetside Trails will serve as the primary backbone within the villages that make up the Gypsum Reclamation site. These trails connect neighborhoods to village gathering places in the village center along the major spine roads. More formal in character these trails will feature natural hardscape and native plantings in keeping with the overall project vision. Careful consideration for the preservation of existing landscape features will direct the final design for the Streetside Trails.



3.2.3 RURAL PATHS AND TRAILS

A trail system will be developed that connects neighborhoods to community facilities and other public spaces. A hierarchy of trails will provide connections to civic and public places such as schools, parks, and the community core, and to the surrounding natural desert open space. Informal in nature, these trails will feature hardscape and planting that reflect the colors and character of the indigenous landscape. Over 13-miles of trails are proposed within the Master Plan.

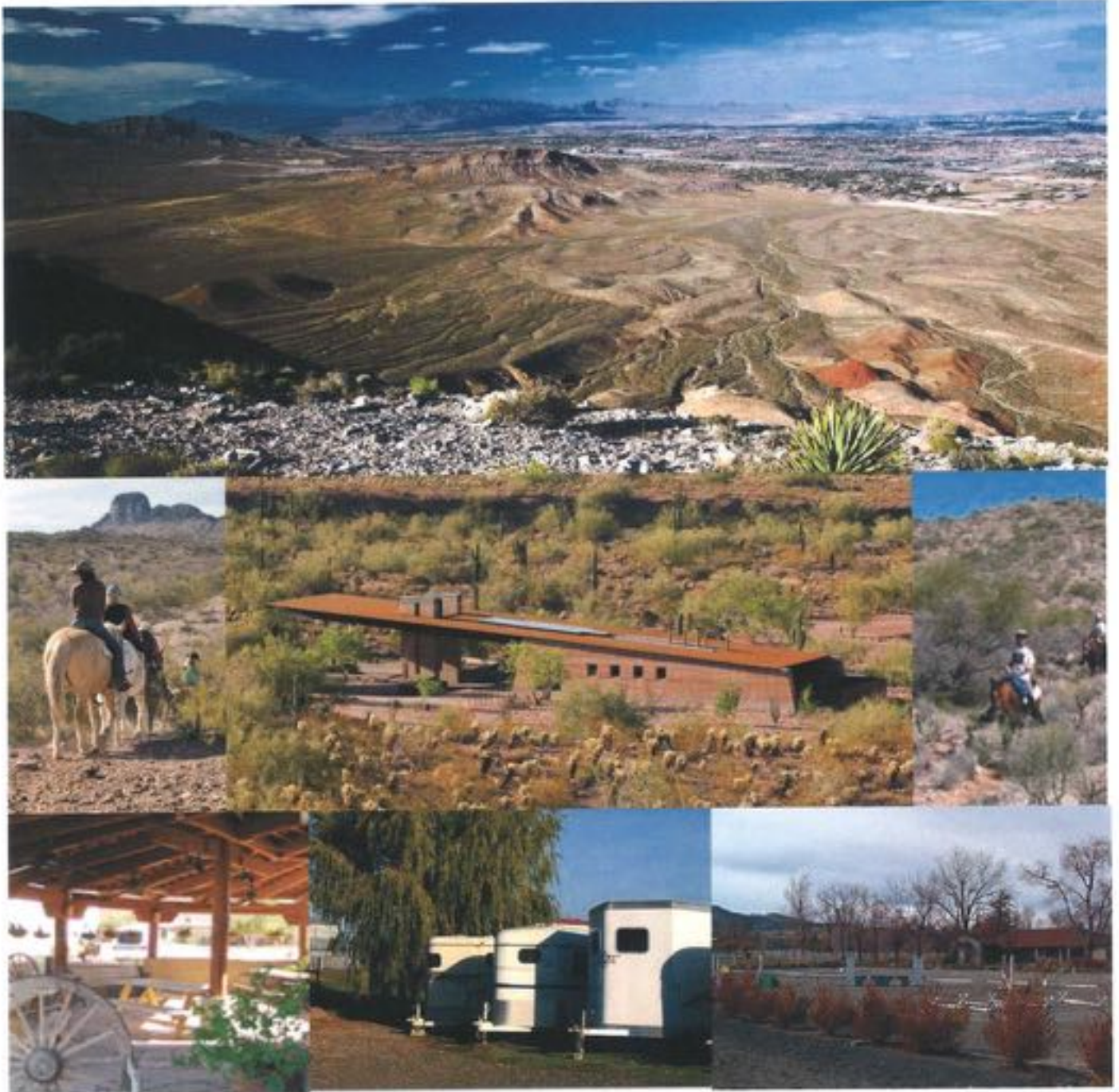


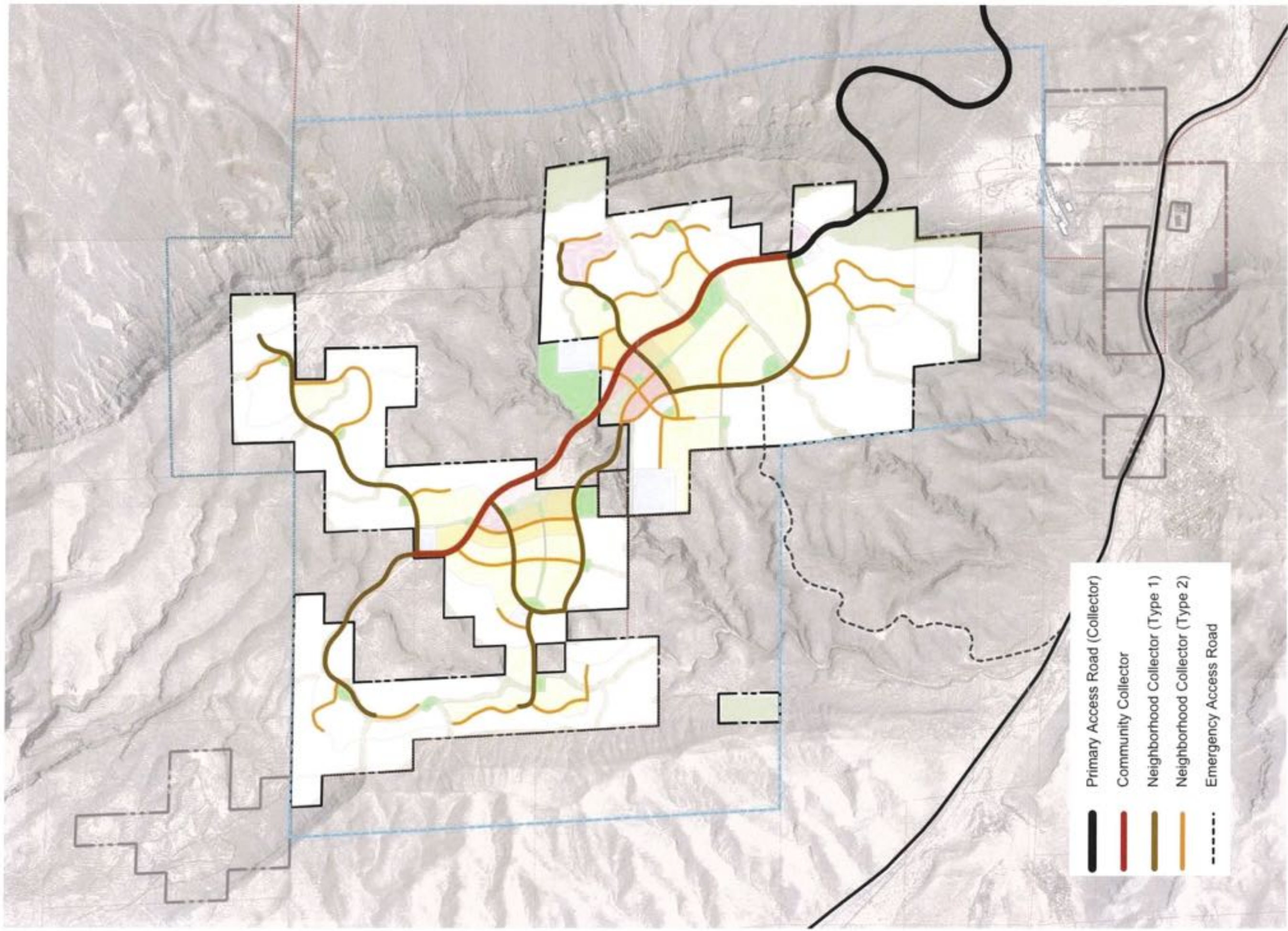


GYPSUM RECLAMATION SPECIFIC PLAN

3.2.4 RURAL TRAILS AND TRAILHEADS

Incorporating a multi-use equestrian/hiking trailhead offering trailer parking, shade structures, and water for both equine and human needs will broaden the community's recreational opportunities and further integrate the Gypsum Reclamation site with the surrounding environment.





3.3 MASTER PLAN

The Gypsum Reclamation Specific Plan is designed to exemplify the values and best practices of environmentally sensitive, resource efficient, socially responsible, and economically sustainable community building. The Plan includes a mix of land uses and open space systems that will make the community more self-sufficient, complete, and sustainable.

In keeping with the intent of the Major Projects process, the Master Plan has been developed to describe the land use, open space, and circulation relationships of the plan. This framework plan is useful in establishing the conceptual community character, land use, circulation, and infrastructure. The intent of the Master Plan is to create an attractive and cohesive community. The design framework is intended to guide future more specific studies and planning efforts towards a reclamation plan that embraces the scenic beauty and natural resources of the site. Additionally, the framework plan will provide residents and visitors with an experience consistent with the Gypsum Reclamation Specific Plan vision.

As described in previous sections, several planning goals, objectives and principles have been established for the Gypsum Reclamation Specific Plan. The following sections describe the organizing principles, land use program, circulation, access, and general characteristics of the proposed Gypsum Reclamation Specific Plan.

The proposed Specific Plan balances the existing qualities of the land with the human forces and needs best guides creating places for human communities. Capturing the site's enduring connection with the natural surroundings is the fundamental planning and design principle that has guided the Specific Plan. The realities of the current condition of the site provide an opportunity to implement a reclamation plan that serves a wide-variety of community needs. Major Points of the Master Plan are:

- Primary access from the east, no access from SR 159
- Potential land transfer preserves most sensitive areas
- Creates public access through trails, open space, parks, recreation, educational facilities, and interpretive center
- Locates mixed-use Village Core in the center of the property, on lands most impacted by mining activities and in the least sensitive areas
- Locates the lowest density/rural residential at the edges
- Provides a centralized, active use park at the core of the Village
- Provides a broad diversity of parks, open space and recreation
- An extensive trail system that provides access through the community and connects uses and neighborhoods
- Includes a wide variety of land uses, residential types, and community facilities
- Creates a series of "neighborhood cores" organized around a park, recreational element, and/or community facility

The project will be designed and constructed to meet the stringent requirements prescribed by the governing agencies, including; Clark County Sanitation District, Nevada Division of Water Resources, Clark County Health District, Clark County Regional Flood Control District and Clark County Public Works.

3.3.1 CHARACTER ZONES

Three primary areas for the Master Plan have been identified; core zone, general zone, and edge zone. Each of these zones has characteristics that will influence the ultimate design and development patterns of the community.

Based on the site analysis, the Project Area has been organized into four distinct character zones. These zones have guided the land use distribution of the Specific Plan and are intended to guide future planning and design efforts in defining specific land use, character, image, and density.

Village Core Zone

Strategically located in the geographical and elevation center of the plan, the proposed Village Core is envisioned as a dynamic mixed-use hub for employment, education, shopping, dining, entertainment, hospitality, and unique housing opportunities. In part due to the fact that this area has already been graded flat, the Village Core will be a highly pedestrian-oriented district. The Village Core will serve as the center for community gathering for the entire community as well as the greater west Las Vegas communities. At the heart of the Village Core will be the central park or square. Other recreational facilities include the town park, active and passive parks and open space as well as linear parks and trails.

General Zone

The "General" Zone is characterized geographically as the areas directly adjacent to the Core Zone, moderately impacted by the mining operations, gradual slope, and low or no vegetative communities. These areas would predominately be comprised of residential, and various densities, community facilities, educational, open space, and recreational uses.

Edge Zone

The "Edge" zones are areas located at the edges of the planning area, adjacent to natural open space and are characterized by steeper topography, little or no impacts by the historical mining operations, and have moderate to high levels of viewshed exposure from sensitive lands. The Edge Zone areas would be primarily low to rural density residential with supporting public facilities, open space, and recreational facilities. The Edge Zone is the lowest density/intensity development areas within the community plan.

Open Space

The Open Space zones are sensitive natural areas designated for the Open Lands land use category. These areas are the most sensitive lands and have been identified as valuable open space resource. These areas also have high levels of viewshed exposure from identified sensitive areas. Open Space uses considered in the Specific Plan include active and passive parks, linear parks, golf course(s) and golf related activities, buffer areas, and natural conservation areas.

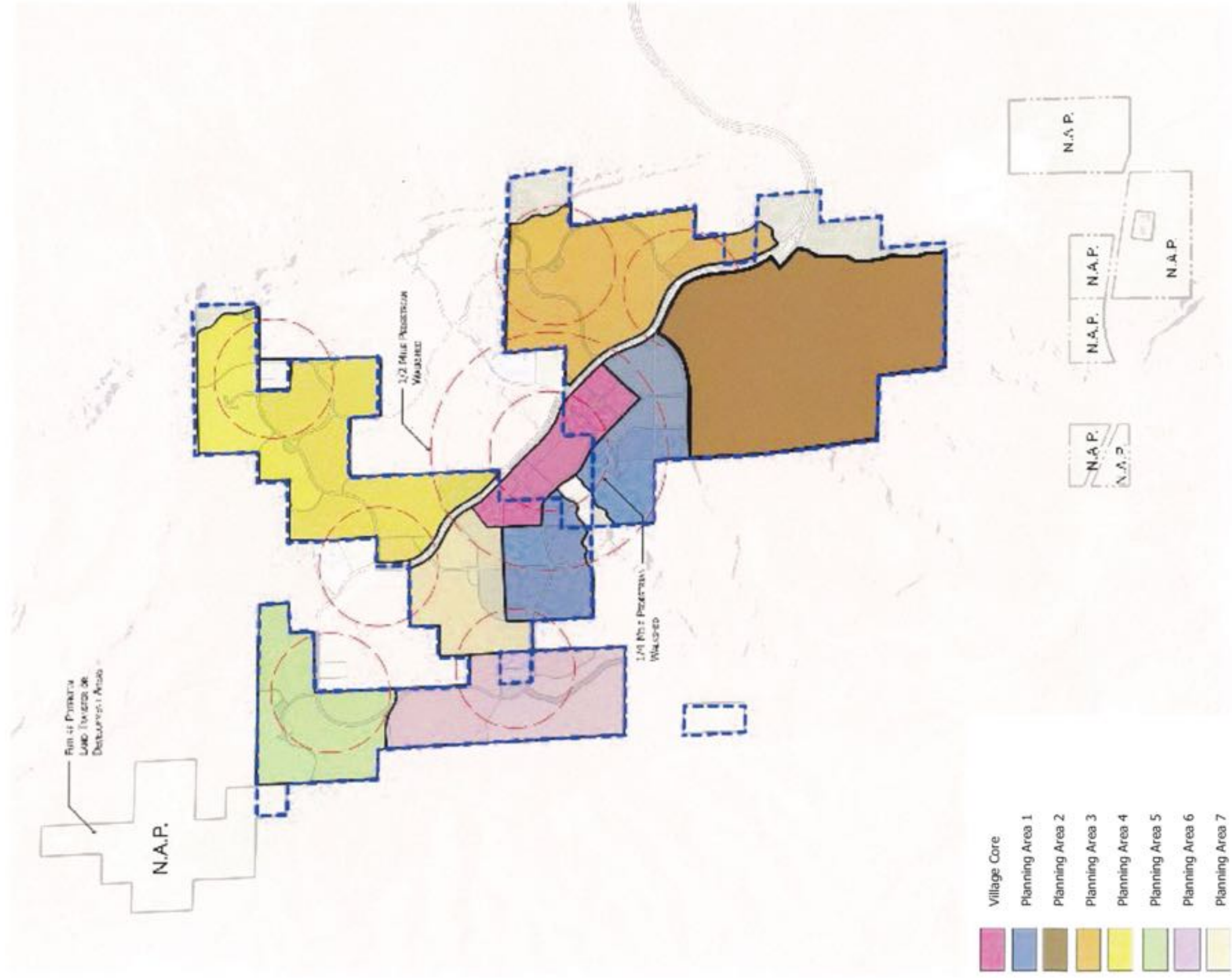
3.3.2 RESIDENTIAL NEIGHBORHOODS

A series of residential neighborhoods are located within the community plan providing opportunities for a wide variety of home type, density, configuration, and styles. Each of these villages is anticipated to meet the market demands for a broad spectrum of segments and demographics. Each residential village is organized around a centralized open space feature, recreational facility, and community facility. The neighborhoods adjacent to the village core and special use districts are proposed as medium density, while the edge villages would be comprised of the lowest density, largest lot residential.

3.3.3 PLANNING AREAS

The Specific Plan is organized as a series of Planning Areas (see Exhibit 13, Planning Area Plan). Each Planning Area is specifically programmed and designed to fit within the context of the overall characteristics of the place. Regardless of the land use, intensity or density, the Gypsum Reclamation Specific Plan is based on the tangible connection of development on the site to the area's underlying character. The Specific Plan fuses connected and diverse community forms into a development character that is defined by an array of natural patterning.

Existing landforms (natural and man-made), washes, ridges, view corridors, and gradient provide breaks in development patterns, edges, and interest. Each village is envisioned to incorporate a variety of land uses, housing types, densities, character and image types, open space and recreational facilities, and community services.



3.3.4 PARKS, OPEN SPACE, AND RECREATION

An important element of the Gypsum Reclamation Specific Plan is the open space and recreation areas. In keeping with the project vision, providing a variety of recreational opportunities, which all residents of the can enjoy, is integral to a sustainable social environment. The proposed park sites and natural open space amenities offer residents both passive and active recreational opportunities and further serve to distinguish Gypsum Reclamation from the surrounding communities. All recreational facilities will be landscaped and, where necessary, irrigated in a manner that is conducive to the type of plant material and landscape setting. Recreation facilities will include:

- Linear Open Spaces and Trail Connections
- Community Park - 25 Acre Park
- Village Park - 10 Acre Park
- Neighborhood Park - 5 Acre Park
- Pocket Parks - 0.5 - 1 Acre Parks
- Public and Private Golf Course(s)
- Community Gardens
- Recreation Centers



Open Space and Trail Connections

Open space and trail connections within Gypsum Reclamation are comprised of the slopes, parkways, and entryways. These areas include treatments such as: entry monument walls, community theme walls, lighting, street trees, and accent planting.



Community Park

The 20-acre Community Park will offer both active and passive recreational opportunities to the residents of Gypsum Reclamation. This park is designed to serve all neighborhoods in the project. Proposed amenities for the park include facilities such as: ball fields, soccer fields, parking lot, concession/recreation building, tot lots, fitness trail, and picnic areas.



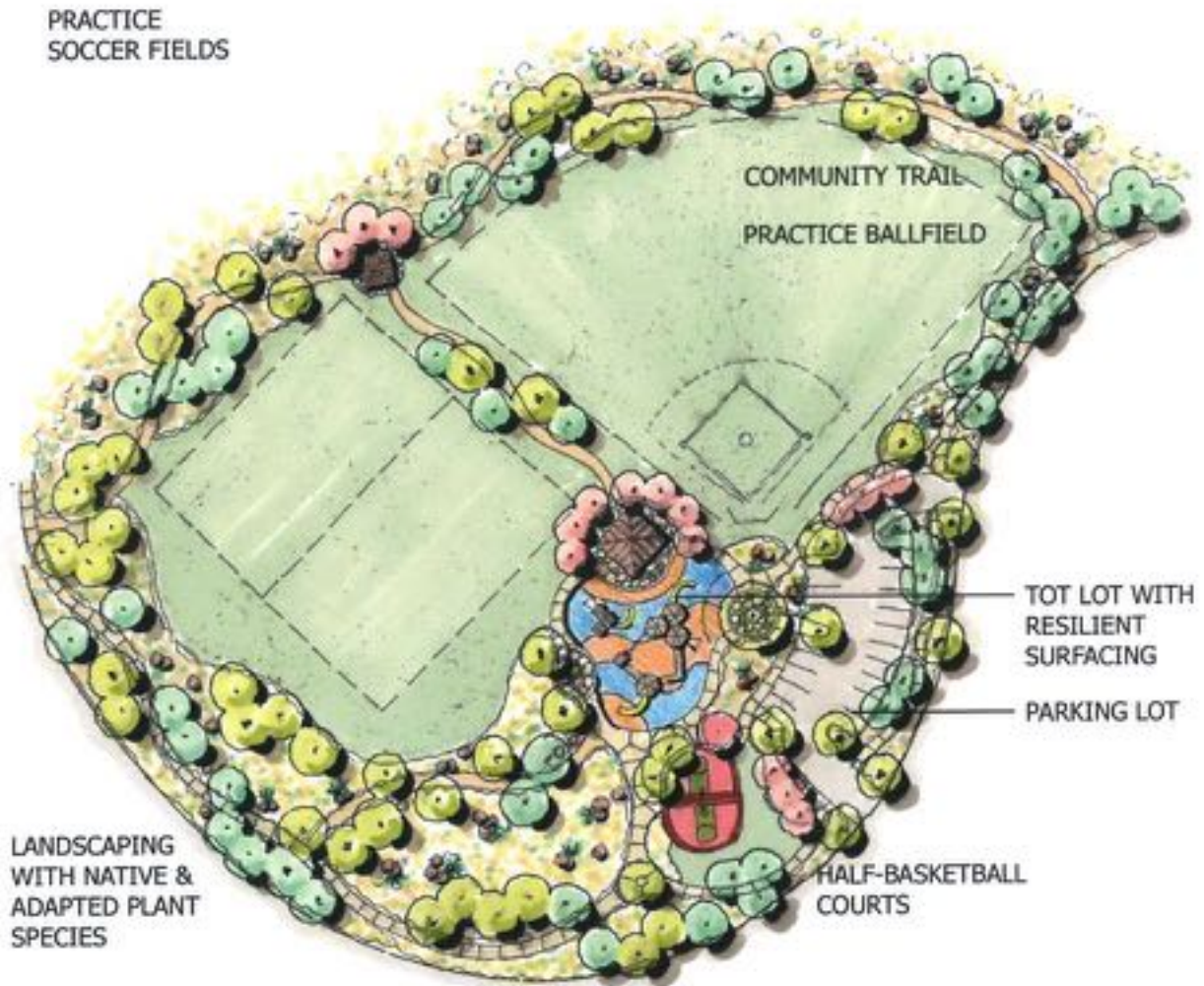
Village Park

The 10-acre Village Park will offer both active and passive recreational opportunities to the residents of Gypsum Reclamation. This park is designed to serve all neighborhoods in the project. Proposed amenities for the park include facilities such as: ball fields, soccer field, parking lot, recreation/ restroom building, a tot lot, and picnic areas.



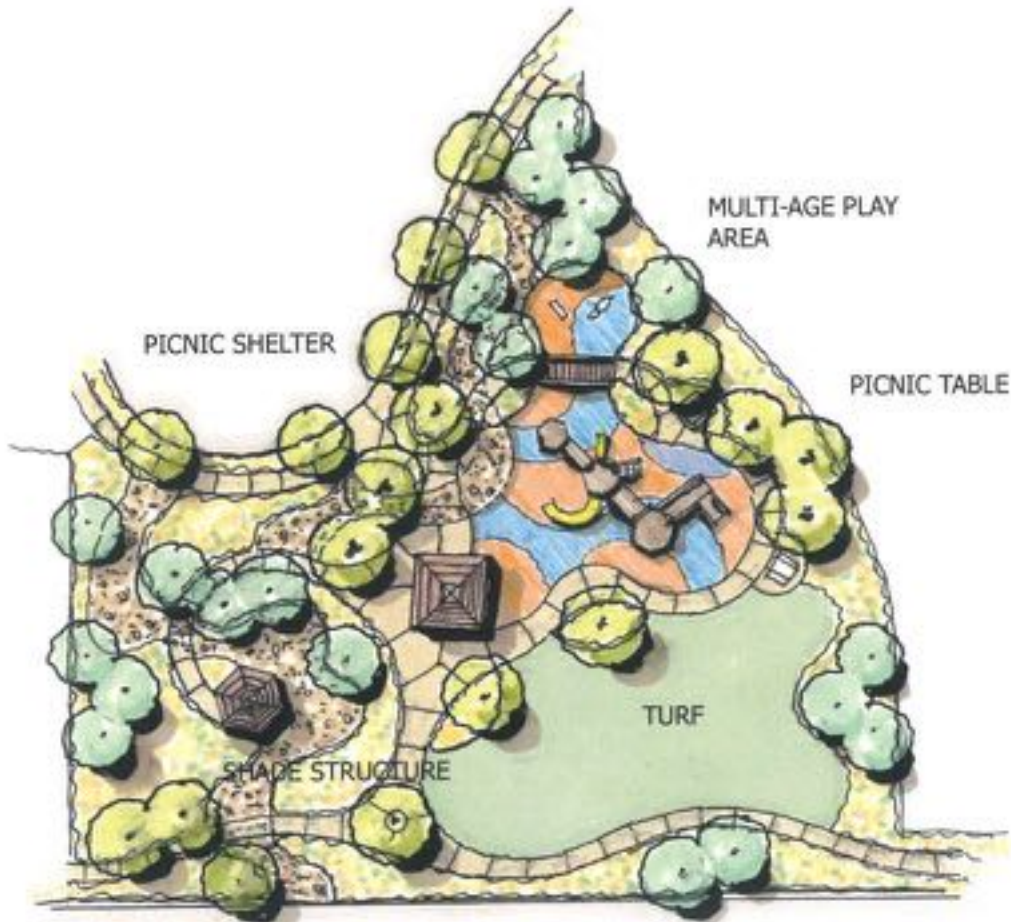
Typical Neighborhood Park

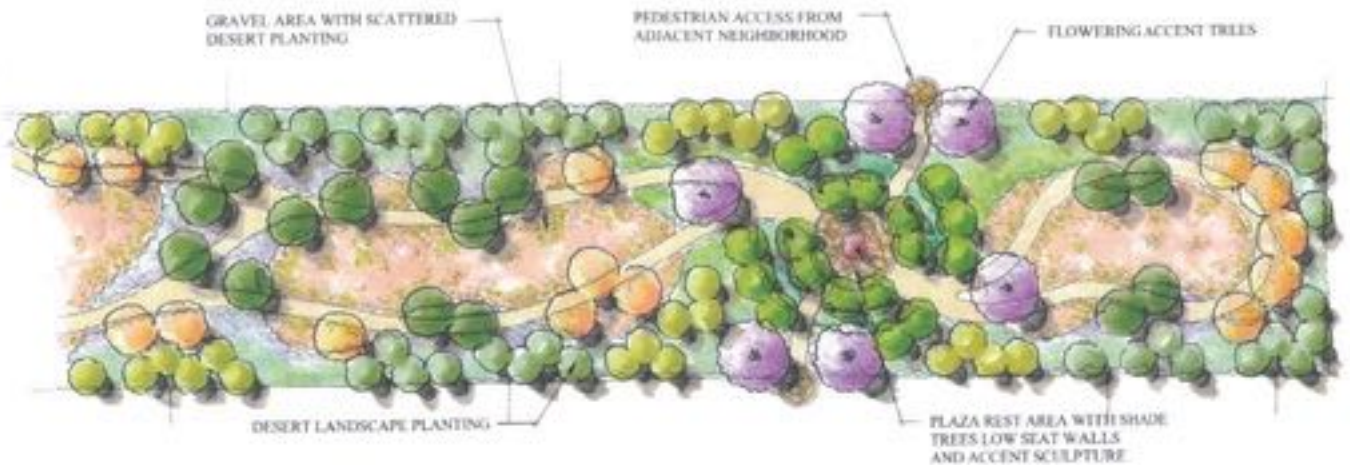
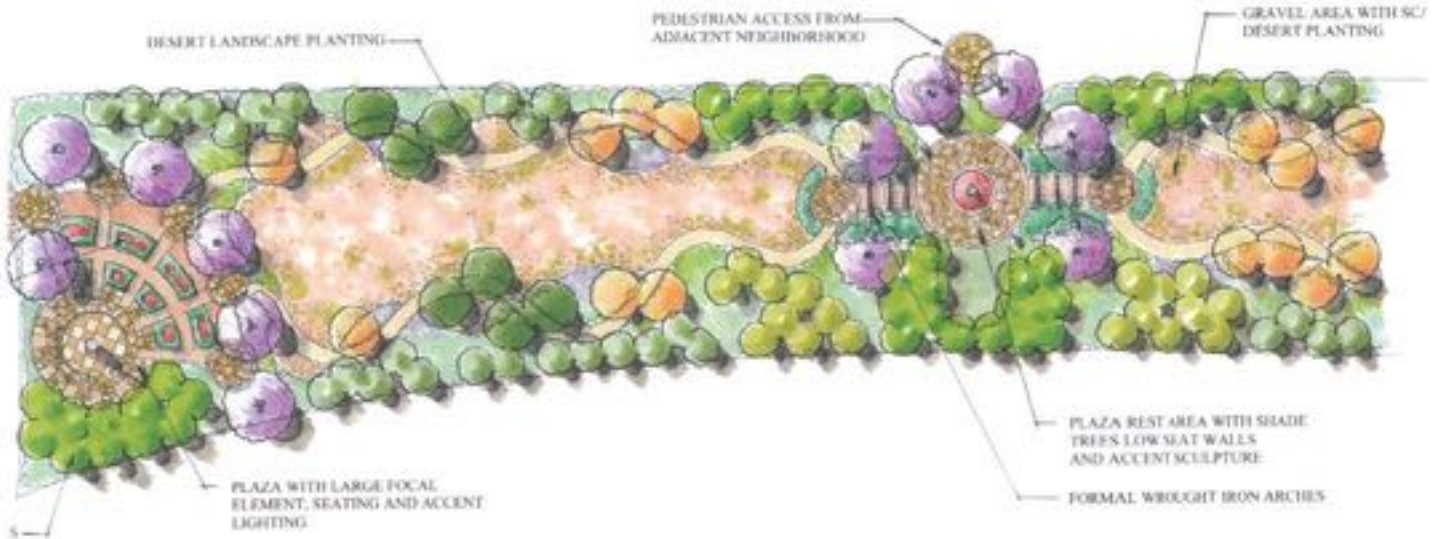
The 5-acre Neighborhood Parks will offer active and passive recreational opportunities by providing a ballfield, soccer practice fields, half-basketball courts, tot lot, bocce ball courts, benches, drinking fountain, pathways, and landscaping. Neighborhood Parks may also include community gardens.



Typical Pocket Park

The 0.5 – 1.0-acre pocket parks will serve adjacent residents with active and passive recreational opportunities including tot lots, shade structures, picnic tables, turf play areas, landscape plantings, and dry stream beds.





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3.3.5 LAND USE CATEGORIES

The Specific Plan proposes a wide variety of land uses supporting the "complete rural village" concept. Each category includes a range of uses to allow for a variety of residential densities and mix of uses enabling the creation of unique, livable neighborhoods within a diverse, sustainable village.

As defined in the Clark County Zoning Code and the County's Land Use Plans, the densities associated with each category are the gross densities - the number of units per acre for the entire property including the acreages allocated for parks, open space, recreation areas, manufactured slopes, roadways, and other similar uses. The net densities in any one area may be higher than the maximum and/or average density once the acreages for parks, open space, golf course, roads, public facilities, and other non-residential uses are subtracted.

Residential

The following summarizes the various residential categories as proposed in the Gypsum Reclamation Plan. The residential categories listed are based on those cited in the Northwest Land Use Plan approved in 2013 and located within Clark County.

The residential categories are intended to fulfill the goals and objectives outlined in the vision and provide a wide diversity of home type and configuration.

The residential land use designations are general categories of planned uses. Each category has a range of densities and residential configurations.

Of the total Project Area of approximately 2,010.6 acres, approximately 1,634.3 acres (81.3% of the total Project Area) has been designated as residential use. Within the residential categories, a broad mix of home types is proposed including rural lots, estate lots, resort residential, single family detached at various lot sizes, single family attached, cluster, and live/work supporting a wide variety of income levels, family types, and age groups.

Additional land uses anticipated in the residential areas include: schools, parks, recreational facilities, place of worship, and public facilities. Golf Course as a recreational use is also allowed within each of the residential categories.

Neighborhood retail/service areas of 4 acres or less may also be located within the residential areas to allow greater access by residents to daily needs and services. All residential categories allow for a range of densities. The following residential land use categories are proposed:

RR - Residential Rural (up to 0.5 du/ac)

Residential Rural (up to 0.5 du/ 1 ac) designates areas where the primary land uses are large lot, single family residential. Single-family detached dwellings generally occupy lots at least two acres in size.

The Residential Rural land use category is the lowest density residential land use district proposed and is generally located at the edges of the community and provides a low-density transitional land use buffer to the adjacent natural open space areas. Factors that determine the location of this residential category include adjacency to sensitive natural lands, viewshed exposure, topography, and distance from the Village Core.

Multiple family dwellings are not appropriate. The Residential Rural District is located primarily along the edges of the development where appropriate.

The gross density for areas defined as Residential Rural will not exceed 1 dwelling units per 2 acres.

The Residential Rural residential category accounts for 532 acres of the Project, or 32% of the land use total.

The category includes the following zoning districts: Rural Open Land (R-U) and Public Facility (P-F).

RN – Rural Neighborhood (up to 2 du/ac)

The Rural Neighborhood category allows a maximum of 2 dwelling units per gross acre. The predominant housing type in Rural Neighborhood is detached single-family residential development at low densities. Multiple family dwellings are not appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

The gross density for areas defined as Rural Neighborhood will not exceed 2 dwelling units per acre.

The Rural Neighborhood residential category accounts for 484 acres of the Project, or 29% of the land use total.

The category also includes the following zoning districts: Rural Open Land (R-U), Residential Agricultural (R-A), Rural Estates Residential (R-E), and Public Facility (P-F).

RL - Residential Low (up to 3.5du/ac)

Residential Low allows a maximum of 3.5 dwelling units per gross acre. Public infrastructure and service availability affect the intensity and density within this category. The predominant housing type in Residential Low is single-family detached development. Multiple family dwelling units are not appropriate. Local supporting public facility uses are also allowed in the category with appropriate buffering and setbacks.

This category includes the following zoning districts: Rural Open Land (R-U), Residential Agricultural (R-A), Rural Estates Residential (R-E), Suburban Estates Residential (R-D), Suburban Estates Residential PUD (R-D PUD), and Public Facility (P-F).

The Residential Low residential category accounts for 580 acres of the Project, or 35% of the land use total.

The average residential density for areas defined as Residential Low will not exceed 3.5 dwelling units per gross acre.

RS – Residential Suburban (up to 8du/ac)

The Residential Suburban category allows a maximum of 8 dwelling units per gross acre. Public infrastructure and service availability affect the intensity and density within this category. The predominant housing type in Residential Suburban is single-family residential detached development. Multiple family dwelling units are not appropriate. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks.

This category includes the following zoning districts: Rural Open Land (R-U), Residential Agricultural (R-A), Suburban Estates Residential (R-D), Rural Estates Residential (R-E), Single Family Residential (R-1), Medium Density Residential (R-2), and Public Facility (P-F).

The Residential Suburban residential category accounts for 40 acres of the Project, or 2.5% of the land use total. The average residential density for areas defined as Residential Suburban will not exceed 8 dwelling units per gross acre.

RM – Residential Medium (up to 12du/ac)

Residential Medium category permits a range from 3 dwelling units per gross acre up to 12 dwelling units per gross acre. It is appropriate for single family attached and multiple family housing. Local supporting uses are also allowed in this category with appropriate buffering and setbacks. The Residential Medium residential category accounts for 16 acres of the Project, or 1% of the land use total.

This category includes the following zoning districts: Suburban Estates Residential (R-D), Single Family Residential (R-1), Medium Density Residential (R-2), Residential Urban District (RUD), and Public Facility (P-F).

CG – Commercial General

The purpose of the Commercial General land use category is to encourage a diversity of compatible land uses, including a mixture of residential with commercial, office, educational, institutional, and other appropriate uses. This category is intended to create and sustain a pedestrian oriented environment using a fine-grained blend of uses, building types, and architectural styles. The Commercial General designation provides a mechanism to encourage new housing and innovative design that is less dependent on automobile transit. The Commercial General category is intended to create and sustain pedestrian oriented neighborhoods where local residents have convenient access to jobs, schools, shops, public facilities, and various services.

Approximately 62 acres of the overall project proposal consist of Commercial General that will create a vibrant community core.

The Commercial General, referred to as the Village and Resort Core areas, is intended to become the "heart and soul" of the community emphasizing a broad mix of land uses, building types, services, community facilities, recreation, open space, and residential types. It is designed to allow residents and visitors access to employment, retail, services, educational resources, and recreational facilities. Placemaking principles will be applied to this zone including the creation of public and civic spaces; building organized and designed to create a strong public realm, and the design of streets for people as well as automobiles.

Uses anticipated for the Commercial General district include commercial and civic/institutional space for private business and non-profit entities (e.g. schools, post office, wellness/health centers, day care, spiritual center, community meeting space, performing arts theatre, amphitheater, interpretive centers, fire and police facilities, library, environmental center for study, interpretive gardens, and indoor/outdoor recreation facilities). Commercial uses include grocery, restaurants, bars, breweries, cafes, coffee shops, bakery, retail shops, art galleries, financial services, personal services, day spa, health club, professional office, live/work, and home-based business, public facilities, and places of worship. Destination Spa Resort and associated facilities are also anticipated within this land use category.

The category includes the following zoning districts: Medium Density Residential (R-2), Residential Urban District (RUD), Multiple Family Residential (R-3), Office and Professional (C-P), Local Business (C-1), General Commercial (C-2), Limited Resort and Apartment (H-1), and Public Facility (P-F).

OP - Office Professional

The Office Professional category applies to areas where the primary uses are low intensity business and professional services and accessory service uses. With appropriate mitigation and design criteria, this category may provide a good buffer between higher intensity land uses and residential land uses. Typical uses include offices where medical, legal, financial, day care services, and other business/professional services are performed. Accessory commercial uses are appropriate when associated with the principle use. Local supporting public facility uses are also allowed in this category.

The category includes the following zoning districts: Commercial Residential Transitional (CRT), Office Professional (C-P), and Public Facility (P-F).

Up to 12 acres of Office Professional is proposed in the Specific Plan.

CN – Commercial Neighborhood

The Commercial Neighborhood category allows low to medium intensity retail and service commercial uses that serves primarily local area patrons, and does not include more intense general commercial characteristics. Examples include neighborhood shopping centers, banks, restaurants, hardware stores, and other similar retail and service uses. Developments should be sized to fit the surrounding neighborhood. This category also includes offices either singly or grouped as office centers with professional and business services. Local supporting public facility uses are also allowed in this category with appropriate buffering and setbacks. Commercial Neighborhood uses will be developed in nodes or centers and not configured in a "strip commercial" pattern.

The category includes the following zoning districts: Commercial Residential Transitional (CRT), Office and Professional (C-P), Local Business (C-1), and Public Facility (P-F).

The Specific Plan includes 8 acres Commercial Neighborhood.

BDRP – Business and Design/Research Park

The Business and Design/Research Park category applies to areas where commercial, professional or manufacturing developments are designed to ensure minimal impact on surrounding areas. Major uses in this category include research and development, incubator businesses, food sales and distribution, postal and data processing centers, vehicle sales and repair (inside), and general non-hazardous warehousing. Public facility uses are also allowed in this category with appropriate buffering and setbacks.

The category includes the following zoning districts: Office and Professional (C-P, Local Business (C-1), General Commercial (C-2), Designed Manufacturing (M-D), and Public Facility (P-F).

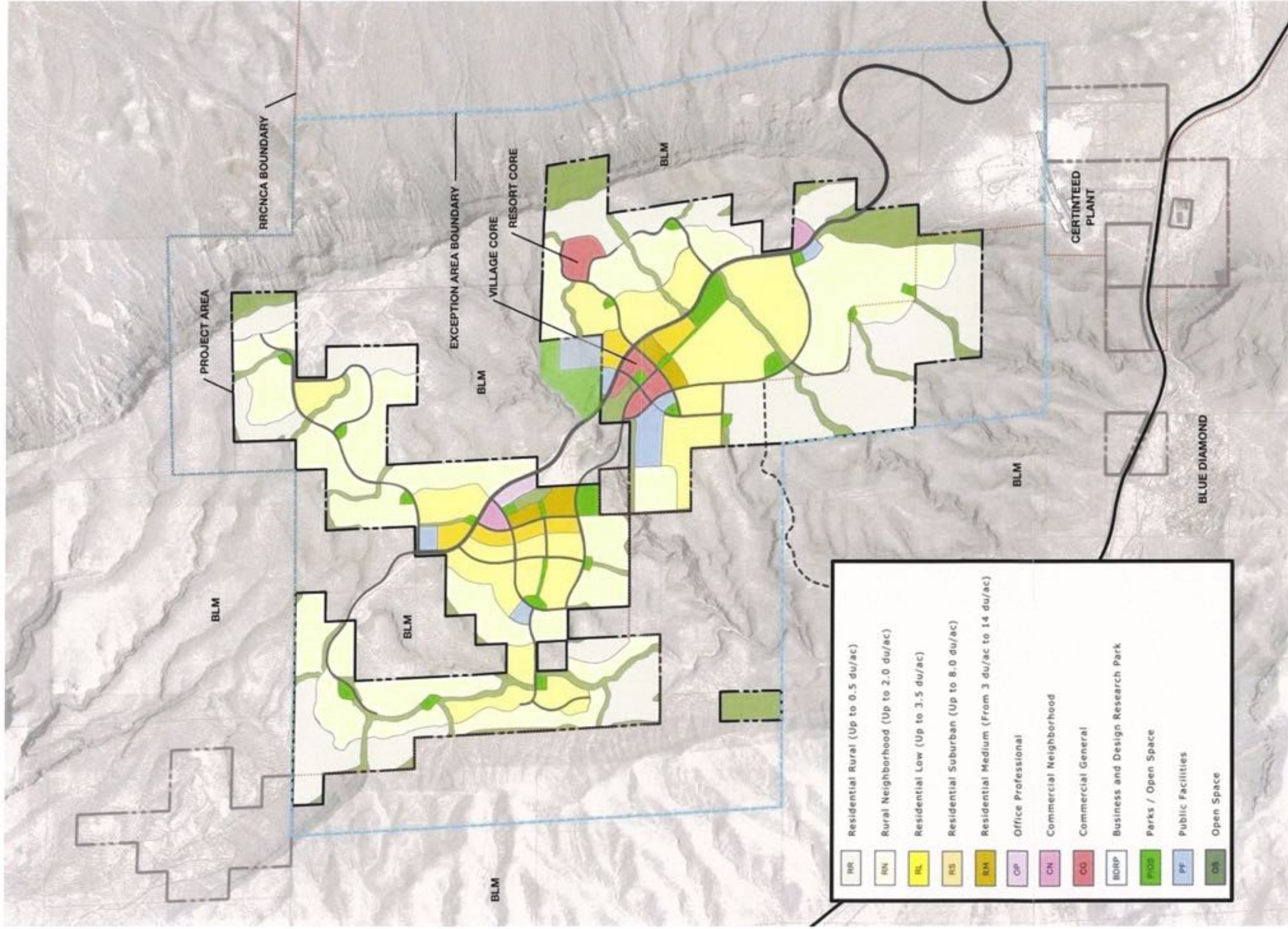
Up to 43 acres of the property has been planned for Business and Design/Research Park land uses.

PF – Public Facilities

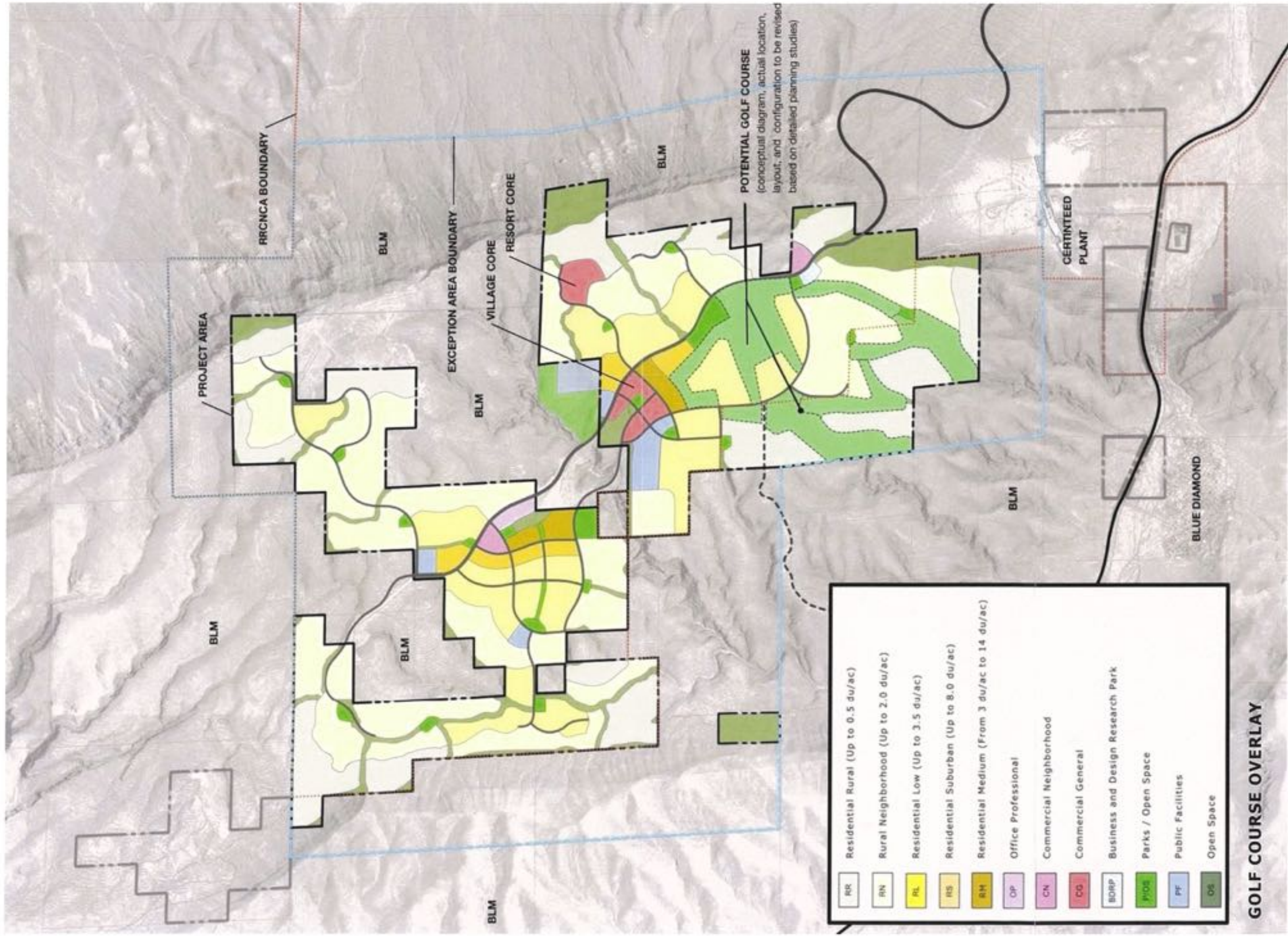
The Public Facilities category allows public and private parks and recreational areas such as trails and easements, golf courses, drainage ways and detention basins, storm water control facilities, and any large areas of permanent open land. Public Facilities include governmental building sites and complexes, police and fire facilities, non-commercial hospitals and rehabilitation sites, schools, and other uses considered public and quasi-public such as libraries, clubs, religious facilities, and other public utility facilities.

Public utility facilities including but not limited to reservoirs, lift stations, pump houses, electrical substations, maintenance facilities and like uses may be located within any of the described land use categories with a Special Use Permit.

The category includes the following zoning districts: Public Facility (P-F).



NR	Residential Rural (Up to 0.5 du/ac)
RN	Rural Neighborhood (Up to 2.0 du/ac)
RL	Residential Low (Up to 3.5 du/ac)
RS	Residential Suburban (Up to 8.0 du/ac)
RM	Residential Medium (From 3 du/ac to 14 du/ac)
OP	Office Professional
CN	Commercial Neighborhood
CG	Commercial General
BDRP	Business and Design Research Park
POS	Parks / Open Space
PF	Public Facilities
OS	Open Space



RR	Residential Rural (Up to 0.5 du/ac)
RN	Rural Neighborhood (Up to 2.0 du/ac)
RL	Residential Low (Up to 3.5 du/ac)
RS	Residential Suburban (Up to 8.0 du/ac)
RH	Residential Medium (From 3 du/ac to 14 du/ac)
OP	Office Professional
CN	Commercial Neighborhood
CG	Commercial General
BDRP	Business and Design Research Park
POS	Parks / Open Space
PF	Public Facilities
OS	Open Space

GOLF COURSE OVERLAY

3.3.6 Statistical Summary

Zoning District	Designation	Max Density	Acreage	% of Total Acreage	Proposed Total Units	% of Total Units
Residential Rural	RR	0.5	512.6	25%	150	5.0%
Rural Neighborhood	RN	2.0	478.7	23.8%	760	25.3%
Residential Low	RL	3.5	553.0	27.5%	1,660	55.3%
Residential Suburban	RS	8.0	40.7	2.0%	340	8.0%
Residential Medium	RM	12.0	16.3	0.8%	130	4.3%
Subtotal Residential			1,601.3	79.6%	2,940	
Commercial General	CG		62.0	3.1%	60	2.0%
Commercial Neighborhood	CN		8.0	0.4%		
Office Professional	OP		12.0	0.6%		
Business and Design/Research Park	BDRP		43.0	2.1%		
Public Facilities	PF		104	5.2%		
Open Space	OS		180.3	9.0%		
Project Totals			2,010.6	100.0%	3,000	100.0%

3.4 RESIDENTIAL DESIGN CONCEPTS

The character of the site and the surrounding environment influences the design of the homes. A variety of architectural styles are proposed, all consistent with commonly acceptable styles found in the desert Southwest. Traditional interpretations along with contemporary adaptations of regional architectural influences will inform the character, form, mass, materials use, and color of the homes. Architectural styles include, but are not limited to: Hacienda, Territorial Ranch, Spanish Revival, Prairie, and Desert Contemporary. The proposed architectural themes for the project emphasize the integration of refined, classically inspired design principles with clean, contemporary design.

Home designs feature spacious gourmet kitchens, spacious master suites, oversized garages, great rooms that open to the kitchen, and indoor/ outdoor living areas including courtyards and front porches. Deep overhangs shelter outdoor spaces. Floor plan design emphasizes flowing internal/external living spaces that connect the home to the southwestern lifestyle and natural environment.

The form and massing of the homes is predominantly horizontal. Both single-story and two-story homes with a maximum height of 35' are proposed to minimize the potential for impacts to the viewshed and ensure compatibility with the surrounding neighborhoods.

The materials, colors, and textures incorporated in the homes are influenced by the natural rock features of the regional and exemplify the subtle, low reflective, earth tones of the area. In keeping with the context of the southwestern desert, other building materials will be used including heavy timbers, rustic stone, and brick as appropriate to the style.

RESIDENTIAL DESIGN CHARACTER IMAGERY

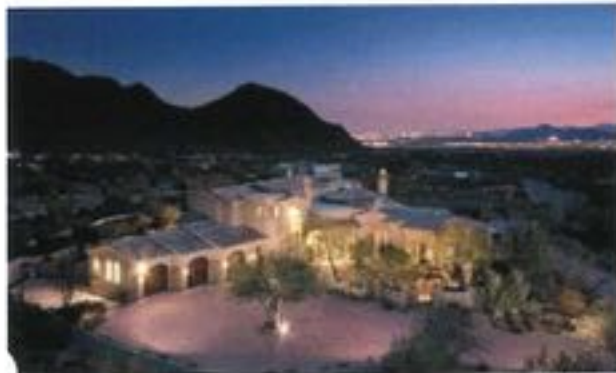
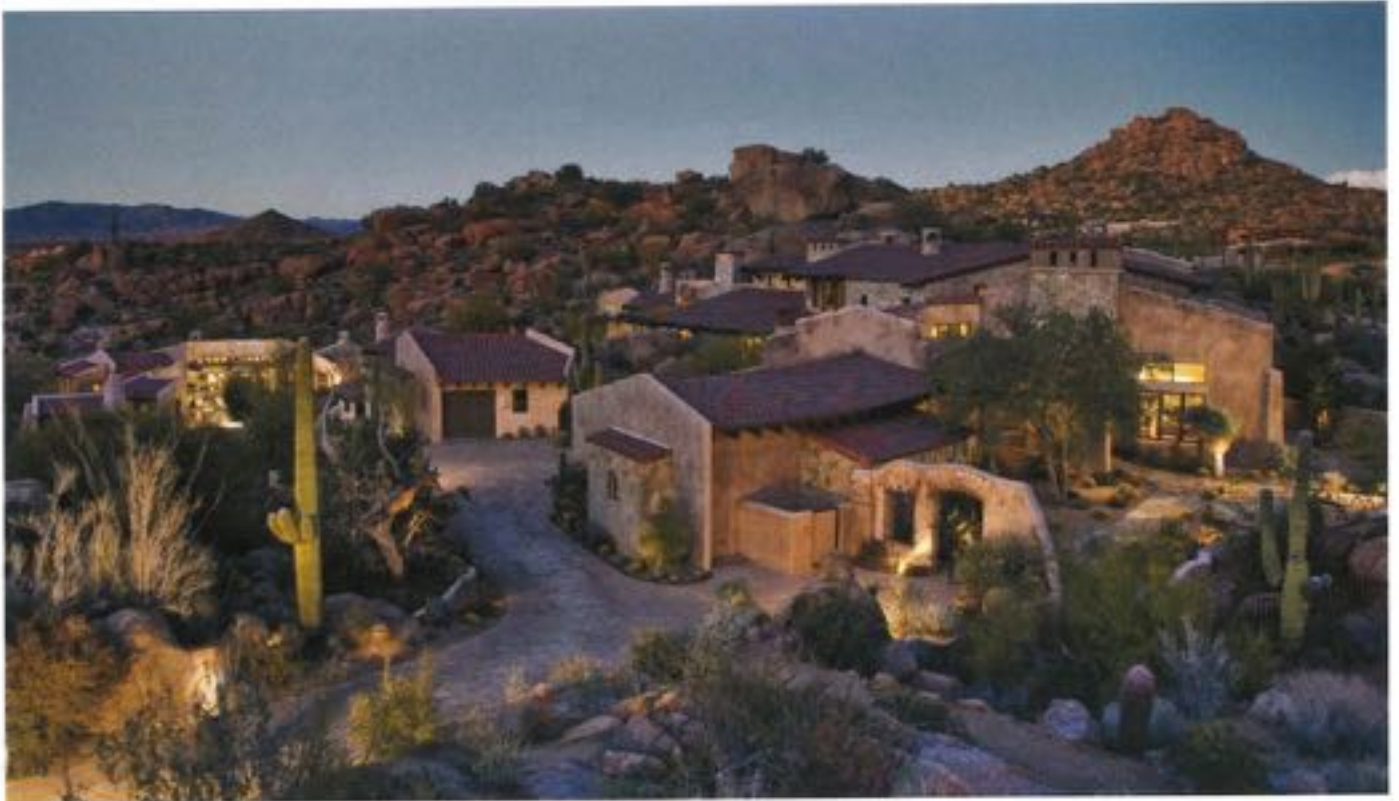


GYP SUM RECLAMATION SPECIFIC PLAN

RESIDENTIAL DESIGN CHARACTER IMAGERY



RESIDENTIAL DESIGN CHARACTER IMAGERY

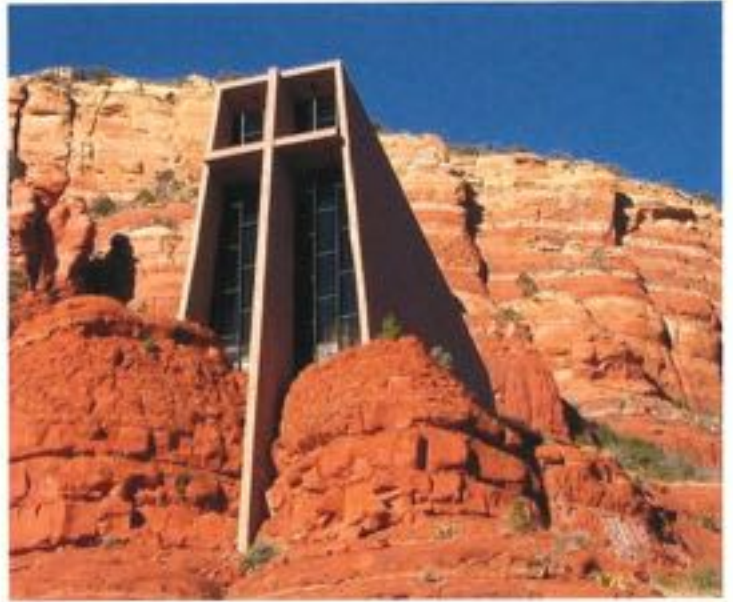


GYP SUM RECLAMATION SPECIFIC PLAN

VILLAGE CORE CHARACTER



PROFESSIONAL OFFICE AND PUBLIC FACILITIES CHARACTER





GYP SUM RECLAMATION SPECIFIC PLAN

PHASING and PUBLIC FACILITIES

| 4.0

4.1 Phasing Plan

The Gypsum Reclamation Plan will be implemented on a phased basis. Development of infrastructure and associated land uses will be determined by market demand, required supporting infrastructure and public facilities, and as approved by the Clark County Board of Commissioners as defined in the approved Development Agreement.

Given that initial phase infrastructure development will generally be coming from the southeast, it is anticipated that the early phases of project development will begin in the southern portions of the property. Both off-site and on-site improvements will commence concurrently.

A comprehensive analysis of the national, regional, and local real estate market trends and forecasts was prepared by Metrostudy in Fall 2017. This report identifies the housing demand profile and premium identification for the Project and the Las Vegas area. The baseline assumptions for this report were based on the revised density assumptions and the recalibration of the Specific Plan to a rural village. Those findings have been incorporated in the land use programming of the Gypsum Reclamation Specific Plan.

The following summarizes a few of the current market conditions influencing the planning of the Project:

- The Las Vegas economy is performing well, with over 21,000 new jobs being created during the past 12 months for a 2.3% annual growth rate – higher than the national average. Almost every sector of the economy grew during the past 12 months, with especially strong growth in Professional & Business Services, Education & Health Services and Construction. Estimated job growth for all of Year 2017 is 27,500 jobs.
- New housing supply is very low. Less than 13,000 new homes (including apartments) will be introduced to the region in Year 2017 – far below the long-term average of 20,852 new homes per year. Land and water restrictions have hampered growth, as has a lagged recovery from the past recession. Though an abundance of distressed housing inventory has muted the impact of growing demand in the first few recovering years, overall housing demand overtook housing supply in late Year 2015, and housing shortages have become more severe in Year 2017. Housing shortages are forecast to continue through the 5-year forecasts (through Year 2022). Annual housing supply is not expected to average much more than 13,000 new homes and apartments annually from 2018 through 2022.
- A growing housing shortage has resulted in over valuation. During Year 2017, housing is estimated to be 5.8% over valued relative to the long-term relationship between housing costs and household incomes. Over valuation will grow but will not become as severe as it was in the past cycle, and will be offset by larger levels of pent-up demand than was evident in the past cycle.
- Mortgage rates are likely to gradually rise during the next few years, which increases the relative opportunity for age-qualified housing and high-end housing – both of which are less dependent upon mortgage rates than commuter-based primary housing.

Based on anticipated market conditions, the initial phases of development are proposed to begin by 2019. The development will proceed in an orderly and contiguous pattern with subsequent phases beginning approximately 24 months apart.

4.2 PLAN FLEXIBILITY

The Specific Plan depicts the general allocation and location of land use, open space, and circulation patterns. Actual land uses and specific locations will be refined subject to future phase entitlement studies and reports, planning and technical considerations, market and economic factors, and more detailed analysis and design.

For these and other reasons, it is assumed for the Specific Plan that the land use allocations maintain a flexibility of up to 20% of the acreage in each non-residential category and 10% of the acreage in each residential land use category.

4.3 COMMUNITY FACILITIES

Police Services

The Metropolitan Police Department provides police service for the area and will ultimately provide police services for the Project Area. The Metro Resident Officer Program currently services rural communities in the area as well.

The proposed development will increase demand for police services and it is likely that a police substation will be required as part of the ultimate development build-out.

Fire Services

The Clark County Fire Department provides fire protection for the Northwest Clark County including the Project Area, and surrounding communities. The station responsible for responding to medical and fire emergencies are currently located in Blue Diamond. The Blue Diamond Volunteer Fire Department mans Fire Station 80.

It is assumed that development of the proposed project will require additional Fire/EMS apparatus and fire service facilities and will be provided as necessary. The project also proposes an emergency Helistop or landing pad to provide additional access opportunities for Clark County Fire Department.

Fire protection services for the project during development will be provided as required by Clark County Ordinance and the currently adopted Uniform Fire Code.

4.4 SCHOOLS AND EDUCATION

Education is one of the cornerstones of the community vision for the Gypsum Reclamation Plan. The Specific Plan contemplates school sites distributed throughout the project. The plan anticipates a variety of school types including public and private serving all grade levels along with adult education.

The location, number, and type of schools identified in the Specific Plan are preliminary and intended to be guide towards more detailed, comprehensive analysis of the educational uses provided within the community. Many factors will determine the ultimate school facilities needs (e.g. housing types, percentage of age targeted/age qualified housing, private institutions, etc.). The developer will work closely with the Clark County School District to identify the facility needs and location within the plan. The ultimate demand for school services for the project will be determined during the Specific Plan, Public Facilities Needs Assessment, and Development Agreement phases of the application utilizing the using approved student generation rates.

Until such time the construction of schools in the community is warranted, children will be transported to the nearest school in the Las Vegas Valley. Clark County School District will determine the appropriate schools that are best suited to the projects easterly access. There would be no impact on the Blue Diamond School.

The following Student Generation Rates Schedule breaks down the number of elementary, middle, and high school students generated by household, assuming 3,000 DU's with approximately 7% multi-family residential. This student generation analysis does not consider the anticipated 20-30% Age Targeted/Age Qualified residential housing that is proposed in the Plan.

Student Generation Schedule

Single Family Detached Residential	Rate	Units	Students
Elementary School (K-5)	0.218	2,810	613
Middle School (6-8)	0.116	2,810	326
High School (9-12)	0.138	2,810	388

Multi-Family Residential	Rate	Units	Students
Elementary School (K-5)	0.142	190	27
Middle School (6-8)	0.061	190	12
High School (9-12)	0.060	190	11

Combined Student Generation	Units	Students
Elementary School (K-5)	3,000	640
Middle School (6-8)	3,000	338
High School (9-12)	3,000	399

Typical Number of Students per School	Students
Elementary School (K-5)	700
Middle School (6-8)	1,400
High School (9-12)	2,300

Schools Required	Schools Required
Elementary School (K-5)	0.91
Middle School (6-8)	0.24
High School (9-12)	0.17

APPENDICES

| 5.0



STUDY AREA

Study Area – the Study Area includes portions of Sections 4, 5, 7, 8 & 9 of Township 22 South, Range 59 East; portions of Sections 24, 25 and 36 of Township 21 South, Range 58 East; and portions of Sections 20, 28, 29, 30, 31, 32 & 33 of Township 21 South, Range 59 East.

APN #	APN #	APN #	APN #
16420000001	16430601003	16432301001	17505501001
16420000002	16430701001	16432501001	17505601001
16428000001	16430701002	16432601001	17505701001
16429000001	16430701003	16432701001	17505801002
16429000002	16430701004	16432701002	17507601003
16429000003	16430801001	16432801001	17507601005
16429000004	16430801002	16432801002	17508101001
16430101001	16430801003	16433001001	17508201002
16430101002	16431101001	16433001002	17508501001
16430101003	16431101002	16433002001	17508501001
16430101004	16431101003	16524000003	17508501002
16430201001	16431101004	16525000002	17508501002
16430201002	16431201001	16525000003	17508501003
16430301001	16431201002	16525000004	17508501003
16430301002	16431201003	16536000002	17508601001
16430301003	16431301001	16536000003	17508601002
16430401001	16431501001	16536000004	17508601003
16430401002	16431501002	16536000005	17508701002
16430401003	16431501003	17504000001	17509000002
16430401004	16431601001	17504000002	17509000004
16430401005	16431601002	17505101001	17509000005
16430501001	16431701001	17505201001	17509099002
16430501002	16432101001	17505301001	
16430601001	16432201001	17505301002	
16430601002	16432201002	17505401000	



LEGAL DESCRIPTION

Listed below are the Gypsum Resources, LLC ownership:

Gypsum Reclamation - Blue Diamond Hill Area Assessor Parcel Numbers

APN #	APN #	APN #	APN #
1642000001	16430601003	16432301001	17505501001
1642000002	16430701001	16432501001	17505601001
1642800001	16430701002	16432601001	17505701001
1642900001	16430701003	16432701001	17505801002
1642900002	16430701004	16432701002	17507601003
1642900003	16430801001	16432801001	17507601005
1642900004	16430801002	16432801002	17508101001
16430101001	16430801003	16433001001	17508201002
16430101002	16431101001	16433001002	17508501001
16430101003	16431101002	16433002001	17508501001
16430101004	16431101003	16524000003	17508501002
16430201001	16431101004	16525000002	17508501002
16430201002	16431201001	16525000003	17508501003
16430301001	16431201002	16525000004	17508501003
16430301002	16431201003	16536000002	17508601001
16430301003	16431301001	16536000003	17508601002
16430401001	16431501001	16536000004	17508601003
16430401002	16431501002	16536000005	17508701002
16430401003	16431501003	17504000001	17509000002
16430401004	16431601001	17504000002	17509000004
16430401005	16431601002	17505101001	17509000005
16430501001	16431701001	17505201001	17509099002
16430501002	16432101001	17505301001	
16430601001	16432201001	17505301002	
16430601002	16432201002	17505401000	



EXCEPTION AREA LEGAL DESCRIPTION

Case 2:05-cv-00583-RCJ-LRL Document 92 Filed 05/18/10 Page 18 of 19

[Bracketed] and/or strikethrough material is that portion being deleted or amended
Underlined material is that portion being added

BILL NO. 3-17-10-1

SUMMARY - An Ordinance to amend the Unified Development Code delineating an exception to the Red Rock Overlay District. (ORD-0210-10)

ORDINANCE NO. _____
 (of Clark County, Nevada)

AN ORDINANCE TO AMEND TITLE 30, CHAPTER 30.48, ADDING A NEW SECTION 30.48.312 DELINEATING AN EXCEPTION TO THE RED ROCK OVERLAY DISTRICT AND PROVIDING FOR OTHER MATTERS PROPERLY RELATED THERETO.

THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF CLARK, STATE OF NEVADA, DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. Title 30, Chapter 30.48, Adding a New Section 30.48.312, of the Clark County Code is hereby amended to read as follows:

- 30.48.310 **Establishment of Overlay District.** This overlay district may be established and/or expanded by the initiation and adoption of an ordinance and map describing the boundaries therein. (Ord. 2914 § 3 (part), 7/2003)
- 30.48.312 **Exception to the Red Rock Design Overlay District.** The Red Rock Design Overlay District (Overlay) shall not apply to Major Projects pursuant to Chapter 30.20 on properties outside of the boundaries of the Red Rock Canyon National Conservation Area within the following described Sections:
1. Township 21 South, Range 58 East, MDM: the East Half of Sections 25 and 36,
 2. Township 21 South, Range 59 East, MDM Sections 29, 30, 31 and 32 the South half of Section 20 and the West half of 28 and 33,
 3. Township 22 South, Range 59 East, MDM Section 5 and the West half of Section 4.
- 30.48.315 **Density & Intensity Restrictions.** Unless proposed for public facilities, land use applications shall not be accepted for the following:
- a. Any request to increase the number of residential dwelling units allowed by the zoning regulations in existence on the effective date of this ordinance unless the increase can be accomplished by the trading of development credits (or similar mechanism) that would allow a greater number of residential dwelling units to be constructed in an area without increasing the overall density of residential dwelling units in that area.
 - b. Any request to establish a new nonresidential zoning district, except for public facilities.
 - c. Any request to expand the size of any nonresidential zoning district in existence on the effective date of this ordinance.
 - d. Exception: The density and intensity restrictions herein described shall not apply to properties located within the following described Sections within Township 22 South, Range 59 East: Sections 13, 14, 15, 16, 21, 22, 23, and 24. (Ord. 2914 § 3 (part), 7/2003)



SECTION 2. If any section of this ordinance or portion of thereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not invalidate the remaining parts of this ordinance.

SECTION 3. All ordinances, parts of ordinances, chapters, sections, subsections, clauses, phrases or sentences contained in the Clark County Code in conflict herewith are hereby repealed.

SECTION 4. This ordinance shall take effect and be in force from and after its passage and the publication thereof by title only, together with names of the County Commissioners voting for or against its passage, in a newspaper published in and having a general circulation in Clark County, Nevada, at least once a week for a period of two (2) weeks; on 5/17/10. A land use application approved prior to the effective date of this ordinance may be developed per the plans approved with the application.

PROPOSED on the 17th day of March, 2010

PROPOSED By: Rory Reid

PASSED on the _____ day of _____, 2010

VOTE:

AYES: _____

NAYS: _____

ABSTAINING: _____

ABSENT: _____

BOARD OF COUNTY COMMISSIONERS
CLARK COUNTY, NEVADA

By _____
Chair

ATTEST:

DIANA ALBA, County Clerk

This ordinance shall be in force and effect from and after the _____ day of _____, 2010.



CONCEPT PLAN NOTICE OF FINAL ACTION

**Department of Comprehensive Planning
Land Use Planning**

500 S Grand Central Pky • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy Lipski, Director

NOTICE OF FINAL ACTION

August 25, 2011

GYPSUM RESOURCES, LLC.
8912 SPANISH RIDGE AVE. #200
LAS VEGAS, NV 89148

REFERENCE: MP-0313-11

On the date indicated above, a Notice of Final Action was filed with the Clark County Clerk, Commission Division, pursuant to NRS 278.0235 and marking the commencement of the twenty-five (25) day limitation period specified therein.

The above referenced application was presented before the Clark County Board of County Commissioners at their regular meeting of August 17, 2011 and was APPROVED subject to the conditions listed below and/or on the attached sheet. You will be required to comply with all conditions prior to the issuance of a building permit or a business license whichever occurs first.

Time limits to commence, complete or review this approval apply only to this specific application. A property may have several approved applications on it; each will have its own expiration date. It is the applicant's responsibility to keep the application current, and also provide a current contact name, address, and phone number to this department at the above address. This information must be submitted in writing with the application number referenced.

CONDITIONS:

Major Projects – Planning

- 1 year to commence the next step in the Major Projects Review Process while addressing the listed issues and concerns;
- No access onto Highway 159;
- Remove Commercial Tourist areas from Concept Plan;
- Remove Industrial areas from Concept Plan;
- Provide a trail system in Specific Plan;
- This approval does not imply support for or opposition to a land swap between applicant and the Bureau of Land Management (BLM);
- Specific Plan to address dark skies lighting techniques, use of monument signage, use of neutral color tones, and heights of all buildings;
- The portions of the Concept Plan on BLM lands are not approved;
- Maximum average density of 2.5 units per acre overall on applicant's land within the exception area, approximately 1,880 acres;
- Open land currently designated as open space to remain as open space in the Specific Plan;
- Limit density to 1 unit per 2 acres on edge of development where appropriate;
- Delete last paragraph on Page 70 from Concept Plan;



Department of Comprehensive Planning Land Use Planning

500 S Grand Central Pkwy • Box 551744 • Las Vegas NV 89155-1744
(702) 455-4314 • Fax (702) 455-3271

Nancy Lipski, Director

- Applicant to assume the role of master developer and provide and/or coordinate the provision of infrastructure and services;
- Work closely with staff and the community on the land use patterns shown on the Concept Plan;
- All applicable standard conditions for this application type.
- Applicant is advised that any change in circumstances or regulations may be justification for the denial of an extension of time.

Public Works – Development Review

- Traffic study and compliance;
- Right-of-way approval from the BLM for primary access is required prior to approval of Specific Plan;
- An access road that does not branch off of State Route 159 will be required to be the main access to this site, to be approved by Clark County Public Works;
- The impact on State Route 160/Blue Diamond Road must be quantified and the developer must be made responsible for all required improvements and/or modifications;
- Nevada Department of Transportation concurrence will be required;
- If the streets within the development are to be public, they must be built in accordance with all County standards including the Clark County Area Uniform Standard Drawings;
- The traffic study shall determine the minimum required number of travel lanes for each street section, if the developer desires not to use County standards, they must obtain the necessary waivers for their desired street section(s);
- Drainage study;
- Developer may be required to provide the County with a maintenance yard for storage of signs, streetlights, road maintenance materials, and equipment, the location and size of the yard is dependent upon the amount of public infrastructure constructed by the development, a yard of sufficient size as determined by the County, must be provided prior to the County's maintenance of any streets.

Clark County Water Reclamation District

- Applicant is advised to submit sewage flow calculations to the District to determine availability and point of connection; submit for review and approval of civil plans for the collection system, including any lift stations, and treatment systems; and that all sewer infrastructure will become property of CCWRD once constructed and accepted.

BOARD OF COUNTY COMMISSIONERS
SUSAN BRADER, Chair • STEVE SIOCLAK, Vice-Chair
LARRY BROWN • TOM COLLINS • CHRIS GUNDOGLIAS • MARY BETH SCOW • LAWRENCE WEDDLY
DONALD G. BURNETTE, County Manager