

08/23/2011

Good afternoon, board members. My name is Barbara Luke and I live at 16 Bojangles Way in Blue Diamond. My neighbor Pat VanBetten and I are here to call your attention to the Gypsum Resources plan for Blue Diamond Hill. You are probably aware that Clark County commissioners approved the concept plan at their zoning commission meeting last week. The plan is to develop a city including many thousands of residences on top of the hill that overlooks the entire Las Vegas Valley and Red Rock Canyon. The property is completely surrounded by BLM land and mostly by the Red Rock Canyon National Conservation Area (RRCNCA). In order for the development to go forward, a zoning change from rural densities is required. The County voted to handle the development as a Major Project.

This region has been included in multiple plans and legislative acts for protection and conservation. The proposed development will profoundly affect the RRCNCA, which is important to constituents in all jurisdictions, not just those in unincorporated Clark County. The state law that mandated the formation of this coalition recognizes the need to "protect environmentally sensitive areas," and Red Rock is a **very** important one of these. Notice that it is featured on the masthead of your web page. *Here is Gypsum Ridge, just off the left edge.* This development will also affect the western viewshed for the entire Las Vegas Valley, creating a huge scar to build a multi-lane highway up a 1,200-foot cliff and a line of walls and roofs across the top, to glint in the afternoon sun. And it will require a massive expansion in infrastructure and services, to bring them several miles beyond where they are now available.

The proposed development flies in the face of intelligent planning. It is contrary to so many statements that appear in this coalition's planning documents.

The plan for Gypsum Ridge is clearly a Project of Regional Significance by the definitions contained in State law (AB 493). However, the plan does not fit the definition of a Project of Regional Significance according to this Coalition's policies because it is not within a half mile of any municipality. I read AB 493 and its amendments, and I don't see where this additional geographic stipulation is permitted by law. But you have lawyers and I don't, so perhaps I missed something. Even if I **am** wrong about this, still the policies document allows that the coalition **MAY** consider **any** issue that you determine will have a significant impact on the region. This project does that. Please apply your certification process to this planned development and test it for conformance.

Thank you for your time and attention.