

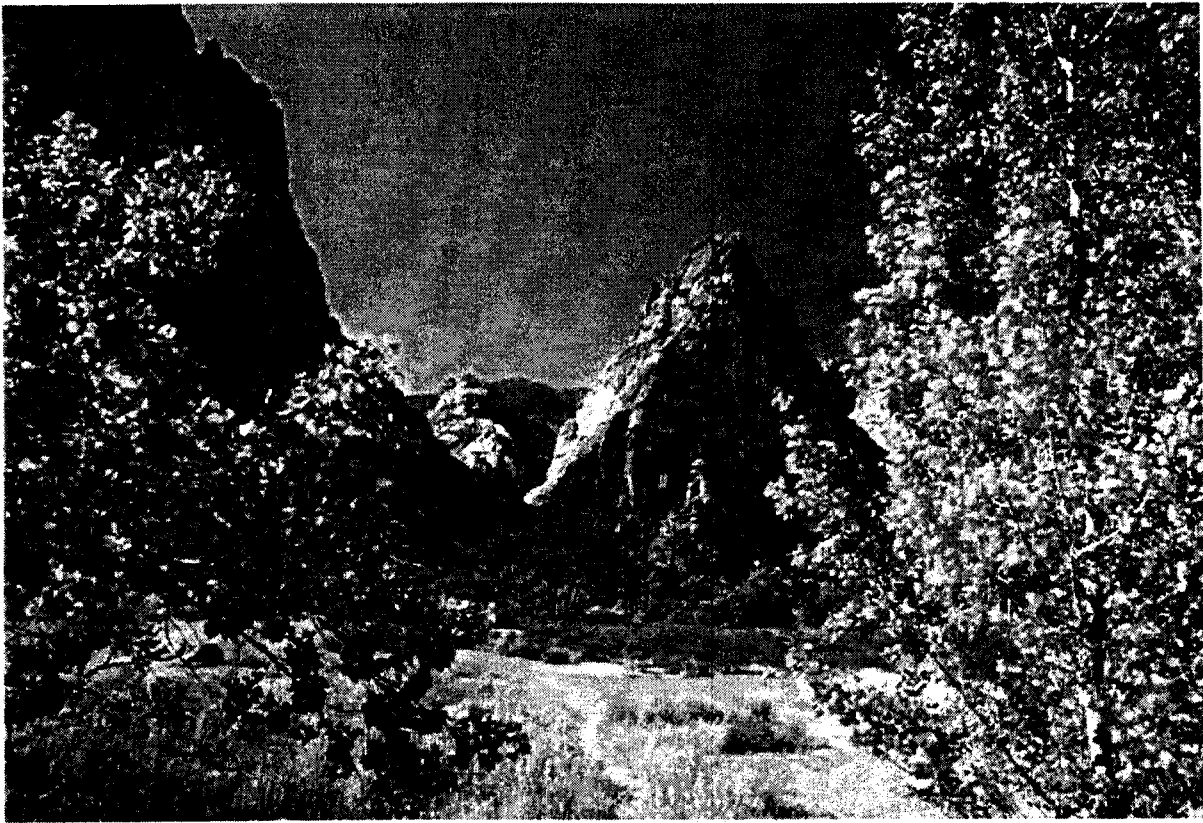
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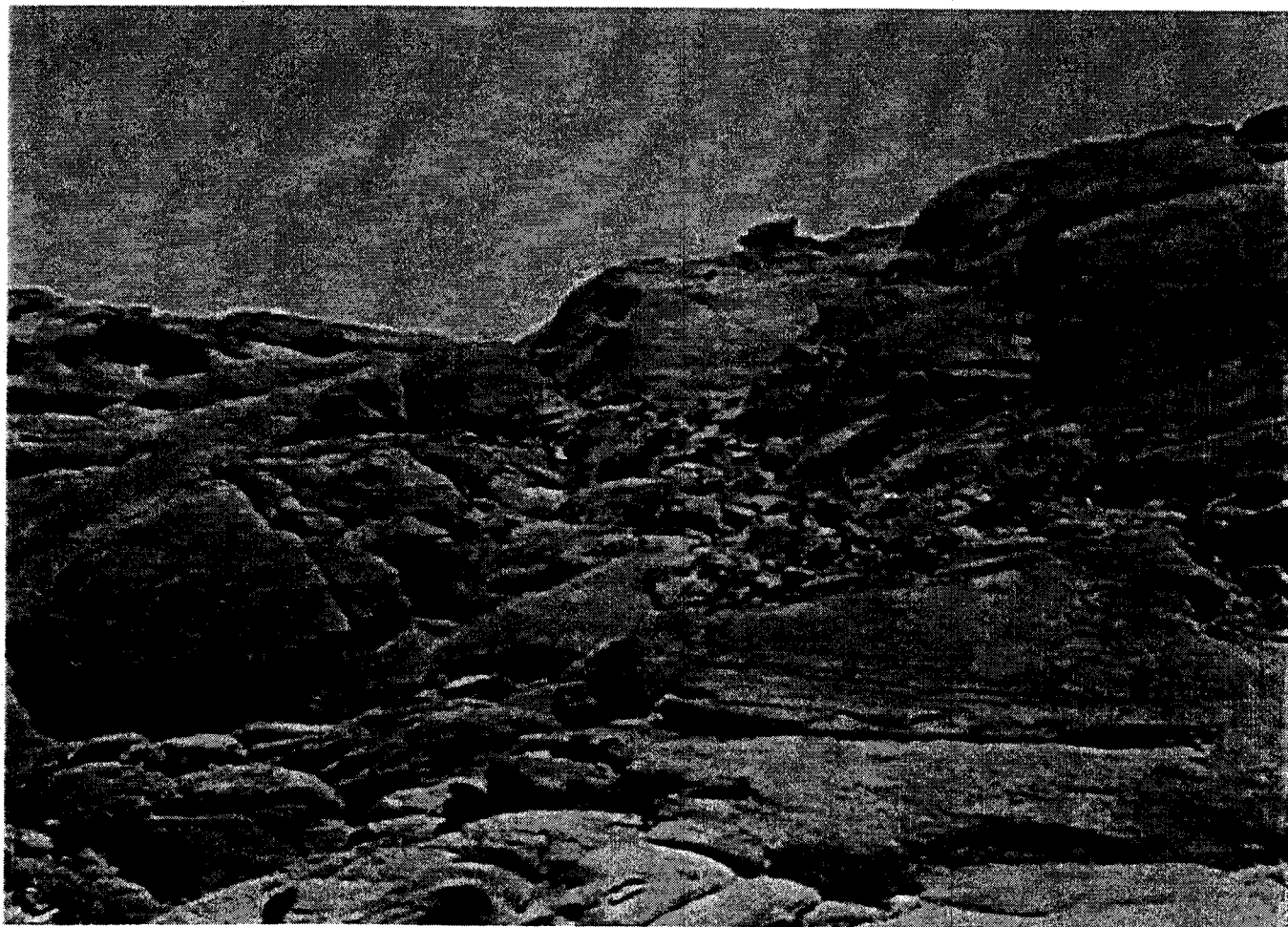
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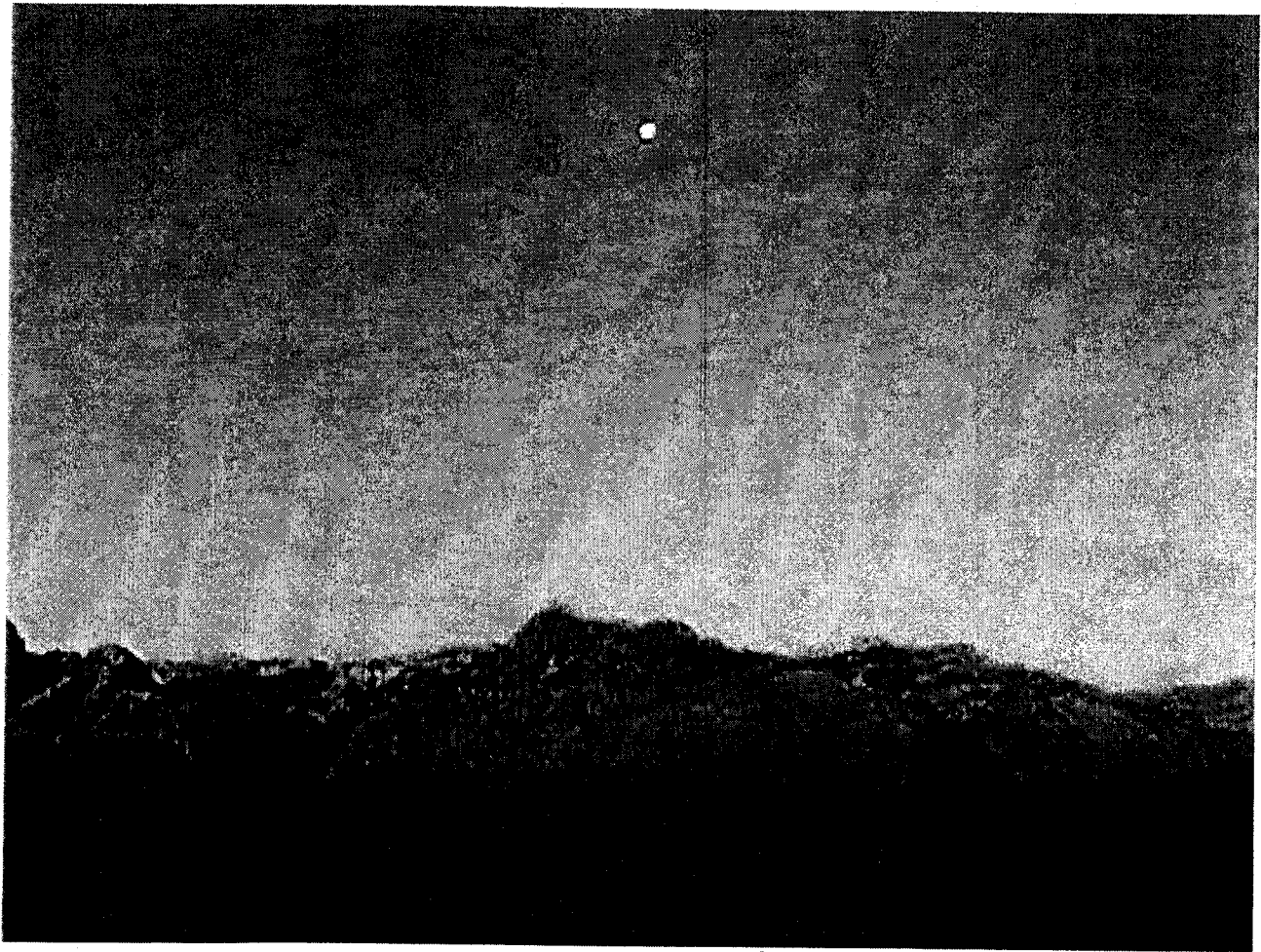
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## Titus praises Red Rock Canyon support

### Only one county commissioner opposes legislation to lock in limits on housing

By **FRANK GEARY**  
REVIEW-JOURNAL

The Clark County Commission is supporting a Nevada lawmaker who wants to protect the rural nature of an area near scenic Red Rock Canyon through legislation. Without the legislation, it would be up to commissioners to determine the area's zoning.

"That's fabulous because I didn't want it to be some heavy-handed thing that the state imposes on the county," Senate Minority Leader Dina Titus said of the support given Tuesday for her legislation. "What people have come to realize is that Red Rock is very special and that this is aimed at protecting that one special place that everybody agrees is a special place."

Titus, D-Las Vegas, applauded most of the commissioners for not lobbying against her legislation, but she criticized Commissioner Mark James for his opposition and for what she said appears to be a cozy relationship with developer Jim Rhodes. Titus said Rhodes, who is lobbying against the bill, is the only opponent of whom she is aware.

If her bill is approved by the Legislature and Gov. Kenny Guinn, it would lock in zoning that allows only one house to be built on every 2 acres east of Red Rock Canyon.

According to the proposal, a vote of Clark County residents would be required before those rural zoning standards could be changed to provide for denser housing or commercial development.

The legislation was prompted in part by a housing project proposed last summer that called for the construction of 8,400 homes on about 2,000 acres next to Red Rock, an area that has been home to a mining operation for decades.

That proposal, by California-based John Laing Homes, was withdrawn in the face of strong public opposition. However, residents in the nearby village of Blue Diamond have said since last fall that they have worried that Rhodes could get a zone change from the commission and build dense housing after he buys the acreage from the James Hardie Gypsum Mine.

Rhodes contributed \$5,000 to James' 2002 campaign, and James last spring lived in a rented 5,000-square-foot home that is in the upscale Spanish Hills development and is owned by an investment company overseen by Rhodes.

"The perception is that it is a cozy relationship, and that is why I don't think the public will buy his (James') argument that this is a county matter and not a state matter," Titus said of James' relationship with Rhodes.

Rhodes, developer of Rhodes Ranch in the southwest Las Vegas Valley and other housing developments, couldn't be reached for comment Tuesday.

James after the commission meeting declined to respond to Titus' criticisms about his relationship with Rhodes.

The commission didn't take an official vote Tuesday, but a majority of the commissioners said the county shouldn't lobby against Titus' bill. The measure is consistent with the commission's intent to protect Red Rock by preventing dense housing from taking root on its borders, they said.

"If it gives the people an added feeling of protection for this special place, it is worth supporting," Commissioner Bruce Woodbury said.

James was the only commissioner who voiced opposition to Titus' proposal.

James said he too is determined to protect Red Rock from dense housing, but that to allow the state Legislature to override local officials' authority over zoning matters sets a troubling precedent.

Also, he questioned why the proposal affects only property that neighbors Red Rock's eastern boundary and doesn't include protections for areas just west of the National Conservation Area.

"Why do we need the state's help in protecting this area?" James asked the other commissioners. "I don't know why we want the Legislature to determine density in this area, but not in other areas. ... I don't understand the disparate treatment."

Titus explained that the areas outside Red Rock included in her proposal were determined by a committee appointed by county officials.

The committee, which included developers and environmental groups, earlier this year drew borders around areas that it determined should be protected from denser zoning near the pristine canyon.

Tom Warden, spokesman for the Howard Hughes Corp., which developed Summerlin and which controls hundreds of acres on Red Rock's western border, said the area west of the canyon was set aside for development as part of the Southern Nevada Public Lands Management Act of 1998.

The area east of the canyon, including the mining company's land, was not part of the federal legislation, Warden said.

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## County backs senator's effort to protect conservation area



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By **Launce Rake**  
[<lrake@lasvegassun.com>](mailto:lrake@lasvegassun.com)  
 LAS VEGAS SUN



The Clark County Commission gave a nod Tuesday to a state senator's efforts to restrict high-density zoning near the Red Rock Canyon National Conservation Area.

The majority of commissioners said they had no fundamental objections to working with Senate Minority Leader Dina Titus, D-Las Vegas, on her bill that would freeze the existing zoning on top of Blue Diamond Hill.

The main dissent came from Commissioner Mark James, who represents the area. James attacked Titus' bill, saying it was an effort to usurp local land-use controls.

Most of the commissioners said they

believe land-use issues should be dealt with locally, but they mostly agreed that the bill does not pose any significant problems.

Titus introduced the bill Monday.

The hill is the site of James Hardie Gypsum's mine, and last year was the focus of a battle over a proposed 8,400-home development.

James Hardie Gypsum representatives, who are fighting restrictions proposed in an area called the Red Rock overlay zone, did not return requests for information Tuesday.

"It doesn't sound as if it's horrible for anybody," Commissioner Yvonne Atkinson Gates said of Titus' bill. "It's basically just maintaining the status quo out there. We're not taking away the opportunity to build."

But if the bill passes, the zoning would allow only one home for every two acres on about 2,000 acres surrounded on three sides by the conservation area.

County planners and the developer John Laing Homes, which lost a fight to build the homes last year, have said it would not be profitable to build at those densities because of the cost of bringing in roads and services to the mountaintop site.

"Sen. Titus and I had a long discussion on this bill," said Commissioner Myrna Williams, who had indicated her opposition to last year's development proposal. "I don't think any one of us wanted residential construction on this hill."

"What's the best use of that property? Certainly the best use is to protect Red Rock. We all treasure Red Rock," Commissioner Chip Maxfield agreed.

But James said Titus and the state Legislature should stay out of the matter.

"I think this commission is fully capable of protecting this area," he said. "Anytime the Legislature decides they have a particular concern about any area in any one of our districts, they just pass a law. I think that sets a dangerous precedent."

James has met with potential developer James Rhodes and with James Hardie representatives, and asked the county to hold off on passing the local development restrictions to give James Hardie more time to comment.

"You have people wanting to develop that area," he said. "They have some property rights and are likely to accomplish some development."

James also criticized Titus for failing to extend the same protections to areas in

Summerlin that are also adjacent to the conservation area.

James, who also has met with Blue Diamond residents concerned about potential development in the area, said the county commission is best positioned to protect the area's environment.

James said that if the area needs to be protected, the federal government should buy it.

The federal Bureau of Land Management, which administers the conservation area, has offered to buy the land, according to state BLM officials and James Hardie representatives. Those offers have been rejected, however.

In last year's development deal, the company had planned to make \$50 million, far more than the land would likely bring with the zoning in place or from a sale to the government.

Titus, in Carson City, said she is trying to protect Red Rock, not take away local power. She said she welcomes any support from county commissioners.

"This is something we can all work together on, to save for future generations," Titus said. "This is something we can all be proud of."

But she also questioned James criticism of her bill, noting that he also was criticized for usurping local control when he served in the Legislature and successfully introduced a bill restricting new "neighborhood" casinos in Clark County. The state law ultimately led to a protracted fight between the county commission and opponents of a proposed casino in Spring Valley.

The casino was scrubbed after a state board said the zoning approval from the county was contrary to state law.

"How does he justify saying it was OK when he did it, but not now?" Titus asked. "That is so intellectually dishonest."

Pauline van Betten, a Blue Diamond resident and Red Rock activist who has worked on the county restrictions, called the introduction of the bill in Carson City -- and tepid support from the commission -- "awesome."

"Sen. Titus' bill complements the Red Rock overlay and I hope the county and state will work together to provide complete protection to the Red Rock area," van Betten said.

She said the legislation will be one focus of a "Save Red Rock" rally scheduled for March 29 from 10 a.m. to 1 p.m. at the Red Rock overlook just off State Route 159.

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## LETTER: Let's save Red Rock

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### To the editor:

It is appalling to realize that, just months after an outraged public forced John Laing Homes to abandon the effort to build 8,400 homes on Blue Diamond Hill, overlooking treasured Red Rock Canyon, another developer, Jim Rhodes, is out to do the same thing. It would mean thousands of cars and even more people creating devastating damage to the ecology and beauty of the area. It must not happen.

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Every Nevadan -- Republican or Democrat -- should support state Sen. Dina Titus' proposed moratorium on zoning changes in the Red Rock overlay until the people can vote on the issue. That is the only way to go, to stop the despoilers ... for good.

Finally, all those who have decision-making responsibilities in state and local government, as well as BLM officials, should realize that the people of Nevada will be informed about who did and who did not work to genuinely protect Red Rock's unspoiled beauty.

LOUIS C. KLEBER

LAS VEGAS

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## RED ROCK CANYON: Plan limiting development goes to vote

### Advisory Council member says proposal for protection district fails to bind county

By **FRANK GEARY**  
REVIEW-JOURNAL

To protect Red Rock Canyon from encroaching growth, Clark County officials want to restrict housing construction while protecting the area's scenic views, recreational opportunities and native plants and animals.

The proposed Red Rock Overlay District would cover a 70-square-mile area that includes areas surrounding the Red Rock National Conservation Area west of Las Vegas.

The provisions would limit homes to two per acre, dictate design standards that complement the area, limit access from residential developments to canyon roadways, prohibit home construction on scenic ridge lines and limit lighting near Red Rock.

The Red Rock Citizens Advisory Council is scheduled today to consider the district. The council's recommendation will go to the county Planning Commission and then to the County Commission.

Council member Albert Hartmann said he supports the proposal. Unlike an existing, smaller district that limits only commercial development at Red Rock's eastern gateway, the new guidelines affect housing construction across a much larger area.


But Advisory Council Chairman Evan Blythin said the new protections are merely guidelines the county commissioners can discard at their discretion, as they do now with land-use plans and zoning provisions.

Blythin plans to vote for the overlay district, but he said the new guidelines should not be needed because existing county land-use laws are supposed to protect

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neighborhoods from commission-approved zone changes that allow for denser housing and commercial development.

"It's a stop-gap thing that should slow down development ... but it all comes down to the County Commission," Blythin said. "It doesn't seem any more binding than the land-use plans or the zoning."

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The recommendations are from a task force composed of representatives of environmental groups and development companies.

The group was formed about six months ago because of a proposal to build 8,400 homes across state Route 159 from the village of Blue Diamond in Red Rock Canyon on land owned for decades by the James Hardie Gypsum mine.

Developer John Laing Homes withdrew the project after residents of Blue Diamond and around the Las Vegas Valley protested the project's density and the effect it would have on Red Rock Canyon.

Tom Warden, spokesman for the Howard Hughes Corporation and a task force member, said members worked toward a common goal.

"Everybody at the table had the same thing in mind, that Red Rock Canyon is spectacular, and it needs to be preserved," Warden said. "I don't think there is a problem with our elected officials having discretion, but I think this is a helpful tool."

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FAXED 9/16/2002

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August 27, 2002

To Representatives of Nevada

SEN. DINA TITUS

FAX: 702-795-4301

There have been many changes over the last few years with the population explosion in Clark County, Nevada. Some of these changes have enhanced the Las Vegas Area. Red Rock Canyon National Conservation Area is a place of pristine beauty, AS IT IS.

To bring homes and commercial development into this protected area and its surrounding land would be taking away from the last historical land that surrounds Las Vegas ( which includes the Spring Mountain Ranch State Park, the 13 mile scenic loop, the alternate route of the Old Spanish Trail - Hwy 159). We have bulldozed too much of our history. BLM is suppose to protect this National Conservation Area. As you know our Clark County economy is greatly dependent on tourism and to have this beautiful area be filled with homes and commercial development would ruin the area. The wildlife and plant life would be devastated. The BLM should be working for the good of All Americans not a few wealthy developers. If you let this BLM land swap be completed and developed then YOU, as Our Representatives DO NOT Really CARE about LAS VEGAS AREA, TOURIST ATTRACTION and REVENUE, CLARK COUNTY RESIDENTS, and Our National Treasure of Protecting RED ROCK CANYON NATIONAL CONSERVATION AREA.

The following residents petition to keep all of RED ROCK CANYON NATIONAL CONSERVATION AREA PROTECTED and NO FURTHER DEVELOPMENT ALL ALONG HWY. 159 and BLUE DIAMOND HILL AREA:

Name	Address
Harold Gardner	46508 Monticoy Ct #1, LV NV 89109
Annita Whitman	2525 Byron Dr, LV NV 89055
Bonnie B.	3470 Sage Creek Ln, NV 89121
Richard Lewis	1409 Comanche Rd, Henderson NV 89001
Jessie Lewis	5785 Village Dr, Las Vegas NV 89121
Raymond A. Chatham	1851 Hillpointe Rd, Henderson NV 89074
Robert Blum	1760 Walnburgh Dr, NV 89031
Yann Dale	701 Aspen Park Loop #113, Henderson NV 89015
Danielle Sage	2325 Windmill Pl, Henderson NV 89074
Jennifer Roth	2001 Ramrod Ave #924, Henderson NV 89014
BARBARA BENZ	800 VISTA TWILIGHT DR, LV NV 89123
ANTHONY BENET	350 Mustang Shadows Dr, Henderson NV 89052
LOU STIMON	350 Mustang Shadows Dr, Henderson NV 89052
KRISTEN VACCARO	3052 87th Ave, LV NV 89102
Annette Borking	9905 Tanager, Henderson NV 89117
Bob Gray	300 Emerald, Henderson NV

Petition to STOP further Development of Red Rock Canyon National Conservation Area and along Hwy 159 and Blue Diamond Hill Area:

Name	Address
Melissa Aupoll	10517 Redwood Ash Ave 89144
Benjamin P. Pinner	5810 FALLING STREAM 89121
DERRICK BRUCE	6533 CHILTON CT 89108
JOSEPH BURCHETTE	8950 S. SANDHILL RD #125 LV NV 89121
VINCENT YUZZY	9520 MOUNTAINVIEW AVE LV NV 89131
VALERIE E. McCLARY	3388 RECAST LV 89121
MARY HASSOLDT	870 AVE B #201, BC NV 89005
Dr. W. J. ...	701 AVE A BC NV 89005
...	1122 PAINTED DAISY, MD NV 89074
Memesio Drozco	2512 Charterbrook Ct, NV, 89108
Patricia Blake	2712 ... NV 89134
...	2712 ... NV 89134
STAN CHANG	1685 KOTOMPA ST. WAILIMA, HI. 96793
...	3735 Morning Canyon LV NV 89117
...	3735 Morning Canyon LV NV 89117
...	1689 Long Horizon Henderson NV 89074
JAMES ALEXANDER	1205 Boulder Shore Ave N. Las Vegas NV 89031
Walter Nelson	7023 ... NV 89182
Juan ...	5115 ... NV 89135
...	10667 ... NV 89135
...	3258 Palmdale E.V. NV 89120
...	" " " "
...	1375 E. Hacienda LV. NV 89119
...	20 Box 73254 LV. NV 89170
FRANK KOVACH	3293 CHINA DR. LAS VEGAS NV 89121
David Vogel	1364 Duat Ct LAS VEGAS, NV 89119
...	2130 E Warm Springs Las Vegas NV 89119
...	5979 Maryland Ave. LAS VEGAS, NV 89121
...	1509 ... Henderson, NV 89052
Bill W. Bell	1509 Ravenna Dr. Henderson, NV 89052
George Campbell	2725 Montebello Dr. Las Vegas NV 89117
ARGENTIA KANDOR	1423 Santa Margarita St LV NV 89146
R. S. ...	2192 ... Henderson NV 89017
Pete ...	588 HILTON RD HENDON NV 89015
Peter ...	3002 Grand Mt. Las Vegas NV 89134
...	...
...	7909 Clark Street LV NV 89117
...	422 Achenmanna N. Nemo, NV 89014
...	2017 ... LV NV 89117

Petition to STOP further Development of Red Rock Canyon National Conservation Area and along Hwy 159 and Blue Diamond Hill Area:

Name	Address	City, State, Zip
Raymond & Kaye Hall	3205 McFarland Ave	Las Vegas NV 89130
George T. Williams	20160 Danny McNamee Dr	Las Vegas NV 89140
Paul Edwards	2437 St. George	Las Vegas NV 89150
Michelle McViness	451 N NEILS #1157	Las Vegas NV 89101
Michael Harts	3452 Damian Drive	L.V. NV 89114
LYNDAL	815 PARKHURST L.V. NV.	89112
Lionette French	730 Sifting Bull Dr	Hend NV 89014
LESLIE RAY	6196 Bluehurst Ave	L.V. NV 89156
Walter W. ...	2250 ...	89103
...	1200 ...	89102
...	1050 Whitney Ranch Dr	Henderson NV 89014
...	362 ...	Las Vegas NV 89115
TOM JONES	3901 CANOEA AVE	N. LAS VEGAS NV 89030
JEFF CAPOZZI	9005 W. ...	LAS VEGAS NV 89117
Mike P. ...	...	...
Tom DAY	2043 King Mesa Dr	Henderson NV 89012
...	...	...
...	1957 Vegas Valley Dr	Las Vegas, Nevada 89121
...	...	...
...	3505 JAMES RD	L.V. NV 89120
...	77 Bellemiston Ave	L.V. NV 89123
...	6650 S. SANDY LANE	LAS VEGAS, NV 89120
...	1210 N. LAMB DR	LAS VEGAS NV 89110
...	2101 SANDY LANE E-2	LAS VEGAS NV 89115
...	7410 ABBEVILLE	LAS VEGAS NV 89123
...	...	...
...	386 ...	Henderson NV 89014

August 27, 2002

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NAME	ADDRESS	PHONE
Josiah P. Cole	330 Humboldt Dr. S	Henderson 89074
Rebecca Cole	330 Humboldt Dr. S	Henderson 89074
Eileen Lawrence	337 Humboldt Dr. S	Henderson 89074
Elizabeth Lawrence	337 Humboldt Dr. S	Henderson 89074
Michelle Cole	347 Humboldt Dr. S	Henderson 89074
F. Buzza	340 S Humboldt Dr	Henderson 89074
John M. Covert	344 Idaho Street Dr. S	Henderson 89074
IRV. W. ROBERTS	7610 WHITE PINE DR. HEND.	
Joy Ann	612 Terrace Point Dr.	N. Las. 89037
Melissa Zolko	325 N. Gibson #517	Hnd. NV 89014
Kim Jennings	8100 Peachway #1007A	LV NV 89147
Jane Jones	7737 Fall Cliffs Rd	Las Vegas, NV 89149
Rickie Schupp	273 Kyland Cove Ave.	LV NV 89123
John Jones	2727 W. Fall Cl.	LV NV 89121
Timothy Starks	9835 Miss Peach Ave	LV, 89145

**Petition to STOP further Development of Red Rock Canyon National Conservation Area and along Hwy 159 and Blue Diamond Hill Area:**

**Name**

**Address**

Doede Blum	4200 Paradise Rd #2024	LV NV
Bill Blum	2679 Palos Verdes #74	LV NV
John Armstrong	6 5020 Maryland #16	LV NV 89119
Ken Han	4577 MARDON AVE	Las Vegas 89123
Murray Smith	4625 W Russell Rd	Las Vegas 89143
Margaret Koppelman	348 N. Union St	Stamford Conn 06904
Donald Koppelman	8600 W. Charleston #2036	89105
Selvie Provost	5751 E Hacienda Av #222	89122 NV
Frank Henry	273 Keland Ave	LV NV 89123
Joanne Jackson	6374 W mesa Vista Ave	LV 89118
Bill McMan	6208 HEATHERMIST	LV W 89106
Kristin Nichol	5922 Whispering Pines	LV NV 89142
Colleen Fikes	8939 Rusty Nail Way	LV NV 89119
Dail Koshalek	2127 Congress Hill Henderson	89074
Luzie Dand	6516 W SILVERFIELD DR	LAS VEGAS 89103

FOR

## Kamalani, Keku

---

**From:** Susan Snyder [bikesnyder@yahoo.com]  
**Sent:** Thursday, February 20, 2003 11:55 AM  
**To:** dtitus@sen.state.nv.us  
**Subject:** Red Rock Canyon

Dear Sen. Titus --

I am Susan Snyder, president of the Las Vegas Valley Bicycle Club, Nevada's largest and most active group of bicyclists.

On behalf of my group and Southern Nevada's cyclists, I urge you to help us curtail any further development in or on the fringes of Red Rock Canyon National Conservation Area.

State Road 159 is the last decent road on which to ride a bicycle. It traverses what we consider to be the most beautiful portion of Nevada.

Members of our club built the bicycle pavilion at the Red Rock Canyon visitors' center. We clean a two-mile stretch of State Road 159 four times a year.

We are volunteers with Friends of Red Rock Canyon, docents at Spring Mountain Ranch State Park and hike leaders in Sandstone Canyon for the state Volunteers in the Parks program.

We lead at least three bicycle rides into Red Rock Canyon every week. And our annual benefit ride for Ronald McDonald House of Las Vegas brings more than 500 cyclists from all over the United States through Red Rock each fall.

We work hard to keep Red Rock pristine and to educate the public as to its proper use. And we have a huge stake in maintaining the safety of cyclists who ride on State Road 159.

We don't need another subdivision and more traffic along a road on which NDOT already has built shoulders that are narrower than what was specified in NDOT's the SR 159 paving project last summer.

We appreciate any attention you can give to this issue. Please help us keep houses out of Red Rock.

Sincerely,  
Susan Snyder, LVVBC president

=====  
Susan Snyder  
LCI #809kc  
Las Vegas, NV

---

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**Kamalani, Keku**

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**From:** Seth [konafish@swbell.net]  
**Sent:** Sunday, March 23, 2003 7:36 PM  
**To:** dtitus@sen.state.nv.us  
**Subject:** Red Rock Canyon

Dear Senator Titus,

I am one of those people who brings tax dollars to your fine State. Yes I am a tourist - one who visits Las Vegas one or two times each year. I am also one who believes there is more to Las Vegas than "The Strip." My wife and I have enjoyed a number of trips to Red Rock Canyon to appreciate its beauty.

Please know that I am in favor of Senate Bill #358, which protects Red Rock Canyon. As you are aware, there are economic benefits to "eco-tourism". So, preserving natural areas is not costly but profitable for a region. These areas provide diversity, better resident quality of life and a natural identity that can be unique and draw tourists.

I look forward to the successful passage of Senate Bill #358.

Sincerely,  
Seth Thomas  
Fort Worth, TX

3/24/2003



# *Brian W. Gilmore*

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August 21, 2002

Sen. Dina Titus  
Senate Minority Whip  
Legislative Building  
401 S. Carson St.  
Carson City, NV 89710-4747

Dear Senator,

I am writing to solicit your support in stopping the proposed development of Blue Diamond Hill. Laing Homes is proposing to build over 8,000 homes and a four-lane highway to support over 21,000 proposed residents. This projected development abuts the Red Rock Canyon Conservation area. This is a wild area of Nevada with beautiful vistas, unique archeological sites and endangered species. It represents and is an integral part of the heritage of Southern Nevada, Clark County and Las Vegas.

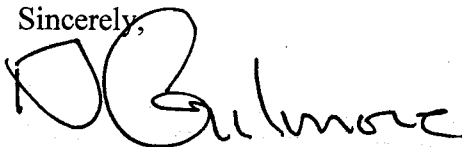
As a former resident of the Los Angeles basin I have witnessed the permanent damage done to an area by uncontrolled growth. If this development is allowed to proceed Las Vegas will experience increased air and light pollution, greater demands on dwindling water supplies and untold impacts on the Conservation area and its plant and animal inhabitants.

While the proposed development does not lie within the Red Rock Conservation Area, the Conservancy will border it on three sides. The fourth side is non-disposable BLM land. The development would lie entirely within what is topographically Red Rock Canyon. The traffic and visual impact that would result from this massive housing development in such close proximity to Red Rock would have a disastrous and unredeemable impact aesthetically and environmentally on Red Rock Canyon. Once this area is developed its wild nature is lost forever.

I beseech you to help stop this attack on wild Nevada.

Thank you for your help with this matter.

Sincerely,



Brian Gilmore



- █ Proposed Red Rock Overlay District
- █ Enterprise
- █ Spring Valley
- █ Spring Valley CMA
- █ Summerlin South
- █ Incorporated Cities
- █ Private Property in the Red Rock Overlay District
- █ Existing Red Rock Overlay District
- █ BLM Disposal Area
- █ Red Rock Canyon National Conservation Area
- █ Corporate Limits
- Section Lines
- ..... Contour Lines 20 Foot

Map created on February 12, 2000

