

Elizabeth Lee, Chairman
Thomas Duryea, Vice Chairman
Leah-Ann DeAnda, Secretary/Clerk
Gary Bennett, Member
Pamela Tyler, Member
Carol A. Curtis, Member
Robert Thomas, III, Member
John Koenig, Nye County Commission Liaison



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PAHRUMP REGIONAL PLANNING COMMISSION AGENDA

Wednesday, May 15, 2019 – 6:00 P.M.

COMMISSIONERS CHAMBERS
2100 E. WALT WILLIAMS DRIVE, PAHRUMP, NEVADA 89048

PER NRS 241.020 THIS MEETING HAS BEEN PROPERLY NOTICED AND POSTED AT THE
FOLLOWING LOCATIONS:

Nye County Administration, Pahrump, NV, 2100 E. Walt Williams Drive; Nye County Development Services, 250 N. Hwy 160, Pahrump, NV; Bob Rudd Community Center, 150 N. Hwy 160, Pahrump, NV; Pahrump Valley Times Office, 1570 E. Hwy 372, Pahrump, NV, Ian Deutch Government Complex 1520 E. Basin Ave. Pahrump, NV and the Nye County website: <http://www.nyecounty.net>, State website <https://notice.nv.gov>.

There may be a quorum of the Nye County Board of County Commissioners present but no deliberations shall occur, and no action shall be taken. The Commissioners Chambers is accessible to the handicapped. With advance notice, we are pleased to make reasonable accommodations for members of the public who are disabled and wish to attend the meeting. If special arrangements for the meeting are necessary, please notify the Nye County Planning Department in writing at the above address, or call (775) 751-4249.

Agenda: All items are approximate except if the item is agendized at a specific time. Items on the agenda without a time designation may be taken out of order. The Commission may combine two or more agenda items for consideration. The Commission may remove an item from the agenda or delay discussion relating to an item on the agenda at any time. Items on the agenda without a time designation may not necessarily be considered in the order in which they appear on the agenda. **Any person with an action item on the Agenda must be represented at this meeting to answer any questions that might arise, otherwise that item may be tabled.**

Public Comment periods are scheduled at the beginning and end of the meeting agenda with a time limit of three minutes per person. Additionally, public comment of three minutes per person may be heard during consideration of individual agenda items. The Commission reserves the right to reduce the time or limit the total time allowed for public comment. The Commission may prohibit comment if the content of the comments is a topic that is not relevant to, or within the authority of the Commission, or if the content of the comments is willfully disruptive of the meeting by being irrelevant, repetitious, slanderous, offensive, inflammatory, irrational or amounting to personal attacks or interfering with the rights of other speakers. Persons are also invited to submit comments in writing on the agenda items.

Support documentation for the items on the agenda, provided to the Regional Planning Commission, are available to members of the public at the Nye County Planning Department (250 N. Highway 160, Ste. 1 Pahrump, Nevada) and on the County's website, or by calling Celeste Sandoval at (775) 751-4245. WEBSITE: WWW.NYECOUNTY.NET

In accordance with Federal civil rights law and U.S. Department of Agriculture (USDA) civil rights regulations and policies, the USDA, its Agencies, offices, and employees, and institutions participating in or administering USDA programs are prohibited from discriminating based on race, color, national origin, religion, sex, gender identity (including gender expression), sexual orientation, disability, age, marital status, family/parental status, income derived from a public assistance program, political beliefs, or reprisal or retaliation for prior civil rights activity, in any program or activity conducted or funded by USDA (not all bases apply to all programs). Remedies and complaint filing deadlines vary by program or incident.

Persons with disabilities who require alternative means of communication for program information (e.g., Braille, large print, audiotape, American Sign Language, etc.) should contact the responsible Agency or USDA's TARGET Center at (202) 720-2600 (voice and TTY) or contact USDA through the Federal Relay Service at (800) 877-8339. Additionally, program information may be made available in languages other than English.

To file a program discrimination complaint, complete the USDA Program Discrimination Complaint Form, AD-3027, found online at How to File a Program Discrimination Complaint and at any USDA office or write a letter addressed to USDA and provide in the letter all of the information requested in the form. To request a copy of the complaint form, call (866) 632-9992. Submit your completed form or letter to USDA by: (1) mail: U.S. Department of Agriculture, Office of the Assistant Secretary for Civil Rights, 1400 Independence Avenue, SW, Washington, D.C. 20250-9410; (2) fax: (202) 690-7442; or (3) email: program.intake@usda.gov. Nye County is an equal opportunity provider, employer, and lender

1. **Pledge of Allegiance/Call to Order**
2. **Public Comment (first)** – No action will be taken on matters raised under public comment until the matter itself has been included on an agenda as an action item. (Three-minute time limit per person and speakers are requested to limit comments to items not on the agenda.)
3. **For possible action - Approval of Minutes:**
 - a. [PRPC Meeting – April 10, 2019.](#)
4. **For possible action - Approval of / Modifications to the Agenda:** Approval of the Agenda after Considering Requests to Rearrange, Hold or Remove Items.
5. **Correspondence and Announcements**
6. **Commission/Committee/Director Reports:**
 - a. BOCC Liaison Report - BOCC Liaison – John Koenig
 - b. Director’s Report
7. **Ex Parte Communications and Conflict of Interest Disclosure Statements**

Regular Agenda Items: Action may be taken by the Regional Planning Commission on the following items:

8. **For Possible Action – AP-2019-000017:** Discussion and deliberation regarding an Appeal of a decision made by the Zoning Administrator that the Planning Department is unable to process applications for an Extension of Time and Reconsideration of Conditions of Approval related to Special Use Permits for marijuana cultivation and production facilities due to the applicant failing to apply for an extension of time prior to the expiration of the Special Use Permits, and the zoning of the subject property having reverted to the Neighborhood Commercial (NC) zone which does not allow marijuana facilities. Located at 6041 S. Hafen Ranch Road, further described as a portion of Township 21 South, Range 54 East, Section 15, File #84221, Parcel 1. Assessor Parcel Number 045-131-48. R Land Company, LLC – Property Owner. Nevada Natural Medicines, LLC / Scott Sibley, Manager – Applicant/Appellant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**
9. **For possible action – CU-2019-000072:** Public Hearing, discussion, deliberation and possible action on a Conditional Use Permit (CUP) application for a Body Art (Tattoo) establishment located within the General Commercial (GC) zoning district on property located at 1360 E. Nevada Hwy. 372, Suite # 7 and further described as Parcel 1 of F#663390, Assessor Parcel Number 038-271-20. A&C Pahrump Capital, LLC – Property Owner. Cameron Batongbacal – Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**
10.
 - a. **For Possible Action – CU-2019-000073:** Public Hearing, discussion and deliberation on an application for a Conditional Use Permit to allow a Fireworks Storage Facility (Phantom Fireworks), on two (2) contiguous parcels zoned General Commercial (GC), located at 1001 and 1011 S. Nevada Highway 160. Assessor Parcel Numbers 038-282-06 and 038-282-07. Jaye Fourth Family Limited Partnership – Property Owners. Phantom Fireworks Showrooms, LLC - Applicant. Robyn R. Gallitto – Agent.
 - b. **For Possible Action – WV-2019-000094:** Public Hearing, discussion and deliberation on an application for a Waiver from NCC 17.04.700 (Conditions and Safeguards for Issuance of Conditional Use Permits) to allow a Fireworks Storage Facility less than 1,500 feet from residential

properties, located at 1001 and 1011 S. Nevada Highway 160. Assessor Parcel Numbers 038-282-06 and 038-282-07. Jaye Fourth Family Limited Partnership – Property Owners. Phantom Fireworks Showrooms, LLC - Applicant. Robyn R. Gallitto – Agent. **(These items are Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**

11. **For possible action – CU-2019-000074:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow the construction of an aboveground sports field reclaimed irrigation water storage and distribution station on a 41.6 acre parcel zoned Community Facilities (CF), located at 501 W. Calvada Blvd. Assessor Parcel Number 040-011-01. Nye County School District - Property Owner/Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**
12. **For Possible Action – WV-2019-000095:** Public Hearing, discussion and deliberation on an application for a Waiver from NCC 16.28.170.H.1 (Water Rights Relinquishment for Parcel Maps) to waive the requirement to transfer water rights to the State Engineer’s Office for the creation of an additional parcel of land via a Parcel Map, located at 961 W. Irene Street. Assessor Parcel Number 035-161-41. J.L. Investments, Inc. – Property Owner/Applicant. David A. Richards, Civilwise Services, Inc. – Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**
13.
 - a. **For Possible Action – CU-2019-000075:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow an Off-Premise Sign for Lennar Homes (Artesia and Pleasant Valley subdivisions) located at 5950 E. Grain Mill Road. Assessor Parcel Number 043-121-12. HHH Investments, LLC - Property Owner. Lennar Homes - Applicant. Tony Elder, Impact Sign & Graphics, LLC – Agent.
 - b. **For Possible Action – WV-2019-000096:** Public Hearing, discussion and deliberation on an application for Waivers from NCC 17.04.770, Signage Requirements, to allow an Off-Premise Sign to have three (3) support columns where a maximum of two (2) support columns are allowed, to be located less than five hundred feet (500') from a residential zone boundary, to be located more than one hundred feet (100') from Highway 372 or Highway 160, to be located within 750 feet from another off-premise sign, and to be located within 200 feet from a street intersection, on property located at 5950 E. Grain Mill Road. Assessor Parcel Number 043-121-12. HHH Investments, LLC - Property Owner. Lennar Homes - Applicant. Tony Elder, Impact Sign & Graphics, LLC – Agent. **(These items are Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**
14. **For Possible Action – AC-2019-000019:** Public Hearing, discussion and deliberation regarding a Major Renumbering Procedure to correct an error in the assignment of addresses regarding 46 properties. The following properties along S. Nevada Highway 160 are affected APNs: 027-441-09, 027-741-01, 027-741-03, 027-741-06 and 07, 027-741-19, 027-741-21 and 22, 041-293-02, 045-011-10 through 13, 045-011-18 through 21, 047-021-05 and 06, 047-021-11 and 12, 047-021-30, 047-031-18 through 20, 047-031-22, 047-041-05 through 08, 047-041-13, 047-041-15 through 26, 047-051-01, 047-071-01 and 02, NDOT Power Pedestal. Nye County – Applicant/Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.)**
15. **For Possible Action – TA-2019-000008 - Airport Overlay (AO):** Discussion, deliberation and possible action regarding proposed amendments to the Airport Overlay (AO) zoning district. **(BW)**
16. **For Possible Action – TA-2019-000009 - Sign Ordinance:** Discussion, deliberation and possible action regarding proposed amendments to the Sign Ordinance. **(BW)**

17. **For Possible Action – TA-2019-000010 - Lighting Ordinance:** Discussion, deliberation and possible action regarding proposed amendments to the Lighting Ordinance. (SO)
18. **For Possible Action – PV Land Investments:** Discussion, deliberation and possible direction to staff regarding the approximate 900 acres of property currently zoned Specific Plan (SP) that were covered by the now expired PV Land Investments, LLC Development Agreement. (CB)
19. **Future Meetings/Workshops: Discussion and Direction Concerning Items for Future Meetings/Workshops; Set Date, Location and Time.**

Public Comment:

20. **Public Comment (second)** – No action will be taken on matters raised under public comment until the matter itself has been included on an agenda as an action item. (Three-minute time limit per person and speakers are requested to limit comments to items not on the agenda.)
21. **Adjournment.**

Appeal Process: Anyone aggrieved by a final action of this Planning Commission may appeal such decision to the Nye County Board of County Commissioners within 30 calendar days of said action. An appeal may be filed with the Planning Department located at 250 N. Hwy 160, Pahrump, NV. An appeal fee of \$200.00 for Non-Public Hearing Items or \$375.00 for Public Hearing Items applies.
