

Nevada Tolladay, Chairman
Mark D. Kimball, Vice-Chairman
Marvin Minnick, Secretary/Clerk
Norma Jean Opatik, Member
Terry Hand, Member
John Koenig, Member
Vicky Parker, Pahrump Town Board Liaison
"Butch" Borasky, Nye County Commission Liaison



Address all correspondence to:
Steve P. Osborne, AICP
Planning Director
Nye County Planning Department
250 North Highway 160, Suite 1
Pahrump, NV 89060
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PAHRUMP REGIONAL PLANNING COMMISSION
REGULAR MEETING AGENDA

FEBRUARY 9, 2011 – 6:00 P.M.

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

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

Nye County Courthouse, Pahrump, NV, 1520 E. Basin Rd; Nye County Administration, Pahrump, NV, 2100 E. Walt Williams Drive; Nye County Complex, 250 North Highway 160, Pahrump, NV; Pahrump Town Office, 400 North Highway 160, Pahrump, NV; Pahrump Valley Times Office, 2160 East Calvada Boulevard, Pahrump, NV, Website: <http://www.nyecounty.net>

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.

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.

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) 751-4033.

MEETING PROTOCOL:

Consent Agenda Items may be considered in one motion. Any person(s) representing an application who does not agree with the conditions recommended by staff should request that the item be removed from this portion of the agenda and be heard separately when the meeting has been opened.

Agenda Order: any items listed on this agenda may be taken out of order if so requested by the applicant, staff or Commission members with the approval of the Chairperson.

All Agenda Items are considered to be final action unless appealed to the Nye County Board of County Commissioners (BOCC) or unless otherwise stated on the Agenda or announced. Items appealed to the BOCC may result in a different decision or additional conditions/stipulations or limitations.

Public Hearing Items will be considered separately. Any person(s) representing an application should approach the podium as your item is announced.

Speakers must come forward to the microphone, begin testimony by clearly stating your name, direct all questions and comments to the Chairperson, and the Chair will direct the questions to the appropriate individual. Please avoid repeating testimony that has already been provided and be brief and to the point. Discussions on an item will be closed if discussions become long-winded, repetitious, or if members in support or opposition become rude. As a courtesy to all persons, please turn-off or set to a silent mode all cell-phones or pagers. Thank you for attending tonight's meeting.

Call to Order

Pledge of Allegiance

1. Approval of Minutes

- [December 15, 2010](#)
- [January 12, 2011](#)

2. Approval of / Modifications to the Agenda: Approval of the Agenda after Considering Requests to Rearrange, Hold or Remove Items.

3. Correspondence and Announcements

4. Public Comment

No action may be taken upon a matter raised under this item of the agenda until the matter itself has been specifically included on a future agenda as an action item. (Three-minute time limit per person and speakers are requested to limit comments to items not on the agenda.)

5. Commission Reports

- a. BOCC Liaison Report - BOCC Liaison “Butch” Borasky
- b. Pahrump Town Board Liaison Report - PTB Liaison Vicky Parker
- c. Capital Improvements Plan Advisory Committee - Mark D. Kimball
- d. APA Luncheon

6. Ex Parte Communications and Conflict of Interest Disclosure Statements

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

Waiver Application(s):

7. [WV-10-0010](#): Waiver Application to allow the installation of a freestanding pole sign instead of a monument sign as required within the Neighborhood Commercial (NC) Zoning District, for a proposed Maverik gasoline station and convenience store, located at 3010 S. Highway 160, situated at the southeast corner of Highway 160 and Homestead Road, further described as Calvada Valley Unit 1, Block 1, Lot 1. Maverik, Inc. – Property Owner/Applicant. Young Electric Sign Company (YESCO) – Agent. AP# 42-391-20.

Application to Modify Conditions of Approval:

8. [CU-10-0010.1](#): Application to Modify the Conditions of Approval related to Conditional Use Permit CU-10-0010, specifically to remove Special Condition #12, which requires the improvement of Kellogg Road with 2 moving lanes of asphalt paving. Conditional Use Permit CU-10-0010 allows for the reinstatement of the previous grandfathered use of a restaurant on property in the Rural Estates (RE-1) Zoning District. Located at 3561 E. Kellogg Road, further described as Lot 730 of Green Saddle Ranch Subdivision. Vincent and John Congiu – Property Owners/Applicants. AP# 45-271-14.

Zone Change Application(s):

9. a. **MP-10-0007**: (Minor) Master Plan Amendment application to change approximately 14.58-acres from the Mixed Use Land Use Category to the General Commercial Land Use Category, for properties described as Calvada Valley Unit 11, Block 2, lots 7 thru 15 and 18 thru 24, Block 3, Lots 7 thru 28, Block 4, Lots 6 thru 13, 16 thru 18, and 21 thru 26, Parcel 1 of File Map 694874, Parcel 1 of File Map 714294 and Parcel 1 of File Map 724974, located at 100 thru 361 S. Emery Street and 80 thru 340 S. Humahuaca Street. Multiple Property Owners. Pahrump Regional Planning Commission – Applicant. APN’s 38-223-06 –13 & 16; 38-224-01–13; 38-225-07–15 & 18–21; 38-231-01–3 & 06–12; 38-232-05–13; and 38-233-01–04.
- b. **ZC-10-0014**: (Non-Conforming) Zone Change application to change approximately 14.58-acres from the Neighborhood Commercial (NC) Zoning District to the General Commercial (GC) Zoning District for properties described as Calvada Valley Unit 11, Block 2, lots 7 thru 15 and 18 thru 24, Block 3, Lots 7 thru 28, Block 4, Lots 6 thru 13, 16 thru 18, 21 thru 26 and Parcel 1 of File Map# 694874, Parcel 1 of File Map# 714294 and Parcel 1 of File Map# 724974, located at 100 thru 361 S. Emery Street and 80 thru 340 S. Humahuaca Street. Multiple Property Owners. Pahrump Regional Planning Commission – Applicant. APN’s 38-223-06–13 & 16; 38-224-01–13; 38-225-07–15 & 18 – 21; 38-231-01 – 3 & 06 – 12; 38-232-05–13; 38-233-01–04.

Open Use (OU) and Highway Frontage (HF) Zone Changes:

10. **ZC-11-0001**: Zone Change application for properties located within the Pahrump Regional Planning District from the Open Use (OU) or Highway Frontage (HF) zones as follows:
 - A. 1440 and 1320 W. Carrol Street, from Open Use (OU) zoning district to the Rural Homestead (RH 9.5) zoning district. APN’s 27-231-24 & 27-231-27.
 - B. 1441 & 1321 W. Austin Street, from Open Use (OU) zoning district to the Light Industrial (LI) zoning district. APN’s 27-231-25 & 27-231-26.
 - C. 2221 N. Highway 160 from Highway Frontage (HF) to the General Commercial (GC) zoning district, APN 27-401-29 and 2220 N. Lakoda Street from the Open Use (OU) zoning district to the General Commercial (GC) zoning district, APN 27-401-28.
 - D. 4061 E. Dandelion Street from the Open Use (OU) zoning district to the Neighborhood Commercial (NC) zoning district, APN 27-651-15.
 - E. 2451 N. Leslie Street, from the Open Use (OU) zoning district to the Neighborhood Commercial (NC) zoning district, APN 29-781-02.

- F.** 111 and 100 W. Brandon Lane, from the Open Use (OU) zoning district to the Multi Family (MF) zoning district, APN's 30-351-04 & 30-361-21.
 - G.** 3780 N. Araby Ave., from the Open Use (OU) zoning district to the Village Residential (VR-20) zoning district, APN 33-071-09.
 - H.** 3001 N. Kittyhawk Drive, from the Open Use (OU) zoning district to the Village Residential (VR-20) zoning district, APN 33-411-17.
 - I.** 471 E. Mesquite Ave., from the Open Use (OU) zoning district to the Village Residential (VR-10) zoning district, APN 35-041-59.
 - J.** 220 W. Stagecoach Road, from the Open Use (OU) zoning district to the Rural Estates (RE-2) zoning district, APN 35-094-13.
 - K.** 151 N. Blagg Road, from the Open Use (OU) zoning district to the Rural Homestead (RH 4.5) zoning district, APN 35-111-06.
 - L.** 2150 & 2091 E. Christine Way, from the Open Use (OU) zoning district to the Light Industrial (LI) zoning district, APN's 35-268-06 & 35-268-08.
 - M.** 280 E. Wilson Rd., from the Open Use (OU) zoning district to the Rural Estates (RE-1) zoning district, APN 35-321-39.
 - N.** 731 E. Bolling Rd., from the Open Use (OU) zoning district to the Village Residential (VR-20) zoning district, APN 35-344-06.
 - O.** 681 S. Big Five Rd., from the Open Use (OU) zoning district to the Village Residential (VR-20) zoning district, APN 35-353-20.
 - P.** 611 & 590 S. Lola Lane, from the Open Use (OU) zoning district to the Village Residential (VR-20) zoning district, APN's 35-354-10 & 35-355-05.
- 11.** **Discussion and Direction** Concerning Items for Future Meetings/Workshops; Set Date, Location and Time of Future Pahrump Regional Planning Commission Meetings.
- 12.** **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 \$100.00 for Non-Public Hearing Items or \$200.00 for Public Hearing Items applies.

AFFIDAVIT OF POSTING & MAILING

STATE OF NEVADA

COUNTY OF NYE

The undersigned, being duly sworn according to law, deposes and says: That she is over the age of 21 years; that she posted or caused same to be posted, at the places below mentioned, the Agenda for the Regional Planning Commission Meeting of February 9, 2011, no later than 9:00 a.m. on February 4, 2011. The undersigned further deposes and says; That on or before February 9, 2011 she delivered or caused to be delivered the notice of the Agenda to the above meeting to the Pahrump office of the United States Postal Service for mailing no later than 9:00 a.m.

Beth L. McGhee, Administrative Secretary

Subscribed and sworn to before me
This ___th day of February, 2011

Notary Public

POSTED:

Nye County Administration, 2100 E. Walt Williams Dr.
Nye County Courthouse (Pahrump), 1520 E. Basin
Nye County Complex, 250 N. Hwy 160
Pahrump Town Office, 400 N. Hwy 160
Pahrump Valley Times Office, 2160 E. Calvada Blvd.
Website: www.nyecounty.net