Terry Hand, Chairman
John Koenig, Vice-Chairman
Gregory T. Hafen II, Secretary/Clerk
Marvin Minnick, Member
Joseph C. Goode, Sr., Member
Walter (Walt) S. Grudzinski, 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 N. Highway 160, Suite 1
Pahrump, NV 89060
Phone: (775) 751-4249
Fax: (775) 751-4324

PAHRUMP REGIONAL PLANNING COMMISSION
REGULAR MEETING AGENDA

February 15, 2012 – 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) 751-4249.

In accordance with Federal law and U.S. Department of Agriculture policy, Nye County is prohibited from discriminating on the basis of race, color, national origin, sex, religion, age, or disability. (Not all prohibited bases apply to all programs.) To file a complaint of discrimination write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410, or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider, employer and lender.

Communication for Hearing Impaired: Dial Nevada Relay Service 711 or for Voice to TTY (800) 326-6888 or TTY to Voice (800) 326-6868.

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:**
   a. January 11, 2012

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 - John Koenig
   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:

Parcel Map (PM) and Conditional Use (CU) Permit Applications:

7. a. **PM-12-0002:** Parcel Map to divide a 3.41 acre parcel into two parcels, one 1.49 acres and the other 2.19 acres, Zoned Village Residential (VR-10) and Master Planned Medium Density Residential, known as Calvada Valley Unit 7, block 25, Lot 200, File Map #36023, located at 1560 Java Avenue, at the corner of Java and Highland Avenue. Village Services Group LLC – Property Owner. Brock Metzka – Applicant/Agent. AP# 38-631-23.

   b. **CU-12-0001:** Conditional Use Permit (CUP) application to allow for an Assisted Living Facility in the Village Residential (VR-10) Zoning District, located at 1560 S. Java Avenue, situated at the intersection of Java and Highland Avenues, further known as Lot 200, Block 25 of Calvada Valley Unit 7. Village Services Group LLC – Property Owner. Brock Metzka Applicant/Agent. AP# 38-631-23.

8. **PM-12-0001:** Parcel Map (PM) application to allow the Merger and Resubdivision of six (6) parcels with a total acreage of 251.94 acres into two parcels, one 218.27 acres and the other 33.67 acres for property Zoned Specific Plan (SP), to adjust boundaries between the golf course and future Planning Area 7 and to incorporate the common elements along Mt. Falls Parkway into the golf course parcel. Located within the Mountain Falls development along Mountain Falls Blvd at various locations, described as Parcel #6, 15 & 15A of File Map #16505, Parcel #1 of File Map #679609, Common Element 9 of File Map #482651, Mountain Falls Phase #1 and Parcel #1 of File Map #719540 and known as the golf course. Mountain Falls LLC and Mountain Falls Golf Course LLC – Property Owners/Applicants. Taney Engineering – Agent. AP#'s 45-021-12, 45-021-13, 45-021-17, 45-021-46, 45-021-51 & 45-021-60.

9. **Kellogg/Jane/Quarterhorse Area Study:** Discussion, deliberation and possible decision to direct staff to initiate zone change(s) and/or other land use procedures pertaining to 32 parcels in the Kellogg/Jane/Quarterhorse area of the Pahrump Regional Planning District.

10. **VR-20 Rezoning Study:** Discussion, deliberation and possible decision to direct staff to initiate zone changes pertaining to 604 parcels zoned VR-20 and which are one acre in size or larger located within the Pahrump Regional Planning District.

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

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 15, 2012 no later than 9:00 a.m. on February 10, 2012.

Beth L. McGhee, Administrative Secretary

Beth L. McGhee, Administrative Secretary

Subscribed and sworn to before me
This 9th day of February, 2012

Qiana L. Medici
Notary Public

QIANA L. MEDICI
Notary Public, State of Nevada
Appointment No. 06-107422-14
My Appt. Expires Jun 22, 2014

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
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