

Terry Hand, Chairman
John Koenig, Vice-Chairman
Gregory T. Hafen II, Secretary/Clerk
Joseph C. Goode, Sr., Member
Jennifer McCall, Member
Dave Richards, 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
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PAHRUMP REGIONAL PLANNING COMMISSION
REGULAR MEETING AGENDA
Wednesday July 11, 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>

WEBSITE: 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.

MEETING PROTOCOL:

Agenda Order: Any items listed on this agenda may be taken out of order if so requested by an applicant, staff or Commission member with the approval of the Chairperson. Two agenda items may also be combined for consideration by the Commission.

Speakers must come forward to the microphone, begin testimony by clearly stating their name, and direct all questions and comments to the Chairperson. The Chair will then 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 they 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.

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.

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.

PAHRUMP REGIONAL PLANNING COMMISSION:

Call to Order

Pledge of Allegiance

1. **Election of Officers pursuant to Section II.B, PRPC Bylaws adopted as revised 11/10/04** (Note: The Bylaws require the affirmative vote of not less than four (4) members of the Commission to elect Officers.)
 - a. Election of Chairman
 - b. Election of Vice-Chairman
 - c. Election of Secretary/Clerk
2. **Approval of Minutes:**
 - a. June 13, 2012
3. **Approval of / Modifications to the Agenda:** Approval of the Agenda after Considering Requests to Rearrange, Hold or Remove Items.
4. **Correspondence and Announcements**
5. **Public Comment (first)** – This time is devoted to comments by the general public, pursuant to NRS 241.020(2)(c)(3). 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.)
6. **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. PRPD Master Plan Update Steering Committee - Gregory T. Hafen II
7. **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:

Conditional Use (CU) Permit Applications:

8. **CU-12-0011:** Conditional Use Permit (CUP) application to allow an Assisted Living Facility in the Village Residential (VR-10) Zoning District, per NCC 17.04.245.E, located at 1550 S. Java Avenue, further known Calvada Valley Unit 7, Block 25, Lot 175. Pahrump Land Development, LLC – Property Owner. Brock Metzka – Applicant. AP# 38-631-22.
9. **CU-12-0012:** Conditional Use Permit (CUP) application to allow a Temporary Living Facility in the Village Residential (VR-10) Zoning District, per NCC 17.04.245.E, located at 2100 S. Dandelion Street, further known as Calvada Valley Unit 3, Block 14, Lot 47. Kathi Morissette – Property Owner/Applicant. AP# 42-131-11.

10. **CU-12-0013:** Conditional Use Permit (CUP) application to allow an Animal Rescue (Symphony Animal Foundation) in the Rural Estates (RE-2) Zoning District, per NCC 17.04.220.E, located at 2171 E. Bond Street, further described as Parcel 3 of File map #410452. Leon L. Kind Trust – Property Owner. Symphony Animal Foundation – Applicant. Laraine Harper – Agent. AP# 44-851-19.
11. **PM-12-0003:** Parcel Map application to divide a 2.3 acre parcel into two parcels, one 1.10 acres and the other 1.19 acres, Zoned General Commercial (GC) and Master Planned General Commercial, known as Calvada Valley Unit 11, Block 8, Lot 4, located at 371 S. Oxbow Avenue. D&D Tire, Inc – Property Owner. Civilwise Services – Applicant. AP# 38-244-11.
12. **PM-12-0004:** Parcel Map application to divide a 20.49 acre parcel into four parcels, one 3.41 acres, the second 17.08 acres, the third .024 acres, and the fourth .011 acres, Zoned Specific Plan (SP) and Master Planned Medium Density Residential, located at the intersection of Mountain Falls Boulevard and Mountain Falls Parkway, further described as Parcel A of File map #482651. Mountain Falls, LLC – Property Owner. Taney Engineering – Applicant. AP# 45-501-04.
13. **Discussion and Direction Concerning Items for Future Meetings/Workshops; Set Date, Location and Time of Future Pahrump Regional Planning Commission Meetings.**
14. **Public Comment (second)** – This time is devoted to comments by the general public, pursuant to NRS 241.020(2)(c)(3). 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.)
15. **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 **Pahrump Regional Planning Commission** meeting of **July 11, 2012** no later than 9:00 a.m. on July 6, 2012.

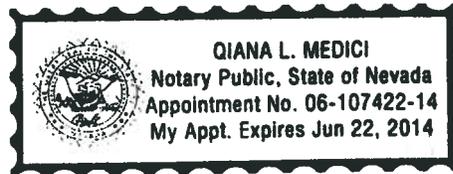


Celeste Sandoval, Administrative Technical Coordinator

Subscribed and sworn to before me
This 5th day of July, 2012



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.
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