

Terry Hand, Chairman  
John Koenig, Vice-Chairman  
Gregory T. Hafen II, Secretary/Clerk  
Joseph C. Goode, Sr., Member  
Jennifer McCall, Member  
Vacant, 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**  
**Wednesday October 10, 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](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.

**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. Approval of Minutes:
  - a. September 12, 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 (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.)
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. PRPD Master Plan Update Steering Committee – Gregory T. Hafen II
6. Ex Parte Communications and Conflict of Interest Disclosure Statements

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

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### Conditional Use (CU) Permit Applications:

7. CU-12-0014: Conditional Use Permit (CUP) application to allow a Check Cashing, Payday Loan or Similar Use in the General Commercial (GC) Zoning District, per NCC 17.04.320.E, located at 1441 E. Highway 372, further known as Calvada Valley Unit 6, Block 6, Lot 8. Mario & Rachele Zanetti Trust – Property Owners. Nevada Title and Payday Loans, Inc – Applicant. Civilwise Services, Inc. - Agent. AP# 38-291-08.
8. CU-12-0015: Conditional Use Permit (CUP) application to allow the expansion of an existing legal non-conforming use of land, specifically to add a 40’ x 80’, 50’ x 100’ and 60’ x 100’ shade structures to existing concrete slabs, on property in the Heavy Industrial (HI) Zoning District, per NCC 17.04.905.B Grandfathered Uses, located at 1470 E. Mesquite Avenue, described as Parcel 4 of File Map #64746, Section 35, Township 19 South, Range 53 East. Creekside Investments, LLC – Property Owner. Pahrump Valley Disposal – Applicant/Agent. AP# 27-413-15.

9. [CU-12-0016](#): Conditional Use Permit (CUP) application to allow the expansion of an existing legal non-conforming use of land, specifically to add a 24' x 60' modular office to an existing church (Heritage Bible Church), on property in the Village Residential (VR-20) Zoning District, per NCC 17.04.905.B Grandfathered Uses, located at 3061 E. Heritage Drive, described as Parcel 3 of File Map #238367, Section 7, Township 21 South, Range 54 East. Living Waters Bible Church dba Heritage Bible Church – Property Owner/Applicant. AP# 45-081-27.

**Zone Change (ZC) Applications:**

10. [ZC-12-0008](#): (Conforming) Zone Change application to change approximately 9.63 acres from the Village Residential (VR-20) Zoning District to the Mobile Home Park (MH) Zoning District for property described as Parcel 2 of File Map #135959, the Southwest ¼ of the Southwest ¼ of Section 3, Township 20 South, Range 53 East, located at 1221 N. Blagg Road. Middleton LLC – Property Owner/Applicant. Civilwise Services – Agent. AP# 035-041-19.

**Master Plan (MP) Amendment and Zone Change (ZC) Applications:**

11.
  - a. [MP-12-0007](#): (Minor) Master Plan Amendment to change the land use designation from Business Park/Light Industrial to Heavy Industrial for nine (9) parcels totaling approximately 60.0 acres (gross), generally located north of Basin Avenue, east of Oyster Street, and west of Panorama Road. PV Raceway LLC; Wulfco & Wulfenstein Trust; PDMV1 LLC; and Wulfenstein, Ray & Irene Trust – Property Owner(s). Nye County Zoning Administrator – Applicant. AP#'s 035-191-45, -51, -52, -53, -54, -58, -59, -60, and -61.
  - b. [ZC-12-0009](#): (Non-Conforming) Zone Change application to change approximately 60.0 acres (gross) from the Light Industrial (LI) Zoning District to the Heavy Industrial (HI) Zoning District for nine (9) parcels totaling approximately 60.0 acres (gross), generally located north of Basin Avenue, east of Oyster Street, and west of Panorama Road. PV Raceway LLC; Wulfco & Wulfenstein Trust; PDMV1 LLC; and Wulfenstein, Ray & Irene Trust – Property Owner(s). Nye County Zoning Administrator – Applicant. AP#'s 035-191-45, -51, -52, -53, -54, -58, -59, -60, and -61.

**Parcel Map (PM) Applications:**

12. [PM-12-0006](#): Parcel Map application to divide a 40 acre parcel into two parcels, one 26.96 acres and the other 11.67 acres, Zoned General Commercial (GC) and Master Planned General Commercial, located at 1941 E. Basin Avenue, further described as the East ½ of the East ½ of the Northeast ¼ of Section 14, Township 20 South, Range 53 East. William G. Goff, Jr., Trustee – Property Owner/Applicant. Civilwise Services, Inc. – Agent. AP# 035-291-01.
13. [Humahuaca – Emery Street Area Study.](#)
14. [Discussion and Possible Direction to Staff to Initiate a Zoning Ordinance Text Amendment](#) to require a Public Vote prior to any future decrease to the current 50,000 foot (9.5 miles) separation requirement between Residential Zoning Districts and Incarceration Facilities. Referendum 2012/Judith E. Holmgren – Petitioner.

15. **Nomination of a member of the Pahrump Regional Planning Commission to serve on the Capital Improvements Plan (CIP) Advisory Committee** for a 2-year term beginning January 1, 2013 and expiring on December 31, 2014.
16. **Update Concerning Changes to Exotic Animals Ordinance in Clark County, Nevada.**
17. **Discussion and Direction Concerning Items for Future Meetings/Workshops; Set Date, Location and Time of Future Pahrump Regional Planning Commission Meetings.**
18. **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.)
19. **Adjournment.**

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**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.

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**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 **October 10, 2012** no later than 9:00 a.m. on October 5, 2012.

  
Celeste Sandoval, Administrative Assistant

Subscribed and sworn to before me  
This 3<sup>rd</sup> day of October 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.  
Website: [www.nyecounty.net](http://www.nyecounty.net)