

Gregory T. Hafen II, Chairman
Robert G. Adams, Vice-Chairman
Leah-Ann DeAnda, Secretary/Clerk
Derek Fowler, Member
Gary Bennett, Member
Elizabeth Lee, Member
Leonardo Blundo, Member
John Koenig, Nye County Commission
Liaison



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**PAHRUMP REGIONAL PLANNING COMMISSION
REGULAR MEETING AGENDA
Wednesday, January 10, 2018 – 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 Complex, 250 North Highway 160, Pahrump, NV; Pahrump Valley Times Office, 1570 E. Hwy 372, 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. 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:

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

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 Special Meeting – November 21, 2017

[2017.11.21 Draft minutes](#) 

b. PRPC Meeting - December 13, 2017

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 – CU-2017-000040 (Continued from the December 13, 2017 meeting): Public hearing, discussion, deliberation and possible action on a Conditional Use Permit application to allow a Body Art establishment on property zoned General Commercial (GC). This will allow the High Class Smoke Shop to expand its current operations to include Body Art (Tattoo) services located at 1500 E. Nevada Hwy. 372. The establishment is in the General Commercial (GC) Zoning District, further described as Calvada Valley U.6 Lot 16 Block 2, AP# 038-271-03. Bedson LTD Partnership – Owner. Khair Pash Fazal – Applicant. (This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (JE)

[CU-2017-000040](#) 

9. For possible action – ZC-2017-000020: Public hearing, discussion, deliberation and possible action on an application for a Zone Change from Mixed Use (MU) to General Commercial (GC), on approximately 1.1 acres of property located at 3400 S. Nevada Highway 160, further known as Calvada Valley Unit 1 Subdivision, Block 1, Lot 16, Township 20 South, Range 54 East, Section 30. Assessor Parcel Number 042-391-04. Rockingham Capital Nevada, LLC – Property Owner. Mega Motors – Applicant. Christopher Howard and Gueorqui Gantchev – Agents for Mega Motors. (The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for February 20, 2018 at 11:00 a.m., or soon thereafter, unless otherwise announced) (SO)

10. For possible action: Discussion, deliberation and possible direction to staff regarding the definition of “start of construction.”

[Item #10](#) 

11. For possible action: Discussion, deliberation and possible direction to staff regarding the permitting and construction of accessory buildings & structures prior to establishing the principal dwelling on residential parcels.

[Item #11](#) 

12. For possible action: Discussion, deliberation and possible direction to staff regarding NCC 17.04.925 Temporary Use Permits.

[Item #12](#) 

13. For possible action: Discussion, deliberation and possible direction to staff regarding Sign Regulations

[Item #13](#)  [Item #13 City of Henderson Sign Regs.](#) 

14. For possible action: Discussion, deliberation and possible direction to staff regarding domestic wells/water supply requirements.

15. Future Meetings/Workshops: Discussion and Direction Concerning Items for Future Meetings/Workshops; Set Date, Location and Time.

16. 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.)

17. 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.