

Elizabeth Lee, Chairman
Thomas Duryea, Vice Chairman
Leah-Ann DeAnda, Secretary/Clerk
Vacant, Member
Gary Bennett, Member
Pamela Tyler, Member
Carol A. Curtis, Member
John Koenig, Nye County Commission Liaison



Brett Waggoner
Director of Planning
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 AGENDA

Wednesday, March 20, 2019 – 6:00 P.M.

AMENDED

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 Development Services, 250 N. Hwy 160, Pahrump, NV; Bob Rudd Community Center, 150 N. Hwy 160, Pahrump, NV; Pahrump Valley Times Office, 1570 E. Hwy 372, Pahrump, NV, Ian Deutch Government Complex 1520 E. Basin Ave. Pahrump, NV and the Nye County website: <http://www.nyecounty.net>, State website <https://notice.nv.gov>.

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, or by calling Celeste Sandoval at (775) 751-4245. 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**
2. **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 Meeting – February 13, 2019.](#)
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 – ZC-2018-000030 (This item is continued from the January 16, 2019 PRPC meeting):** Public Hearing, discussion and deliberation on a (Conforming) Zone Change application to change two contiguous parcels totaling 17.3 acres from the Mixed Use (MU) zone to the Suburban Estates Residential (SE) zone, located at 440 and 450 E. Wilson Road. Assessor Parcel Numbers 035-321-52 (5.0 acres) and 035-321-56 (12.3 acres). Wilson Capital Nevada Land, LLC – Property Owner. Jeffrey Gunter, Manager - Applicant. Heather J. Wilson – Agent. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for April 16, 2019, or otherwise announced.) (SO)**
9. **For Possible Action – ZC-2018-000031 (This item is continued from the February 13, 2019 PRPC meeting):** Public hearing, discussion and deliberation on a (Conforming) Zone Change application to change two contiguous parcels totaling 18.37 acres from the Neighborhood Commercial (NC) zone to the Suburban Estates Residential (SE) zone, for the purpose of hemp cultivation on property located at 2370 and 2470 E. Thousandaire Blvd. Assessor Parcel Numbers 044-551-39 (9.40 acres) and 044-551-40 (8.97 acres). Cliffwood Realty Nevada, LLC – Property Owner. Jeffrey Gunter, Manager - Applicant. Heather J. Wilson – Agent. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for April 16, 2019, or otherwise announced.) (SO)**
10.
 - a. **For Possible Action – CU-2019-000060:** Public hearing, discussion and deliberation on an application for a Conditional Use Permit to allow a Fireworks Retail/Wholesale and Storage Facility (Area 51 Fireworks), on three (3) contiguous parcels zoned General Commercial (GC), located at 1381, 1361 and 1341 E. Nevada Highway 372. Assessor Parcel Numbers 038-291-05, 038-291-04 and 038-291-03. D & T Partners, LLC; McKoy, Timothy and Frank, Jr.; and F & T, LLC and Castelblanco, Luis – Property Owners. D & T Partners, LLC / Timothy McKoy - Applicant. Justin Casey Steinhart, General Manager, Area 51 Fireworks – Agent.
 - b. **For Possible Action – WV-2019-000086:** Public hearing, discussion and deliberation on an application for a Waiver from NCC 17.04.700 (Conditions and Safeguards for Issuance of Conditional Use Permits) to allow a Fireworks Retail/Wholesale and Storage Facility (Area 51 Fireworks) less than 1,500 feet from residential property, located at 1381, 1361 and 1341 E. Nevada

Highway 372. Assessor Parcel Numbers 038-291-05, 038-291-04 and 038-291-03. D & T Partners, LLC; McKoy, Timothy and Frank, Jr.; and F & T, LLC and Castelblanco, Luis – Property Owners. D & T Partners, LLC / Timothy McKoy - Applicant. Justin Casey Steinhart, General Manager, Area 51 Fireworks – Agent. **(These items are Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**

11. **For Possible Action – CU-2019-000061**: Public hearing, discussion and deliberation on an application for a Conditional Use Permit to allow a Fireworks Retail/Wholesale and Storage Facility (Blackjack Fireworks), on two (2) contiguous parcels zoned General Commercial (GC), located at 1161 and 1181 S. Nevada Highway 160. Assessor Parcel Numbers 035-381-12 and 035-381-13. D & T Partners, LLC – Property Owner. D & T Partners, LLC / Timothy McKoy - Applicant. Justin Casey Steinhart – Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**

12.

a. **For Possible Action – CU-2019-000062**: Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow an Off-Premise Sign for Lennar Homes (Artesia and Pleasant Valley subdivisions) located at 3211 E. Manse Road. Assessor Parcel Number 045-091-28. International Church of the Foursquare Gospel - Property Owner. Lennar Homes - Applicant. Tony Elder, Impact Sign & Graphics, LLC – Agent.

b. **For Possible Action – WV-2019-000087**: Public Hearing, discussion and deliberation on an application for a Waiver from NCC 17.04.770, Signage Requirements, to allow an Off-Premise Sign to have three (3) support columns where a maximum of two (2) support columns are allowed, to be located less than five hundred feet (500') from a residential zone boundary, and to be located more than one hundred feet (100') from Highway 372 or Highway 160, located at 3211 E. Manse Road. Assessor Parcel Number 045-091-28. International Church of the Foursquare Gospel - Property Owner. Lennar Homes - Applicant. Tony Elder, Impact Sign & Graphics, LLC – Agent. **(These items are Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**

13.

a. **For Possible Action – CU-2019-000063**: Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow an Off-Premise Sign for Lennar Homes (Artesia and Pleasant Valley subdivisions) located at 6940 S. Homestead. Assessor Parcel Number 044-561-21. Kellogg 10, LLC - Property Owner. Lennar Homes - Applicant. Tony Elder, Impact Sign & Graphics, LLC – Agent.

b. **For Possible Action – WV-2019-000088**: Public Hearing, discussion and deliberation on an application for a Waiver from NCC 17.04.770, Signage Requirements, to allow an Off-Premise Sign to have three (3) support columns where a maximum of two (2) support columns are allowed, to be located less than five hundred feet (500') from a residential zone boundary, and to be located more than one hundred feet (100') from Highway 372 or Highway 160, located at 6940 S. Homestead. Assessor Parcel Number 044-561-21. Kellogg 10, LLC - Property Owner. Lennar Homes - Applicant. Tony Elder, Impact Sign & Graphics, LLC – Agent. **(These items are Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**

14.

a. **For Possible Action – CU-2019-000064**: Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow an Off-Premise Sign for Lennar Homes (Artesia and Pleasant Valley subdivisions) located at 5151 S. Nevada Highway 160. Assessor Parcel Number 047-041-26. Manse Crossing, LLC - Property Owner. Lennar Homes - Applicant. Tony Elder, Impact Sign & Graphics, LLC – Agent.

- b. **For Possible Action – WV-2019-000089:** Public Hearing, discussion and deliberation on an application for a Waiver from NCC 17.04.770, Signage Requirements, to allow an Off-Premise Sign to have three (3) support columns where a maximum of two (2) support columns are allowed, and to be located less than five hundred feet (500') from a residential zone boundary, located at 5151 S. Nevada Highway 160. Assessor Parcel Number 047-041-26. Manse Crossing, LLC - Property Owner. Lennar Homes - Applicant. Tony Elder, Impact Sign & Graphics, LLC – Agent. **(These items are Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**

15.

- a. **For Possible Action – CU-2019-000065:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow an Off-Premise Sign for Lennar Homes (Artesia and Pleasant Valley subdivisions) located at 5030 S. Nevada Highway 160. Assessor Parcel Number 047-031-18. Manse Crossing, LLC - Property Owner. Lennar Homes - Applicant. Tony Elder, Impact Sign & Graphics, LLC – Agent.
- b. **For Possible Action – WV-2019-000090:** Public Hearing, discussion and deliberation on an application for a Waiver from NCC 17.04.770, Signage Requirements, to allow an Off-Premise Sign to have three (3) support columns where a maximum of two (2) support columns are allowed, to be located less than five hundred feet (500') from a residential zone boundary, and to be located more than one hundred feet (100') from Highway 372 or Highway 160, located at 5030 S. Nevada Highway 160. Assessor Parcel Number 047-031-18. Manse Crossing, LLC - Property Owner. Lennar Homes - Applicant. Tony Elder, Impact Sign & Graphics, LLC – Agent. **(These items are Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**

16.

- a. **For Possible Action – CU-2019-000066:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow an Off-Premise Sign for Lennar Homes (Artesia and Pleasant Valley subdivisions) located at 5971 E. Santovito Street. Assessor Parcel Number 045-151-31. Hafen Family Ltd Partnership - Property Owner. Lennar Homes - Applicant. Tony Elder, Impact Sign & Graphics, LLC – Agent.
- b. **For Possible Action – WV-2019-000091:** Public Hearing, discussion and deliberation on an application for a Waiver from NCC 17.04.770, Signage Requirements, to allow an Off-Premise Sign to have three (3) support columns where a maximum of two (2) support columns are allowed, to be located less than five hundred feet (500') from a residential zone boundary, to be located more than one hundred feet (100') from Highway 372 or Highway 160, and to be located on property zoned Commercial Manufacturing (CM), located at 5971 E. Santovito Street. Assessor Parcel Number 045-151-31. Hafen Family Ltd Partnership - Property Owner. Lennar Homes - Applicant. Tony Elder, Impact Sign & Graphics, LLC – Agent. **(These items are Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**

17.

- a. **For Possible Action – CU-2019-000067:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow an Off-Premise Sign for Lennar Homes (Artesia and Pleasant Valley subdivisions) located at 4080 S. Frontage Road. Assessor Parcel Number 037-231-03. Moore, Raydell R. & Frieda M. - Property Owners. Lennar Homes - Applicant. Tony Elder, Impact Sign & Graphics, LLC – Agent.
- b. **For Possible Action – WV-2019-000092:** Public Hearing, discussion and deliberation on an application for a Waiver from NCC 17.04.770, Signage Requirements, to allow an Off-Premise Sign to have three (3) support columns where a maximum of two (2) support columns are allowed, located at 4080 S. Frontage Road. Assessor Parcel Number 037-231-03. Moore, Raydell R. &

Frieda M. - Property Owners. Lennar Homes - Applicant. Tony Elder, Impact Sign & Graphics, LLC – Agent.

(These items are Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)

18. **For Possible Action – CU-2019-000068:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow a Warehousing Complex on a 2.5-acre parcel zoned Commercial Manufacturing (CM), located at 3591 W. Bell Vista Avenue. Assessor Parcel Number 028-231-06. Top Notch Carrier, LLC - Property Owner/Applicant. Marcel Pontbriand – Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (SO)**

19.

- a. **For Possible Action – MP-2019-000012:** Public hearing, discussion and deliberation on a Minor Master Plan Amendment application to change 2.73 acres from the Rural Density Residential (RDR) land use designation to the Community Development Area (CDA) land use designation, located at 681 E. Bell Vista Avenue. Assessor Parcel Number 029-622-01. Marichelle Gray – Property Owner/Applicant. Civilwise Services, Inc. – Agent. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for April 16, 2019, or otherwise announced.) (CB)**

- b. **For Possible Action – ZC-2019-000032:** Public hearing, discussion and deliberation on a Zone Change application to change 2.73 acres from the General Commercial (GC) zone to the Commercial Manufacturing (CM) zone, to allow Warehouse Wholesaling and Distribution and an indoor shooting range on property located at 681 E. Bell Vista Avenue. Assessor Parcel Number 029-622-01. Marichelle Gray – Property Owner/Applicant. Civilwise Services, Inc. – Agent. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for April 16, 2019, or otherwise announced.) (CB)**

- c. **For Possible Action – CU-2019-000070:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to allow a Warehousing/Wholesaling/Distribution Facility located at 681 E. Bell Vista Avenue. Assessor Parcel Number 029-622-01. Marichelle Gray – Property Owner/Applicant. Civilwise Services, Inc. – Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**

- d. **For Possible Action – WV-2019-000093:** Public Hearing, discussion and deliberation on an application for a Waiver from NCC 17.04.740 Landscaping, to allow the use of artificial landscaping where living vegetation is required, and a Waiver from NCC 17.04.730 Parking, to allow the use of stone pavers where asphalt or double-layer chip seal paving is required, located at 681 E. Bell Vista Avenue. Assessor Parcel Number 029-622-01. Marichelle Gray – Property Owner/Applicant. Civilwise Services, Inc. – Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**

20. **VR-20 Squaw Valley Area Study** - Discussion, deliberation and possible action regarding those parcels zoned Village Residential – 20,000 sq. ft. lot minimum located in SE Pahrump Valley, primarily located south of Gamebird Avenue and situated east of S. Whirlwind Avenue and west of S. Jane Avenue and possible recommendation of a zoning district in conformance with the adopted 2014 Master Plan Update and/or in conformance with the existing land use.

21. **For Possible Action:** Discussion, deliberation and possible action regarding updating the 2014 PRPD Master Plan.

- a. **Chapter 2**

b. [Chapter 3](#)

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

Public Comment:

23. **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.)

24. **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.
