

Elizabeth Lee, Chairman
Thomas Duryea, Vice Chairman
Leah-Ann DeAnda, Secretary/Clerk
Carol A. Curtis, Member
Pamela Tyler, Member
Robert Blackstock, Member
Walt Turner, Member
John Koenig, Nye County Commission Liaison



Brett Waggoner
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**PAHRUMP REGIONAL PLANNING COMMISSION
TELECONFERENCE AGENDA
Thursday, April 23, 2020 – 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 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>.

Pursuant to the State of Nevada Executive Department Declaration of Emergency Directive 006, the Nye County Regional Planning Commission will hold public meetings via teleconference. Meetings will not be accessible from any physical location. Public comment can be given by calling 1-480-660-5340 and entering access code 147326. Please provide your first and last name when prompted. If you get an error message regarding call capacity, please hang up, wait a few moments and try again. The Chair of the Regional Planning Commission will open public comment periods by announcement. Commenters must press 5 * on telephone keypads to notify staff they wish to speak. Commenters will be called upon by name. Telephone access will always be available during the meeting. The teleconference is also viewable at www.nyecounty.net.

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
WEBSITE: www.nyecounty.net

Special Note: Any member of the public who is disabled and requires accommodation or assistance at this meeting is requested to notify the Nye County Manager's Office in writing or call 775-751-4249 prior to the meeting.

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](http://www.usda.gov/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

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 / Modifications to the Agenda:** Approval of the Agenda after Considering Requests to Rearrange, Hold or Remove Items.
4. **Correspondence and Announcements**
5. **Commission/Committee/Director Reports:**
 - a. BOCC Liaison Report - BOCC Liaison – John Koenig
 - b. Director’s Report
6. **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:

7.
 - a. **For Possible Action – CU-2020-000092:** Public Hearing, discussion and deliberation on an application for a Conditional Use Permit to allow a Recreational Vehicle Park in a Neighborhood Commercial (NC) zoning district, on 0.83 acres (36,000 square feet) located at 1060 E. Second Street. Assessor Parcel Number 035-308-02. Property Owner/Applicant – Constance Allison.
 - b. **For Possible Action – WV-2020-000109:** Public Hearing, discussion and deliberation on an application for a Waiver from Nye County Code Title 17, Comprehensive Land Use Planning and Zoning, NCC 17.07.780 Recreational Vehicle Parks, to waive the site development standards, parking, landscaping, internal street paving, minimum RV Park site area of ten (10) acres, accessory building and RV setback requirements, and required distance between RVs, on 0.83 acres (36,000 square feet) located at 1060 E. Second Street. Assessor Parcel Number 035-308-02. Property Owner/Applicant – Constance Allison. **(These items are Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**
8. **For Possible Action – CU-2020-000093:** Public Hearing, discussion and deliberation on an application for renewal of a Conditional Use Permit to allow the keeping of Special Conditions Animals (Tigers) located at 6061 N. Woodchips Road, on 18.28 acres, in the Rural Homestead (RH-4.5) Zoning District. Assessor Parcel Number 027-241-26. Raymond Mielzynski – Property Owner. Karl Mitchell – Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**
9. **For Possible Action – CU-2020-000094:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to operate a Body Art establishment (Mourning Star Tattoo Parlour) on property located at 111 S. Frontage Road, Unit 7, within the General Commercial (GC) Zoning District, further described as Calvada Valley Unit 11, Assessor Parcel Number 038-234-24. Nye 3, LLC - Property Owner. Justinian Zoeller - Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**
10. **For Possible Action – CU-2020-000095:** Public Hearing, discussion and deliberation on a Conditional Use Permit application to operate a Body Art establishment (Ink Freaks Tattoo) on property located at 1021 E. Gamebird Road, Unit 10, within the General Commercial (GC) Zoning District, further described as Gamebird Subdivision, Lot 16, Block B, Assessor Parcel Number 044-161-01. Two Trout Trust/Italian Connection Trust – Property Owner. Jennifer Kleinert – Applicant **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or as otherwise announced.) (SO)**

11. **For Possible Action – CU-2020-000096:** Public hearing, discussion, deliberation and possible action on a Conditional Use Permit application to allow a 3,820 square foot Multi-Family (4) Plex building on property located at 1980 E Ambush St. Pahrump, NV. The property is in the Town Center (TC) Zoning District, further described as Calvada Valley Lot 10, Block 4, APN 042-151-16. AG Construction Corporation -Owners, Christopher Zhang- Agent/Applicant **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**
12. **For Possible Action – CU-2020-000097:** Public hearing, discussion, deliberation and possible action on a Conditional Use Permit application to allow three (3) 7,840 square foot Multi-Family (8) Plex buildings on property located at 1931 E Ambush St. Pahrump, NV. The property is in the Multi Family (MF) Zoning District, further described as Calvada Valley Unit 3, Lot H, I, J, Block 20s, APN 042-063-17, 042-951-01 thru 03, & 042-951-08, 042-961-03 thru -06 & 042-971-02, 042-971-05 thru 07. Champery Multifamily Rentals LLC -Owners, Christopher Zhang- Agent/Applicant **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**
13. **For Possible Action - CU-2020-000098:** Public hearing, discussion, deliberation and possible action on a Conditional Use Permit application to allow for the expansion of the grandfathered use of property and allow up to 100% increase in the gross floor areas of the existing structure for the development of a second water tank on the property located at NWC of S. Eberhard Road and the Jeane Avenue alignment, east of Hwy 160. On property zoned Light Industrial (LI); APN: 047-021-20. Utilities Inc., Property Owner, William Lyon Homes – Agent/Applicant. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.) (CB)**
14. **Future Meetings/Workshops: Discussion and Direction Concerning Items for Future Meetings/Workshops; Set Date, Location and Time.**

Public Comment:

15. **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.)
16. **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 \$200.00 for Non-Public Hearing Items or \$375.00 for Public Hearing Items applies.
