

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



Brett Waggoner
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PAHRUMP REGIONAL PLANNING COMMISSION AGENDA

Wednesday, April 25, 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 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 – March 14, 2018
[Draft Minutes](#) 
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 – WV-2018-000066 (continued from the March 14, 2018 Meeting):** Public hearing, discussion and deliberation on a Waiver Application to allow a ten foot (10’) front setback for a detached accessory structure (carport) where a twenty foot (20’) front setback is required, and to allow a five foot (5’) building separation between the proposed carport and the existing single-family residence where a ten foot (10’) separation is required, for property located at 5971 E. Grain Mill Road, further known as Cottonwoods at Hafen Ranch Subdivision Phase 2, Block 4, Lot 9, zoned Village Residential (VR-20). Assessor Parcel Number 043-122-09. Joseph W. Lakoskey Revocable Trust – Property Owner/Applicant. Cunningham Construction / Allen Cunningham – Agent. **(This item is Final Action by the Pahrump Regional Planning Commission unless appealed to the Board of County Commissioners, or otherwise announced.)** (SO) [WV-2018-000066](#) 
9. **For Possible Action – ZC-2018-000021:** Public hearing, discussion and deliberation on an application for a Conforming Zone Change from General Commercial (GC) to Rural Estates Residential 1-acre minimum (RE-1), on approximately 1.07 acres of property located at 2841 E. Silver Street, Calvada Valley Unit 14, Block 27, Lot 10, Assessor Parcel Number 041-363-06. Paul C. Fowler – Property Owner/Applicant. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for May 15, 2018 at 11:00 a.m., or soon thereafter, unless otherwise announced.)** (CB) [ZC-2018-000021](#) 
10.
 - a. **For Possible Action – MP-2018-000008:** Public hearing, discussion and deliberation on an application for a Minor Master Plan Amendment to change approximately 604.86 acres from BLM Disposal Nomination to Special Plan of Development on property generally located at 2831 S. Nevada Highway 160, Pahrump, Nevada. A portion of Assessor Parcel Number 027-441-09. United States Department of the Interior, Bureau of Land Management – Property Owner. Nye County – Applicant. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for May 15, 2018 at 11:00 a.m., or soon thereafter, unless otherwise announced.)** (CB)
 - b. **For Possible Action – ZC-2018-000022:** Public hearing, discussion and deliberation on an application for a Conforming Zone Change from Reserve (R) to Heavy Industrial (HI) with Special

Projects Overlay (SO) on approximately 604.86 acres of property generally located at 2831 S. Nevada Highway 160, Pahrump, Nevada. A portion of Assessor Parcel Number 027-441-09. United States Department of the Interior, Bureau of Land Management – Property Owner. Nye County – Applicant. **(The Pahrump Regional Planning Commission makes a recommendation on this item. Final Action by the Board of County Commissioners is scheduled for May 15, 2018 at 11:00 a.m., or soon thereafter, unless otherwise announced.) (CB)**

[MP-2018-000008_ZC-2018-000022](#) 

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

Public Comment:

12. 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.)

13. 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.
